

**CITY COUNCIL STUDY SESSION**

Land Use Code Amendment for the East Main Station Area, creating a new Part 20.25Q in the Land Use Code.

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**DIRECTION NEEDED FROM COUNCIL****DIRECTION**

Staff will be introducing a complete draft Land Use Code Amendment (LUCA), a new Part 20.25Q in the Land Use Code (LUC) for the East Main Station Area. After discussion, staff seek Council direction to schedule a public hearing on the LUCA and identify topics in the draft LUCA that Council would like additional information in future study sessions.

**RECOMMENDATION**

Direct staff to schedule a public hearing on the LUCA and identify topics in the draft LUCA that Council would like additional information in future study sessions.

**BACKGROUND & ANALYSIS****Overview**

The East Main LUCA is the culmination of a City-initiated planning process for the East Main Station Area. This Area is approximately 60 acres in size and abuts the southeast corner of Downtown to the north, the East Main light rail station and Surrey Downs neighborhood to the west, Interstate 405 to the east, and Mercer Slough to the south (Attachment A).

The CPA advanced Council's 2035 vision for the East Main Station Area through targeted goals and policies, including establishing this area as a Transit Oriented District (TOD). These goals and policies included creating a vibrant, livable, and memorable transit-oriented neighborhood. This neighborhood should be anchored by a variety of housing choices, offices, hotel and supporting commercial services, and comfortably spanned the change in character from Downtown to the low-density residential neighborhood west of 112<sup>th</sup> Avenue SE.

Further, the CPA called for East Main to have an urban design character, expressed by varied building heights, abundant landscaping, an attractive open space system and informal gathering places, and to reflect its unique character and location. Small walkable blocks and connected pathways would allow people to move easily between the light rail station and destinations in and around the station area. There would be wide sidewalks, ample landscaping and pedestrian-oriented development to create a

safe and attractive environment along 112<sup>th</sup> Avenue SE. At the same time, East Main would employ a transportation system that achieved mobility and safety while also protecting the adjacent lower density neighborhoods from negative traffic impacts.


Previous milestones for the East Main Station Area include the following:



- 2013: The Sound Transit Board approves the final East Link alignment, including station locations to capture future ridership.
- 2016: Council approved the East Main Station Area Plan (Citizens Advisory Committee (CAC) Report). Environmental analyses and reports were completed pursuant to the State Environmental Policy Act (SEPA).
- 2019: The East Main Comprehensive Plan Amendment (CPA) was adopted through Ordinance No. 6465.
- 2020: The East Main LUCA effort began. Council directed staff to use the Downtown OLB-S code as a starting place in preparing the draft LUCA.
- 2020: Draft East Main LUCA completed on December 24, reflecting Council direction and engagement with stakeholders.

### Complete Draft LUCA

In December 2020, staff completed a draft LUCA to add a new Part 20.25Q LUC for East Main. The draft LUCA reflected Council vision and policies in the East Main CPA and incorporated Council direction from previous study sessions on the LUCA. The draft LUCA was also informed by the Economic Analysis Report and significant stakeholder input.

After reviewing this December 2020 draft LUCA, stakeholders provided comments and additional requests for modifications. Staff incorporated these additional stakeholder requests, where consistent with previous Council direction, as well as modest changes for clarity and consistency, into the current draft LUCA (Attachment B). The key elements in the draft LUCA are categorized into three topic areas and listed below.

Topic Area	Key LUCA Elements	Policy Direction
 <p><b>Urban Form</b></p>	<ul style="list-style-type: none"> <li>• 1,300-foot perimeter block length</li> <li>• East-west ped/bike connection</li> <li>• East-west Pre-Located Street</li> <li>• Maximum height: 250 feet; Maximum height within 50 feet of 112th Ave SE: 70 feet</li> <li>• Maximum density (FAR): 5.0; Base FAR: 2.5 (non-residential) and 3.5 (residential)</li> <li>• Incentives for public benefits; Non-residential priorities: Child Care Service, Open Space,</li> </ul>	<ul style="list-style-type: none"> <li>• Foster walkability and prioritize pedestrian and bicycle movements</li> <li>• Establish a high quality, mixed-use neighborhood, distinct from and complementary to Downtown</li> <li>• Emphasize great pedestrian quality</li> <li>• Support residential and commercial uses</li> <li>• Optimize benefits of light rail investment</li> <li>• Create an attractive and functional open space system</li> </ul>

