

December 4, 2017

## **CITY COUNCIL AGENDA MEMORANDUM**

### **SUBJECT**

Refining Council's direction to the Planning Commission regarding guiding principles for the implementation of the East Main Station Area Plan.

### **FISCAL IMPACT**

There is no fiscal impact associated with approval of the City Council Guiding Principles.

### **STAFF CONTACTS**

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*Planning and Community Development Department*

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### **POLICY CONSIDERATION**

Comprehensive Plan: At the November 13 extended study session, Council directed staff to initiate policy and map amendments as part of the 2018 Annual Comprehensive Plan Amendment (CPA) process (*Bellevue City Code 20.30I.130.B.1.a*).

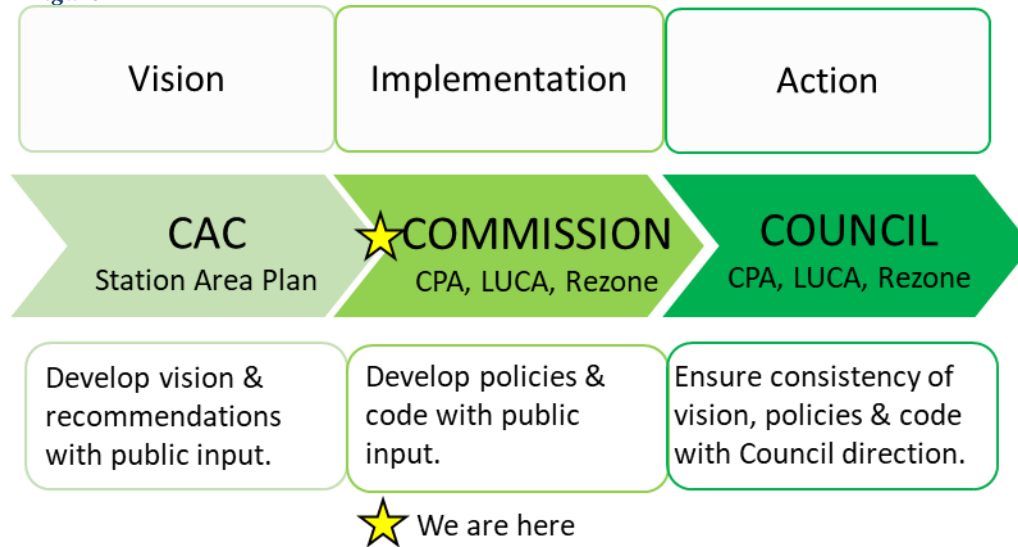
City Code: Also at the November 13 extended study session, Council directed staff to initiate the Land Use Code Amendment (LUCA) (*LUC*)20.30J.125) and legislative rezone (*LUC* 20.30A) concurrent with the associated CPA for the redevelopment area identified in the East Main Station Area Plan.

In addition to initiating the CPA, LUCA, and legislative rezone, Council instructed staff to revise the guiding principles to the Planning Commission regarding these amendments. Staff is seeking final approval of the "City Council Guiding Principles to Planning Commission" as described in the first section of Attachment A.

### **BACKGROUND**

Attachment A is a revised set of guiding principles to the Planning Commission based on additional Council discussion and comments from the November 13 extended study session, formatted in track changes. The purpose of this document is to articulate the City Council's expectations related to the process, schedule and focus of these amendments. As Figure 1 below illustrates, the Citizen Advisory Committee's (CAC)'s role was to create the vision. The Planning Commission's role is to develop the policies and land use code to implement the vision. Council's direction to the Planning Commission is important to developing the policy and code that will implement the vision. Revisiting the vision will extend the process beyond the 2018 schedule for the project.

*Figure 1*



The first three principles in Attachment A provide direction about how the Planning Commission should approach the regulations and consider the context of the area relative to the adjacent single-family residential and the more developed areas of Wilburton and Downtown. Principles four through six address some specific items for the Planning Commission to consider related to development standards and public amenities. Principles seven through nine reinforce the importance of engaging interested stakeholders in the process to build on the work done by the CAC through its public process, but do not revisit or recreate the work of the CAC. Finally, principle ten emphasizes the primary role of the Planning Commission to ensure that the policies and codes are consistent with and further the implementation of the Comprehensive Plan. The CAC's guiding principles are also included as additional background and guidance to elaborate on the CAC's intent in developing the vision. CAC Guiding Principles that are not pertinent to the redevelopment area have been omitted from Attachment A.

Council approval of Attachment A will complete the actions needed to begin the concurrent process for the Comprehensive Plan and the LUCA's. The Planning Commission is expected to receive a briefing in January to begin its work. Draft language for policy and code amendments are scheduled to be developed during the first and second quarters of 2018. The Planning Commission's recommendation on the East Main CPA will be coordinated with and become part of the full packet of amendments that the Planning Commission will consider in 2018. The Planning Commission's recommendations on the LUCA and legislative rezone will closely follow the CPA all the way through the process to City Council adoption expected in late 2018.

### **EFFECTIVE DATE**

If approved, this Motion becomes effective immediately upon Council adoption.

### **OPTIONS**

1. Approve the City Council Guiding Principles to Planning Commission as listed in Attachment A and forward with the East Main CAC Guiding Principles included in Attachment A to the Planning Commission.
2. Provide alternative direction to staff.

**RECOMMENDATION**

Option 1

**MOTION**

Move to approve the City Council Guiding Principles to Planning Commission as listed in Attachment A and forward with the East Main CAC Guiding Principles included in Attachment A to the Planning Commission.

**ATTACHMENTS**

A. City Council Guiding Principles to Planning Commission & East Main CAC Guiding Principles

**AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

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