

# Wilburton Vision Implementation

Draft Land Use Code Amendment (LUCA) Overview

# Agenda

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1. Background
2. Land Use Districts (Zoning)
3. Land Uses
4. Design Standards
5. Amenities and Incentives
6. Economic Analysis
7. Next Steps



# Disclaimer!

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The contents of this draft LUCA do not represent staff's final recommendations.

Staff intend to use this draft as a starting point for conversations with the community and stakeholders, which will ultimately inform a staff recommendation to the Planning Commission and City Council later this year.

Thank you in advance for providing your feedback and helping craft this LUCA!



# Policy Implementation

## Cultural & Community Connections



Active, vibrant identity



Unique mix of businesses



Multimodal connections

## Future Land Use



Trail- and transit-oriented



Diverse and affordable housing



Range of implementation tools

## Open Space & Natural Systems



Urban park system



Enhance natural features



Sustainable district



Eastrail linear park

# LUCA Options A and B

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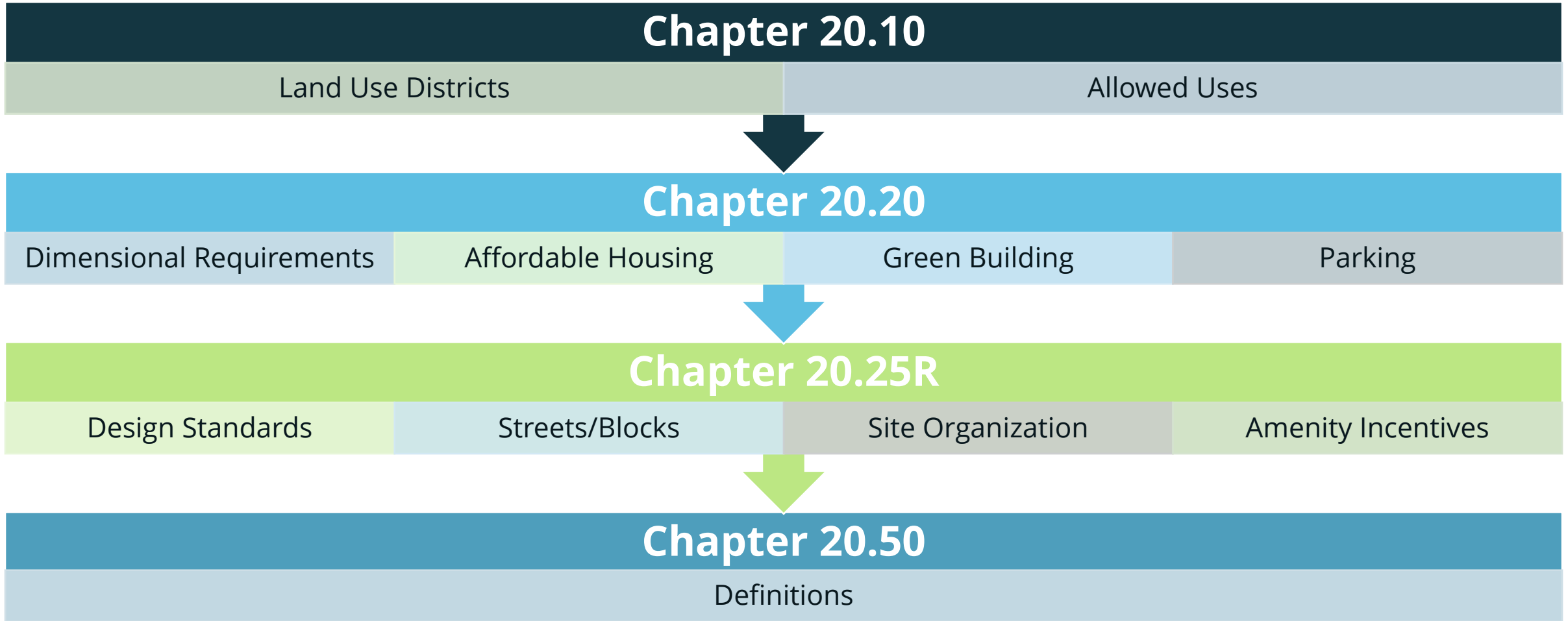
## Option A Draft

- Higher base FARs
- Mandatory affordable housing approach
- No Medical Office district
- No minimum parking requirements

## Option B Draft

- Lower base FARs
- Incentive-based affordable housing approach
- Includes Medical Office – Highrise District
- Minimum parking requirements

