

# Existing Building Redevelopment LUCA & BCCA

## City Council Study Session

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**Development Services Department**

January 7, 2025



# Direction for Council Consideration

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Direct staff to prepare the LUCA and BCCA for adoption at a future date on the Consent Calendar



# Agenda

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Background & Context



State Legislation



LUCA Overview



Planning Commission Recommendation



Engagement & Process



# Background & Context

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## **HB 1042 passed to:**

- Encourage conversion of commercial buildings into residential uses
- Encourage adding units to existing residential buildings
- Deadline of 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

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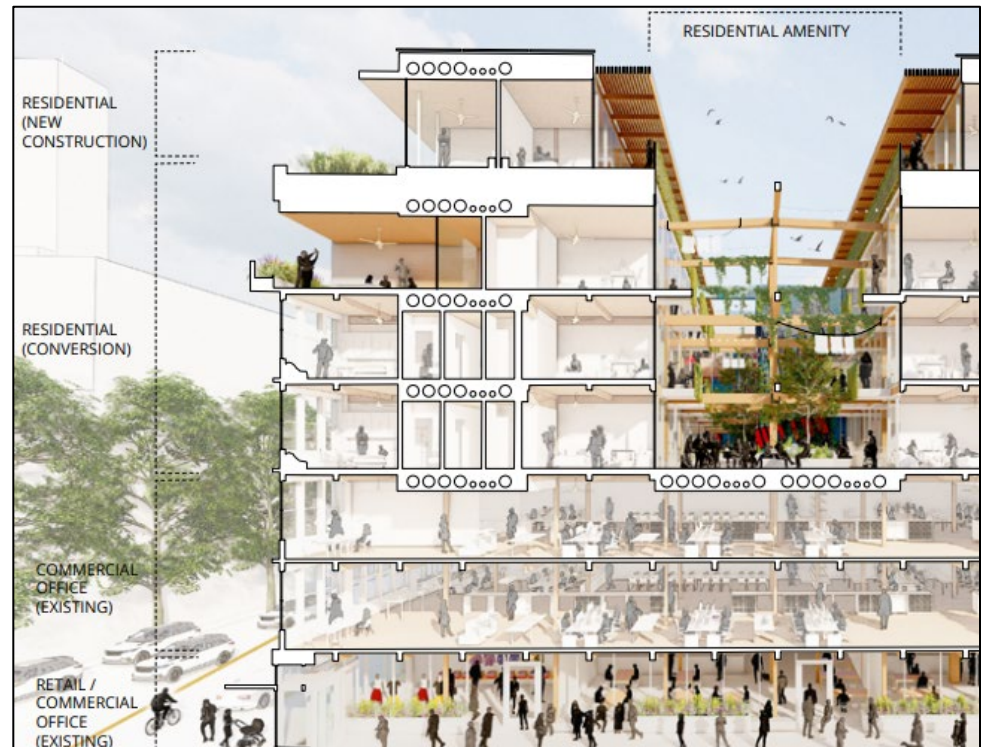
## **For existing buildings in mixed-use or commercial districts converting into residential uses:**

