Wilburton Vision Implementation LUCA

Study Session No. 6: Building Design

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December 11, 2024

Provide feedback on topics:

- Building design standards
- Off-street parking requirements
- Land use approach

Agenda

1. Overview
2. Building Design
   - FAR and Height
   - Stepbacks/Façade Modulation
   - Floorplate Sizes
3. Parking
4. Land Use Approach/ Non-conforming
5. 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
- Parking
- Nonconforming uses/sites

January 8

- Affordable Housing Approach
- Amenity Incentive System

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

Dimensional Table

Building dimensional requirements in LUC 20.20.010 – Mixed-Use Land Use Districts Chart

- Urban Center (UC)
- Mixed-Use Highrise (MU-H)
- Mixed-Use Midrise (MU-M)
- Mixed-Use Residential Midrise (MUR-M)

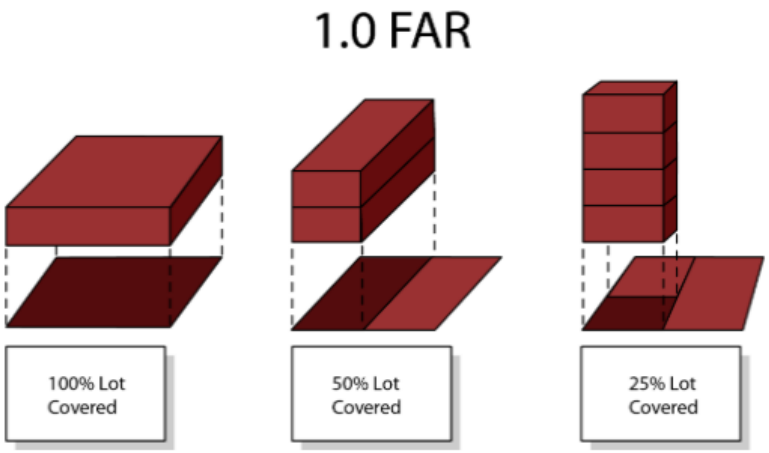
Mixed-Use Land Use Districts

	UC		MU-H		MU-M	MUR-M
Development Type	Nonres.	Res.	Nonres.	Res.	All	All
Base Height	250’	250’	100’	160’	N/A	N/A
Max Height	450’	450’	250’	250’	100’	100’
Base FAR	6.0	8.0	4.0	6.0	2.5	2.5
Max. FAR	10.0	Unlimited	8.0	Unlimited	6.0	6.0
Maximum Floor Plate Above 55’ Where Building Exceeds 100’	30,000 gsf	16,000 gsf	30,000 gsf	16,000 gsf	N/A	N/A

Building FAR

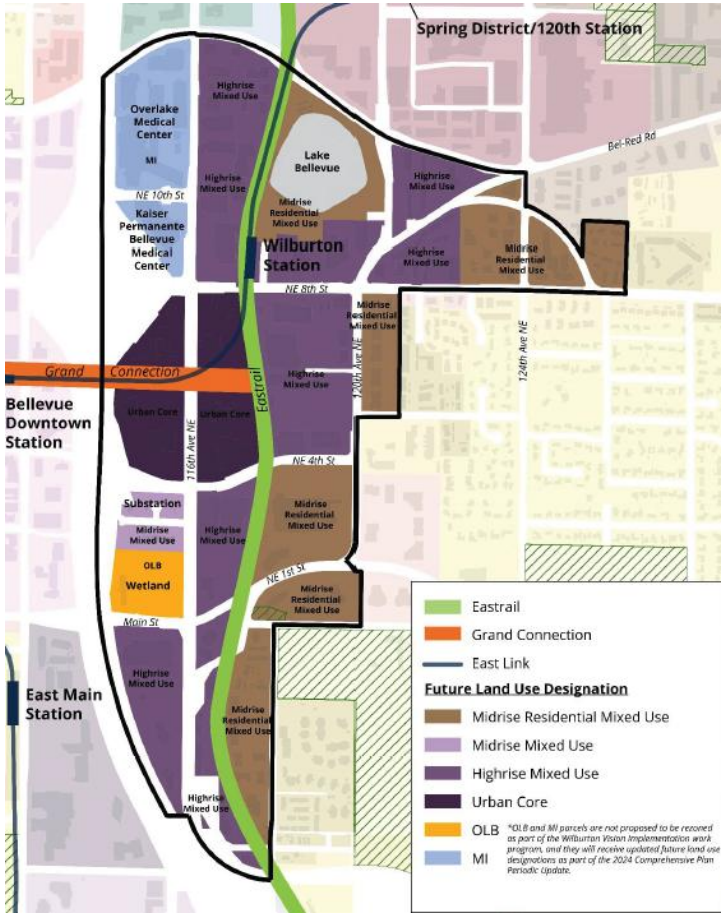
Floor Area Ratio (FAR)

