

CITY COUNCIL STUDY SESSION

Public Hearing on the Land Use Code Amendment for the East Main Station Area, creating a new Part 20.25Q in the Land Use Code; and rezoning parcels in the East Main TOD to two new EM-TOD-H and EM-TOD-L Land Use Districts, pursuant to the new EM-TOD designation created by the East Main Comprehensive Plan Amendment. File No. 17-125852-AD.

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EXECUTIVE SUMMARY

At the June 28 study session, Council was introduced to the proposed Land Use Code Amendment (LUCA) to create a new Part 20.25Q in the Land Use Code (LUC) for the East Main Station Area. After discussion, Council directed staff to prepare and schedule this LUCA for a public hearing and identified topics that Council would like to receive additional information in future study sessions. Following the public hearing, Council is asked to provide any further direction on the content of future study sessions.

RECOMMENDATION

Hold the public hearing on the proposed LUCA and, following the public hearing, provide any further direction on the content of future study sessions.

BACKGROUND & ANALYSIS

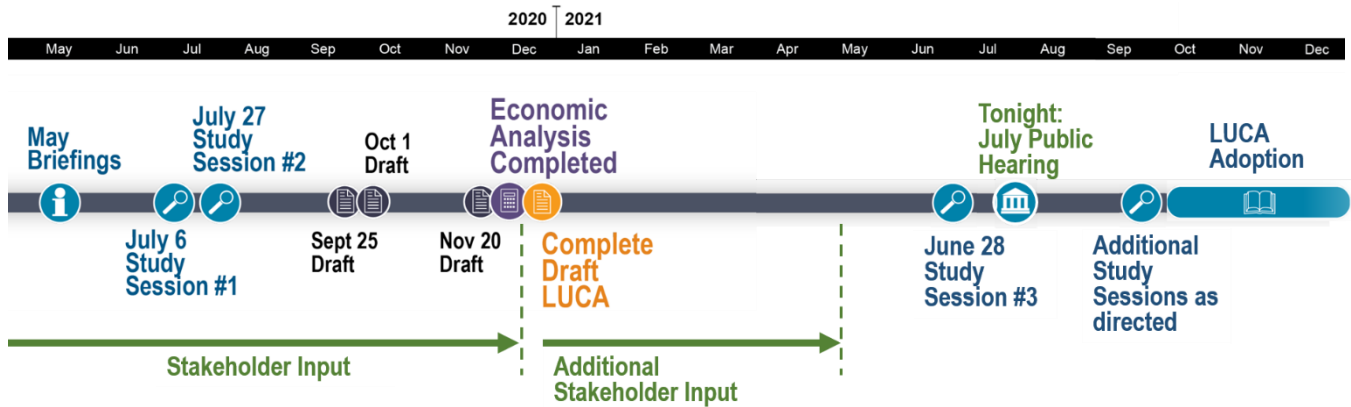
The East Main LUCA is the culmination of a City-initiated planning process for the East Main Transit Oriented Development (TOD) land use district, implementing the vision, goals and policies in the East Main CPA, adopted by Ordinance No. 6545 in May 2019. The proposed LUCA establishes requirements, standards, and design guidelines for land uses, height and form, FAR, the amenity system, landscaping, parking, street and pedestrian circulation, pedestrian bridge, and other development elements for the East Main TOD; and rezones parcels to two new EM-TOD-H and EM-TOD-L Land Use Districts.

Council was introduced to the proposed LUCA at the June 28 study session. Council also received a list of requested changes to the proposed LUCA from the property owners-stakeholders Wig Properties and Bellevue Athletic Club. Staff collated and added notations to this list to identify possible adjustments to the LUCA that Council may consider. After discussion, Council directed staff to prepare and schedule this LUCA for public hearing, and identified topics and information that Council would like to consider in future study sessions.

Notice of this public hearing included publication of a staff report, included with this memorandum as Attachment A. The staff report described the background, process, and components of the LUCA and how the proposed LUCA met the decision criteria for amendments of the text of the LUC, and included the draft LUCA. The staff report also included a summary and discussion of the requests and possible adjustments submitted by the above-noted stakeholders to this City-initiated LUCA, and the collated

and annotated list was included as an attachment.

Review Process



POLICY & FISCAL IMPACTS

Policy Impact

The proposed draft LUCA creating a new Part 20.25Q LUC will implement the vision and policies adopted in the CPA for the East Main Station Area.

Fiscal Impact

There is no fiscal impact associated with implementing this proposed LUCA.

OPTIONS

1. Hold the public hearing on the proposed LUCA and, following the public hearing, provide any further direction on the content of future study sessions.
2. Do not hold the public hearing on the proposed LUCA and provide alternative direction to staff.

ATTACHMENTS & AVAILABLE DOCUMENTS

- A. Staff Report with Attachments (A. Proposed East Main LUCA Strike-Draft; and B. Stakeholder Requests and Possible Adjustments, July 28, 2021)

AVAILABLE IN COUNCIL LIBRARY

N/A