

Wilburton Vision Implementation LUCA

Public Information Session

Josh Steiner, AICP, Senior Planner
Development Services Department

November 21, 2024



Agenda

1. Comprehensive Plan Amendment Recap
2. Land Use Code Amendment (LUCA) Elements
3. LUCA Engagement
4. Next Steps



Purpose of the LUCA

- **Objective:** Implement Wilburton Vision through Land Use Code Amendments (LUCA)
- **Key Ordinances:**
 - Council adopted Ordinance No. 6802 (July 23, 2024) amending the Wilburton/NE 8th Street Subarea Plan
 - Council adopted Ordinance 6811 (October 22, 2024), citywide 2024-2044 Comprehensive Plan Periodic Update



Key Themes: Policy Engagement



Tree Canopy

- Increased tree canopy cover
- Native landscaping
- Preserving mature trees

Small Businesses

- Programs and incentives to help small businesses thrive
- Local retailer opportunities

Future Density / Building Heights

- Transitions in scale
- Appropriate parking
- Provide light, air, and public views

Affordable Housing

- Housing for seniors and families
- Includes all income levels



Major Policy Moves

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

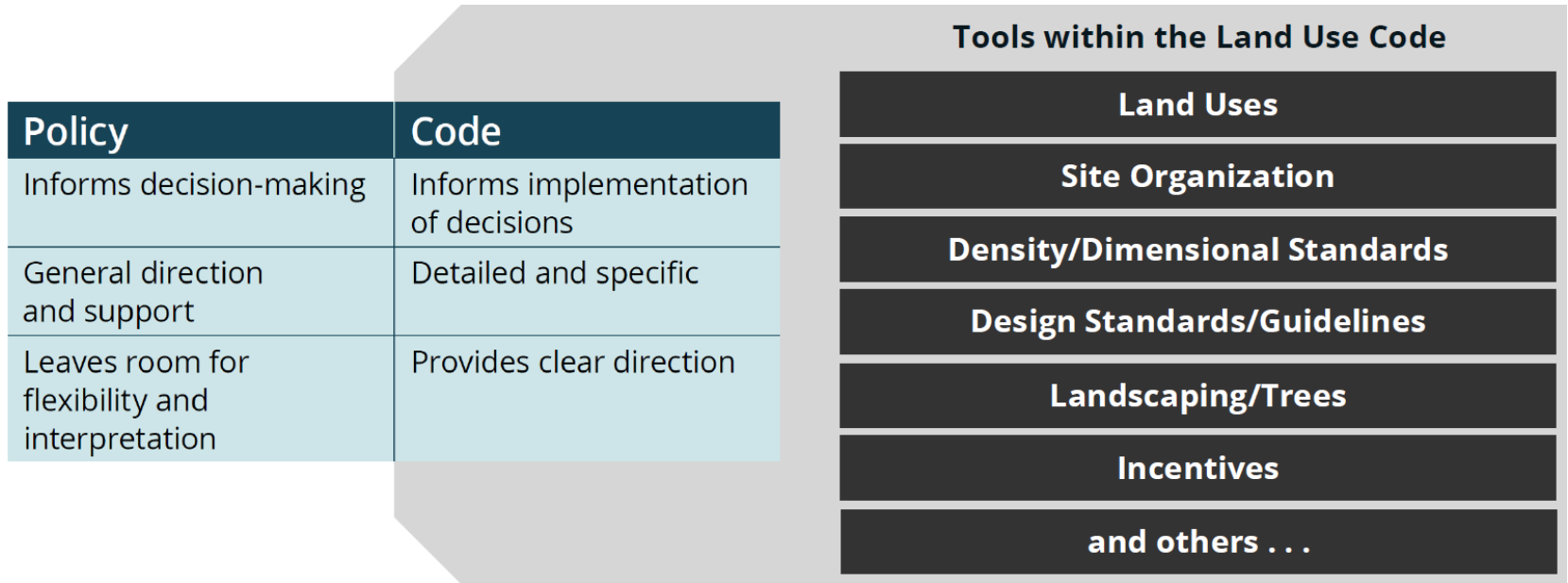




LUCA Elements

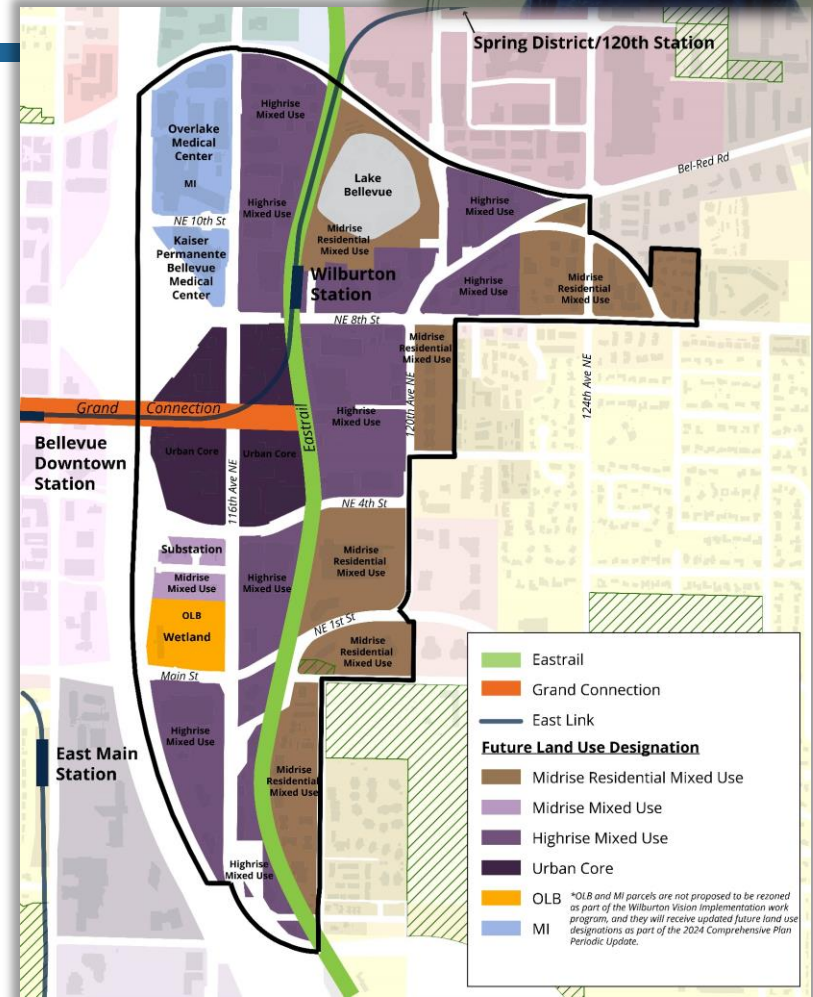


CPA/LUCA Relationship



Land Use Districts

- New Mixed-Use land use
- Land Use Districts (zoning) Implemented 1:1 with Future Land Use Map
 - Urban Core
 - Mixed-Use Highrise
 - Mixed-Use Midrise
 - Mixed-Use Residential Midrise



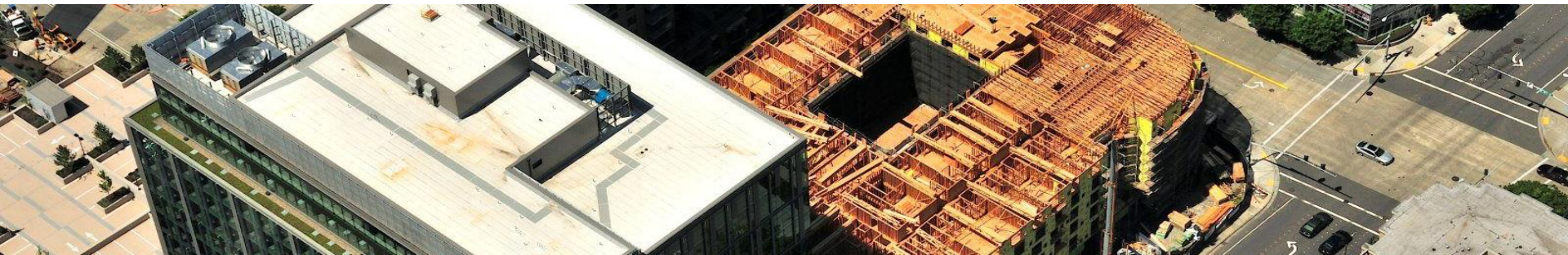
Land Use Flexibility

- All uses permitted unless prohibited or subject to conditions/special requirements
- New definition and additional flexibility for **life sciences** uses
 - Extra height for mechanical equipment
 - Unlimited floor plates up to 100 feet