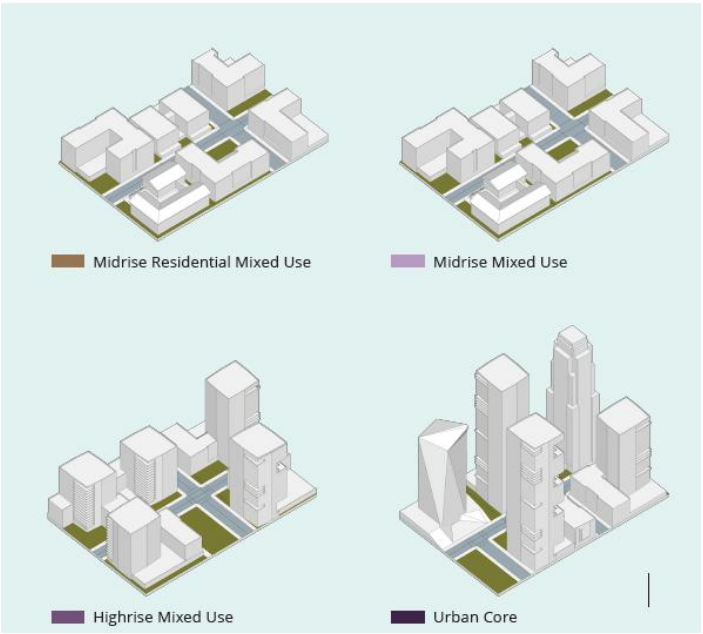
- FAR is the ratio of the total building floor area to the total area of the lot. A FAR of 1.0 means the total building floor area equals the total lot area.
- Base and Max FAR in dimensional table
- Base can only be exceeded by providing amenities
- Varies by land use district and residential/commercial
- FAR limits are matched to building heights to support Wilburton's vision



Floor area ratio examples for different building heights. Credit: DC Zoning Handbook

Building Height





- Base and Max Height
  - Varies by land use district
  - Creates tapering of building scale in TOD
  - Amenity points to “earn” FAR and height
  - Additional flexibility for Life Science uses

Building Base (Podium)

Intent and Application

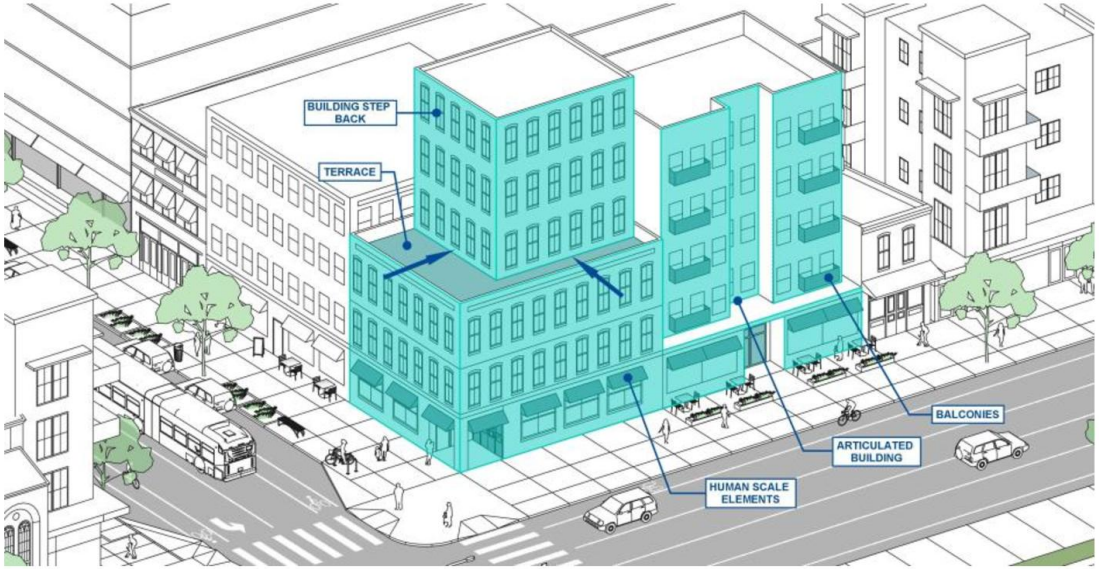
- Building base applies to towers
- Reduced tower floor plate size above the base to create slender skyline
  - Exceptions for mass timber and life science projects
- Reinforces pedestrian experience
- Maximizes natural light, air, and promotion of sky views.

