

Wilburton Vision Implementation LUCA

Study Session #2

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May 20, 2025



City of Bellevue



Direction

Consider directing staff to incorporate staff-recommended options for:

- Access corridors (local streets, flexible access, shared-use paths)
- Open space
- Fee in-lieu vesting
- Master Development Plan framework
- Off-site affordable housing (for commercial projects)

And:

- Prepare the Ordinance for final action at a future meeting



Agenda

- Background
- April 15 Recap
- Outstanding LUCA Topics
 1. Access corridors
 2. Open space
 3. Fee in-lieu vesting
 4. Master Development Plan Framework
 5. Off-site affordable housing (for commercial projects)
- Direction



Purpose of the LUCA

- **Objective:** Implement Wilburton Vision through Land Use Code Amendments (LUCA)
- **Key Ordinances:**
 - CPA: Ordinance No. 6802 (July 23, 2024)
 - Citywide Comp Plan: Ordinance 6811 (October 22, 2024),



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



Enhanced
natural
features



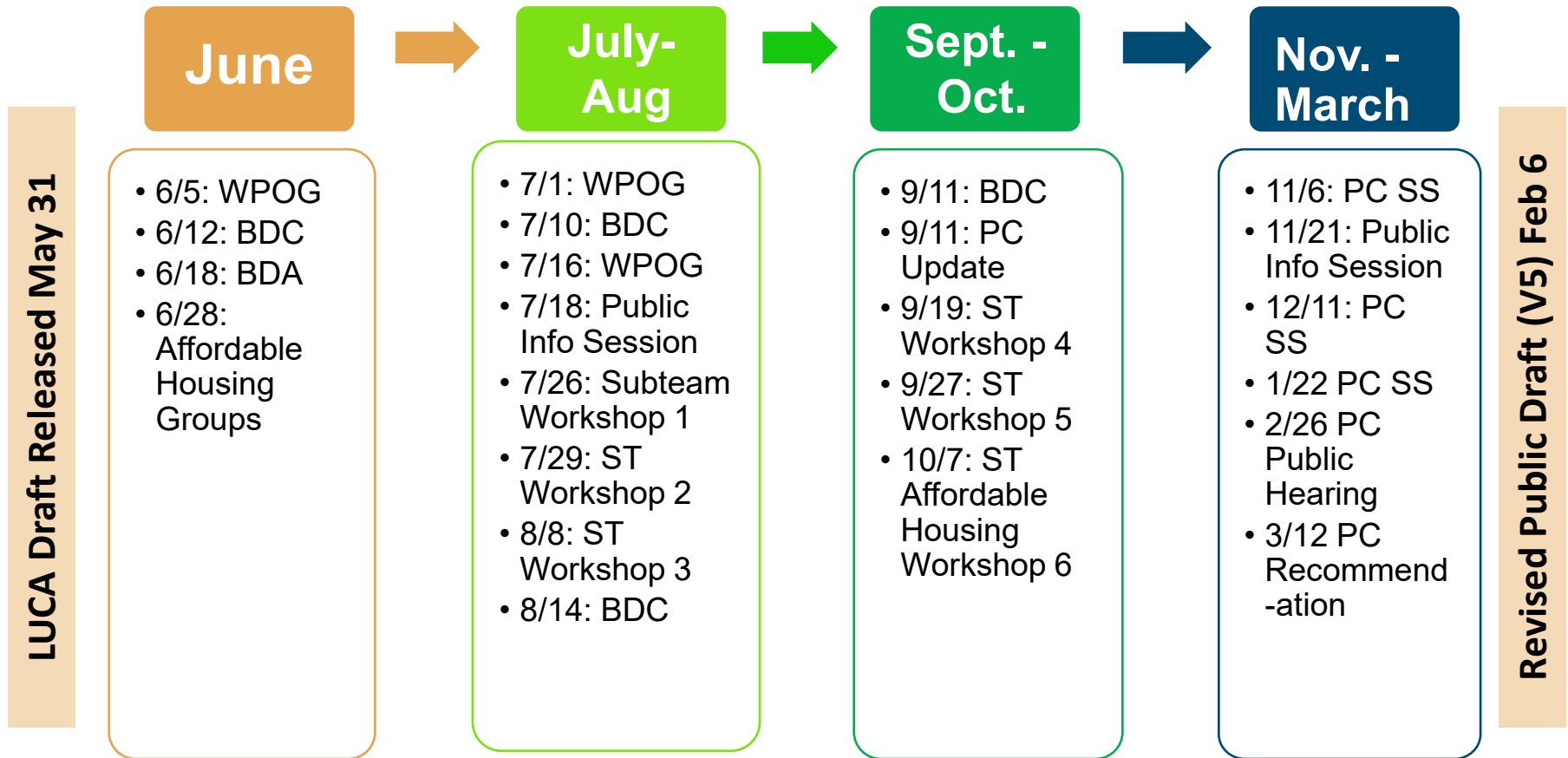
Sustainable
district



Eastrail linear
park



LUCA Engagement



April 15 Study Session Recap

- General support for outreach and LUCA development approach
- Questions on:
 - Building design & public realm
 - Access corridors: Local streets, sidewalk widths & use
 - Affordable housing, catalyst program & MFTE
- Requested analysis of Eastside Housing Roundtable and Bellevue Chamber requests vs. LUCA for:
 - Access corridors
 - Open space
 - Fee in-lieu vesting
 - Master Development Plan framework
 - Off-site affordable housing option for commercial projects





