

Agenda

Joint Council/Commission Workshop on Incentive Zoning

Introduction and Goals for this Workshop (Mayor Balducci)

- ❖ Increase Council/Commission's knowledge and understanding of incentive zoning
- ❖ Align Council and Commission approach to the update—so Commission's work is on track and time is well spent
- ❖ Set expectations for general approach/methodology for incentive zoning update

1. Foundations of Incentive Zoning (Staff)

- Role of incentive zoning in plan implementation
- Bellevue policy foundations Attachment 1
- Legal foundations
- Density, amenities, and incentive zoning—connecting the dots..... Attachment 2
- Incentive zoning case studies from other cities Attachment 3

Discussion/Q&A (Council and Commission Members)

Thoughts about the unique role that incentive zoning should play in Bellevue's fiscal/implementation strategy?

Are any examples from elsewhere particularly instructive for Bellevue's update?

2. Bellevue's Incentive Zoning System (Staff)

- History of incentive zoning in Bellevue..... Attachment 4
- Examples of amenity incentive system project calculations Attachment 5
- Downtown Livability CAC recommendations for the update Attachment 6
- Challenges for the update

Discussion/Q&A (Council and Commission Members)

What has worked well in Bellevue's existing incentive zoning structure? What not so well?

What should we be incentivizing in the future?

Thoughts about the alternative methodologies that should be studied?

3. Principles to guide the update (Staff Introduction)

Discussion/Q&A (Council and Commission Members)

The Council will be issuing a set of Council Principles to guide the incentive zoning system update. What are some of the key thoughts that should be included?

Follow-up/Next Steps (Staff and Mayor Balducci)