Building Floor Plates

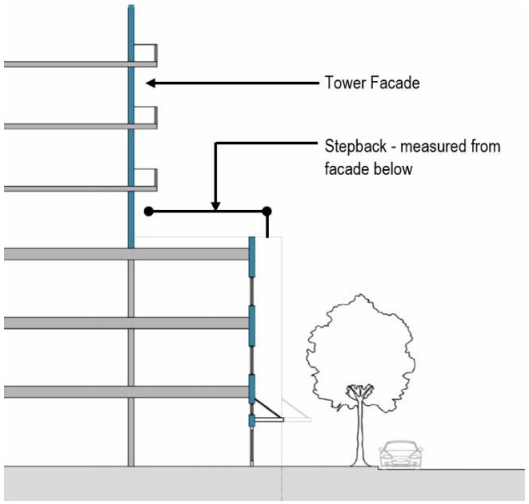
- Maximum floor plates above 55 feet (podium) for towers
  - Nonresidential: 30,000 gross square feet per floor
  - Residential: 16,000 gross square feet per floor
- No maximum floor plate in MU-M and MUR-M
- Life sciences: no floor plate limit for buildings less than 200 feet tall, recognizing the unique spatial needs of this industry
- Mass timber buildings: no floor plate limit for buildings less than 100 feet tall to reinforce eco-district concept
  - Above 100ft: 35,000 sq ft (nonresidential)
  - 20,000 sq ft (residential)

Eleven50 Life Science building in Seattle

Stepbacks



Source: Valley Transportation Authority



Downtown Bellevue LUC

- 15-foot stepback for towers along Eastrail and existing public rights-of-way
- No stepback requirement for mass timber construction
- Exceptions for small sites (sites less than 40,000 sq ft)
- Intended to enhance access to light, air, and sky views along key public corridors, fostering a more dynamic and human-scaled urban environment

Tower Façade Modulation

Modulation

- Applies to towers near key corridors: Eastrail, Grand Connection, or public rights-of-way
- Standards:
  - Maximum Length of Unmodulated Façade: 125 feet for building portions above 60 feet in height.
  - Minimum Modulation Dimensions: Depth of 4 feet and width of 5 feet.
  - No requirement for mass timber construction.
- Intended to create depth and texture, reducing the perception of bulk and adding architectural character.

