

# East Main LUCA

## Study Session No. 3

Mike Brennan, Director  
Trisna Tanus, Consulting Attorney  
**Development Services Department**

Emil King, Assistant Director  
**Community Development Department**

June 28, 2021



# ✓ **Direction**

---

Staff seeks direction to:

- Schedule a public hearing on the LUCA
- Identify topics in the draft LUCA that Council would like additional information in future study sessions

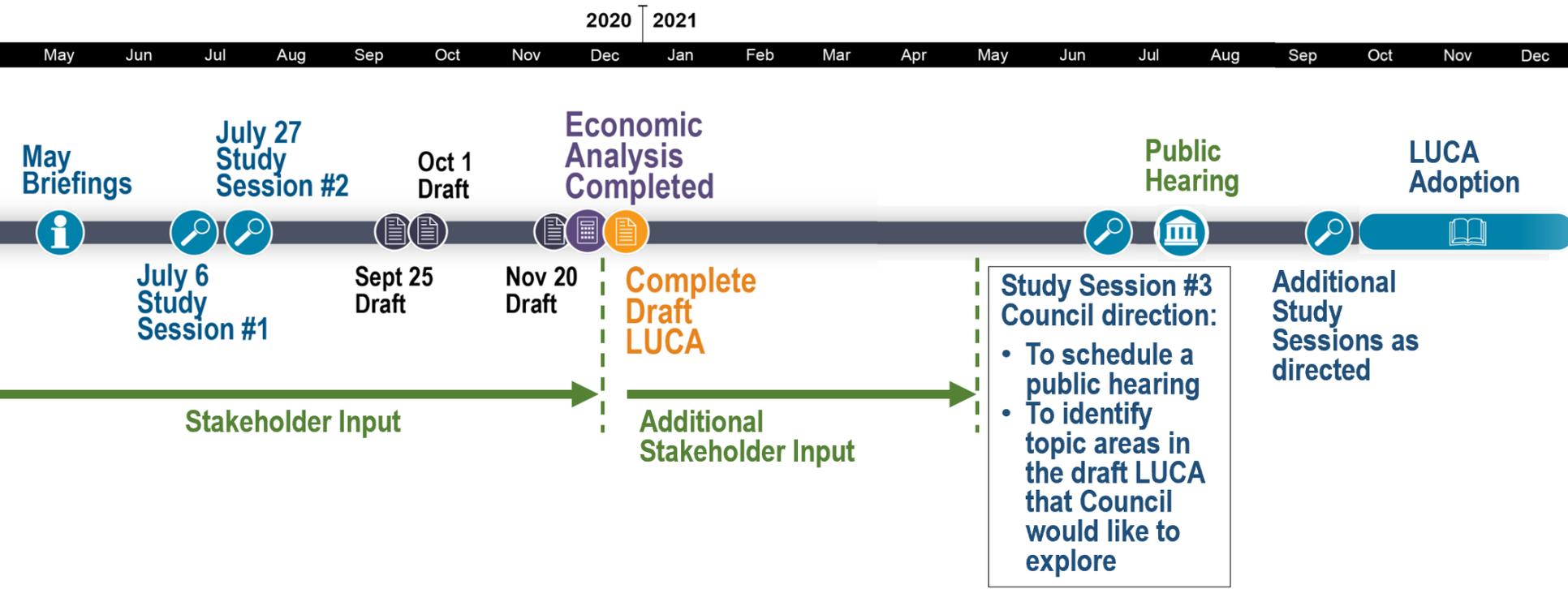


# Agenda

- LUCA Timeline
- Outreach and Engagement
- TOD Area
- CPA → LUCA → Permit
- LUCA Topics
- Stakeholders Requests



# LUCA Timeline



# Outreach and Engagement

---



Stakeholders  
(Property  
Owners)



Adjacent  
Neighborhoods



Q&A



Web  
presence



# Recap: Transit Oriented Development



*Spring District, AMLI Residential*

## ***Vision: In 2035 East Main...***

- a vibrant, livable, and memorable TOD neighborhood
- anchored by a variety of housing choices, offices, hotel and supporting commercial services...



