Wilburton Vision Implementation LUCA

Study Session

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Development Services Department

March 12, 2025

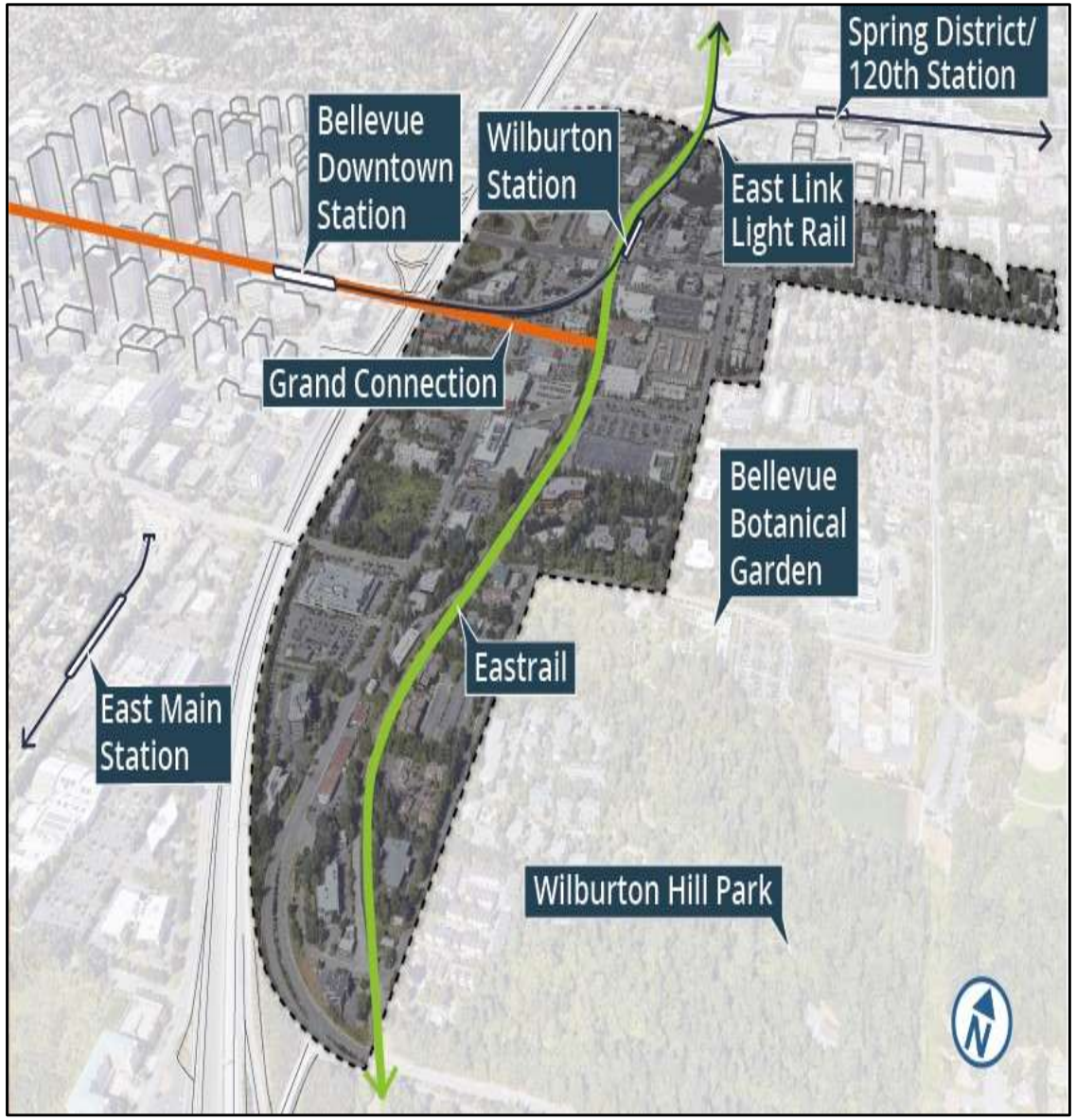
Planning Commission Direction

Provide direction to:

- Incorporate staff recommendations for outstanding topics; and
- Recommend approval of this LUCA to the City Council

Agenda

1. LUCA Process
2. Outstanding Topics
   - Access Corridors
   - Parking
   - Small Sites
   - Affordable Housing
3. Decision Criteria & Direction



A Vision Shaped by Community

Purpose of the LUCA

- **Objective:** Implement Wilburton Vision through Land Use Code Amendments (LUCA)
- **Key Ordinances:**
  - CPA: Ordinance No. 6802 (July 23, 2024)
  - Citywide Comp Plan: Ordinance 6811 (October 22, 2024),

LUCA Engagement

LUCA Draft Released May 31

June

- 6/5: WPOG
- 6/12: BDC
- 6/18: BDA
- 6/28: Affordable Housing Groups

July-Aug

- 7/1: WPOG
- 7/10: BDC
- 7/16: WPOG
- 7/18: Public Info Session
- 7/26: Subteam Workshop 1
- 7/29: ST Workshop 2
- 8/8: ST Workshop 3
- 8/14: BDC

Sept. - Oct.

