

East Main LUCA

Study Session No. 4

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September 13, 2021



✓ **Direction**

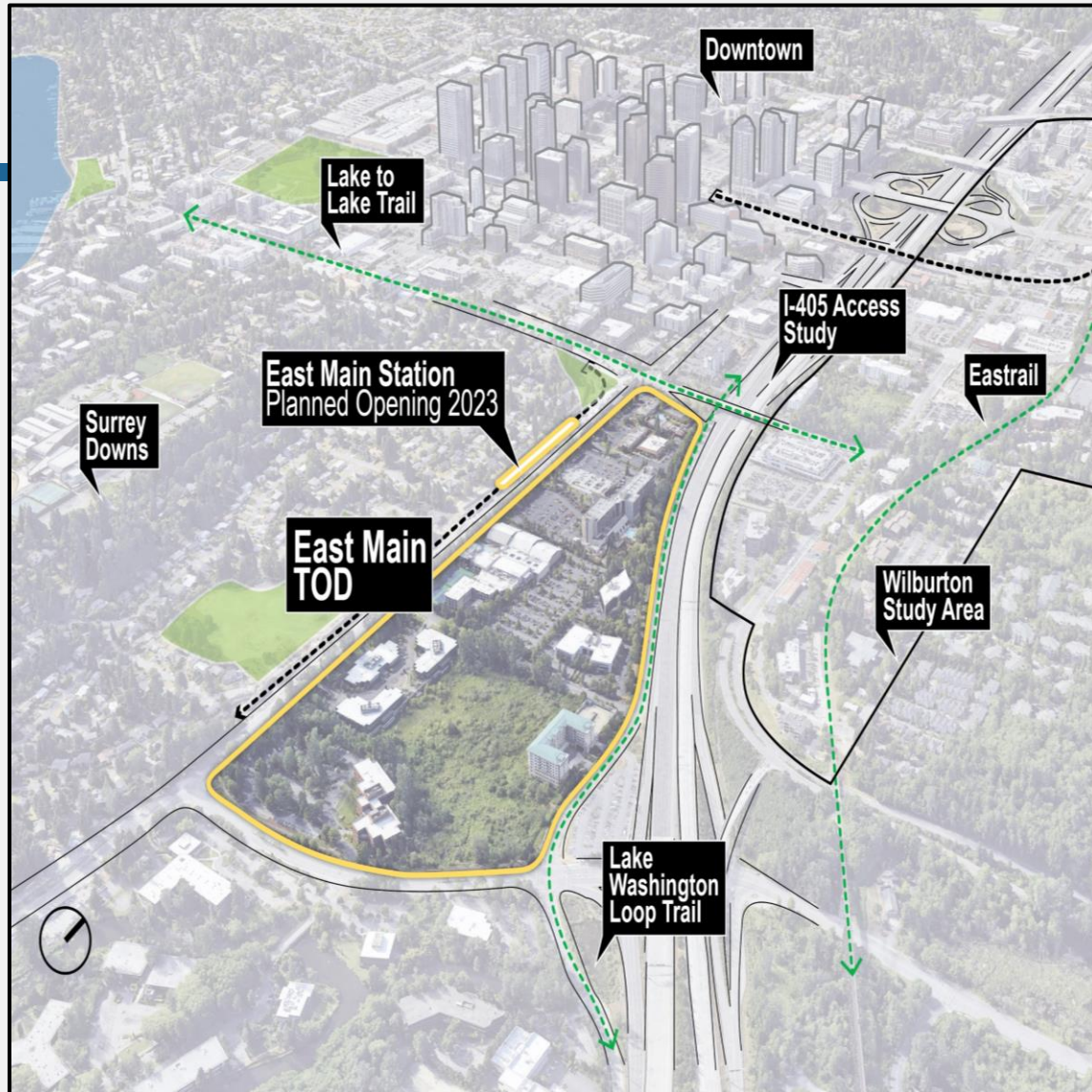
Provide direction on:

- process for Council's review of identified topics
- maximum building height, housing, and affordable housing topics



