

November 13, 2017

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

Land Use Code Amendment (LUCA) to reconcile conflicts between the on-street parking requirements in LUC 20.25D.140.E and the Capital Investment Program (CIP) project designs for NE Spring Boulevard.

STAFF CONTACTS

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POLICY ISSUES

On October 23, the City Council initiated a LUCA to reconcile conflicts between the on-street parking requirements in LUC 20.25D.140.E and the specific transportation CIP project designs for NE Spring Boulevard in BelRed. Council also retained authority to hold the required public hearing on this LUCA.

Based on the parameters given by Council on October 23, the recommended LUCA was refined to address specifically identified conflicts between the on-street parking requirements in the LUC and the CIP project designs for NE Spring Boulevard. The policy issue before Council is whether the revised recommendation for this code amendment appropriately addresses concerns raised by Council on October 23, so that a public hearing can be scheduled in December.

DIRECTION NEEDED FROM COUNCIL

ACTION



DIRECTION



INFORMATION ONLY



Staff requests direction from Council on whether this recommended LUCA may be advanced to a public hearing in December.

BACKGROUND/ANALYSIS

BelRed Plan: In 2009, the City Council adopted a new BelRed Subarea Plan together with a legislative rezone of the BelRed area. Council also adopted a new BelRed Code, Part 20.25D LUC, which established regulations, standards, and design guidelines for implementation of the new BelRed Plan.

Typically, LUC regulations are limited in application to property that is located outside of the right-of-way. As adopted, the BelRed Code was unique because it included Street Development Standards for the right-of-way. LUC 20.25D.140 provided these standards, including on-street parking requirements along NE Spring Boulevard, because the formerly industrial area in BelRed lacked any transportation infrastructure.

Transportation CIP Update: Subsequent to adoption of the BelRed Code, the City Council adopted the 2013-2019 CIP, Ordinance No. 6089. This CIP update was the culmination of a robust process which included work by the Transportation Commission, substantive policy considerations, and

significant public involvement related to the design of NE Spring Boulevard (previously referred to as the NE 15th/16th Street Corridor).

The adopted 2013-2019 CIP project designs for NE Spring Boulevard specifically evaluated the right-of-way width necessary to achieve the pedestrian enhancement, frontage activation, transit, and other transportation objectives identified in the BelRed Code. The final right-of-way design includes sidewalks, through-lanes, bike facilities, transit and light rail alignment, as well as on-street parking requirements along NE Spring Boulevard which are at issue here.

Conflicts between LUC 20.25D.140.E and the Adopted Transportation CIP Project Design:

Conflicts between the on-street parking requirements in LUC 20.25D.140.E and adopted CIP project designs have been identified on two segments of NE Spring Boulevard. The first is located between 120th Avenue NE and 124th Avenue NE, where LUC 20.25D.140.E requires parking along both the north and south sides of NE Spring Boulevard. The adopted CIP project design provides on-street parking only on the south side. This is the location for the new REI headquarters.

The second conflict is located between 130th Avenue NE and 132nd Avenue NE, where LUC 20.25D.140.E requires parking along both sides of NE Spring Boulevard. The adopted CIP project design does not provide for on-street parking. A map depicting the location of the conflicts is provided below.

