

East Main LUCA

Study Session No. 6

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✓ **Direction**

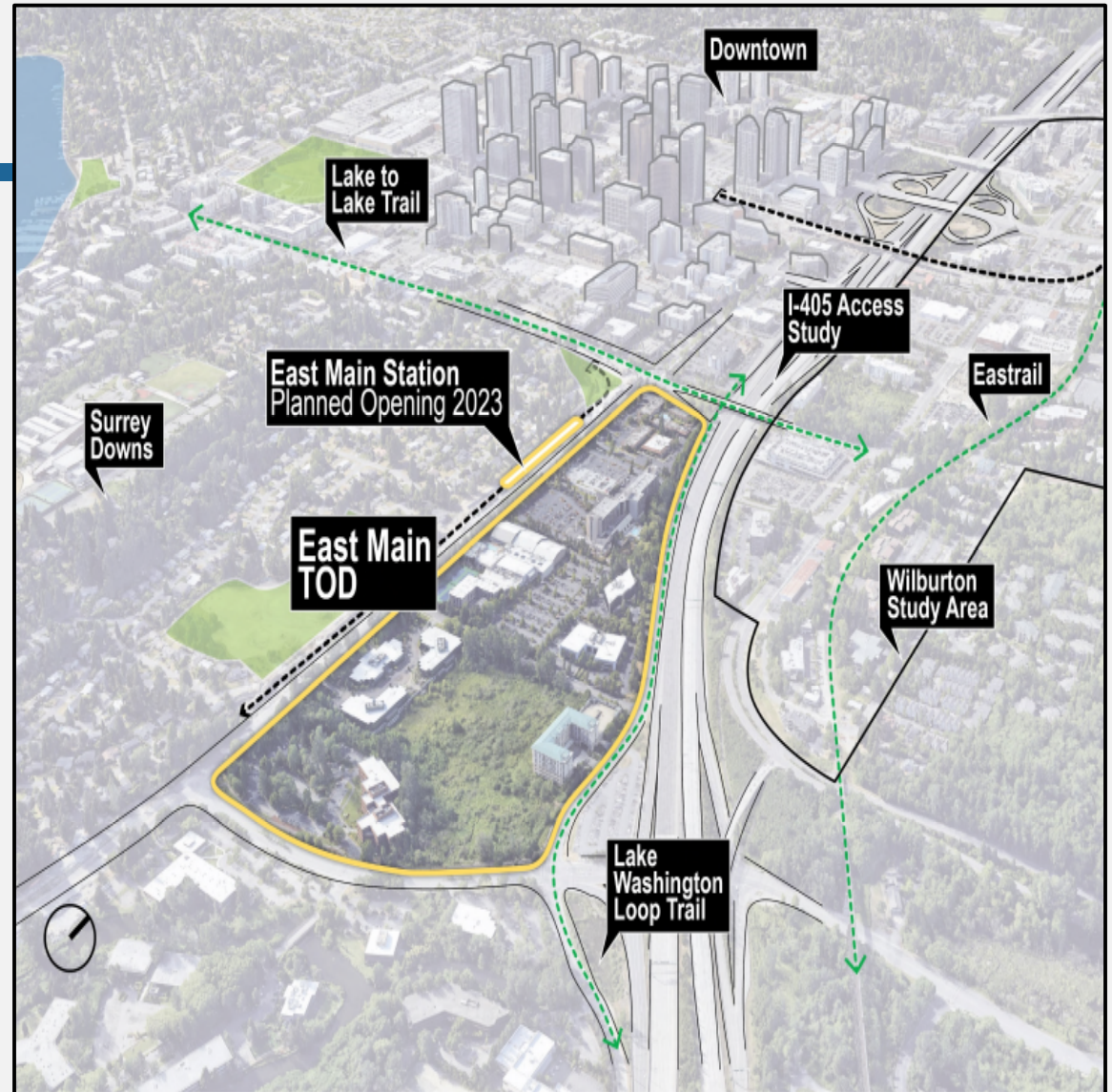
Provide direction to incorporate Option B for:

- base and maximum FAR
- amenity incentive options
- development agreement items



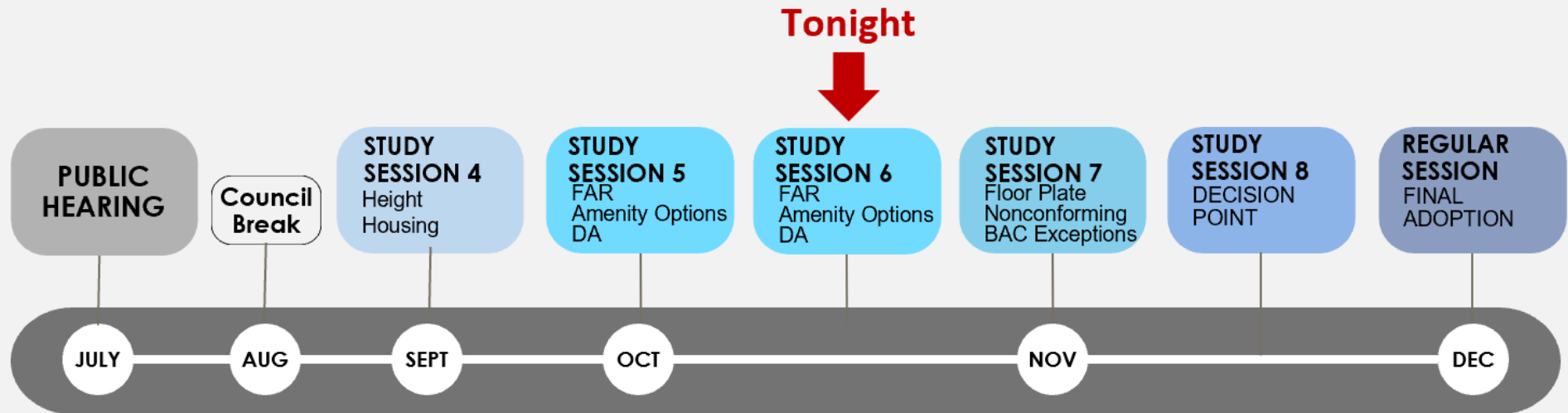
Agenda

1. LUCA Timeline
2. Sequence of Review
3. 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



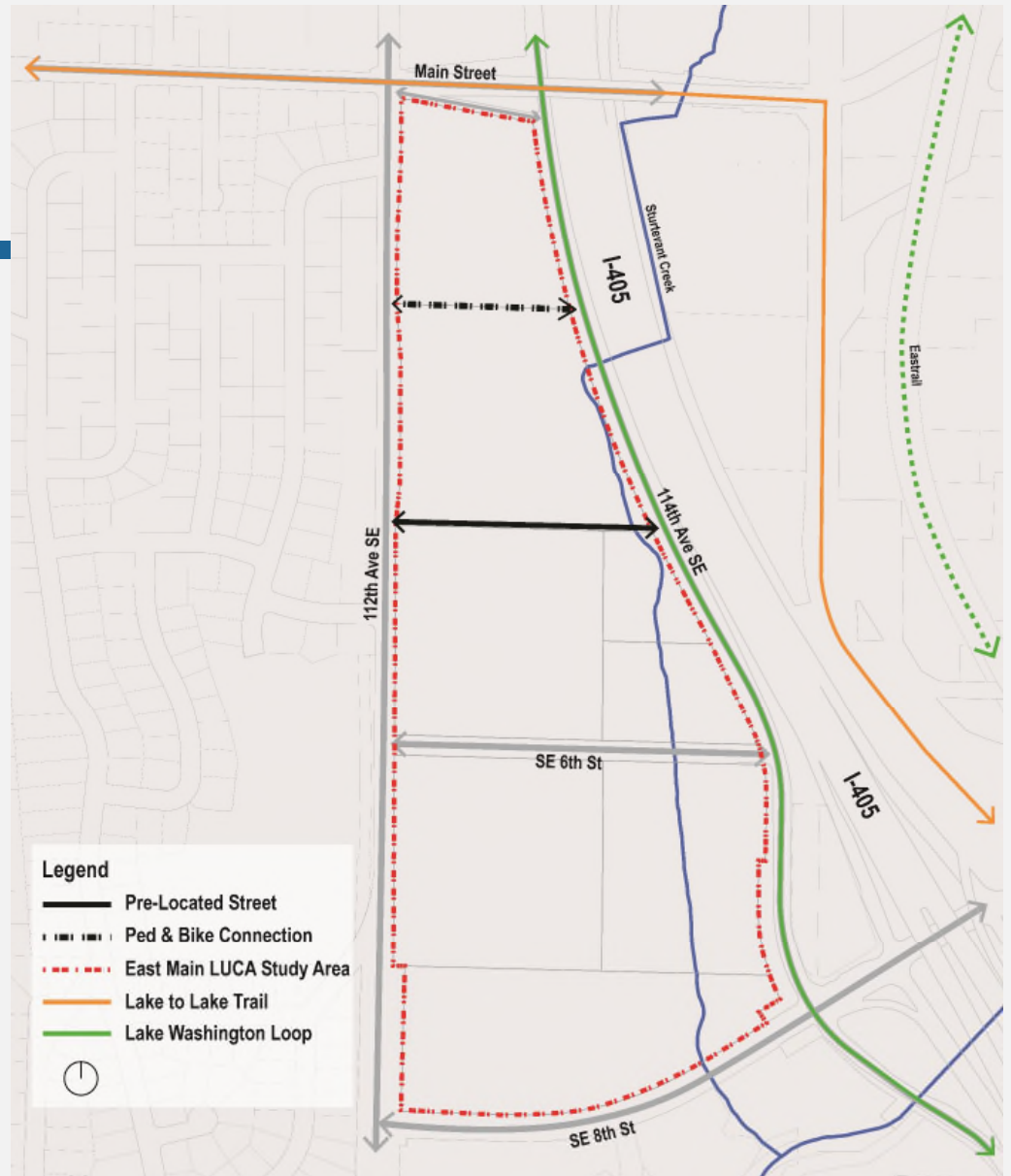
Sequence of LUCA Topics

Tonight



Ped/Bike Connectivity

- Two required multimodal connections
- Other developer-choice connections
- Improved access to regional connections



Ped/Bike Connectivity

Packaged Options	Ped/Bike Path	Pre-Located Street
Option A Draft LUCA	Ped/bike path between Pre-Located Street and Main Street Ramp	Pre-Located Street only on Hilton Property; and Pre-Located Street is not a public right-of-way
Stakeholder Request	Ped only path at this location	Same as above