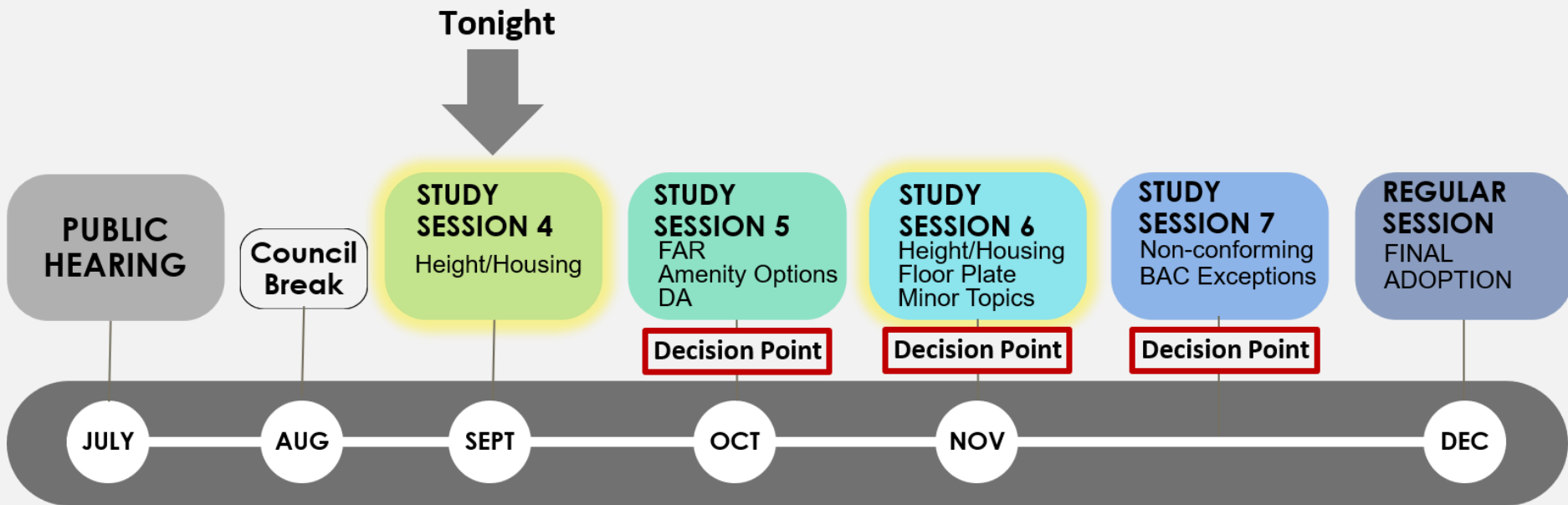
Agenda

1. Process for review of LUCA Topics
2. City Framework and Needs
3. LUCA Timeline
4. LUCA Topics: Height and Housing
 - Housing Framework
 - Urban Form Framework
 - Options



LUCA Timeline

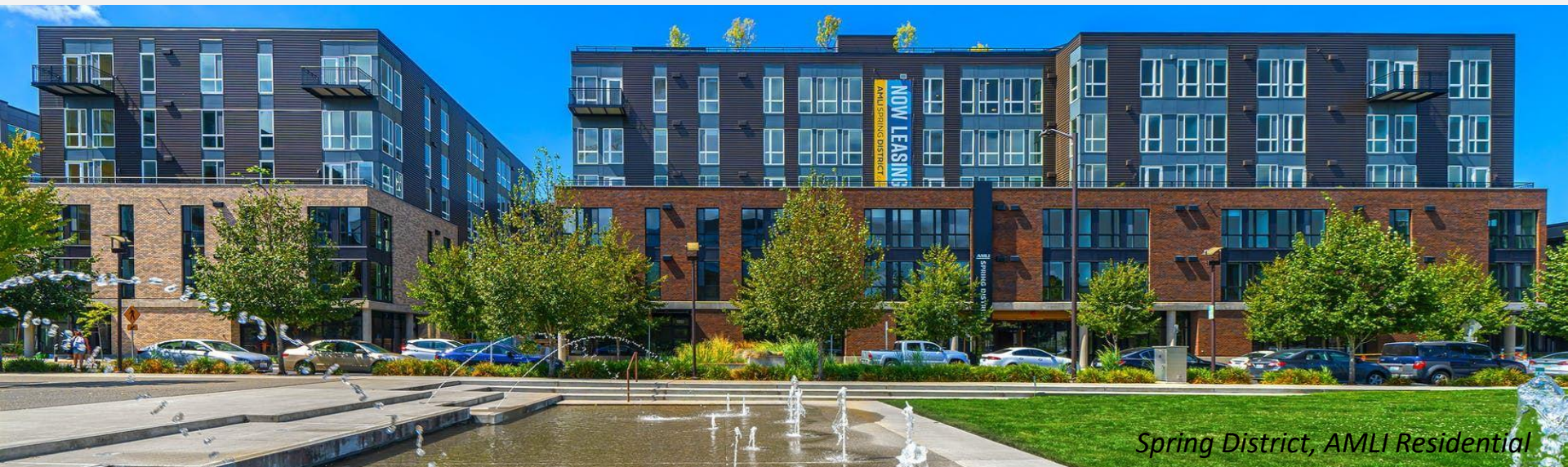
- Final action can occur at any point after the public hearing
- Inclusion of certain options may require additional analysis and process prior to adoption



City Framework

Opportunities with upzone:

- Create a vibrant mixed-use neighborhood that takes advantage of light rail station and connectivity
- Leverage new development to create public amenities and contribute to the City's affordable housing needs



City Needs

Vision: In 2035 East Main is...

- a vibrant, livable, and memorable TOD neighborhood
- anchored by a variety of housing choices, offices, hotel and supporting commercial services
- small walkable blocks and connected pathways...in and around the station area...

