

Wilburton Vision Implementation LUCA

Study Session No. 4: Site Organization

Nick Whipple, Assistant Director
Josh Steiner, AICP, Senior Planner
Development Services Department

November 6, 2024





Provide feedback on topics:

- Perimeter block distance
- Ground-level activation
- Open space



Agenda

1. Overview
2. LUCA Elements
 - Block size
 - Street typologies
 - Active uses
 - Open space/green factor
3. Stakeholder Feedback
4. Next Steps



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

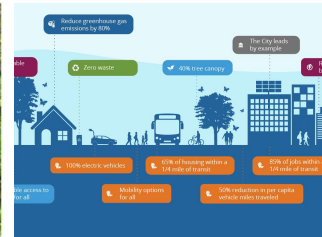
Open Space & Natural Systems



Urban park system



Enhance natural features



Sustainable district



Eastrail linear park



Study Session Topics



November 6

- Block sizes
- Street typologies, pattern
- Activation
- Open Space and Green Factor

December 11

- Building heights
- Floor Area Ratio (FAR)
- Floorplate sizes
- Mix of uses
- Parking

January 8

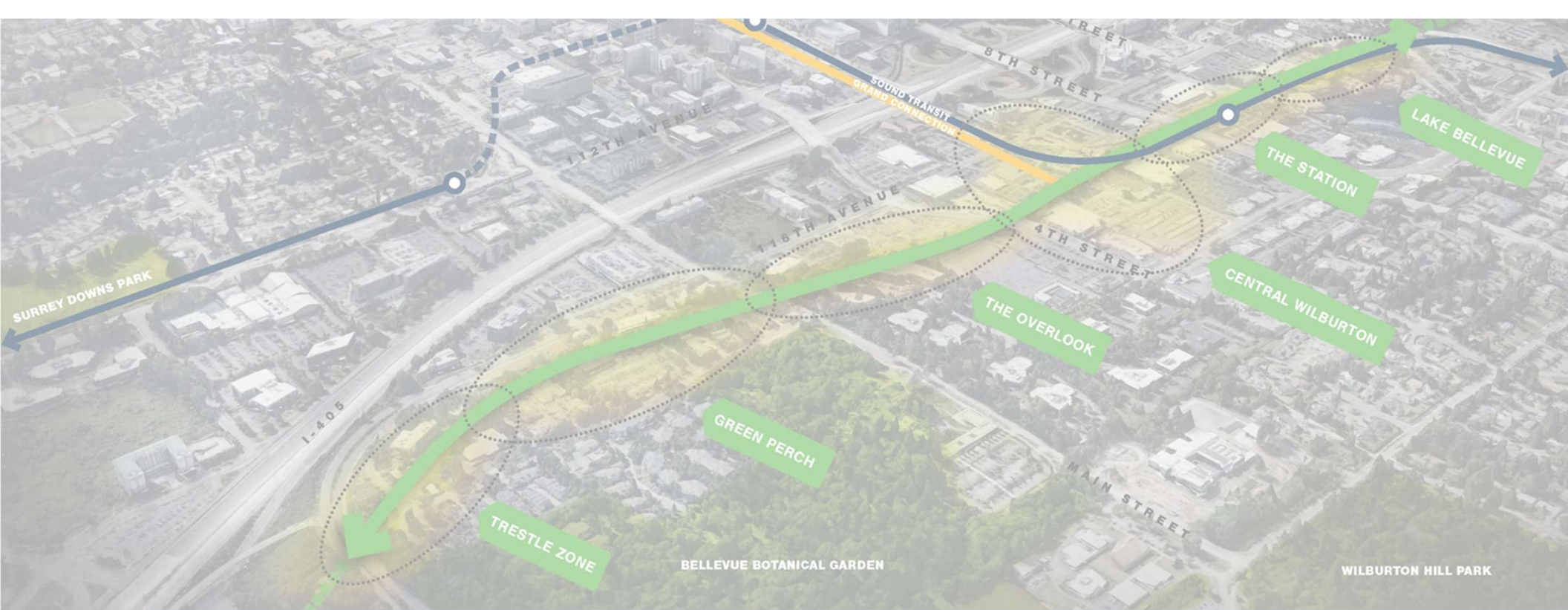
- Affordable Housing Approach
- Amenity Incentive Program



