



Green Highlight/Confirmed Adjustment Council-directed change – confirmed

Red font color – Revised stakeholder requests per letters submitted for September 13, October 4, and October 18 Study Sessions

Topic	City Framework/Needs	Path
Study Session 4 – September 13; Study Session 7 – November 15		
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. Directed Adjustment <ul style="list-style-type: none"> • 300'/320' • 70' (for 50' from 112th) 	<ul style="list-style-type: none"> • Transition to DT and SF neighborhood • CAC recommended 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay • DA for height to 400'/420' • DA for height to 90' (for 50' from 112th)
Wig Properties Request <ul style="list-style-type: none"> • 400'/420' (along 114th, Main) • 160'/180' (middle) • 90' (112th) 	<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
Study Session 4 – September 13; Study Session 7 – November 15		
Topic: Minimum Housing Requirement and Affordable Housing Incentive		
A. Current Draft <ul style="list-style-type: none"> • 30% ≈ 1,298 units • ≈ 70 affordable units (First 75% public amenity) 	<ul style="list-style-type: none"> • Generate needed housing supply and choices • Help to achieve jobs to housing balance 	<ul style="list-style-type: none"> • No change to current draft • No timeline delay

Topic	City Framework/Needs	Path
	<ul style="list-style-type: none"> • Produce housing near job centers 	
<p>B. Additional Housing</p> <ul style="list-style-type: none"> • 35% ≈ 1,515 units • ≈ 87 affordable units (First 80% public amenity) 	<ul style="list-style-type: none"> • Exchange for added height to 300'/320' • 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 • DA available to reduce minimum housing in exchange for more affordable housing
<p>Wig Properties Request</p> <ul style="list-style-type: none"> • 20% ≈ 865 units • ≈ 46 affordable units (First 75% public amenity) <p>Request contingent upon:</p> <ul style="list-style-type: none"> ○ Max. bldg. height: 400' ○ Max. FAR: 5.3 ○ Nonresidential floor plate of 26,000 gsf/f above 80' 	<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
<p>Study Session 5 – October 4; Study Session 6 – October 18 Topic: Floor Area Ratio (FAR)</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> • Base FAR: 2.5 nonresidential; 3.5 residential • Maximum FAR: 5.0 • First tier nonresidential: open space, child care, and potential street; first tier residential: affordable housing 	<ul style="list-style-type: none"> • The base FAR is set sufficiently high to support the vibrant, place-making development recommended by the CAC • Public amenities focus on Council-identified priorities by using a tiered amenity system 	<ul style="list-style-type: none"> • No change to current draft • No timeline delay
<p>B. Directed Adjustment</p> <ul style="list-style-type: none"> • Base FAR: 2.5 nonresidential; 3.5 residential • Maximum FAR: 5.0 • Nonresidential: First Tier— open space, child care (up to 15,000 sf), potential street, ped bridge, performing arts • Residential: First Tier— affordable housing, 80% AMI 	<ul style="list-style-type: none"> • The base FAR is set sufficiently high to support the vibrant, place-making development recommended by the CAC • Public amenities focus on Council-identified priorities by using a tiered amenity system 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay • DA for maximum FAR of 5.3

