

East Main LUCA

Study Session No. 5

Mike Brennan, Director
Trisna Tanus, Consulting Attorney
Nick Whipple, Planning Manager
Development Services Department

Mac Cummins, Director
Emil King, Assistant Director
Community Development Department

October 4, 2021



✓ **Direction**

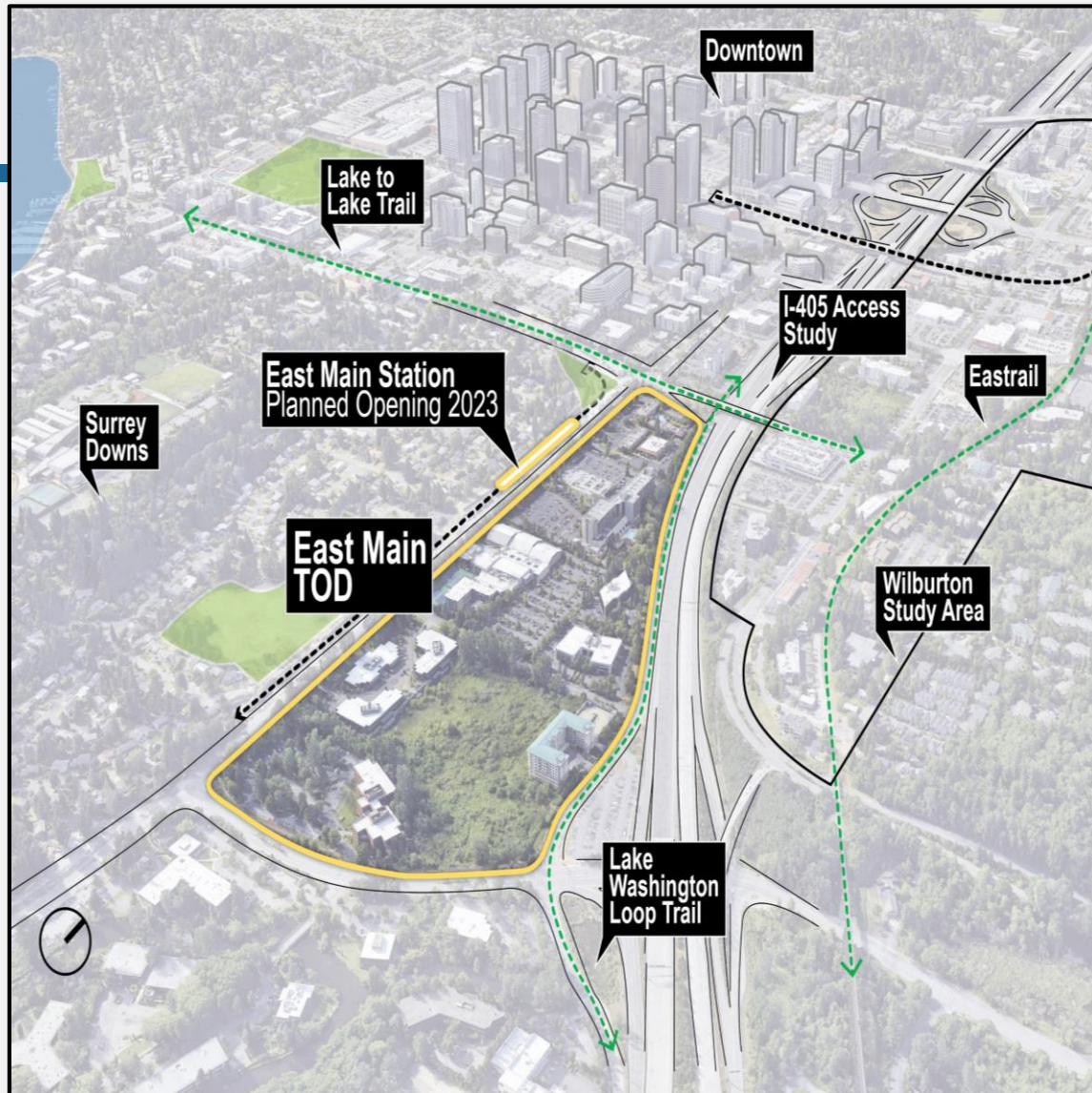
Provide direction to incorporate Option B for:

- base and maximum FAR
- amenity incentive options
- development agreements for certain departures



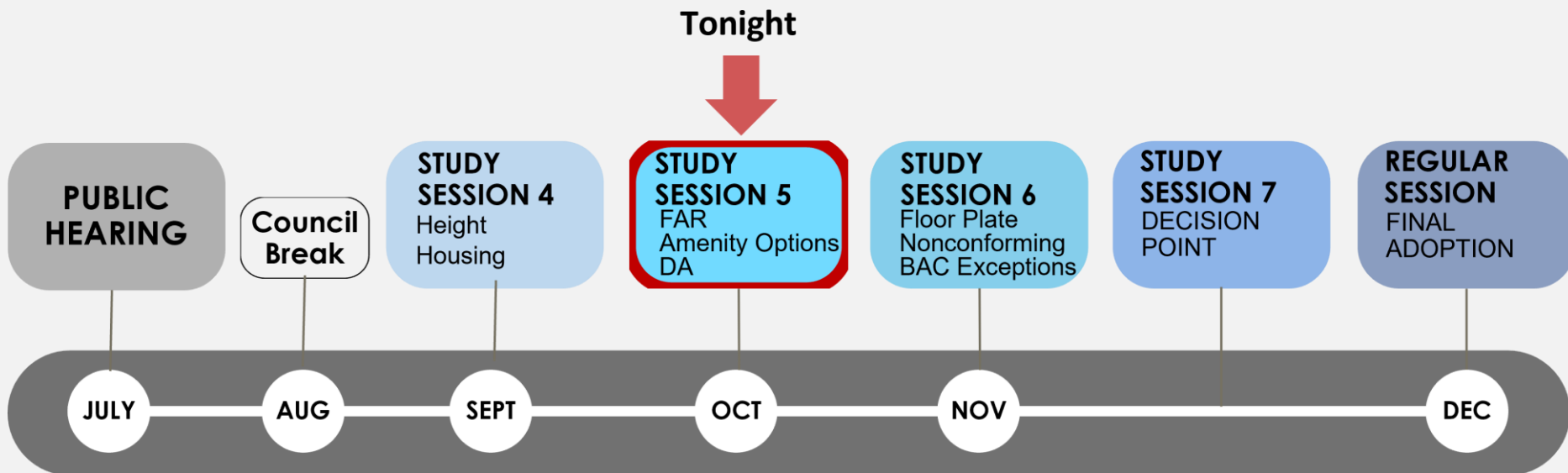
Agenda

1. Timeline
2. City Framework and Needs
3. Process for review of LUCA Topics
4. LUCA Topics:
 - FAR
 - Amenity Options
 - DA Items



LUCA Timeline

- Final action can occur at any point after the public hearing
- Inclusion of certain options may require additional analysis and process prior to adoption



City Needs

- Encourage near-term redevelopment
- Leverage new development to meet City needs and realize the Vision for East Main
- Increase the supply of affordable housing
- Incentivize amenities that contribute to the public good



Spring District, AMLI Residential



Sequence of LUCA Topics

Tonight



Study Session 4
September 13

Building Height

Minimum Housing

Affordable Housing

Study Session 5
October 4

FAR

Amenity Options

DA Items

Study Session 6
November 1

Floor Plates/ Misc.

Nonconforming

BAC Exceptions

Study Session 7
November 15

**Decision Point
for Final Draft**

Regular Session
December 6

Final Adoption



FAR, Amenities, and DA Options

Packaged Options	FAR	First Tier	Second Tier	DA Items
Option A Draft LUCA	Base: 2.5/3.5 Max: 5.0	Affordable Housing Open Space Childcare Potential Street	First Tier, plus: Stream/Wetland Public Art Enhanced Street Sustainability	None
Option B Recommended	Base: 2.5/3.5 Max: 5.0	Affordable Housing Open Space Childcare Potential Street	Plus: Pedestrian Bridge Special Amenity Performing Arts	Max Height Max FAR Nonconforming Special Amenity
Stakeholder Request	Base: 3.5/3.5 Max: 5.3	Plus: Enhanced Street	Same	Catalyst Project Special Amenity Open Space Others, Limitless



Incentive Zoning

- City has used this zoning tool since 1981
- Voluntary program
- Informed by economic analysis
- Adds economic value for property
- Portion of value is used to provide public amenities



