



Shelter Land Use Code Amendment Policy Discussion

Bellevue City Council
May 21, 2018

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Meeting Objectives

- Provide Direction to Staff on Policy issues related to the Shelter Permitting LUCA
- Direction is necessary to:
 - Confirm code responds to Council Direction
 - Consider policy topics raised during public engagement
 - Undertake final code drafting in preparation for the required public hearing



Shelter Permitting LUCA Review Plan

- ✓ **March 5:** Endorse Shelter Permitting LUCA Review Schedule
- ✓ **March 7 – April 7:** Conduct public engagement to inform LUCA Drafting
- ✓ **April 23:** Introduce initial Draft Shelter Permitting LUCA
- ✓ **May 7:** Discuss Policy Topics

Why and What: Purpose, Applicability and Definitions

Permitting Process: Approval Process, Submittal Materials and Good Neighbor Agreement Advisory Process

May 21: Discuss Policy Topics

Remaining Topics from May 7 -

Where and How: Use Charts, Development Standards/Use Requirements and Design Guidelines

June 11: Hold Public Hearing (tentative date)

June 25: Adopt Final Ordinance (tentative date)



City's Shelter Permitting Response



2016 – 2018

Policy Framework

Community Input
Due Diligence Report
Best Practices
Citywide Survey

2018

Land Use Code Amendments

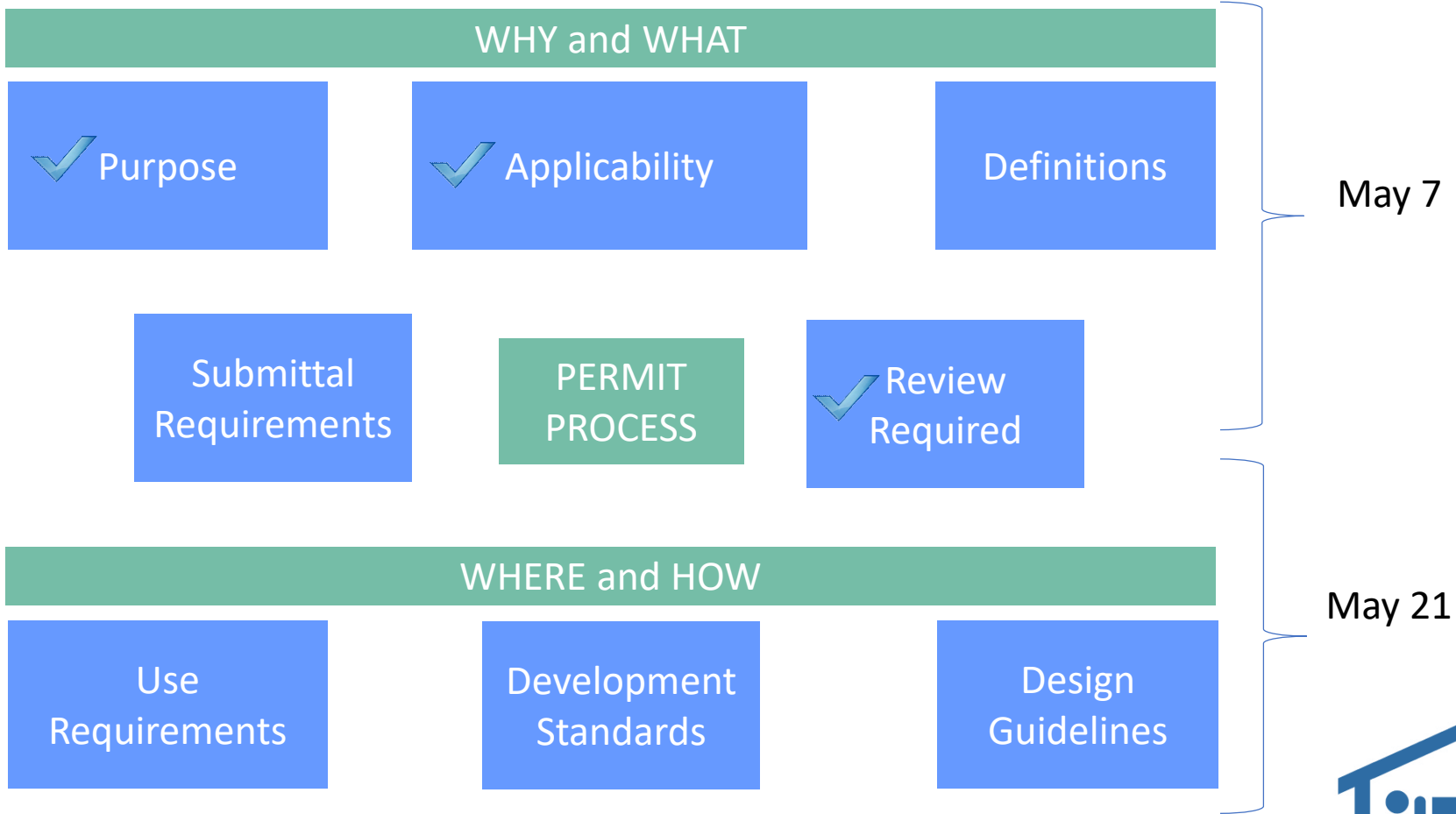
Use Requirements, Definitions,
Development Standards, Design
Guidelines and Facility Operations

