

December 11, 2017

CITY COUNCIL AGENDA MEMORANDUM

SUBJECT

Finalizing Council's guiding principles to the Planning Commission for the East Main redevelopment area.

FISCAL IMPACT

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

STAFF CONTACTS

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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*).

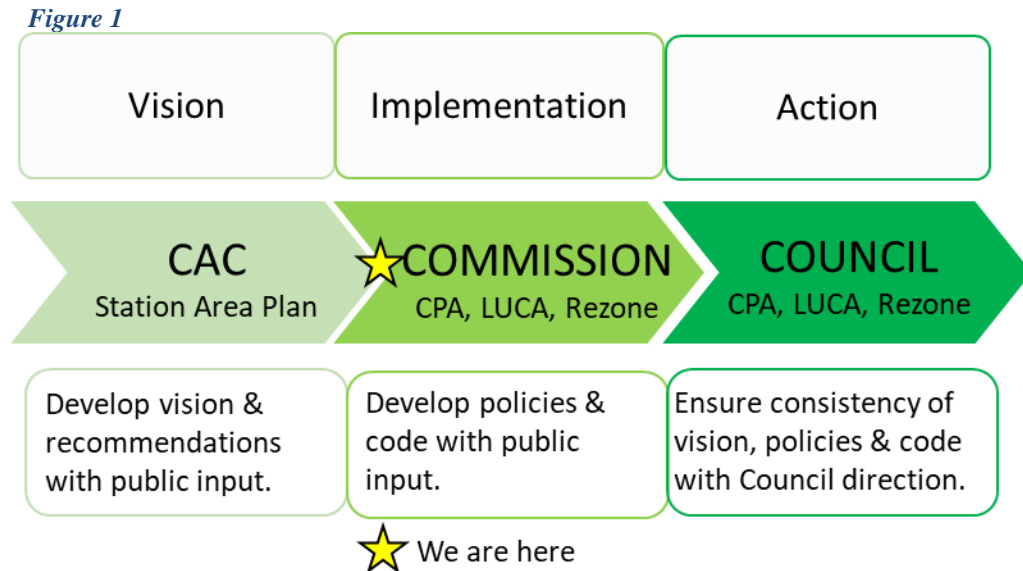
City Code: At the November 13 extended study session, Council also directed staff to initiate the Land Use Code Amendment (LUCA) (*Land Use Code (LUC)20.30J.125*) and legislative rezone (*LUC 20.30A*) concurrent with the associated CPA for the redevelopment area identified in the East Main Station Area 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 Council discussion and comments from the November 13 extended study session and from the December 4 regular session. The four highlighted principles (numbers 2, 3, 4, and 7) are the only changes in the Council guiding principles from the previous version, and these changes reflect the Council's direction on December 4. Principle number two captures comments regarding the use of the Downtown Livability code amendments as the regulatory framework for East Main code amendments and recognizing the unique location and relationship of this area to surrounding uses. Principle three is a new statement that builds on the second principle by emphasizing this area as a gateway and encouraging "iconic design" to accentuate that role. Principle four continues to build on the previous two principles with the addition of

language about density and ridership to achieve the transit-oriented development objectives envisioned in the East Main Station Area Plan. Principle seven replaces number six in the previous version with language suggested by Council. The purpose of this document is to articulate the City Council's expectations related to the process, schedule and focus of these amendments as illustrated by Figure 1 below to ensure that development of the implementation tools is efficient and timely.



The CAC's guiding principles are also included as additional background and guidance to elaborate on the CAC's intent in developing the vision. Principles that are not pertinent to the redevelopment area have been omitted from Attachment A and noted in the introductory statement. A complete list of the CAC Guiding Principles is available to the Planning Commission in the Plan document and online. A map has also been added to Attachment A to enhance its clarity as a stand-alone document.

Council approval of Attachment A will complete the actions needed to begin the concurrent process for Comprehensive Plan and Land Use Code Amendments. 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. Revised City Council Guiding Principles to Planning Commission and 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