

CITY COUNCIL STUDY SESSION

Land Use Code Amendment for the East Main Station Area.

Mike Brennan, Director, 452-4113
Trisna Tanus, Consulting Attorney, 452-2970
Nick Whipple, Senior Planner, 452-4578
Development Services

Mac Cummins, Director, 452-6191
Emil King, Assistant Director, 452-7223
Community Development

DIRECTION NEEDED FROM COUNCIL

DIRECTION

Tonight is the second in a series of study sessions for Council to consider the Land Use Code Amendment (LUCA) for the East Main Station Area. It appears that Council may be interested in extending the Downtown DT-OLB-S provisions to East Main, which will necessitate changes to certain Comprehensive Plan policies. As such, staff will not present Topic Area 2 – Site Organization as planned. Instead, staff is seeking confirmation of Council’s interest to undertake policy review to identify those policies that may be incompatible with utilizing DT-OLB-S as the LUCA for East Main.

RECOMMENDATION

Should Council decide to undertake policy review, Council direction is needed for staff to evaluate which adopted policies may be incompatible with utilizing DT-OLB-S as the LUCA for East Main, and to present this analysis in a future study session.

BACKGROUND & ANALYSIS

Background

The East Main Station Area is approximately 60 acres in size and abuts the southeast corner of Downtown, the East Main light rail station and Surrey Downs neighborhood to the west, Interstate 405 to the east, and Mercer Slough to the south.

Last July, Council decided to retain processing of the East Main LUCA. Just prior, Council had adopted targeted goals and policies, specifically a Comprehensive Plan Amendment (CPA) through Ordinance No. 6465 and Guiding Principles for this area.

For ease of Council discussion and deliberation, staff had planned to present the East Main LUCA through study sessions focused on three main topic areas: (1) Streets and Blocks; (2) Site Organization; and (3) Building Design. These three topic areas build upon each other, starting from the foundational and urban design elements, to components of a development site, and ending with the size and scale of the individual buildings.

It appears that Council may be interested in extending the Downtown DT-OLB-S provisions to East Main, rather than creating a new set of zoning regulations. This interest mirrors the repeated requests by the various stakeholders to utilize the Downtown Code, specifically the provisions in DT-OLB-S, for the East Main LUCA.

Many provisions in DT-OLB-S are incompatible with the adopted policies in the East Main CPA, which will require some policies to be modified. As such, staff is not presenting the topic areas, specifically Topic Area 2 – Site Organization, as originally planned. This shift is to focus staff's work to properly respond to Council's interest. Key to establishing this alignment is work to identify and analyze the adopted East Main Comprehensive Plan policies that limit the applicability of DT-OLB-S to the East Main area. Renewed alignment will then allow staff to continue the work of developing the LUCA that best meets Council's vision.

Pending this direction from Council, staff plans to bring back in September more detailed policy analysis, which will then inform the remaining LUCA work. In developing that analysis and related Council actions, staff understands that time is of the essence.

Public Engagement

Staff plans to continue to execute a public engagement plan with three modes of outreach to ensure that affected 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 will follow the Chapter 20.35 LUC procedural requirements to provide opportunities for public comment.
- B. Direct Engagement and Feedback. Dialogue with stakeholders is ongoing throughout the Council process, including regular discussions with stakeholders prior to study sessions.
- C. Online Presence. Staff will continue to update the East Main webpage to inform the public about this LUCA.

POLICY & FISCAL IMPACTS

Policy Impact

Policy review is necessary to identify which Comprehensive Plan policies may be limiting the applicability of DT-OLB-S to the East Main area. Incompatible policies will need to be modified to achieve renewed alignment, which will then allow the East Main LUCA to implement and be consistent with all applicable adopted policies.

Fiscal Impact

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

OPTIONS

1. Should Council decide to undertake policy review, Council direction is needed for staff to evaluate which adopted policies may be incompatible with utilizing DT-OLB-S as the LUCA for East Main, and to present this analysis in a future study session.
2. Provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

N/A

AVAILABLE IN COUNCIL LIBRARY

N/A