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

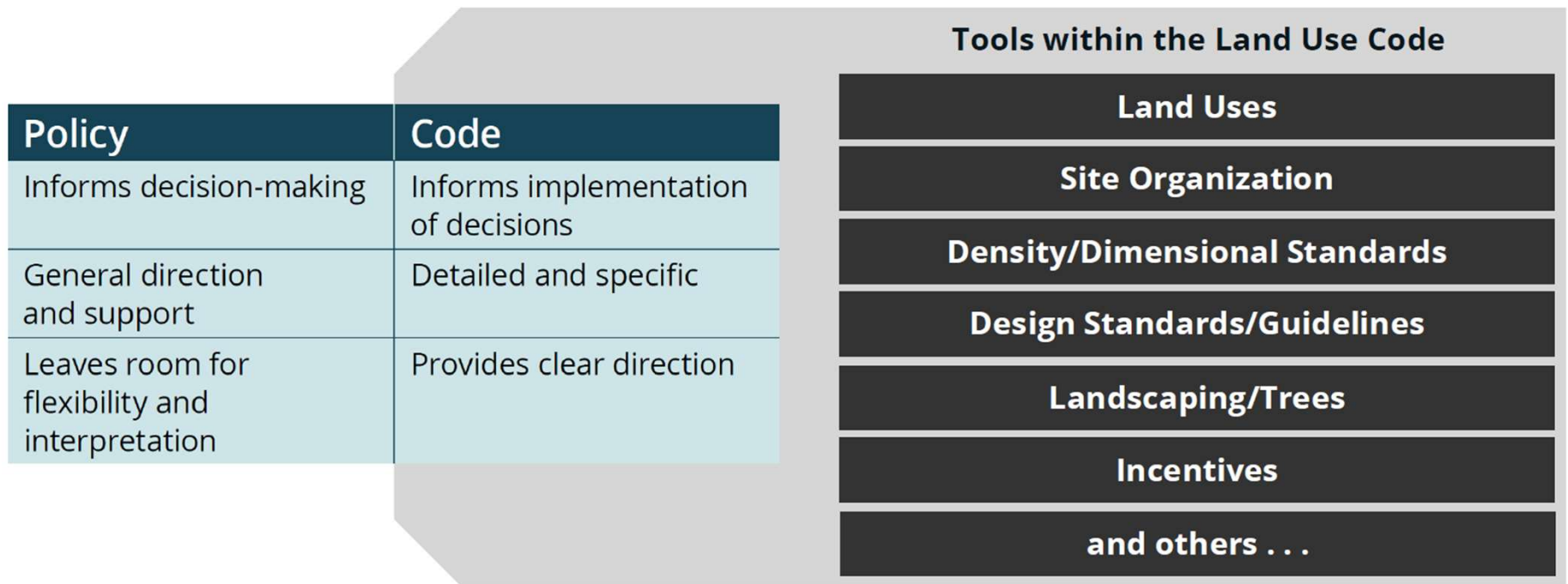




LUCA Elements

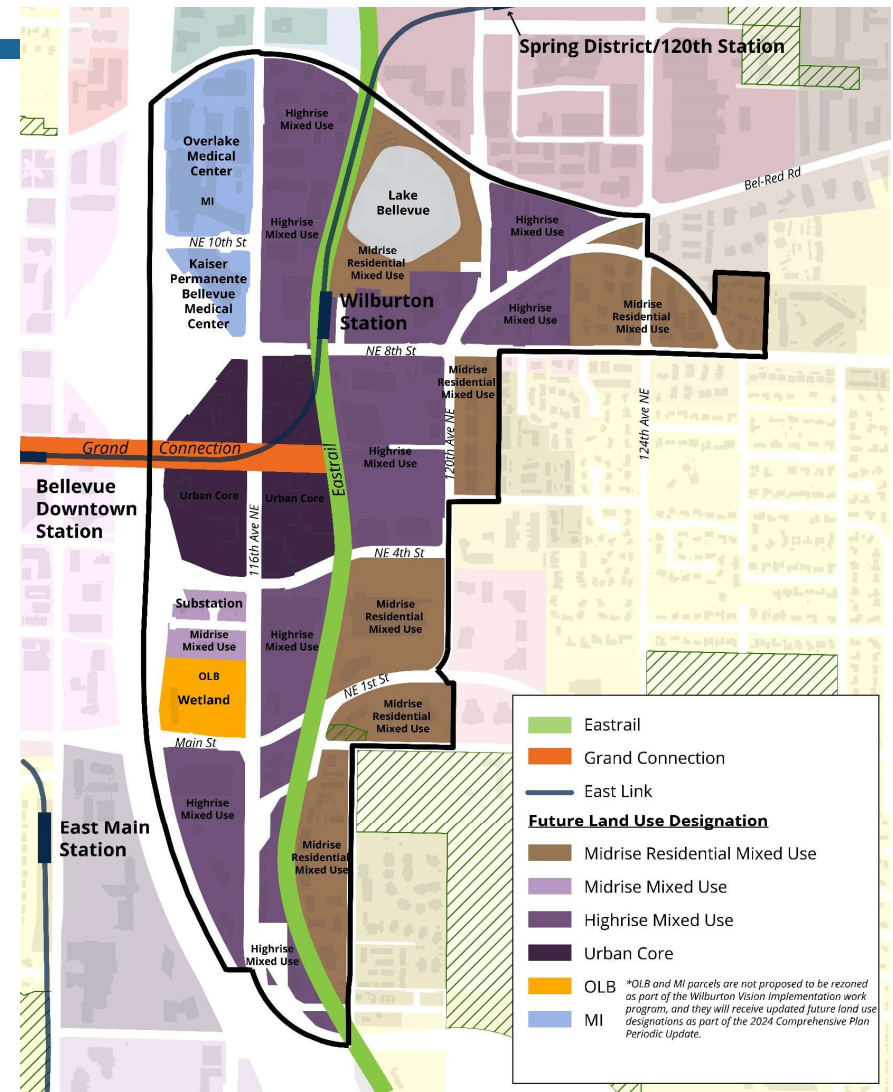


CPA/LUCA Relationship



Mixed-Use Districts

- New land use category for Wilburton TOD area
- Addressing the following in the new Part 20.25R LUC:
 - Street typologies
 - Walkable blocks
 - Specific design standards for unique Wilburton elements (e.g., Eastrail, Grand Connection)

