

**CITY COUNCIL AGENDA TOPIC**

Ordinance amending the Land Use Code to create a new Section LUC 20.20.727 Redevelopment of Existing Buildings to establish applicability, requirements and standards for the redevelopment of existing buildings into residential uses to respond to recent changes in state law; amending LUC 20.10.440 Land Use Charts, LUC 20.25A.050 Downtown Land Use Charts, LUC 20.25D.070 Land Use Charts, LUC 20.25P.050 Land Use Chart, and LUC 20.25Q.050 Permitted Uses; providing for severability; and establishing an effective date.

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**EXECUTIVE SUMMARY****ACTION**

This Ordinance is a Land Use Code Amendment (LUCA) to establish applicability, requirements and standards for the redevelopment of existing buildings into residential uses in all mixed-use land use districts. On January 7, after discussion in Study Session about the recommended residential redevelopment LUCA, Council directed staff to bring back this Ordinance for final adoption on the Consent Agenda.

**RECOMMENDATION**

Move to adopt Ordinance No. 6836

**BACKGROUND/ANALYSIS****Background**

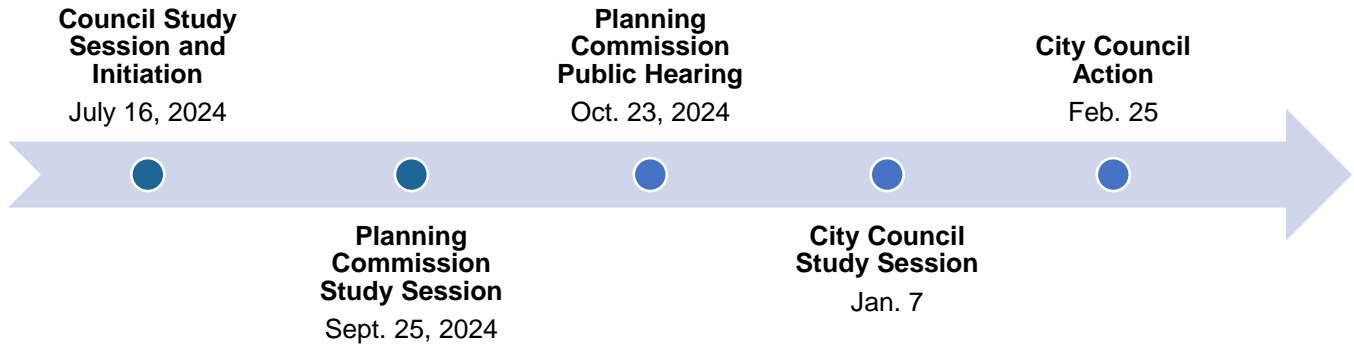
In 2023, the Washington State Legislature Passed Engrossed Substitute House Bill [\(ESHB\) 1042](#) requiring that cities amend their codes with the intent to encourage the interior redevelopment of existing commercial or mixed-use buildings into residential development and encourage the redevelopment of existing residential buildings at a higher density. “Existing buildings” are those which received a certificate of occupancy at least three years ago. The requirements of ESHB 1042 extend to all such buildings located in mixed-use or commercial land use districts which allow multifamily housing.

The LUCA modifies standards related to the following provisions of the Land Use Code:

- Building Form
- Density
- Parking
- Ground Floor Uses
- Non-conformities
- Multifamily Play Areas
- Recycling and Solid Waste Collection Areas

A strike-draft of the proposed LUCA is provided as Attachment A.

### Review Process



### POLICY & FISCAL IMPACTS

#### Policy Impact

The recommended LUCA is consistent with the City’s Comprehensive Plan, including the Housing Element.

#### Fiscal Impact

The LUCA may have a small positive fiscal impact by encouraging vacant or underutilized buildings to redevelop into denser, better-occupied uses, potentially increasing tax revenues from the property.

### OPTIONS

1. Adopt the Ordinance amending the Land Use Code (LUC) to create a new Section LUC 20.20.727, Redevelopment of Existing Buildings, to establish applicability, requirements and standards for existing buildings redeveloping into residential uses; amending LUC 20.10.440, Land Use Charts, LUC 20.25A.050, Downtown Land Use Charts, LUC 20.25D.070, Land Use Charts, LUC 20.25P.050, Land Use Chart, and LUC 20.25Q.050, Permitted Uses; providing for severability; and establishing an effective date.
2. Provide alternative direction to staff.

### ATTACHMENTS

- A. LUCA Final Strike-Draft  
Proposed Ordinance No. 6836

### AVAILABLE IN COUNCIL LIBRARY

N/A