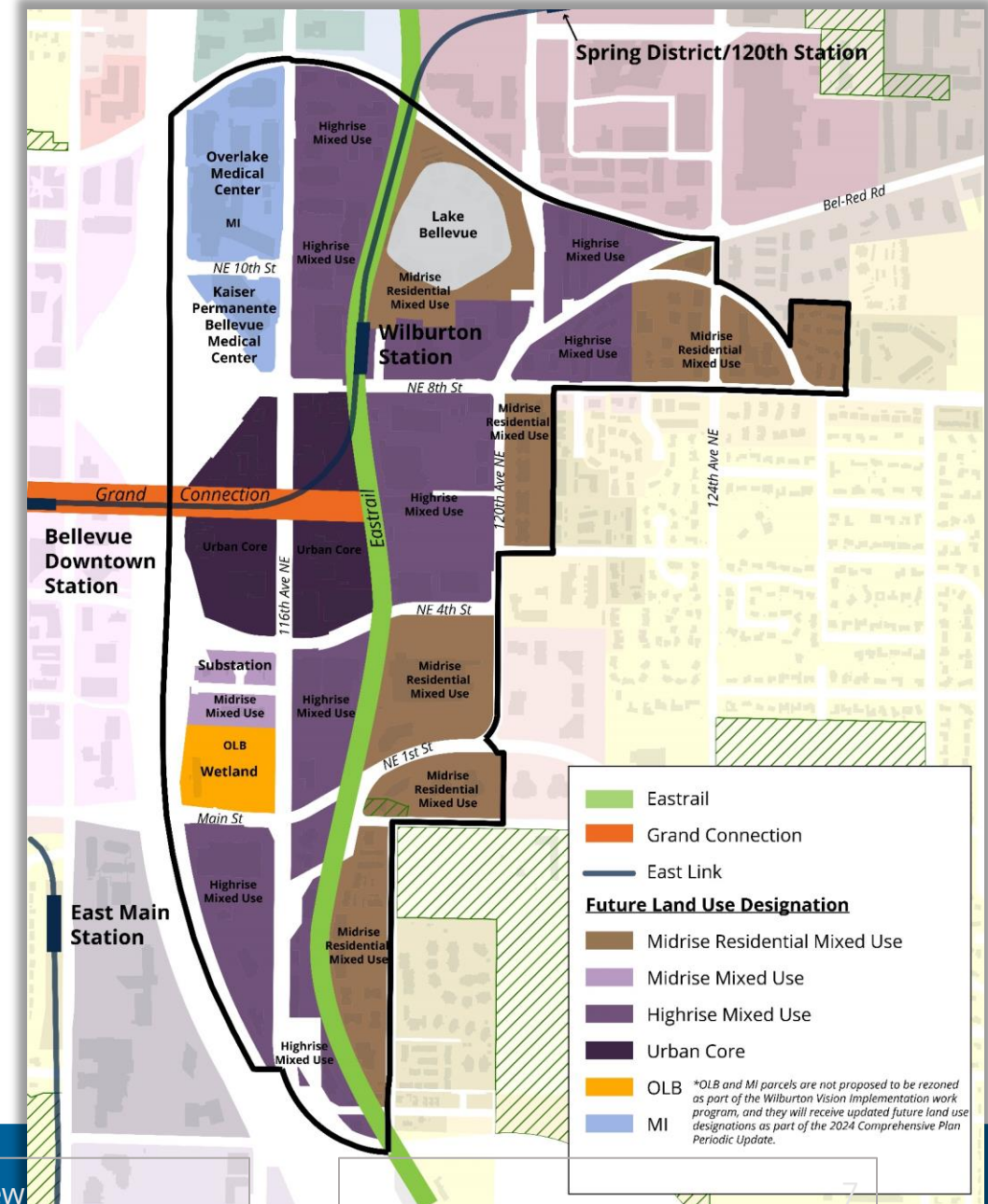
# Organization of LUCA



# Land Use Districts (Zoning)

LUC 20.10.020, .398

- Zoning to track 1:1 with Future Land Use Map
  - Urban Core
  - Mixed-Use Highrise
  - Mixed-Use Midrise
  - Mixed-Use Residential Midrise
- Medical Office-Highrise District proposed as Opt. B
- No overlays proposed



# Land Uses: Allowed Uses

LUC 20.10.445

*All land uses permitted outright in Mixed-Use Land Use Districts, except:*

## Special Requirements

- Auto sales: only showrooms (no on-site inventory)
- Manufacturing: <20,000 sq. ft.
- Surface parking lots must be <10% site area

## Conditional Uses

- Cannabis retail
- Homeless Services Uses
- Schools
- Utility Facilities

## Prohibited

- Agricultural processing
- Drive-in businesses and drive-thrus
- Warehouses and self-storage