City needs:

- Strike a greater balance between job growth and housing growth
- Increase the supply of affordable housing
- Expand access to homes nearest to job centers



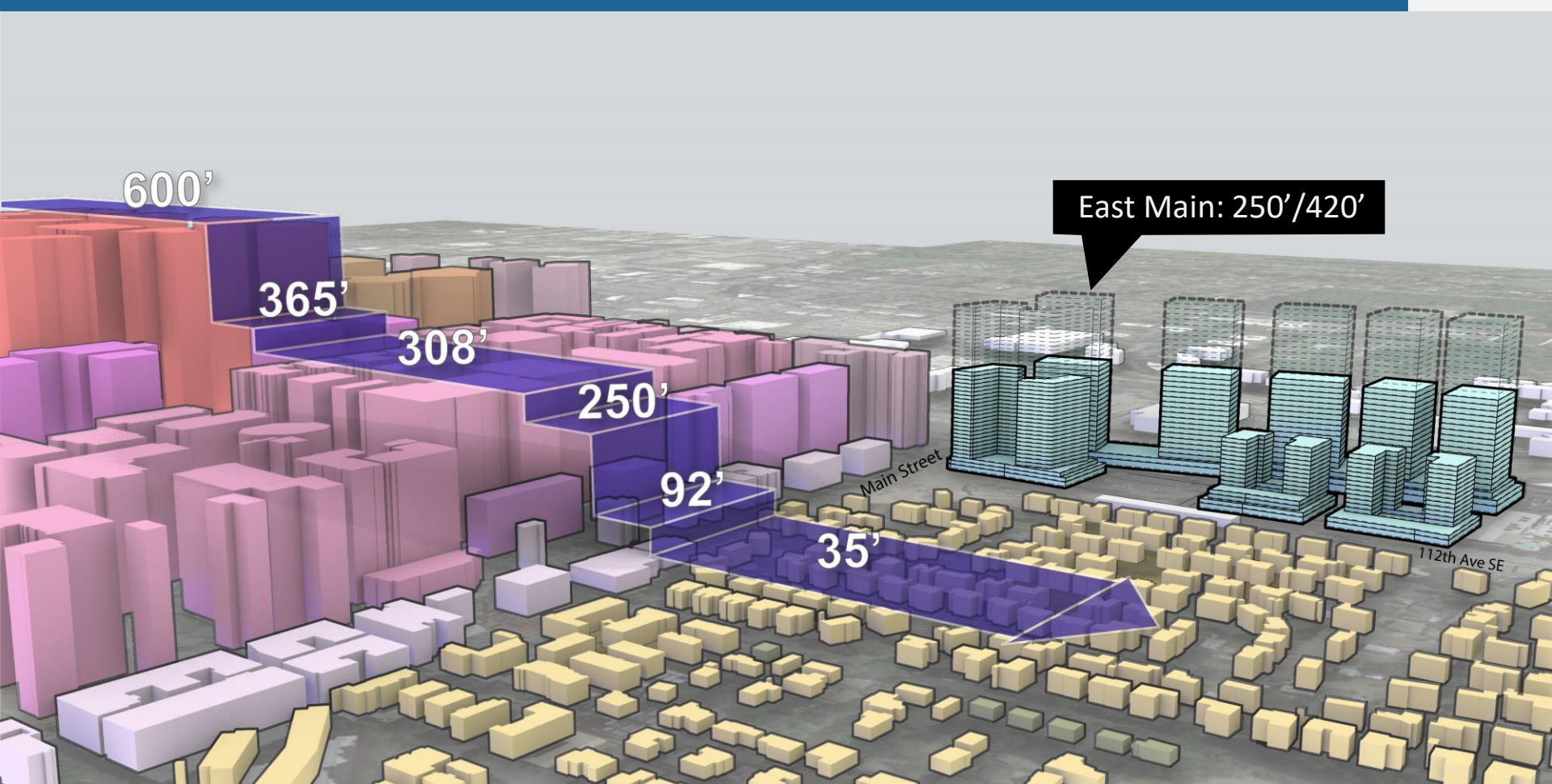
Balance Job Growth and Housing

Growth Targets for 2019-2044 Planning Period:

- Jobs: plan for an additional 70,000 new jobs
- Housing: plan for an additional 35,000 new housing units



Downtown “Wedding Cake”



Sequence of LUCA Topics

Tonight



Study Session 4
September 13

Building Height

Minimum Housing

Affordable Housing

Study Session 5*
October 4

*Floor Area Ratio

*Amenity Incentives

*Dev. Agreements

Study Session 6*
November 1

*Building Height

*Minimum Housing

*Affordable Housing

*Floor Plates/Misc.

