

Wilburton Vision Implementation

Information Session

Draft Land Use Code Amendment (LUCA) Overview

7/18/2024

Note: Some content in this presentation has been updated to reflect changes to the draft LUCA, but are not yet reflected in drafts posted online.

Agenda

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



Disclaimer!

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



Trail- and
transit-
oriented



Diverse and
affordable
housing



Range of
implementation
tools

Future Land Use

Open Space & Natural Systems



Urban park
system



Enhance
natural
features

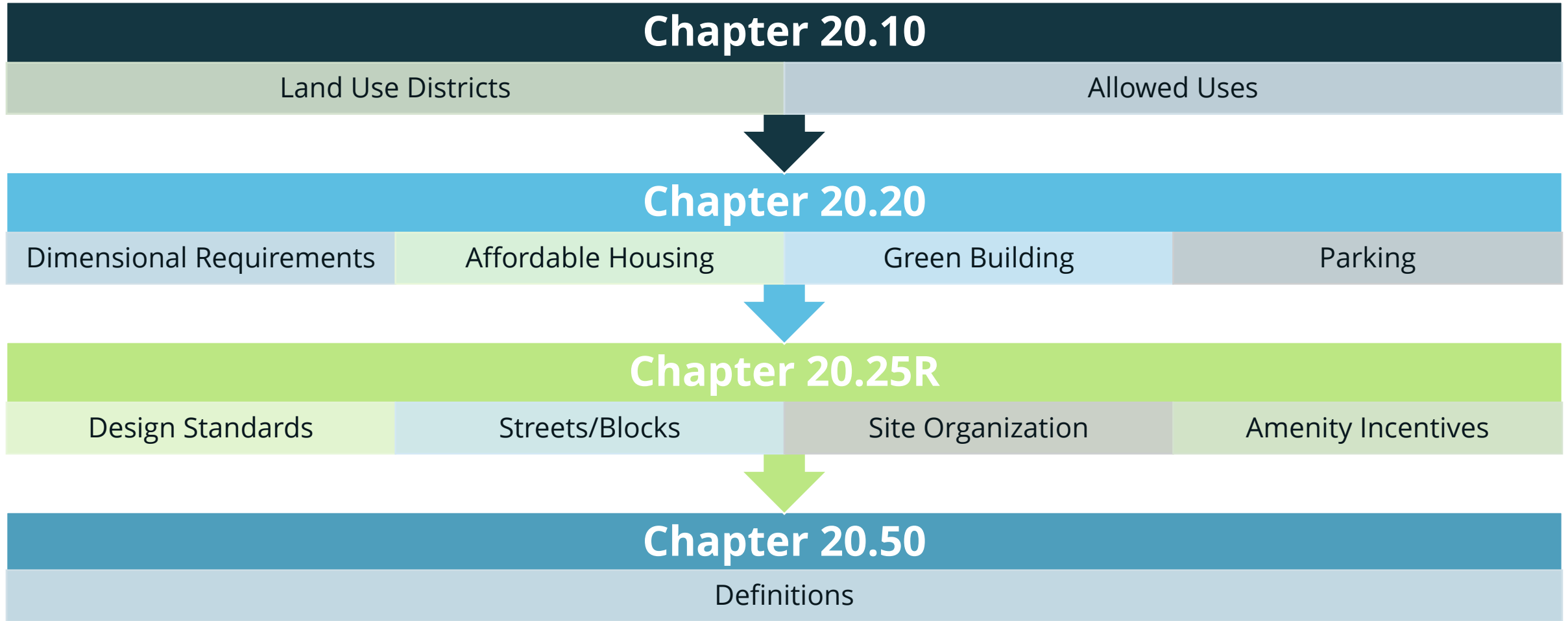


Sustainable
district



Eastrail linear
park

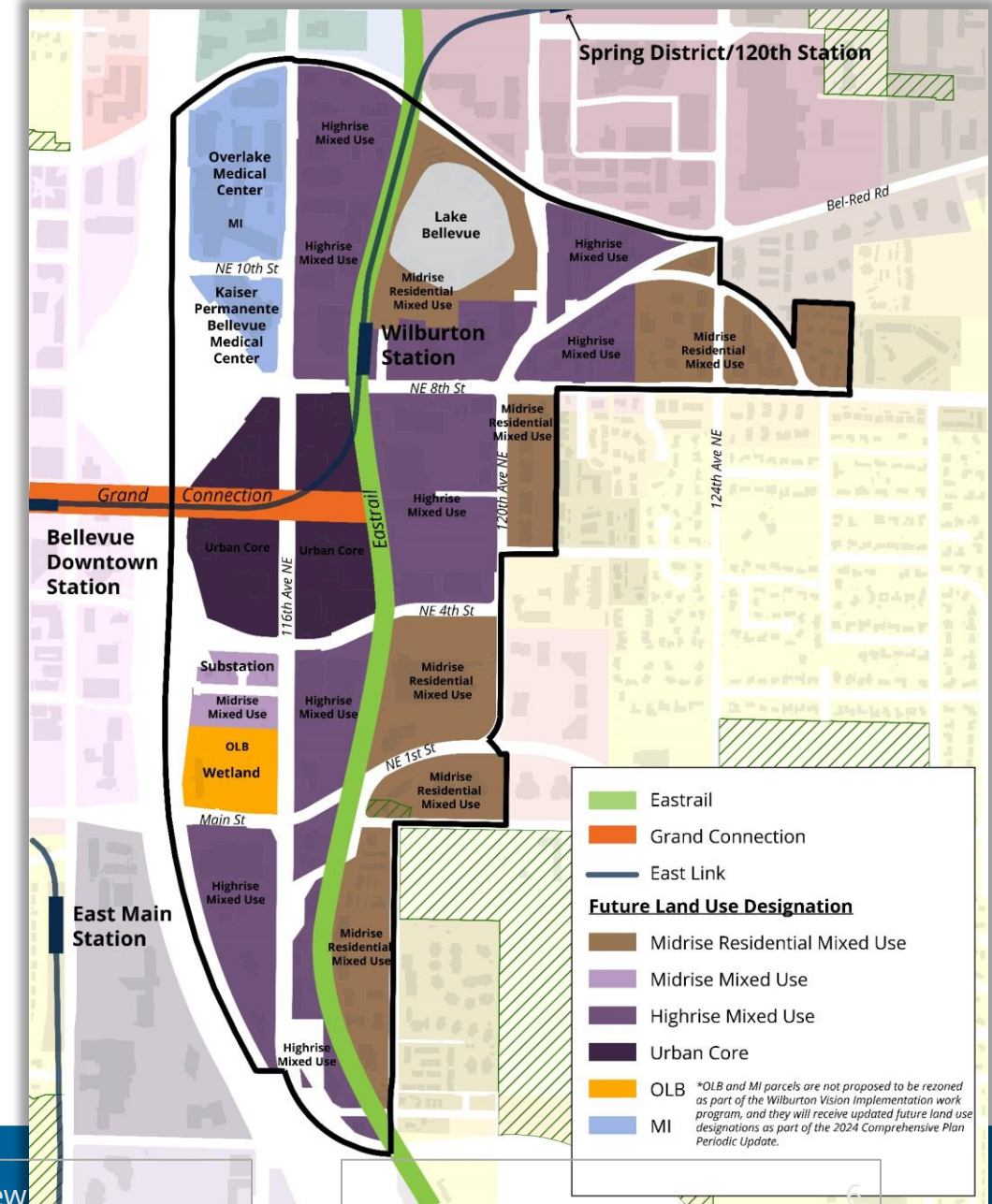
Organization of LUCA



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
- 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)

Nonconforming Sites

- Any changes to site must conform to code
- Full or proportional site compliance required for:
 - Remodels of buildings
 - Expansion of buildings



Parking

LUC 20.20.590

Option A:

- No parking minimum

Option B:

- Min. 50% of citywide parking requirements
- Inclusive of existing parking reductions for:
 - Affordable housing
 - Proximity to transit

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		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	1.0	1.0	1.0	1.0	1.0	1.0
Base FAR	2.0	2.5	2.0	2.5	2.0	2.0
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

Streets & Blocks

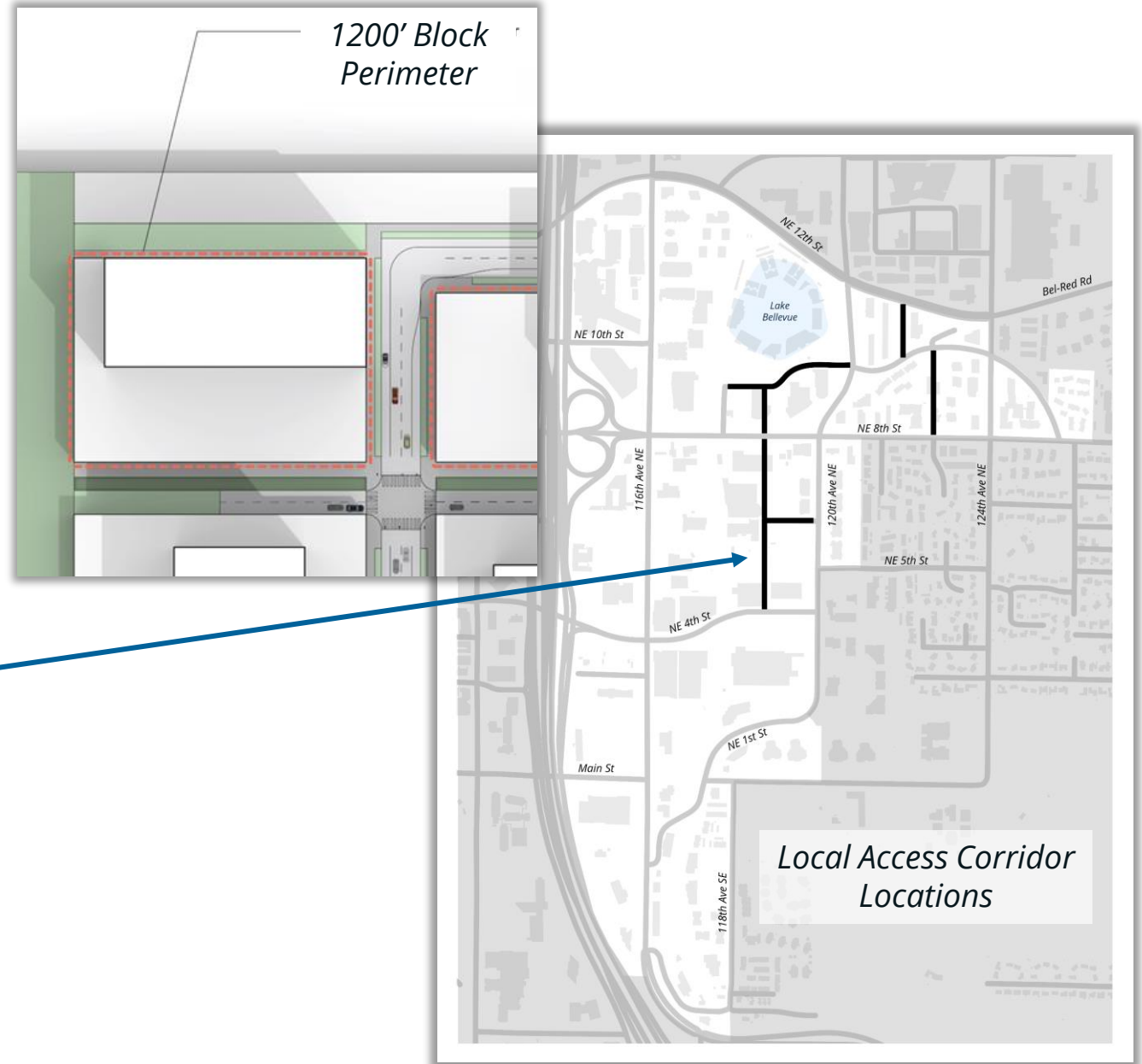
