



# Bellevue Planning Commission

September 26, 2018

## PLANNING COMMISSION STUDY SESSION ITEM

### **SUBJECT**

East Main Transit Oriented District Implementation: revised draft Comprehensive Plan amendments

### **STAFF CONTACT(S)**

Carol Helland, Assistant Director, Code and Policy Division, 452-2724

Trish Byers, Code Development Manager, Code and Policy Division, 452-4241

*Development Services Department*

Terry Cullen, Comprehensive Planning Manager, 452-4070

Deborah Munkberg, Senior Planner, 452-2898

*Planning and Community Development Department*

### **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 bring back revised draft Comprehensive Plan policies for review and guidance prior to the planned November 7 public hearing.

### **DIRECTION NEEDED FROM THE PLANNING COMMISSION**

#### **ACTION**



#### **DIRECTION**



#### **INFORMATION ONLY**



At this study session, the Planning Commission is requested to review and provide feedback on the draft amendments. No formal action is requested at this time. A public hearing is scheduled for November 7.

### **BACKGROUND**

#### **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, March 14 and July 11.

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. 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. This table was forwarded to the Planning Commission as part of the July 11 packet and has been updated to reflect the changes in the revised goals and policies, see Attachment 1.

The draft policies included as Attachment 2 to this memo include revisions based on additional staff review based. Specific substantive revisions include:

- *Some goal statements have been revised to clarify the city's role in implementing the policies.*
- *Figure 1 was added to illustrate what is intended by a small block grid system.*
- *The Transportation goal and policies 8 and 11 were updated to explicitly state that the street and pedestrians systems are public.*
- *Policy 12 was added to establish that the public street system would be organized in a small block grid system.*
- *Policy 14 was added to explicitly establish that development is allowed to meet maximum densities envisioned for the station area.*
- *Policy 27 was updated to state that the open space system would be open to the public.*

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

### **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 28, 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.
- July 11, 2018: Guidance on draft Comprehensive Plan amendments and review of the side-by-side comparison the draft comprehensive plan policies, adopted comprehensive plan policies and East Main Station area plan CAC recommendations

### *Public Open Houses*

Two public open houses on the East Main Station Area plan implementation have been held. The first, on February 14, was to inform interested members of the public about the next steps the implementation process, to share updated project information and to invite feedback on the project.

The second, on September 5, was intended to share information about the planned direction of the draft land use code amendments, to invite feedback and to identify next steps.

#### *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 have been provided previously. 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 – 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