

# East Main LUCA

## Study Session No. 7

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## ✓ **Direction**

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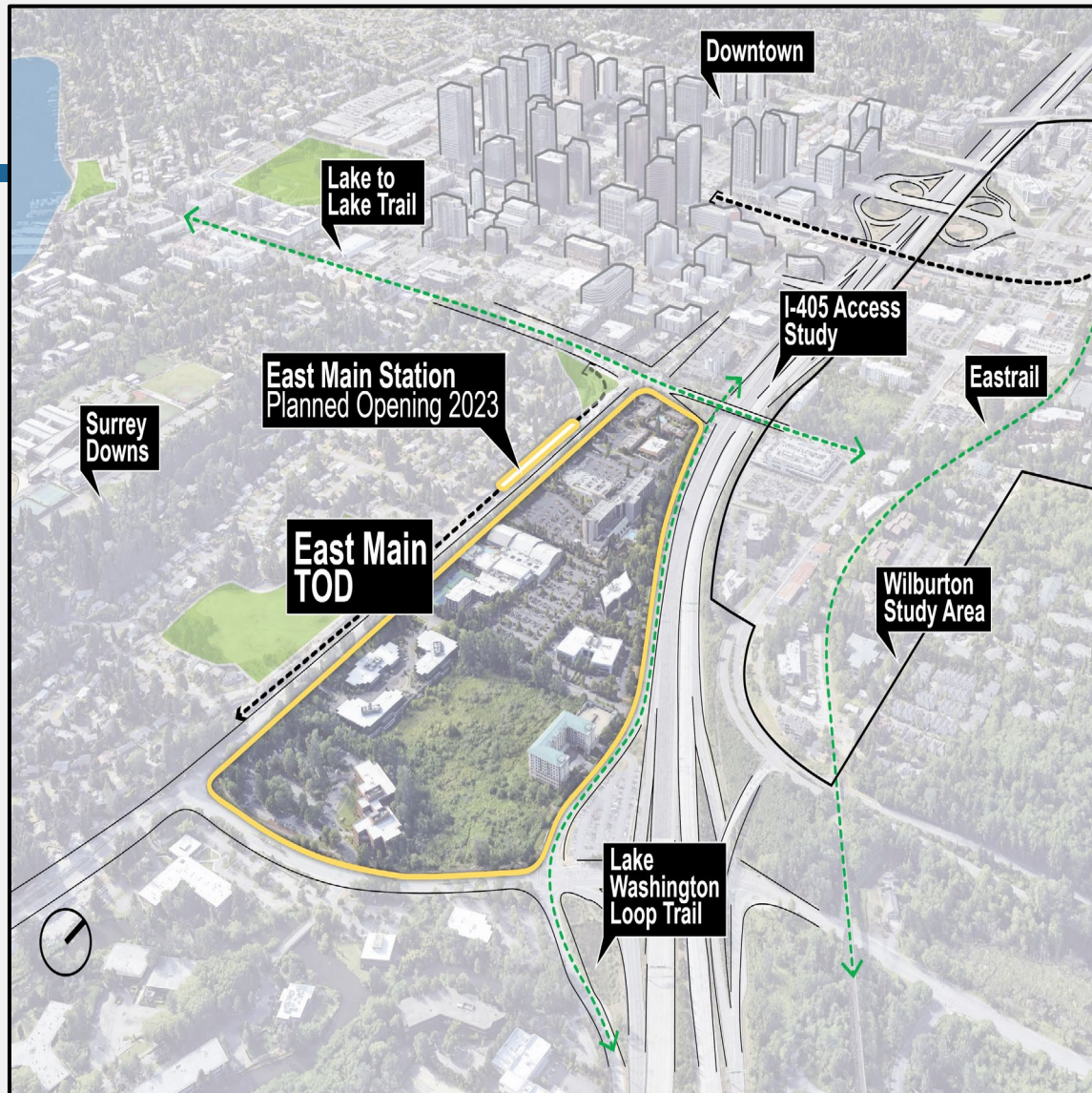
Provide direction to:

- incorporate staff recommendations for outstanding topics
- prepare the Ordinance for final action at a future meeting