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

Nov. - Jan

- 11/6: PC SS
- 11/21: Public Info Session
- 12/11: PC SS
- 1/22 PC SS

Revised Public Draft (V5) Feb 6

LUCA Review

Tonight

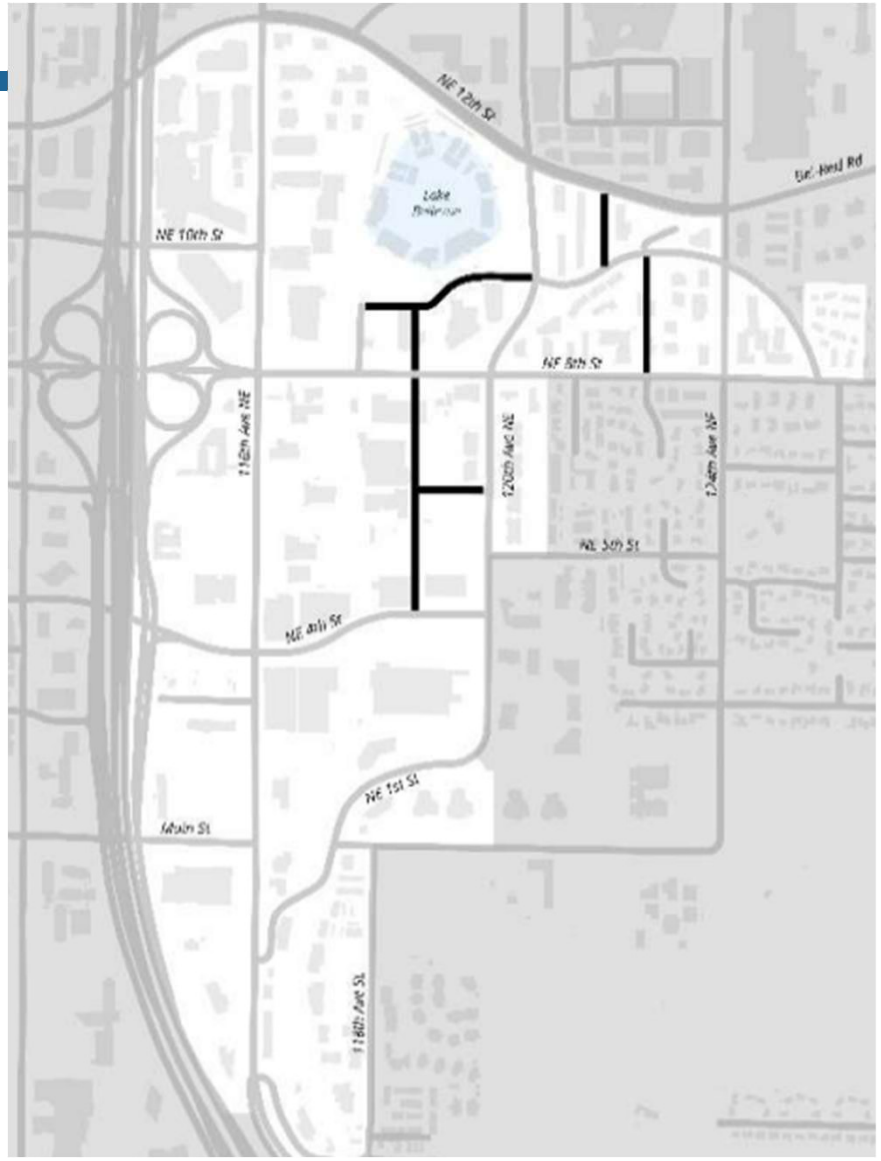
Study Session 1	Study Session 2	Study Session 3	Study Session 4	Study Session 5	Study Session 6	Public Hearing	Study Session 7
Feb. 14, 2024	Mar. 27, 2024	Sept. 11, 2024	Nov. 6, 2024	Dec. 11, 2024	January 22	February 26	March 12
			Site Organization	Building Design	Inclusive TOD	Public Hearing	Recommendation
Summary of LUCA purpose & structure	Block standards	Land use districts/Uses	Block standards & access corridors	Building height, FAR, floorplates	Affordable Housing approach	LUCA Elements	
	Access typologies	Block standards & access corridors	Active uses	Land uses & nonconformances	Amenity incentive program	Outstanding Topics	
	Parking minimums	Open space & green factor	Open space	Parking minimums	Access corridors		

