

Wilburton Vision Implementation LUCA

Study Session

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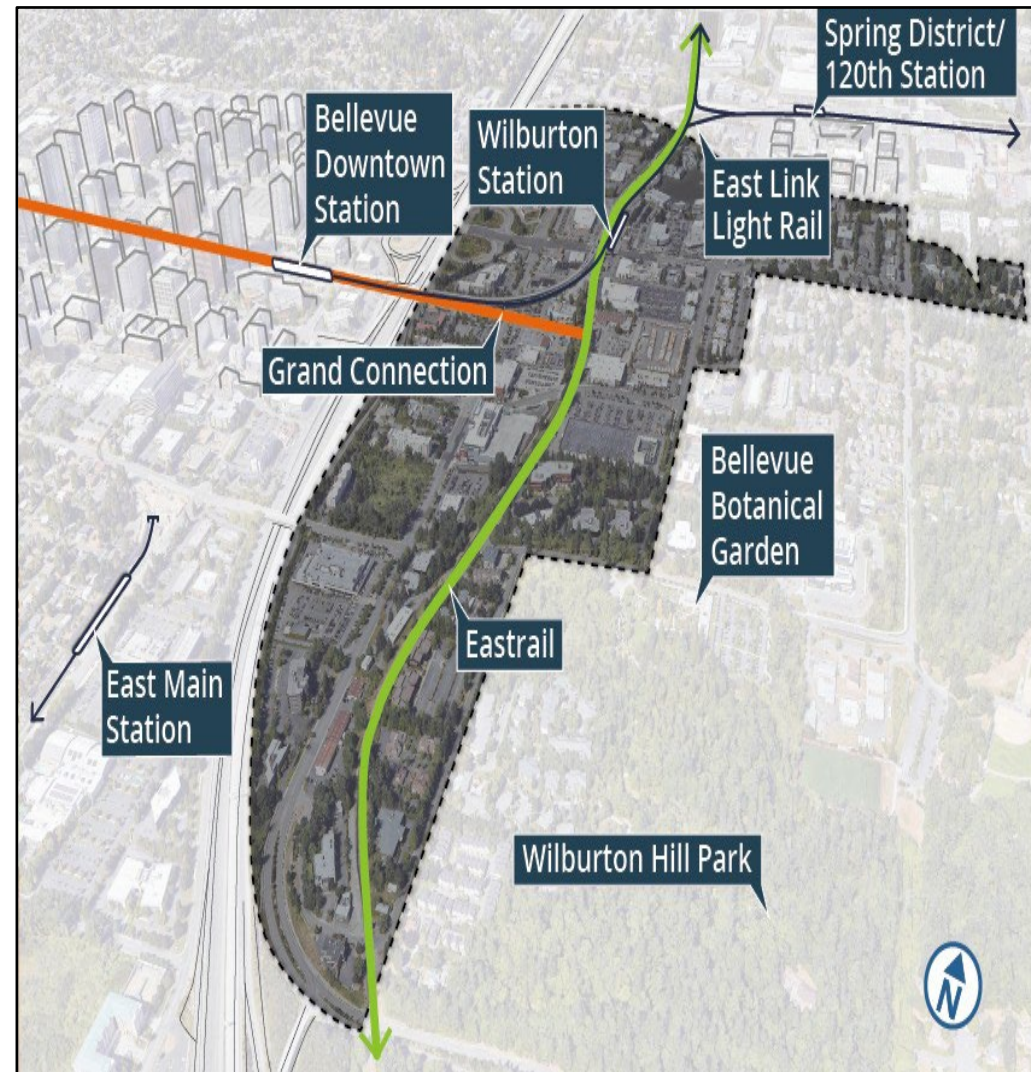
Direction

Consider directing staff to prepare the LUCA Ordinance as drafted for final action at a future meeting.