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Wig Properties Request <ul style="list-style-type: none"> • Base FAR: 3.5 nonresidential and residential • Maximum FAR: 5.3 • First tier public amenity to <i>also</i> include enhanced streetscape and pedestrian bridge, and increase bonusable FAR for child care to 15,000 sf 	<ul style="list-style-type: none"> • A base FAR above 2.5 may rule out large-scale use of the incentive system and the delivery of public benefits • The maximum value available for public benefit decreases as the base FAR increases • Maximum FAR request is 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
Study Session 5 – October 4; Study Session 6 – October 18 Topic: Amenity Incentive Options		
A. Current Draft Amenity options: <ol style="list-style-type: none"> 1. Affordable Housing 2. Potential Streets 3. Open Space 4. Childcare 5. Stream and Wetland 6. Public Art 7. Enhanced Streetscape 8. Sustainability Cert 	<ul style="list-style-type: none"> • Amenities and public benefits reflect Council and public priorities and the East Main neighborhood identity 	<ul style="list-style-type: none"> • No change to current draft • No timeline delay
B. Directed Adjustment (Wig Properties Request) <ul style="list-style-type: none"> • Add: <ol style="list-style-type: none"> 9. Ped Bridge 10. Special Amenity 11. Performing Arts 	<ul style="list-style-type: none"> • Additional amenities reflect Council’s continued discussion of priorities for East Main 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay
Study Session 5 – October 4; Study Session 6 – October 18 Topic: Development Agreements (DA)		
A. Current Draft <ul style="list-style-type: none"> • No DA option 		<ul style="list-style-type: none"> • No change to current draft
B. Directed Adjustment <ul style="list-style-type: none"> • Include DA for: departure from any development standard in East Main 	<ul style="list-style-type: none"> • Offer flexibility to future development 	<ul style="list-style-type: none"> • Revise draft code • No timeline delay • Future additional environmental review needed
Wig Properties Request <ul style="list-style-type: none"> • Include DA Option for: <ul style="list-style-type: none"> • Catalyst Project (fees) • Special Amenity • Open Space 	<ul style="list-style-type: none"> • Creates uncertainty for the developer, the public, and the City 	<ul style="list-style-type: none"> • Revise draft code

Identified Topics Review Schedule Updated December 6, 2021

Topic	City Framework/Needs	Path
<ul style="list-style-type: none"> • Other Provisions, limitless 		
Study Session 6 – October 18		
Topic: Affordable Housing		
A. Current Draft <ul style="list-style-type: none"> • Affordable housing 80% AMI 		<ul style="list-style-type: none"> • No change to current draft
B. Directed Adjustment <ul style="list-style-type: none"> • Affordable housing 80% AMI for first tier amenity option • Affordable housing condos 100% AMI for second tier amenity option 	<ul style="list-style-type: none"> • Expands affordable housing ownership opportunities 	<ul style="list-style-type: none"> • Revise Draft
Wig Properties Request <ul style="list-style-type: none"> • Affordable housing condos 100% AMI 		
Study Session 6 – October 18		
Minor Topic: Pedestrian/Bike Path		
A. Current Draft (Directed) <ul style="list-style-type: none"> • Ped/bike path between Pre-Located St and Main St ramp 		<ul style="list-style-type: none"> • No change to current draft • DA available to modify
Wig Properties Request <ul style="list-style-type: none"> • Ped only at this location 	<ul style="list-style-type: none"> • Require only ped path due to grade change 	<ul style="list-style-type: none"> • Revise Draft to remove bike path
Study Session 6 – October 18		
Minor Topic: Pre-Located Street (Private Road)		
Current Draft (Directed) (Wig Properties Request) <ul style="list-style-type: none"> • Pre-Located Street wholly 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 • Pre-Located Street is not a public right-of-way 	<ul style="list-style-type: none"> • No change to current draft • DA available to modify
Study Session 7 – November 15		
Topic: Floor Plate Size/Stepback (Residential)		
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"> • Urban form consistent with Downtown and BelRed • Stepbacks and upper-level floor plate reductions create more walkable, attractive neighborhood 	<ul style="list-style-type: none"> • No change to current draft • DA available to modify