LUC 20.25R.020

Blocks

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

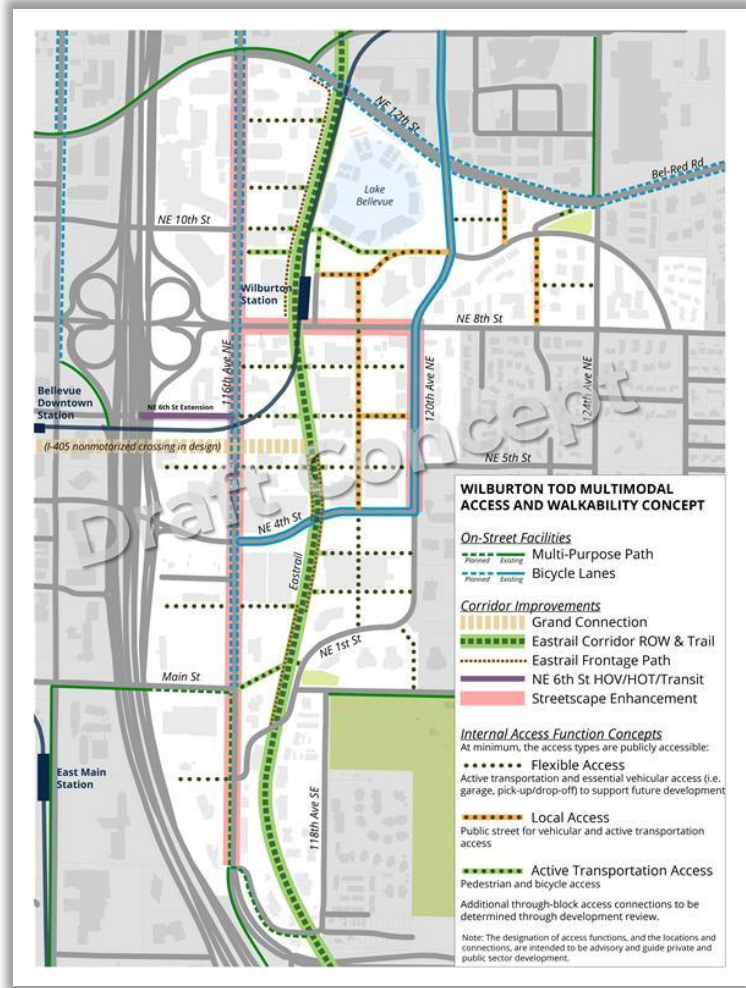
Access Types

- 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

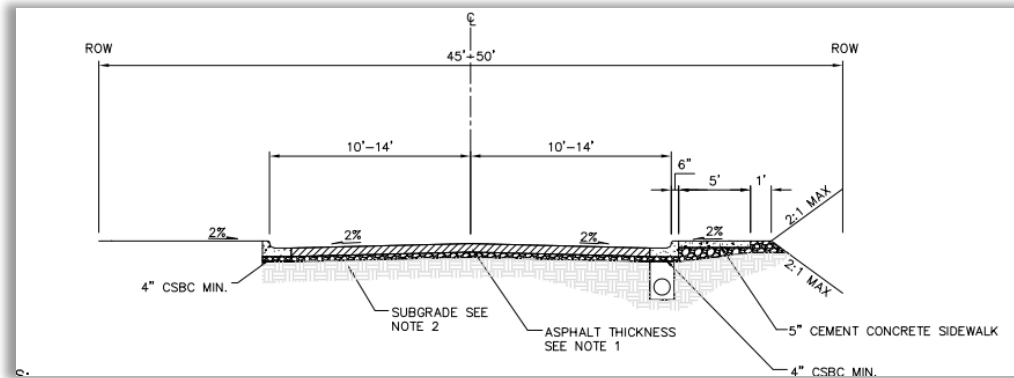


Streets & Blocks

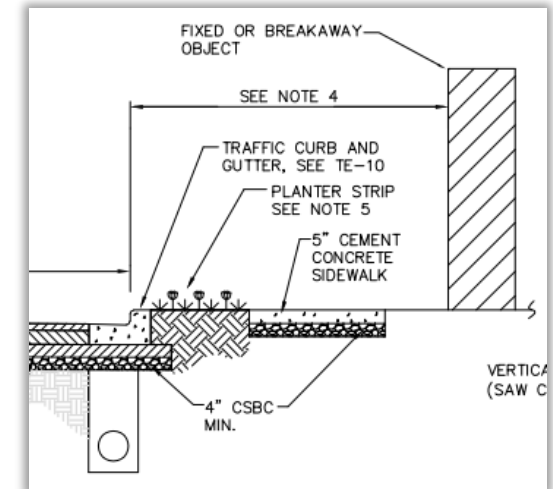
LUC 20.25R.030



- **Access Concepts Design Guide** currently under development