# Land Uses: Nonconformances

*LUC 20.20.560*

## Nonconforming Structures

- OK to remodel up to 100% value of building
- No expansions of floor area

## Nonconforming Uses

- OK to remain unless discontinued/abandoned 1 year
- OK to expand up to 20% or 20k SF (whichever less)
  - More requires CUP

## Nonconforming Sites

- Any changes to site must conform to code
- Remodels of structures on nonconforming sites
  - >100% value: full site compliance
  - >30% value: proportional compliance
- Expansions of structures on nonconforming sites
  - >50% floor area: full site compliance
  - <50% floor area: proportional compliance



# Parking

LUC 20.20.590

## Option A:

- No parking minimum

## Option B:

- Min. 50% of citywide parking requirements

# Density/Dimensional Standards

LUC 20.20.010

## OPTION A

	UC		MU-H		MU-M	MUR-M
Development Type	Nonres.	Res.	Nonres.	Res.	All	All
Base Height	250'	250'	100'	160'	N/A	N/A
Max Height	450'	450'	250'	250'	100'	100'
Min. FAR	2.0	2.0	2.0	2.0	1.0	1.0
Base FAR	6.0	8.0	4.0	6.0	2.5	2.5
Max. FAR	10.0	Unlimited	8.0	Unlimited	4.0	4.0
Maximum Floor Plate Above 55'	25,000 gsf	13,500 gsf	25,000 gsf	13,500 gsf	N/A	N/A



# Density/Dimensional Standards

LUC 20.20.010

## OPTION B

	UC		MU-H		MO-H	MU-M	MUR-M
Development Type	Nonres.	Res.	Nonres.	Res.	All	All	All
Base Height	250'	250'	100'	160'	160'	N/A	N/A
Max Height	450'	450'	250'	250'	250'	100'	100'
Min. FAR	1.0	1.0	1.0	1.0	2.0	1.0	1.0
Base FAR	2.0	2.5	2.0	2.5	3.0	2.5	2.5
Max. FAR	10.0	Unlimited	8.0	Unlimited	8.0	4.0	4.0
Maximum Floor Plate Above 55'	25,000 gsf	13,500 gsf	25,000 gsf	13,500 gsf	25,000 gsf	N/A	N/A