Affordable Housing

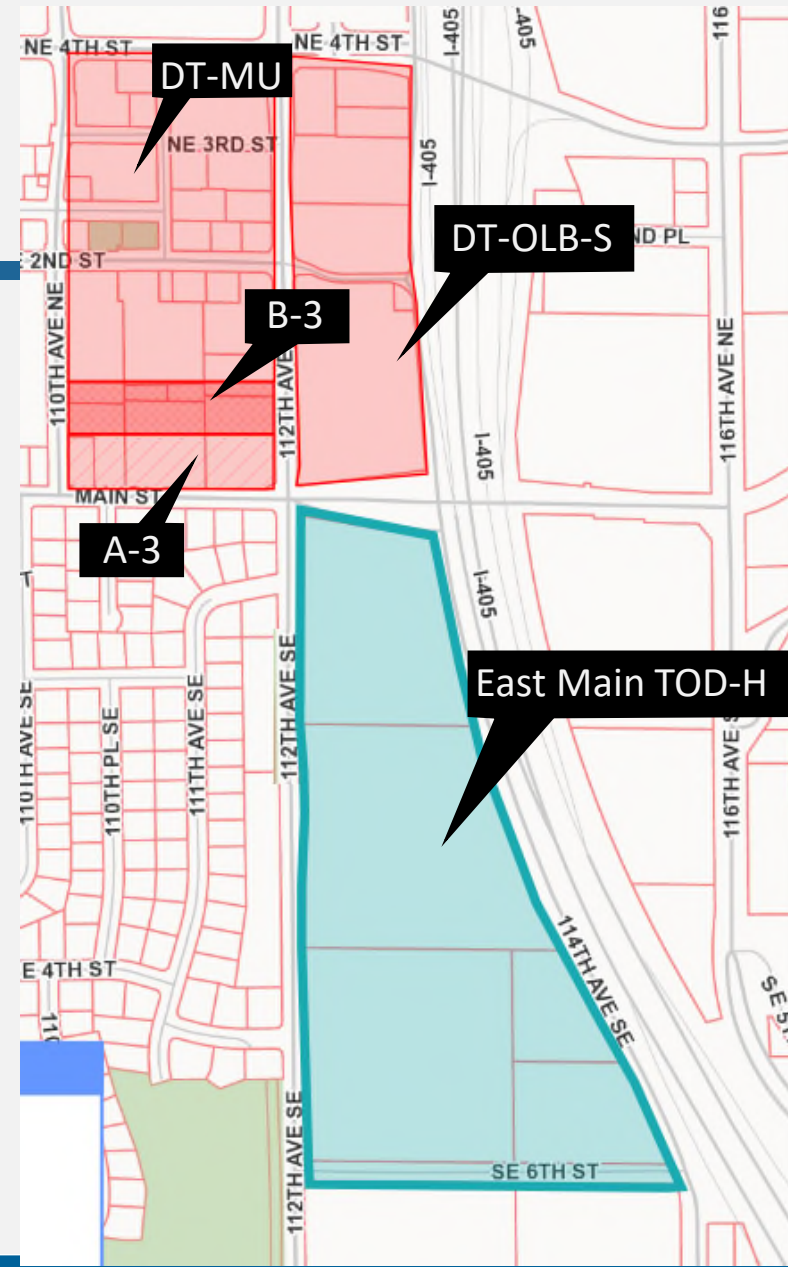
Packaged Options	AMI
Option A Draft LUCA	80% AMI (all)
Stakeholder Request	80% AMI (rentals) 100% AMI (condos)

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	Stream/Wetland Public Art Enhanced Street Sustainability Cert	None
Option B Recommended	Base: 2.5/3.5 Max: 5.0	Affordable Housing Open Space Childcare Potential Street	Stream/Wetland Public Art Enhanced Street Sustainability Cert 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 as above	Special Amenity Catalyst Project Open Space Others, Limitless