Study Session 7*
November 15

*Nonconforming

*BAC Exceptions

Regular Session*
December 6

*Final Adoption

* Decision Points



Building Height and Housing Options

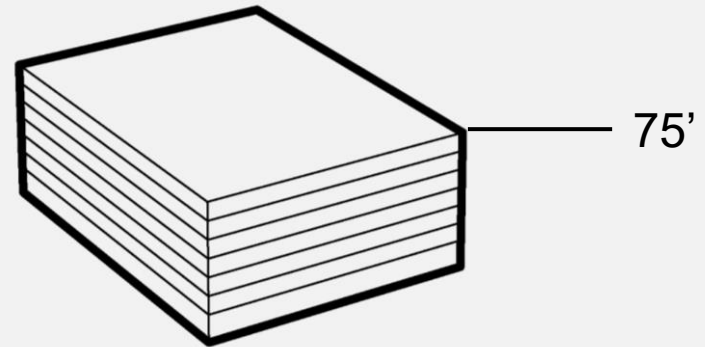
Topics: Building Height and Housing			
Packaged Options	Max. Bldg. Height/ Height w/ Mech.	Min. Housing Requirement	Affordable Housing Incentive
Option A	230'/250'	30% ≈ 1,298 units	75% of public amenity ≈ 70 units
Option B	300'/320'	35% ≈ 1,515 units	80% of public amenity ≈ 87 units
Stakeholder Request	400'/420'	8.8% ≈ 400 units	75% public amenity ≈ 21 units



Existing Zoning

Existing Zoning

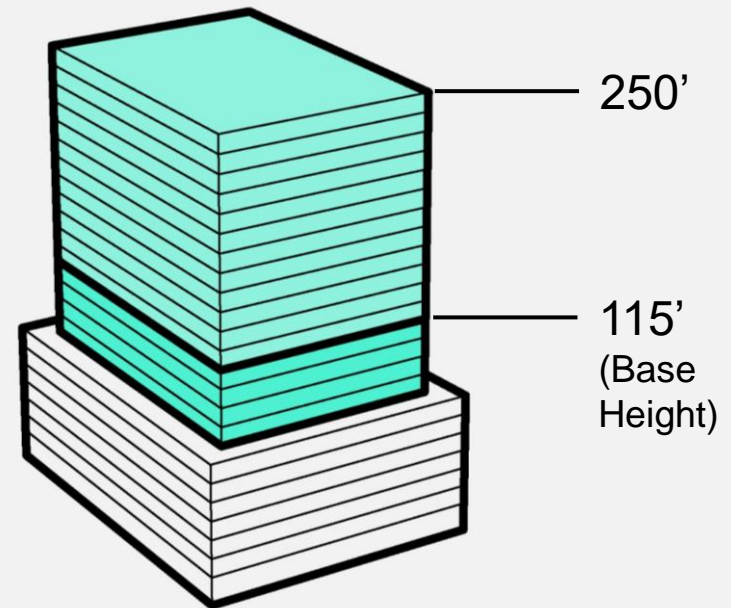
- Maximum building height:
75-feet
- FAR: 0.5 office
1.0 residential/retail
- No housing requirement
- No Affordable Housing requirement