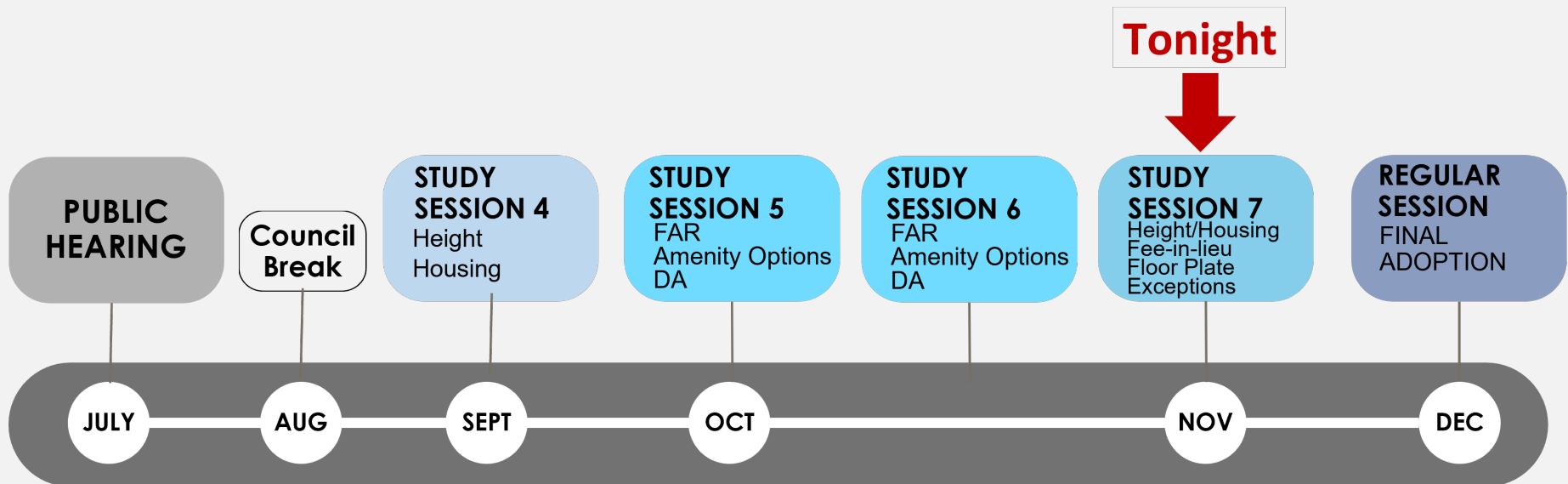
# Agenda

1. LUCA Timeline
2. Sequence of Review
3. LUCA Topics:
  - Height and Housing
  - Fee-in-lieu
  - Floor plate sizes
  - Exceptions for expansions

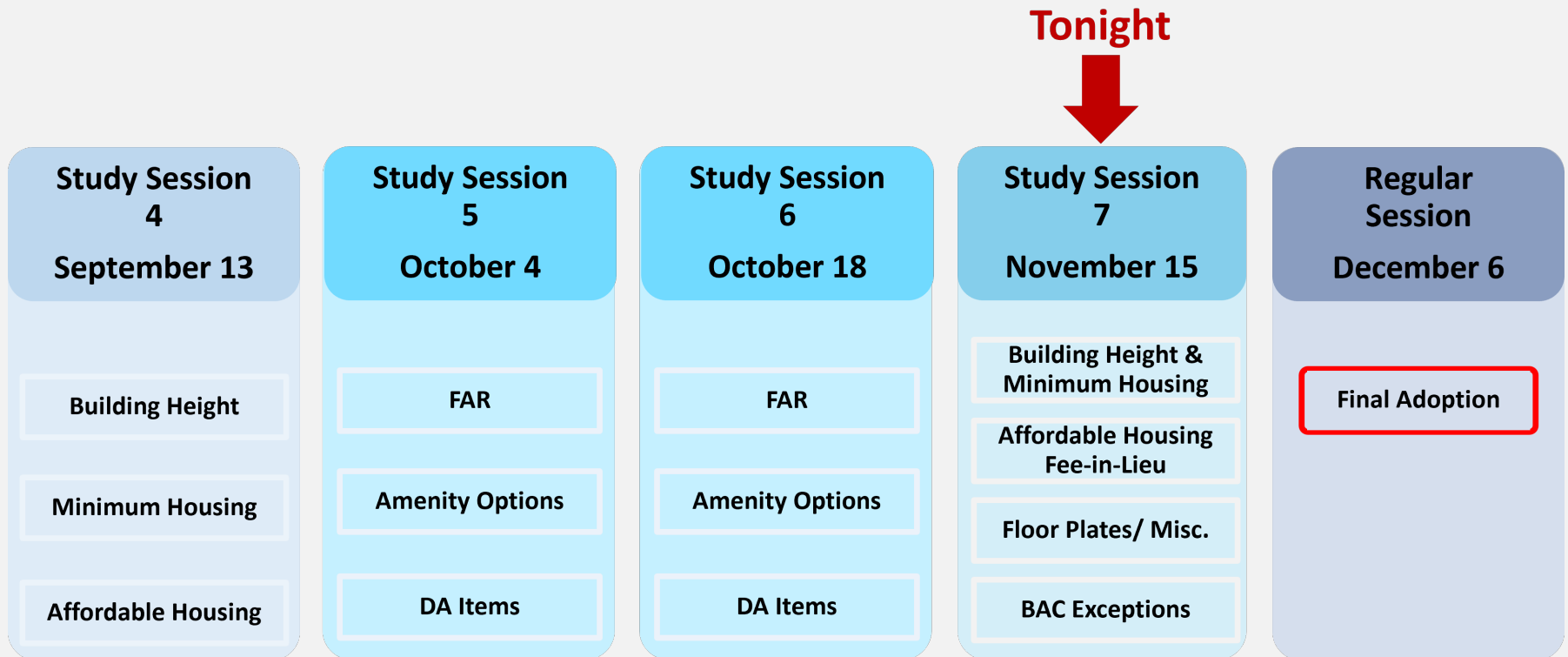


# LUCA Timeline

- 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



# Development Agreement

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## **Purpose:**

- In-time flexibility for project-specific needs
- Achieve more affordable housing and other public benefits than strict application of the Code

## **Departures:**

- From the East Main Land Use Code
- Modifications up to decided-maximums for height and FAR

