



Bellevue Planning Commission

January 10, 2018

PLANNING COMMISSION STUDY SESSION ITEM

SUBJECT

East Main Comprehensive Plan Amendment, Land Use Code Amendment and Legislative Rezone.

STAFF CONTACT(S)

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POLICY ISSUES

Implementation of the City Council approved *East Main Station Area Plan* requires a Comprehensive Plan Amendment (*Land Use Code (LUC)20.30I.130.B.1.a*) with concurrent Land Use Code Amendment (*LUC 20.30I.125*) and Legislative Rezones (*LUC 20.30A*) to reflect the vision for the redevelopment area.

DIRECTION NEEDED FROM THE PLANNING COMMISSION

ACTION



DIRECTION



INFORMATION ONLY



Staff will provide the Planning Commission with an overview of the [East Main Station Area Plan](#) (*the Plan*), guiding principles from the City Council and the East Main Citizen Advisory Committee, and the project schedule and approach. This informational briefing is the first in a series of presentations and discussions by the Commission that will lead to a set of recommendations to the City Council for the Comprehensive Plan Amendment, Land Use Code Amendment, and legislative rezones by the end of 2018.

BACKGROUND/ANALYSIS

On August 1, 2016, the City Council approved *the Plan* recommended by the citizen advisory committee including the vision for transit-oriented development (TOD) in the existing commercial area east of 112th Avenue SE. Attachment A depicts the overall study area and highlights the two areas that are the focus of this project. The five parcels in the "Primary TOD" designation total about 30 acres. The three parcels in the "Secondary TOD" designation total about 25 acres, though much of that area is constrained by Sturtevant Creek and a large wetland. Most of the redevelopment potential is in the "primary TOD" area.

Bellevue has completed plans around five of the six light rail stations that will begin service in 2023. Planning around the Wilburton station is underway. Early planning provides nearby neighborhoods and commercial property owners with predictability about the amount and type of future development that will occur around light rail stations. It also affords an opportunity to shape development in a way that provides goods and services to existing residents and maximizes the benefits of the light rail station location. Typically, this is accomplished with zoning that results in relatively dense, compact development with a mix of residential and commercial uses that have a safe, attractive walk route of ten minutes or less to the light rail station – also known as "transit-oriented development."

City Council formally initiated the Comprehensive Plan and Land Use Code amendments for the East Main project on November 13, 2017 and, in subsequent meetings, provided direction to the Planning Commission on policy and code amendments that will apply to the redevelopment area (Attachment B). The guidance and principles developed and used by the citizen advisory committee during its work are included in Attachment B to provide additional information and guidance to the Planning Commission.

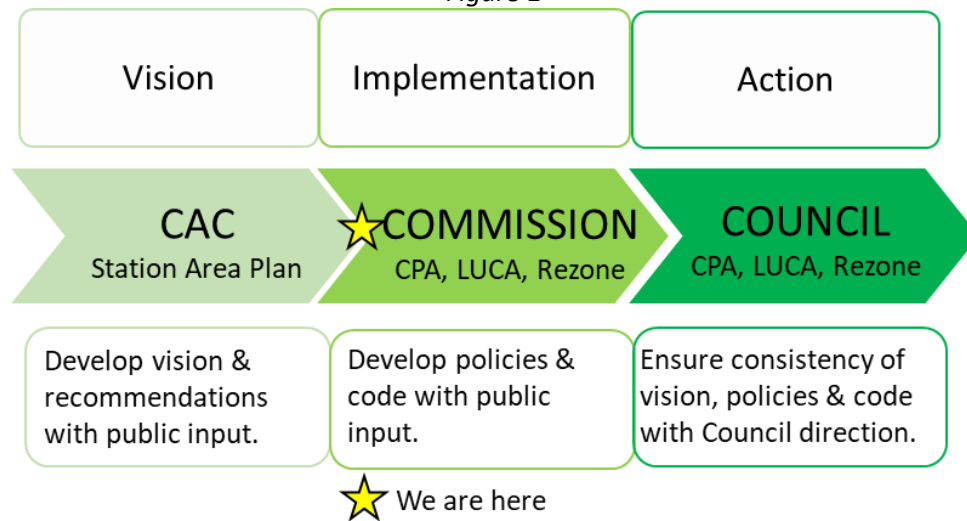
State statute limits amendments to the Comprehensive Plan to no more than once per year. Legislative rezones and Land Use Code amendments must be consistent with the Comprehensive Plan and follow adoption of the plan amendments. With the Eastgate and Downtown Livability projects, the Land Use Code Amendments and related legislative rezones were not initiated until the plan amendments were adopted to ensure consistency. At times, this sequential 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. However, the BelRed Comprehensive Plan Amendment, Land Use Code Amendment, and legislative rezone process in 2009 occurred concurrently and resulted in a more streamlined process. This process is similar to the process that will be used with East Main.

