

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Final action on Ordinance No. 6281 regarding the Land Use Code Amendment proposed to streamline the permit process applicable to the Sound Transit Operations and Maintenance Satellite Facility (OMSF). File No. 15-127182-AD.

FISCAL IMPACT

No fiscal impact is expected. The Development Services function is supported through permit fees and general fund allocations consistent with Council-adopted fiscal policies. The process streamlining amendments to the Land Use Code will be administered by land use staff during review of applications submitted by Sound Transit for the OMSF.

STAFF CONTACT

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POLICY CONSIDERATION

Should the City Council adopt a Land Use Code Amendment allowing the Sound Transit OMSF to be permitted through approval of a Master Development Plan and associated Design Review pursuant to the City of Bellevue's Process II review procedures? The draft Land Use Code Amendment before Council for consideration is set forth in Attachment A.

The staff report analyzing the proposed amendment for consistency with the Land Use Code decision criteria and applicable Comprehensive Plan Policies was previously presented to Council for the Public Hearing that was held on March 7, 2016.

DIRECTION NEEDED FROM COUNCIL

☒ Action
☐ Discussion
☐ Information

BACKGROUND

The City and Sound Transit entered into an Amended and Restated Umbrella Memorandum of Understanding in May 2015 (2015 MOU) that, among other things, described the City's intent to initiate a code amendment process that would allow the OMSF to be approved under Process II permit review procedures. The described purpose of the Land Use Code Amendment is to:

1. Provide certainty and predictability for the City, the Regional Transit Authority, and the public with respect to Land Use Code requirements and processes applicable to an OMSF; and
2. Ensure that the design, development, construction and operation of the OMSF is consistent with the BelRed Subarea Plan Policies.

On November 16, 2015, the Council satisfied the terms of paragraph 20.3 contained in the 2015 MOU by initiating the code amendment that is before the Council for final action tonight.

The amended code would allow the OMSF under a Process II permit through approval of a Master Development Plan and associated Design Review pursuant to the City of Bellevue's Process II permit review procedure. If adopted, the Code Amendment would add the following development requirements to any future review of a Master Development Plan and Design Review for an OMSF use:

1. Design modifications and process to maximize future Transit Oriented Development (TOD).
2. Design integration of the OMSF with surrounding architecture and future TOD:
 - Architectural compatibility with urban TOD design.
 - Visual relief and pedestrian safety related to future trail on Eastside Rail Corridor (ERC).
 - Visual screening of all temporary outdoor storage.
 - Requirement that all heavy maintenance, major repair activities, and exterior vehicle washing occurs inside.
3. Construction of an interim trail along the ERC from Hospital Station/116th Avenue NE to SR 520.
4. Ped/Bike connections from the ERC to 120th Avenue NE.
5. Design to accommodate future daylighting of the creek north of OMSF.
6. Chapter 9.18 of the Bellevue City Code regulating noise applies to the OMSF.
7. Commitment not to expand the boundaries or number of cars at the OMSF or to site additional bus storage or light rail/bus maintenance facilities in City.

The development requirements are made applicable to the OMSF use through the Land Use Code Amendment provisions set forth in paragraph 20.25D.105.C. If these requirements are not met, an OMSF use would require Process I (Conditional Use) permit review.

The City Council indicated at its Study Session on November 16, 2015 that the required public hearing associated with the Land Use Code Amendment be held by the City Council. Council held the required public hearing on March 7, 2016, which satisfied the requirements for adoption of the Land Use Code Amendment. Following the public hearing, the City Council requested staff to prepare the OMSF Process Streamlining ordinance for final action. The Land Use Code Amendment ordinance requested by the City Council is included with this memorandum as Attachment A.

EFFECTIVE DATE

If approved, this Ordinance becomes effective on March 29, 2016.

OPTIONS

1. Adopt the OMSF Process Streamlining amendment to the Land Use Code as shown in Attachment A.
2. Reject the Sound Transit OMSF Process Streamlining Land Use Code Amendment and provide staff with alternative direction.

RECOMMENDATION

Option 1.

ATTACHMENTS

Attachment A: Proposed Ordinance No. 6281 - OMSF Process Streamlining LUCA