## **Process:**

- Review with development proposal (MDP or ADR)
- Required public hearing
- Council decision

# Balance Job Growth and Housing

## Growth Targets for 2019-2044 Planning Period:

- Jobs: plan for an additional 70,000 new jobs
- Housing: plan for an additional 35,000 new housing units
- Housing: 1,200 to 1,500 new housing units in East Main



# Tonight's Topics

Topics	Recommended	Stakeholder Request
Maximum Height	<b>300'/320'; 70' (112th) DA to modify to 400'/420'</b>	<u>400'/420' (Main, 114th); 160'/180' (middle); 90' (112th)</u>
Minimum Housing	<b>35% ≈ 1,515 units DA available to modify</b>	<u>20% ≈ 865 units</u>
Affordable Housing Amenity	<b>80% of public amenity ≈ 87 units (on-site) DA available to modify</b>	<u>75% public amenity ≈ 46 units (fee-in-lieu)</u>
Affordable Housing Fee-in-Lieu	<b>Residential: not available Nonresidential: available</b>	Residential: <u>available</u> Nonresidential: available
Floor Plate Size	<b>Base: 15' Stepback at 25' – 40' Middle: 30k NR/20k Res sf abv 40' Top: 20k NR/13.5k Res sf abv 80' DA available to modify</b>	Base: 15' Stepbk at 25'–40' NR/ <u>none Res</u> Middle: 30k NR/ <u>unlimited Res</u> sf abv 40' Top: 26k NR/ <u>unlimited Res</u> sf abv 80'
Exceptions	<b>Exception for expansions of BAC up to the Base FAR</b>	Exception for expansions up to the Base FAR
Below Grade Garage	<b>Affirmative allowance</b>	Affirmative allowance





# Building Height and Housing

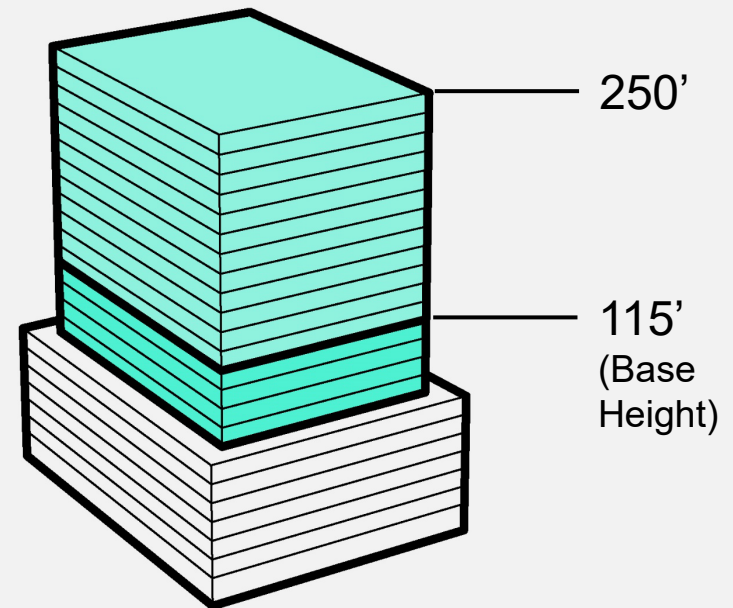
Packaged Options	Max. Building Height	Minimum Housing	Affordable Housing Amenity
Option A Draft LUCA	230'/250'	30% ≈ <b>1,298 units</b>	75% of public amenity ≈ <b>70 units (on-site performance)</b>
<b>Option B Recommendation</b>	300'/320' <b>DA available to modify to 400'/420'</b>	35% ≈ <b>1,515 units</b> <b>DA available to modify</b>	80% of public amenity ≈ <b>87 units (on-site performance)</b> <b>DA available to modify</b>
Stakeholder Request	400'/420' (Main, 114th) 160'/180' (middle) 90' (112th)	Fee-in-lieu option 20% ≈ <b>865 units</b>	75% public amenity ≈ <b>46 units (fee-in-lieu option)</b>