Parking

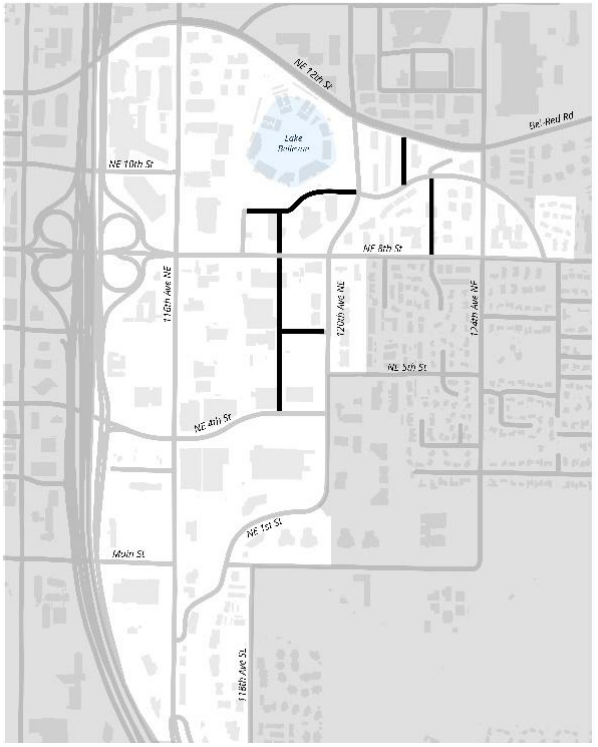
Off-Street Parking

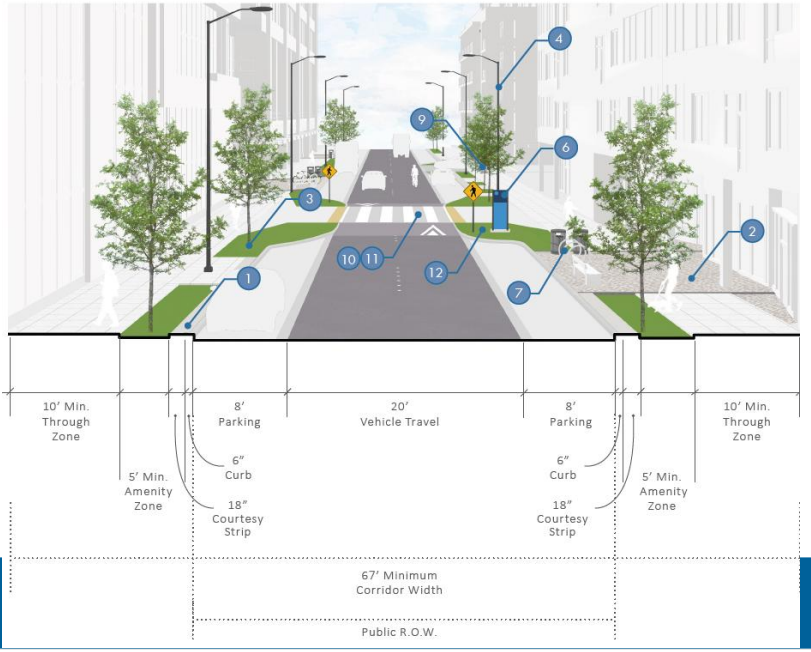
- Initial Proposal: No minimum parking requirements
- Current Proposal: 75% reduction in citywide minimum parking standards by use
- Further Reductions: Possible through site-specific parking studies.
- Greater flexibility for shared parking to prevent overbuilding and foster efficient land use

Parking

On-Street Parking

- Only proposed and required on local streets
- Option to remove on-street parking available to Commission at public hearing





Land Use Approach

- All uses are allowed unless explicitly listed as “prohibited”
- Uses deemed incompatible with the Wilburton TOD’s urban, walkable vision are prohibited.
- Auto dealers are permitted with limits on outdoor storage of vehicles
- Existing uses, structures, or sites inconsistent with the area’s urban, walkable vision will be regulated under the city’s non-conforming code.

Non-Conforming Policy Basis

S-WI-38. Accommodate the continued operation of existing service and commercial uses and allow new service and commercial businesses that are compatible with planned land uses.

Non-Conforming Provisions

LUC 20.20.560

- Allows non-conforming uses, structures, and sites to remain while adapting to new code requirements over time.
- Allows owners to repair, remodel, and expand properties—within limits—to avoid undue hardship.
- Sets clear rules for when compliance is required, especially for major investments in sites.
- Limits intensification of non-conforming structures, uses, and sites to motivate redevelopment in line with new land use vision, goals, and code requirements.

Nonconforming Structures

Nonconforming Structures

- Repairs are permitted
- Remodels are permitted when remodel is less than 100% of replacement value.
- Expansion must conform with code
- Reconstruction in case of fire, explosion, unforeseen circumstances up to 75 percent or less of replacement value. If more than 75 percent, must be reconstructed to conform with LUC.

Nonconforming Uses

Nonconforming Uses

- May continue under new owners or tenants unless abandoned.
- If discontinued for 12 months with intent to abandon, future uses must comply with district regulations.
- Expansion requires:
  - Administrative Conditional Use Permit: If expansion is ≤ 20,000 sq. ft. or 20%.
  - Conditional Use Permit: If expansion exceeds 20,000 sq. ft. or 20%.

Nonconforming Sites

Nonconforming Sites

- Site Alteration: Changes must comply with current Code,
  - Exception: Parking lots may be reconfigured within the paved area
- Fire or Explosion: If restoration costs of a structure exceed 75% of its replacement value, the site must meet current Land Use Code
- Remodeling Thresholds Within Any Three-Year Period:
  - Over 100% of replacement value: Full compliance required
  - 30%-100% of replacement value: Proportional compliance
  - Under 30% of replacement value: No compliance required
- Expansion Thresholds:
  - Over 50% floor area expansion: Full compliance required
  - 50% or less expansion: Proportional compliance

Proportional Compliance

Proportional Compliance

- A Conformance Plan required to identify site nonconformities and improvement costs
- LUC 20.20.560 outlines a formula through which a dollar amount is calculated for required site improvements.
- Site improvements required to reduce nonconformities, up to the calculated dollar amount.
- Director determines type, location, and phasing sequence of site improvements, including improvements to sidewalks and street frontage.