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<p>Wig Properties Request</p> <ul style="list-style-type: none"> No reduction in Floor Plate/no stepback for 40'-80' residential towers Reduced Floor Plate/Stepback for only 80' residential towers 	<ul style="list-style-type: none"> Inconsistent with urban form for Downtown and BelRed Does not result in pedestrian-friendly building design 	<ul style="list-style-type: none"> Revise draft code
<p>Study Session 7 – November 15 Topic: Floor Plate Size (Nonresidential)</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> Floor Plate above 40 feet: 30,000 gsf/f Floor Plate above 80 feet: 20,000 gsf/f 	<ul style="list-style-type: none"> Urban form consistent with Downtown and BelRed Stepbacks and upper-level floor plate reductions create more walkable, attractive neighborhood 	<ul style="list-style-type: none"> No change to current draft DA available to modify
<p>Wig Properties Request</p> <ul style="list-style-type: none"> Floor Plate above 40 feet: 30,000 gsf/f Floor Plate above 80 feet: 26,000 gsf/f 	<ul style="list-style-type: none"> Inconsistent with urban form framework for Downtown and BelRed Increased shade/shadow impact Does not result in pedestrian-friendly building design 	<ul style="list-style-type: none"> Revise draft code
<p>Study Session 7 – November 15 Minor Topic: Perimeter Block Length</p>		
<p>A. Current Draft (Directed)</p> <ul style="list-style-type: none"> Maximum perimeter block length is 1300' Exception for perimeter block length 200' from 114th (to maintain requirements along 112th) 350' maximum n/s block length 	<ul style="list-style-type: none"> Consistent with Council direction from July 2020 Urban form framework consistent with Downtown through-block connections and BelRed block sizes Necessary to create walkable blocks 	<ul style="list-style-type: none"> No change to current draft DA available to modify
<p>B. Wig Properties Request</p> <ul style="list-style-type: none"> Eliminate perimeter block length requirement Retain 350' maximum n/s block length along 112th only 	<ul style="list-style-type: none"> Inconsistent with Downtown and BelRed urban form framework Does not provide walkable blocks 	<ul style="list-style-type: none"> Revise draft code

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Study Session 7 – November 15		
Minor Topic: Below Grade Parking Garage		
A. Current Draft <ul style="list-style-type: none"> No affirmative allowance for 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
Study Session 7 – November 15		
Topic: Nonconforming Provisions		
A. Current Draft <ul style="list-style-type: none"> Nonconforming provisions similar to Downtown 		<ul style="list-style-type: none"> No change to current draft
B. Directed 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
Wig Properties Request <ul style="list-style-type: none"> Amend Master Development Plan process to allow nonconforming exceptions 	<ul style="list-style-type: none"> Inconsistent with Land Use Code Structure 	<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Affordable Housing Fee-in-Lieu Option – Residential		
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"> Require on-site construction Promote affordable housing near transit and job centers 	<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"> May result in fewer affordable units in East Main 	<ul style="list-style-type: none"> Revise Draft
Study Session 7 – November 15		
Topic: Affordable Housing Fee-in-Lieu Option – Nonresidential		
A. Current Draft <ul style="list-style-type: none"> No fee in lieu option for affordable housing for nonresidential 	<ul style="list-style-type: none"> Focus on-site affordable housing construction with residential development 	<ul style="list-style-type: none"> No change to current draft
Bellevue Athletic Club Request <ul style="list-style-type: none"> Fee in lieu option for affordable housing for nonresidential 	<ul style="list-style-type: none"> Support affordable housing 	<ul style="list-style-type: none"> Establish in-lieu fee option similar to BelRed Revise Draft

Topic	City Framework/Needs	Path
Study Session 7 – November 15 Topic: Bellevue Athletic Club Exceptions – Minimum Housing, Ground Floor Uses, Open Space		
A. Current Draft <ul style="list-style-type: none"> • Nonconforming provisions similar to Downtown • Minimum 30% housing • Ground Floor Uses required • Open Space required 	<ul style="list-style-type: none"> • Consistent with LUC • Generate housing choices and supply • Ground floor uses and open spaces activate the public realm 	<ul style="list-style-type: none"> • No change to current draft
Bellevue Athletic Club Request <ul style="list-style-type: none"> • No minimum housing, Ground Floor Uses, or Open Space requirements for expansion of athletic club/hotel 	<ul style="list-style-type: none"> • Consideration for BAC as legacy use 	<ul style="list-style-type: none"> • Revise Draft to exempt expansions up to the Base FAR
Regular Session – December 6 Finalize LUCA		