Recommended Land Use Code Amendment and Rezone
For the Wilburton Transit Oriented Development Area

BTV

April 15, 2025

Council Questions



City of Bellevue

April 15 Questions: Building Design & Public Realm

How does the LUCA compare to other areas in Bellevue on floorplate size, upper-level stepbacks, and tower orientation?

- Building design: “Base-Tower” framework
 - Base: Up to ~55’; no floorplate limit.
 - Tower (above ~55’):
 - Residential: Max 16,000 GSF/floor
 - Nonresidential: Max 30,000 GSF/floor
 - 60’ tower separation for light, air, and views
- More flexible than Downtown's “base-middle-top” approach
- Tower orientation controlled through N/S block standards
- No upper-level stepback requirements

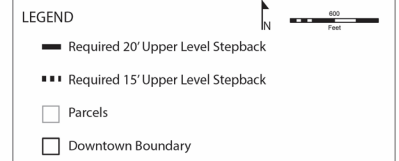


April 15 Questions: Building Design & Public Realm

- Downtown stepbacks required on certain streets
- 15-20-foot stepback at height between 25-40 feet



REQUIRED UPPER LEVEL STEPBACKS



April 15 Questions:

Building Design & Public Realm

How does the LUCA promote light, air, and a comfortable pedestrian experience?

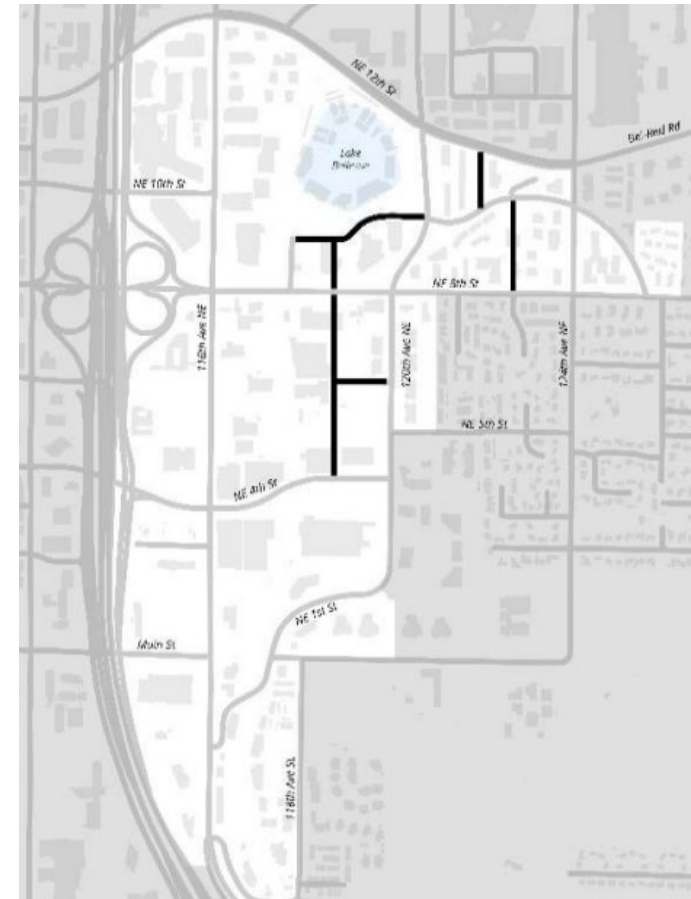
- **Pedestrian Comfort:** Requires overhead weather protection and “active uses” along most frontages.
- **Street-Level Openness:** Massing standards calibrated to block and corridor dimensions to preserve light, air, and views.
- **Balanced Scale:** Building massing flexibilities rely on block size requirements and corridor widths to:
 - ensure solar access and view corridors
 - avoid a canyon-like feel and support a welcoming, human-scaled streetscape



April 15 Questions: Access Corridors

Why require local streets?