Existing Zoning

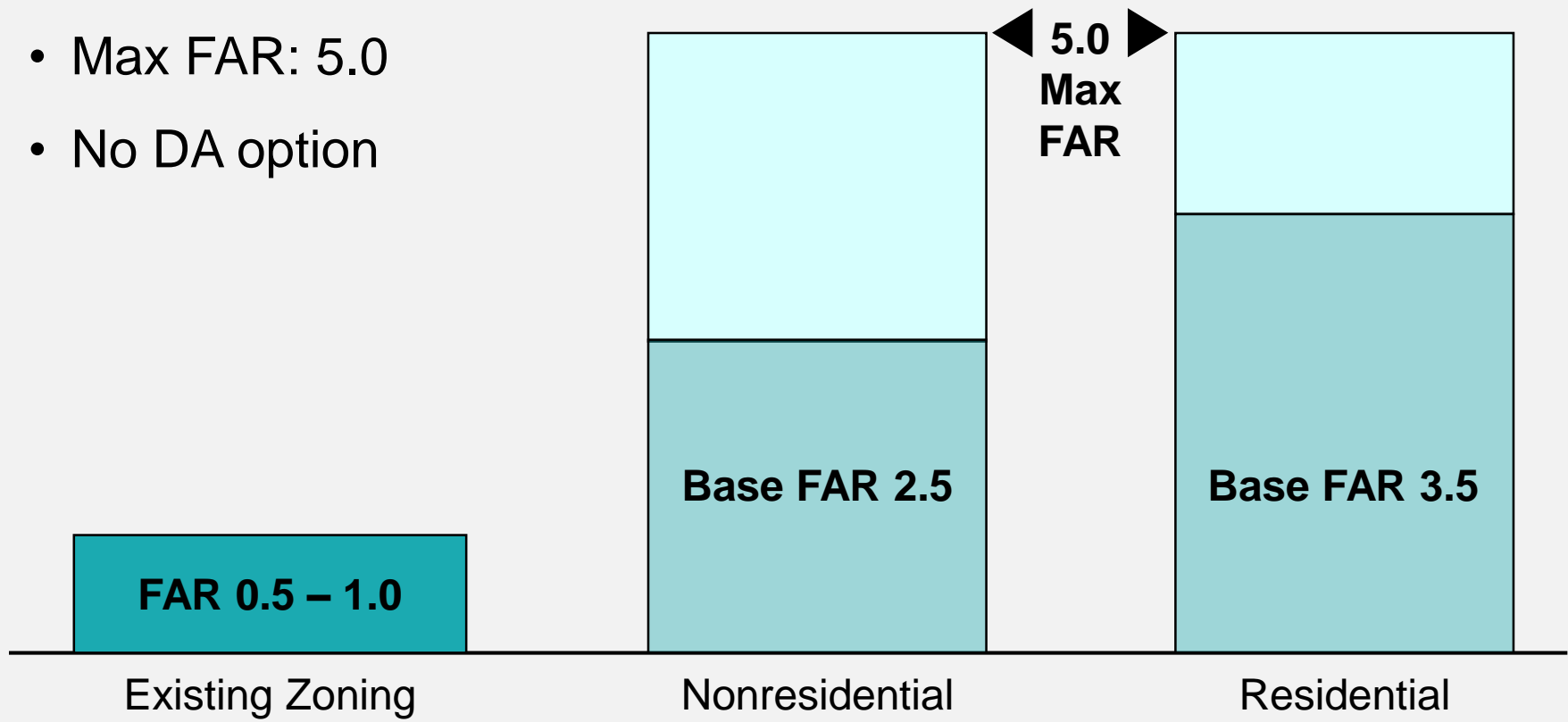
- Max FAR: 0.5 office
1.0 residential/retail
- No amenity incentive options
- No DA option

