

# Objective Design Standards LUCA

## Study Session #2

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# Direction

Provide input and direct staff to prepare the proposed LUCA for a public hearing at a future meeting

# Agenda

1. HB 1293 Overview
2. Project Scope & Goals
3. Methodology & Process
4. Changes to Vesting
5. Sign Code
6. Next Steps



# HB 1293

## HB 1293 Passed in 2023 to:

- Require clear and objective design standards
- Require concurrent and/or consolidated permit review
- Require no more than one public meeting
- Encourage jurisdictions to enact regulations expediting review for affordable housing



# How We Addressed the Update

## Review

- Land Use Code standards & guidelines
- Design Review Process

## Identify

- Standards & guidelines to retain
- Language to revise
- Language to remove

## Revise

- Standards & guidelines retained needing revision
- Any non-objective processes





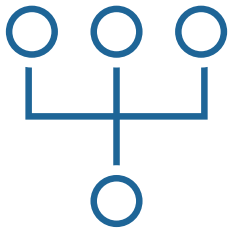
# Methodology

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## Key Questions:

- Is the language objective?
- Has this language been implementable on past projects?
- What is this language trying to achieve?
- What is the key language that achieves the intent?
- Is there a more objective way to achieve the intent?



# Format

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1. **Title** *(Not an action statement, provides the category for the regulatory language)*
  - a. **Intent** *(Provides context for the standards and what they are trying to achieve)*
  - b. **Standards** *(Lists the clear and objective regulatory requirement(s) for approval)*



# Example

## 56. Encourage Inviting Ground Floor Retail and Commercial Windows.

- a. Intent. Use transparency to enhance visual interest and to draw people into retail and commercial uses, and provide views inside and outside.
- b. ~~Guidelines~~Standards.
  - ~~i. Retail and commercial uses should use unobstructed windows that add activity and variety at the street level, inviting pedestrians into retail and commercial uses and providing views both in and out;~~
  - ii. Use clear window glazing; and
  - iii. Incorporate window types appropriate for the proposed use such as ~~Provide~~ operable windows, transom windows, and/or other varied glazing combinations that open by pivoting, sliding or shuttering for restaurants, cafes, retail and commercial activity;
  - ~~iv. Install transom windows or other glazing combinations that promote visual interest.~~





# What was not included

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- Departures
- Exemptions
- Amenity Bonuses

HB 1293 requires clear and objective regulations. Requests to deviate are not held to the same standard and may be more subjective because they represent an optional approval path



# Additional Scope

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## *Vesting*

- Currently vests at time of complete application:
  - Building permits
  - Subdivision and Short Subdivisions
  - Conditional Use Permits
  - Shoreline Permits (SSDP and SCUP)
- Currently vests at the time of final decision
  - All other LU permits or approvals without a complete building permit application



# ADR Vesting Update

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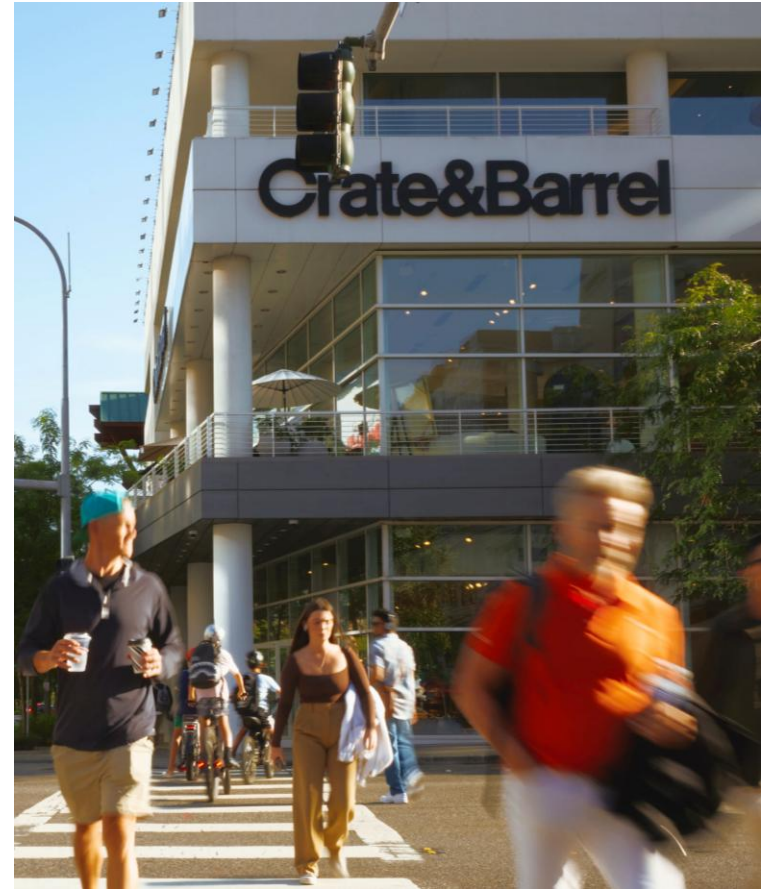
## *Vesting*

