

November 13, 2017

## **CITY COUNCIL STUDY SESSION ITEM**

### **SUBJECT**

Initiating implementation of the East Main Station Area Plan land use vision approved by City Council August 1, 2016.

### **STAFF CONTACTS**

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### **POLICY ISSUES**

Should the City Council initiate policy and map amendments for the 2018 Annual Comprehensive Plan Amendment (CPA) process (*Bellevue City Code 20.30I.130.B.1.a*) with concurrent Land Use Code Amendments (LUCA - *Bellevue City Code 20.30J.125*) and a legislative rezone (*Bellevue City Code 20.30A*) to reflect the vision of the approved East Main Station Area Plan? Attachment A depicts the area affected by the proposed amendments.

### **DIRECTION NEEDED FROM COUNCIL**

**ACTION**



**DIRECTION**



**INFORMATION ONLY**



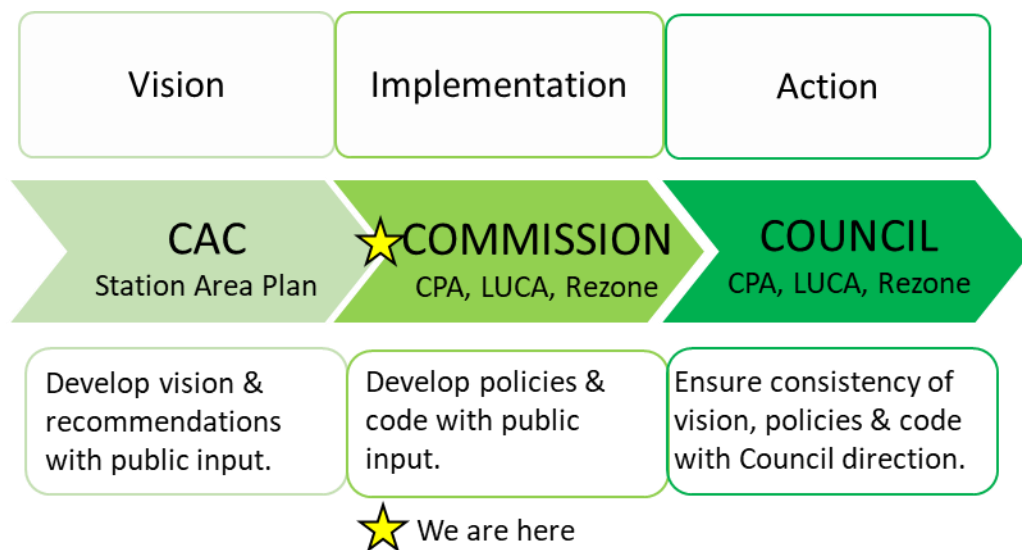
Staff is requesting City Council action at this meeting to formally initiate amendments to the Comprehensive Plan, Land Use Code and official zoning map to implement the East Main Station Area Plan. The amendments will be processed concurrently as a demonstration project during the 2018 Comprehensive Plan Amendment (CPA) cycle anticipated for Council adoption in December 2018. Council action on the LUCA and rezones is planned to closely follow action on the CPAs. The purpose of the demonstration project is to evaluate the efficiency of a concurrent CPA, LUCA and Legislative Rezone process in terms of schedule and workload for the Planning Commission and staff, while continuing to ensure that there is ample opportunity for public input on the proposed amendments.

### **BACKGROUND/ANALYSIS**

On August 1, 2016, the City Council approved the East Main Station Area Plan recommended by the East Main Citizen Advisory Committee (CAC). With its approval, the Council directed staff to pursue implementation of the recommendations and provided additional direction to the Planning Commission for review of policy and code amendments. Attachment B includes a list of directions to the Planning Commission based on City Council comments from the July 11, 2016 briefing as well as proposed statements related to process and schedule. Also included in Attachment B, as additional direction to the Planning Commission, are the guiding principles developed and used by the CAC in formulating the vision and recommendations of the East Main Station Area Plan.

Implementation of the CAC vision for the East Main station area requires amendments to the City's Comprehensive Plan, Land Use Code, and zoning map. State statute limits amendments to the Comprehensive Plan to no more than once per year. The LUCA and legislative rezone must be consistent with the Comprehensive Plan and follow adoption of the plan amendments. Typically, the LUCAs and related rezone are not initiated until the plan amendments have been adopted to ensure consistency. At times, this approach has led to confusion and frustration for applicants and the public because the amendment processes and issues are similar and the timeline stretches over at least two years.

On this East Main project, staff is proposing to prepare the CPA as part of the 2018 annual amendment process, consistent with state statute, and to prepare and process the complementary LUCA and legislative rezone on a roughly concurrent timeline. This approach has the benefit of creating a process that can include discussion about the related issues concurrently. The objectives of this demonstration project are to test whether the concurrent processes are more efficient in terms of Commission and staff time, more straight-forward and transparent for the public, and shorten the overall process for code amendments that also require a CPA.



Following is a brief description of the amendments needed for implementation that will be considered by the Planning Commission. The Commission's recommendations on the CPA, LUCA and legislative rezone will require final action by the City Council:

- Re-designate the existing Office Limited Business (OLB) area bounded by Main Street, 112<sup>th</sup> Avenue SE, 114<sup>th</sup> Avenue SE and SE 6<sup>th</sup> Street on the Comprehensive Plan land use map and official zoning map as the primary East Main transit-oriented development area.
- Re-designate the existing Office Limited Business (OLB) area bounded by SE 8<sup>th</sup> Street, 112<sup>th</sup> Avenue SE, 114<sup>th</sup> Avenue SE and SE 6<sup>th</sup> Street on the Comprehensive Plan land use map and official zoning map as the secondary East Main transit-oriented development area.
- Amend text in the Comprehensive Plan, including:
  - Definitions and descriptions for new land use designations; and
  - Policy support for development of TOD zones adjacent to the East Main Station to implement the land use designations, including dimensional and development standards and design guidelines.

- Amend the Land Use Code, including:
  - Definitions and descriptions of new zoning districts;
  - Use charts;
  - Dimensional standards;
  - Development standards; and
  - Design guidelines.

With City Council initiation of these amendments, the Planning Commission will receive a briefing on this approach in January. Staff will begin preparing draft language for policy and code amendments by the Planning Commission during the first and second quarters of 2018. The Commission's recommendation on the East Main CPA will be coordinated with and become part of the full packet of amendments the Commission will consider in 2018. The Commission's recommendations on the LUCA and legislative rezone are anticipated to closely follow the same schedule with City Council action requested following action on the CPA in late 2018.

### **OPTIONS**

1. Initiate Comprehensive Plan amendments, Land Use Code amendments, and legislative rezones, to be processed concurrently with the 2018 CPA work program, to reflect the vision of the East Main Station Area Plan.
2. Provide alternative direction to staff.

### **RECOMMENDATION**

Option 1

### **MOTION**

Move to initiate map and policy amendments in the 2018 Comprehensive Plan amendment cycle for implementation of the approved East Main Station Area Plan and to direct staff to prepare the related land use code amendments and legislative rezones concurrent with the Comprehensive Plan amendments.

### **ATTACHMENTS**

- A. Map of amendment area
- B. City Council direction to Planning Commission

### **AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

CAC Recommended East Main Station Area Plan June 15, 2016, approved by Bellevue City Council August 1, 2016