



City of Bellevue

East Main LUCA Public Hearing

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Development Services Department

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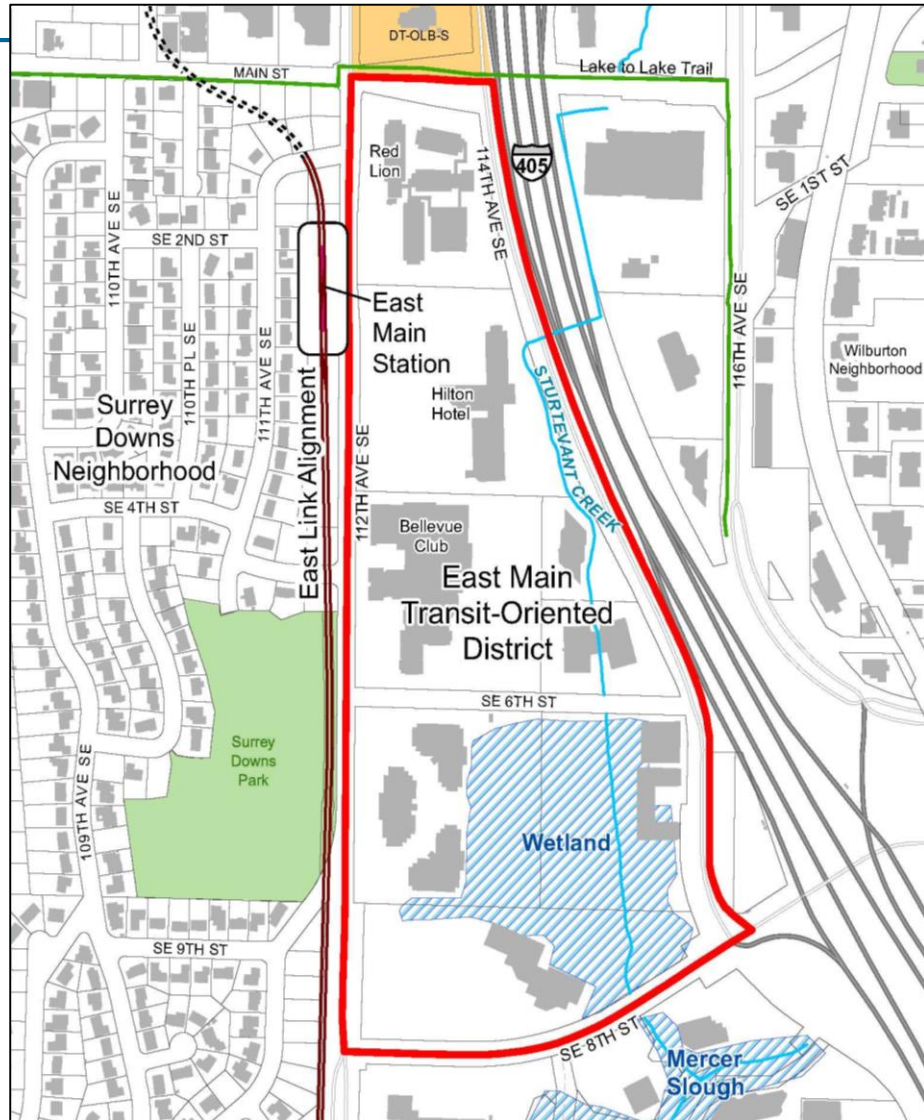