- Allow Administrative Design Review permits to vest at the time of complete application.
- Applicant has assurance code will not change during permit review.
- Not inconsistent with state's vesting doctrine or other jurisdictional practices



# Sign LUC

- Sign code initiated summer 2024, rewrite of all regulations
- Move all sign-related regulations into BCC
- Delayed adoption to remove sign language from LUC through Objective Design LUCA
- Retain desirable LUC sign regulations in BCC update



# Sign LUC

*From LUC 20.25C.040.C*

*Design standards in the OLB Districts:*

## C. Signs

All signs shall be an integral part of the architectural design consistent with the scale and architecture of the building. Signs shall meet the requirements of Chapter 22B.10 BCC, Sign Code.



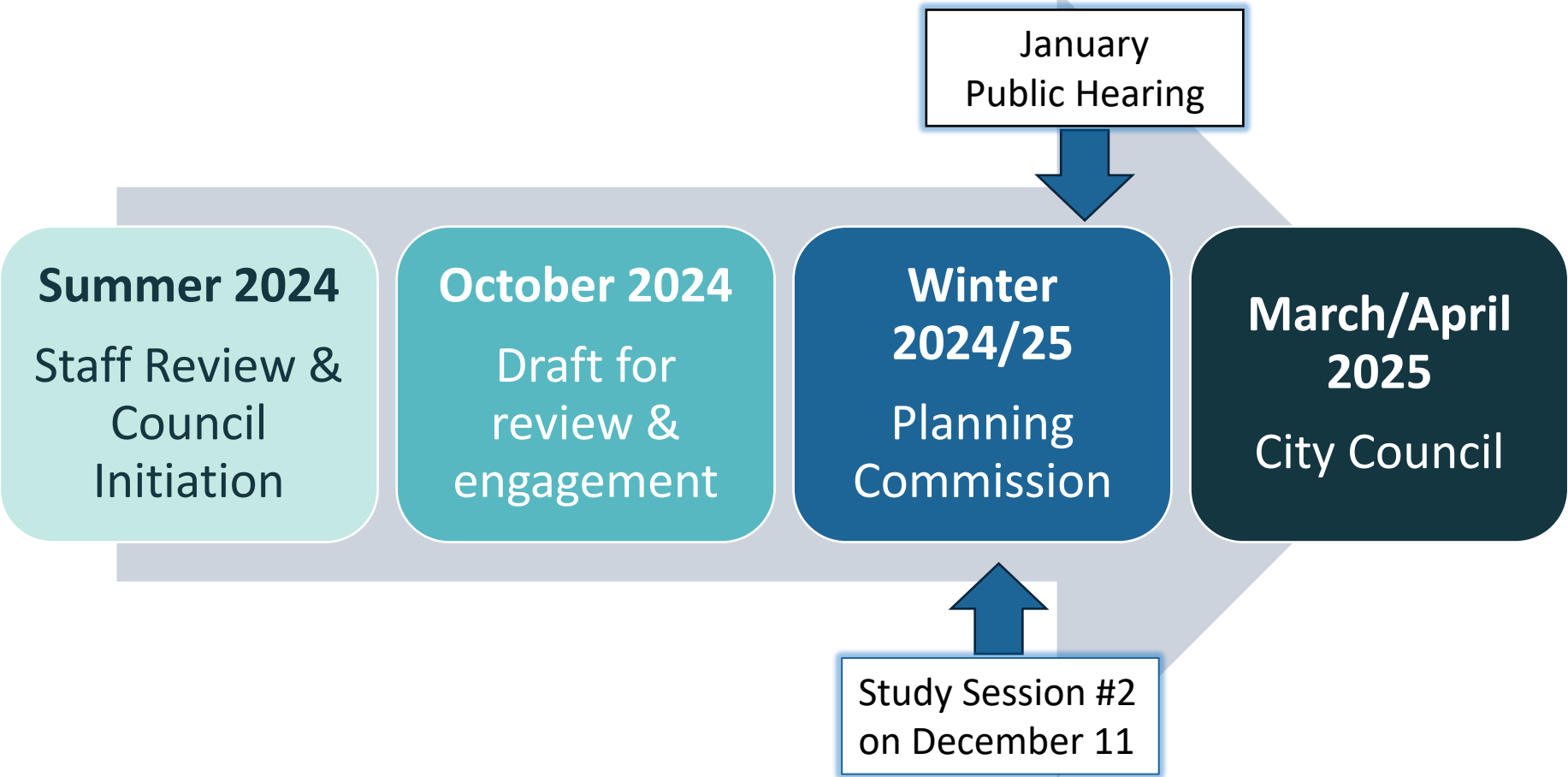
# Engagement

- **Consult & review** with staff
- **Inform & elicit feedback** from the development community and interested residents
  - BDC Presentation September 11
- **Present & consult** with Planning Commission and City Council
- City website presence





# Anticipated LUCA Schedule





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