

Development Services

Bellevue Development Committee

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Development Services Department

August 14, 2024

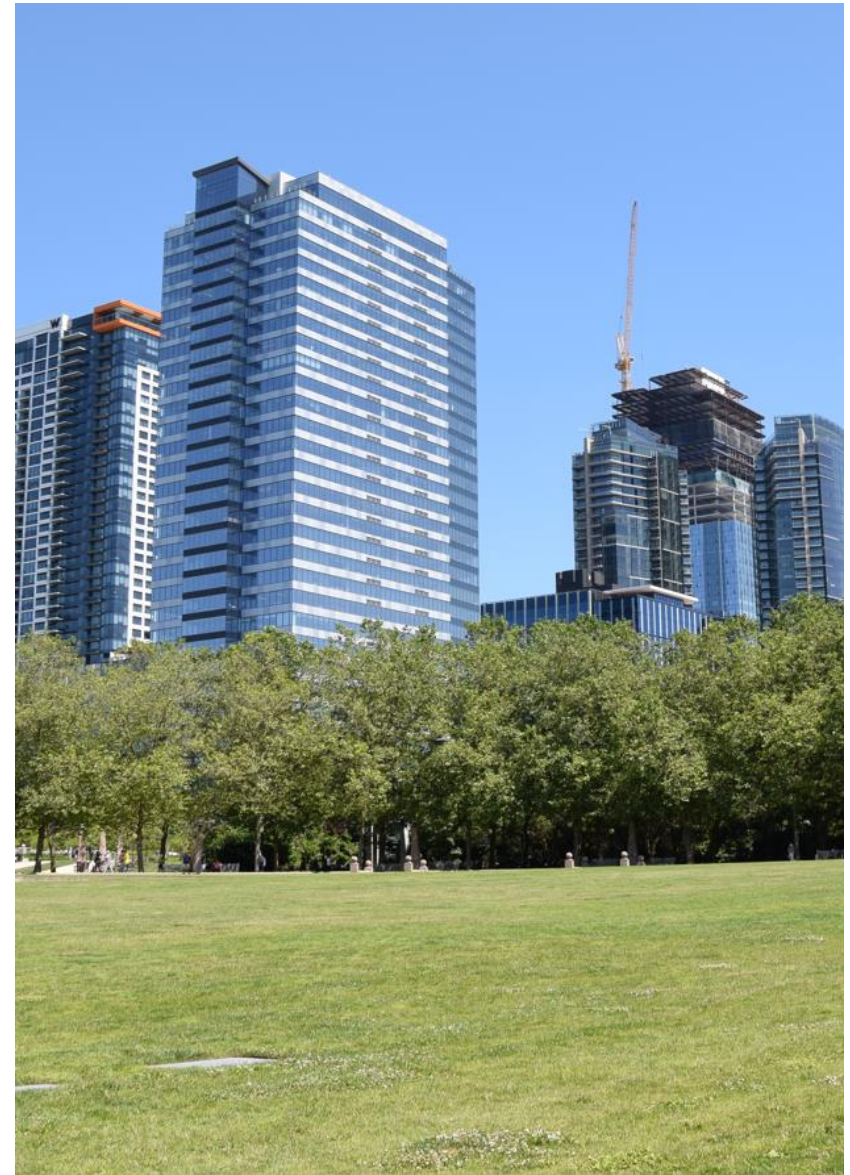


Welcome & Networking



Agenda

1. Welcome & Networking
2. Wilburton Land Use Code Update
3. Code & Policy Update
4. BDC Wilburton Sub-Team
5. Closing & Next Meeting





Wilburton Land Use Code Amendment (LUCA) Update



Agenda

1. Engagement Look-Back
2. Updates to LUCA (so far)
3. Next Steps



LUCA Engagement (so far)

LUCA Draft Released May 31

June

- 6/5: WPOG
- 6/12: BDC
- 6/18: BDA
- 6/28: Affordable Housing Groups

July

- 7/1: WPOG
- 7/10: BDC
- 7/16: WPOG
- 7/18: Public Info Session
- 7/26: Sub-Team Workshop 1
- 7/29: Sub-Team Workshop 2

August

- 8/8: Sub-Team Workshop 3
- 8/14: BDC
- Additional Workshops (To Be Scheduled)



Updates to LUCA

Access and Connectivity

What we heard	LUCA Updates
More flexibility needed for block perimeters.	<ul style="list-style-type: none">• Exempted sites <100k sf from block requirements• Allowing for averaging of block sizes.
Access corridors too wide.	<ul style="list-style-type: none">• Removed minimum width from LUC.• Design Guide reduced widths to minimum necessary.
Eastrail access is difficult to achieve in many locations.	<ul style="list-style-type: none">• Amended emergency access requirement to just two specific locations.• Allow for upper-level connections from Eastrail to adjacent buildings where grade differences exist.