# Council Direction for LUCA



July 2020 Study Session:

*“...draft the Land Use Code using the Downtown OLB-S code as a starting place, consistent with the East Main Comprehensive Plan while incorporating the **four points** raised by the recent letters from stakeholders. Also to include addressing pedestrian-bike connectivity and affordable housing incentives...”*

## **Four points:**

1. Use the through-block connection framework for Pre-Located Street
2. Use the Alleys with Addresses framework for Potential Streets
3. Broaden the Active Uses definition
4. Reduce minimum parking ratios and allow maximum ratios to be the same as DT





# Role of Documents in the Process



**Comprehensive Plan**

- Describes vision and priorities and baseline expectations for future development
- High-level
- Flexible to ensure responsive zoning may be implemented



**Land Use Code**

- **Describes what is permitted**
- **Sets standards for development, e.g., dimensions, density/FAR, amenities, design guidelines, etc.**
- **Tells developers what the City requires**



**Development Application**

- Developer's actual design concept for City approval
- Details of what will be built and where



# Example: Affordable Housing Incentive



**Comprehensive Plan**

“Policy S-SW-44: Establish a land use incentive system that offers additional floor area in exchange for affordable housing as a top priority and may also include other improvements and amenities that contribute to the public good.”



**Land Use Code**

“For residential development, the Amenity Incentive System has a focus on Affordable Housing...  
A residential development or a residential portion of a development shall earn 75 percent or more of the project’s amenity points from the Affordable Housing amenity...”



**Development Application**

“We propose X square feet of residential development, and Y square feet of affordable housing to earn Z square feet of bonus floor area.”



# LUCA Topics



Google's Downtown West development  
Image Credit: Google

## Urban Form:

- Walkable blocks
- Pedestrian emphasis
- Multimodal connectivity
- Complementary to Downtown and single family neighborhood
- Prioritize Affordable Housing, change child care service, open space, potential streets



# LUCA Topics



## Housing:

- Minimum housing
- Variety of housing sizes and income levels
- Prioritize affordable housing

## Code Structure:

- Consistency with City-wide code framework and processes

# Stakeholder Requests

---

## Urban Form

- Increase the building height maximum
- Eliminate building stepbacks for residential towers below 80 feet
- Expand exception to block length

## Housing

- Reduce minimum housing requirement
- Accept condominiums as affordable at 100% AMI
- Allow fee in lieu for affordable housing

## Code Structure

- Expand exceptions for nonconforming uses
- Use of Development Agreements





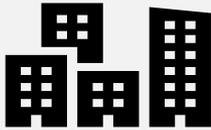
Facebook Willow Campus  
Image Credit: Facebook

## ✓ Direction

Staff seeks direction to:

- Schedule a public hearing on the LUCA
- Identify topics in the draft LUCA that Council would like additional information in future study sessions

# Stakeholder Requests



#	Draft LUCA	Requests	Possible Adjustments
<b>Urban Form</b>			
<b>Wig 1</b>	Max Height: 230'/250' (mech) Max Height 50' of 112th: 70' (include mech)	Max Height (114th, Main): 400'/420' (mech) Max Height (middle): 125'/145' (mech) Max Height 50' of 112th: 70'/90' (mech) Average Max 285'	<u>Recommended Change</u> Revise Draft to Max Height 300'/320' (with mech); no change to 112th Max Height
<b>Wig 4</b>	Reduced Floor Plate/Stepback for all towers, between 40'-80'; Further reduction in Floor Plate/Stepback 80'-higher	No reduction in Floor Plate/no stepback for residential towers between 40'-80'; Reduced Floor Plate/Stepback for residential towers only 80'- higher	Implications: 1. May result in massive 80'- high wall/structure; 2. May create unfriendly environment for pedestrians <b>Council Direction Needed</b>
<b>Wig 7</b>	Ped/bike path between Pre- Located Street and Main Street slip ramp	No bike path at this location	<u>Recommended Change</u> Revise Draft to remove bike path; and require only ped path due to grade change
<b>Wig 9</b>	Exception for block length and perimeter 200' from 114th (to maintain requirements along 112th)	Exception for block length and perimeter 400' from 114th	Implications: 1. Northern portion of Red Lion parcel will be completely excepted <b>Council Direction Needed</b>
<b>BC 6</b>	Pre-Located Street (private road) on Hilton property	Delete Pre-Located Street on Hilton and BAC properties, or Pre-Located Street should not be a public right-of-way	<u>Recommended Change</u> Both are already in Draft; Pre-Located Street only on Hilton Property; and Pre- Located Street is not a public right-of-way