FAR 0.5 – 1.0



Option A – Current Draft LUCA

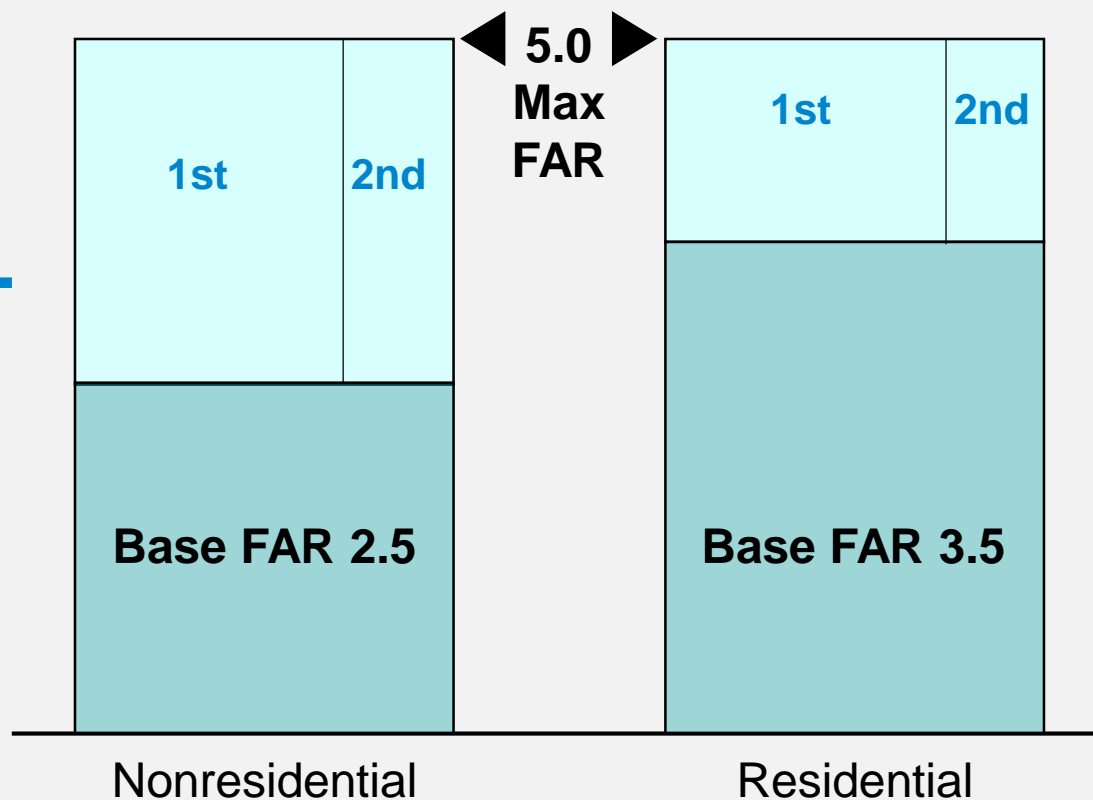
- Base FAR: 2.5/3.5
- Max FAR: 5.0
- No DA option



