

Code Amendments City Council Study Session February 1, 2016

Downtown Livability Early Wins (LUCA)
High Rise Signs (BCCA)

Tonight's Discussion

- ▶ Relationship of Code Amendments to DSD/PCD Code Amendment Work Program
- ▶ Presentation of Planning Commission Recommendation on the Downtown Livability Early Wins Amendment
- ▶ Presentation of the Staff Recommendation on the High Rise Sign Code Amendment

Initiatives with Land Use Code Amendments

Development Services

Planning & Community Development

Coordinated Code Amendment Work Program Approved by Council 10-5-2015

	Q4 2015	Q1 2016	Q2 2016	Q3 2016	Q4 2016
INITIATIVES UNDERWAY					
Downtown Livability (includes boundary adjustment)					
Eastgate/I-90 Corridor					
Station Area Planning – East Main					
TOD at OMSF and 130th LRT stations					
Permanent Shelter					
Old Bellevue Parking--small retail exemption					
OMSF Permit Process Simplification					
Marijuana Permanent Regulations					
Critical Areas Update					
LID Principles (NPDES Phase II)					
NEW INITIATIVES					
Wilburton Special Opportunity Area/Grand Connection					
BelRed “lookback” (scoping)					
Housing Strategy					
Neighborhood/Subarea Planning – First Subarea					
Small Cell Wireless/Broadband Connectivity					
Pipeline Safety (scoping)					
Other items in Land Use Code Docket as time allows					

Engagement Schedule

Scheduled Date/Timeframe	Planning Commission Engagement
Summer 2015	Several Meetings for orientation to Downtown and the Downtown Livability Initiative
Oct 14 & 28, 2015	PC Study Sessions on Downtown Livability Early Wins Code Topics
November 18, 2015	PC Public Hearing
December 9, 2015	PC Study Session/Decision to Transmit
February 1, 2016	CC Study Session
February 15, 2016	Tentative Final Action scheduled before the City Council

Council Action Needed

- ▶ Consider Planning Commission recommendation on Downtown Early Wins
- ▶ Consider staff recommendation on High-Rise Code Amendment
- ▶ Provide direction to prepare the ordinances for final action at a future meeting

Downtown Livability Initiative

Early Win Topics

- Updates to the Downtown Use Charts
- Wayfinding Signage for Public Spaces
- Location and Screening for Mechanical Equipment
- Landscaping Amendments
- Weather Protection
- Extension of the Major Pedestrian Corridor
- Updates to the Downtown Boundary Definition

Updates to the Downtown Use Charts

Encourage development consistent with Downtown Livability objectives

- ▶ Includes new uses for those who live Downtown (e.g. pet day care)
- ▶ Makes it easier for small businesses like microbreweries to exist
- ▶ Removes redundant processes to encourage development consistent with livability objectives

Signage for Public Spaces

- ▶ Provides wayfinding for pedestrians
- ▶ Strengthens public awareness of urban pathways through Downtown

Mechanical Screening and Location

Mechanical Equipment

- ▶ Screened or
- ▶ Located in the building, on roof, or below grade

Exhaust – 16 ft. above and deflected away from public space.

- ▶ Order of Preference
 - Roof
 - Above service drive or other façade that does not abut a public street or ROW
 - Above service drive location abutting public street or easement, unless space earned FAR amenity points.




Landscaping

- ▶ Updates tree species
- ▶ Larger planter strip widths (5 ft.)
 - Bigger buffer between pedestrians and cars
 - More soil volume, less costly sidewalk repair
 - Increased tree survival rates