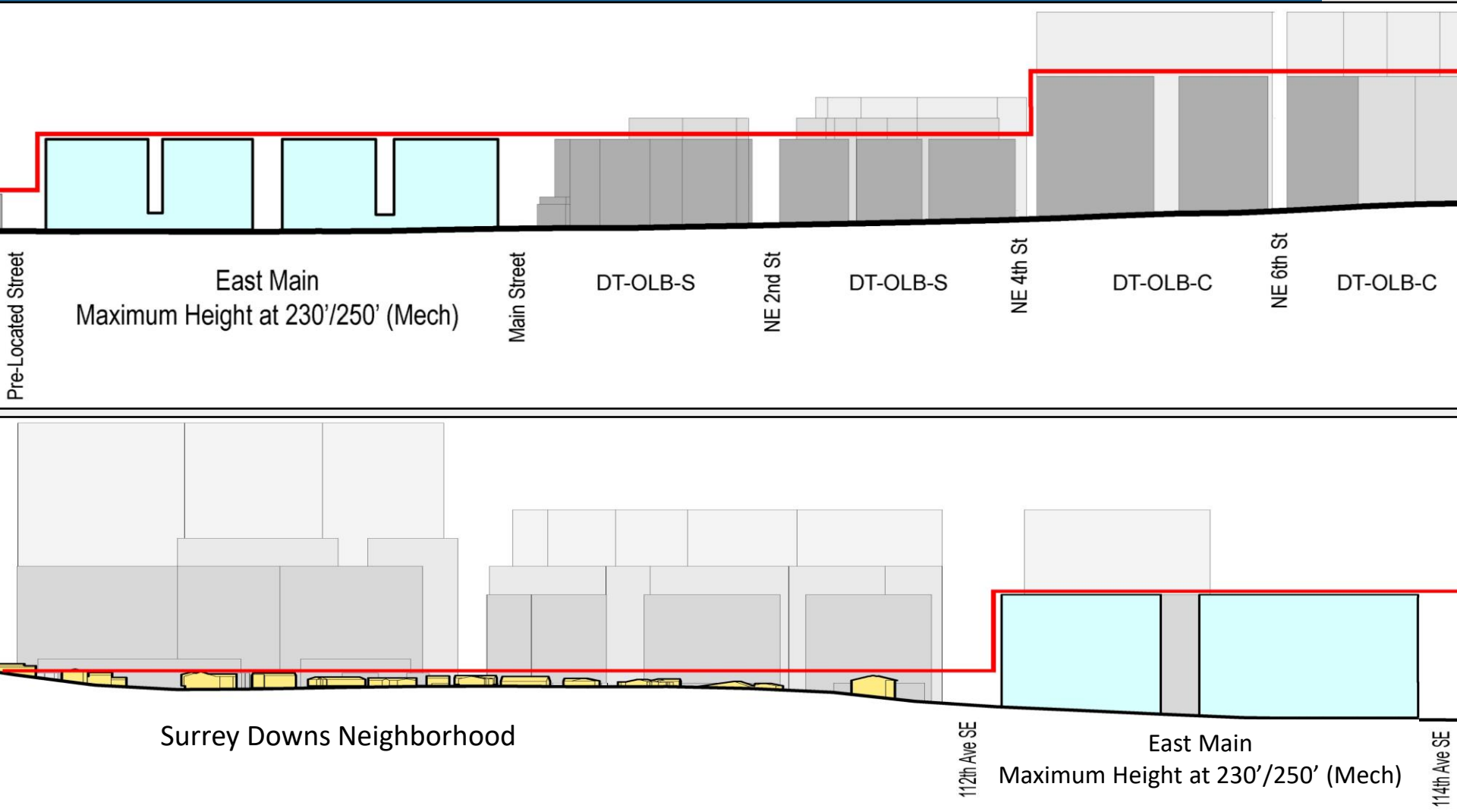
Option A – Current Draft LUCA

Current Draft LUCA

- 230'/250' (same as DT-OLB-S)
- 30% housing
≈1,298 units
- First 75% of project's amenity from Affordable Housing ≈70 units



