

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Land Use Code Amendment (LUCA) to reconcile conflicts that may occur between the general BelRed Street Development Standards and specific Capital Investment Program (CIP) Project Designs.

STAFF CONTACTS

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POLICY ISSUES

1. Should the City Council initiate a LUCA to reconcile conflicts that may occur between the general BelRed Street Development Standards and the more specific Transportation Capital Investment Program (CIP) project designs that have been subsequently adopted?
2. Should the City Council retain authority to hold the required public hearing on this recommended LUCA, which will reconcile general Land Use Code (LUC) requirements in BelRed with subsequent actions taken by Council to approve specific transportation project designs?

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Review and discuss the recommended LUCA to reconcile conflicts between the general street development standards adopted into the BelRed Overlay and Council-adopted Transportation CIP project designs, provide direction on whether to initiate this LUCA, and make a finding of necessity for Council to retain authority to hold the required public hearing.

BACKGROUND/ANALYSIS

In 2009, the City Council adopted a new BelRed Subarea Plan together with a legislative rezone of the BelRed area, and amended the Bellevue City Code and LUC for consistency with the newly adopted Plan. These actions included adoption of a new Part 20.25D to establish regulations, standards, and design guidelines for implementation of the new Plan.

The BelRed Overlay of the LUC was unique because it included Street Development Standards with roadway section designs for the right-of-way (refer to LUC 20.25D.140). Typically, the LUC regulations are limited in application to property that is located outside of the right-of-way. The approach in BelRed was adopted because of the absence of a transportation infrastructure through the formerly industrial area. Subsequent to adoption of the BelRed Plan, the City invested significant resources to advance transportation infrastructure that will be constructed through a combination of City CIP projects and private developer-funded frontage improvements. The City and private developers rely on detailed transportation design documents to ensure that public and private projects are properly phased, coordinated and aligned. The section of the Street Development Standards that has prompted introduction of the recommended LUCA is the requirement to provide on-street parking as designated in Figure 20.25D.140.E of the BelRed code (below). The general right-of-way standards of the LUC

require on-street parking to be provided both on the north and south sides of NE Spring Boulevard, between 120th Avenue NE and 124th Avenue NE.

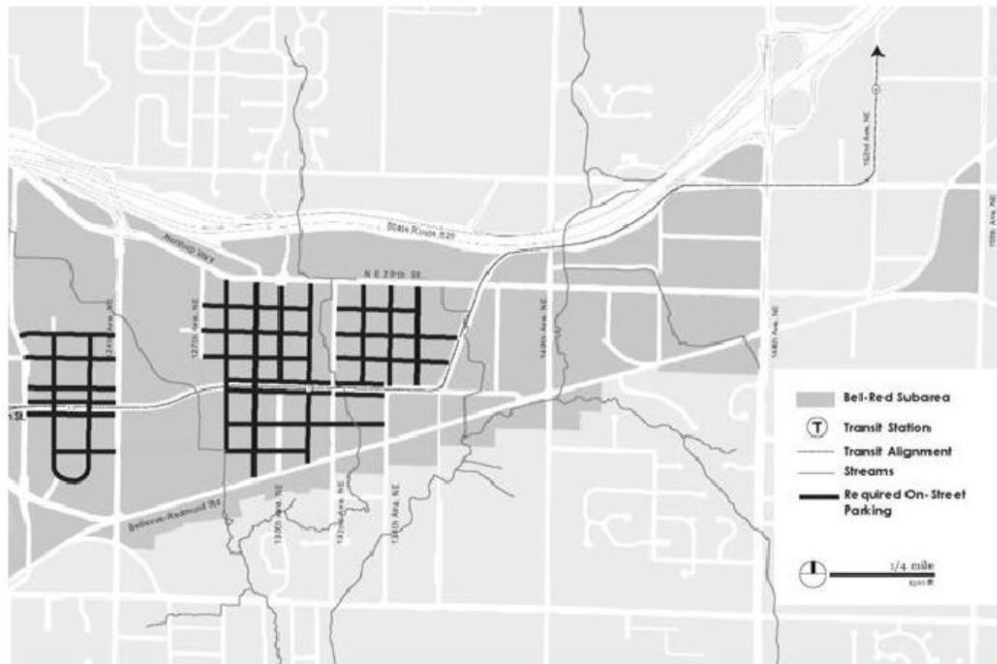


Figure 20.25D.140.E: Required On-Street Parking

Through Transportation's design process for NE Spring Boulevard, the total right-of-way width (including sidewalk, on-street parking, through-lanes and bike facilities) was evaluated to ensure that the pedestrian enhancement and frontage activation objectives of the BelRed code were achieved. Following the infrastructure design process, Council ultimately adopted a CIP project design for NE Spring Boulevard that provided on-street parking on one side of the street in some segments and on both sides of the street in other segments. Adoption of the specific project design refined Council's intent with respect to the transportation projects that were more generally described in the BelRed Street Development Standards of the LUC.

Recommended Land Use Code Amendment

This code conflict amendment was originally identified for inclusion in the BelRed Lookback project that is scheduled for Planning Commission consideration in 2018. The accelerated timing for this LUCA is driven by private land use applications currently in design review. Issuance of the design review permit requires a determination of consistency of the project with all the applicable provisions of the LUC.

Under the current code, applicants would be required by LUC 20.25D.140.E to construct their private development to accommodate on-street parking on both sides of NE Spring Boulevard consistent with the general BelRed Street Development Standards. This requirement creates inconsistency between the public infrastructure project design and abutting private development. In the absence of a code amendment to reconcile the general LUC standards with the more specific CIP project design, private project costs will increase, and the advantages of the CIP project design will be lost due to the lack of consistency between public and private development.

This LUCA will remedy this conflict by reconciling the general BelRed Street Development Standards in LUC 20.25D.140 with specific CIP project designs that have been subsequently adopted by the City Council. The recommended LUCA language is included with this memorandum as Attachment A.

OPTIONS

1. Direct staff to initiate this recommended LUCA and make a finding of necessity to retain authority to hold the public hearing; or
2. Do not initiate this recommended LUCA, and provide alternative direction to staff.

RECOMMENDATION

Option 1

ATTACHMENTS

- A. LUCA to reconcile general BelRed Street Development Standards and specific CIP Project Designs

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A