Weather Protection


75% Weather Protection

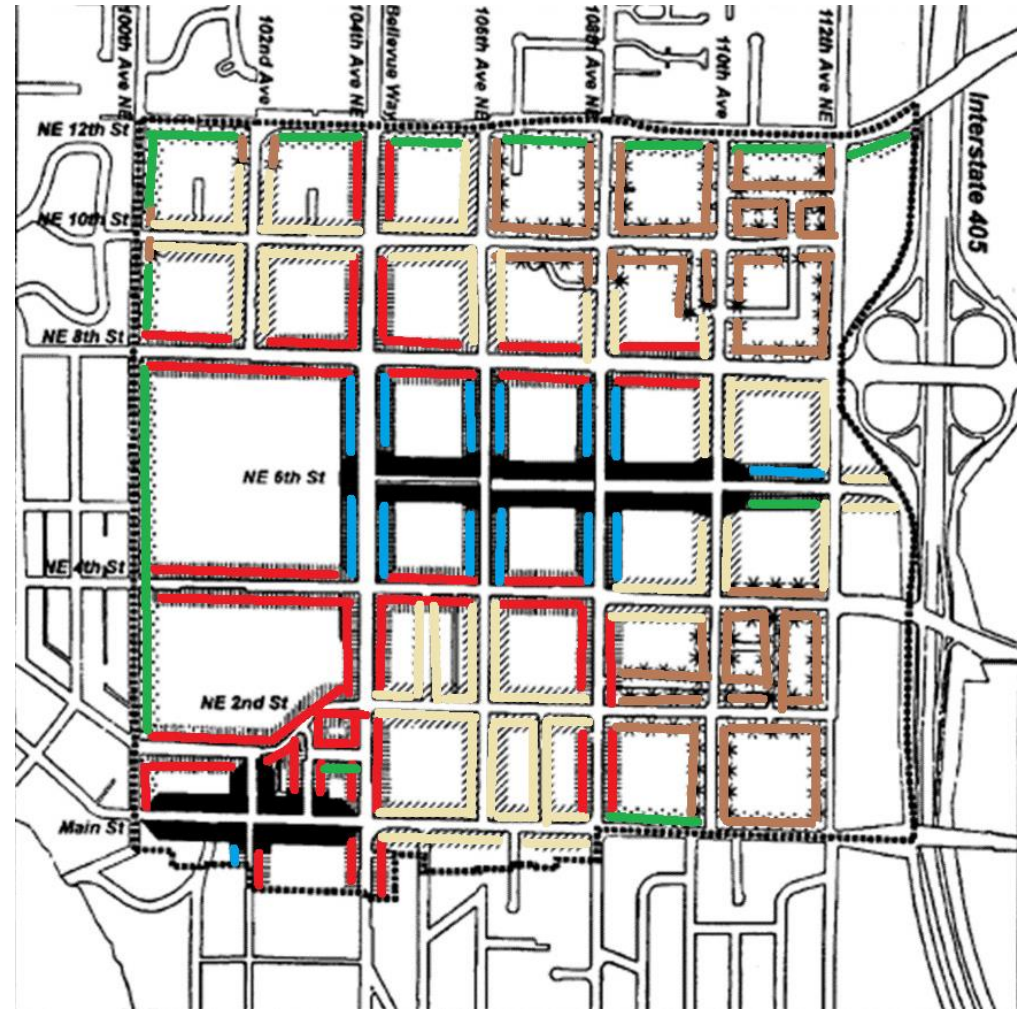
-  A – Highest orientation to pedestrians
-  B – Moderate/heavy orientation
-  C – Moderate orientation, major pedestrian connection from Core to surrounding area