Nonresidential FAR Context

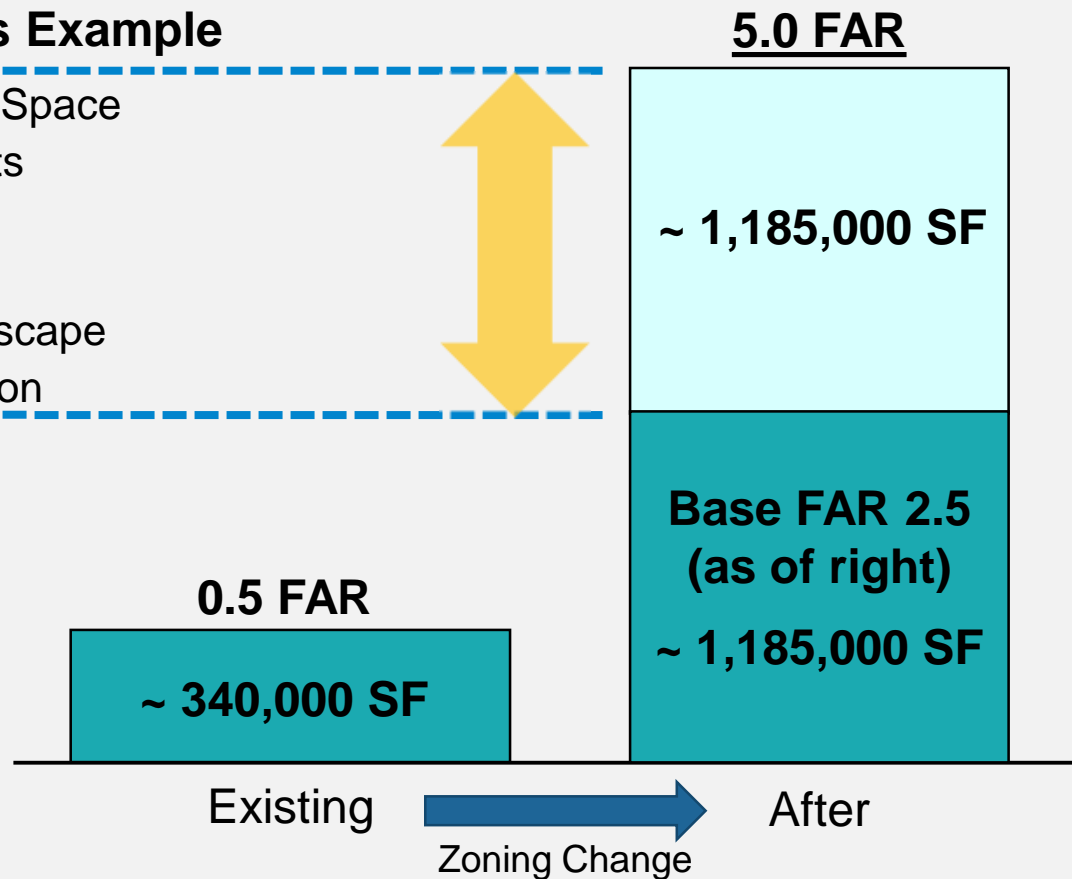
- DT-MU: 4.5/5.0
- DT-OLB-S: 4.5/5.0
- Perimeter Overlay B-3: 1.5/1.5
- Perimeter Overlay A-3: 1.5/1.5
- East Main TOD-H: 2.5/5.0