Agenda

1. Background & Process
2. LUCA Components
3. Planning Commission Recommendation
4. Public Engagement
5. Direction



A Vision Shaped by Community



City of Bellevue

Major Policy Moves

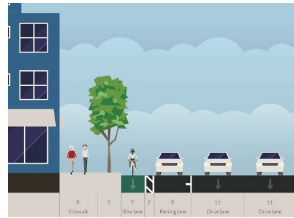
Cultural & Community Connections



Active,
vibrant
identity



Unique mix of
businesses



Multimodal
connections

Future Land Use



Trail- and
transit-
oriented



Diverse and
affordable
housing



Range of
implementation
tools

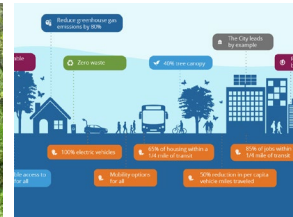
Open Space & Natural Systems



Urban park
system



Enhanced
natural
features



Sustainable
district



Eastrail linear
park



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),



Council Input

Discussion when CPA was adopted (July 2024):

- Support **life sciences** and mixed uses generally
- Support for **sustainable district**
- Interest in **affordable commercial** for small businesses
- Emphasis on **walkability**
- Ensure **transportation infrastructure** can support planned densities
- Emphasis on **affordable housing** production
- Evaluate opportunities for phasing in response to **economic conditions** for development



