

Wilburton Vision Implementation LUCA Briefing

Study Session

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Agenda

1. CPA Adoption Recap
2. LUCA Elements
3. Stakeholder Feedback
4. Next Steps



Key Themes: Policy Engagement



Tree Canopy

- Increased tree canopy cover
- Native landscaping
- Preserving mature trees

Small Businesses

- Programs and incentives to help small businesses thrive
- Local retailer opportunities

Future Density / Building Heights

- Transitions in scale
- Appropriate parking
- Provide light, air, and public views

Affordable Housing

- Housing for seniors and families
- Includes all income levels



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



Council Discussion

- **Support for PC recommendation** on medical office, mixed uses generally
- Support for **sustainable district**
- Interest in **affordable commercial** for small businesses
- Emphasis on **walkability**
- Evaluate opportunities for phasing in response to **economic conditions** for development
- Emphasis on **affordable housing** production

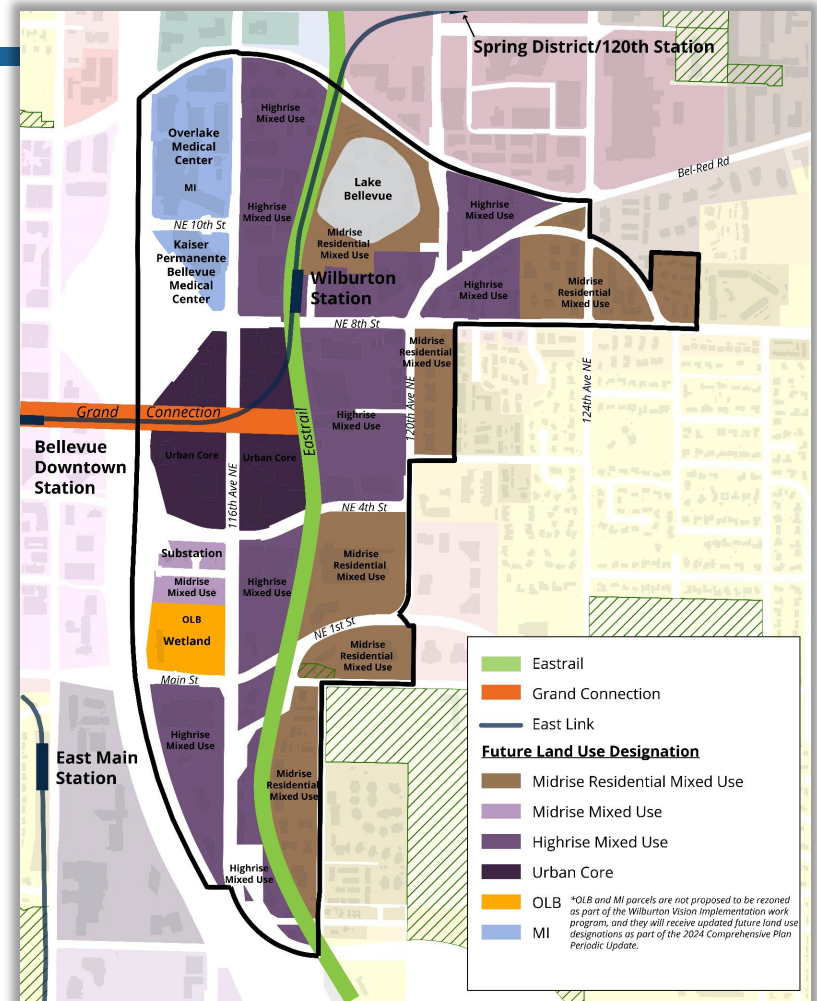


LUCA Elements



Land Use Districts

- Zoning to track 1:1 with Future Land Use Map
 - Urban Core
 - Mixed-Use Highrise
 - Mixed-Use Midrise
 - Mixed-Use Residential Midrise
- Medical Office-Highrise District replaced with mixed use