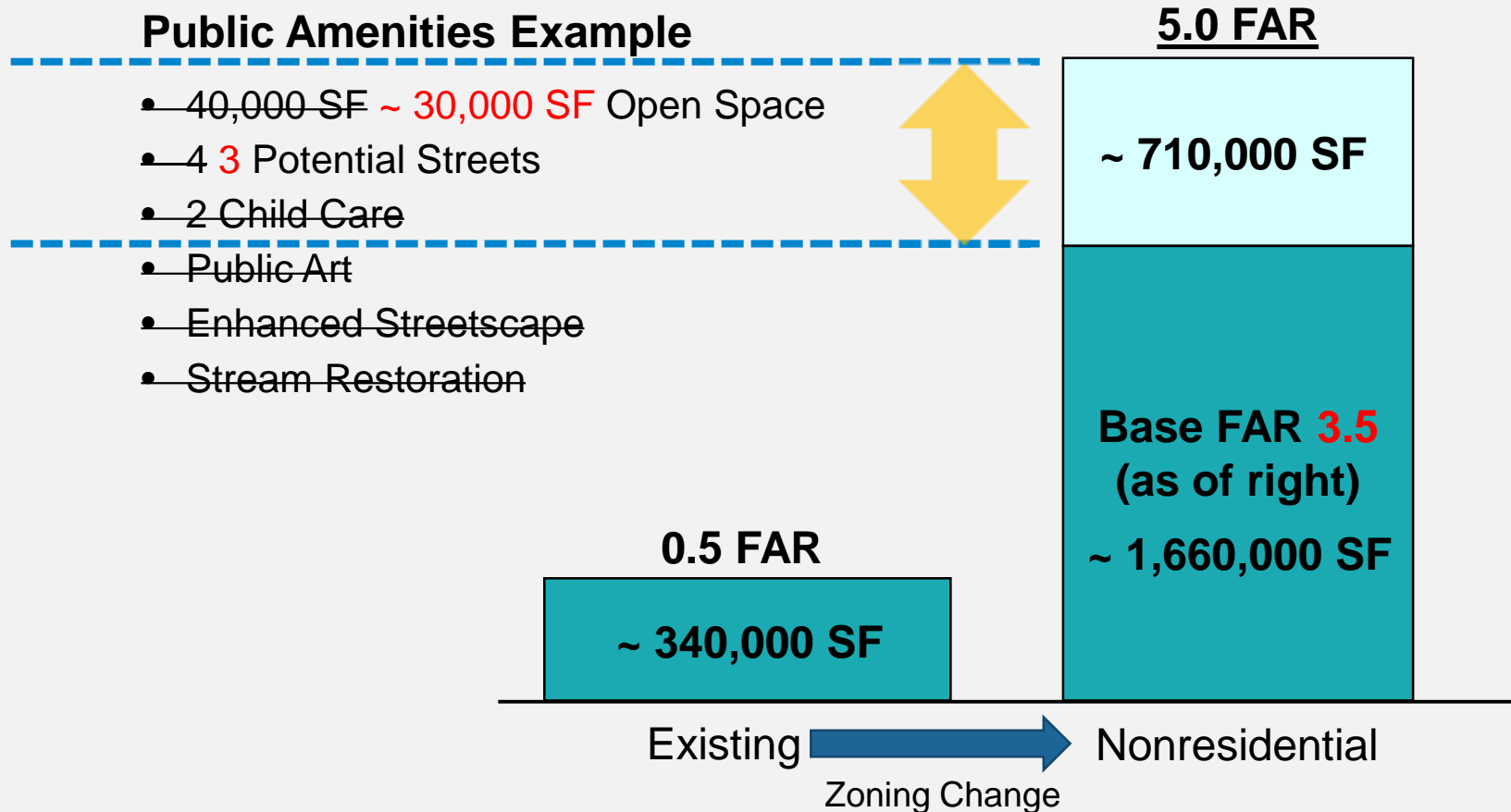
Nonresidential Base FAR 2.5

Public Amenities Example

- 40,000 SF Open Space
- 4 Potential Streets
- 2 Child Care
- Public Art
- Enhanced Streetscape
- Stream Restoration