On this East Main project, staff is preparing the Comprehensive Plan Amendments as part of the 2018 annual amendment cycle, consistent with state statute, and concurrently preparing and processing the complementary Land Use Code Amendments and legislative rezone with the intent of completing the entire set of actions by the end of 2018, when the annual Comprehensive Plan Amendments package must be completed. This approach has the benefit of discussing the related issues concurrently. The objectives of this approach are to review whether the concurrent processes are more efficient in terms of Commission and staff time, more straight-forward and transparent for the public, and a shorter process overall for code amendments that also require comprehensive plan amendments.

The vision in *the Plan* will inform the content of the policies, which will in turn provide the foundation for the development regulations contained in the Land Use Code. In its role of furthering implementation of *the Plan*, the Planning Commission will review draft policies and provide feedback to staff for refining or adding policies to adequately capture the vision for redevelopment, establish the foundation for the Land Use Code Amendments, and ensure all of the recommended amendments are consistent with the Comprehensive Plan. This approach and schedule (see Attachment C) is designed to make more efficient use of the Planning Commission's time by first developing the policies, then immediately following with the development regulations that will implement the policies.

Figure 1, below, depicts the different but equally important and respective roles of the citizen advisory committee (CAC), Planning Commission and City Council in creating the vision, developing the implementation tools, and enacting the tools to realize the vision. The Planning Commission's discussion and recommendations will build on the extensive and detailed work of the citizen advisory committee, Council's approval of *the Plan's* vision and recommendations, Council and citizen advisory committee guiding principles, and lessons learned from other recent code amendments. It is this ability to build on the previous work that makes the approach and schedule feasible and achievable.

Figure 1



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

1. Amend the Comprehensive Plan Map and Official Zoning Map, including:
 - Re-designation of the existing Office Limited Business (OLB) area bounded by Main Street, 112th Avenue SE, 114th Avenue SE and SE 6th Street on the Comprehensive Plan land use map and official zoning map as the Primary East Main transit-oriented development area.
 - Re-designation of the existing Office Limited Business (OLB) area bounded by SE 8th Street, 112th Avenue SE, 114th Avenue SE and SE 6th Street on the Comprehensive Plan land use map and official zoning map as the Secondary East Main transit-oriented development area.
2. Amend text in the Comprehensive Plan, including:
 - Definitions and descriptions for new land use designations; and
 - Policy support for creation of transit-oriented development zones to implement the land use designations, including dimensional and development standards and design guidelines.
3. Amend the Land Use Code, including:
 - Definitions and descriptions of new zoning districts;
 - Use charts;
 - Dimensional standards;
 - Development standards; and
 - Design guidelines.

Staff is not seeking action or specific direction from the Planning Commission at this briefing. The objectives of this briefing are to provide the Planning Commission with:

- An overview of *the Plan*;
- More specific information on the focus of the Comprehensive Plan Amendment, Land Use Code Amendment and legislative rezones;

- A description of the approach and schedule with an emphasis on the Planning Commission's role;
- Objectives for the Planning Commission's work based on guiding principles from the City Council and the citizen advisory committee; and
- Identification of information desired by the Planning Commission to develop their recommendation.

Attachment C illustrates the anticipated schedule for the key tasks, including Planning Commission's tasks through the fourth quarter. During February and March, the Planning Commission will be reviewing and providing feedback on the draft policy amendments to the Comprehensive Plan that will be the foundation of the Land Use Code Amendments. The schedule anticipates completing work on the draft policies by early March to begin review of draft development regulations for inclusion in the Land Use Code. Much of the second quarter of 2018 will be devoted to work on the Land Use Code Amendments with a goal of preparing a preliminary recommendation on the draft policy and code amendments by the end of June. The Comprehensive Plan Amendment will be folded in to the annual amendments in the third quarter and included in the public hearing and final recommendation to City Council in October.

OPTIONS

This briefing is provided for information only – no action is required.

RECOMMENDATION

This briefing is provided for information only – no action is required.

ATTACHMENT(S)

- A. East Main Station Area Map
- B. Council-CAC Guiding Principles
- C. Project Schedule and Approach

The Council-approved *East Main Station Area Plan* is located at the following link:

https://planning.bellevuewa.gov/UserFiles/Servers/Server_4779004/File/Planning%20and%20Community%20Development/East%20Main%20Station%20Area%20Plan.pdf