# Streets & Blocks

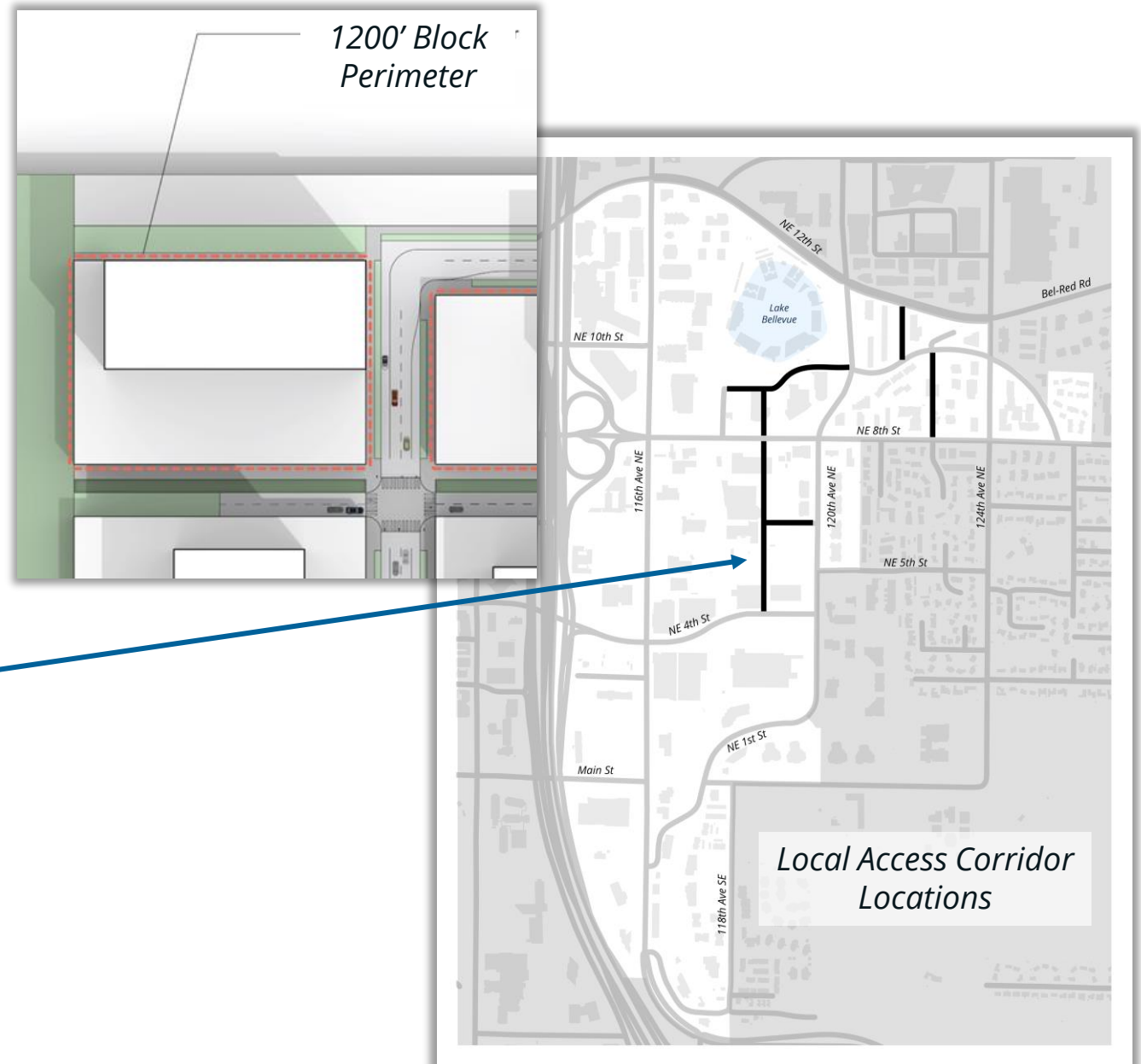
LUC 20.25R.020

## Blocks

- Maximum perimeter: 1,200 ft.
- Maximum north-south length: 350 ft.
- Can be bounded by ROW, private access corridors, Eastrail, or Grand Connection

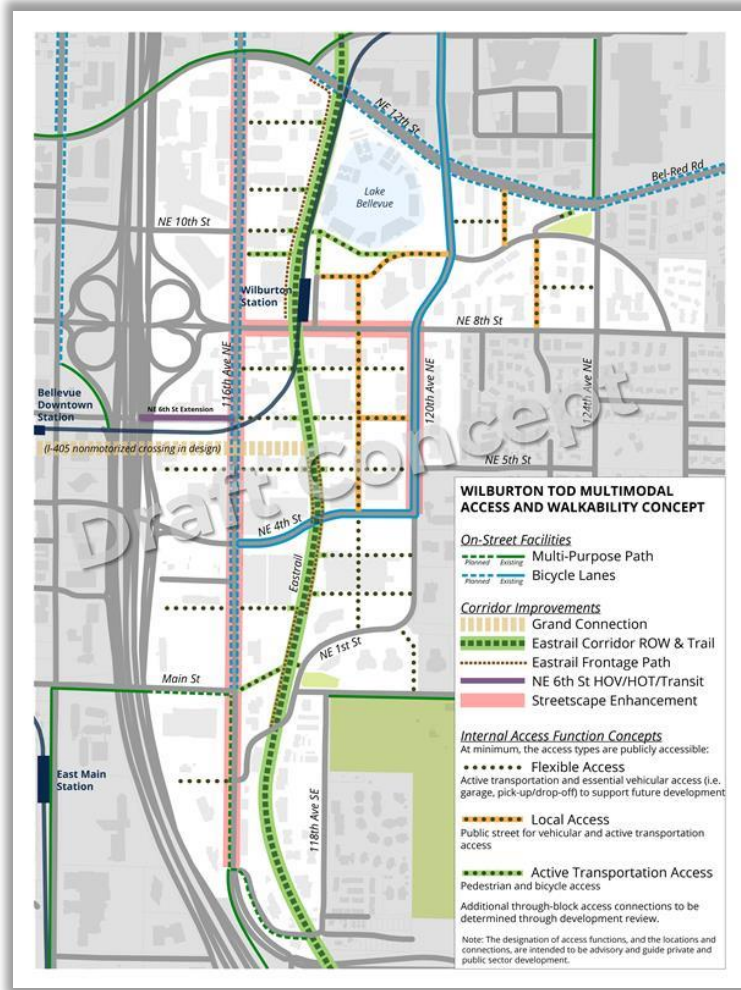
## Access Types

- Local Access
  - Public streets
  - Fixed location (black lines)
- Flexible access
  - Private vehicular/ped/bike access
  - Flexible location
- Active Transportation Access
  - Private ped/bike access
  - Flexible location