# Stakeholder Requests



Housing			
<b>Wig 2</b>	Min 30% Res before 60% Non-Res	Min 300,000 (400 units) (10%), with 100,000 (135 units) before 60% Non-Res	<p>Implications:</p> <ol style="list-style-type: none"> <li>1. May result in further imbalance of jobs/housing;</li> <li>2. Inconsistent with accomplishing mix of uses within the area</li> </ol> <p><b>Council Direction Needed</b></p>
<b>BC 1</b>	Min 30% Res before 60% Non-Res	No Res requirement for <u>expansion</u> of athletic club/hotel	<p>Implications:</p> <ol style="list-style-type: none"> <li>1. May result in further imbalance of jobs/housing;</li> <li>2. May not fully accomplish mix of uses within the area;</li> <li>3. Can use BelRed Existing Conditions framework to except expansion up to 20%</li> </ol> <p><b>Council Direction Needed</b></p>
<b>Wig 5</b>	Affordable Housing at 80% AMI	Affordable Housing Condos at 100% AMI (similar to BelRed)	<u>Recommended Change</u> Revise Draft to allow Affordable Housing Condos at 100% AMI
	No fee in lieu option for Affordable Housing	Fee in lieu option for Affordable Housing	<p>Implications:</p> <ol style="list-style-type: none"> <li>1. May result in further imbalance of jobs/housing;</li> <li>2. May not fully accomplish mix of uses within the area</li> </ol> <p><b>Council Direction Needed</b></p>
<b>BC 3</b>	Affordable Housing as top tier amenity for Res, no fee in lieu option	Fee in lieu option, add requirement for commercial to pay fee in lieu to support Affordable Housing	<p>Implications:</p> <ol style="list-style-type: none"> <li>1. May result in further imbalance of jobs/housing;</li> <li>2. May not fully accomplish mix of uses within the area;</li> <li>3. Can use BelRed Existing Conditions framework to except expansion up to 20%</li> </ol> <p><b>Council Direction Needed</b></p>



# Stakeholder Requests



Code Structure			
<b>Wig 3</b>	Nonconforming provisions	Amend Master Development Plan process to allow exceptions from nonconforming provisions	<u>Recommended Change</u> Revise Draft to depart from nonconforming provisions through a DA
<b>BC 2</b>	Nonconforming provisions	Legacy property exempt from nonconforming provisions for <u>expansion</u> of athletic club/hotel	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansions up to 20%; If more than 20%, departure from nonconforming provisions through a DA
<b>Wig 6</b>	No DA option	DA for: <ul style="list-style-type: none"> <li>• Catalyst Project (fees);</li> <li>• Special Amenity</li> </ul>	<u>Recommended Change</u> Revise Draft to allow DA for specific provisions: <ul style="list-style-type: none"> <li>• Special Amenity;</li> <li>• Open Space</li> </ul>
<b>Wig 10</b>	No affirmative allowance for any potential development proposal (including below grade parking garage)	Affirmative allowance for below grade parking garage	<u>Recommended Change</u> Revise Draft to include affirmative allowance, and for compliance with all other codes and standards
<b>BC 4</b>	Ground Floor Uses (include retail) required to activate pedestrian experience	Remove Ground Floor Uses for properties south of the Pre-Located Street	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansion up to 20%; If more than 20%, departure from nonconforming provisions through a DA
<b>BC 5</b>	Open Space required as first tier amenity for Non-Res (to go above base height and FAR)	Remove Open Space requirement for properties south of the Pre-Located Street	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansion up to 20%; If more than 20%, departure from nonconforming provisions through a DA