Option A – Current Draft LUCA

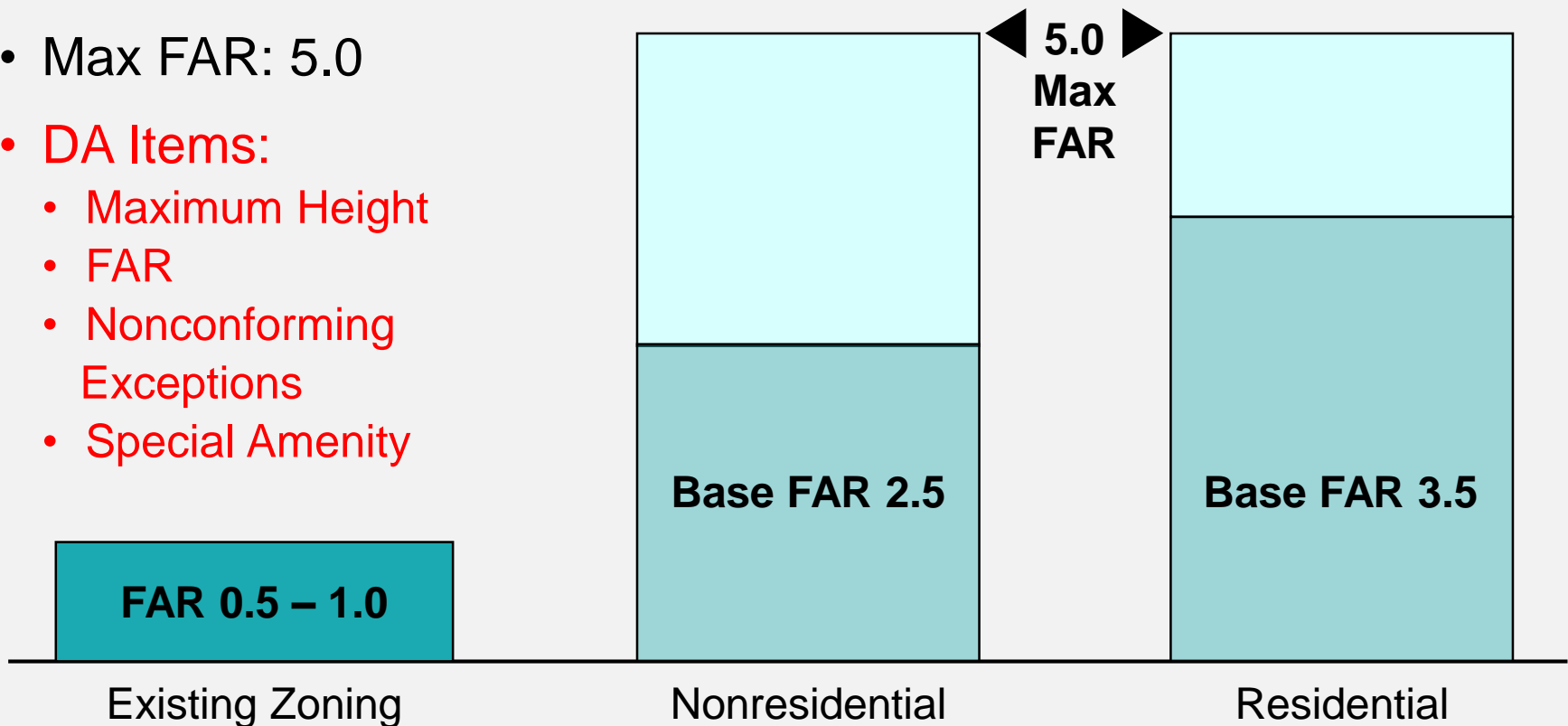
Amenity Options:

1. Affordable Housing
 2. Potential Street
 3. Open Space
 4. Childcare
-
5. Stream and Wetland
 6. Public Art
 7. Enhanced Streetscape
 8. Sustainability Cert



Option B – Recommended Change

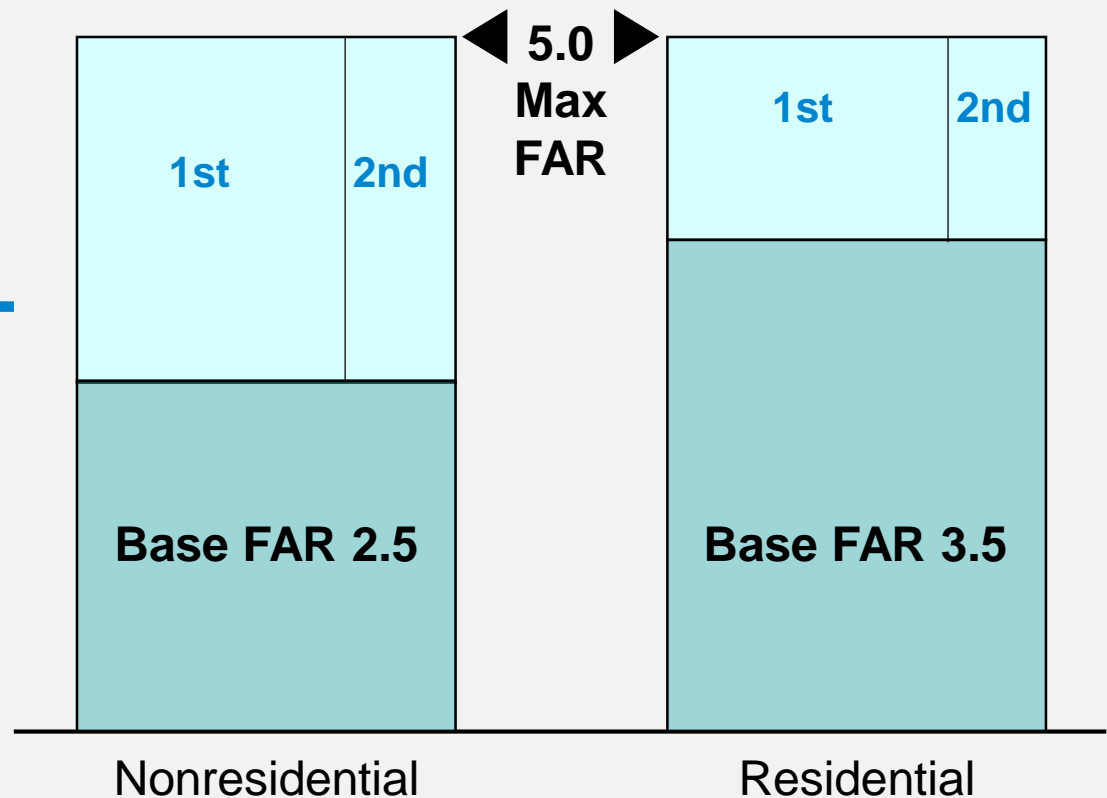
- Base FAR: 2.5/3.5
- Max FAR: 5.0
- **DA Items:**
 - Maximum Height
 - FAR
 - Nonconforming Exceptions
 - Special Amenity