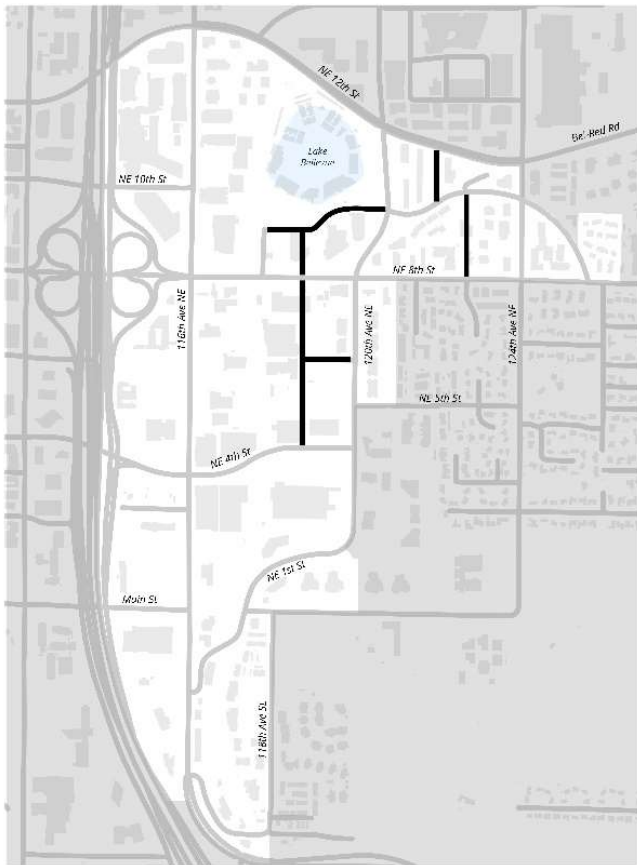


Site Organization & Streets

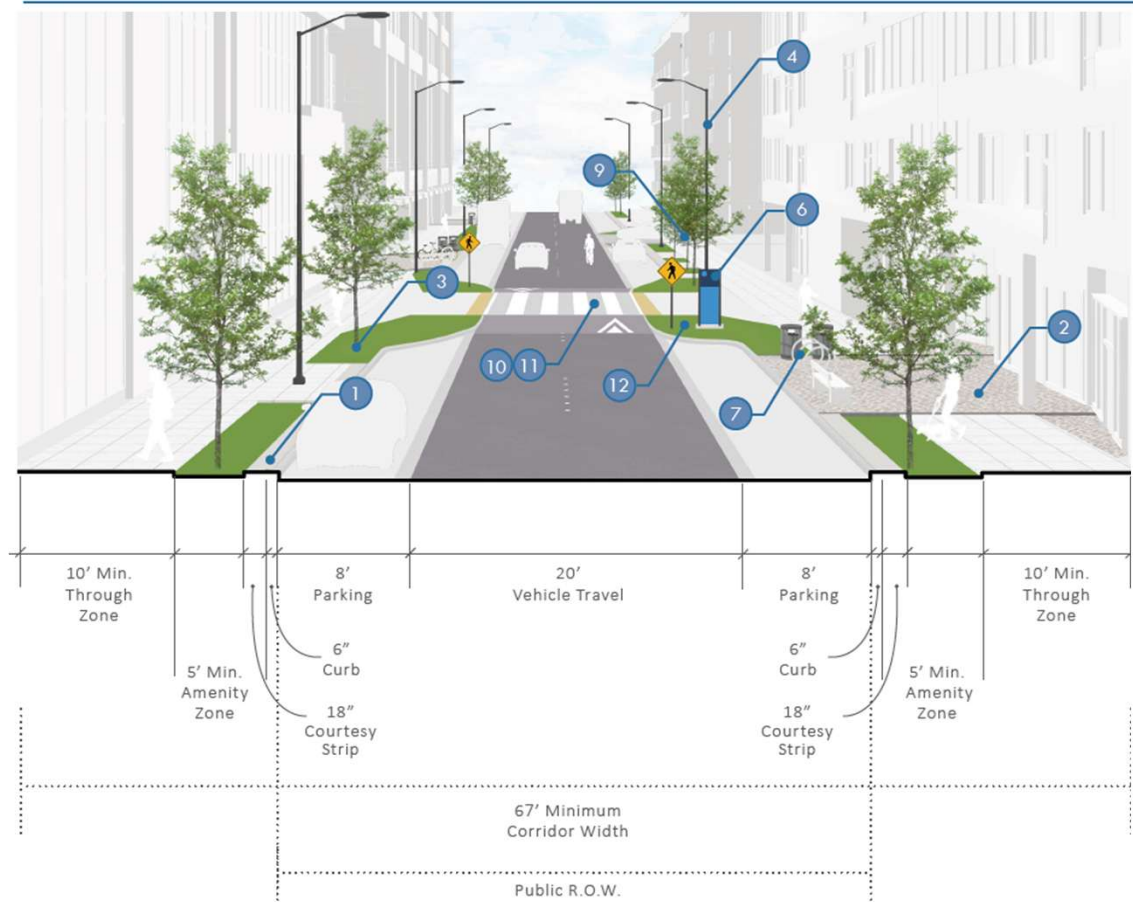
- Block Size Requirements
 - Applies for sites over 100,000 sq. ft.
 - Max 1,200 ft. perimeters
 - North-South block length dimension max is 350 ft.
- Street Typologies
 - Local Streets, Flexible Access Corridors, Active Transportation Corridors, and Pedestrian Corridors
 - Key Connections: Eastrail,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