- Supported by the Comp Plan
- Provides direct connection for walkability and less vehicle travel
- Encourages remaining roads to assemble into a grid for connection and walkability
- Guarantees direct access to arterials and the Wilburton light rail station
- Encourages street level activation
- Scale
- Creates a predictable, inclusive, safe and maintained public realm for all users

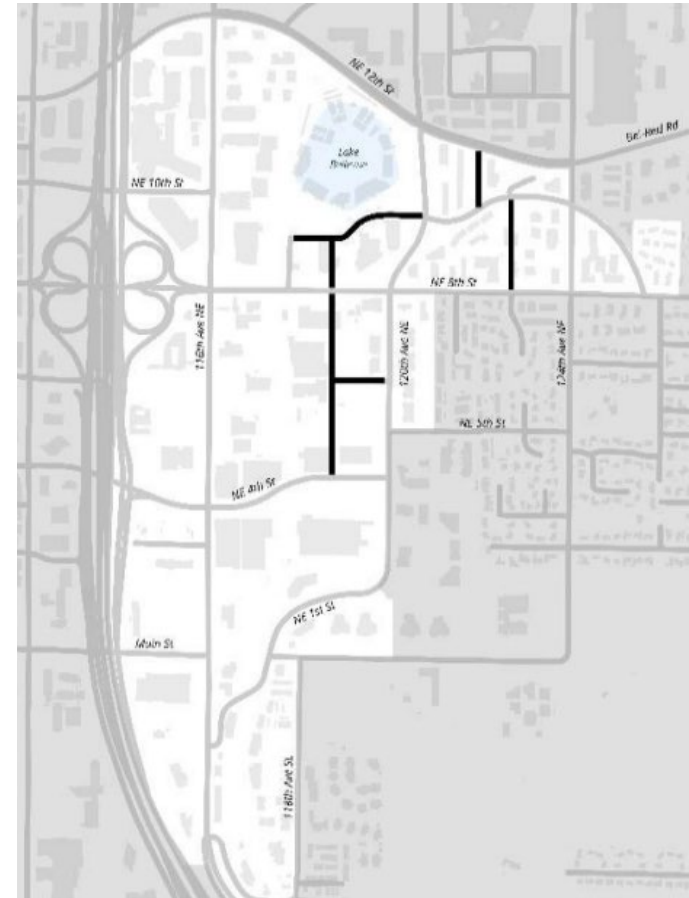


Local Streets Map

April 15 Questions: Access Corridors

Why require local streets to be public streets?

- Public maintenance – streets, sidewalks, signs, streetlights, snow & ice, ADA facilities, etc.
- Public enforcement – speed, parking, obstructions on sidewalks, bikes, scooters, etc.
- Public response – those that live, work and travel on these streets receive a timely, high-quality response to their concerns