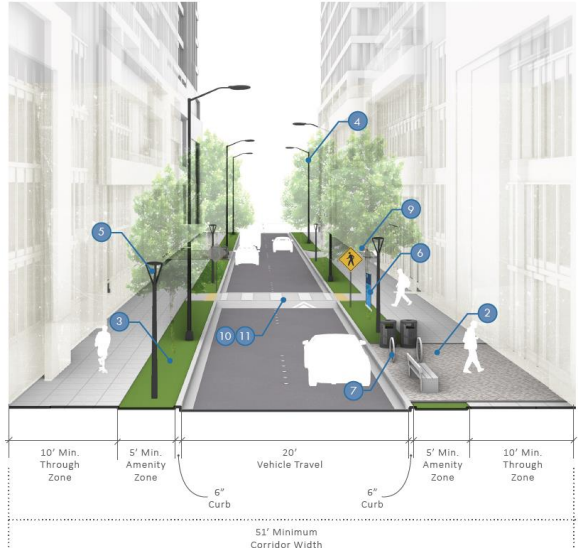
Site Organization & Streets

- Block Size Requirements
 - Applies for sites over 100,000 sq. ft.
 - Max 1,200 ft. perimeters
 - North-South block length dimension max is 350 ft.
- Street Typologies
 - Local Streets, Flexible Access Corridors, Active Transportation Corridors, and Pedestrian Corridors
 - Key Connections: Eastrail, Grand Connection