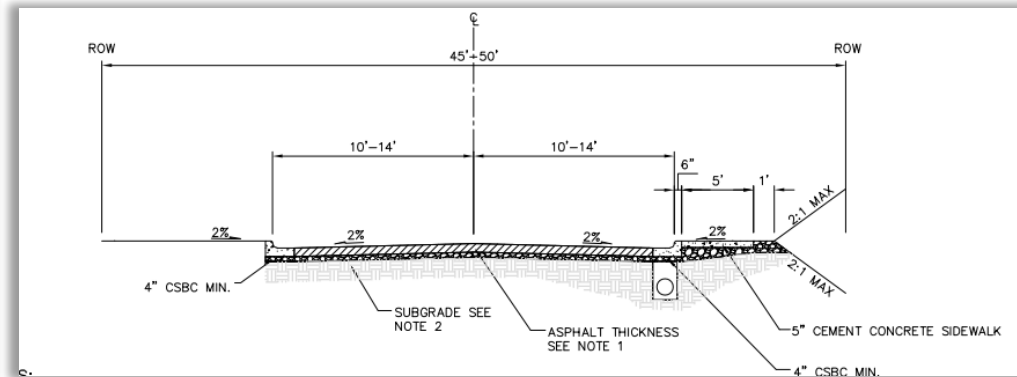


# Streets & Blocks

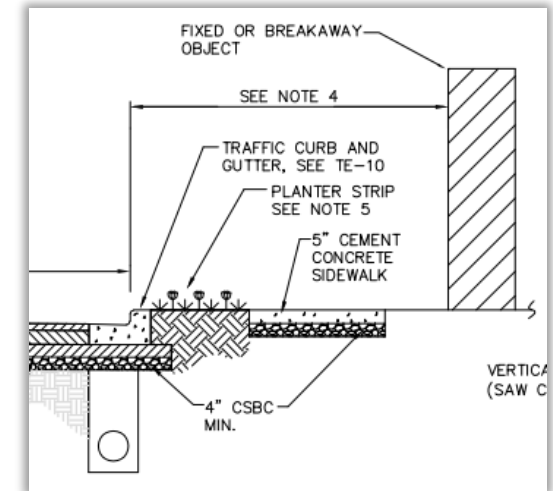
LUC 20.25R.030



- **Access Concepts Design Guide** currently under development
- Appendix to Transportation Design Manual; lays out location, design parameters, and outcomes for LUC-required access
- Diagrams and engineering details for:
  - Access types described in concepts map
  - Frontage improvements for arterials
  - Intersections
  - Eastrail connections
- Standards based on project-specific needs



*Note: Drawings from existing Transportation Design Manual standards, used for examples only.*

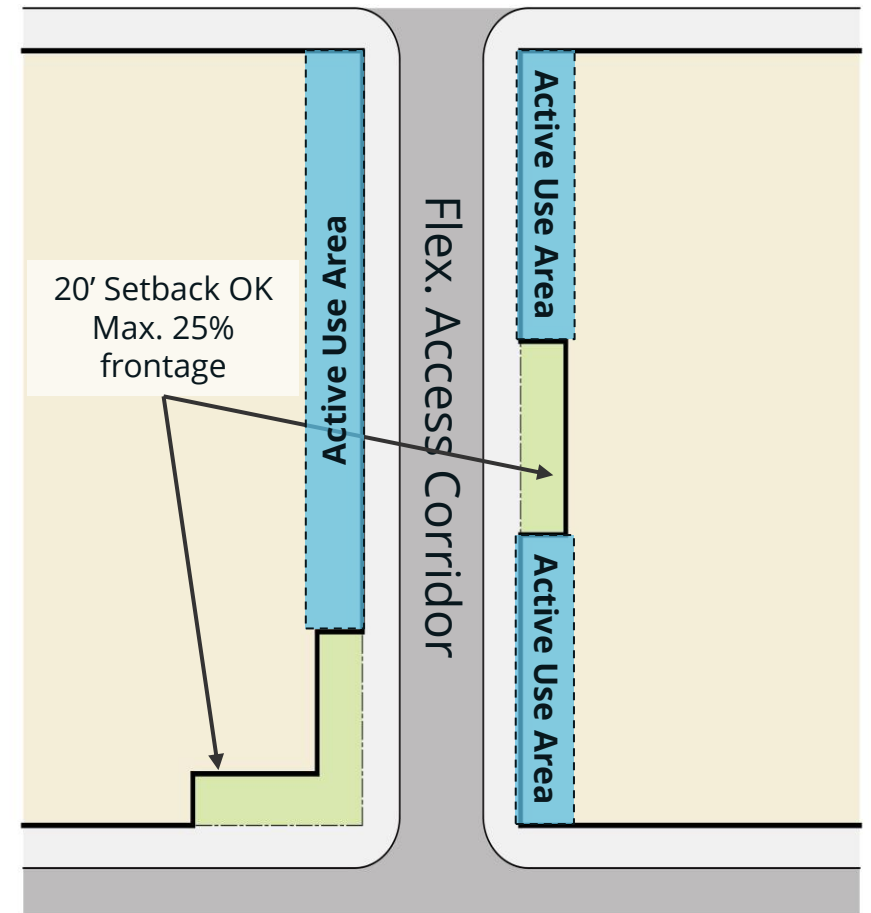


# Site Organization

LUC 20.25R.030

## Build-to Lines & Active Uses

- Build-to lines along:
  - Flex access corridors
  - Local streets
  - Eastrail and Grand Connection
- 90% of build-to line length must be occupied by active uses
  - Can reduce to 50% on flex access where Eastrail/GC also required
- Modulation allowed with build-to lines



