



Green Highlight/Possible Adjustment = Recommended change - the request is consistent with previous Council direction

Topic	City Framework/Needs	Path
Study Session 4 – September 13		
Topic: Maximum Building Height		
A. Current Draft <ul style="list-style-type: none"> • 230’/250’ • 70’ (50’ from 112th) 	<ul style="list-style-type: none"> • Urban form "wedding cake" • Transition to DT and SF neighborhood 	<ul style="list-style-type: none"> • No change to current draft • No timeline delay
B. Possible Adjustment <ul style="list-style-type: none"> • 300’/320’ • 70’ (50’ from 112th) 	<ul style="list-style-type: none"> • Urban form "wedding cake" • Transition to DT and SF neighborhood • CAC recommended 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay
Wig Properties Request <ul style="list-style-type: none"> • 400’/420’ (along 114th, Main) • 160’ (middle) • 70’ (112th) • 295’ average 	<ul style="list-style-type: none"> • Taller buildings near SF neighborhood • Beyond CAC study • Beyond environmental review 	<ul style="list-style-type: none"> • Revise draft code • Additional environmental review and process • May need additional economic analysis • Add 4 – 6 months • <i>Consider DA off-ramp to minimize added process & delay</i>
Study Session 4 – September 13		
Topic: Minimum Housing Requirement and Affordable Housing Incentive		
A. Current Draft <ul style="list-style-type: none"> • 30% ≈ 1,298 units 	<ul style="list-style-type: none"> • Generate needed housing supply and choices 	<ul style="list-style-type: none"> • No change to current draft • No timeline delay

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(60% nonresidential allowed before 30% residential) • ≈ 70 affordable units (First 75% public amenity)	<ul style="list-style-type: none"> • Help to achieve jobs to housing balance • Produce housing near job centers 	
B. Additional Housing • 35% ≈ 1,515 units (55% nonresidential allowed before 35% residential) • ≈ 87 affordable units (First 80% public amenity)	<ul style="list-style-type: none"> • Generate even more housing supply and choices • Achieve greater balance of jobs to housing • Additional production of homes nearest job centers 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay
Wig Properties Request • 8.8% ≈ 400 units • ≈ 21 affordable units (First 75% public amenity)	<ul style="list-style-type: none"> • Significantly reduced housing production • Further imbalance of jobs to housing • May not fully accomplish mix of uses within the area 	<ul style="list-style-type: none"> • Revise draft code • May need additional economic analysis and time
Study Session 5 – October 4		
Topic: Floor Area Ratio (nonresidential)		
A. Current Draft • 2.5 Base FAR for nonresidential use • First 75% public amenity from open space, child care service, and potential streets		<ul style="list-style-type: none"> • No change to current draft • No timeline delay
Wig Properties Request • Increase the base FAR from 2.5 to 3.5 • Expand list of amenity options that can be used for 75% of a project’s nonresidential amenity points to include enhanced streetscape		<ul style="list-style-type: none"> • Revise draft code • May need additional economic analysis and time
Study Session 5 – October 4		
Topic: Amenity Incentive Options		
A. Current Draft Eight amenity incentive options: 1. Affordable Housing 2. Potential Streets 3. Open Space		<ul style="list-style-type: none"> • No change to current draft • No timeline delay

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<p>4. Stream and Wetland Restoration</p> <p>5. Public Art</p> <p>6. Enhanced Streetscape</p> <p>7. Sustainability Certification</p> <p>8. Child Care Service</p>		
<p>Wig Properties Request</p> <ul style="list-style-type: none"> • Include the following additional amenity incentive options: <ul style="list-style-type: none"> ○ pedestrian bridge ○ special amenity ○ performing arts space 		<ul style="list-style-type: none"> • Revise draft code • No timeline delay
<p>Study Session 5 – October 4 Topic: Development Agreements</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> • No Development Agreement option 		<ul style="list-style-type: none"> • No change to current draft
<p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Include Development Agreement option for: <ul style="list-style-type: none"> ○ Building height ○ Nonconforming provisions ○ Special Amenity 		<ul style="list-style-type: none"> • Revise draft code • No timeline delay
<p>Wig Properties Request</p> <ul style="list-style-type: none"> • Include Development Agreement Option for: <ul style="list-style-type: none"> ○Catalyst Project (fees) ○Special Amenity ○Open Space ○Other Provisions, As Needed 		<ul style="list-style-type: none"> • Revise draft code
<p>Study Session 6 – November 1 Topic: Affordable Housing</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> • Affordable housing at 80% AMI 		<ul style="list-style-type: none"> • No change to current draft

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Wig Properties Request <ul style="list-style-type: none"> Affordable housing condos at 100% AMI 		<ul style="list-style-type: none"> Revise Draft to allow Affordable Housing Condos at 100% AMI
Study Session 6 – November 1 Topic: Affordable Housing		
A. Current Draft <ul style="list-style-type: none"> No fee in lieu option for Affordable Housing (on-site performance required) 		<ul style="list-style-type: none"> No change to current draft
Wig Properties Request <ul style="list-style-type: none"> Fee in lieu option for affordable housing 		<ul style="list-style-type: none"> Timeline delay to develop the program and establish in-lieu fee
Study Session 6 – November 1 Topic: Affordable Housing Fee In-Lieu Option – Nonresidential Development		
A. Current Draft <ul style="list-style-type: none"> Affordable Housing as top tier amenity for Res, no fee in lieu option 		<ul style="list-style-type: none"> No change to current draft Allows affordable housing to be built in transit-rich neighborhood
Bellevue Athletic Club Request <ul style="list-style-type: none"> Fee in lieu option for affordable housing, add requirement for commercial to pay fee in lieu to support Affordable Housing 		<ul style="list-style-type: none"> Timeline delay to develop the program and establish in-lieu fee
Study Session 6 – November 1 Topic: Floor Plate Size/Stepback		
A. Current Draft <ul style="list-style-type: none"> Reduced Floor Plate/Stepback for all towers, between 40'-80'; Further reduction in Floor Plate/Stepback 80'-higher 		<ul style="list-style-type: none"> No change to current draft
Wig Properties Request <ul style="list-style-type: none"> No reduction in Floor Plate/no stepback for residential towers between 40'-80'; Reduced Floor Plate/Stepback for residential towers only 80'-higher 		<ul style="list-style-type: none"> Revise draft code No timeline delay