Proportional Compliance

Example:

- Replacement Value of Existing Structure: $750,000
- Proposed Improvement Value: $350,000
- Assumed Conformance Plan Cost: $400,000

Calculation Steps:

- Improvement Percentage: $\frac{\$350,000}{\$750,000}$ = .46 or 46%

- Apply Percentage to Conformance Plan: .46 X $400,000
  - Result: **$184,000** applied to reducing site nonconformities

LUCA Engagement

LUCA Draft Released May 31

June

- 6/5: WPOG
- 6/12: BDC
- 6/18: BDA
- 6/28: Affordable Housing Groups

July

- 7/1: WPOG
- 7/10: BDC
- 7/16: WPOG
- 7/18: Public Info Session
- 7/26: Subteam Workshop 1
- 7/29: ST Workshop 2

Aug.

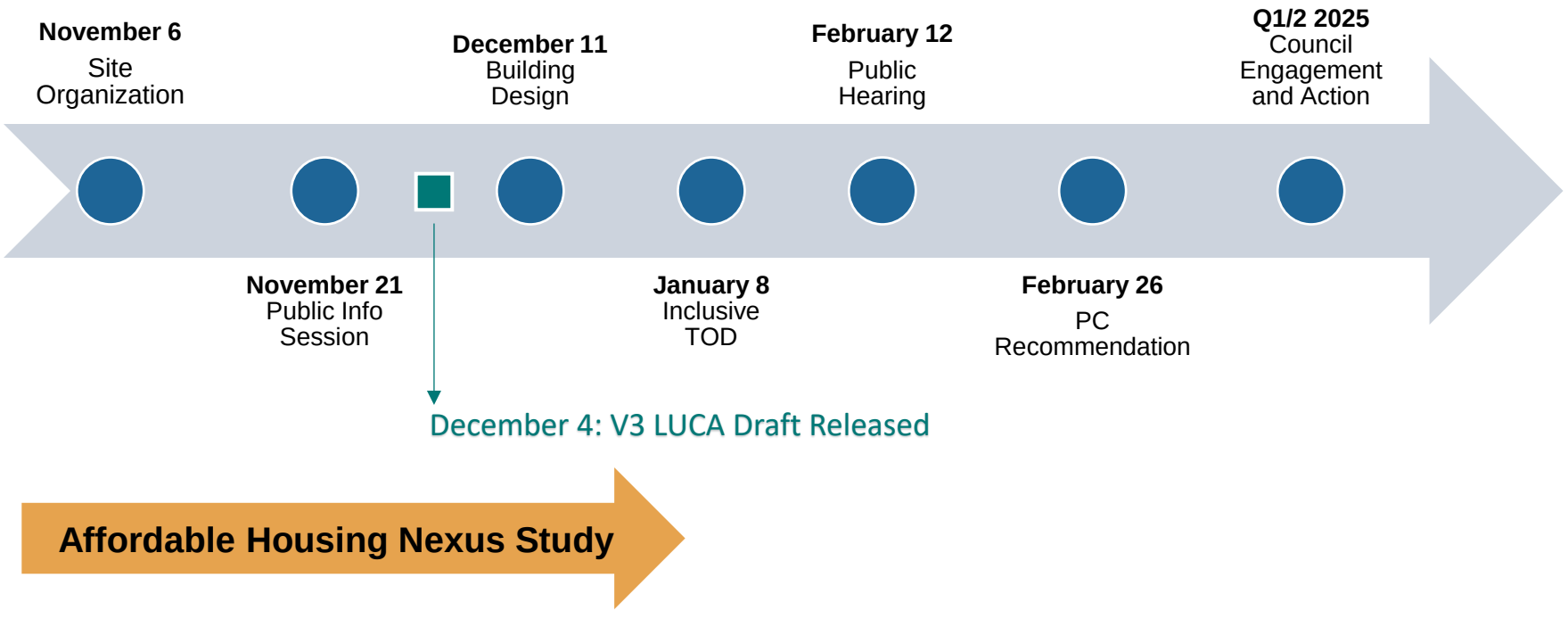
- 8/8: ST Workshop 3
- 8/14: BDC

Sept.-Dec

- 9/11: BDC
- 9/11: PC Update
- 9/19: ST Workshop 4
- 9/27: ST Workshop 5
- 10/7: ST Workshop 6
- 11/6: PC SS
- 11/21: Public Info Session
- 12/11: PC SS

Revised Public Draft (V3) Dec 4

Next Steps


November 6
Site Organization
December 11
Building Design
February 12
Public Hearing
Q1/2 2025
Council Engagement and Action
November 21
Public Info Session
January 8
Inclusive TOD
February 26
PC Recommendation
December 4: V3 LUCA Draft Released
Affordable Housing Nexus Study

Provide feedback on topics:

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