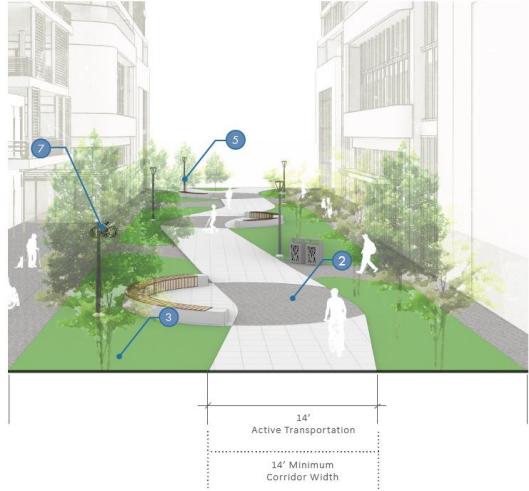


Access Corridors

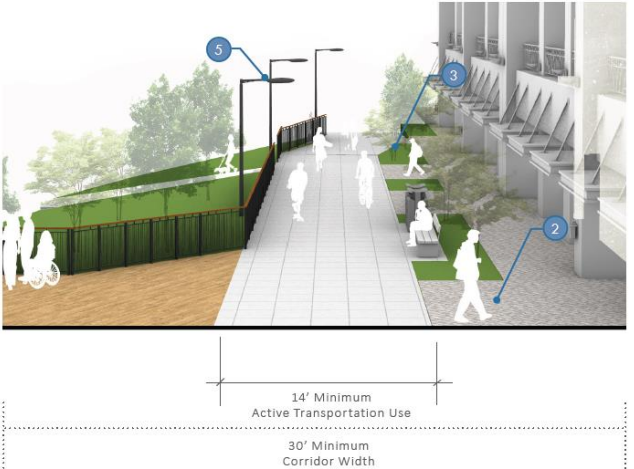
FLEXIBLE ACCESS SECTION VIEW



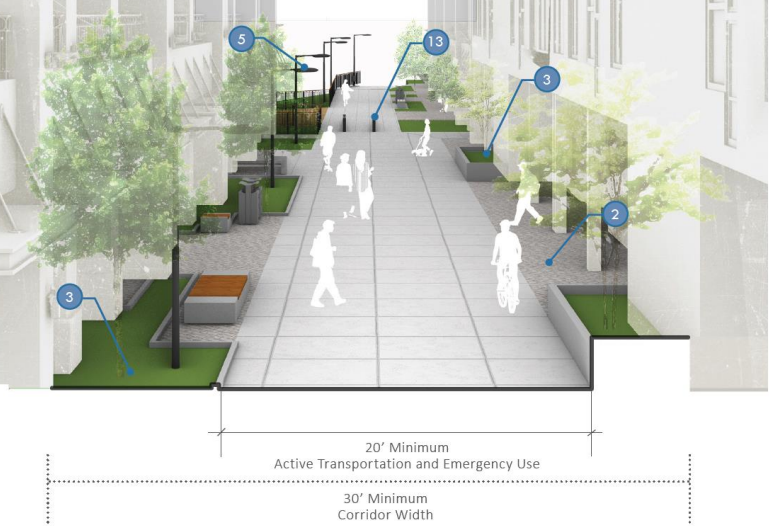
PEDESTRIAN CORRIDOR SECTION VIEW



ACTIVE TRANSPORTATION ACCESS SECTION VIEW: CONDITION A



ACTIVE TRANSPORTATION ACCESS SECTION VIEW: CONDITION B



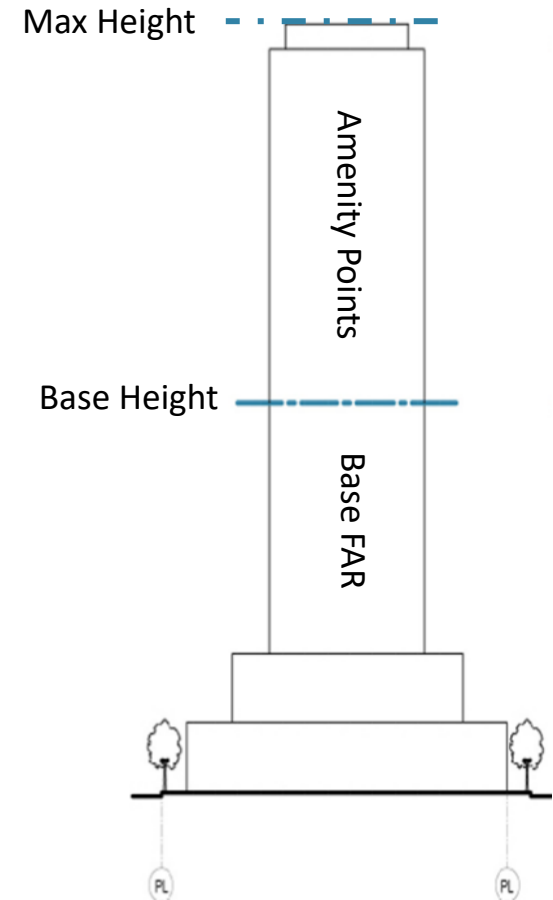
Open Space and Green Factor

- Increased requirement over Downtown
- Flexibility for small sites
- Options to accommodate
 - Plazas
 - Access corridors
 - Landscaping
- Green factor approach for site design
 - Well suited to urban areas
 - Flexible menu of options
 - Increased scoring for tree retention



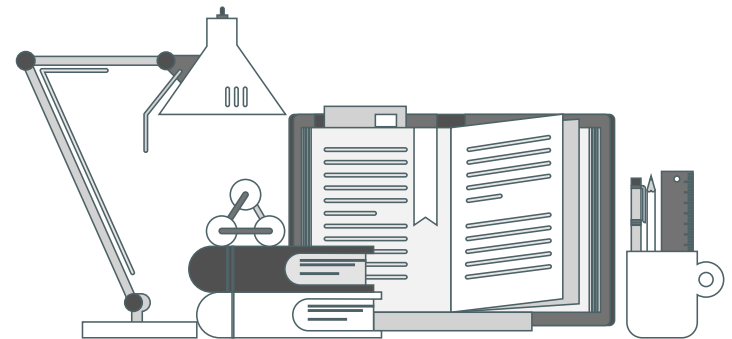
Amenity Incentive System

- Participation required to exceed base height and FAR
- Options to calibrate:
 - Affordable housing
 - Affordable commercial
 - Family-size housing
 - Enhanced green building performance
 - Enhanced critical area restoration
 - Additional open space
 - Eastrail and Grand Connection improvements



Supporting Analysis

- Development feasibility model complete
 - Recently updated
- Affordable housing nexus study ongoing
 - Calculates maximum supportable in-lieu affordable housing fee
- Upcoming Sustainable District Strategy



Public Engagement & Stakeholder Feedback

- Meetings and Workshops – 17 since initial draft release
- Key Feedback:
 - Balancing the many priorities
 - Economic considerations in the current market
 - Mitigating key cost drivers



LUCA Engagement

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: Subteam Workshop 1
- 7/29: ST Workshop 2

Aug.

- 8/8: ST Workshop 3
- 8/14: BDC

Sept./ Oct

- 9/11: BDC
- 9/11: PC Update
- 9/19: ST Workshop 4
- 9/27: ST Workshop 5
- 10/7: ST Workshop 6

Revised Public Draft Oct 30



What Have We Heard?