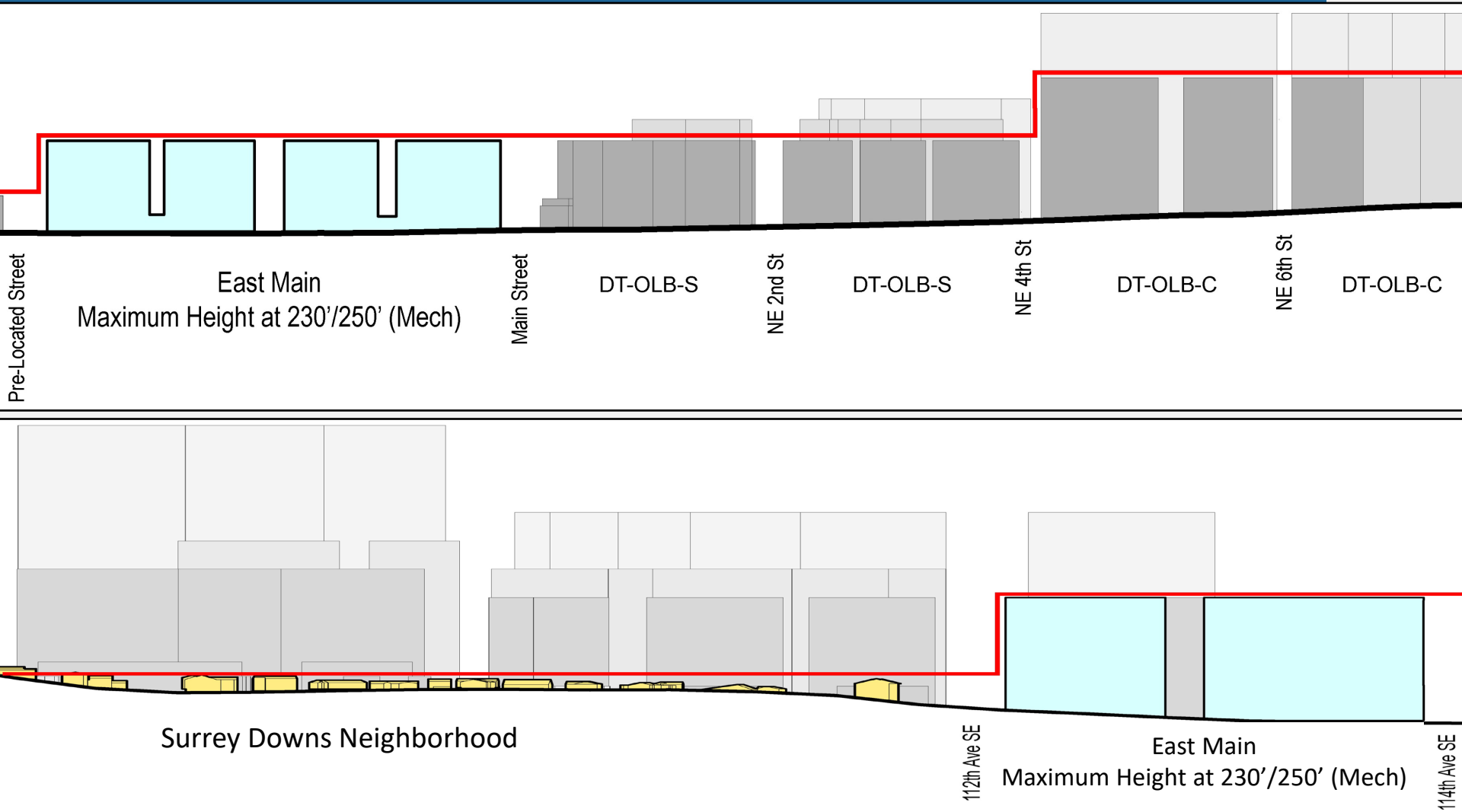
# Option A – Current Draft LUCA

## Current Draft LUCA

- 230'/250' (same as DT-OLB-S)
- 30% housing  
≈1,298 units
- First 75% of project's amenity from Affordable Housing ≈70 units



