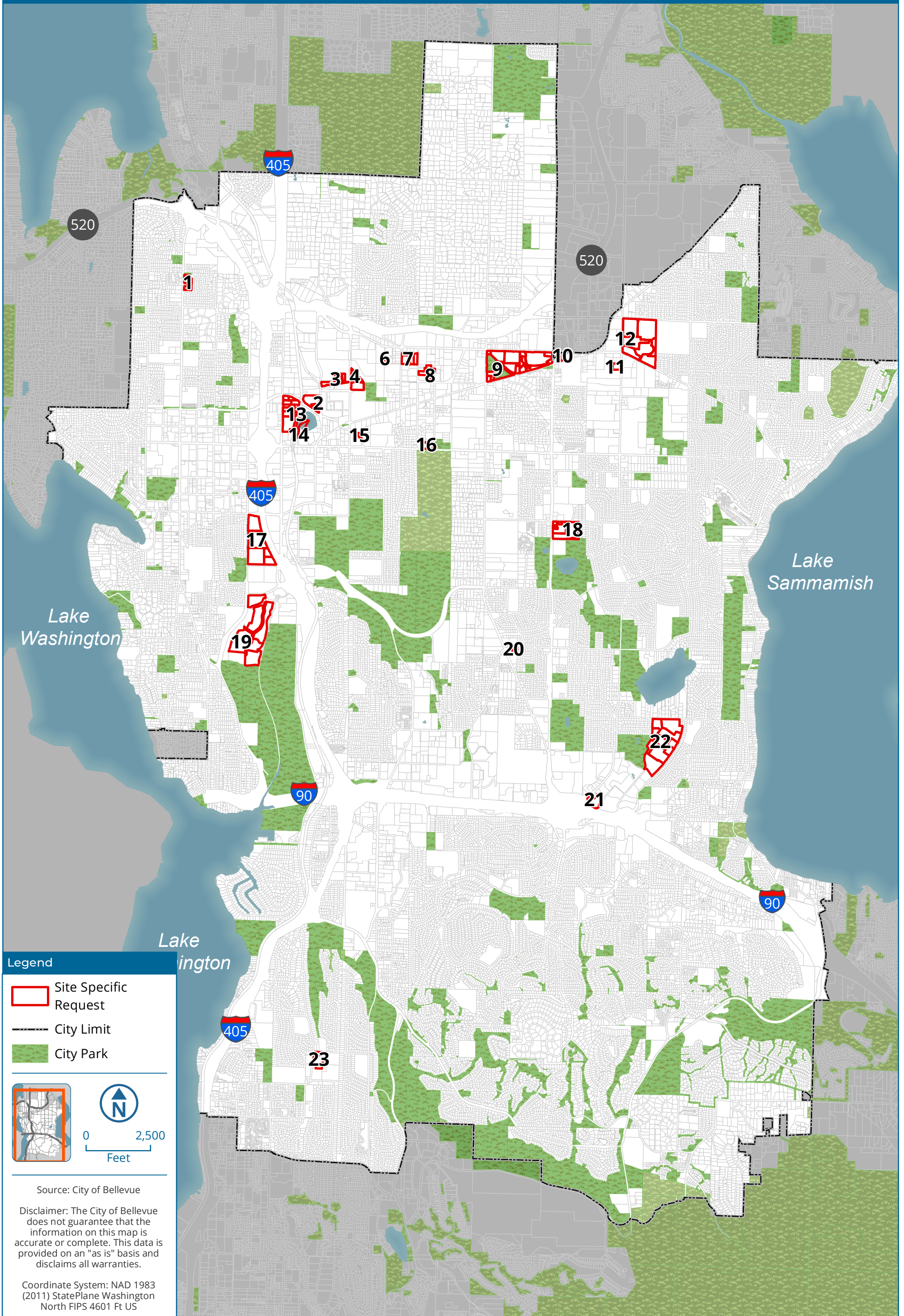


Site-Specific DEIS Requests

Not Analyzed in DEIS or Recommended for Preferred Alternative



| Map ID | Name | Organization | Property Name | Rationale for Preferred Alternative |
|--------|-----------------|---------------------------------|----------------------------|--|
| 1 | Lex Wieneke | Trinity Real Estate | Northtowne Shopping Center | Staff recommended analyzing MU-M in Preferred Alternative. However, the Planning Commission felt MU-M was too large of a scale for most Neighborhood Centers and recommended MU-L. The intent of giving an MU designation is to allow more residential in areas that are currently NB and CB. |
| 2 | Abigail DeWeese | Alexandria Real Estate Equities | | Request was for increased height up to 350'. Current height limit is 125'. Staff recommended OR-H-2 designation allowing up to around 250'. The intent was to complement Downtown from a height and scale standpoint and achieve greater compatibility in scale with surrounding areas. |
| 3 | Judith Hoyle | WR-SRI 120th LLC | Spring District | Request was for increased height up to 350'. Current height limit is 150'. Staff recommended OR-H-2 designation allowing up to around 250'. The intent was to complement Downtown from a height and scale standpoint and achieve greater compatibility in scale with surrounding areas. |
| 4 | Sandy Sternoff | Sternoff LLC | Sternoff | Request was for increased height above what was studied in Alternative 3 (25 stories). Current height limit is 70'. Staff recommended RC-H-1 designation allowing up to around 16 stories to facilitate greater potential for development of housing and affordable housing through mid rise construction in close proximity to light rail. The RC-H-2 designation allowing up to around 25 stories was analyzed in Alt 3 and will remain part of the EIS analysis going forward. |
| 5 | Adam Rosen | Alco Investment Company | Safeway | Request was for increased flexibility in use and increased intensity of development up to 8 FAR. Staff recommended RC-H-1 designation allowing up to around 16 stories to facilitate greater potential for development of housing and affordable housing through mid rise construction in close proximity to light rail. The RC-H-2 designation allowing up to around 25 stories was analyzed in Alt 3 and will remain part of the EIS analysis going forward. For analysis purposes, staff assumed an average 5.2 FAR for H-2 designations to optimize bulk and scale of development. Ultimate FAR would be determined through the Land Use Code Amendment process. |
| 6 | | | National Maintenance Cont. | Request was for allowing more nonresidential development within the 130th/BelRed station area. Adopted Subarea Plan policy allows for a mix of uses with a residential emphasis around the 130th/BelRed Station, which staff recommend maintaining to achieve a unique neighborhood character and to provide greater certainty for housing development. |
| 7 | Charlie Bauman | | Evergreen Center | Request was for allowing more nonresidential development within the 130th/BelRed station area. Adopted Subarea Plan policy allows for a mix of uses with a residential emphasis around the 130th/BelRed Station, which staff recommend maintaining to achieve a unique neighborhood character and to provide greater certainty for housing development. |
| 8 | Mark Craig | Henbart and Gorlick | 1603 133RD PL | Request was for allowing more nonresidential development within the 130th/BelRed station area. Adopted Subarea Plan policy allows for a mix of uses with a residential emphasis around the 130th/BelRed Station, which staff recommend maintaining to achieve a unique neighborhood character and to provide greater certainty for housing development. |

| Map ID | Name | Organization | Property Name | Rationale for Preferred Alternative |