Allowed Uses and Dimensions

What we heard	LUCA Updates
More flexibility for certain uses and avoid nonconformances	<ul style="list-style-type: none">• Flexibility for auto sales• Allowing for departures for larger manufacturing, expanded surface parking• 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• Increased floor plates for mass timber construction• Increase floor plates for all other uses



What Have We Heard?

Access and Connectivity:

What we heard	LUCA Updates
More flexibility needed for block perimeters.	<ul style="list-style-type: none">•Increased size for exempt sites•Added allowance for more block “framing” options•Shared emergency access added•Deviations from TDM allowed
Access corridors too wide.	<ul style="list-style-type: none">•Local street reduced: 70 feet to 67 feet•Flexible access reduced: 70 feet to 51 feet•Active transportation corridor: 40 feet to 30 feet
Eastrail access is difficult to achieve in many locations.	<ul style="list-style-type: none">•Allow for upper-level connections from Eastrail to adjacent buildings where grade differences exist•Allow alternative for when King County doesn’t authorize access

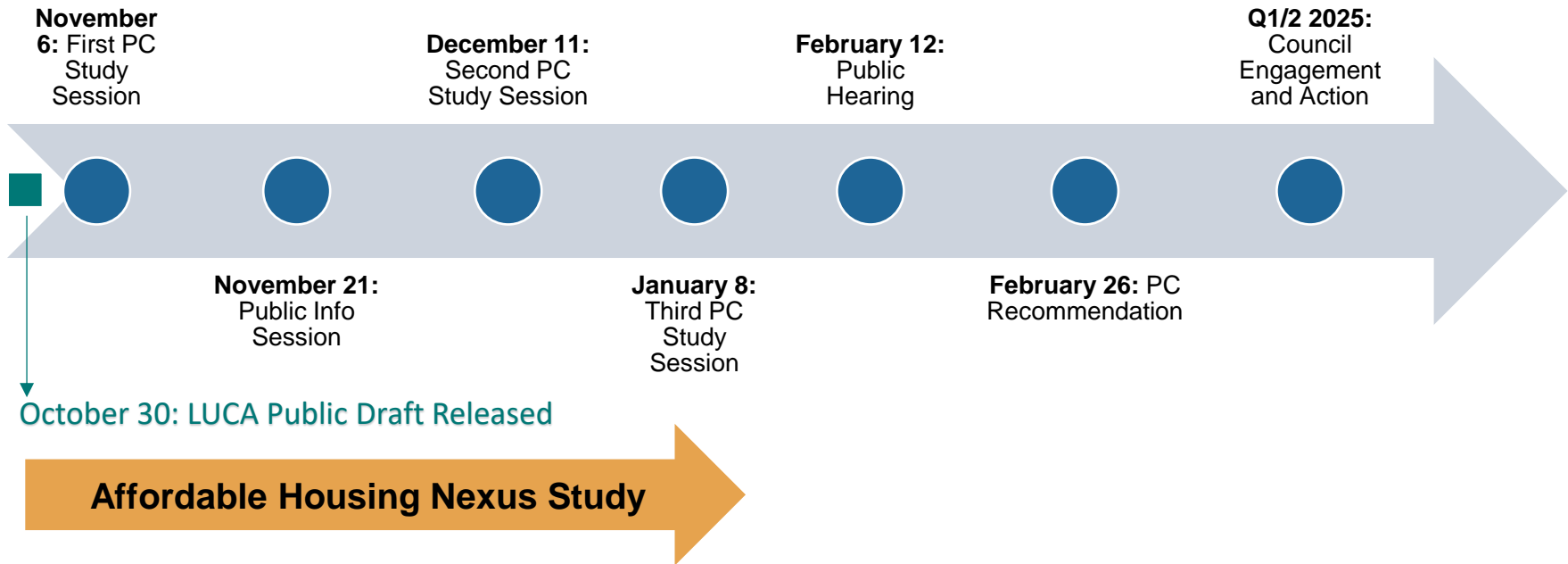


What Have We Heard?

What we heard	LUCA Updates
Open Space: More flexibility and clarity needed, challenges to accommodate full area	<ul style="list-style-type: none">• Open space requirement reduced from 15% to 10% and landscaping reduced from 50% to 20%• Driving surfaces can be removed from site area when calculating required open space
Green Factor: More flexibility needed	<ul style="list-style-type: none">• Apply Downtown reduction for small sites• Driving surfaces can be removed from site area when calculating green factor• Increased score for vegetated walls



Next Steps





Q&A

Josh Steiner, AICP
jsteiner@bellevuewa.gov