- Location, design parameters, and outcomes for 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.

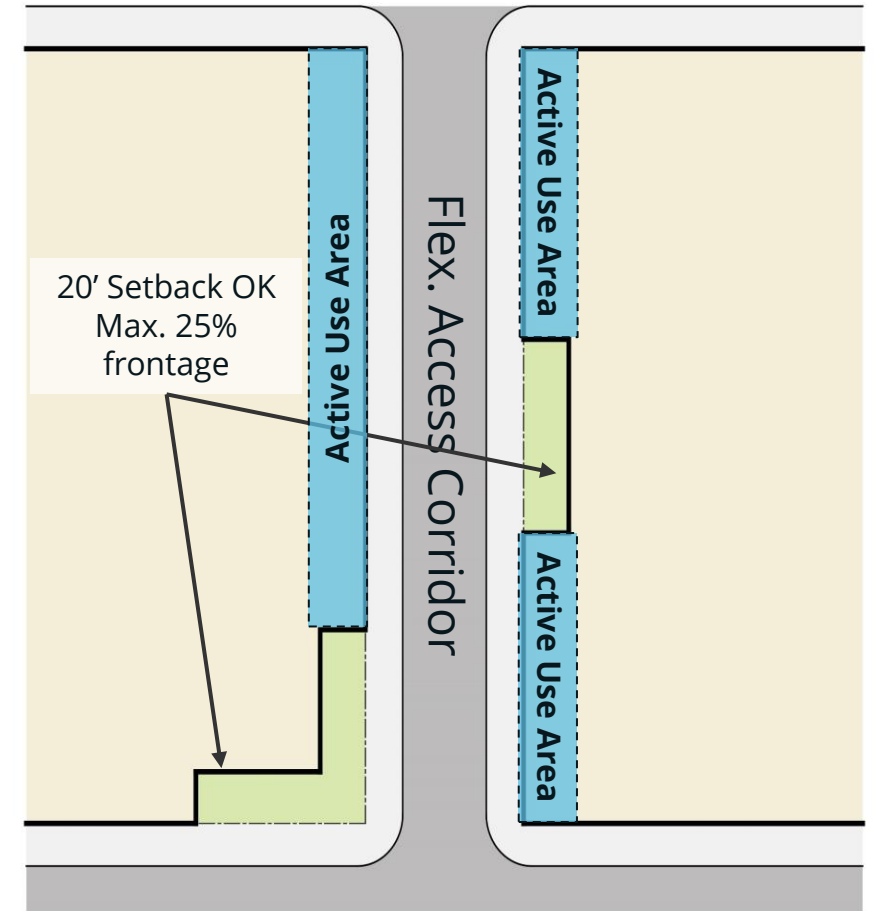


Site Organization

LUC 20.25R.030

Build-To Lines & Active Uses

- Targeted locations where activation is desired
 - Eastrail, Grand Connection
 - Flexible Access Corridors
 - Local Access Streets
- Active uses defined as:
 - Retail/wholesale
 - Restaurants, bars
 - Personal and professional services



