

Objective Design Standards LUCA

Public Hearing

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Direction

Hold the public hearing on the proposed LUCA.
Following the hearing, the Commission may make a recommendation on the LUCA to the City council.



Agenda

1. HB 1293 Overview
2. Project Scope & Goals
3. Methodology & Process
4. PC Study Sessions
5. Engagement & Process



HB 1293

HB 1293 Passed in 2023 to:

- Require clear and objective design standards
- Require concurrent and/or consolidated permit review
- Require no more than one public meeting
- Encourage jurisdictions to enact regulations expediting review for affordable housing



What We Are Already Doing

- Design review is administrative and can occur concurrently with other permits
- We do not require public meetings for design review
- In 2023, Council initiated a work program to expedite permitting for affordable housing projects



Bridge Housing project at OMFE

What Needs to be Updated

Only include **objective** standards

Example:

Terms like "visually interesting" and "visually attractive" are subjective

Remove guidelines but retain important guiding language as intent statements.

Intent statements can contain language such as "should" or "encourage"

Review and revise as needed the design review process to ensure objectivity



How We Addressed the Update

Review

- Land Use Code standards & guidelines
- Design Review Process

Identify

- Standards & guidelines to retain
- Language to revise
- Language to remove

Revise

- Standards & guidelines retained needing revision
- Any non-objective processes
- Reformat as needed for consistency

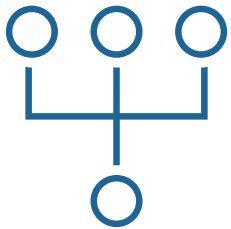


Methodology



Key Questions:

- Is the language objective?
- Has this language been implementable on past projects?
- What is this language trying to achieve?
- What is the key language that achieves the intent?
- Is there a more objective way to achieve the intent?



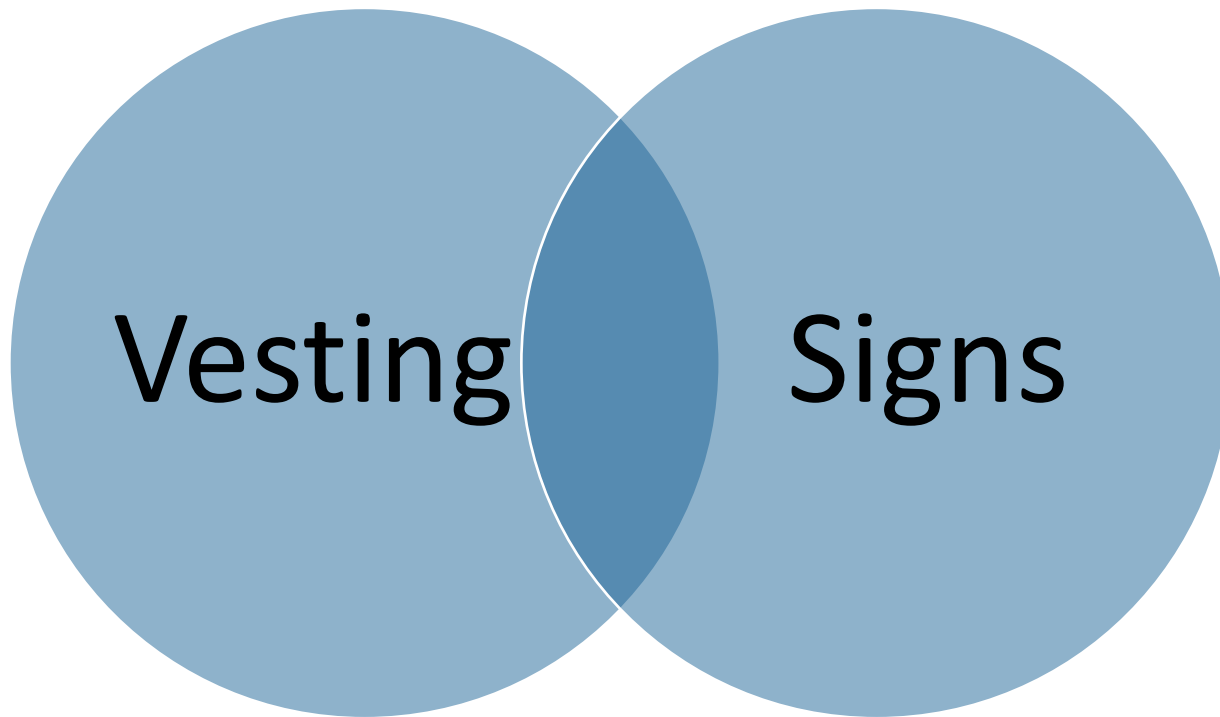
What was not included

- Departures
- Exemptions
- Amenity Bonuses

HB 1293 requires clear and objective regulations. Requests to deviate are not held to the same standard and may be more subjective because they represent an optional approval path



Additional Scope



Study Sessions

October 23

- Overview on 1293
- Background on design review, and best practices
- Proposed methodology and approach to LUCA
- Review of strike draft for Downtown Subarea

December 11

- Review of remaining strike draft
- Response to public comment and Planning Commission comments and questions
- Direction to hold public hearing



Engagement

- **Process IV Requirements**, including notice of public hearing and PC public hearing
- **Consult & review** with staff
- **Inform & elicit feedback** from the development community
 - BDC Presentation September 11
- **Present & consult** with Planning Commission and City Council
- City website presence



Anticipated LUCA Schedule



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.





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