



# Bellevue Planning Commission

July 11, 2018

## PLANNING COMMISSION STUDY SESSION ITEM

### SUBJECT

East Main Transit Oriented District Implementation: Discussion of trends in economic development, revised draft Comprehensive Plan amendments, and draft Land Use Code amendment outline

### STAFF CONTACT(S)

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### POLICY ISSUES

Implementation of the City Council approved *East Main Station Area Plan (Plan)* requires a Comprehensive Plan amendment, *LUC 20.30I.130.B.1.a*, with concurrent Land Use Code amendment *LUC 20.30J.125*, and legislative rezone, *LUC 20.30A*, to implement the vision for the redevelopment area.

This study session is part of a series of Planning Commission review sessions intended to lead to a set of recommendations to the City Council for the Comprehensive Plan amendment, Land Use Code amendment, and legislative rezones.

In this study session, staff will (1) present a short informational presentation describing economic trends and opportunities in Bellevue, including the East Main station area; (2) bring back revised draft Comprehensive Plan policies for additional review; and (3) present a “roadmap” for the Land Use Code amendments.

Please see the timeline below for where we are in the Planning Commission review process (dates shown are subject to change).



**CPA** Comprehensive Plan amendment      **LUCA** Land Use Code amendment

### DIRECTION NEEDED FROM THE PLANNING COMMISSION

<b>ACTION</b>	<b>DIRECTION</b>	<b>INFORMATION ONLY</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

At this study session, the Planning Commission is requested to review and provide feedback on the draft amendment. No formal action is requested at this time. A public hearing is scheduled for the fall.

## **BACKGROUND**

### **Business Climate**

An informational presentation by staff from the Community Development Department's Culture and Economic Vitality Office will describe Bellevue's business climate, strategic position in the Puget Sound region and future opportunities. The goal of this presentation is to provide the Commission with context and insight into the relationship of the East Main Transit Oriented District to other employment and commercial areas in Bellevue and the role that the district can play in the city.

### **Revised Draft Comprehensive Plan Amendments**

The Planning Commission provided guidance to staff on the draft comprehensive plan amendments through their review at meetings on February 28 and March 14.

As part of revising the draft policies, staff has prepared a detailed comparison of draft policies with the East Main Citizens Advisory Committee's (CAC) recommendations and the Comprehensive Plan (Attachment 1). The intent of this table is to allow a comparison between the draft comprehensive plan policies, adopted comprehensive plan policies and East Main Station area plan recommendations. For example, it shows instances where draft comprehensive plan policies address issues that are not part of the East Main recommendations, but are instead based on adopted comprehensive plan or council guidance. It also allows for an assessment of consistency of draft policies with adopted policies and CAC recommendations.

The draft policies included as Attachment 2 to this memo include revisions based on Planning Commission direction and additional staff review based on the policy comparison table. Specific substantive revisions include:

- *Vision statement, paragraph 1* was substantially re-worded to simplify language and clarify intent.
- *Policy 13* was revised to clarify the intent for large retail uses in East Main.
- *New Policy 21* was added to establish the intent to use building location and materials to help reduce noise from I-405.
- *New Policy 23* was added to carry forward a recommendation from the East Main CAC.

Additional revisions shown in Attachment 2 are primarily editorial, intended to clarify or streamline language.

### *Draft Land Use Code Amendments Roadmap*

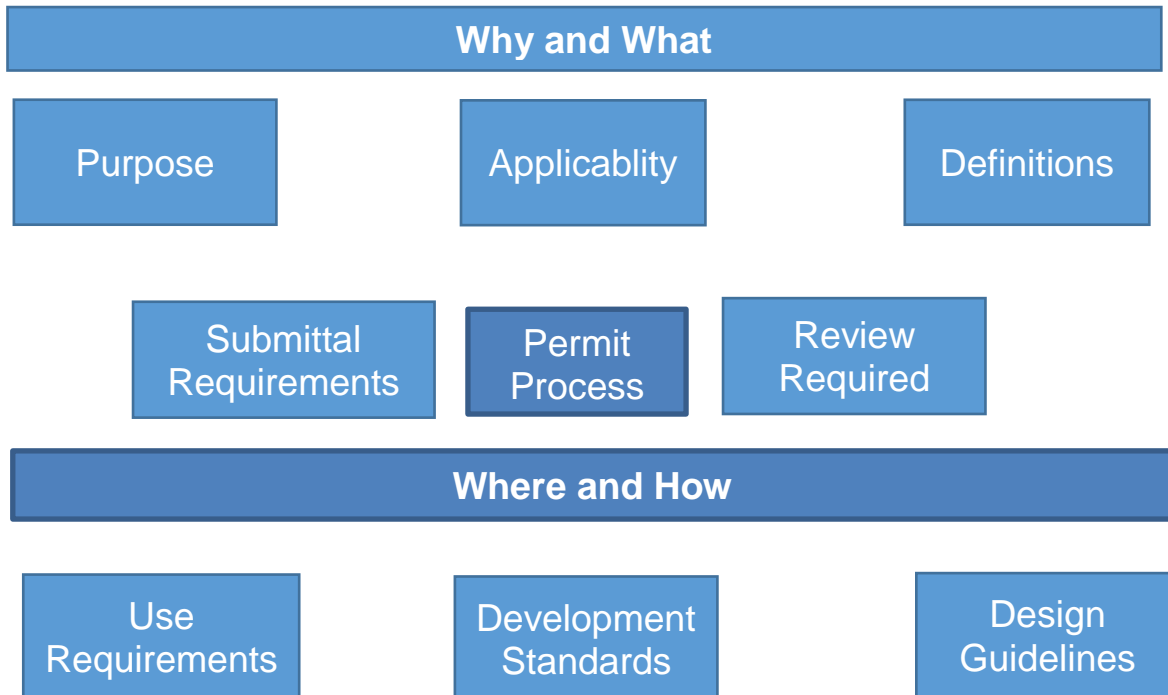
The East Main Land Use Code Amendment and rezoning are two more steps in the implementation of the East Main Station Area Plan. In simple terms, the zoning determines where certain regulations apply. Here, the rezoning ordinance will amend the City's zoning map in the East Main area from an Office Limited Business district to the new East Main districts. The purpose statement for the new ordinance or Land Use Code will provide the Council's reason for adopting the new ordinance. The applicability section will tell the reader when the new ordinance is applicable, while the definitions section will ensure that there are no misunderstandings and that terminology used in throughout the ordinance is used consistently. When a developer brings in plans for review by Development Services, he or she will use the submittal requirements to ensure that his or her submittal is complete.<sup>1</sup> "Review Required" refers to the permit process required to review an application such as a Design Review. The new