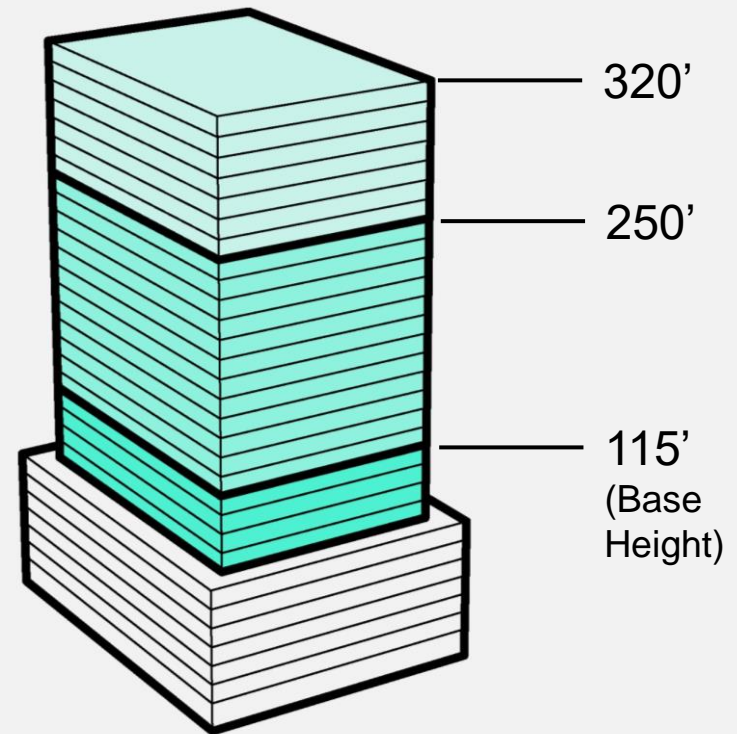
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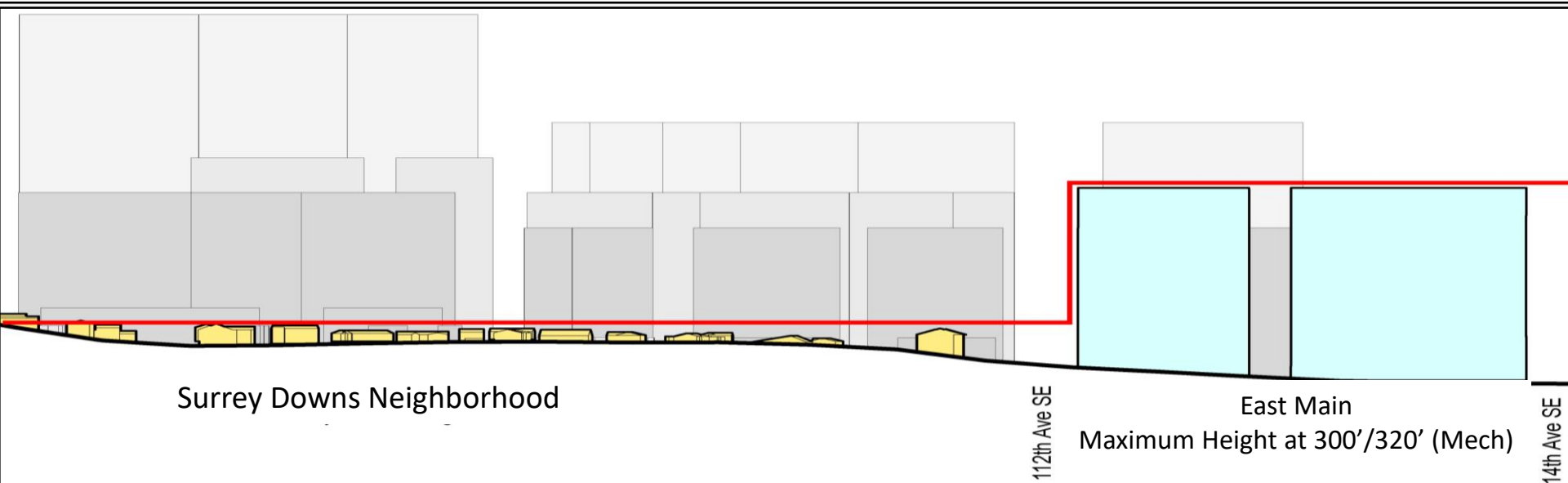
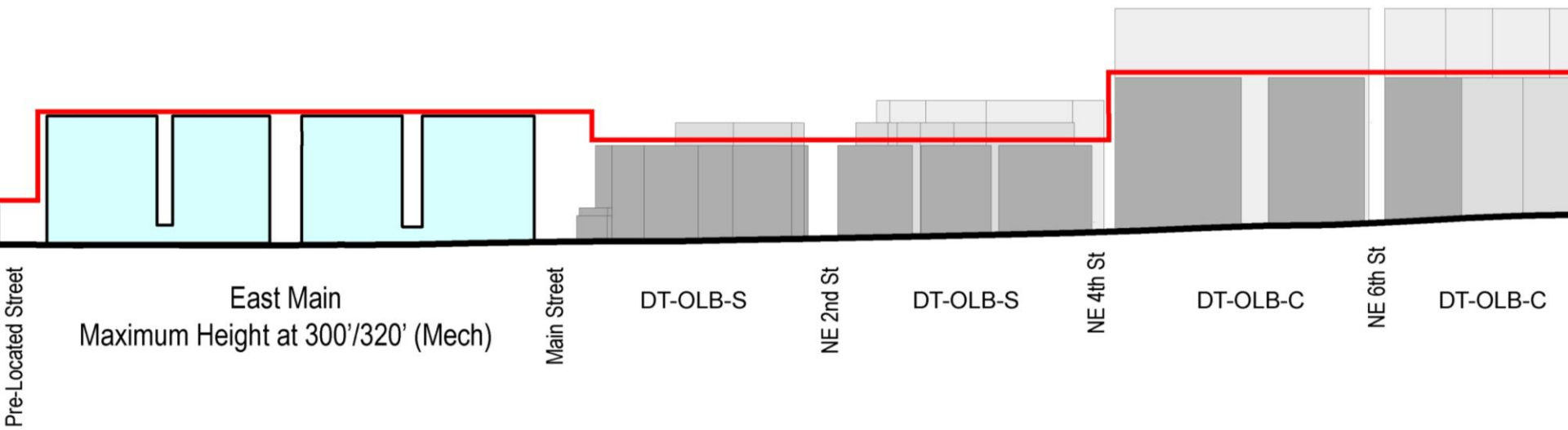
Option B – Recommended Change

Option B

- 300'/320'
- 35% housing
≈1,515 units
- First 80% of project's
amenity from
Affordable Housing
≈87 units total