Local Streets

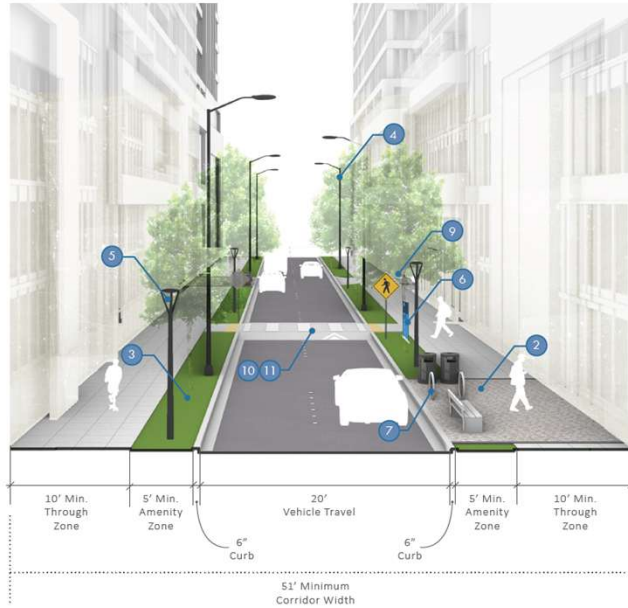


LOCAL STREET SECTION VIEW



Access Corridors

FLEXIBLE ACCESS SECTION VIEW



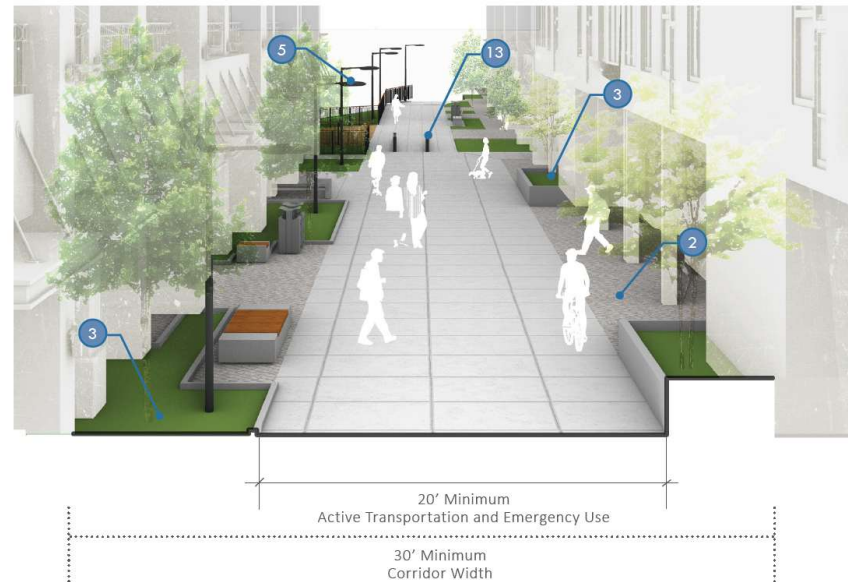
PEDESTRIAN CORRIDOR SECTION VIEW



ACTIVE TRANSPORTATION ACCESS SECTION VIEW: CONDITION A



ACTIVE TRANSPORTATION ACCESS SECTION VIEW: CONDITION B



Ground-Level Activation

- Objective: Enhance pedestrian experience and safety
- Active Space Requirements:
 - 25% along Pedestrian Corridor
 - 50% ground-level active uses along most streets
 - 75% along Eastrail and Grand Connection
 - Weather protection and window transparency required



