

Wilburton Vision Implementation LUCA

Action

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Direction

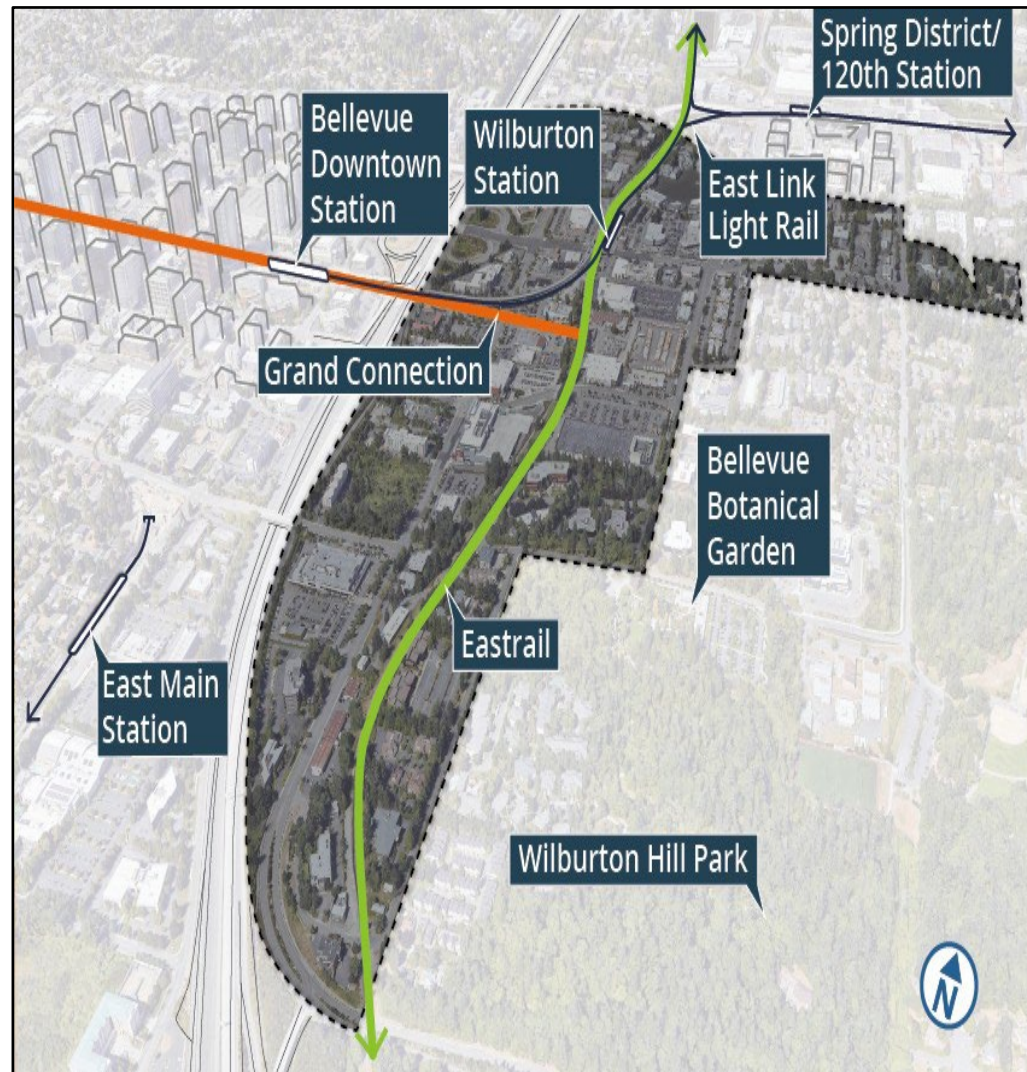
Consider adopting Ordinance No. 6846 (LUCA); following this action, adopt Ordinance:

- No. 6847 (Rezone)
- No. 6848 (Noise Control)
- No. 6849 (Sign Code)



Agenda

- May 20 Recap
- Discussion Topics
 - Shared-use paths
 - Replacement of local streets map
- Direction topics
 - Fee in-lieu vesting
 - Flexible access standards
 - Upper-level stepback incentive
- Wilburton Ordinances
- Direction



May 20 Study Session Recap

- Direction to:
 - Eliminate local street requirement
 - Reduce local street and flexible access corridor widths
 - Reduce open space size
 - Align Master Development Plan phasing provisions with Downtown approach
 - Include off-site affordable housing performance for commercial projects
- Requested information on topics:
 - Shared-use paths
 - Replacement of local streets map
- Need direction on three topics:
 1. Fee in-lieu vesting
 2. Flexible access standards
 3. Upper-level stepback incentive





Informational Follow-Up to Council Inquiries

No action needed:

- Shared-use path
- Replacement of local streets map



Shared Use Path

Council direction:

- Maintain a 14-foot width for shared-use paths.
- Requested additional information about shared-use paths.



Shared Use Path

Purpose of shared-use path:

- Introduced in Fall 2024 LUCA to define blocks.
- Can count toward open space.
- Supports walking, biking, scootering, and other wheeled mobility.
- Meets City, State, and National minimum standards (14–16 ft) for safety and functionality.
- Considers modern wheeled speeds (e-bikes, e-scooters) and higher TOD volumes to accommodate two-way travel and safe passing.



Replacing Local Street Map

Limitations of active transportation corridors:

- Reduces development flexibility
- Most projects need:
 - On-site parking
 - Vehicular access (deliveries, services, emergency)

Staff recommendation:

- Do not replace local street map with active transportation corridor.
- Motorized or non-motorized access per block face determined by project need
- Eastrail - north-south active transportation spine
- Grand Connection – east-west active transportation spine





Topics requiring Council Direction

Discussion topics with options for Council direction:

1. Fee in-lieu vesting
2. Flexible access corridor dimensions
3. Upper-level building stepback incentive



Fee In-Lieu Vesting

Council considering allowing fees to vest at land use application rather than building permit stage.