|--------|------------------|--------------------------|-----------------------------------|---|
| 9 | Stanley Wu | | Ross Plaza, Sternco Centers, etc. | Request was for designation of RC-H-1 to allow high rise housing up to 16 stories. Staff recommended maintaining existing designation allowing up to 75' in height (approximately 6 to 7 stories) since area is located more than 1/2 mile walk from light rail stations. |
| 10 | Roger White | | | Request was for a MU-H-1 designation to allow high rise mixed use development up to 16 stories. While close to Redmond's Overlake neighborhood, this area is outside Bellevue's Mixed Use Centers where high rise development was analyzed. |
| 11 | Brandon Burrowes | IS Property Investments | Crossroads Medical Dental Center | Request was for a MU-M designation to allow mid rise mixed use development up to 10 stories. Current designation is O. Increased capacity in the Crossroads Mixed Use Center was focused around the Crossroads mall and not in this area. |
| 12 | Jason Espiritu | | Bellevue Technology Center | Request was for MU-M. Staff recommended MU-L to reflect community concerns regarding scale of new development. |
| 13 | John Darvish | | Design Center plus | Request was for a designation that would allow up to 8 FAR. Current zoning allows 4 FAR. For analysis purposes, staff assumed an average 5.2 FAR for H-2 designations to optimize bulk and scale of development. Ultimate FAR would be determined through the Land Use Code Amendment process. |
| 14 | Sean Thorsen | American Capital Group | Lake Bellevue | Request was for a designation similar to that for properties along NE 8th Street (H-2 up to around 25 stories). Staff recommended a lower intensity development designation adjacent to Lake Bellevue (H-1 up to around 16 stories), which is designated as a critical area and would have environmental limitations on development. |
| 15 | Alicia Hoppers | DASH / CIRC | Liberty Park | Request was for RC-H-1 designation, which would allow high rise housing up to 16 stories. Staff recommended a midrise designation allowing 7 to 10 stories due to site's proximity to lower intensity residential uses to the east. |
| 16 | Linda Edson | | | Request was for R-Medium, which would allow up to 30 units per acre. Today, site is zoned R-2.5. Staff recommended a designation of R-Low to allow 7 to 15 units per acre. |
| 17 | Leshya Wig | Wig Properties | East Main High Density | Request was to increase max height allowed to 450' near the freeway. Current max height limit allowed in East Main is 300'. Staff recommended maintaining current designation recently adopted by Council. Maximum height allowed in Downtown directly north of East Main is 230'. The Wilburton Preferred Alternative would include analysis of up to 45 stories / 450' on the east side of I-405 across from East Main. |
| 18 | Brian Franklin | Kelsey Creek Center LLC | Kelsey Creek Shopping Center | Staff recommended analyzing MU-M in Preferred Alternative. However, the Planning Commission felt MU-M was too large of a scale for most Neighborhood Centers and recommended MU-L. The intent of giving an MU designation is to allow more residential in areas that are currently NB and CB. |
| 19 | Wende Miller | Talon Private Capital | Bellefield Office Park | Request was for a MU-M designation to allow mid rise mixed use development up to 10 stories. Current designation is O, and there are substantial critical areas on this site. Staff focused new MU-M designations outside of critical areas. |
| 20 | Amelia Westling | Aegis Senior Communities | Aegis at Lake Hills | Staff recommended analyzing MU-M in Preferred Alternative. However, the Planning Commission felt MU-M was too large of a scale for most Neighborhood Centers and recommended MU-L. The intent of giving an MU designation is to allow more residential in areas that are currently NB and CB. |