Option B – Recommended Change

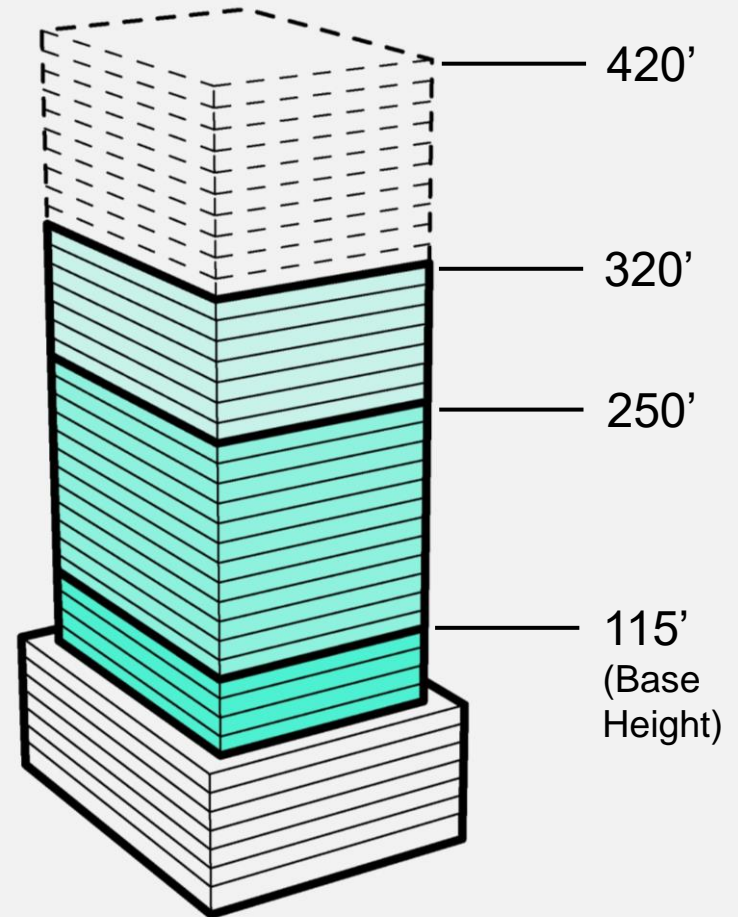


Stakeholder Request

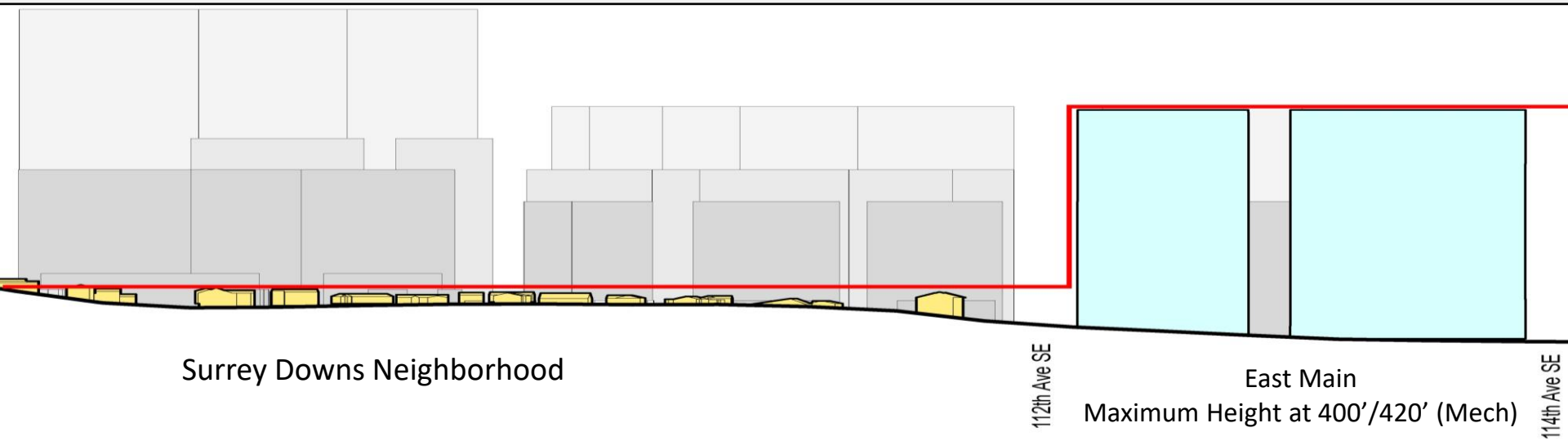
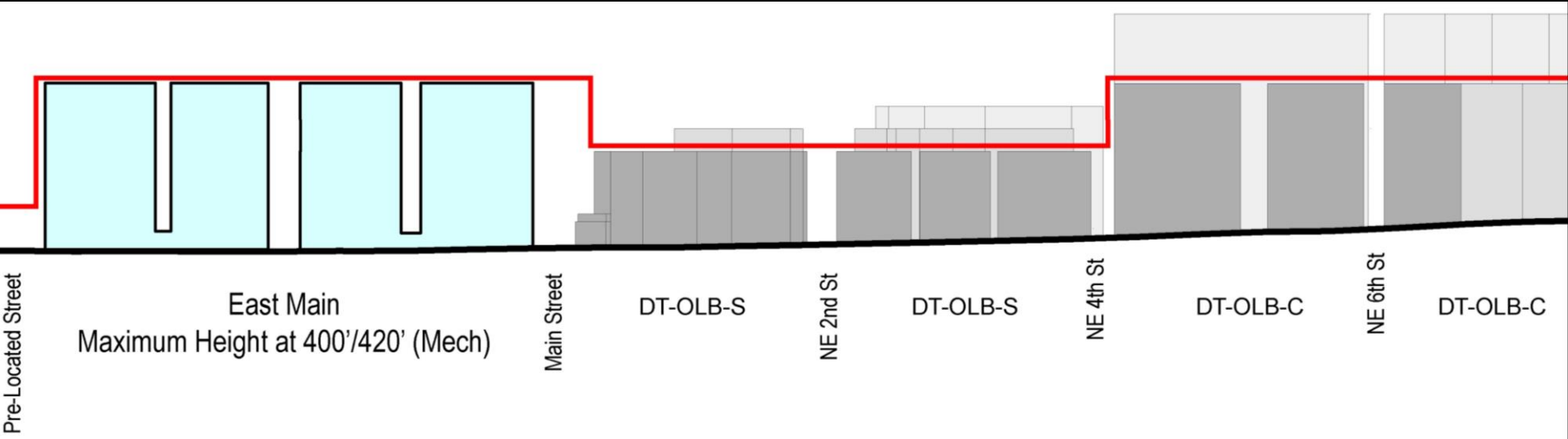
Stakeholder Request*