Direction Needed from Council

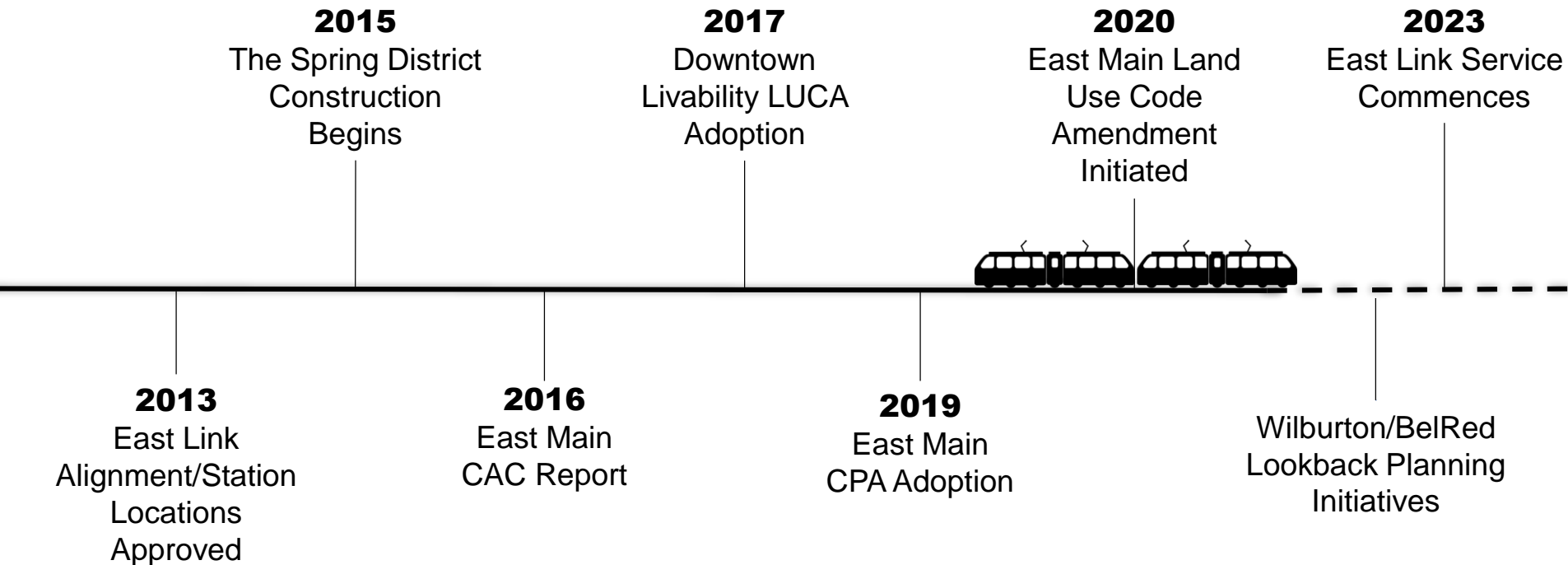
Hold the public hearing on the proposed LUCA and, following the public hearing, provide any further direction on the content of future study sessions.

Agenda

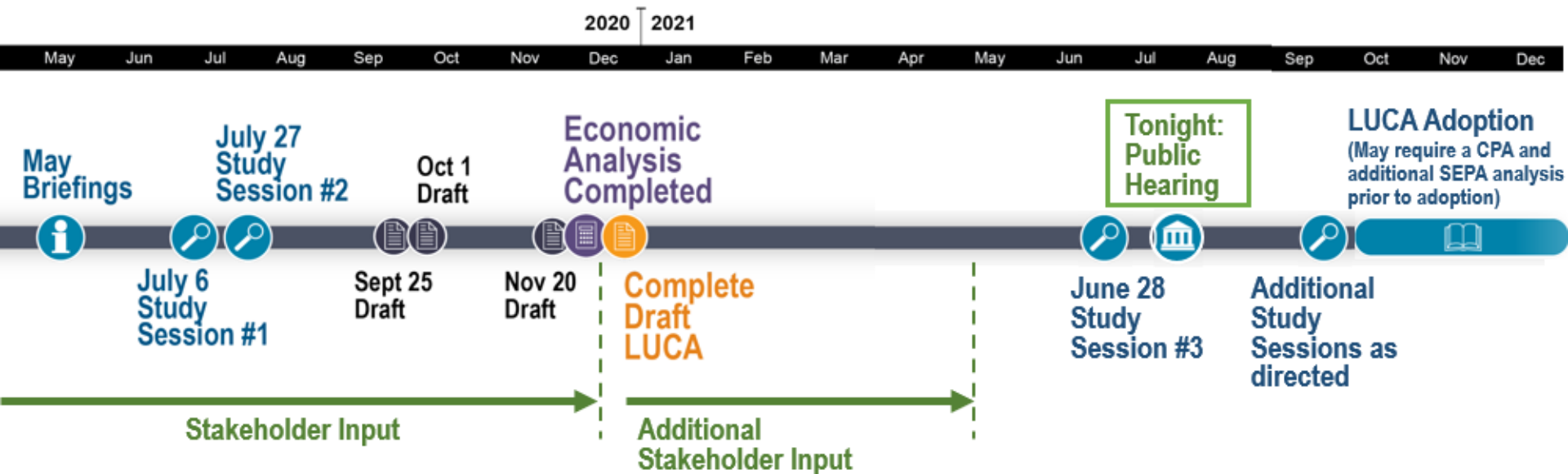
1. City Context
2. LUCA Timeline and Process
3. LUCA Topics
4. Public Engagement



City Context



LUCA Timeline



Role of Documents in the Process



Comprehensive Plan

- Describes vision and priorities and baseline expectations for future development
- High-level
- Flexible to ensure responsive zoning may be implemented