Shelter Permitting

City Approval Process



Organization of Draft LUCA



Policy Questions

Remaining after May 7
Council Study Session



Why and What - Definitions

The **Definitions Section** describes terms that are used in the LUCA to ensure consistent administration of the code and decrease misunderstandings.

- **Code Drafting Refinements since last draft:**
 - References to “the homeless” removed and replaced with “people experiencing homelessness”
 - “Vehicles” added to place not meant for human habitation
- **Council Policy Discussion Item (Memory Book)**
 - Should the citywide Safe Injection Site prohibition be referenced within the Draft LUCA?



Permitting – Submittal Requirements

The **Submittal Requirements** section describes the information that is needed to enable City review of a shelter permit application and to facilitate public input.

- **Code Drafting Refinements since last draft:**
 - Code of Conduct revised in response to Council interest that the Draft LUCA not be perceived as criminalizing homelessness.



Permitting – Submittal Requirements

Council Policy Discussion / Memory Book Items

- **Standard Operating Procedures**
 - Should operators be encouraged to collect personal information from people seeking access to Homeless Services Uses to maximize opportunities to secure public funding?
- **Code of Conduct Provisions**
 - Has the City Council's interest been met to ensure the LUCA is not perceived as criminalizing homelessness?
 - Should a Community Service Program be included that requires Operator and occupant participation?
 - Should grounds for removal from the shelter (e.g., for disruptive behavior, theft, illegal drug use, etc.) be included?
- **Security Plan**
 - Should consent to a warrant search be included as part of the Security Plan for granting access to a permanent shelter?



Permitting - Process

The **Permitting Process** sections describe procedures to review and decide on a shelter permit application.

- **Code Drafting Refinements since last draft:**
 - Notice mailing radius expanded from 500 to 600 feet.
 - GNA Advisory Committee selection radius expanded from 500 to 600 feet.
 - GNA Advisory Committee provisions revised in response to Council discussion of interests.



Permitting – Process

Council Policy Discussion / Memory Book Items

- **Project Notice**

- Should the notice mailing radius be increased beyond 600 feet?
- Should the required notice types be expanded?

- **GNA Advisory Committee Member Selection Radius**

- Should the participation radius for GNA Advisory Committee members be increased beyond 600 feet?



