

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Revised Principles for Downtown Incentive Zoning

STAFF CONTACTS

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POLICY ISSUES

What are the Council principles that should guide staff and the Planning Commission in updating the Downtown incentive zoning system?

DIRECTION NEEDED FROM COUNCIL

Action

Discussion

Information

Tonight staff is presenting a revised set of Principles for Council consideration and action. A set of draft Principles was previously discussed by Council on December 7.

BACKGROUND/ANALYSIS

On November 9 the Council conducted a joint Workshop with the Planning Commission on the topic of Downtown incentive zoning. The staff presentation covered the foundations of incentive zoning including policy and legal considerations, as well as the history and specifics of incentive zoning in Downtown Bellevue. The Council and Commission discussion focused on the role that incentive zoning plays in Plan implementation, and thoughts about how the future system might work. The final part of the Workshop was an initial discussion about the Principles that should guide the update of Downtown's incentive zoning system.

At the Workshop, staff noted that Council would be issuing a set of Principles to guide subsequent work. Staff brought forward a draft set of Principles for Council consideration on December 7, and the Council provided a number of comments and revisions. Tonight a revised set of Principles are presented in Attachment A for any further Council discussion and action. These reflect several major themes from the Council's December review:

- More people orientation, a greater emphasis on making Downtown livable
- More clarity about what we should incentivize
- Direction to simplify and streamline the system
- Additional emphasis on ensuring the system is economically feasible and consistent with state and federal law.

Council also commented on elements that should be considered as part of the Planning Commission's work on Design Guidelines (e.g. access to light and air, shadowing impacts, design quality). These ideas will be forwarded to the Planning Commission as their work on Downtown Livability continues in January 2016.

OPTIONS

1. Approve Council Principles to guide the update of the Downtown incentive zoning system. Principles will be provided to Planning Commission to guide their work on the Downtown Livability Land Use Code Update.
2. Do not approve the Principles and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to approve Council Principles to Guide the Update of Downtown Incentive Zoning.

ATTACHMENT

- A. Revised Council Principles to Guide the Update of Downtown Incentive Zoning