# Site Organization

LUC 20.25R.030

## Open Space

- Minimum 15% site area
  - 10% for sites <25,000 sq. ft.
- Open space elements:
  - Min. 50% planted space
  - No one OS area can be <500 sq. ft.
  - Max 30% can be on podium or rooftop
  - Must be publicly accessible
- Portions of access corridors qualify as open space with:
  - Increased sidewalk, landscape widths
  - Plaza located along corridor





# Site Organization

LUC 20.25R.030

## Green Factor

- Same system as Downtown
- Increased tree retention scores
- 0.3 minimum score

## Vehicular Circulation

- Minimize ped. and vehicular conflicts
- Restrictions on service vehicle circulation

## Bicycle Storage

- Same ratio as Downtown
- 15% must be short-term racks outdoors

# Building Design

LUC 20.25R.040

Allowance for  
mech. equip.

Max. Height



## Allowable Projections

- Above building height limits:
  - 30' for mechanical equipment
  - 45' for medical/life sciences uses
  - Renewable energy generation exempt
  - Must be non-occupiable space
- Floor plate limits:
  - Med/life science uses exempt from floor plates up to 100' in height

# Building Design

LUC 20.25R.040

## Podium and Tower

Standard	Dimension
Podium façade height	55 feet
Tower setback above podium	15 feet
Tower separation	60 feet

## Other building elements

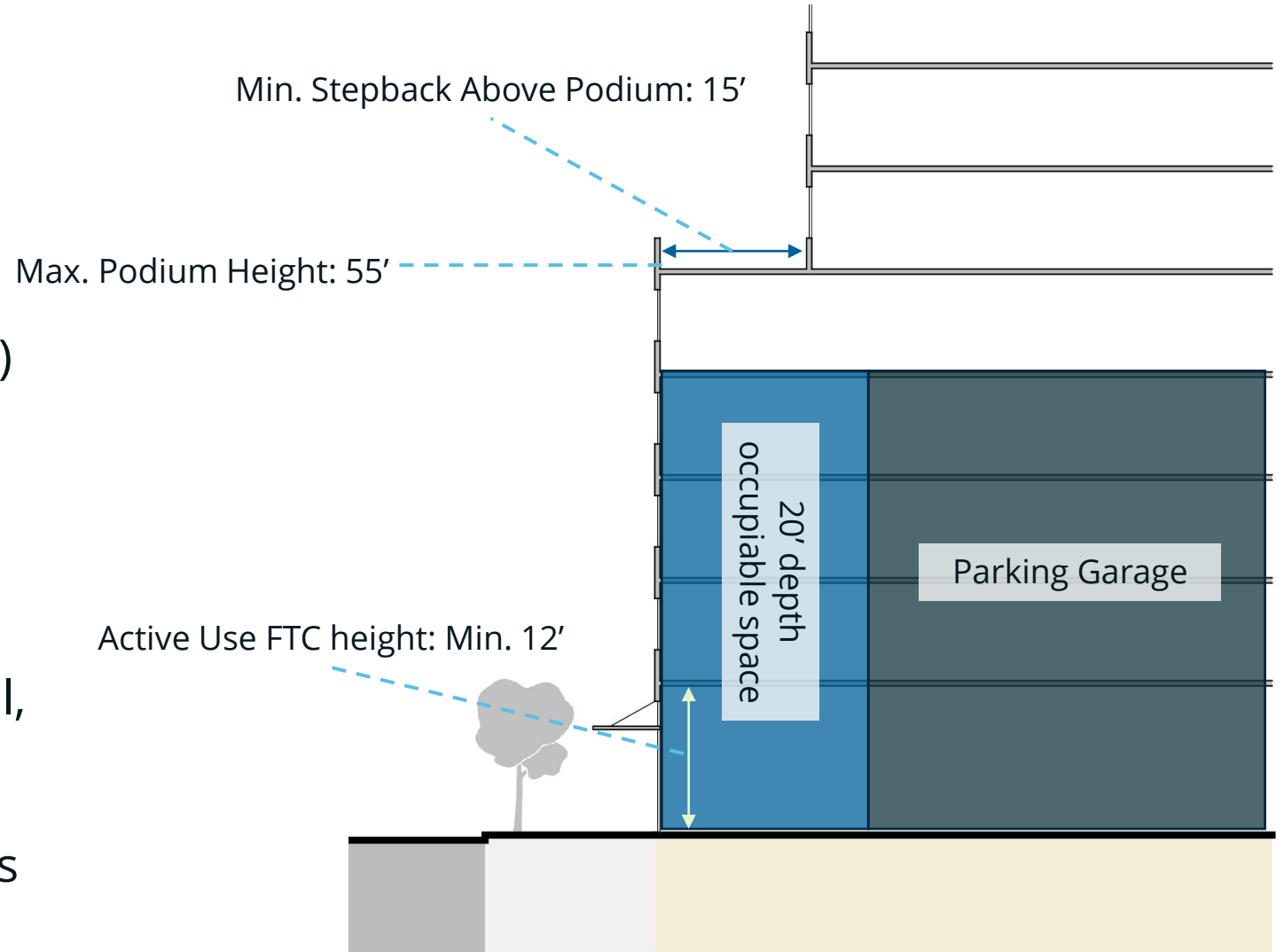
- Top of podium:
  - 10% area must be green roof, landscaping, or planter boxes
- Mechanical equipment:
  - Same standards as Downtown
  - Air intake/exhaust control standards apply



