

Objective Design Standards LUCA

City Council Study Session

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February 4, 2025





Direction for Council Consideration

Consider directing staff to prepare the LUCA for adoption at a future date on the Consent Calendar



Agenda

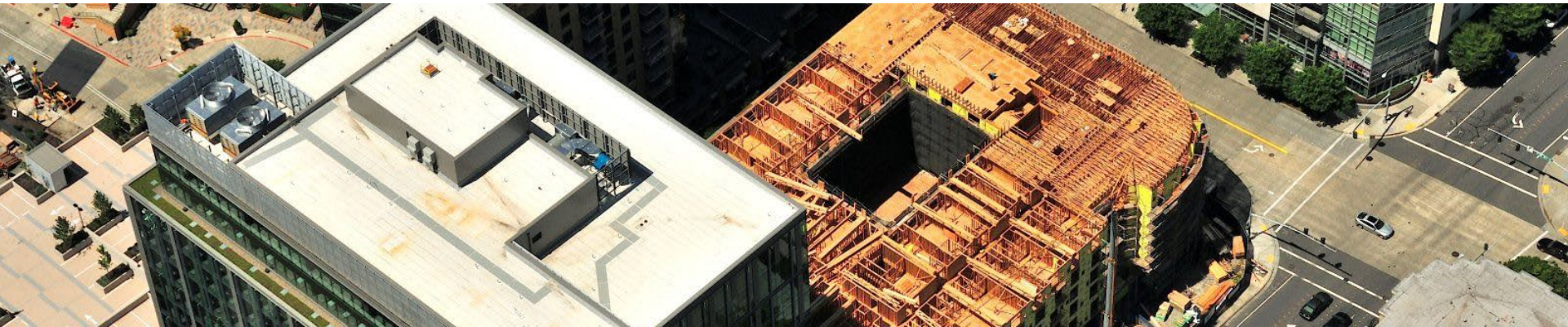
1. HB 1293
Overview
2. LUCA Overview
3. Planning
Commission
Recommendation
4. Engagement &
Process



House Bill 1293

HB 1293 Passed in 2023 to:

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



What Needed Updating

Include only **objective** standards

Example:

*Terms like "visually interesting" and "visually attractive" are **subjective***

Remove guidelines but retain guiding language as intent statements.

Intent statements can contain language such as "should" or "encourage"

Revise the design review process to ensure objectivity

Process to Update LUC

Review

- Land Use Code standards & guidelines
- Design Review Process

Identify

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

Revise

- Standards & guidelines needing revision
- Any non-objective processes
- Reformat for consistency



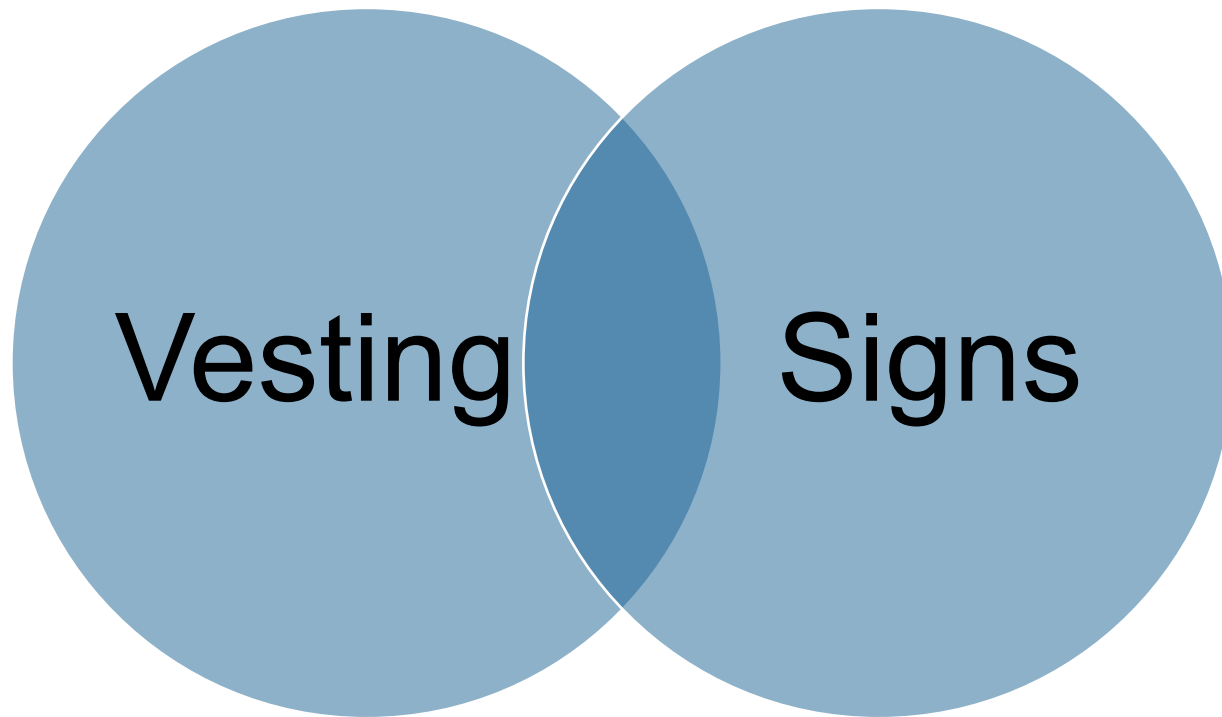
Downtown LUC Example

~~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.~~



Changes Beyond HB 1293



Planning Commission Recommendation



- Study Sessions on October 23 & December 11
- Public hearing and recommendation on January 22
- Recommends **adoption without modification**
- Note: delayed effective date of sign-specific code amendments recommended



Post-Hearing Change: Vesting

- LUCA revised to respond to public hearing comment

Post-hearing LUCA change to:

- Allow a Master Development Permit **to vest to the Land Use Code at complete application** when:
 - Submitted with a Design Review application; and
 - Both applications are complete.



Engagement

- **Process IV Requirements:** Planning Commission meetings, public noticing, and public hearing
- **Consult & review** with staff
- **Inform & gather feedback** from design and industry professionals
- **Bellevue Development Committee:** Meeting on September 11
- **Online Presence:** City webpage



LUCA Process





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