Project examples:

1. Office project (500,000 sq. ft.) at \$16.50/sq. ft.
 - ~2.5 years from submittal to building permit issuance
 - 2026 fee: \$8.25M
 - 2028 fee: \$8.75M
 - Developer saves \$500K, but \$500K less for affordable housing
2. Residential project (115,000 sq. ft., 140 units) at \$13/sq. ft.
 - ~2 years from submittal to building permit issuance
 - 2026 fee: \$1.495M
 - 2028 fee: \$1.586M
 - Developer saves \$90.8K, but \$90.8K less for affordable housing

Policy concern:

- Early vesting undermines fee escalation with inflation, shifting cost burden to the public.

Fee In-Lieu Vesting

Proposed Alternative: Vest at Design Review Decision

Key features:

- Fees vest at design review decision, not at application submittal
- Vested fees valid for 3 years
- If extended, fee recalculated at rate at the time of extension request
- Fees still collected at building permit issuance

Financial impact:

- Example 1 (Office): funding impact reduced from \$500K → \$250K
- Example 2 (Residential): funding impact reduced from \$90.8K → \$44.8K

Fee In-Lieu Vesting

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Options

Option A: Roundtable Request	Option B: Alternative Option
Vest at Design Review Application	Vest at Design Review <u>Decision</u> Fee rate valid for 3-years from design review approval.



Flexible Access

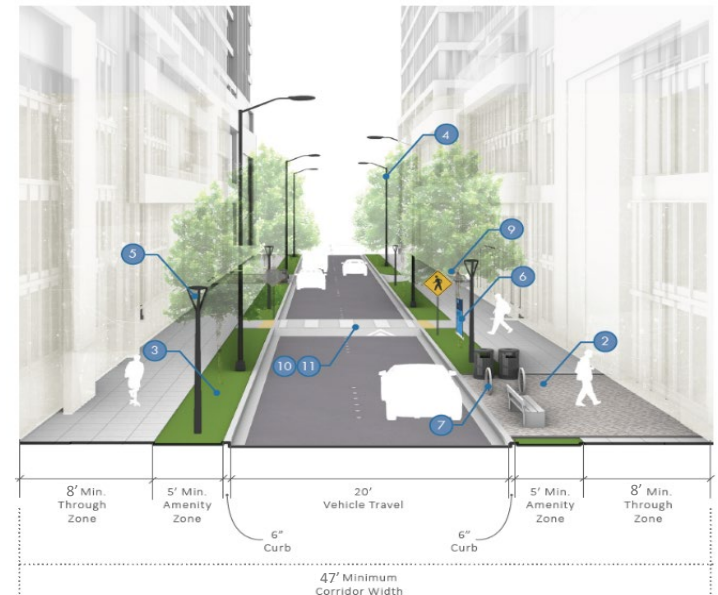
Council direction:

- Reduce flexible access corridor from 47 ft to 37 ft.
- Reduces:
 - Amenity zone: 5 ft to 4 ft; and eliminate on one side
 - Sidewalks: 8 ft to 6 ft

Council discussion:

- Requested additional analysis of trade-offs

FLEXIBLE ACCESS SECTION VIEW



Flexible Access

Amenity zones

- NACTO, WSDOT, AASHTO
- Critical **safety buffer** for pedestrians (no on-street parking/loading zones)
- Supports **Vision Zero** goals
- Enables **street trees**, green infrastructure, stormwater management
- Enhances **livability, urban canopy, walkability, and public realm**

Sidewalks

- 6-ft sidewalks below **national and city standards**
- Reduces **pedestrian comfort, accessibility, and street vibrancy**

Other perspectives

- Developer gains: more buildable space, lower costs
- Public cost: reduced **safety, sustainability, and quality of pedestrian environment**
- More effective alternatives: **build over corridors, maximize height/floorplate**

Flexible Access

Options

Option A: PC Recommendation	Option B: Alternative Option
47-foot corridor <ul style="list-style-type: none">• (2) 10' vehicle travel• (2) 6" curb• (2) 5' amenity zone• (2) 8' sidewalk	41-foot corridor <ul style="list-style-type: none">• (2) 10' vehicle travel• (2) 6" curb• (2) <u>4'</u> amenity zone• (2) <u>6'</u> sidewalk

Upper-Level Stepback

Council direction:

- Explore incentive for upper-level building stepbacks

Policy Rationale:

- Reduces visual and physical impacts of tall buildings
- Enhances a human-scaled streetscape
- Improves light and air access at ground level

Upper-Level Stepback

Staff recommendation:

- Include as amenity incentive option

Incentive Structure:

- 500 bonus points per 5 feet of stepback
- Applies between 25 ft and 55 ft building height
- Max stepback depth eligible: 20 feet
- Available along required access corridors or existing streets

Wilburton Amendments

The following ordinances require Council action:

- LUCA Ordinance creates new Part 20.25R LUC and amends several chapters/sections of LUC
- Rezone Ordinance establishes new Land Use Districts:
 - Urban Core
 - Mixed-Use High Rise
 - Mixed-Use Mid Rise
 - Mixed-Use Residential Mid Rise
- Noise Control Code Ordinance regulates noise in Wilburton consistent with Downtown, BelRed, East Main
- Sign Code Ordinance regulates signage in Wilburton consistent with Downtown and East Main





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