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

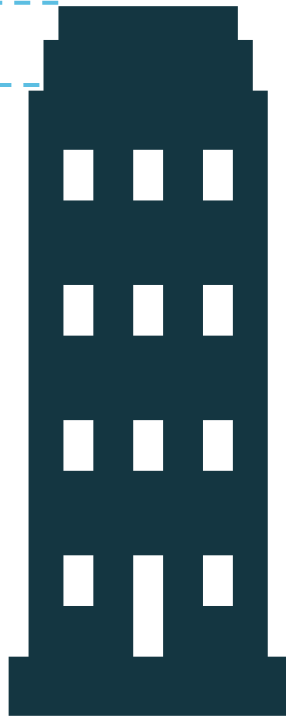
- Same as Downtown
- 15% must be short-term racks outdoors

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

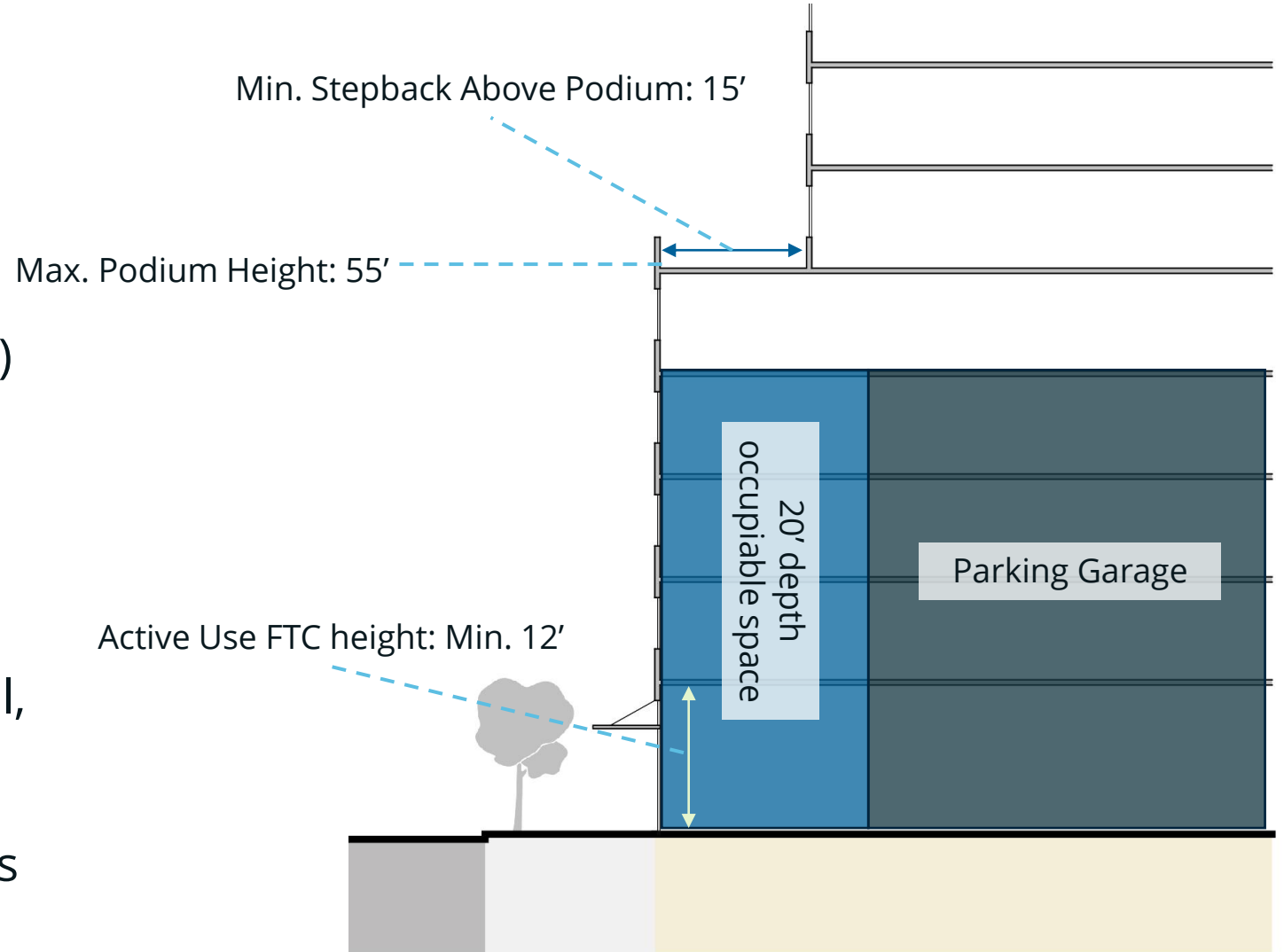
- Top of podium:
 - 10% area must be green roof, landscaping, or planter boxes
- Mechanical equipment:
 - Same standards as Downtown
 - Air intake/exhaust control standards apply