Open Space and Green Factor

- Publicly Accessible Open Space: At least 10% of site
- Options to accommodate
 - Plazas
 - Access corridors
 - Landscaping
- Green factor approach for site design
 - Minimum green factor score required
 - Options to accommodate:
 - Green roofs, living walls, native plants

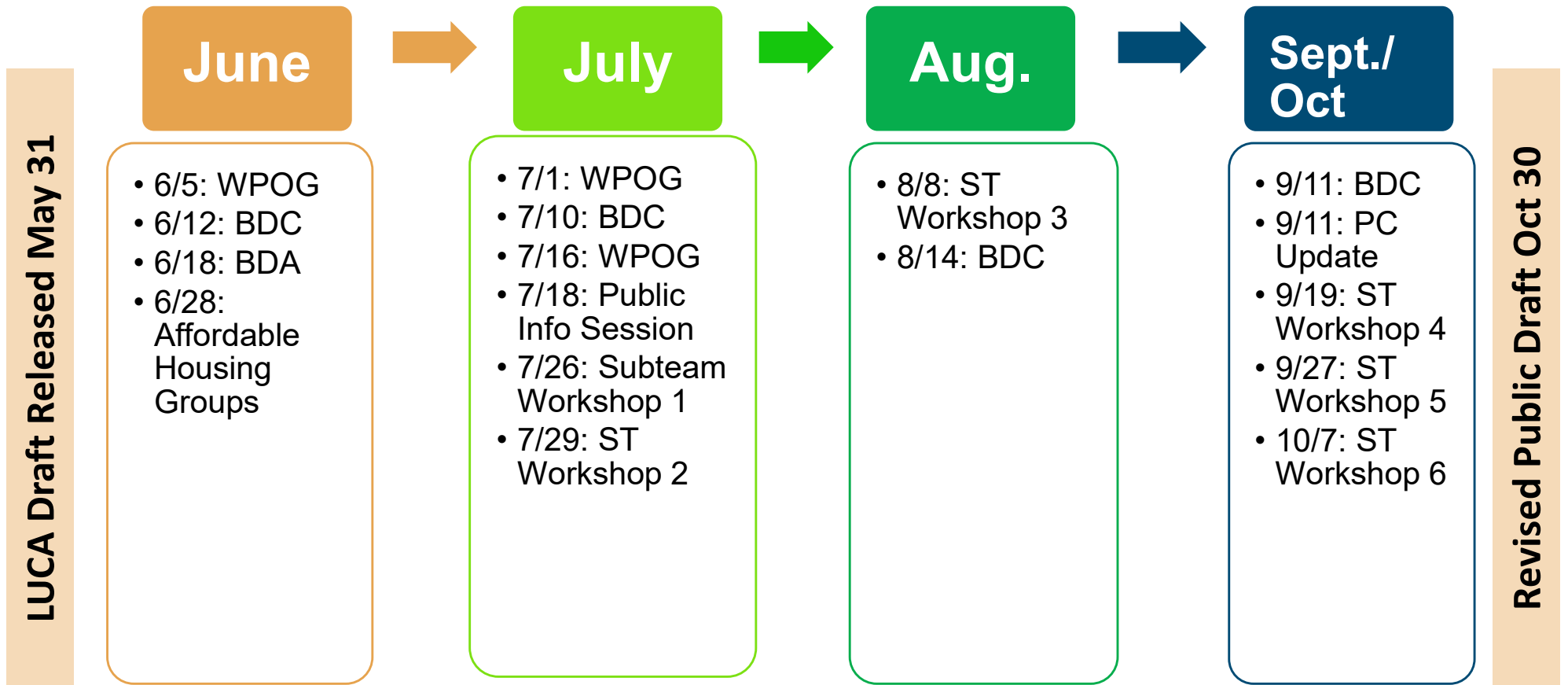


Public Engagement & Stakeholder Feedback

- Meetings and Workshops – 16 Total
- Key Feedback:
 - Balancing the many priorities
 - Economic considerations in the current market
 - Mitigating key cost drivers



