



Bellevue Planning Commission

April 28, 2021

PLANNING COMMISSION AGENDA ITEM

SUBJECT

Public Hearing on a proposed Land Use Code Amendment (LUCA) for Sequence One of the Grand Connection Guidelines and Standards, creating a new section 20.25A.175 in the Land Use Code (LUC). File No. 20-114098-AD.

STAFF CONTACTS

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POLICY ISSUES

The proposed Grand Connection Sequence One Guidelines and Standards LUCA implements key elements of the vision illustrated in the Grand Connection Framework Plan and the 2018 Grand Connection Comprehensive Plan Amendment (CPA). This LUCA, and the overall Grand Connection Framework Plan and CPA, together referred to the Grand Connection Initiative, support improving livability, access, and placemaking along the Grand Connection route.

The City Council has identified the Grand Connection Initiative as a Council Priority. To further the vision, it will take advantage of private sector redevelopment along the route and City investment in new infrastructure, such as intersection improvements. The proposed LUCA will amend LUC 20.25A to establish guidelines and standards necessary to facilitate compatible development within Sequence One of the Grand Connection. Sequence One addresses the area from the intersection of 100th Avenue NE and Main Street to the east end of the Transit Center (NE 6th Street and 110th Avenue NE).

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



Staff requests that the Planning Commission hold the Public Hearing on the proposed LUCA and, following the Public Hearing, recommend to the City Council approval of the proposed LUCA.

	Topic Areas
<input checked="" type="checkbox"/>	<u>Study Session 1 (March 10): LUCA Topic Areas</u> <ul style="list-style-type: none"> • Topic 1. General Requirements • Topic 2. Grand Connection Route, Room, and Major Public Open Space Locations • Topic 3. Grand Connection Guidelines and Standards • Topic 4. Room Specific Guidelines and Standards
<input checked="" type="checkbox"/>	<u>Study Session 2 (March 24): LUCA Topic Areas (cont.)</u> <ul style="list-style-type: none"> • Conformance Amendments • Topic 5. Questions and Answers from Study Session 1
<input checked="" type="checkbox"/>	<u>Public Hearing (April 28):</u> <ul style="list-style-type: none"> • Required Public Hearing • Planning Commission Recommendation

BACKGROUND/ANALYSIS

Background

The content of the LUCA was reviewed and discussed in two study sessions on March 10 and 24. At the March 24 Study Session, the Planning Commission directed staff to schedule the LUCA for Public Hearing. The Staff Report describing the background and review process, including demonstrating the LUCA's compliance with the decision criteria in LUC 20.30J.135 for amendments to the text of the LUC, is included with this Memorandum as Attachment A.

The proposed LUCA will amend LUC 20.25A to revise the existing Pedestrian Corridor and Major Public Open Space Design Guidelines and create section 20.25A.175 Grand Connection and Major Public Open Spaces. The new section streamlines provisions related to the Grand Connection and is intended to be clearer and more user-friendly for reviewers, project teams, and the general public.

The proposed LUCA also includes "conformance amendments" to Part 20.25A to effectively integrate the proposed LUC section 20.25A.175 and ensure consistency with the broader Downtown Code. A strike-draft of the LUCA is provided as Attachment B.

Planning Commission Questions

At the March 10 and 24 study sessions, the Planning Commission engaged in ongoing discussions for the Grand Connection and expressed enthusiasm for the proposed LUCA. The Planning Commission raised comments and questions related to accessibility, safety, cultural sensitivity, and City efforts to emphasize pedestrian comfort and safety, particularly at intersections. A question about emphasizing accessibility beyond minimum Americans with Disabilities Act (ADA) requirements resulted in modifications to the LUCA with expanded language supporting "universal design" in addition to "universal access". Additional comments focused on support for activation strategies to promote awareness for the Grand Connection.

Public Outreach and Engagement

Extensive internal collaboration and public involvement informed development of the proposed LUCA. Staff is following a public engagement plan with three modes of outreach and engagement to ensure the public, stakeholders, and interested parties have access to up-to-date project information and the opportunity to provide comments.

1. Process IV Requirements. Process consistent with Chapter 20.35 LUC procedural requirements to provide opportunities for public comment, including:
 - Notice of Application of the proposed LUCA, SEPA notification; and
 - Public hearing on the proposed LUCA anticipated in April.
2. Engagement and Feedback. Dialogue and sourcing previously documented comments with various stakeholders, including:
 - Sourcing and referencing previously documented comments from the Grand Connection Framework Plan process;
 - Informational briefings with City boards and commissions and civic and business organizations in Bellevue;
 - Focus groups with landscape architects, architects, and developers with property along the Grand Connection route; and

- Consultation and testing of the draft LUCA content with design teams working on active projects along the Grand Connection.
3. Online Presence. City webpage to provide opportunities for the public to stay informed, including:
- Staff contacts; and
 - Public information regarding LUCA progression.

Schedule

The timeline for processing this LUCA with the Planning Commission will occur between March and April, with engagement with the City Council following.

- Planning Commission Study Sessions: March 10 and 24
- Planning Commission Public Hearing and Recommendation: April 28
- City Council Study Session: future meeting
- City Council Action: future meeting

ATTACHMENT(S)

- A. Staff Report
- B. Strike-Draft of the Proposed LUCA
- C. Grand Connection LUCA Planning Commission Resolution