



MEMORANDUM

DATE: November 9, 2015

TO: Mayor Balducci and Members of the City Council

FROM: Chris Salomone, Director
Dan Stroh, Planning Director
Department of Planning and Community Development

Bob Hyde, Deputy City Attorney
City Attorney's Office

SUBJECT: **Incentive Zoning Workshop**

The majority of tonight's City Council meeting is dedicated to a Workshop on incentive zoning, through a joint meeting with the Council and Planning Commission. This Workshop follows up on Council direction received during the Council's review of the Downtown Livability CAC recommendations. The Workshop is an opportunity for the Council and Commission to align their thinking with respect to updating the incentive zoning system for Downtown, before the Commission begins their detailed work.

The Workshop format is fairly informal, and is intended to provide plenty of time for Council and Commission discussion. It is divided into three main segments, each with a staff presentation followed by questions and discussion among the Council and Commissioners:

- The first segment will cover the foundations of incentive zoning, including its unique role in the city's planning and regulatory structure, its legal and policy underpinnings, and examples of how incentive zoning has been used in other jurisdictions.
- The second segment will focus on the specific application of incentive zoning in Downtown Bellevue, including an evaluation of the current system, stakeholder feedback about challenges and opportunities, and CAC recommendations for the update.
- The third segment is an early opportunity for the Council and Commission to discuss the considerations that should be included in the Principles to guide the update. Typically the Council provides a set of Principles for an effort of this sort; these serve as general guidance to keep the staff and Commission on track as the update moves through detailed analysis, development of alternatives, and selection of a preferred approach.

The outcome of this workshop should be a thorough grounding in the incentive zoning system for Downtown and the challenges in updating the system, along with initial thoughts on the Principles for updating the system. Following the Workshop, the Council is expected to formalize the Principles guiding the update, and present these as guidance to staff and the Commission at a future meeting.

Staff is looking forward to tonight's Workshop, and to moving this important work forward.