

Advancing Economic Development Priorities

EXPANDED USE OF REGULATORY TOOLS

Meeting Work Program & Advancing Economic Development Priorities

- Experiment with new techniques or solutions
- Streamline our processes
- Respond to emerging opportunities
- Evaluate staffing and resource needs

Regulatory Tools

- Development Agreements
- Interim Official Controls
- Narrowly Scoped Land Use Code Amendments
- Contract Rezones (Concomitant Agreements)

Council Direction Needed Tonight on the Following Topics

- Interim Official Controls
 - ICBC – Downtown Livability
 - Park Place Motors – BelRed Lookback
- Development Agreement
 - Kemper Development Co. – Grand Connection
- Bellevue City Code Amendment
 - Sign Code Amendment for High-rise Signs

Interim Official Controls

- Industrial & Commercial Bank of China
 - Locate in the Plaza Building (NE 8th & 112th Ave NE)
 - Space has remained vacant for several years
 - Bank provides financial and investment services
 - Permanent regulations will be considered as part of “Downtown Livability Initiative”

Interim Official Controls

- Park Place Motors Relocation
 - Displaced by East Link
 - Limited opportunities to relocate due to BelRed code changes
 - Time sensitive due to pending East Link construction
 - Permanent regulations will be considered as part of “BelRed Lookback”

Interim Official Controls – Process

- Council can act quickly to implement temporary regulations
- A public hearing is required within 60 days of action
- Regulations are in effect for 6-months
- Can be renewed for additional 6-months periods

Council Direction

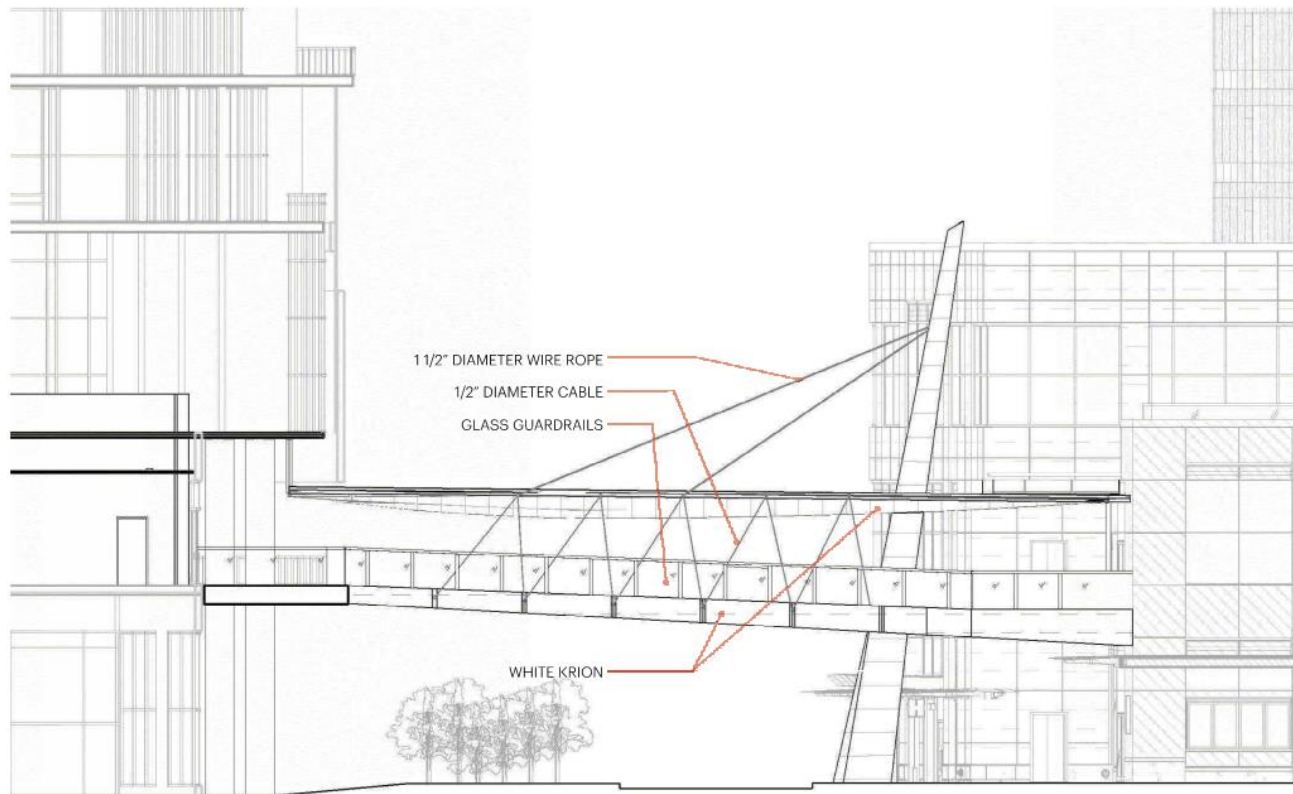
- Interim Official Controls for Council Consideration
 - ICBC – Downtown Livability
 - Park Place Motors – BelRed Lookback
- Staff Recommended Process Schedule
 - Initiate: May 9 (tonight)
 - Take Action: May 16
 - Hold Public Hearing: No later than July 11 (within 60 days)
- Council Direction

Development Agreement

- City codes establish design standards to ensure attractive high quality development
- The Pedestrian Corridor is an important element of the Grand Connection
- KDC proposed a pedestrian bridge spanning the corridor
- A pedestrian bridge was not contemplated at this location
- Use of a Development Agreement is proposed to allow this proposal to proceed

Development Agreement - KDC

- Provides a process path to secure Council Approval
- Allows KDC to maintain construction schedule
- Provides time for Balmori to complete Grand Connection design
- Allows ground plane improvements to come later
- Secures early improvements of western gateway



Lincoln Square - 6th Street

WEST ELEVATION



Brumbaugh & Associates
Landscape Architecture

HKS
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Council Direction

- Development Agreement for Council Consideration
 - Kemper Development Company Pedestrian Bridge
- Staff Recommended Process Schedule
 - Initiated: February 22
 - Hold Public Hearing: May 16
 - Take Action: May 16 or May 23
- Council Direction – feedback regarding terms of the DA

High-Rise Sign Code Amendment

- Creates Consistency with Comprehensive Plan Update
- Reduces minimum square footage to 75,000
- Maintains design, size, and location limitations
- Supports economic development goals

Council Direction

- Bellevue City Code Amendment
 - Sign Code Amendment
- Staff Recommended Process Schedule
 - Initiated: February 1
 - Hold Public Hearing: Not applicable for BCC Amendments
 - Take Action: May 9 (tonight)
- Council Direction: Action or Alternative Direction