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Study Session 6 – November 1		
Minor Topic: Perimeter Block Length Exceptions		
A. Current Draft <ul style="list-style-type: none"> Exception for block length and perimeter 200' from 114th (to maintain requirements along 112th) 		<ul style="list-style-type: none"> No change to current draft
B. Wig Properties Request <ul style="list-style-type: none"> Exception for block length and perimeter 400' from 114th 		<ul style="list-style-type: none"> Revise draft code No timeline delay
Study Session 6 – November 1		
Minor Topic: Pedestrian/Bike Path		
A. Current Draft <ul style="list-style-type: none"> Ped/bike path between Pre-Located Street and Main Street slip ramp 		<ul style="list-style-type: none"> No change to current draft
Wig Properties Request <ul style="list-style-type: none"> No bike path at this location (ped only) 		<ul style="list-style-type: none"> Revise Draft to remove bike path; and require only ped path due to grade change
Study Session 6 – November 1		
Minor Topic: Pre-Located Street (Private Road)		
Current Draft/ Wig Properties Request <ul style="list-style-type: none"> Delete Pre-Located Street on Hilton and BAC properties, or Pre-Located Street should not be a public right-of-way 		<ul style="list-style-type: none"> Pre-Located Street only on Hilton Property; and Pre-Located Street is not a public right-of-way
Study Session 6 – November 1		
Minor Topic: Below Grade Parking Garage		
A. Current Draft <ul style="list-style-type: none"> No affirmative allowance for any potential development proposal (including below grade parking garage) 		<ul style="list-style-type: none"> No change to current draft
Wig Properties Request <ul style="list-style-type: none"> Affirmative allowance for below grade parking garage 		<ul style="list-style-type: none"> Revise Draft to include affirmative allowance, and for compliance with all other codes and standards

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Study Session 7 – November 15		
Topic: Nonconforming Provisions		
A. Current Draft <ul style="list-style-type: none"> Nonconforming provisions similar to LUC 20.25A (Downtown) 		<ul style="list-style-type: none"> No change to current draft
B. Possible Adjustment <ul style="list-style-type: none"> Revise Draft to depart from nonconforming provisions through a DA 		<ul style="list-style-type: none"> Revise Draft No timeline delay
Wig Properties Request <ul style="list-style-type: none"> Amend Master Development Plan process to allow exceptions from nonconforming provisions 		<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Nonconforming Provisions – Bellevue Athletic Club		
A. Current Draft <ul style="list-style-type: none"> Nonconforming provisions similar to LUC 20.25A (Downtown) 		<ul style="list-style-type: none"> No change to current draft
B. Possible Adjustment <ul style="list-style-type: none"> Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% 		<ul style="list-style-type: none"> Revise Draft No timeline delay
Bellevue Athletic Club Request <ul style="list-style-type: none"> Legacy property exempt from nonconforming provisions for <u>expansion</u> of athletic club/hotel 		<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Bellevue Athletic Club Exceptions – Minimum Residential		
A. Current Draft <ul style="list-style-type: none"> 30% (60% nonresidential allowed before 30% residential) 		<ul style="list-style-type: none"> No change to current draft No timeline delay
B. Possible Adjustment <ul style="list-style-type: none"> Revise Draft to use BelRed Existing Conditions 		<ul style="list-style-type: none"> Revise draft code to use BelRed Existing Conditions framework to allow expansions up to 20% or

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framework to except expansions up 20%		additional expansion through Development Agreement
Bellevue Athletic Club Request <ul style="list-style-type: none"> No minimum residential requirement for expansion of athletic club/hotel 		<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Bellevue Athletic Club Exceptions – Ground Floor Uses		
A. Current Draft <ul style="list-style-type: none"> Ground Floor Uses (include retail) required to activate pedestrian experience 		<ul style="list-style-type: none"> No change to current draft No timeline delay
B. Possible Adjustment <ul style="list-style-type: none"> Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% 		<ul style="list-style-type: none"> Revise Draft No timeline delay
Bellevue Athletic Club Request <ul style="list-style-type: none"> Remove Ground Floor Uses for properties south of the Pre-Located Street 		<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Bellevue Athletic Club Exceptions – Open Space Requirement		
A. Current Draft <ul style="list-style-type: none"> Open Space required as first tier amenity for Non-Res (to go above base height and FAR) 		<ul style="list-style-type: none"> No change to current draft No timeline delay
B. Possible Adjustment <ul style="list-style-type: none"> Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% 		<ul style="list-style-type: none"> Revise Draft No timeline delay
Bellevue Athletic Club Request Remove Open Space requirement for properties south of the Pre-Located Street		<ul style="list-style-type: none"> Not recommended