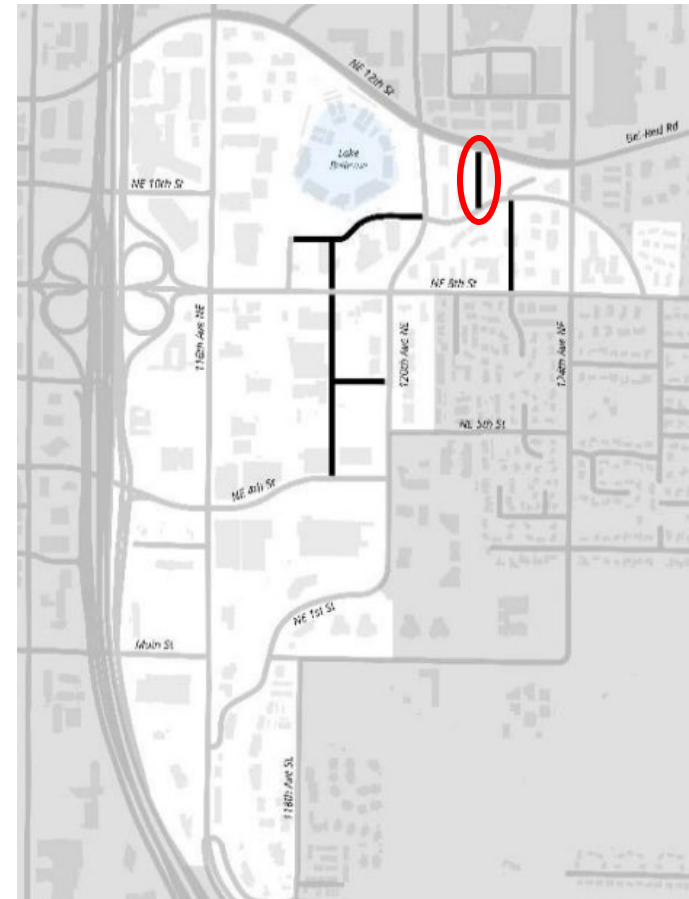


Local Streets Map

April 15 Questions: Access Corridors

Why is the N/S street between NE 12th and NE Bel-Red Rd necessary?

- Fills a key gap between NE 12th and Bel-Red Rd, east of 120th
- Improves north-south pedestrian, bike, and vehicle access in a key part of the district
- Based on street network analysis and natural desire lines
- Supports small block pattern and TOD-compatible grid development



Local Streets Map



April 15 Questions: Access Corridors

How does the LUCA account for different sidewalk functions, and will sidewalk cafes be allowed in sidewalk areas?

Context-Based Sidewalk Standards:

- 10' sidewalks on local streets & existing public streets
- 8' sidewalks on flexible access corridors
- 6' sidewalks on commercial driveways

Sidewalk Cafes:

- Allowed via permit on public sidewalks (e.g., Local Streets)
- Must maintain ADA access and meet ROW requirements
- Outdoor dining on private property encouraged where space is limited



12' sidewalk (Old Bellevue, near Monsoon)



103rd Ave NE



NE 9th St.



April 15 Questions: Affordable Housing

When does the catalyst program expire?

- Residential Catalyst:
 - 5% affordability requirement for first **500 units** or until **June 1, 2026** - then increases to 10%
 - 25% fee reduction for first **500 units**; up to 1,000 units may vest
 - No CPI adjustment until **750 more** units or **June 1, 2027**
- Commercial Catalyst:
 - 25% fee reduction for first **600,000 sq ft** or until **June 1, 2026**
 - No CPI adjustment until **850,000 more sq ft** or **June 1, 2027**
 - 50% fee reduction for Life Science & Medical Office until **June 1, 2028**