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<sup>1</sup> Submittal standards are not included in the new ordinance but are used for new submittals.

ordinance will include use requirements, development standards, and design guidelines against which the project must be reviewed.

## ORIENTATION TO THE DRAFT LAND USE CODE AMENDMENT



### Planning Commission Review

The purpose of the Planning Commission review is to apply decision criteria in the Land Use Code and provide a recommendation to the City Council for consideration. The City may approve, disapprove, or approve with modifications a proposal to amend the text of the Land Use Code if:

- 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.

These criteria are set forth in LUC 20.30J.135. As discussed on May 16, the crux of the Planning Commission's review is evaluating whether the proposed Land Use Code amendment is consistent with the Comprehensive Plan. The other two elements, B and C above, are primarily the Council's responsibility. Also, through adoption of the Comprehensive Plan, the Council has found that the Plan serves the public health, safety, welfare, and best interest of the public.

### **Project Background**

The East Main Station area is located adjacent to the southeast corner of Downtown and bounded on the west by the Sound Transit East Link light rail East Main station, currently under construction. The East Main station area is bounded by Main Street on the north, SE 8<sup>th</sup> Street on the south, 112<sup>th</sup> Avenue SE on the west and 114<sup>th</sup> Avenue SE on the east (see Attachment 3).

### *Planning Commission Review*

Planning Commission recommendations are focused within the area described above and shown in Attachment 3. This area is currently zoned Office Limited Business (OLB) with a height limit of 75 feet and a maximum floor area ratio (FAR) of 0.5. Where the East Main (CAC) made recommendations outside of the described area, these recommendations are addressed by other plans and programs.

Through this planning process, the Planning Commission has conducted two walking tours of the East Main (February 9 and March 31, 2018) and held study sessions on:

- January 10, 2018: Overview of the East Main project, including a description of the comprehensive plan and land use code amendments needed for implementation.
- February 28, 2018: Discussion of placemaking elements in the context of transit oriented development, an interactive mapping exercise and discussion of preliminary policy concepts.
- March 14, 2018. Discussion of the characteristics of example transit oriented developments and guidance on draft Comprehensive Plan amendments
- May 16, 2018: Discussion of recommended best practices for Land Use Code amendment review, with application to the East Main Transit Oriented District.

### *Guiding Principles*

Guiding principles intended to help guide consideration of policies and regulations related to East Main have been prepared for use by the Planning Commission. These include City Council Guiding Principles and additional guiding principles provided by the CAC for purposes of understanding the CAC's recommended vision. Both sets of guiding principles are included in Attachment 4. Staff has considered these principles in the development of the proposed comprehensive plan and land use code amendments.

### *East Main Citizen Advisory Committee*

The CAC convened in August 2014 at the City Council's request and met through robust public process that included twenty public meetings, three open houses and online engagement. The CAC's final report was issued on June 15, 2016 and accepted by council in August 2016. The East Main Station Area Plan objectives were to:

- Improve access to the station
- Plan for future development around the station; and
- Address other identified neighborhood issues that are outside the mitigation requirements for light rail.

Adopted policy direction precluded land use changes within the area's existing single family designations west of 112<sup>th</sup> Ave. SE. This policy direction focused the CAC's attention on the area between 112 Ave. SE and 114<sup>th</sup> Ave. SE, Main St. on the north and SE 8<sup>th</sup> St. on the south, which was slated for transit-oriented development.

### **OPTIONS**

This study session is provided for Commission discussion and guidance on the revised draft Comprehensive Plan amendments and draft Land Use Code outline— no action is required.

### **RECOMMENDATION**

N/A.

## **ATTACHMENTS**

1. East Main Station Area Plan: Relationship to the draft and adopted Comprehensive Plan policies
2. Revised draft Comprehensive Plan policies
3. East Main Project Area
4. City Council Guiding Principles to the Planning Commission