

Existing Building Redevelopment (HB 1042) LUCA

Planning Commission Public Hearing

Nick Whipple, Code and Policy Director
Mathieu Menard, Senior Planner
Development Services Department

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Direction

Hold the public hearing on the proposed LUCA. Following the hearing, the Commission may make a recommendation on the LUCA to the City Council.



Agenda



Background & Context



HB 1042 Requirements



Proposed LUCA Overview



PC Study Session



Engagement & Process



Background & Context

HB 1042 passed to:

- Encourage conversion of commercial buildings into residential uses
- Encourage adding units to existing residential buildings
- Associated LUCA & BCCA must be adopted by June 30, 2025

LUCA initiated by Council July 16:

- Housing a noted need in the city
- Desire to further encourage office-to-residential conversions
- Interest in further incentives

HB 1042 Requirements

For existing buildings in mixed-use or commercial districts converting into residential uses:

- Must allow 50% greater residential density
- Cannot require:
 - Additional parking for residential
 - Additional permitting or standards beyond what is required for new buildings
 - Ground floor commercial unless along a “major pedestrian corridor”
 - Transportation concurrency study or SEPA review
- Cannot deny a project based on existing non-conformities

LUCA Objectives

Encourage housing production by:

- Updating LUC & BCC for consistency with HB 1042
- Addressing other barriers to residential conversion
- Providing additional incentives to redevelopment