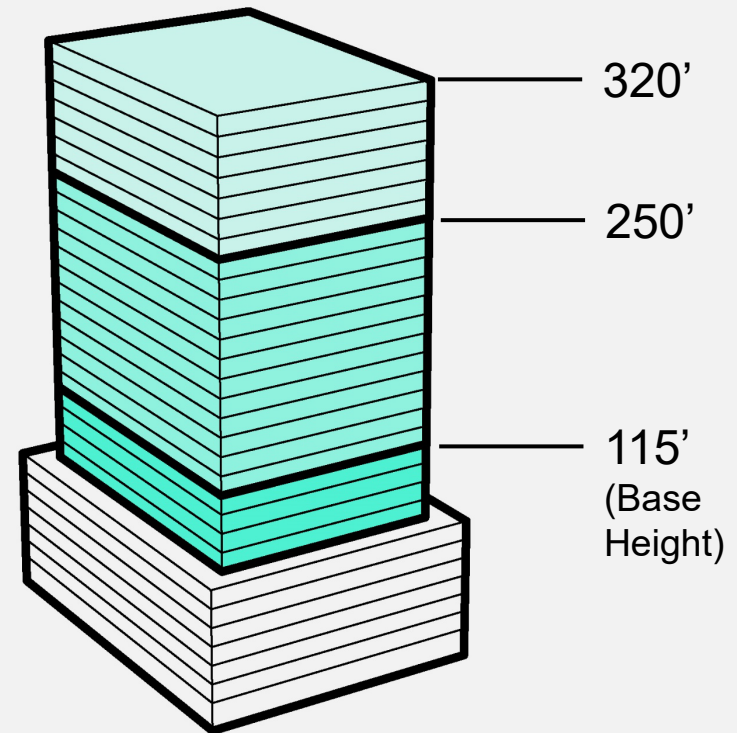
# Option A – Current Draft LUCA



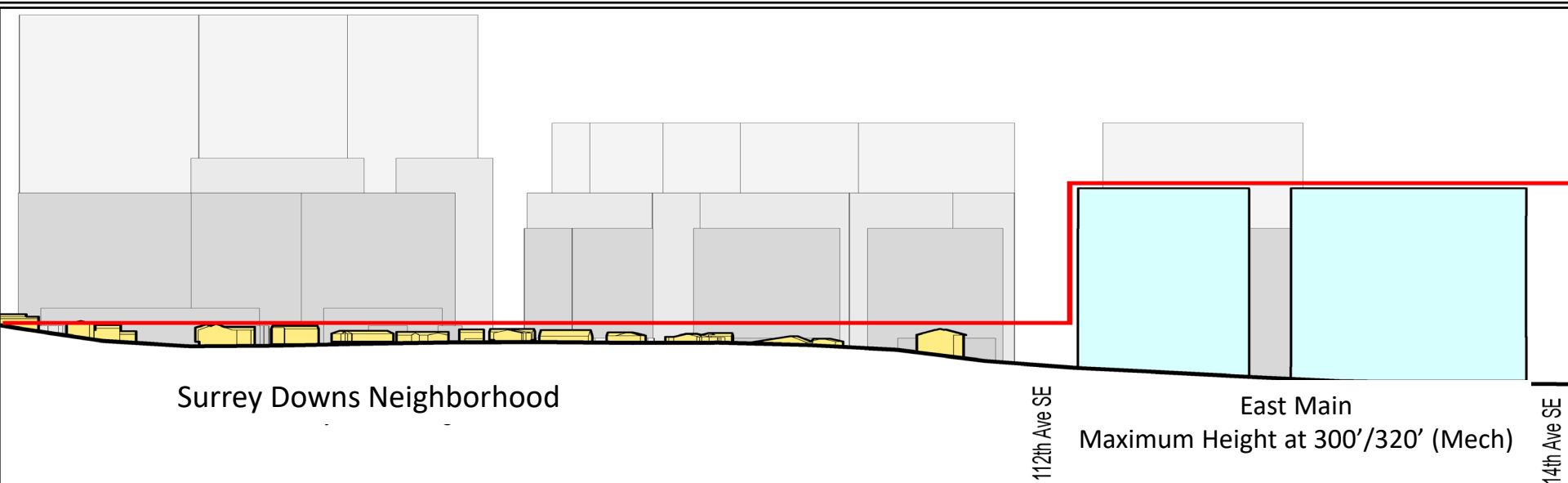
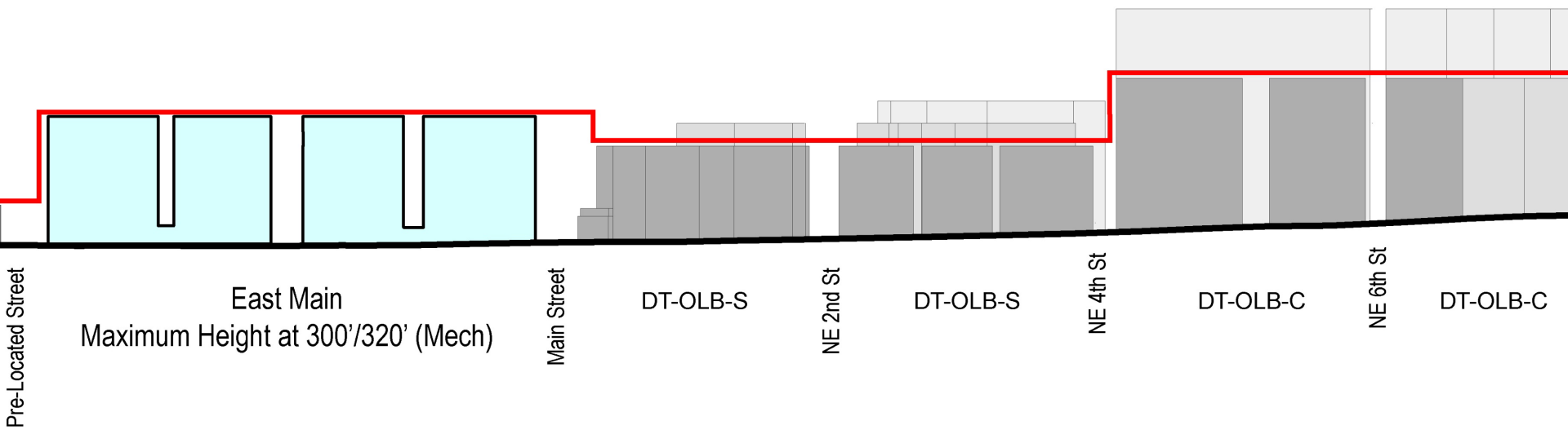
# Option B – Recommended Change

## Option B

- 300'/320'
- 35% housing  
≈1,515 units
- First 80% of project's  
amenity from  
Affordable Housing  
≈87 units total



