

Memory Book

The following matrix represents a compilation of the topics raised or questions asked by the City Council during its review of the Planning Commission Recommendation on the Downtown Land Use Code Update. Each of the topics and questions is identified by the date that it was raised, the origin of the comment, by the date that the topic question was discussed and the date that it was resolved.

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/RESOLUTION
June 26, 2017 – Code Topics for Follow-Up		
Downtown Office Limited Business District <ul style="list-style-type: none"> Density/design parameters (height, floorplates) Incentives Relationship to East Main Station Area Planning 	Chelminiak Robinson	Originally targeted for July 17, but discussion postponed until Sept. 5
Floorplate reduction with added height 10% open space with added height	Chelminiak Wallace	Discussed on July 17 and discussion to be continued on Sept. 5
Tower separation (w/visuals)	Chelminiak Robinson Wallace	July 10 and discussion to be continued on September 5
Transportation analysis briefing	Lee Wallace	July 10
Downtown parking flexibility	Lee Chelminiak Wallace	July 10
Small site exceptions and deviations	Wallace	July 10
Details of affordable housing exemption	Reserved in Code for Council Discussion	July 17 and continued until Sept. 5 for affordable housing language and departures
20' Downtown boundary buffer/landscaping strip	Chelminiak	Sept. 5
Fee in lieu incentive zoning for parks	Robinson	Sept 5

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/RESOLUTION
Accessibility & utility of alleys	Robinson	Sept 5
June 26, 2017 – Other Follow-Up		
<p>How can we explore Park Impact Fees?</p> <p><i>The Planning Commission recommended that park impact fees be further explored by Council as a follow-up item to the Code update, and outside the scope of the Planning Commission. Staff would need clear direction from Council to explore park impact fees with necessary analysis and stakeholder outreach. The 2016 Bellevue Parks & Open Space System Plan lists park impact fees as one of a number of potential funding sources. As noted in the Plan, park impact fees are one-time fees on new development projects that could support additional park and open space infrastructure to offset the impact of that development's new residents or workers on existing City infrastructure systems. Currently, Bellevue collects transportation impact fees, and school impact fees for Bellevue development located in the Issaquah and Renton School Districts. Eastside jurisdictions with park impact fees include Redmond, Issaquah, Bothell, Sammamish, Kirkland, and Woodinville.</i></p>	Robinson	Exploration of Park Impact Fee to occur, separate from Code update, based on Council direction.

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/RESOLUTION
July 10, 2017		
Tower Separation and Setbacks – Councilmembers directed staff to include 60-foot tower separation in the next draft. Councilmembers will reflect on topic and were encouraged to contact staff with any questions.	All	Council leaves proposed code “as is.”
Parking Flexibility- Council directed staff to bring back language that provides Director with flexibility to increase or decrease parking ratios similar to BelRed provision in Part 20.25D LUC.	Lee Chelminiak Wallace	Language will be provided on Sept. 5.
Small Sites Exceptions and Deviations	Wallace	Council leaves proposed code “as is.”
July 17, 2017		
Floorplate reduction with added height 10% open space with added height	Chelminiak Wallace	Discussed on July 17 and discussion to be continued on Sept. 5
30,000 sq. ft. floor plates – Council directed staff to confer with Economic Development Department to determine market demand and whether the proposed floor plates in the OLB will accommodate the influx of technology based businesses, or is greater flexibility necessary in DT-O-1 and DT-O-2.	Robinson	Sept. 5

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/RESOLUTION
Affordable Housing	Chelminiak (1) Robinson (2) Robinson (3)	Topics delayed until the consideration of the Affordable Housing Strategy include: (1) Potential of subsidizing unites to remain at 60% AMI beyond 12 year MFTE Term, (2) Discussion of MFTE and layering incentives, and (3) Discussion of units below 80% AMI
September 5, 2017		