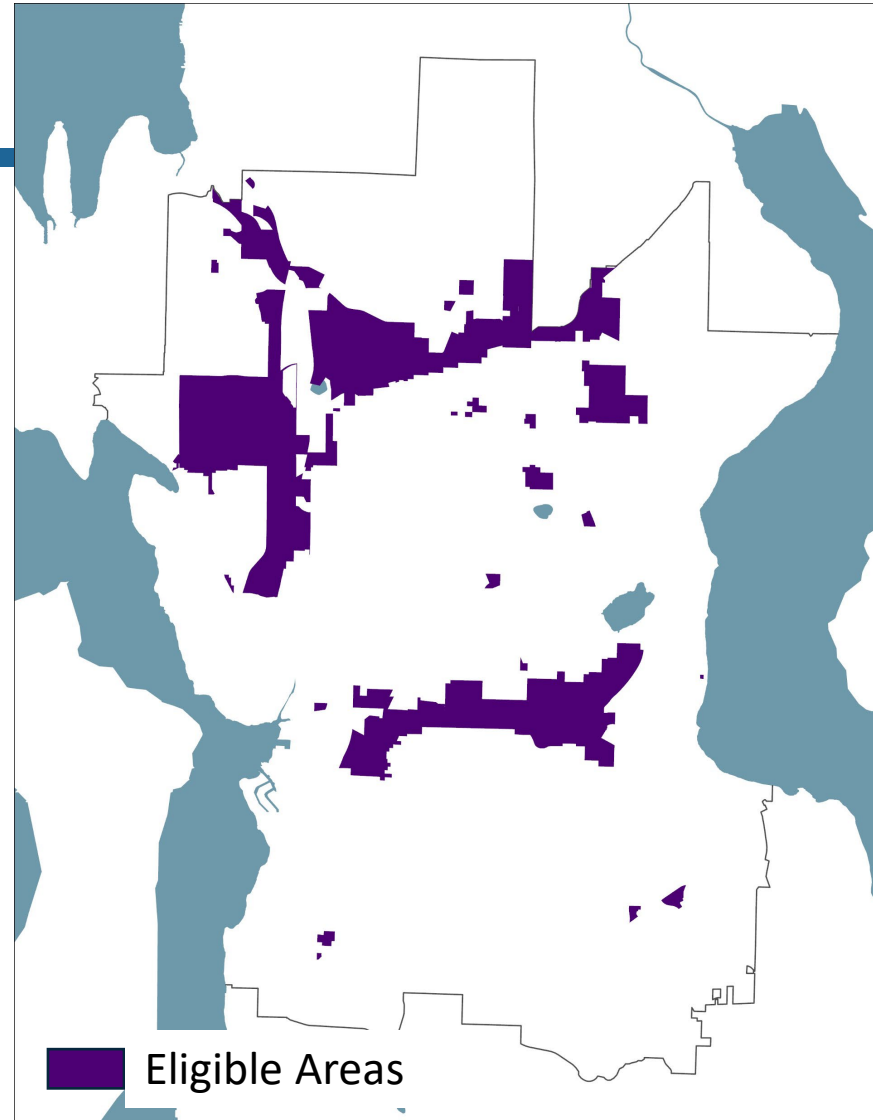


Miller Hull Architects, submitted to Seattle OPCD

LUCA: Eligibility

Buildings redeveloping residentially which:

- Received a Certificate of Occupancy greater than 3 years ago in mixed-use areas
- Are not expanding horizontally- allowance to expand up to 5% of existing floor area as necessary to accommodate residential uses
- Are not expanding vertically- allowance for a residential penthouse



LUCA Changes

The LUCA will:

- Maintain existing parking, no additional required for residential
- Exempt from exterior design requirements and dimensional standards
- Exempt from ground floor retail requirements, other than along “A” Rights-of-Way Downtown
- Exempt from non-conforming language
- Provide flexibility in recycling and waste areas
- Exempt from multi-family play areas

PC Study Session

Would existing buildings be able to qualify for MFTE?

- City's MFTE program only applies to existing buildings
- State law allows converting or rehabilitating buildings to qualify for MFTE
- MFTE program administered by CD, slated for update in 2025



PC Study Session

Explore revising density limits above 50% minimum increase

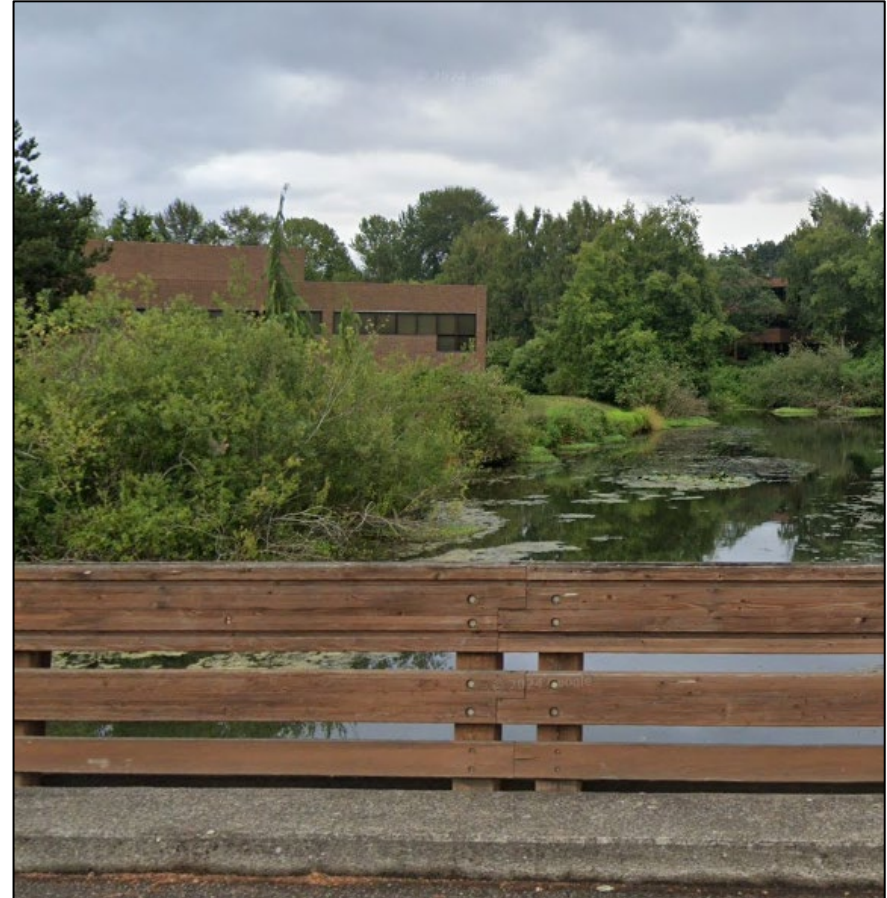
- State law requires minimum 50% density increase
- Density limits have been removed to encourage conversion
- Enables maximal use of structure