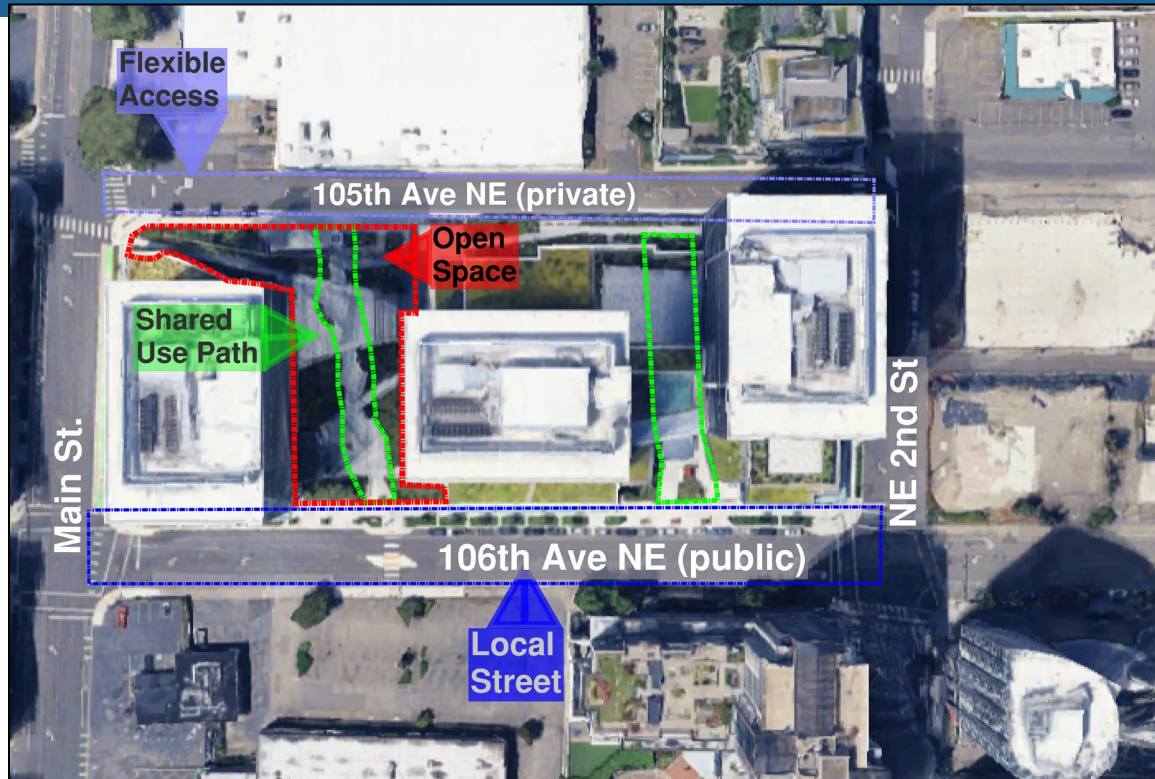
April 15 Questions: Affordable Housing

How does MFTE work with land use code incentives & requirements?

- When MFTE and land use incentives are combined, overlapping units must meet a 15% lower AMI.
- This deeper affordability requirement has applied citywide since July 2021.
- 2 of 6 MFTE projects have used both MFTE and LUC incentives, resulting in 54 units at deeper affordability.



Outstanding Topics: Site Design



- 1 Local Streets
- 2 Flexible Access
- 3 Shared Use Path
- 4 Open Space



Outstanding Topics: Administrative/Permitting

5

Fee In-Lieu Vesting

6

**Master Development Plan
Framework**

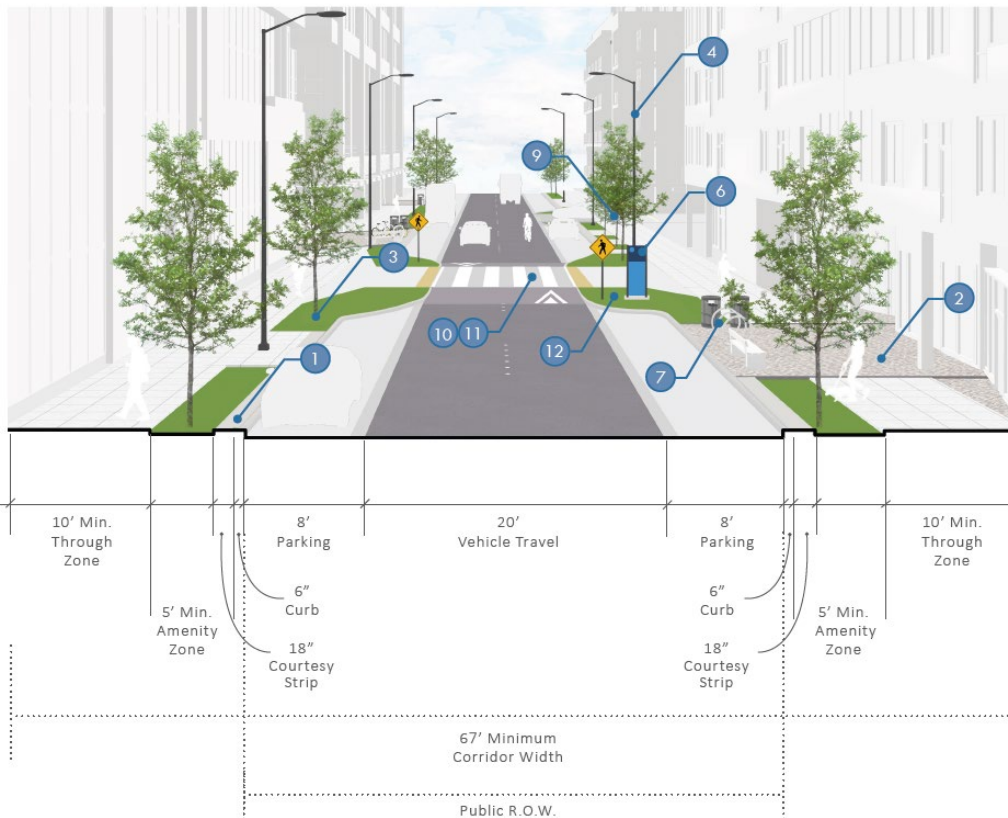
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**Off-Site Affordable Housing
(Commercial Projects)**