LUCA Engagement



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">•Amended emergency access requirement to just two specific locations•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%• No multifamily play area requirement for Wilburton• 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

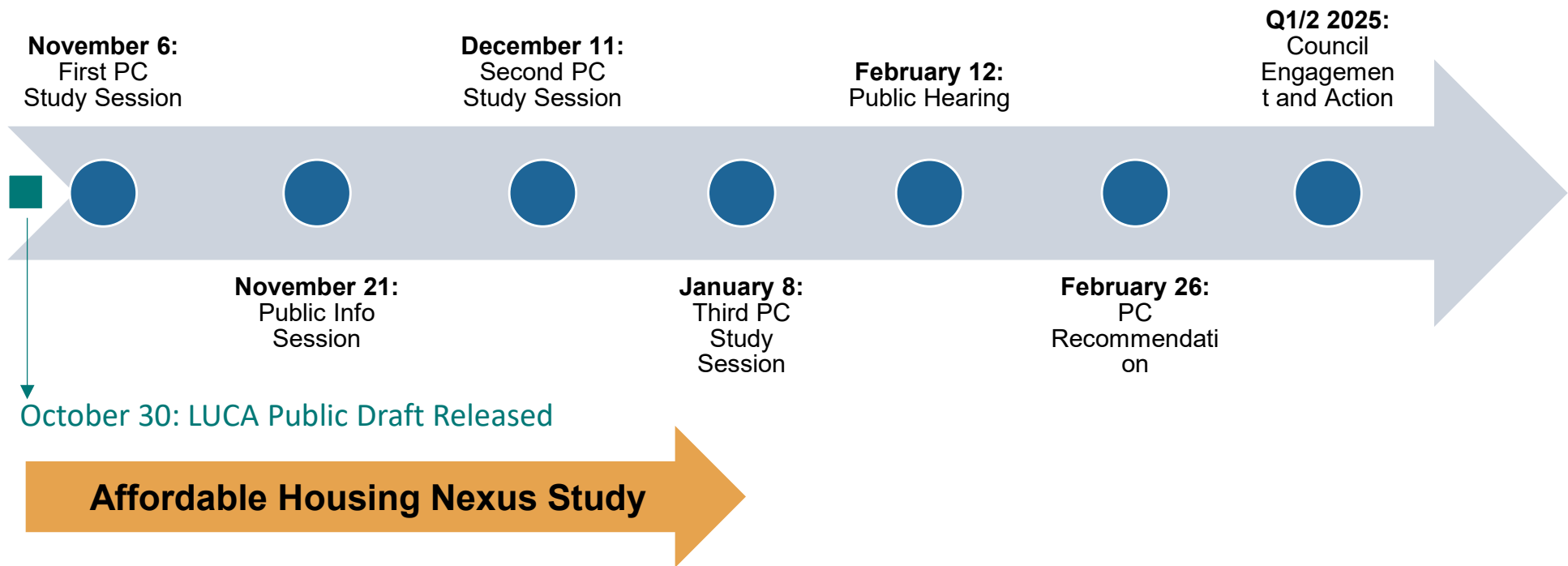


What Have We Heard?

What we heard	LUCA Updates
Active Uses: Definition too narrow, too much space required and in too specific locations	<ul style="list-style-type: none">• Using East Main definition and expanded from there• Reduced requirement<ul style="list-style-type: none">• 90% → 75% for Grand Connection/Eastrail• 75% → 50% for other corridors• 50% → 25% for pedestrian corridor• Flexibility to distribute active uses along frontages
Other Updates	<ul style="list-style-type: none">• Build-to line requirements removed• Only ground floor of parking structure must have occupiable space, residential or commercial allowed



Next Steps





Provide feedback on topics:

- Perimeter block distance
- Ground-level activation
- Open space

