

December 4, 2017

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Public Hearing on an Ordinance amending the Land Use Code to update the on-street parking requirement in LUC 20.25D.140.E; and establishing an effective date.

FISCAL IMPACT

There is no fiscal impact associated with the public hearing.

STAFF CONTACTS

Carol Helland, Code & Policy Director, 452-2724

Trisna Tanus, Legal Planner, 452-2970

Development Services Department

POLICY CONSIDERATIONS

The Land Use Code Amendment (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. The proposed Ordinance updates the text and associated figure in LUC 20.25D.140.E. The Ordinance meets Council's objective of quickly reconciling identified on-street parking conflicts on NE Spring Boulevard without approving unknown conditions or eroding the separation appropriate between routine CIP legislation and LUCAs.

By updating the on-street parking requirement contained in LUC 20.25D.140.E for NE Spring Boulevard, this LUCA will provide a predictable, consistent, and integrated permitting process for applicants and developers. At the same time, this LUCA supports the goal of a more complete, connected, and well-balanced transportation system of roadways, pedestrian and bicycle system, and transit, particularly light rail, in BelRed and at the 15th/16th Street Corridor (NE Spring Boulevard). The City of Bellevue has adopted several Comprehensive Plan policies that support this LUCA. A complete discussion of the LUCA's consistency with these policies is provided in Section IV of the Staff Report included as Attachment A.

BACKGROUND

Procedural History

This LUCA would reconcile conflicts between the on-street parking requirements in LUC 20.25D.140.E and adopted CIP project designs for NE Spring Boulevard. On October 23, the City Council held its first study session regarding the draft LUCA. Following discussion, Council initiated the LUCA, and retained authority to conduct the public hearing. Council also expressed several policy priorities as parameters to accomplish the reconciliation.

At a second study session on November 13, Council further considered the draft LUCA, which had been revised consistent with Council priorities expressed at the prior meeting. Following discussion, Council directed staff to advance the revised draft LUCA to the scheduled public hearing.

Required Notice and Outreach

Required notice of the application and the December 4 public hearing before the City Council, including availability of the Staff Report, was provided on November 16 in the Weekly Permit Bulletin and on November 20 in the Seattle Times. Notice of application for the LUCA was also submitted to the Washington State Department of Commerce (Commerce) pursuant to the Growth Management Act (GMA), chapter 36.70A RCW. As of the release of this Memorandum, no comments have been received from state departments on the LUCA.

In addition to the required public notice, information regarding this LUCA is posted on the City's Code News website. This website provides access to materials regarding the draft amendment, staff contacts, and other relevant information. This LUCA does not have any effect within the jurisdiction of the East Bellevue Community Council (EBCC), and as such, a courtesy hearing before the EBCC is not necessary.

Council Discussion

At the first study session, 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 due to private land use applications for the new REI headquarters, which is currently in design review. Council discussed several options to accomplish the reconciliation, including a broad proactive approach, 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 to ensure transparency, clarity, efficiency, nimbleness, predictability, and consistency. Council explained that the reconciliation accomplished by the LUCA should not allow any unknown approvals or back door code amendments.

Based on the policy priorities expressed by Council, staff recommended the revised draft LUCA during the second study session on November 13. Refer to Attachment B. The revised LUCA updated code text and 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. These revisions satisfied 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 aligned with the policy priorities expressed by Council on October 23. At the conclusion of the second study session, Council directed staff to bring the revised draft LUCA forward to the scheduled public hearing. Section I of the Staff Report includes a detailed description of the proposed LUCA.

Schedule for the Amendment

On December 4, the City Council will hold a public hearing on the draft LUCA. A schedule of the code amendment process for this LUCA is depicted below. Following the public hearing, Council may adopt the Ordinance amending the LUC to update LUC 20.25D.140.E, or may direct staff to finalize the Ordinance for approval at a future meeting.



EFFECTIVE DATE

If approved, this Ordinance becomes effective on December 14, 2017.

OPTIONS

1. Adopt the Ordinance amending the Land Use Code to update the on-street parking requirement in LUC 20.25D.140.E; and establishing an effective date.
2. Direct staff to bring back the Ordinance for final approval at a future meeting.
3. Do not adopt the Ordinance and provide alternative direction to staff.

RECOMMENDATION

Option 1

MOTION

Move to adopt Ordinance No. 6390 amending the Land Use Code to update the on-street parking requirement in LUC 20.25D.140.E; and establishing an effective date.

ATTACHMENTS

- A. Staff Report
- B. Strike-draft Proposed Ordinance
Proposed Ordinance No. 6390

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

N/A