Local Streets

1





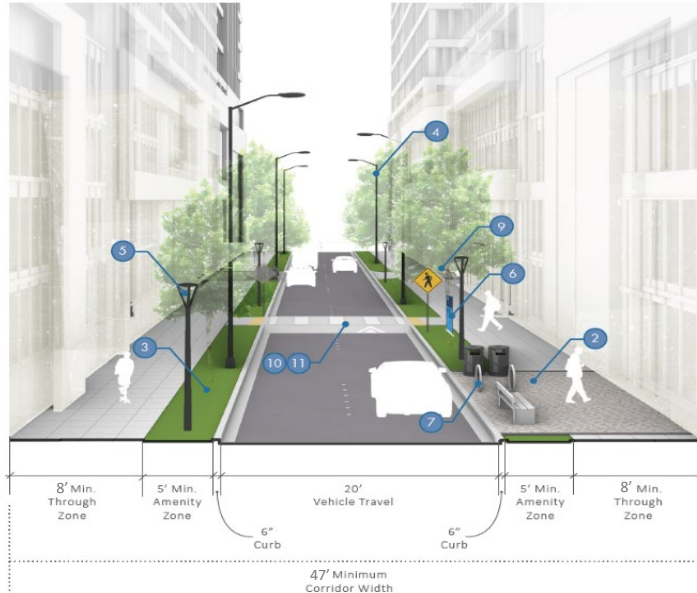
Local Streets Map

Local Streets Map

Flexible Access

2

FLEXIBLE ACCESS SECTION VIEW



**Flexible Access – 105th Ave NE/Main St.
(similar example)**

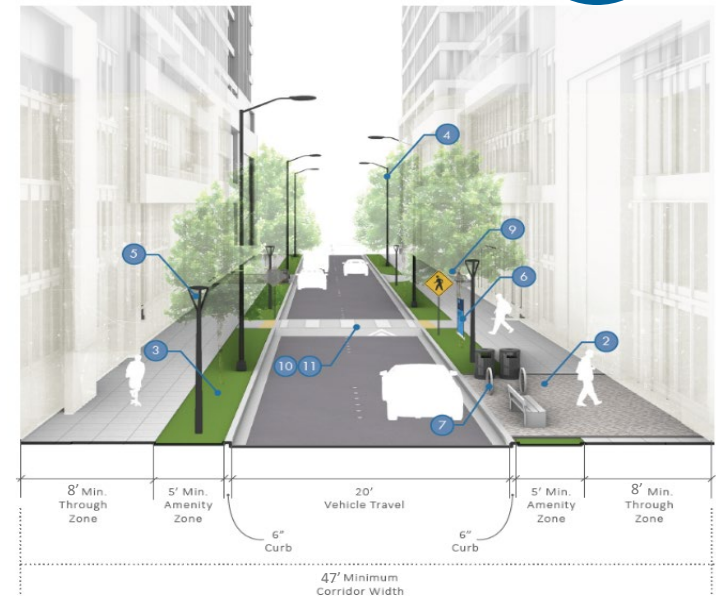


Flexible Access

2

FLEXIBLE ACCESS SECTION VIEW

Access Type	Option A: PC Recommendation
Flexible Access	<p>47-foot corridor:</p> <ul style="list-style-type: none"> • (2) 10' vehicle travel • (2) 6" curb • (2) 5' amenity zone • (2) 8' sidewalk
	<p>Option B: Eastside Housing Roundtable</p>
	<p><u>37-foot</u> corridor:</p> <ul style="list-style-type: none"> • (2) 10' vehicle travel • (2) 6" curb • <u>(1) 4' amenity zone</u> • (2) <u>6' sidewalk</u>
	<p>Option C: Bellevue Chamber</p>
	Select Option B