# Building Design

LUC 20.25R.040

- Active Use Spaces:
  - Min. 20' depth
  - Min. 12' floor-to-ceiling (FTC)
- Above-grade parking structures:
  - Min. 20' depth commercial space where fronting along ROW, private access, Eastrail, Grand Connection
  - Design treatments for exposed upper-level facades
  - Must be built for future conversion

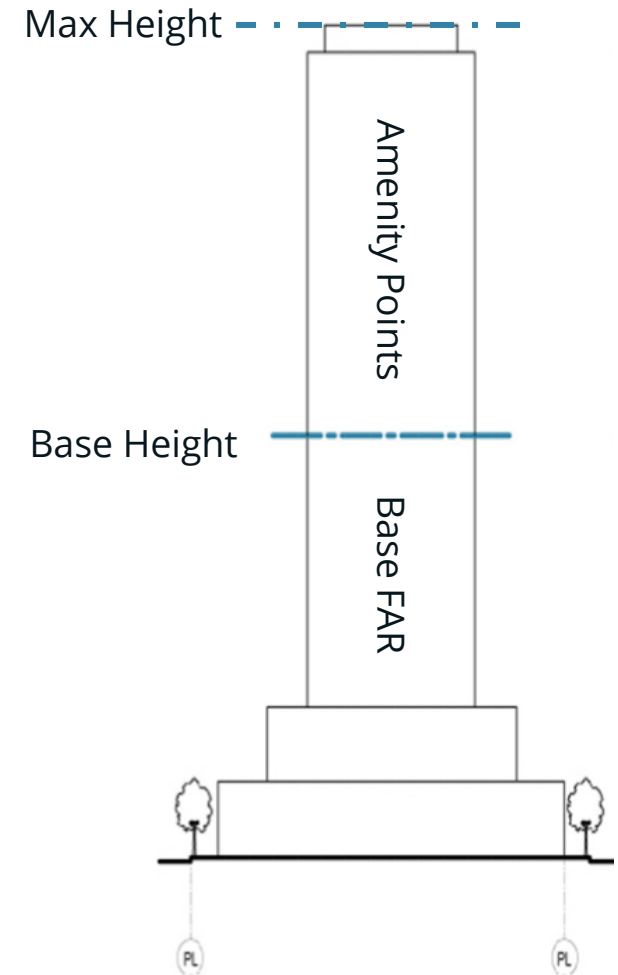


# Public Amenities & Incentives

LUC 20.25R.050

## Amenity Incentive System – How it works:

- 1 point = 1 sq. ft. of floor area above base FAR
- Amenity Incentive System required for more than base FAR or height
- You can earn as many amenity points as needed to go up to maximum FAR and height