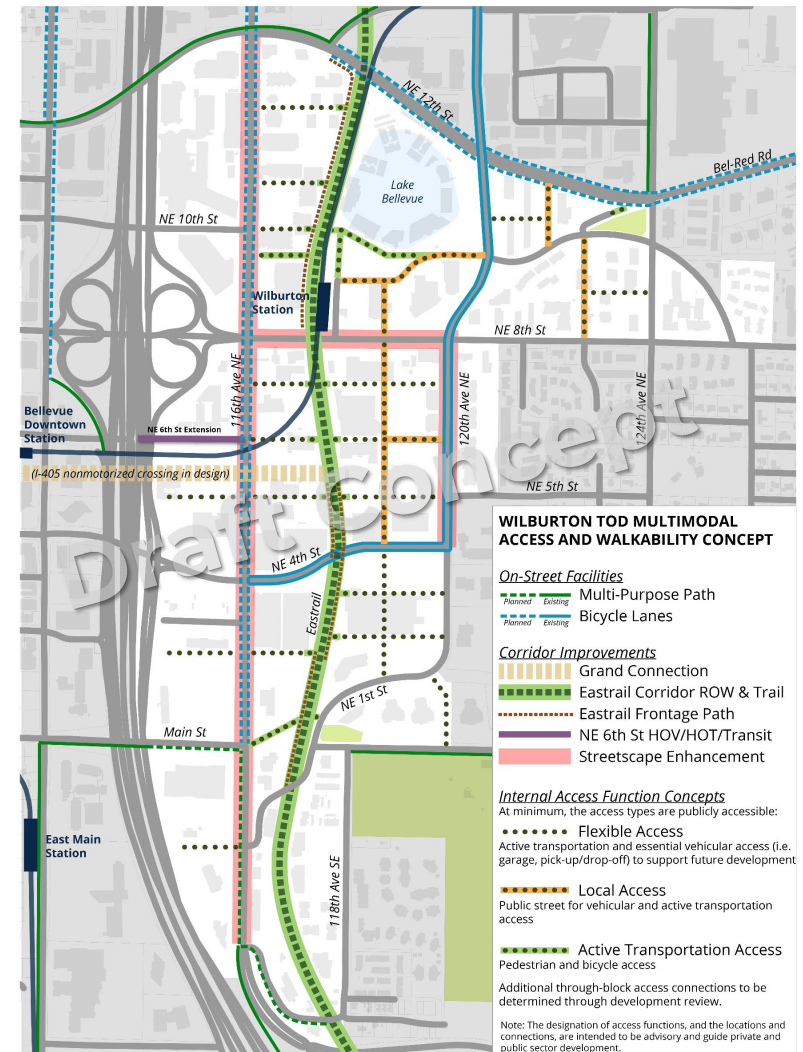
Land Use Flexibility

- All uses permitted unless prohibited or subject to conditions/special requirements
- New definition and additional flexibility for **life sciences** uses
 - Extra height for mechanical equipment
 - Unlimited floor plates up to 100 feet



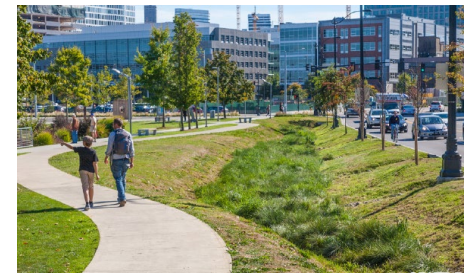
Access, Streets, and Blocks

- Integrating block size, site access, local streets, Eastrail improvements
- New Block Requirements
 - Sites over 100,000 sf
 - Flexibility within max perimeter and block length
 - Can be bounded by public ROW, private access corridor, Eastrail, or Grand Connection
 - Options for private access corridors



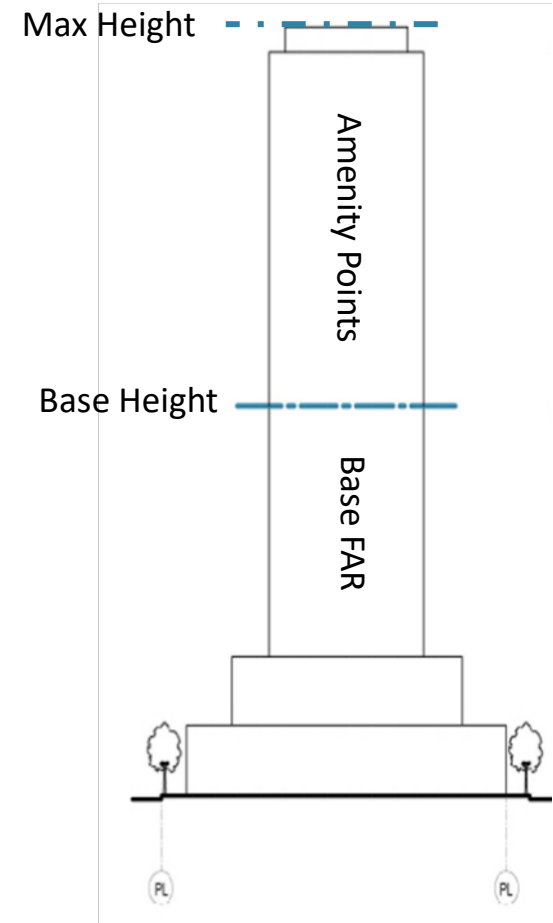
Open Space and Green Factor

- Increased requirement over Downtown
- Flexibility for small sites
- Options to accommodate
 - Rooftops and podiums
 - Enhanced streetscape landscaping
- Green factor approach for site design
 - Well suited to urban areas
 - Flexible menu of options
 - Increased scoring for tree retention