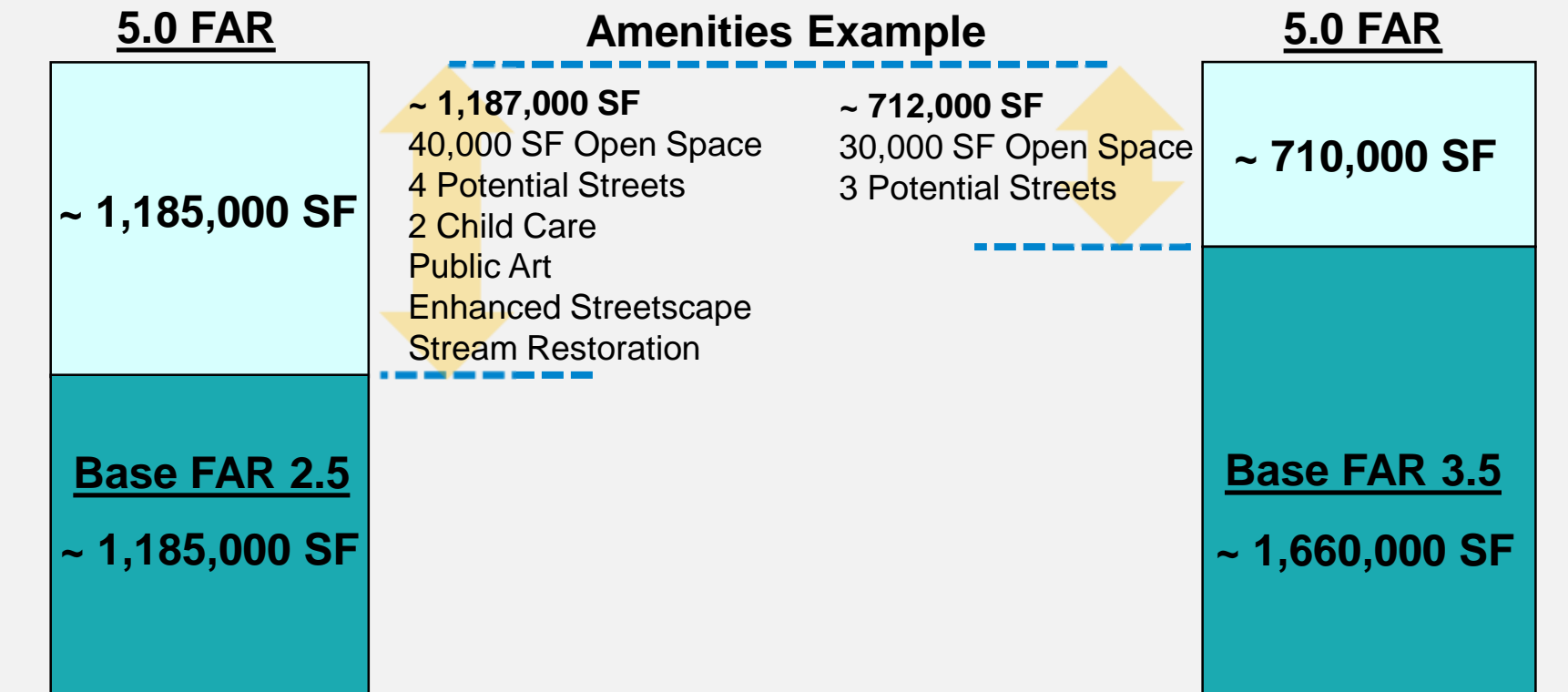
Nonresidential Base FAR 3.5



Nonresidential Base FAR 2.5 vs. 3.5

Base FAR 2.5	Amenity (Example Only)	Amenity Ratio	Amenity Provided (approximate SF or \$)	SF Earned (approximate)
	Open Space	9.4:1	~ 40,000 SF	~ 376,000
	Potential Streets	6.7:1	~ 84,000 SF	~ 563,000
	Child Care Use	8.9:1	~ 20,000 SF	~ 178,000
	Public Art	41.6:\$1,000	~ \$250,000	~ 10,000
	Enhanced Streetscape	7.8:1	~ 7,200 SF	~ 56,000
	Stream Restoration	41.6:\$1,000	~ \$85,000	~ 4,000
			Total:	~ 1,187,000
Base FAR 3.5	Amenity (Example Only)	Amenity Ratio	Amenity Provided (approximate SF or \$)	SF Earned (approximate)
	Open Space	9.4:1	~ 30,000 SF	~ 290,000
	Potential Streets	6.7:1	~ 63,000 SF	~ 422,000
			Total:	~ 712,000

Nonresidential Base FAR Comparison



Amenity Options

Development	First Tier	Second Tier
Non-Residential	Open Space Childcare Potential Street	Stream/Wetland Public Art Enhanced Street Sustainability Cert Pedestrian Bridge Special Amenity Performing Arts
Residential	Affordable Housing	Open Space Childcare Potential Street Stream/Wetland Public Art Enhanced Street Sustainability Cert Pedestrian Bridge Special Amenity Performing Arts

DA Items

	Departures	Public Benefits
Staff Recommendation	Max Height Max FAR Nonconforming Special Amenity	Affordable Housing Other City-developer negotiated public benefits
Stakeholder Requests	Special Amenity Catalyst Project Open Space Others, Limitless	SEPA

✓ **Direction**

Provide direction to incorporate Option B for:

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