Permitting – Process

Council Policy Discussion / Memory Book Items

- **GNA Advisory Committee Member Composition**
 - Has the City Council’s interest been met regarding total group size and range of representation?
- **GNA Advisory Committee Member Commitment**
 - Has the City Council’s interest been met regarding expectations for member participation?
- **GNA Advisory Committee Scope of Work**
 - Should the GNA Advisory Committee work include creation of metrics for shelter success?



Policy Questions

Anticipated for May 21
Council Study Session



Framework for Consideration of Policy Topics

Comments Offered

Community Input
Due Diligence Report
Best Practices
Citywide Survey

Comments Incorporated

Submittal Requirements
Good Neighbor Agreement
Standard Operating
Procedures
Development Standards

Comments Remaining

For City Council
LUCA Policy Discussion
or
Other Ongoing Work
Program



Where and How- Use Regulations

The **Use Regulations** sections include the regulations specific to Homeless Services Uses.

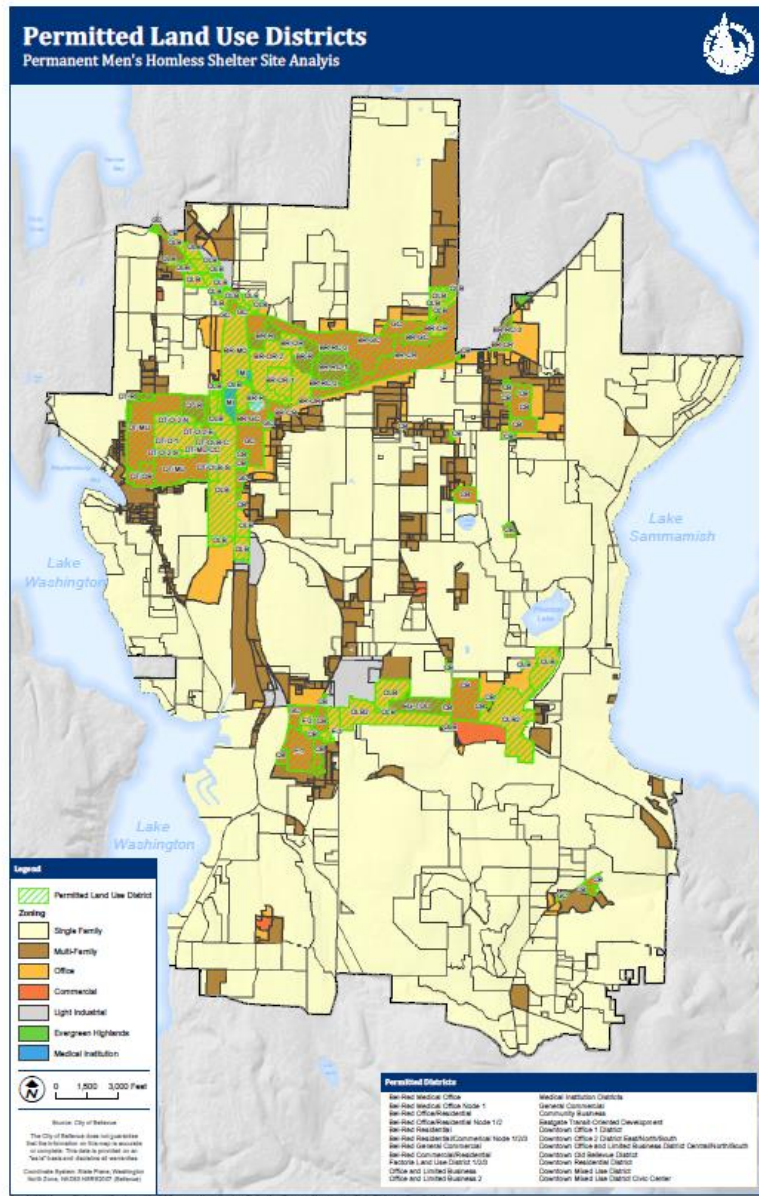
- **Use Charts** describe where a Homeless Services Use is allowed to locate subject to permit approval.
- **Code Drafting Refinements to Use Charts:** errata
- **Themes Not Reflected: Use Charts**
 - Does not allow Homeless Services Uses in residential districts.
 - Does not allow Homeless Services Uses in Light Industrial districts.
 - Does not limit Homeless Services Use to Downtown and BelRed.
 - Does not limit Homeless Services Uses to one per subarea.
 - Does not entirely prohibit Homeless Services Uses in Bellevue.
- **LUCA Memory Book Feedback:** none