Option B – Recommended Change

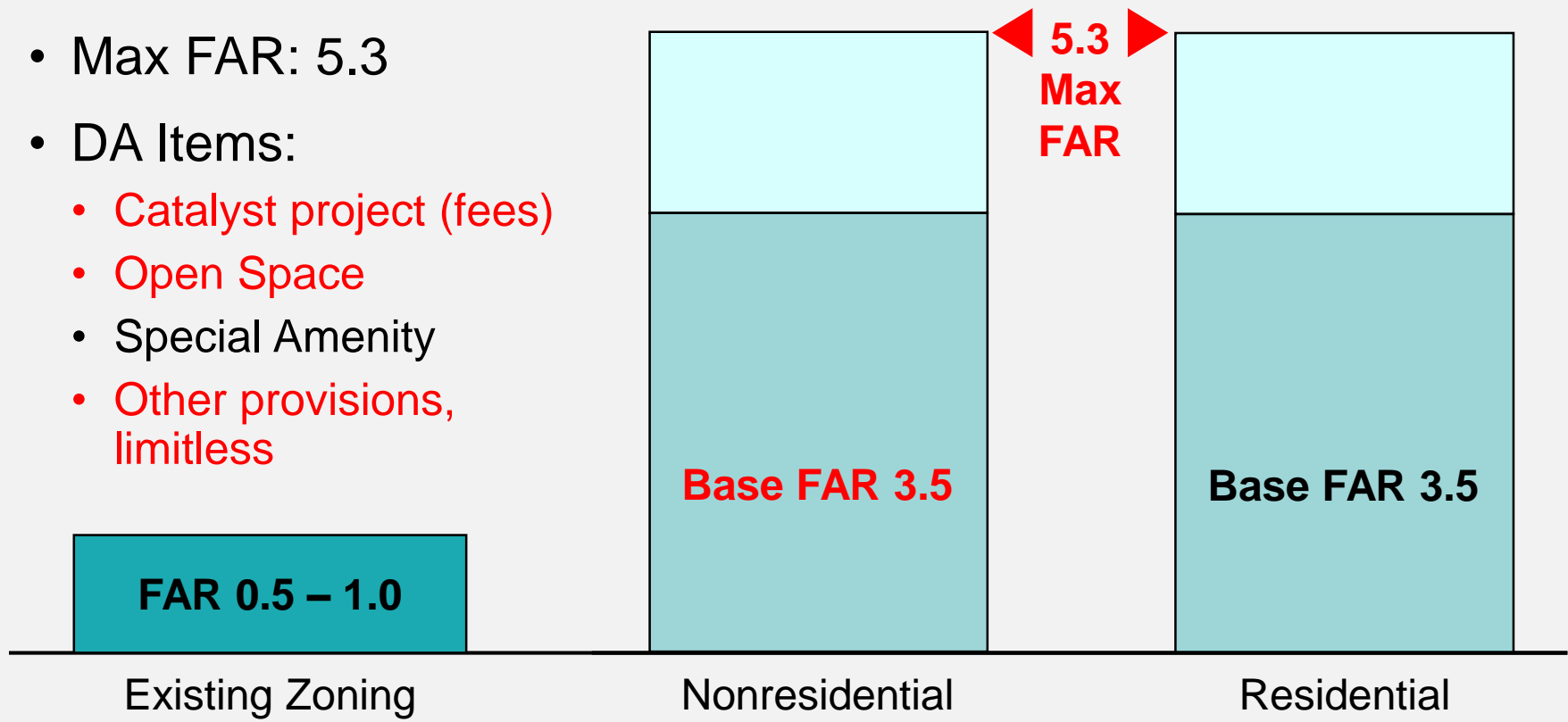
Amenity Options:

1. Affordable Housing
 2. Potential Street
 3. Open Space
 4. Childcare
-
5. Stream and Wetland
 6. Public Art
 7. Enhanced Streetscape
 8. Sustainability Cert
 9. Ped Bridge
 10. Special Amenity
 11. Performing Arts



Stakeholder Request

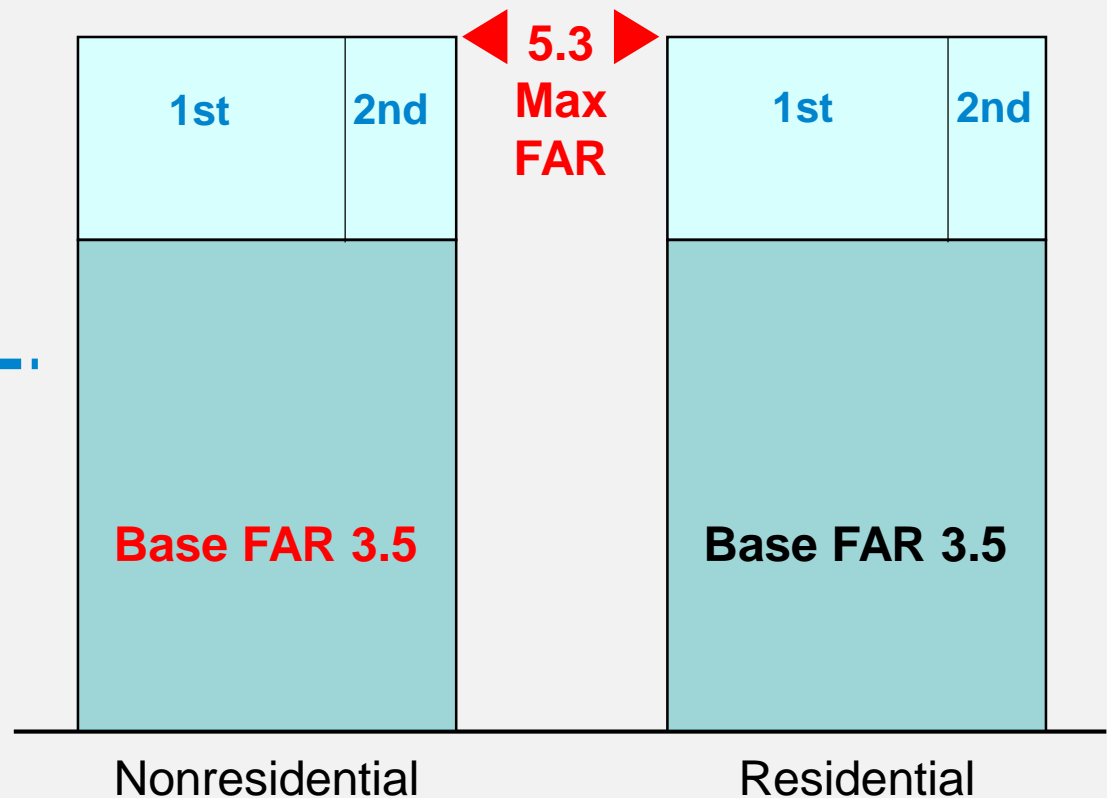
- Base FAR: 3.5/3.5
- Max FAR: 5.3
- DA Items:
 - Catalyst project (fees)
 - Open Space
 - Special Amenity
 - Other provisions, limitless



Stakeholder Request

Amenity Options:

1. Affordable Housing
2. Potential Street
3. Open Space
4. Childcare
5. **Enhanced Streetscape**
6. Stream and Wetland
7. Public Art
8. Sustainability Cert
9. Ped Bridge
10. Special Amenity
11. Performing Arts



✓ **Direction**

Provide direction to incorporate Option B for:

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- development agreements for certain departures

