

October 16, 2017

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Ordinance amending the Bellevue Downtown Subarea and Ordinance Nos. 3013, 3014B, 3015B, 3016A, 3017, 3018, 3019 and 3020 for consistency with revisions to the Comprehensive Land Use Plan, renaming certain districts in Downtown Bellevue, and revising the boundaries of certain districts in Downtown Bellevue for consistency with the revised Downtown Boundary; adding perimeter overlays; and establishing an effective date.

FISCAL IMPACT

No fiscal impact is expected. This amendment to the Land Use Code (LUC) will be administered by land use staff during review of permit applications.

STAFF CONTACTS

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Patricia Byers, Code Development Manager, 452-4241

Development Services Department

Mac Cummins, Director, 452-6191

Emil King, Comprehensive Planning Manager, 452-7223

Planning and Community Development Department

POLICY CONSIDERATION

Should the City Council adopt the Downtown Livability Legislative Rezone?

BACKGROUND

Council has conducted six (6) study sessions related to the Downtown Livability code amendments. The dates were June 26, July 10 and 17; September 5 and 18; and October 2; all of the study sessions were scheduled to review the LUCA and this legislative rezone recommended by the Planning Commission.

In this legislative rezone, the Downtown district boundaries have only been amended to align with the updated Downtown boundary that was adopted with the Early Wins. Council adopted the Early Wins, a subset of the Downtown Livability amendments, in March 2016. Also in this legislative rezone, the DT-OLB, DT-MU, and DT-O-2 have been divided into smaller areas to address maximum height, floor area ratio, and floor plate size at a more granular level. The Perimeter Overlays cover the same area as the current Perimeter Design Districts A and B, however, the Perimeter Overlays have been renamed and divided into smaller parts. The Perimeter Overlays are now named A-1, A-2, A-3, B-1, B-2, and B-3. There will no longer be a Design District C, nor a new Perimeter Overlay in the area formerly covered by the Design District C. Finally, the names of the districts have been changed.

Council has made no modifications to this proposed legislative rezone since the first study session on June 26. Council modifications to the companion ordinance, the Downtown Livability LUCA, are covered in the companion agenda memo.

EFFECTIVE DATE

If approved, this Ordinance becomes effective on October 26, 2017.

OPTIONS

1. Adopt the Ordinance amending the Bellevue Downtown Subarea and Ordinance Nos. 3013, 3014B, 3015B, 3016A, 3017, 3018, 3019 and 3020 for consistency with revisions to the Comprehensive Land Use Plan, renaming certain districts in Downtown Bellevue, and revising the boundaries of certain districts in Downtown Bellevue for consistency with the revised Downtown Boundary; adding perimeter overlays; and establishing an effective date.
2. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Ordinance No. 6378 amending the Bellevue Downtown Subarea and Ordinance Nos. 3013, 3014B, 3015B, 3016A, 3017, 3018, 3019 and 3020 for consistency with revisions to the Comprehensive Land Use Plan, renaming certain districts in Downtown Bellevue, and revising the boundaries of certain districts in Downtown Bellevue for consistency with the revised Downtown Boundary; adding perimeter overlays; and establishing an effective date.

ATTACHMENTS

- A. Map - Proposed Downtown Districts
 - B. Map - Proposed Downtown Districts with the proposed Perimeter Overlays
- Proposed Ordinance No. 6378

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A