Outstanding Topics

- Access corridors
- Off-street parking
- Small sites
- Affordable Housing

Local Streets

Access Type	Option A: Current Draft
Local Street	**67-foot corridor:** • **(2) 10’ vehicle travel** • **(2) 6” curb** • **(2) 8’ parking** • **(2) 5’ amenity zone** • **(2) 10’ sidewalk**
	Option B: Property Owner Request
	59-foot corridor: • (2) 10’ vehicle travel • (2) 6” curb • (2) 8’ parking • (2) 5’ amenity zone • (2) 6’ sidewalk
	Option C: Potential Adjustment
	51-foot corridor: • (2) 10’ vehicle travel • (2) 6” curb • ~~(2) 8’ parking~~ • (2) 5’ amenity zone • (2) 10’ sidewalk

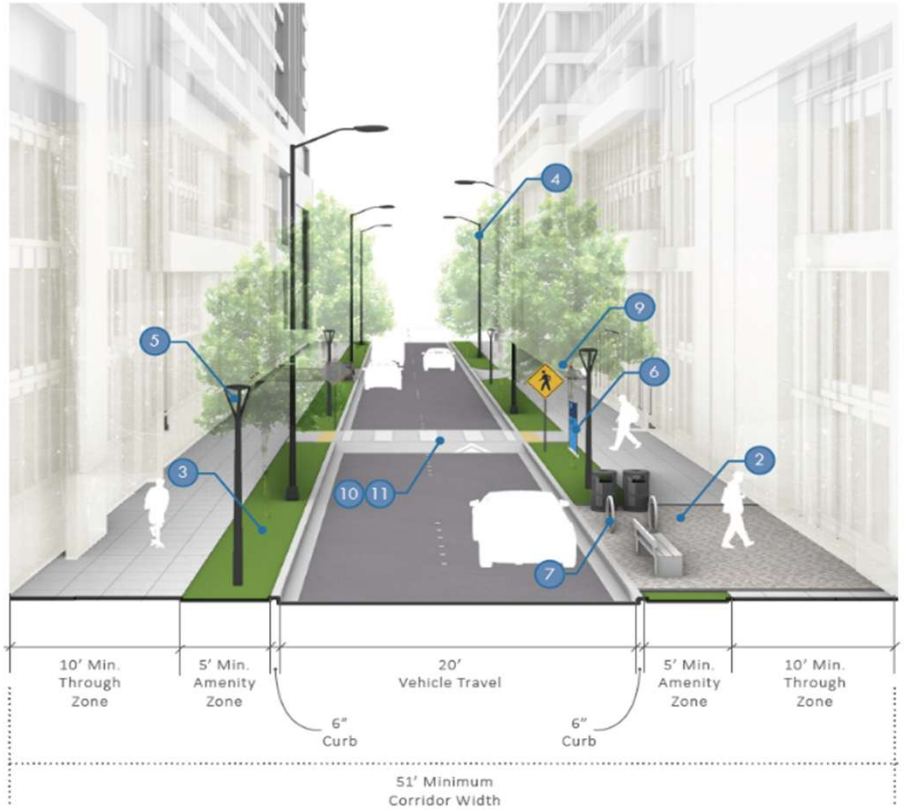


Green = Staff recommendation

Flexible Access

Access Type	Option A: Current Draft
Flexible Access	51-foot corridor: • (2) 10’ vehicle travel • (2) 6” curb • (2) 5’ amenity zone • (2) 10’ sidewalk
	Option B: Property Owner Request
	37-foot corridor: • (2) 10’ vehicle travel • (2) 6” curb • (1) 4’ amenity zone • (2) 6’ sidewalk
	Option C: Potential Adjustment
	47-foot corridor: **• (2) 10’ vehicle travel** **• (2) 6” curb** **• (2) 5’ amenity zone** **• (2) 8’ sidewalk**

FLEXIBLE ACCESS SECTION VIEW



Green = Staff recommendation

Sidewalks: Commercial Driveways & Public Streets

Access Type	Option A: Current Draft	Option B: Property Owner Request	Option C: Potential Adjustment
Commercial Driveways & Sidewalks	• Commercial driveways: 10’ sidewalk, when required • Existing city streets: 10’ sidewalk	**• Commercial driveways: 6’ sidewalk, when required** **• Existing city streets: 10’ sidewalk**	Same as Option B.