- 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 & BCCA Objectives

## Encourage housing production by:

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

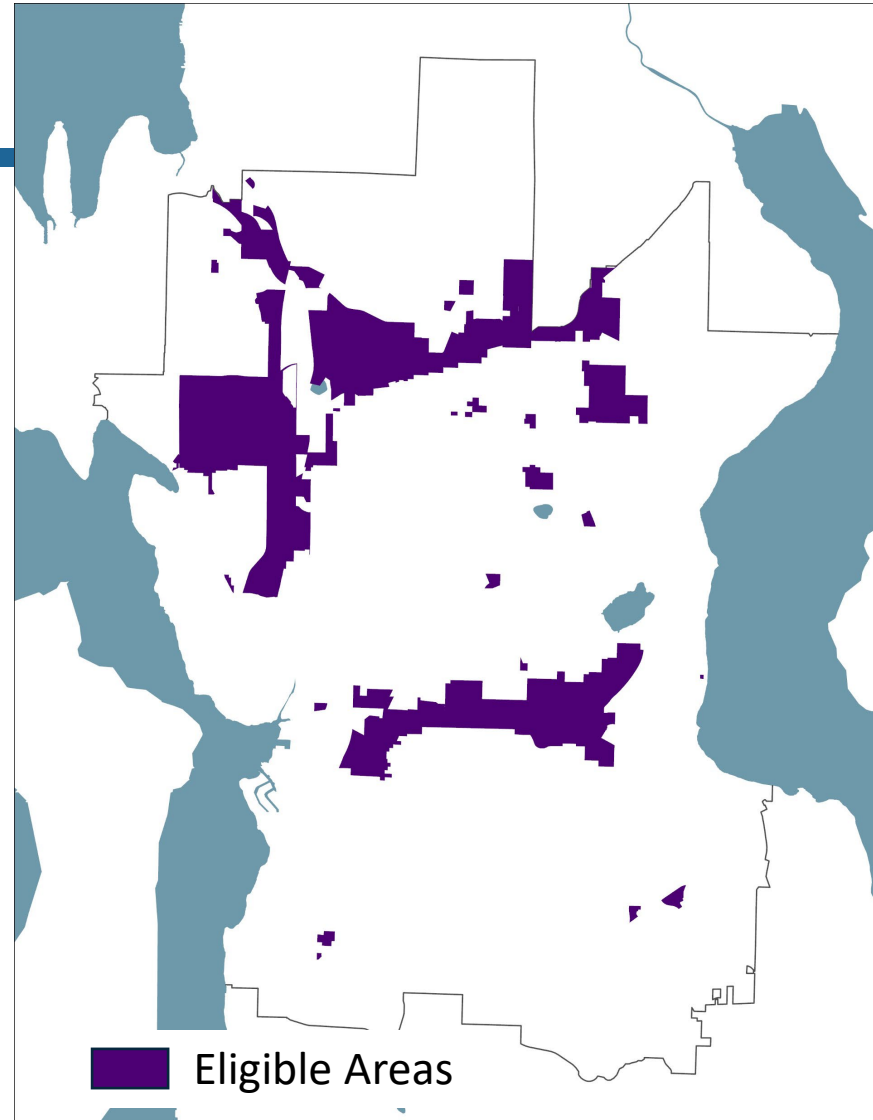


Miller Hull Architects, submitted to Seattle OPCD

# Eligibility

## Buildings redeveloping residentially which:

- Received a Certificate of Occupancy more than 3 years ago
- Are not expanding horizontally – except up to 5% of existing as necessary
- Are not expanding vertically- allowance for a residential penthouse or amenity space



# Recommended LUCA

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- 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





# Proposed Bellevue City Code Amendment (BCCA)

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## Align with HB 1042 to:

- Exempt from Multimodal Concurrency requirements
- Exempt from SEPA review

## Other amendments:

- Update project specific SEPA thresholds for mixed-use buildings
- Clarify the non-project threshold determination process

# Existing Building Redevelopment Feasibility

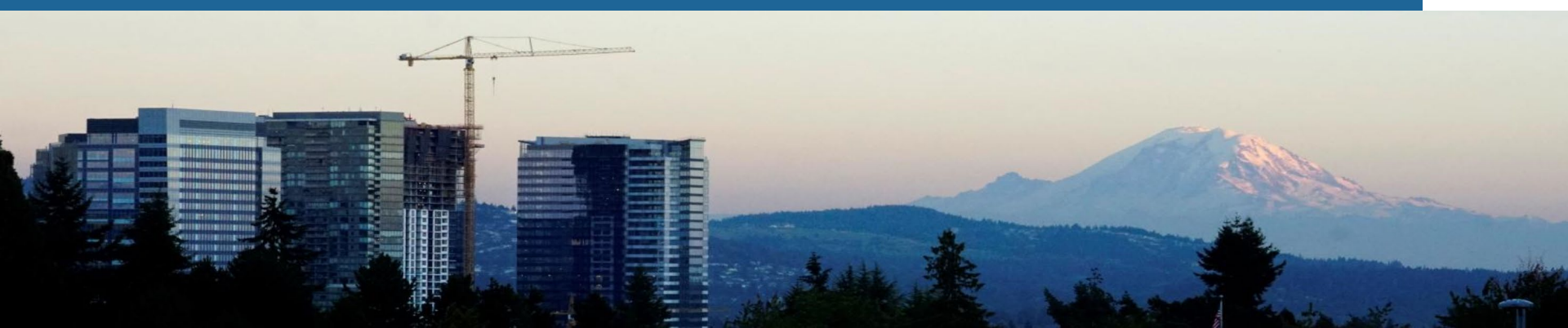
- Funding gap of \$50-125/sq. ft.
- Require additional funding sources- State incentives, LIHTC, Historic tax credits
- MFTE would need to be updated for existing buildings to utilize
- Hotels & 80s-90s mid-rise most feasible