# Option B – Recommended Change

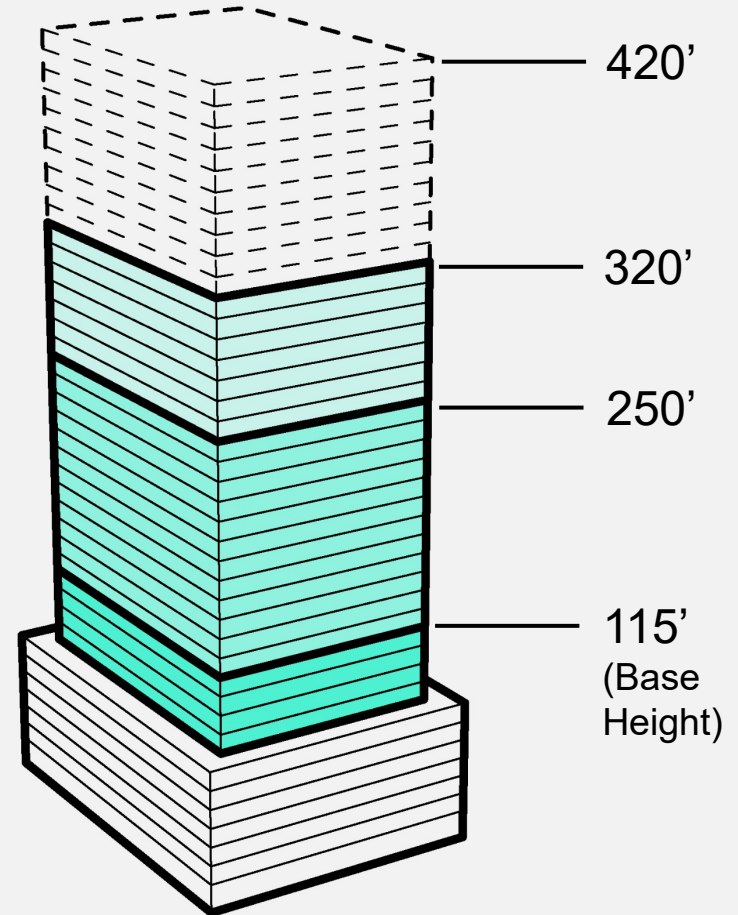


# Stakeholder Request

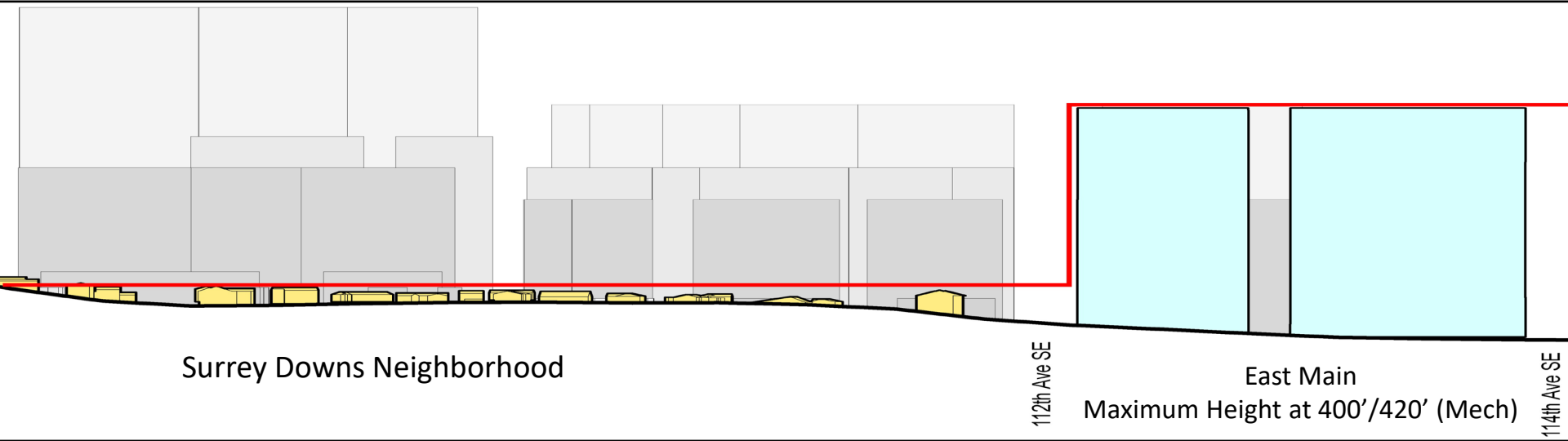
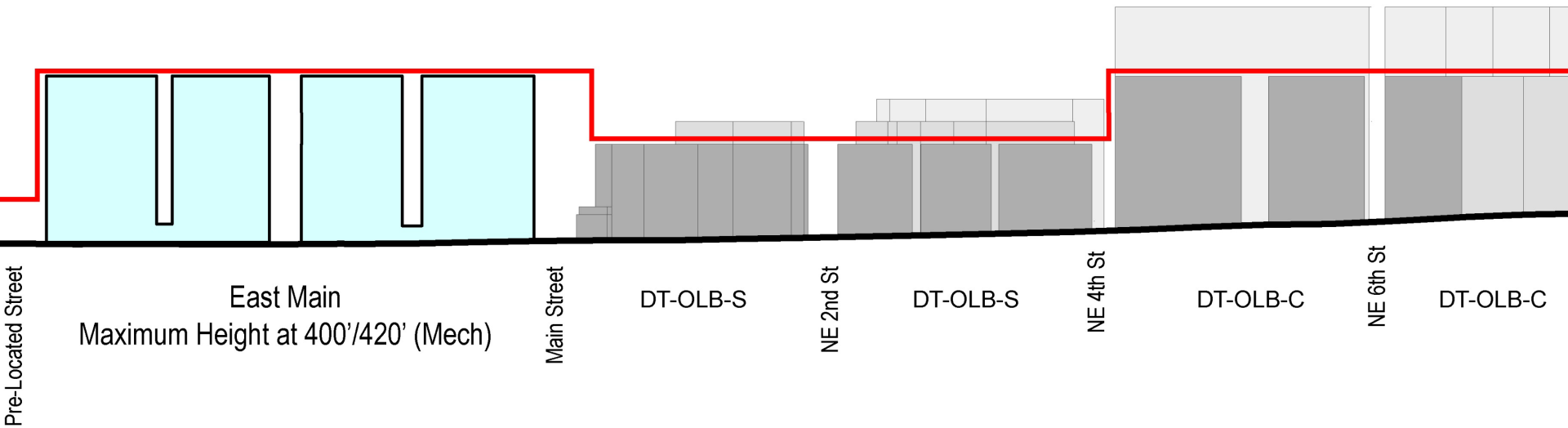
## Stakeholder Request\*