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 occupiable space where fronting along ROW, private access, Eastrail, Grand Connection
 - Design treatments for exposed upper-level facades
 - Must be built for future conversion

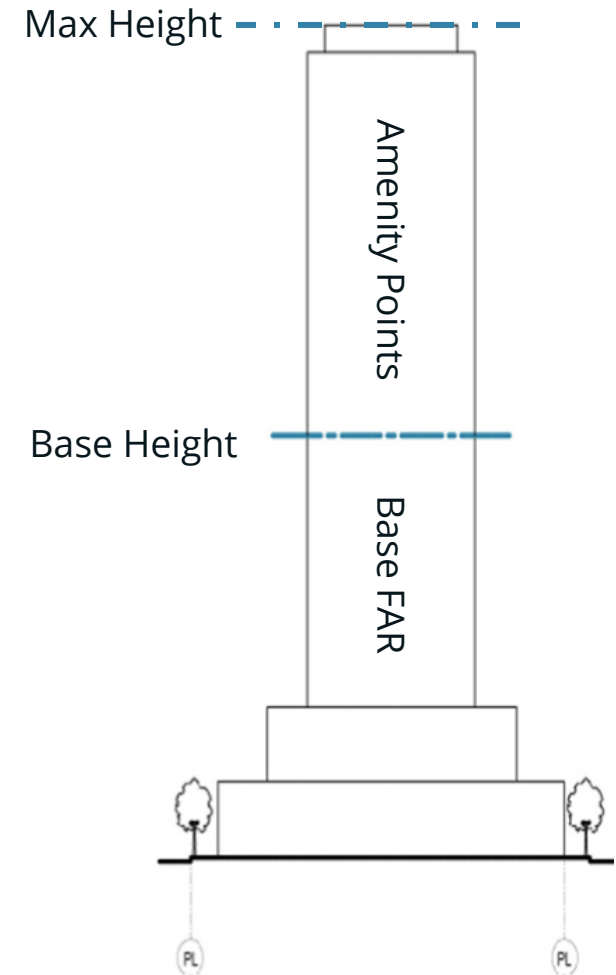


Public Amenities & Incentives

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">Eastrail-related improvements (on-site)Green building certificationOpen space (15% site area)	<ul style="list-style-type: none">Eastrail-related improvements (on-site)Green building certificationOpen space (15% site area)
Required with FAR exempt:	<ul style="list-style-type: none">Affordable housingActive use space	<ul style="list-style-type: none">Active use space
Voluntary with additional bonus and/or exempt FAR:	<ul style="list-style-type: none">Affordable housing (above min.)Affordable commercial spaceCritical area enhancementEastrail improvements (within corridor)Family-sized housing unitsGrand Connection constructionGreen building certification (above min.)Open space (above min.)	<ul style="list-style-type: none">Affordable housing must be first amenity usedAffordable commercial spaceCritical area enhancementFamily-sized housing unitsEastrail improvements (within corridor)Grand Connection constructionGreen building certification (above min.)Open space (above min.)

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 and model now available on project webpage
- 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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