- 400'/420'
- 8.8% housing
≈400 units
- First 75% of project's
amenity from Affordable
Housing ≈21 units total

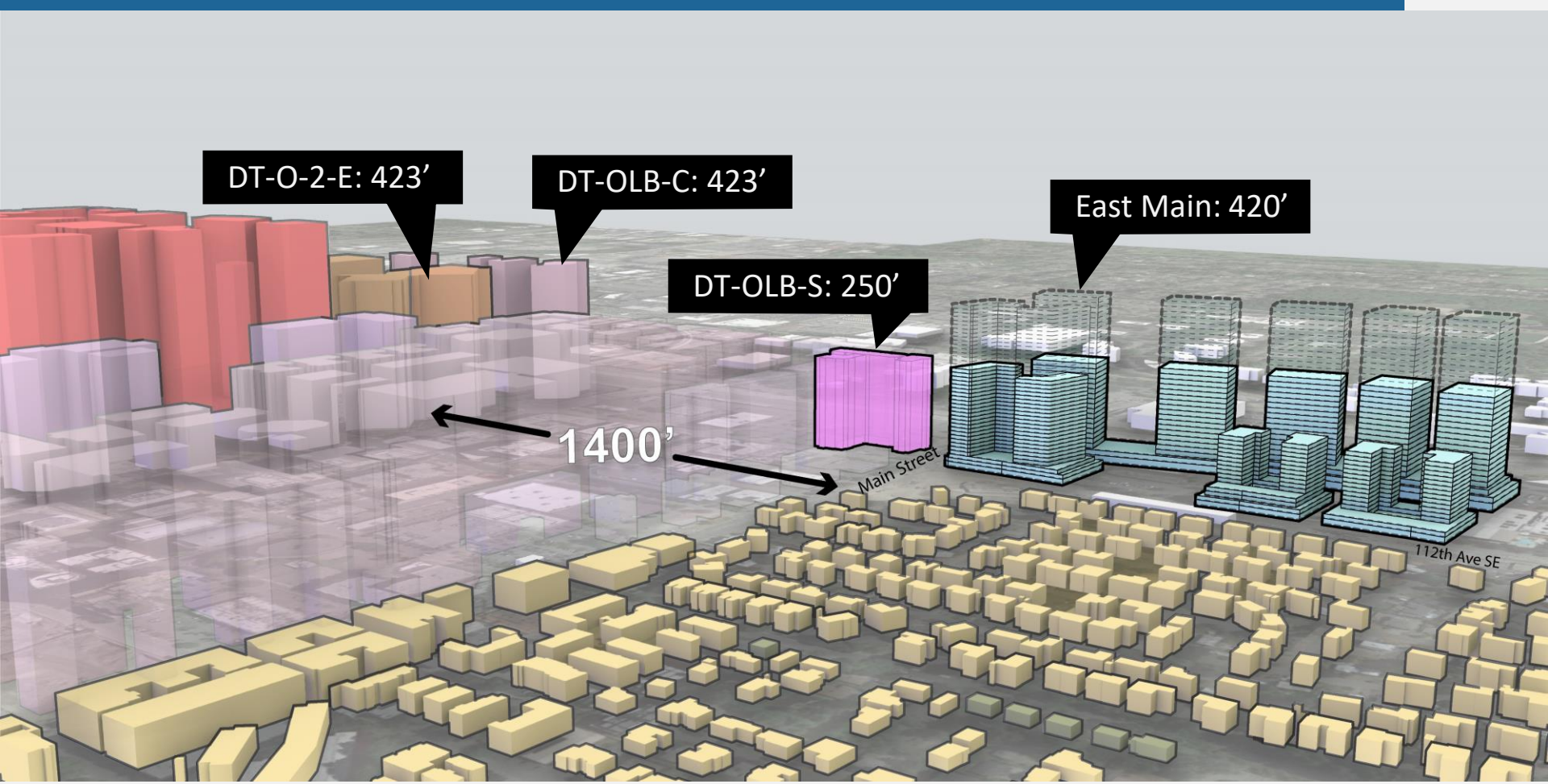
* Additional review and process time
to accommodate request



Stakeholder Request



Stakeholder Request



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