- 400'/420'
- 20% housing  
≈865 units
- First 75% of project's  
amenity from Affordable  
Housing ≈46 units total

\* Additional review and process time  
to accommodate request



# Stakeholder Request



# Affordable Housing Fee-in-Lieu

Packaged Options	Residential	Nonresidential
Option A Draft LUCA	No fee-in-lieu option	No fee-in-lieu option
<b>Option B Recommendation</b>	<b>No fee-in-lieu option</b>	<b>Fee-in-lieu option</b>
Stakeholder Request	Fee-in-lieu option	Fee-in-lieu option





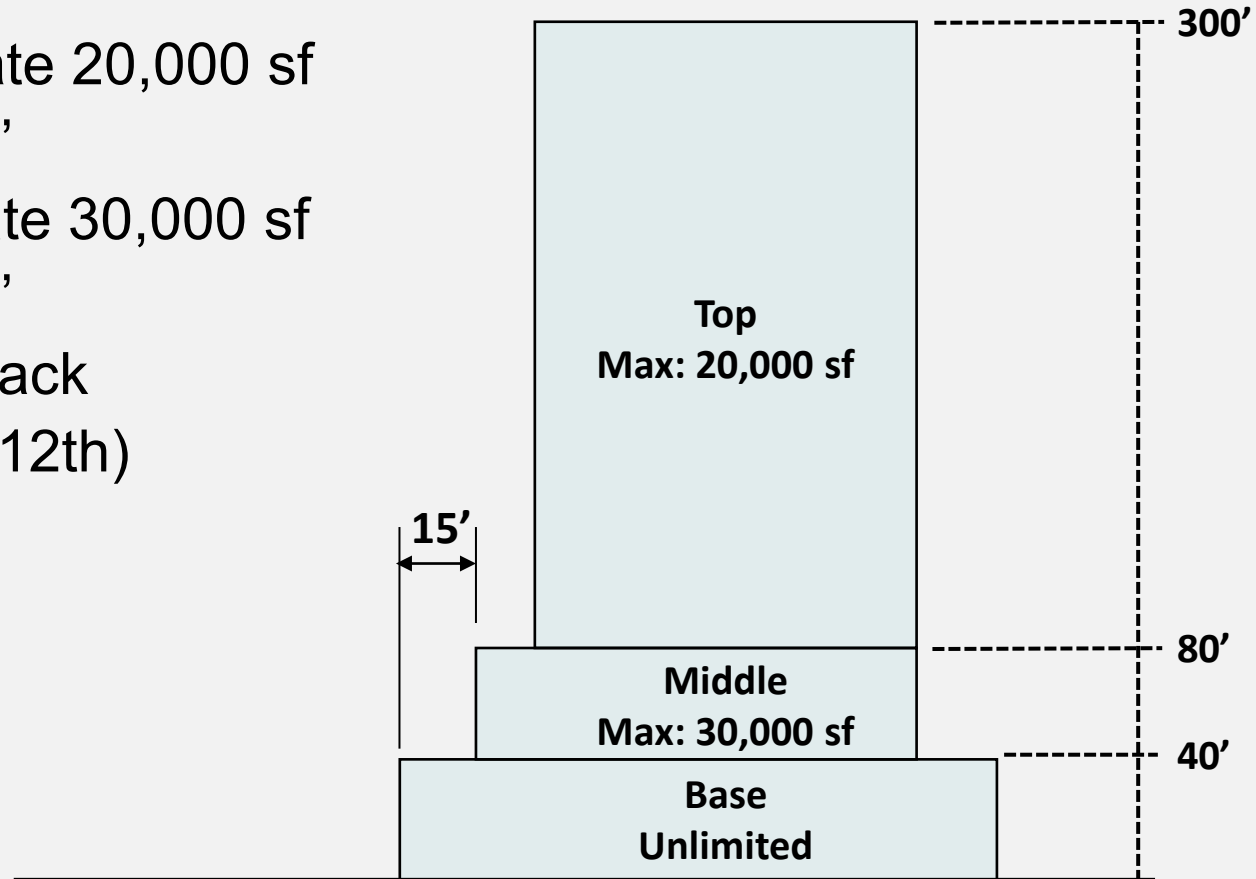
# Floor Plate Size/Stepback

Packaged Options	Nonresidential	Residential
Option A Recommendation	<p><u>Base:</u> 15' Stepback at 25' – 40' (except 112th)</p> <p><u>Middle:</u> Floor Plate 30,000 sf above 40'</p> <p><u>Top:</u> Floor Plate 20,000 sf above 80'</p> <p>DA available to modify</p>	<p><u>Base:</u> 15' Stepback at 25' – 40' (except 112th)</p> <p><u>Middle:</u> Floor Plate 20,000 sf above 40'</p> <p><u>Top:</u> Floor Plate 13,500 sf above 80'</p> <p>DA available to modify</p>
Stakeholder Request	<p>Same as above, except:</p> <p><u>Top:</u> Floor Plate 26,000 sf above 80'</p>	<p>Same as above, except:</p> <p><u>Base:</u> No stepback</p> <p><u>Middle:</u> Unlimited sf above 40'</p>