Green = Staff recommendation

Non-motorized Options

Access Type	Option A: Current Draft	Option B: Property Owner Request	Option C: Potential Adjustment
Active Transportation	**30-foot corridor:** **• 20’ paved path** **• (2) 5’ amenity zone**	20-foot corridor: • 20’ paved path • No amenity zone Purpose: May be used for “back of house” service, accommodating fire lane, garbage, and incidental loading	20-foot corridor: • 20’ paved path • No amenity zone Purpose: Restrict to Active Transportation and fire lane only
Shared-Use Path	**Option added in October 2024 draft** **• 14’ paved path**	• 10’ paved path	• N/A

Green = Staff recommendation

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Access Corridors Summary

Access Type	Option A: Current Draft	Option B: Property Owner Request	Option C: Potential Adjustment
Local Street	**67-foot corridor:** • **(2) 10' vehicle travel** • **(2) 6" curb** • **(2) 8' parking** • **(2) 5' amenity zone** • **(2) 10' sidewalk**	59-foot corridor: • (2) 10' vehicle travel • (2) 6" curb • (2) 8' parking • (2) 5' amenity zone • (2) 6' sidewalk	51-foot corridor: • (2) 10' vehicle travel • (2) 6" curb • ~~(2) 8' parking~~ • (2) 5' amenity zone • (2) 10' sidewalk
Flexible Access	51-foot corridor: • (2) 10' vehicle travel • (2) 6" curb • (2) 5' amenity zone • (2) 10' sidewalk	37-foot corridor: • (2) 10' vehicle travel • (2) 6" curb • (1) 4' amenity zone • (2) 6' sidewalk	**47-foot corridor:** • **(2) 10' vehicle travel** • **(2) 6" curb** • **(2) 5' amenity zone** • **(2) 8' sidewalk**
Active Transportation	**30-foot corridor:** • **20' paved path** • **(2) 5' amenity zone**	20-foot corridor: • 20' paved path • No amenity zone Purpose: May be used for "back of house" service, accommodating fire lane, garbage, and incidental loading	20-foot corridor: • 20' paved path • No amenity zone Purpose: Restrict to Active Transportation and fire lane only
Shared-Use Path	**Option added in October 2024 draft** • **14' paved path**	• 10' paved path	• N/A
Commercial Driveways & Sidewalks on Existing City Streets	• Commercial driveways: 10' sidewalk, when required • Existing city streets: 10' sidewalk	• **Commercial driveways:** **6' sidewalk, when required** • **Existing city streets:** **10' sidewalk**	Same as Option B.

Off-Street Parking

Minimum Parking Requirement	
Option A: Current Draft	**75% reduction to the citywide minimum required parking**
Potential Adjustment	No minimum parking

Green = Staff recommendation

Small Sites

Small Site Flexibility	
Option A: Current Draft	No amenity incentive flexibility for small sites
Potential Adjustment	**Allow residential projects to achieve full development capacity through two items:** **• Green building incentive** **• Provision of affordable housing (baseline requirement)**

Green = Staff recommendation

Affordable Housing Fees

- Right-Sizing Affordable Housing Fees is a balance
- Five factors evaluated:
  1. The cost to build affordable housing
  2. Nexus and Proportionality findings
  3. The public subsidy required to bridge affordability gap
  4. Developer investment loss per square foot for including affordable units
  5. A comparison to neighboring cities

Affordable Housing Fees

Other Considerations:

- Regional competitiveness
- Effectiveness of existing subsidy programs
- Broader citywide affordable housing goals, such as addressing the need for lower AMI thresholds
- Long-term feasibility for developers
- Recalibration on a recurring basis

Affordable Housing Fee			
Option A: Current Draft		Option B: Stakeholder Request	
Residential Fee:	Commercial Fee:	Residential Fee:	Commercial Fee:
• Urban Core: $18 • All other districts: $13	• All districts: $24	• Urban Core: $13 • All other districts: $13	• All districts: $16.50

Catalyst Program

Catalyst Program	
Potential Adjustment	**1. Residential Development** Performance: • 5% set-aside for first 500 units with issued building permit(s) • 10% set-aside for remaining units (full requirement). Fee: • 25% fee reduction for first 500 units with issued building permit • Full fee after permits issued for 500 units • Annual CPI adjustment beginning in 2026 **2. Commercial Development** Fees: • 25% fee reduction for first 600,000 square feet with issued building permit • 50% fee reduction for 500,000 square feet of life science uses with issued building permit • A "look back" on fees and catalyst program after five years
Stakeholder Request	Same as above, except: **1. Residential Development** Performance: • Vests at land use application or until June 1, 2026, whichever is later. Fee: • Vests at land use application, or until June 1, 2026, whichever is later. Maximum 1,000 units vest to the 25% fee reduction. • Full fee applies after 500 units vested • No fee adjustment until after 750 units are vested, or until June 1, 2027, whichever is later **2. Commercial Development** • Fees vests at land use application, or until June 1, 2026, whichever is later. Maximum 600,000 sf vest to lower fee • No fee adjustment until after 850,000 square feet is vested, or until June 1, 2027, whichever is later. • 50% fee reduction for any R&D and medical office until June 1, 2028 • A "look back" on fees and catalyst program after three years

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