PC Study Session

Explore allowing LUCA to apply to buildings in Critical Areas

- Allows existing buildings in Critical or Shoreline Management Areas to utilize LUCA
- Existing buildings must comply with Critical Area or Shoreline Management regulations
- If conflicting Critical Areas and Shoreline Management regulations control



PC Study Session

Ensure adequate solid waste and recycling provisions

- One recycling and one solid waste collection area required
- Director authorized to determine appropriate size and screening



Public Engagement

- **Process IV Requirements:** Planning Commission meetings, noticing and public hearing
- **Direct Engagement and Feedback:**
 - One-on-one conversations with development teams and those experienced with residential conversion
 - Email with details of the LUCA sent to Neighborhood Leaders and Neighborhood Associations email lists
- **Bellevue Development Committee:** Presentation Sept. 11
- **Online Presence:**
 - City webpage
 - Summer DSD Newsletter

Stakeholder Input

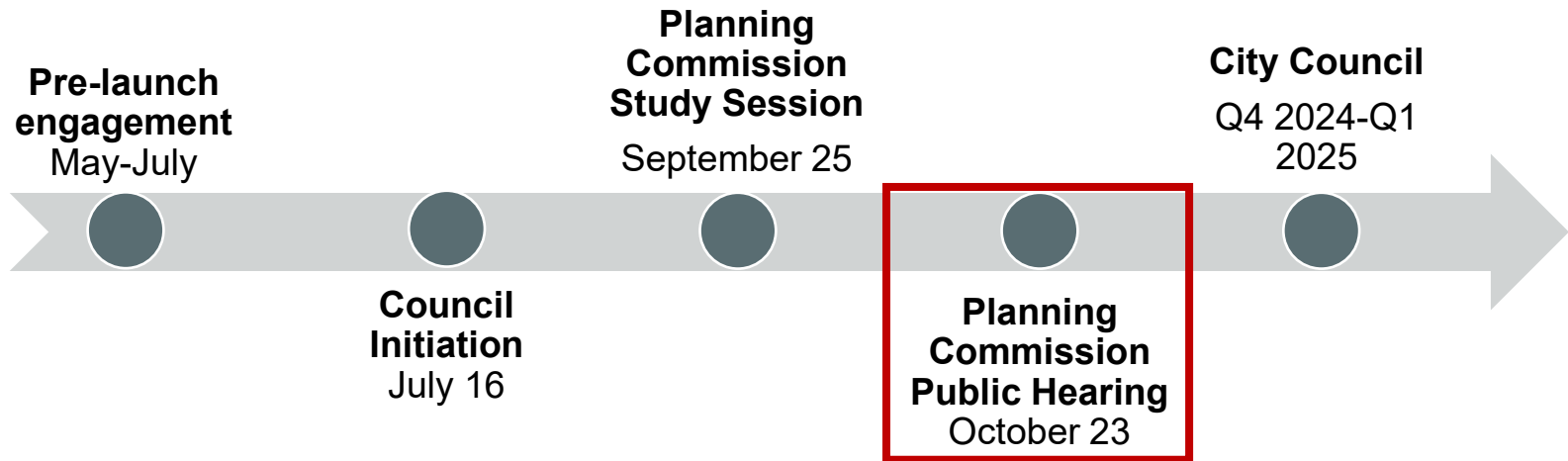
Feedback from developers with conversion experience:

- Redevelopment not feasible economically without incentives
- Need for flexibility from codes
- Request to allow additional density



LUCA Process

Process IV – City Council Legislative Action



Decision Criteria

- A. The amendment is consistent with the Comprehensive Plan; and
- B. The amendment enhances the public health, safety or welfare; and
- C. The amendment is not contrary to the best interest of the citizens and property owners of the City of Bellevue.



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