Updates to LUCA

Allowed Uses, Dimensions

What we heard	LUCA Updates
Allow for more flexibility for certain uses and avoid challenging nonconformances	<ul style="list-style-type: none">• Removed prohibition of on-site inventory for auto sales.• Allowing for departures for:<ul style="list-style-type: none">• Manufacturing to exceed 20,000 sq. ft.• Surface parking to exceed 10% of site area.• Removed minimum FAR standard.
Desire for clarity, flexibility for floor plate standards.	<ul style="list-style-type: none">• Midrise buildings (<100' tall) have unlimited floor plates.• Allowing for floor plate averaging.• Increased floor plates for mass timber construction.• Allowing for departures for medical/life science floor plates.• Added connected floor plate provisions.



Updates to LUCA

Nonconformances

What we heard	LUCA Updates
Align nonconformance section with existing Downtown, BelRed standards	<ul style="list-style-type: none">• No change.• Seeking to consolidate nonconformance provisions in the code.• Will be presenting this issue to PC/Council for final direction.



Updates to LUCA

Green Building

Certification Programs

Dev. Type	Tier 1 (Base)	Tier 2	Tier 3
Res.	Built Green 3-Star LEED Silver	Built Green 4-Star LEED Gold	Built Green Emerald LEED Platinum
Nonres.	LEED Silver	LEED Gold Living Building Core	LEED Platinum Living Building Petal



Updates to LUCA

Green Building

Performance Standards

	HERS Index Rating (Res. Only)	Energy Star Rating (Non-Res. Only)	Embodied Carbon Disclosure	Const./Demo. Waste Diversion
Tier 1 (Base)	≤ 50	> 75	Disclosure required	80% diversion
Tier 2	≤ 40	> 85	Disclosure required + 10% reduction	85% diversion
Tier 3	≤ 30	> 90	Disclosure required + 20% reduction	90% diversion



Updates to LUCA

Green Building

Performance Standards (Cont'd.)

	EV Infrastructure (Res./Nonres.)	All-Electric Buildings	District Energy
Tier 1 (Base)	Not required	Not required	Connect to system where applicable; or Equivalent performance heating/cooling system
Tier 2	EV Capable: 65% / 10% EV Ready: 25% / 10% EV Charging: 10% / 10%	Required	
Tier 3	EV Capable: 10% / 10% EV Ready: 80% / 10% EV Charging: 10% / 10%	Required	



Next Steps

- Remaining topic areas for LUCA Workshopping:
 - Site Organization
 - Building Design
 - Procedures
 - Eastrail and Grand Connection
 - Amenity Incentive System
 - Affordable Housing
- Dates TBD – stay tuned!



Questions

PS: Thank you everyone for your feedback, time, and energy throughout this process! I have really enjoyed getting to know and working with all of you.

Best wishes as you continue this work in my absence!

-Caleb



Code and Policy Update



Upcoming Input Opportunities

Residential Redevelopment (HB 1042) LUCA

- Planning Commission Study Session: **September 25**

Permit Streamlining (SB 5290) LUCA

- City Council Study Session: **October 15**
- City Council Public Hearing & Action: **Q4 2024**

Objective Design Standards (HB 1293) LUCA

- Planning Commission Study Session: **October 23**



Upcoming Input Opportunities

Sign Code BCCA

- City Council Initiation: **August 6**
- Legal Analysis and Outreach: **Q4 2024-Q2 2025**

Increased Residential FAR Phase 2: Mixed Use Land Use Districts LUCA

- Outreach: **Fall 2024**
- Planning Commission: **Q4 2024 – Q1 2025**
- City Council: **Q2 2025**



Upcoming Input Opportunities

Middle Housing (HB 1110)

- Outreach: **Fall 2024**
- City Council Check-in: **Q4 2024**
- Planning Commission: **Q1 2025**
- City Council: **Action by June 30, 2025**

BelRed Look Forward

- City Council Initiation following CPA Action: **Q4 2024**
- LUCA Action: **Q2 2025**



BDC Wilburton Sub-Team



Closing and Next Meeting

- Next meeting date: 9/11/2024
- Time and location: 1:00 – 4:00PM at City Hall
- Thank you!





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