50% Weather Protection

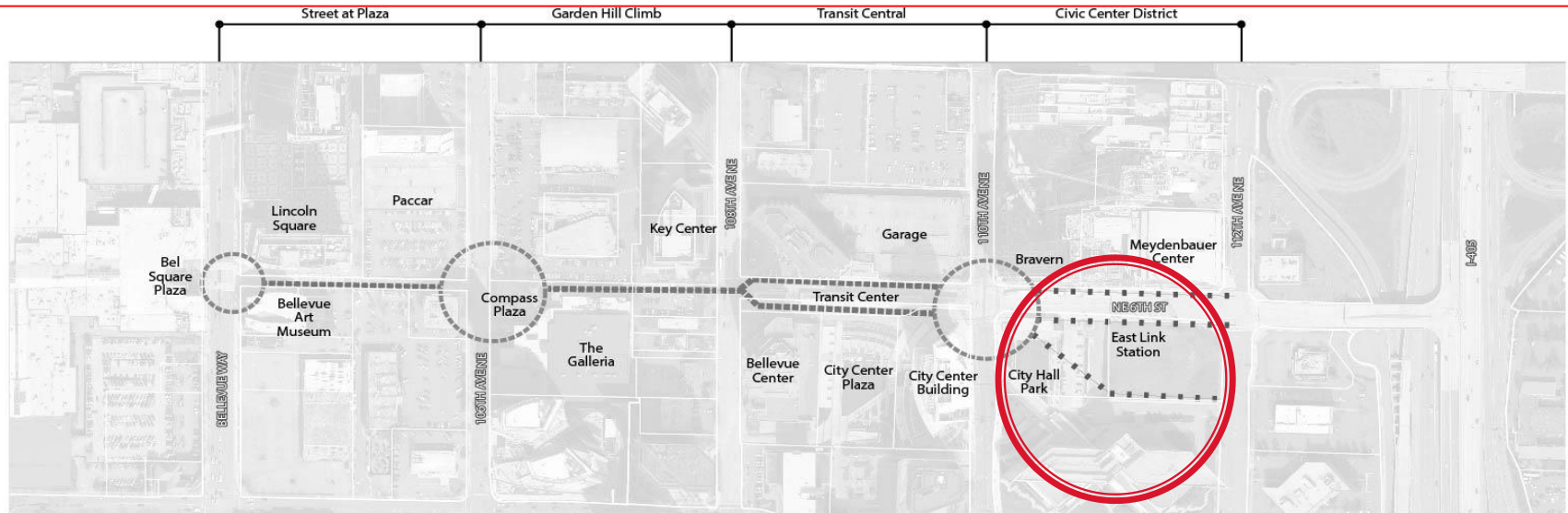
-  D – Moderate orientation,
-  D/R – Low/medium orientation, shall compliment residential areas

Weather protection at all entries

-  E – Low orientation, buffer from downtown to surrounding areas



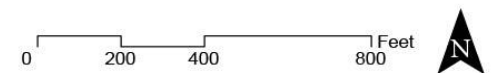
Extension of Pedestrian Corridor



City of Bellevue
DOWNTOWN LIVABILITY INITIATIVE

PEDESTRIAN CORRIDOR Pedestrian corridor implementation

- Existing pedestrian corridor route
- Proposed alternative route
- Public Spaces



Downtown Boundary Update

Boundary updated for consistency with Comp Plan Update

Defined east boundary with more specificity.



High-Rise Sign Code Amendment

- ▶ Revises Sign Code for consistency with Comprehensive Plan Update
- ▶ Continues to allow two high-rise signs per building
 - For a single enterprise
 - Up to 300 sq. ft.
 - Only the name or logo
 - One sign per façade (up to 2), and
 - Approved through Design Review process.
- ▶ Deletes the requirements that the enterprise must :
 - Be a hotel/motel
 - Occupy 180,000 sq. ft. of the building or
 - Be a corporate headquarters and occupy 120,000 sq. ft. of the building.
- ▶ Aligns Sign Code with Economic Development Objectives

Council Input Needed

- ▶ Confirm Content of Draft Code Amendments
- ▶ Provide direction to prepare the ordinances for final action at a future meeting

Next Steps

Feb 15 – CC Final Action on Early Wins

Targeted Timing	Topics
2016 Q1	<ul style="list-style-type: none">• Walkability / streetscape standards• Neighborhood identity• Urban form• Transportation modeling
2016 Q2	<ul style="list-style-type: none">• Open space• Pedestrian Corridor• Incentives technical analysis, amenities list• Design guidelines package
2016 Q3	<ul style="list-style-type: none">• Incentive calibration and weighting• Subarea Plan changes• SEPA documentation• Public hearing• Finalize Planning Commission recommendations to Council

Questions?



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