

Land Use Code Amendment Public Hearing

Permit Process Streamlining Operations and Maintenance Satellite Facility

BELLEVUE CITY COUNCIL

MARCH 7, 2016

Policy questions posed:

After holding the required public hearing,

- Should the City Council direct staff to finalize the OMSF Process Streamlining Code Amendment for final action?

Initiation of LUCA under MOU

The City agreed to initiate a code amendment within 30 days of the Sound Transit Board Selection of a Bellevue site

- Board Selection on October 22, 2015
- LUCA was initiated on November 16, 2015

Sound Transit agreed to incorporate design elements and additional mitigation described in the MOU into the OMSF.

Design Elements/ Additional Mitigation

Design modifications and a process to maximize future Transit Oriented Development (TOD).

Design integration of the OMSF with surrounding architecture and future TOD:

- Architectural compatibility with urban TOD design.
- Visual relief and pedestrian safety related to future trail on Eastside Rail Corridor (ERC).
- Visual screening of all temporary outdoor storage.
- Requirement that all heavy maintenance, major repair activities, and exterior vehicle washing occurs inside.

Construction of an interim trail along the ERC from Hospital Station/116th Avenue NE to SR 520.

Pedestrian/Bike connections from the ERC to 120th Avenue NE.

Design to accommodate future daylighting of the creek north of OMSF.

Chapter 9.18 of the Bellevue City Code regulating noise applies to the OMSF.

Commitment not to expand the boundaries or number of cars at the OMSF or to site additional bus storage or light rail/bus maintenance facilities in City.

Progress to-date: Inclusion of Design Elements

- Design Elements included in FEIS for OMSF
- ST Board Resolution – Acknowledges OMSF commitments in MOU
- Record of Decision – References Section 20 of the MOU and the design elements incorporated consistent with Bel-Red Subarea plan.
- City involvement in Design Build procurement to ensure inclusion of design elements
- ST pre-solicitation to the RFQ - Acknowledges OMSF commitments in MOU and the Council principles
- Stop gap measure in LUCA – OMSF can only be permitted through streamlined process if design elements contained within the Section 20.2 of the MOU have been included within the OMSF permit application package(s)

Effect of LUCA

- 2015 MOU described Code Amendment for the OMSF to clarify applicable permit review
 - Without the LUCA
 - OMSF classified as an Essential Public Facility
 - Conditional Use Permit required – Process I
 - With the LUCA
 - OMSF classified as a Transportation Use
 - Master Development Plan/Design Review – Process II

LUCA Summary

- Adds New Definitions
- Includes OMSF in the Land Use Charts
- Allows Process II review of the OMFS if application requirements met
- Requires Process I (CUP) if application requirements not met
- Requires conformance to development requirements tailored to the OMSF
 - Design elements agreed to in the 2015 MOU
 - Number of cars allowed to be accommodated at the OMSF limited to 96
 - Transit Board approval required
 - Standards and Guidelines for:
 - Landscaping, fencing and building materials
 - Parking, circulation and walkways
 - Height limits and setbacks
 - Light and glare control
 - Mechanical equipment, recycling and solid waste collection
 - Critical areas
 - Noise Control Code in Chapter 9.18 applies to the OMSF

Hold the Public Hearing

Next Steps

Direct Staff to:

- Finalize the LUCA for Council action at a future meeting

Schedule

Land Use Code Amendment Task	Estimated Completion Date
Amendment initiated by Council and finding of necessity made for Council to hold the required public hearing	November 16
State Environmental Policy Act (SEPA) review initiated and public notice provided in Weekly Permit Bulletin	November 19, 2015
Washington State Department of Commerce notified of intent to amend the Land Use Code	November
Staff report prepared analyzing Land Use Code amendment for consistency with the Comprehensive Plan	December
SEPA Determination issued, and Notice of Public Hearing before the City Council provided	January
Public Hearing held before the City Council and direction regarding the final code amendment provided to staff	Late January/ Early February
Study Session held by City Council to review final code amendment language – if required	Late February
Council takes final action to adopt the code amendment	Late February/Early March
Ordinance effective	5 days following adoption and legal publication