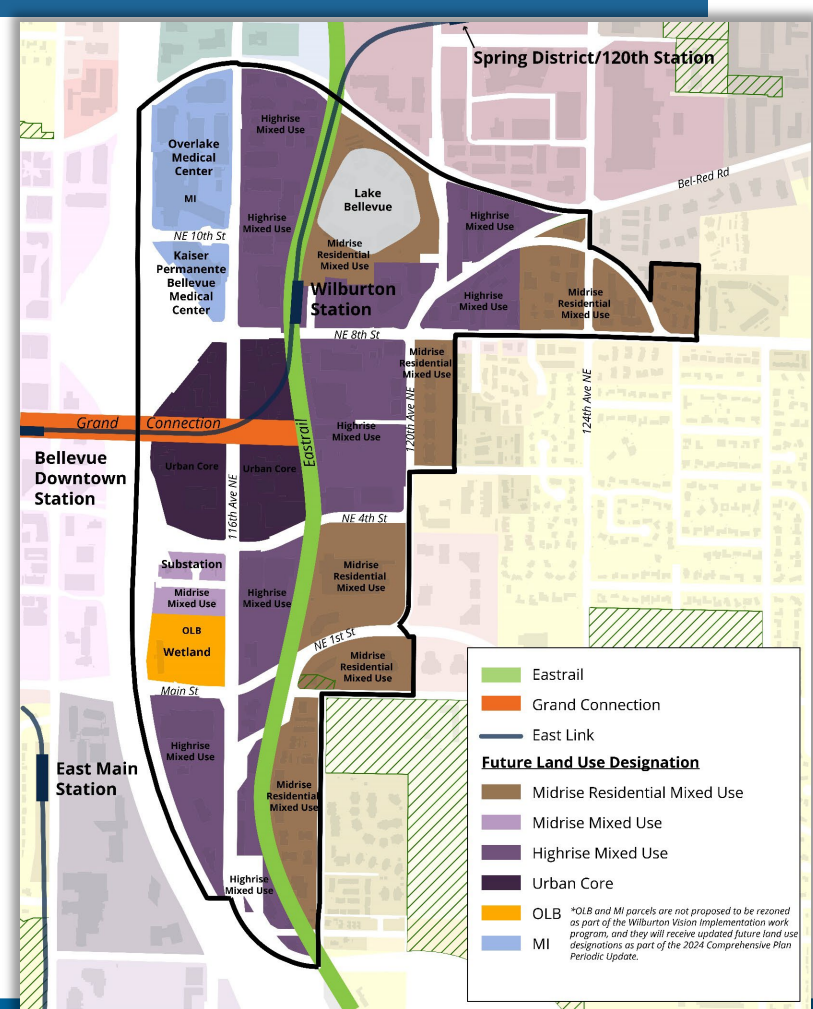


LUCA Components



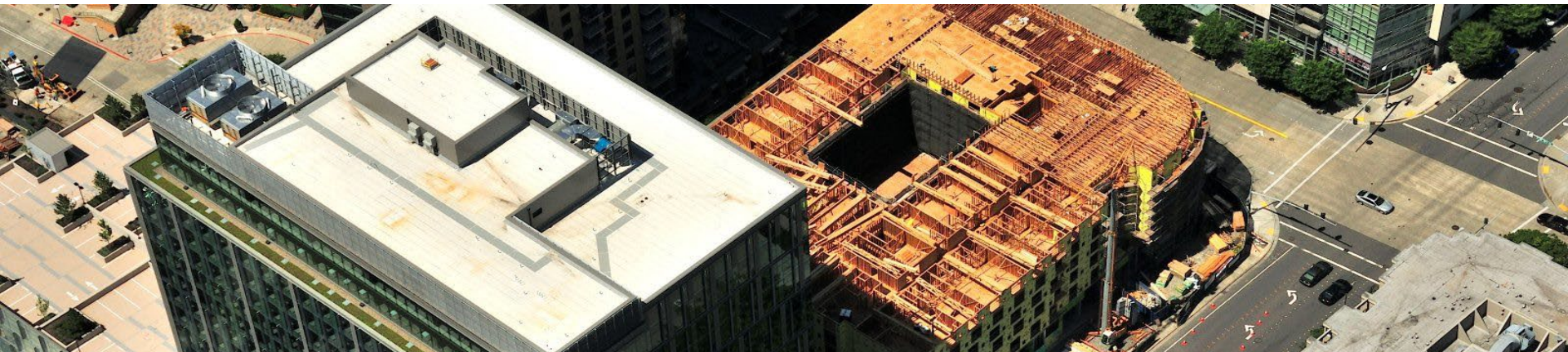
Land Use Districts & Building Design

- New land use districts
 - Urban Core (450')
 - Mixed-Use Highrise (250')
 - Mixed-Use Midrise (100')
 - Mixed-Use Residential Midrise (100')
- Building Design
 - Height/FAR vary by district
 - Building scale tapers in TOD
 - Additional flexibility for Mass Timber & Life Science



Land Uses & Nonconformities

- All uses permitted unless prohibited or subject to conditions/special requirements
- Nonconforming provisions mirror BelRed
 - Includes Wilburton-specific list of site improvements
 - Proportional compliance focus: Eastrail & circulation needs



Affordable Housing

Policy Intent: Clear and consistent framework, ensuring all projects contribute equitably to affordability goals.

Components:

- On- or off-site performance, land transfer, fee-in-lieu, or some combination
- Higher base FAR
- Set-asides percentages:
 - Rental: 10% (80% AMI), 7% (60% AMI), or 5% (50% AMI)
 - For Sale: 10% (100% AMI) or 7% (80% AMI)
- In-Lieu fee:
 - Residential: \$13 per square foot
 - Commercial: \$16.50 per square foot



Catalyst Program (Residential)

Policy Intent: Provide near-term support for residential development.

Program Components:

- Vest at Land Use application
- Reduced set-aside percentage:
 - 5% for first 500 units
 - Or until June 1, 2026, whichever is later
- Reduced in-lieu fee:
 - \$9.75 for first 500 units
 - Or until June 1, 2026, whichever is later
 - Max. of 1,000 units get lower fee
 - \$13 fee adjusts per CPI after 750 units or until June 1, 2027 (whichever is later)



Catalyst Program (Commercial)

Policy Intent: Provide near-term support for commercial development.

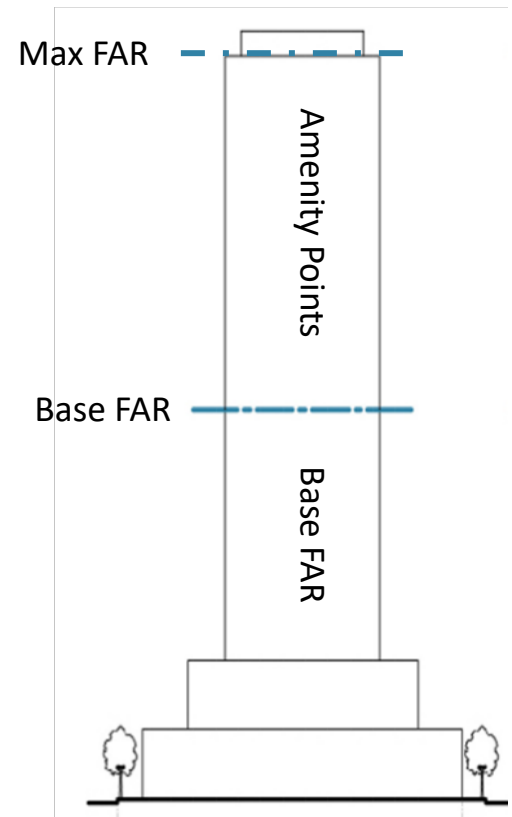
Program Components:

- Vest at Land Use application
- Reduced in-lieu fee (general commercial):
 - \$12.38 for first 600,000 square feet
 - Or until June 1, 2026, whichever is later
 - Max. of 600,000 square feet get lower fee
 - \$16.50 fee adjusts per CPI after an additional 250,000 square feet or until June 1, 2027 (whichever is later)
- Reduced in-lieu fee (life science and medical office):
 - \$8.25 for all life science and medical office projects
 - Expires June 1, 2028



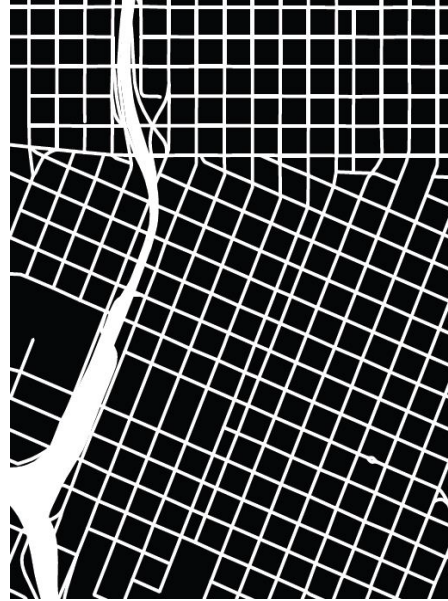
Amenity Incentive System

- Participation required to exceed base FAR
- Options to exceed base:
 1. Affordable housing/deeper affordability
 2. Access and Connectivity
 3. Affordable Commercial Space
 4. Child Care Service
 5. Critical Area Restoration and Enhancement
 6. Eastrail Corridor Improvements
 7. Family-size housing
 8. Grand Connection improvements
 9. Green building performance
 10. Open Space
 11. Park Dedication
 12. Public Art



Access, Streets, and Blocks

- Integrating block size, site access, Eastrail connections & improvements
- Block requirements
 - Sites over 105,000 sf
 - Can be bounded by:
 - public street
 - private access corridor
 - Eastrail
 - Grand Connection



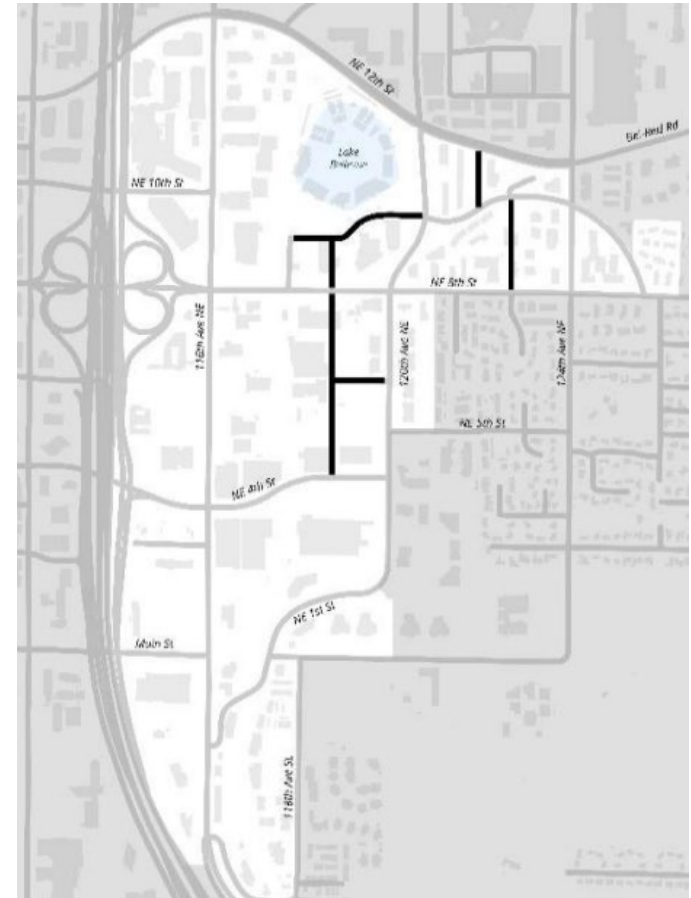
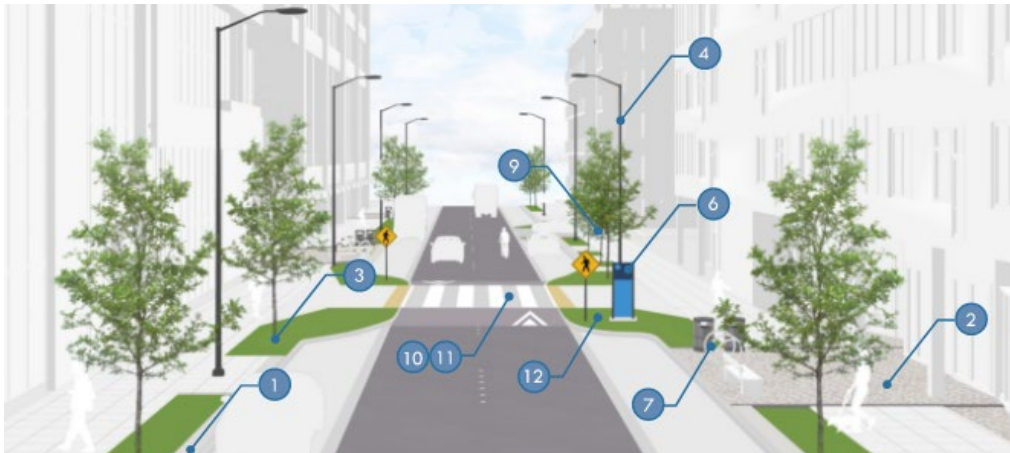
**Local access and
smaller blocks**



