

November 20, 2017

## **CITY COUNCIL AGENDA MEMORANDUM**

### **SUBJECT**

Ordinance relating to the City's requirements for Transportation Management Programs; amending Section 14.60.070 of the Bellevue City Code (BCC); repealing Section 14.60.080 BCC; and establishing an effective date.

### **FISCAL IMPACT**

There is no anticipated fiscal impact associated with this code revision.

### **STAFF CONTACTS**

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### **POLICY CONSIDERATION**

City code provisions for trip reduction requirements at large real estate developments were last revised in 1995 (BCC 14.60.070, 14.60.080). Since that time, there has been evolution in the transportation system and options available in Bellevue (transit service improvements, HOV lanes, etc.) and in the broader environment, especially in terms of technology (access to information and rides via the internet, including by smartphone). Other elements of the Transportation Development Code (BCC 14.60) were updated in 2014 (Ordinance No. 6181). *Should the City update code requirements for trip reduction at large real estate developments?*

The following Comprehensive Plan policies relate to mitigating the impacts of development on the transportation system:

- TR-14. Require new developments that place significant impacts on the transportation system to implement transportation management programs to reduce drive-alone commute trips to the site.
- TR-36. Require transportation system mitigation to offset the adverse impacts of development with regard to level-of-service, safety, access and neighborhoods.

### **BACKGROUND**

Bellevue City Code section 14.60.070 requires new buildings meeting certain thresholds for size and category of use to develop and implement automobile trip reduction programs directed to tenant employees or residents, in order to reduce transportation impacts related to development. Required elements of these Transportation Management Programs (TMPs) vary according to building size and use, but often include features such as posting and distributing transit and ride-sharing information, designating a transportation coordinator, providing preferential parking for carpools, providing financial incentives for commuters and setting up a "guaranteed ride home" program. An additional overlay of requirements applies to office buildings in downtown (BCC 14.60.080) which includes a performance standard (35 percent reduction in drive-alone commuting to a building over a 10-year period) and additional programmatic elements.

In March 2016, City staff and the Transportation Commission initiated a review of current TMP requirements. Elements of the initial phase of review were described in a memo and briefing to Council on September 26, 2016 by staff and two members of the Transportation Commission.

Following the Council meeting in September 2016, staff and the Commission worked to develop proposed revisions to current City code requirements and draft a supporting administrative document, the *TMP Implementation Guidelines*. This work was informed by ongoing staff engagement with an informal stakeholder group (the TMP Sounding Board), a four-week online open house in July-August 2017 and public comments at Transportation Commission meetings (including a Public Hearing on September 28, 2017). The Transportation Commission voted unanimously to recommend the proposed revisions on September 28, 2017. Staff and Commission Chair Bishop presented the proposed revisions to the Council at a study session on October 16, 2017.

Key elements of the proposed code revisions include:

- Consistent requirements for office uses city-wide (so there is no longer a separate overlay of requirements for office uses in Downtown);
- Revised performance goal (which applies to office uses) specified on the basis of an area-wide target rate for drive-alone commuting (rather than as a reduction from an initial baseline survey measurement at a building);
- Flexibility for building managers to choose implementation measures from a list, while continuing to require the same level of activity that is specified in current code; and,
- Increase building size thresholds for minimum TMP requirements (which involve only posting and distributing information regarding transit and ridesharing options).

The proposed revisions to the City code are detailed in Attachment A.

Under the revised framework, base requirements for TMP conditions and expectations for compliance remain in the City code. Details of options for implementation activities, as well as protocols for reporting, conducting surveys at buildings, etc. are specified in a new, supporting document, the *Bellevue TMP Implementation Guidelines*. This document (which can be updated administratively as needed) will serve as a resource for all those involved with developing, implementing and monitoring TMP agreements.

At the meeting on October 16, Council raised a concern about the need for additional clarity regarding a requirement for “unbundling” the cost of parking from the cost of floor space in office leases. The language of this section (14.60.070.F.5) has been revised to provide more clarity (revisions were also made in the corresponding section of the *TMP Implementation Guidelines*).

If adopted, the revisions to the City code would apply to new development projects. TMP conditions are set at the time of building permitting (as a mitigation measure for impacts of development); existing buildings with TMP agreements are not directly affected by the proposed changes. However, owners of existing buildings who wish to shift to the new framework may be permitted to do so; the options and steps involved will be governed by the specifics of how the original building conditions were set and will be evaluated when and if a request is received.

#### **EFFECTIVE DATE**

If approved, this Ordinance becomes effective on December 26, 2017.

**OPTIONS**

1. Adopt the Ordinance relating to the City's requirements for Transportation Management Programs; amending Section 14.60.070 of the Bellevue City Code (BCC); repealing Section 14.60.080 BCC; and establishing an effective date.
2. Do not adopt Ordinance and provide alternative direction to staff.

**RECOMMENDATION**

Option 1

**MOTION**

Move to adopt Ordinance No. 6380 relating to the City's requirements for Transportation Management Programs; amending Section 14.60.070 of the Bellevue City Code (BCC); repealing Section 14.60.080 BCC; and establishing an effective date.

**ATTACHMENTS**

A. Redline Version of Proposed Ordinance  
Proposed Ordinance No. 6380

**AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

TMP Implementation Guidelines