# Amenity Incentives: Options A & B

LUC 20.25R.050

Amenity Provision	Option A	Option B
Required with no FAR bonus or exemption:	<ul style="list-style-type: none"> <li>Eastrail-related improvements (on-site)</li> <li>Green building certification</li> <li>Open space (15% site area)</li> </ul>	<ul style="list-style-type: none"> <li>Eastrail-related improvements (on-site)</li> <li>Green building certification</li> <li>Open space (15% site area)</li> </ul>
Required with FAR exempt:	<ul style="list-style-type: none"> <li>Affordable housing</li> <li>Active use space</li> </ul>	<ul style="list-style-type: none"> <li>Active use space</li> </ul>
Voluntary with additional bonus and/or exempt FAR:	<ul style="list-style-type: none"> <li>Affordable housing (above min.)</li> <li>Affordable commercial space</li> <li>Critical area enhancement</li> <li>Eastrail improvements (within corridor)</li> <li>Family-sized housing units</li> <li>Grand Connection construction</li> <li>Green building certification (above min.)</li> <li>Open space (above min.)</li> </ul>	<ul style="list-style-type: none"> <li><b>Affordable housing must be first amenity used</b></li> <li>Affordable commercial space</li> <li>Critical area enhancement</li> <li>Family-sized housing units</li> <li>Eastrail improvements (within corridor)</li> <li>Grand Connection construction</li> <li>Green building certification (above min.)</li> <li>Open space (above min.)</li> </ul>

# Affordable Housing

*LUC 20.20.128 & 20.25R.050*

## Option A

- Minimum affordable housing required within base FAR
  - 15% of units at 80% AMI; or
  - 10% at 60% AMI; or
  - 5% at 50% AMI
- Fee-in-lieu available
- Bonus points in amenity incentive system for add'l units
  - 4 points per sq. ft. 80% AMI units
  - 6 points for 60% AMI units
  - 8 points for 50% AMI units

## Option B

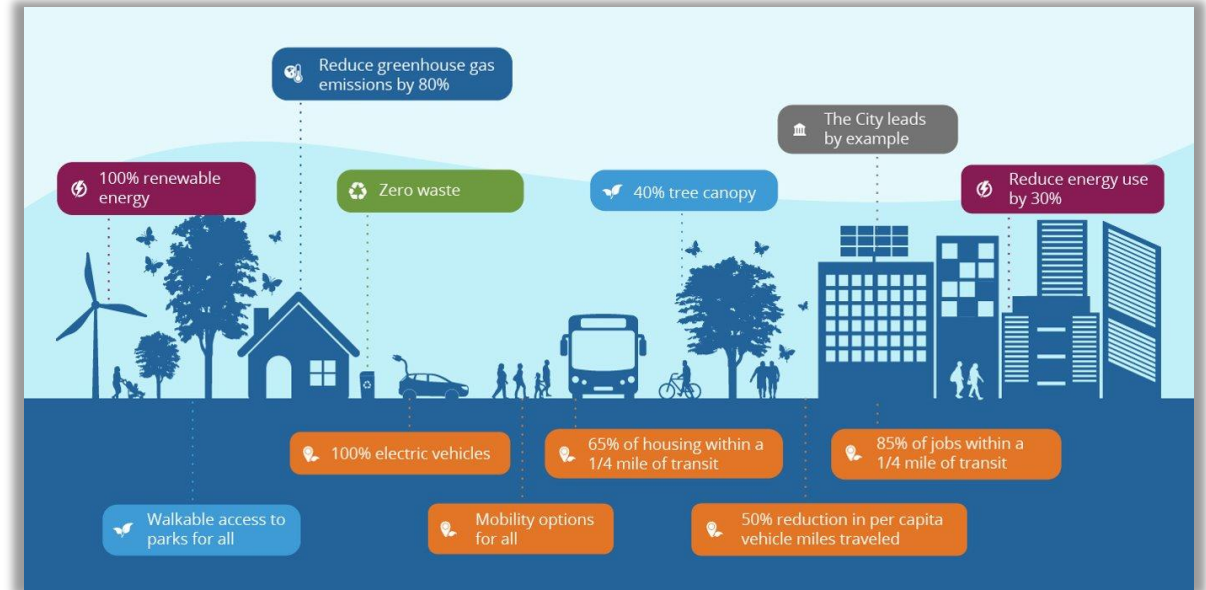
- No affordable housing required to achieve base FAR
- Bonus points in amenity incentive system for add'l units
  - Same points as Option A
- Fee-in-lieu available for bonus points



# Green Building

LUC 20.20.420 & 20.25R.050

- Currently exploring options for green building requirements and/or incentives
  - LEED, Built Green, PHIUS, etc.
- Director's Rule will establish qualifying certifications
- Bonus FAR earned as shown to the right



*Environmental Stewardship Initiative (ESI) Plan Goals and Targets*





# Economic Analysis

**City of Bellevue: Wilburton Land  
Use Code Amendment (LUCA)  
Economic Analysis**

May 17, 2024



Prepared for:



- Final report now available
- Analysis informed approaches to base/max FARs, amenity bonuses
- Economic conditions are currently challenging for new development in general
  - How can we encourage development in the short-term?
- Model delivered to City for continued analysis and calibration of LUCA requirements

# Thank you!

Questions & comments can be sent to:

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