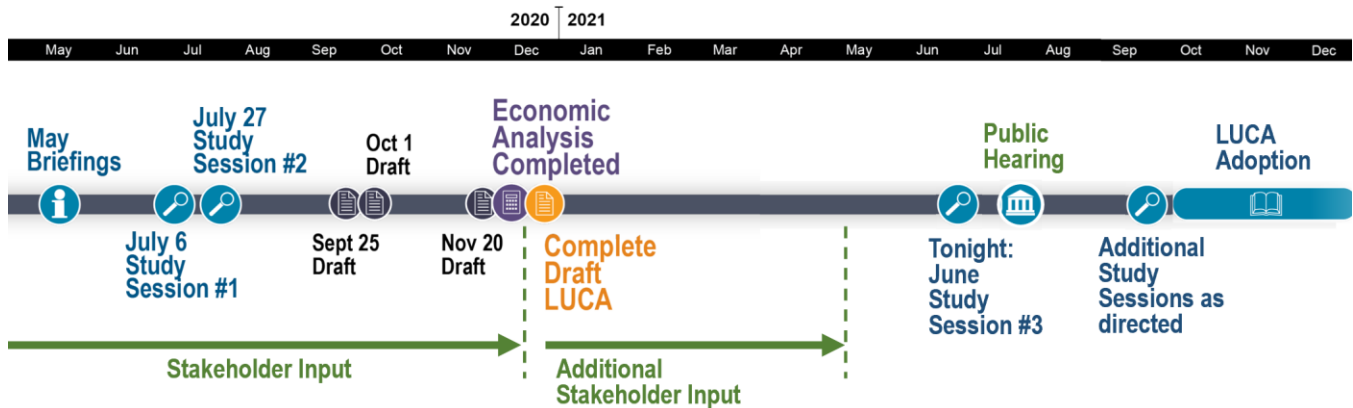
	<p>Potential Streets; Residential priorities: Affordable Housing</p> <ul style="list-style-type: none"> <li>• Pedestrian emphasis for ground-level design (Ground Floor Uses exempt from FAR calculation)</li> <li>• Neighborhood-serving retail (up to 25,000 Gross Square Feet)</li> <li>• Reduced minimum parking ratios</li> </ul>	<ul style="list-style-type: none"> <li>• Use Downtown OLB-S as a starting point</li> <li>• Informed by the Economic Analysis Report</li> </ul>
 <p><b>Housing</b></p>	<ul style="list-style-type: none"> <li>• 30% minimum residential requirement</li> <li>• Higher base FAR for residential</li> <li>• Prioritize Affordable Housing (first 75% of amenity points)</li> </ul>	<ul style="list-style-type: none"> <li>• Support jobs/housing balance</li> <li>• Provide housing for diverse household sizes and income levels, to advance the Affordable Housing Strategy</li> <li>• Provide for a mix of housing, office, service and retail uses</li> <li>• Informed by the Economic Analysis Report</li> </ul>
 <p><b>Code Structure</b></p>	<ul style="list-style-type: none"> <li>• Master Development Plan and Design Review processes</li> <li>• Application of Critical Areas section of the Land Use Code</li> <li>• Incentives for stream/wetland improvements</li> <li>• Non-conforming provisions for uses, structures and sites</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with city-wide code structure and requirements</li> </ul>

Ahead of this Study Session in May and June, stakeholders Wig Properties and Bellevue Athletic Club submitted what they represented as their final lists of outstanding requests. Staff reviewed and analyzed these requests, and collated them into the topic areas and noted possible adjustments (Attachment C). The possible adjustments to the draft LUCA are categorized as follows:

- (1) **Recommended Change**—the request is consistent with previous Council direction; or
- (2) **Council Direction Needed**—the request may not be consistent with previous Council direction and has significant implications. Council is asked to provide direction if there is interest in exploring the requested changes.

### LUCA Timeline

The East Main LUCA timeline includes key milestones to-date and a proposed schedule for adoption. After tonight's discussion, Council is asked to direct staff to schedule a public hearing on the LUCA and identify topics in the draft LUCA that Council would like additional information in future study sessions. Final action can occur at any point after the public hearing.



## Public Engagement

Staff has executed a public engagement plan with three modes of outreach to ensure that community members and neighbors, property owners, and all stakeholders and interested parties have the opportunity to stay informed and to provide comments.

- A. Process IV Requirements. The LUCA process is following the Chapter 20.35 LUC procedural requirements to provide opportunities for public comment.
- B. Direct Engagement and Feedback. Dialogue with stakeholders has been ongoing. Stakeholder input has informed the draft LUCA completed in December 2020, as well as the modified draft LUCA included as Attachment B. Stakeholders include the following groups:
  - Wig Properties
  - Bellevue Athletic Club
  - Surrey Downs Neighborhood Association
  - J & J Bellevue
- C. Online Presence. Staff is continuing to update the East Main webpage to inform the public about this LUCA.

## POLICY & FISCAL IMPACTS

### Policy Impact

The proposed draft LUCA creating a new Part 20.25Q LUC will implement the vision and policies adopted in the CPA for the East Main Station Area.

### Fiscal Impact

There is no fiscal impact associated with implementing this proposed LUCA.

## OPTIONS

1. Direct staff to schedule a public hearing on the LUCA and identify topics in the draft LUCA that Council would like additional information in future study sessions.
2. Provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. East Main Station Area Map
- B. Draft LUCA, Part 20.25Q LUC
- C. Stakeholder Requests and Possible Adjustments

## **AVAILABLE IN COUNCIL LIBRARY**

East Main Economic Analysis Report, December 10, 2020  
East Main Ordinance No. 6465, May 20, 2019