Permitted Land Use Districts

– Use Charts

- Commercial
 - GC
 - CB
 - EG-TOD
- Office
 - OLB and OLB-2
- All Downtown Districts
- BelRed
 - All Districts
 - Except BR-ORT
- All Factoria Districts
- All Medical Institution Districts



Where and How- Use Regulations

The **Use Regulations** sections include the regulations specific to Homeless Services Uses.

- **Use Requirements** include regulations that are specific to Homeless Services Uses.
- **Code Drafting Refinements to Use Requirements: errata**
- **Themes Not Reflected: Use Proximity/Separation**
 - Does not require proximity to Police Department or State Patrol.
 - Does not require proximity to job retraining.
 - Does not require proximity to 24-hour health care.
 - Does not require buffers or separation from “sensitive uses.”
- **LUCA Memory Book Feedback:**
 - Should buffers or separation distances be added?



Where and How- Use Regulations

The **Use Regulations** sections include the regulations specific to Homeless Services Uses.

- **Operational Requirements** include regulations that are specific to operation of a Homeless Services Uses.
- **Code Drafting Refinements to Operational Requirements**: errata
- **Themes Not Reflected: Operational Requirements**
 - Prescriptive requirements that would not apply to all shelters.
 - Limitations on duration of shelter stays.
 - Insurance requirements.
- **LUCA Memory Book Feedback**: none



Where and How- Use Regulations

The **Use Regulations** Sections include the regulations specific to Homeless Services Uses.

- **Development Requirements** include regulations that are specific to structures that house a Homeless Services Use.
- **Code Drafting Refinements to Development Requirements**: errata
- **Themes Not Reflected: Development Requirements**
 - Separate room for each shelter occupant.
 - Accommodation of pets.
 - Spaces for collaboration and team building.
- **LUCA Memory Book Feedback**: none



Where and How- Design Guidelines

The **Design Guidelines** include suggestions to ensure the site and structure housing a Homeless Services Use is compatible with its surroundings.

- **Code Drafting Refinements since last draft:**
errata
- **Themes Not Reflected: Design Guidelines**
 - Design suggestions that are not generally compatible with the underlying design districts.
- **LUCA Memory Book Feedback:** none



LUCA Policy Discussion / Memory Book

Recap

- May 7 – Follow-up Topics
 - ✓• Definitions – prohibition on SISs
 - ✓• Submittal Requirements
 - Standard Operating Procedures
 - Code of Conduct
 - Security Plan
 - ✓• Permitting Process – Project Notice
 - ✓• Permitting Process – GNA Advisory Committee
 - Member Selection Radius
 - Member Composition
 - Member Commitment
- May 21 – What we Heard Tonight
 - Use Charts
 - Use Requirements (Proximity/Buffers/Separation)
 - Operational Requirements
 - Development Requirements
 - Structure Design



LUCA Review Plan – Remaining Steps

Plan Endorsed by the City Council

- ✓ • May 7: Policy Discussion
- ✓ • May 21: Policy Discussion
- June 11: Public Hearing (tentative date)
- June 25: Final Adoption (tentative date)

Contingency Dates

- June 4 (only if Public Hearing scheduled June 25)
- July 9 *
- July 16
- July 23
- August 6 (Interim Official Control Expires)

** Consider extension of IOC if permanent regulations will not be adopted by August break*



Questions and Feedback

