

Existing Building Redevelopment (HB 1042) LUCA

Council Study Session

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Direction

Consider initiating work on the Existing Building Redevelopment Land Use Code Amendment to comply with House Bill 1042



Agenda



HB 1042



LUCA Overview



Outreach



Schedule



HB 1042

HB 1042 Passed 2023 to:

- Encourage conversion of commercial buildings into residential uses
- Encourage adding units to existing residential buildings
- Associated LUCA must be adopted by June 30, 2025



Bill Requirements

For existing buildings in mixed use or commercial districts converting into residential uses:

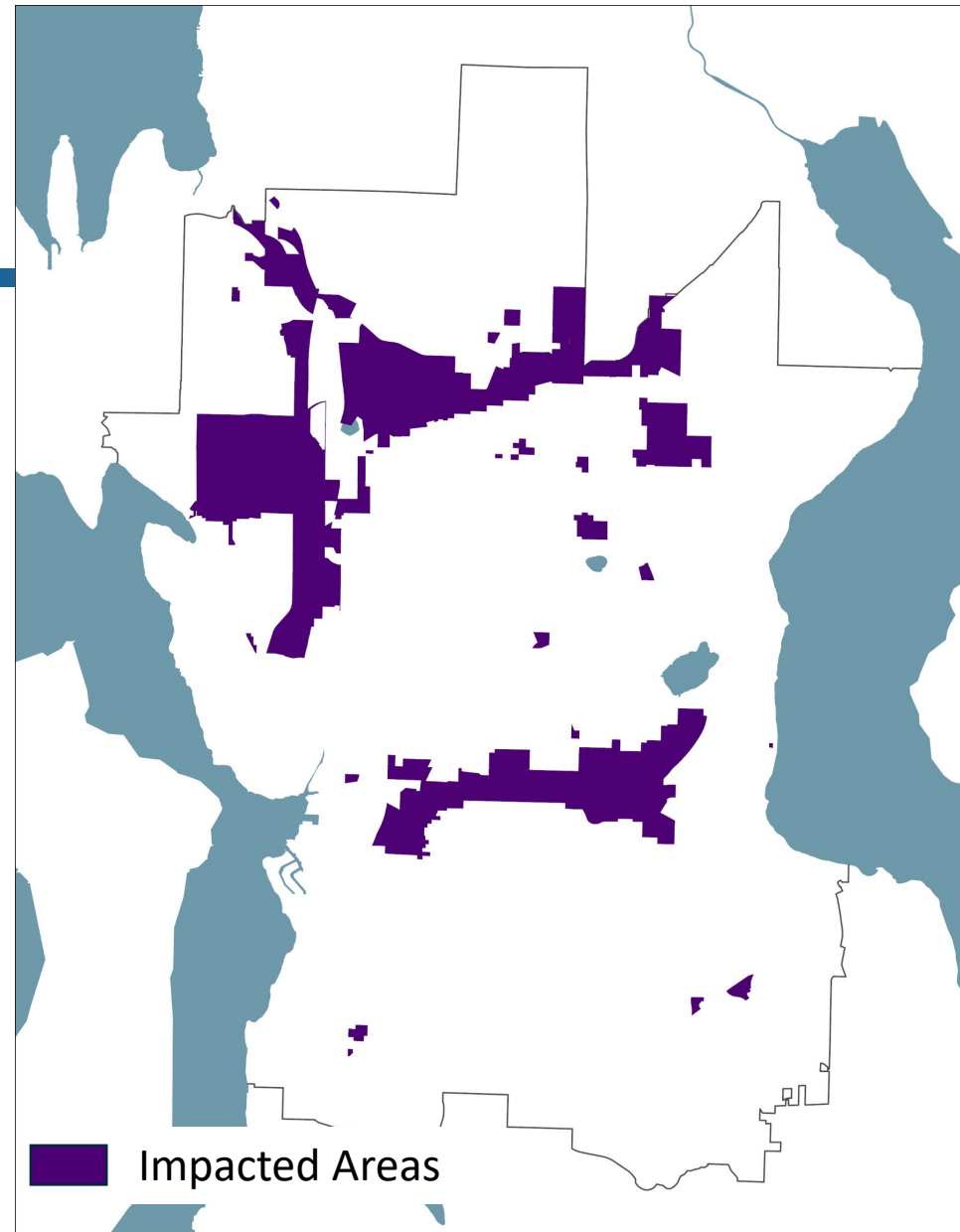
- Must allow 50% more residential density for existing buildings
- Cannot require:
 - Additional parking
 - Additional permitting or standards beyond what is required for new buildings
 - Ground floor commercial unless along a “major pedestrian corridor”
 - Transportation concurrency study or SEPA review
- Cannot deny a project based on existing non-conformities



LUCA Overview

Encourage housing production by updating LUC to be:

- Consistent with the requirements of HB 1042
- Ensure existing provisions of LUC are not preventing residential conversion
- Applies to all mixed-use and commercial districts that allow multi-family housing



Needed Code Changes

The LUC will be updated to address the following for residential redevelopment proposals only:

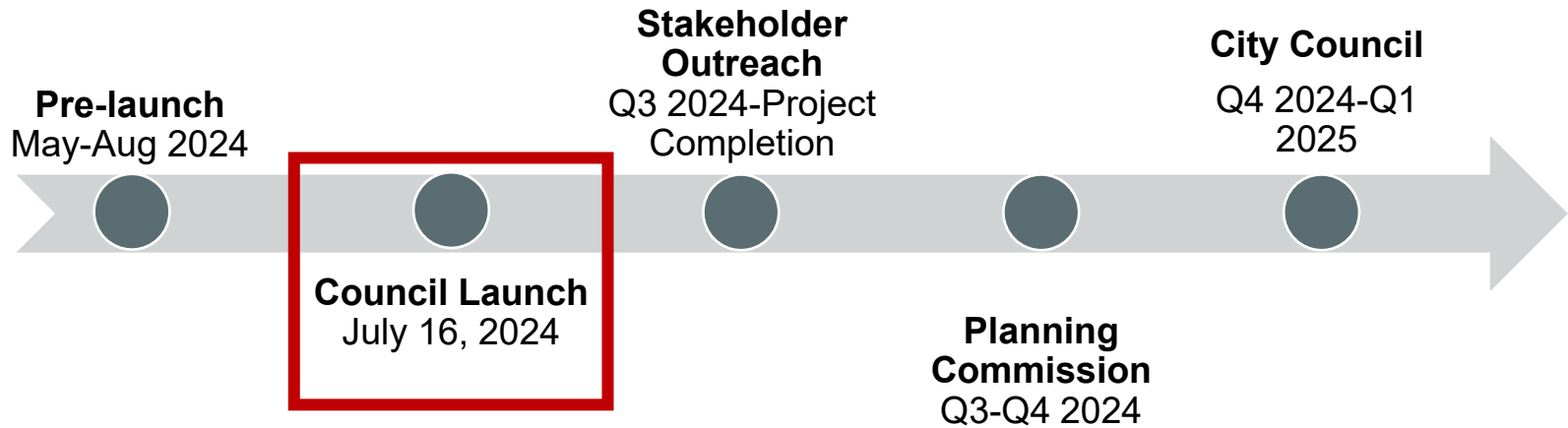
- 50% density increase
- Exempting from ground floor retail requirements
- Potential definition update
- Update parking requirements
- Exempt from non-conforming language
- Ensure permitting requirements are consistent
- Exempt from transportation and environmental studies

Planned Outreach

- Process IV requirements
- BDC
- Market rate and AH developers
- Online Presence
- City Newsletters



Anticipated Schedule



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