**Eastrail as a defining
trail and park
corridor**

Access, Streets, and Blocks

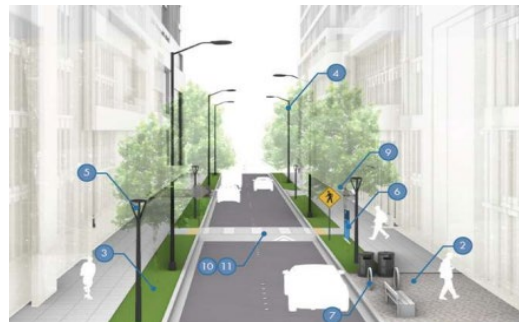
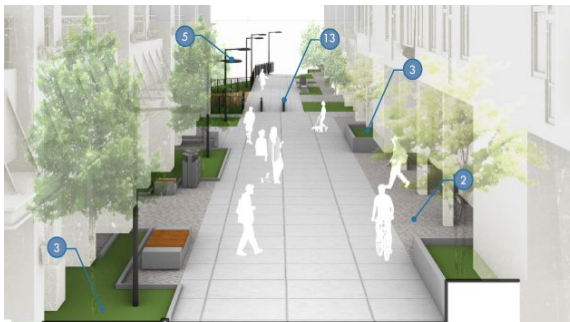
- Local Streets (public ROW)
 - Seamless integration and access to the city street network
 - Reliable public maintenance
 - Enforceable public safety standards
 - Alignment with TOD walkability goals



Local Streets

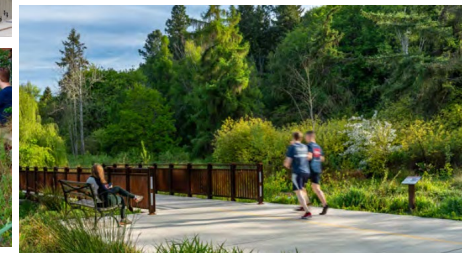
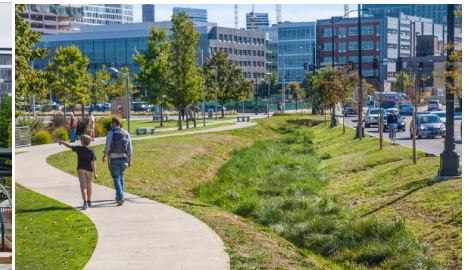
Access, Streets, and Blocks

- Other Access Corridors
 - Flexible Access
 - Active Transportation
 - Service Corridor
 - Shared-Use Path
- Commercial Driveways



Open Space and Green Factor

- Flexible 10% open space requirement
- Exemption for small sites
- Options to accommodate
 - Plazas
 - Access corridors
 - Landscaping
- Green factor approach for site design
 - Flexible menu of options
 - Increased scoring for tree retention