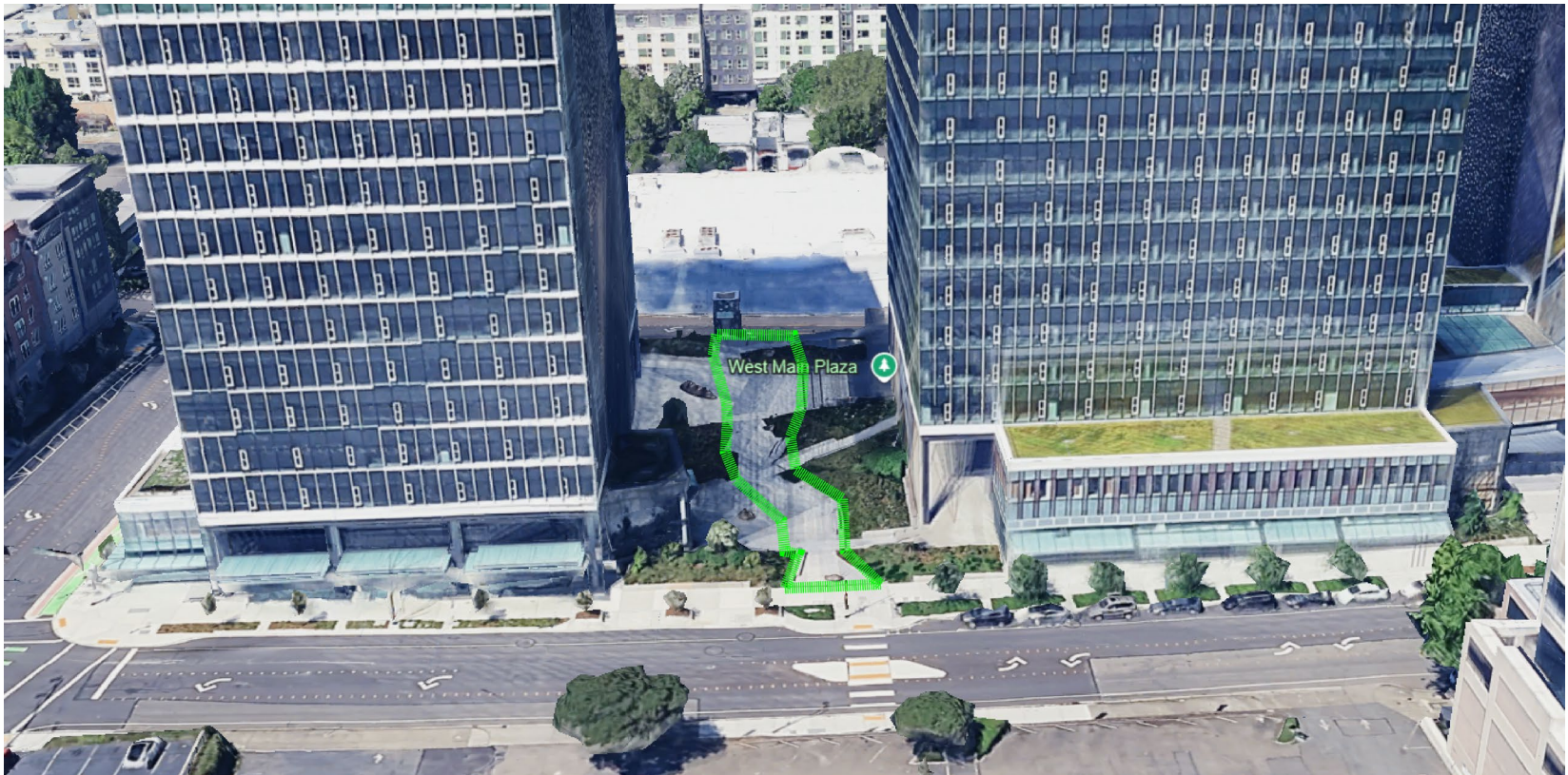


Old Main:
8' sidewalk

Green = Staff recommendation

Shared Use Path

3



Shared Use Path

3

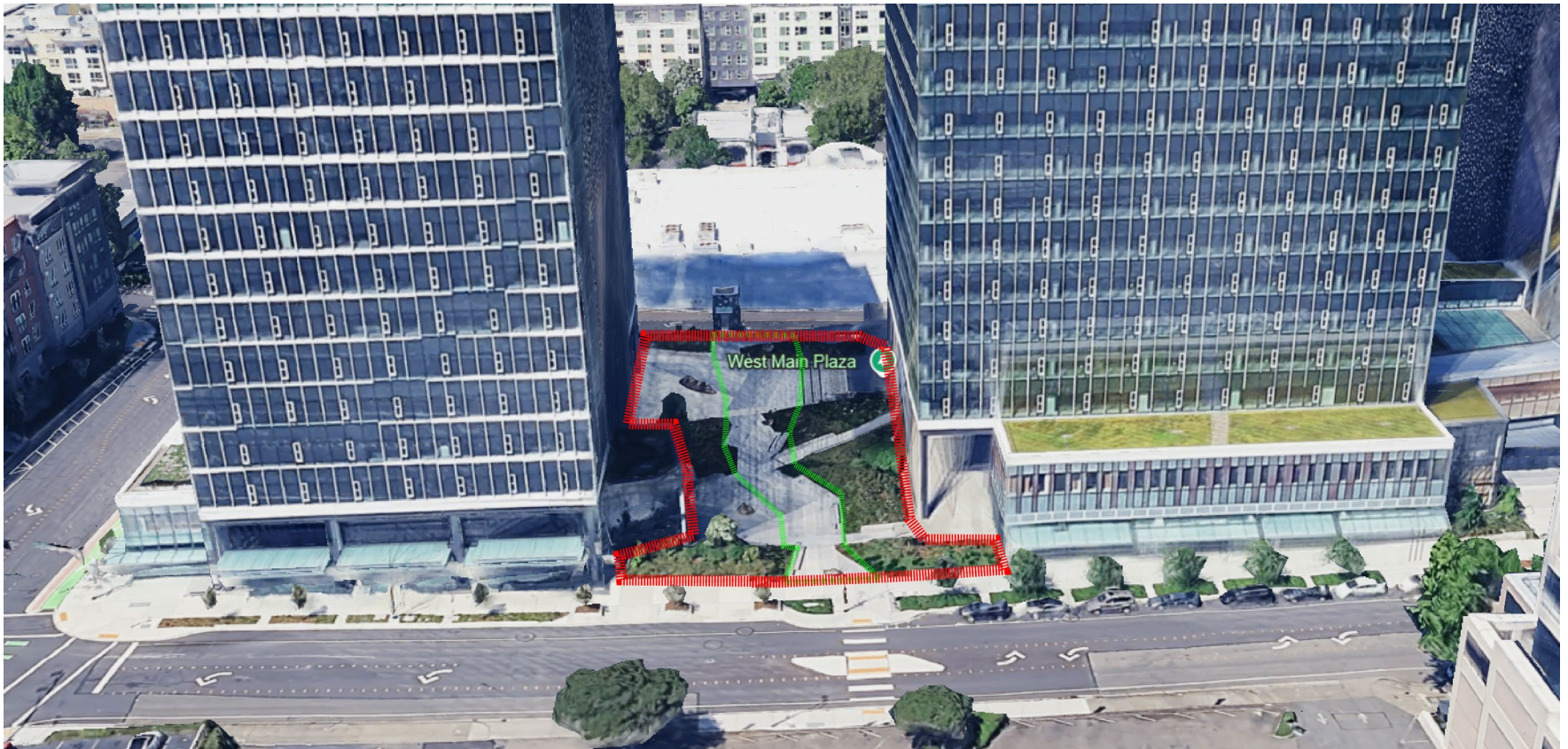
Access Type	Option A: PC Recommendation
Shared Use Path	14-foot corridor
	Option B: Eastside Housing Roundtable
	<u>10-foot</u> corridor
	Option C: Bellevue Chamber
	Select Option B

Green = Staff recommendation



Open Space

4



Open Space

4

Open Space		
Option A: PC Recommendation	Option B: Eastside Housing Roundtable	Option C: Bellevue Chamber
10% public open space. Sites smaller than 40,000 sq ft exempt	Same as Option A	5% <u>public</u> open space. 5% <u>private</u> open space.

Green = Staff recommendation



Fee In-Lieu Vesting

Fee In-Lieu Vesting		
Option A: PC Recommendation	Option B: Eastside Housing Roundtable	Option C: Bellevue Chamber
Fee assessed & collected at building permit issuance	N/A	Fee assessed <u>at land use application</u> & collected at building permit issuance

Green = Staff recommendation

Master Development Plan

Master Development Plan Phasing

Option A: PC Recommendation	Option B: Eastside Housing Roundtable	Option C: Bellevue Chamber
Future phases implement pre-identified improvements—up to 20% of the active phase’s value—as part of the MDP process.	Allow early MDP phase(s) that don’t rely on land area or FAR from a future phase to advance without requiring future phases to comply with the Land Use Code.	Select Option B

Green = Staff recommendation

Off-Site Performance (Commercial Projects)

7

Off-Site Performance for Commercial Projects		
Option A: PC Recommendation	Option B: Eastside Housing Roundtable	Option C: Bellevue Chamber
N/A	N/A (raised in the context of residential projects)	Allow off-site performance option for commercial projects

Green = Staff recommendation





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