Land Use Code

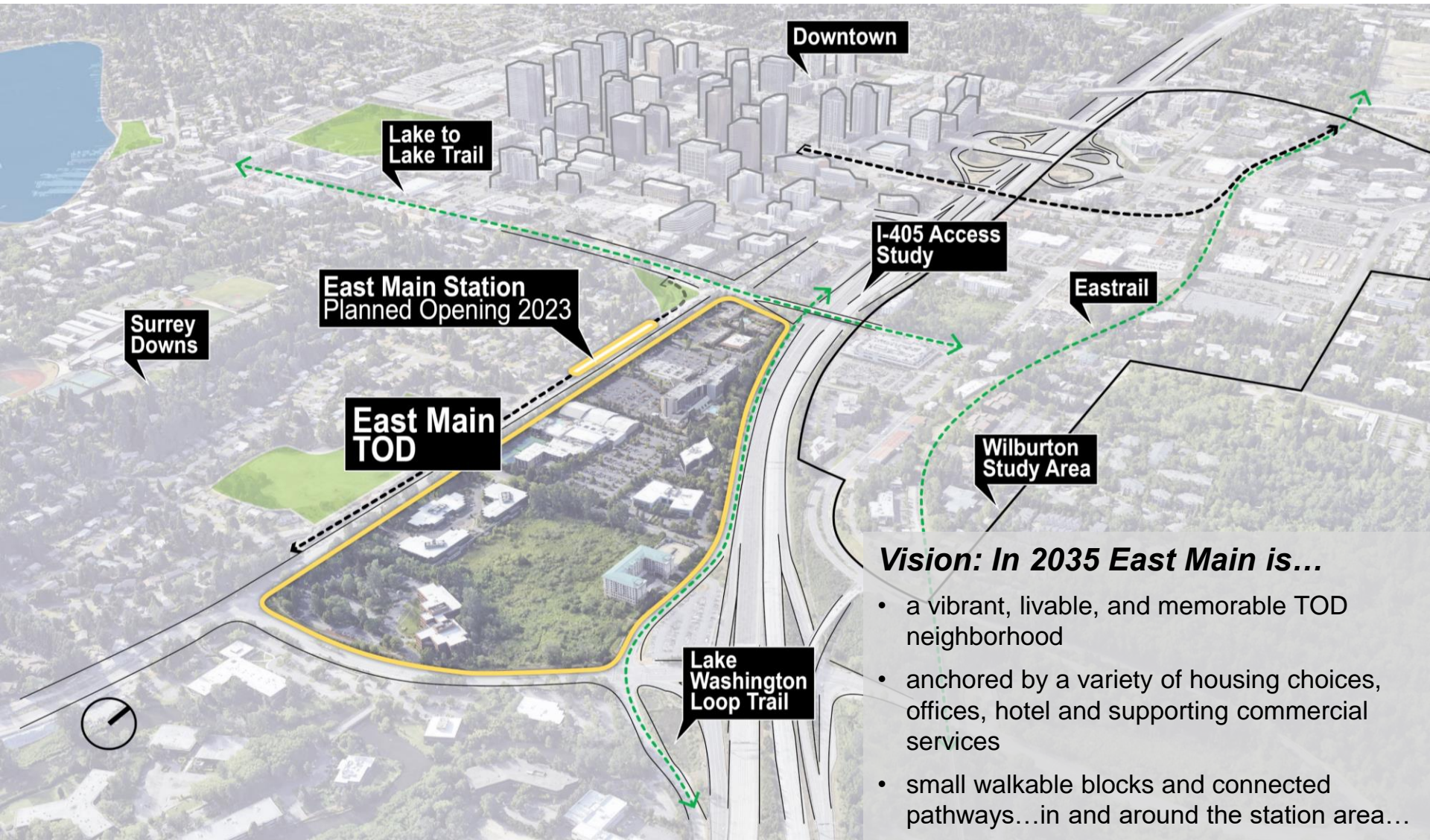
- **Describes what is permitted**
- **Sets standards for development, e.g., dimensions, density/FAR, amenities, design guidelines, etc.**
- **Tells developers what the City requires**



Development Application

- Developer's actual design concept for City approval
- Details of what will be built and where

East Main Area



Vision: In 2035 East Main is...

- a vibrant, livable, and memorable TOD neighborhood
- anchored by a variety of housing choices, offices, hotel and supporting commercial services
- small walkable blocks and connected pathways...in and around the station area...

LUCA Topics

Urban Form

- Complementary to Downtown and single-family neighborhood
- Maximum building height: 250'
- Maximum density (FAR): 5.0
- Walkable blocks: 1,300'
- Larger floorplate sizes



LUCA Topics

Urban Form Cont'd

- Multimodal connectivity
- Pedestrian emphasis
- Amenity program prioritizes affordable housing, child care service, open space, and potential streets



LUCA Topics

Housing

- Promotes housing development
- Requires minimum 30% residential
- Prioritizes affordable housing: on-site performance (80% AMI)

Code Structure

- Consistency with City-wide code framework and processes



The Spring District, AMLI Residential

Topics for Future Study Sessions

Urban Form

- Maximum building height
- Building stepbacks below 80 feet for residential towers
- Exceptions to block length and perimeter

Housing

- Minimum housing requirement
- Whether condominiums may be considered affordable at 100% AMI
- Fee-in-lieu option for affordable housing

Code Structure

- Exceptions for nonconforming uses
- Use of Development Agreements

Public Engagement



Process IV
Requirements



Stakeholders
(Property
Owners)



Adjacent
Neighborhoods



Q&A



Web
presence



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