Scoring Criteria	Floorplate	Vacancy / Availability	Building Quality	Office Rent	Contiguous Space	Parking	Transit
Metric & Unit	Minimum Floorplate Dimension	% of Building that is Vacant / Available	5-Star CoStar Rating System	Average Office Rent per SF	Max Contiguous Vacant Space	# of Parking Spaces per 1,000 SF	Distance from Nearest Transit
5 points	60 feet or less	80% or more	1 star	\$20 or less	200,000 SF or more	N/A	N/A
4 points	60 – 80 feet	60 – 80%	2 stars	\$20 - \$25	150,000 – 200,000	N/A	N/A
3 points	80 – 100 feet	40 – 60%	3 stars	\$25 - \$30	100,000 – 150,000	1 or more	0.25 miles or less
2 points	100 – 120 feet	20 – 40%	4 stars	\$30 - \$35	50,000 – 100,000	0.5 – 1	0.25 – 0.5 miles
1 point	120 feet or more	20% or less	5 stars	\$35 or more	50,000 SF or less	0.5 or less	0.5 miles or more

Source: AECOM, as presented to PSRC



# Planning Commission Recommendation



- Study session on September 25
- Public hearing and recommendation on October 23
- Recommends **adoption without modification**
- Note: PC does not make a recommendation on the BCCA



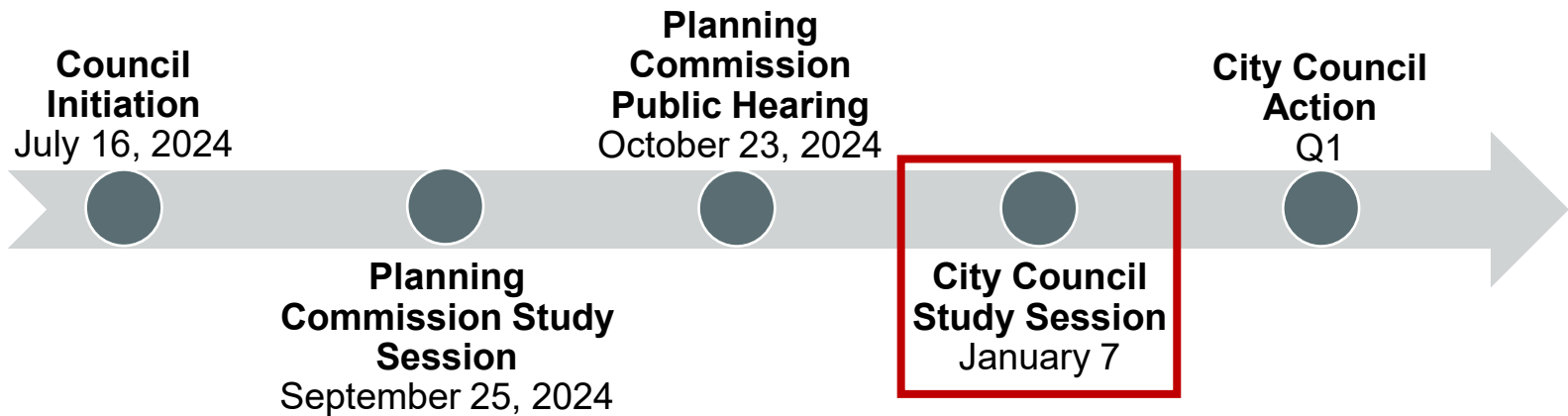
# Public Engagement

- **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:** Meeting on September 11
- **Online Presence:**
  - City webpage
  - Summer DSD Newsletter



# LUCA Process

## Process IV – City Council Legislative Action



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