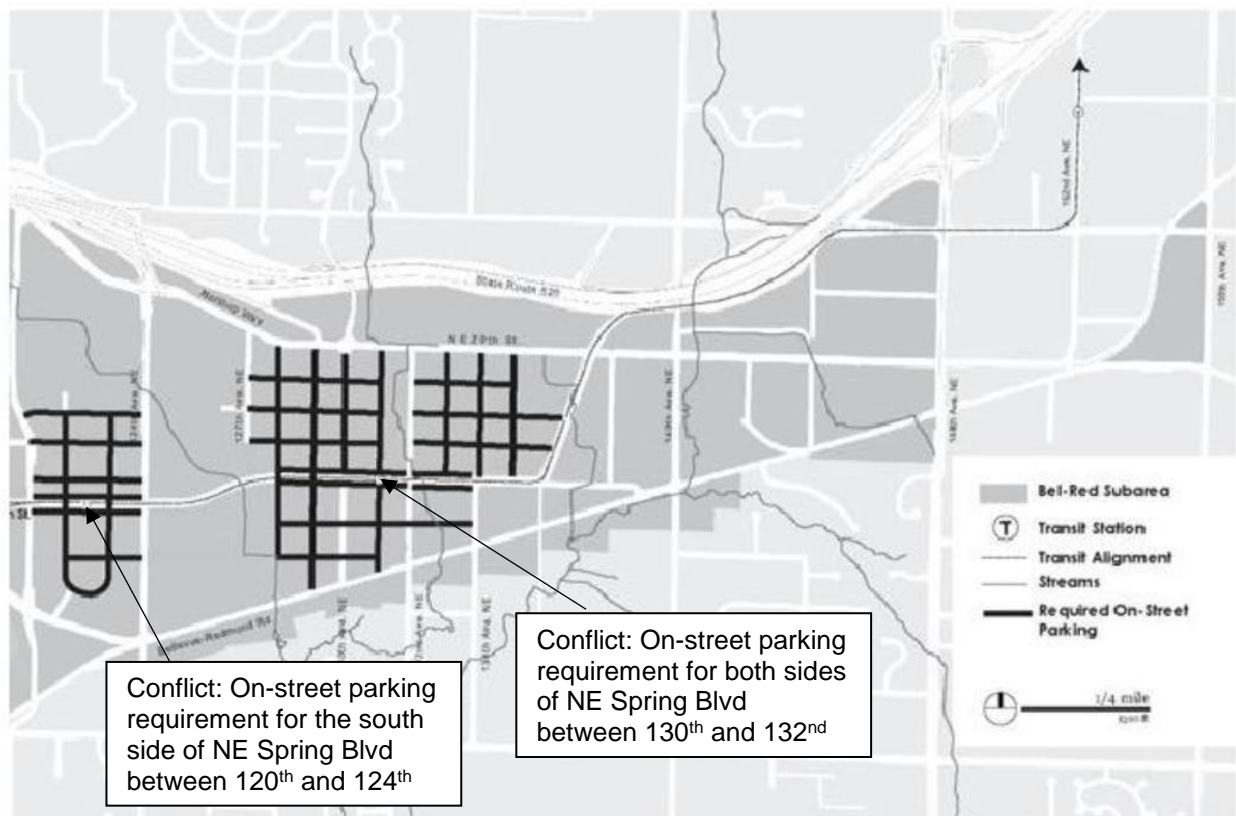


Figure 20.25D.140.E: Required On-Street Parking

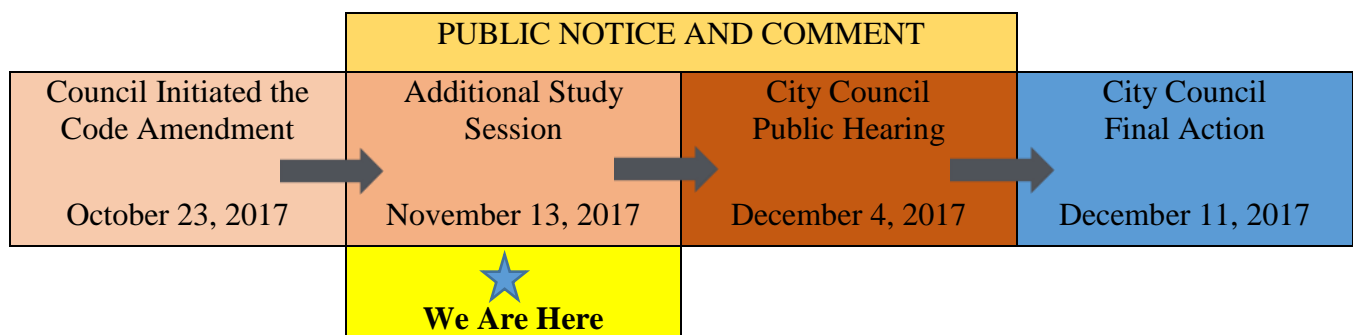
Land Use Code Amendment to Achieve Reconciliation:

On October 23, Council agreed that a LUCA is necessary to reconcile conflicts between the on-street parking requirements in LUC 20.25D.140.E and the adopted CIP project designs for NE Spring Boulevard. Council also acknowledged the accelerated timing for this specific LUCA to be driven by private land use applications for the new REI headquarters, which is currently in design review. Council discussed several options to accomplish the reconciliation, ranging from a broad proactive approach, to a moderate amendment applicable only to street development standards, and a narrowly tailored update to the required on-street parking map. Moreover, Council expressed several policy priorities, including transparency, clarity, efficiency, nimbleness, predictability, and consistency, and directed that there should not be any unknown approvals or back door code amendments allowed as a result of any recommended reconciliation approach.

Based on the policy priorities expressed by Council, staff recommends the attached LUCA (Attachment A), which updates the map in Figure 20.25D.140.E for NE Spring Boulevard at two locations—between 120th Avenue NE and 124th Avenue NE, and between 130th Avenue NE and 132nd Avenue NE. This recommended LUCA would meet Council’s objective of quickly reconciling the identified conflicts between the 2013-2019 CIP project designs and the BelRed Code on-street parking requirements on NE Spring Boulevard, and is aligned with policy priorities expressed by Council on October 23. This LUCA is narrowly tailored to resolve two identified conflicts and provide clarity as the City proceeds with the REI design review, without approving unknown conditions or eroding the separation appropriate between routine CIP legislation and land use code amendments.

It is important to note that consistent with Council’s direction, staff is coordinating internally to ensure consistency of new transportation project designs with the BelRed code. Further, a comprehensive review of the CIP project designs and the LUC will be included in the BelRed Lookback project that is scheduled for Planning Commission consideration in 2018 to identify any areas where additional reconciliation may be necessary.

Schedule for the LUCA: A schedule of the code amendment process for this LUCA is depicted below. Following discussion, staff will ask for Council direction on whether to finalize the code amendment for a public hearing in December.



OPTIONS

1. Direct staff to prepare the recommended LUCA and advance it to a public hearing in December.
2. Provide alternative direction to staff.

RECOMMENDATION

Option 1

ATTACHMENTS

- A. LUCA to Reconcile On-Street Parking Requirement Conflicts

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A