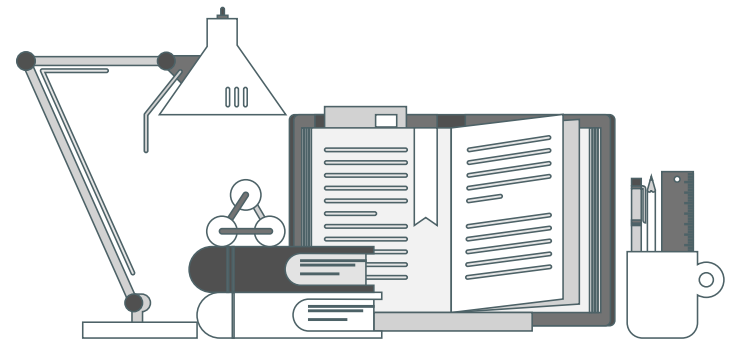
Amenity Incentive System

- Participation required to exceed base height and FAR
- Options to calibrate:
 - Affordable housing
 - Affordable commercial
 - Family-size housing
 - Enhanced green building performance
 - Enhanced critical area restoration
 - Additional open space
 - Eastrail and Grand Connection improvements



Supporting Analysis

- Development feasibility model complete
 - Recently updated
- Affordable housing nexus study ongoing
 - Calculates maximum supportable in-lieu affordable housing fee
- Urban design and sustainability recommendations complete
- Upcoming Sustainable District Strategy



Stakeholder Feedback



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.

- 9/11: BDC
- 9/11: PC Update
- 9/19: ST Workshop 4
- 9/27: ST Workshop 5
- 10/7: ST Workshop 6

Revised Public Draft Target Oct 10



What Have We Heard?

Access and Connectivity

What we heard	LUCA Updates
More flexibility needed for block perimeters.	<ul style="list-style-type: none">•Increased size for exempt sites•Allowing for averaging of block sizes
Access corridors too wide.	<ul style="list-style-type: none">•Design Guide reduced widths to minimum necessary
Eastrail access is difficult to achieve in many locations.	<ul style="list-style-type: none">•Amended emergency access requirement to just two specific locations•Allow for upper-level connections from Eastrail to adjacent buildings where grade differences exist



What Have We Heard?

Allowed Uses and Dimensions

What we heard	LUCA Updates
More flexibility for certain uses and avoid nonconformances	<ul style="list-style-type: none">• Flexibility for auto sales• Allowing for departures for larger manufacturing, expanded surface parking• Removed minimum FAR standard
Desire for clarity, flexibility for floor plate standards	<ul style="list-style-type: none">• Midrise buildings (<100' tall) have unlimited floor plates• Allowing for floor plate averaging• Increased floor plates for mass timber construction• Added connected floor plate provisions



What Have We Heard?

What we heard	Planned Updates
Open Space: More flexibility and clarity needed, challenges to accommodate full area	<ul style="list-style-type: none">• Up to 50% of required open space can be on publicly accessible rooftop or podium. Public hours may be limited for elevated public space• No multifamily play area requirement for Wilburton• Driving surfaces can be removed from site area when calculating required open space
Green Factor: More flexibility needed	<ul style="list-style-type: none">• Apply Downtown reduction for small sites• Driving surfaces can be removed from site area when calculating green factor• Increased score for vegetated walls



What Have We Heard?

What we heard	Planned Updates
Active Uses: Definition too narrow, too much space required and in too specific locations	<ul style="list-style-type: none">• Using Downtown definition to allow uses like residential lobbies to count• Reduced requirement• Applicant can decide how to distribute active uses along frontages
Other Updates	<ul style="list-style-type: none">• Build-to line requirements removed• Up to 65% of parking spaces can be compact without a departure• Only ground floor of parking structure must have occupiable space, residential allowed• Parking garage FTC reduced to 10'



Next Steps