# Nonresidential Floor Plate Size

- Top: Floor Plate 20,000 sf above 80'
- Middle: Floor Plate 30,000 sf above 40'
- Base: 15' stepback (except 112th)

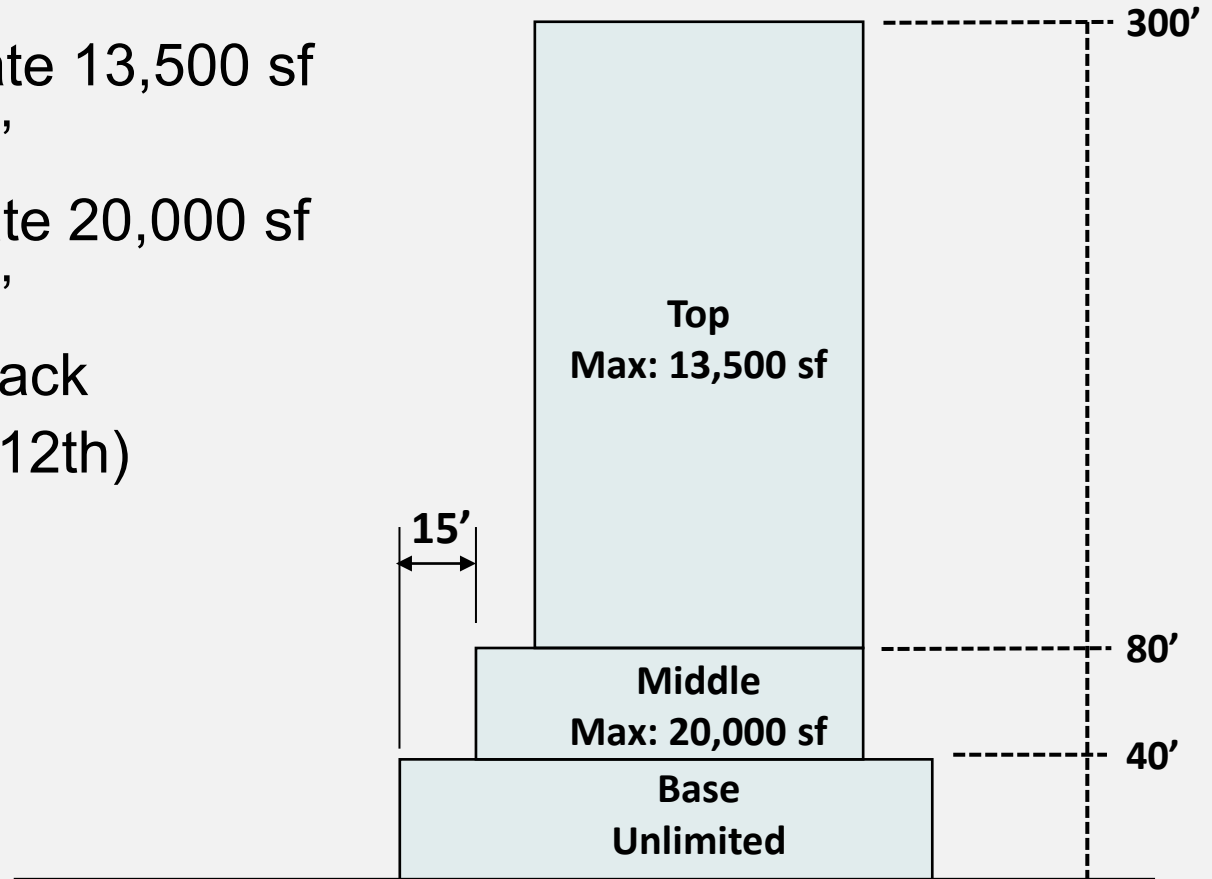


*For illustrative purposes only*



# Residential Floor Plate Size

- Top: Floor Plate 13,500 sf above 80'
- Middle: Floor Plate 20,000 sf above 40'
- Base: 15' stepback (except 112th)



*For illustrative purposes only*



# Exceptions for Existing Athletic Club and Accessory Hotel Use

Packaged Options	Exceptions
Option A Draft LUCA	No specific exceptions for expansions
<b>Option B Recommendation</b>	<b>Exception for expansions of the Bellevue Athletic Club and accessory hotel for up to the Base FAR</b>



# Below-Grade Parking Garage

Packaged Options	Requirement for below-grade parking garage
Option A Draft LUCA	Below-grade parking permitted – no affirmative allowance Language consistent with Part 20.25A LUC, Downtown
<b>Stakeholder Request</b>	<b>Include affirmative allowance</b>



## ✓ **Direction**

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Provide direction to:

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