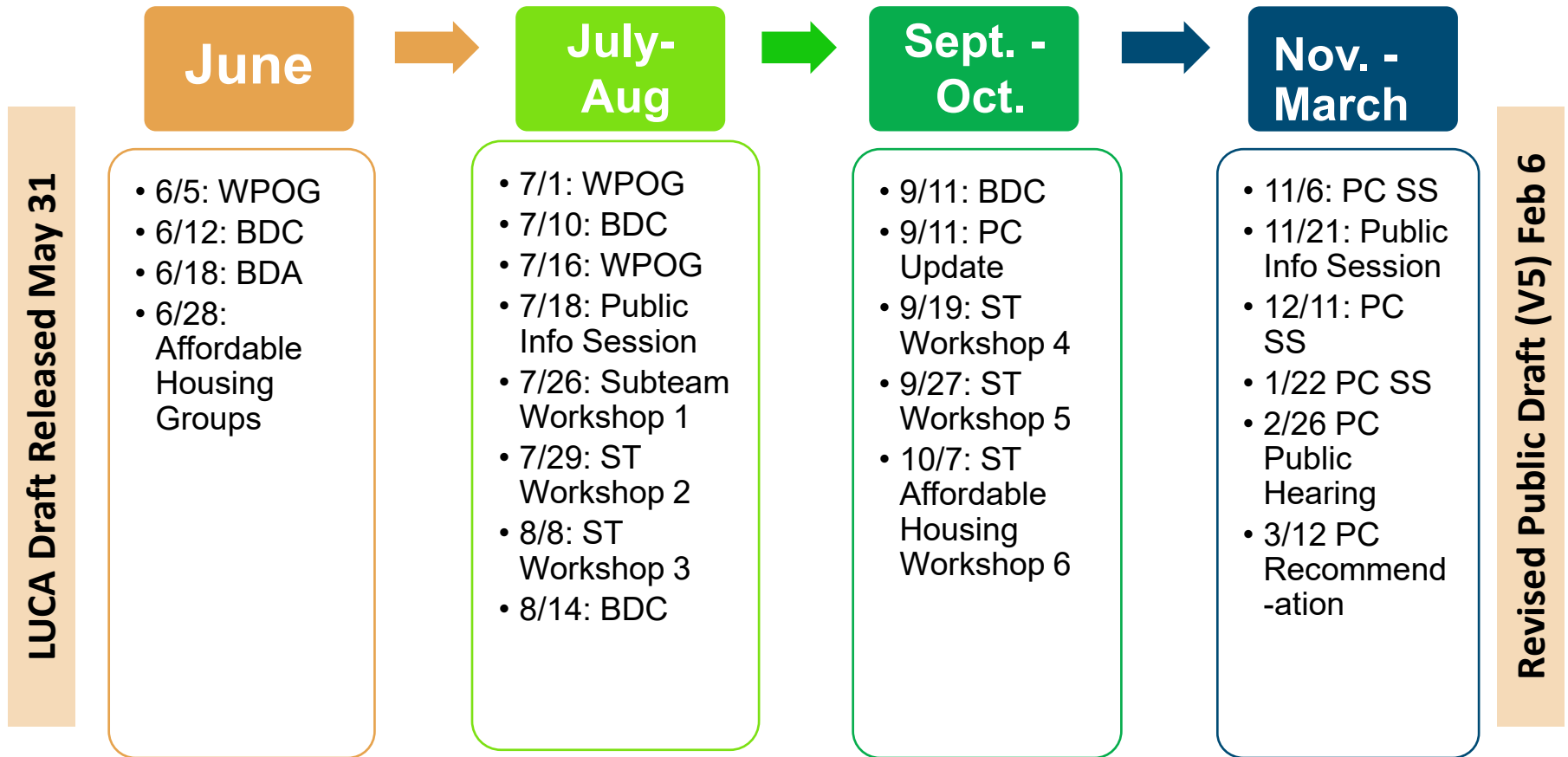
Planning Commission Recommendation



- 7 study sessions → 5 LUCA drafts
- Public Hearing February 26
- 25 options analyzed for access corridors, off-street parking, small site flexibility, and affordable housing
- Recommends adoption as modified



LUCA Engagement





Direction

Consider directing staff to prepare the LUCA Ordinance as drafted for final action at a future meeting.