| Map ID | Name | Organization | Property Name | Rationale for Preferred Alternative |
|---------------|-----------------|----------------------------------|--------------------------------------|--|
| 21 | Jonathan Tran | I-90 Bellevue I Investments, LLC | Verizon Building | Request was for MU-M. Current zone is OLB2. Staff recommended maintaining current designation to preserve affordable office space. |
| 22 | Abigail DeWeese | EGBBW38R | Former Boeing Computer Office Campus | Request was for OLB2 with a height limit up to 85'. Staff recommended OLB designation as that would allow for OLB2 zoning and similar development potential. However current height limit within OLB2 is 75'. Height limits would be addressed during the LUCA process following the update to the Comprehensive Plan. |
| 23 | Divya Kapuria | Heartland | Newport Hills Shopping Center | Staff recommended analyzing MU-M in Preferred Alternative. However, the Planning Commission felt MU-M was too large of a scale for most Neighborhood Centers and recommended MU-L. The intent of giving an MU designation is to allow more residential in areas that are currently NB and CB. |

Land Use Map Key for EIS Alternatives

| Existing | EIS | Description |
|--------------|------------|--|
| BR-GC | BR-GC | BelRed – General Commercial. A wide variety of business activities in buildings generally 1 or 2 stories. |
| BR-MO | BR-MO | BelRed – Medical Office. Medical office in buildings generally between 2 & 6 stories. |
| BR-MO-1 | | BelRed – Medical Office. Medical office in buildings generally between 4 & 12 stories. |
| | BR-MO-H-1 | BelRed – Medical Office Highrise – 1. Medical office & life sciences with ground floor active uses in highrise towers up to around 15 stories. |
| | BR-MO-H-2 | BelRed – Medical Office Highrise – 2. Medical office & life sciences with ground floor active uses in highrise towers up to around 24 stories. |
| | BR-MOR-H-1 | BelRed – Medical Office/Residential Highrise – 1. Mostly medical office with some housing, retail & services, in highrise towers up to around 15 stories. |
| | BR-MOR-H-2 | BelRed – Medical Office/Residential Highrise – 2. Mostly medical office with some housing, retail & services, in highrise towers up to around 24 stories. |
| BR-CR | BR-CR | BelRed – Commercial/Residential. Mix of housing, retail, office, & services in buildings generally between 4 & 6 stories. |
| | BR-MU-M | BelRed – Mixed Use – Midrise. Mix of housing, retail, office, & services in midrise buildings generally up to around 9 stories. |
| BR-ORT | BR-ORT | BelRed – Office/Residential Transition. Mix of housing & office in buildings generally between 2 & 4 stories such as townhomes & lowrise apartments. |
| BR-OR | BR-OR | BelRed – Office/Residential. Mostly office with some housing, retail, & services, in buildings generally between 2 & 6 stories. |
| BR-OR-2 | BR-OR-2 | BelRed – Office/Residential – 2. Mostly office, with some housing, retail, & services, in buildings generally between 2 & 11 stories. |
| BR-OR-1 | BR-OR-1 | BelRed – Office/Residential – 1. Mostly office, with some housing, retail, & services, in buildings generally between 12 & 14 stories. |
| | BR-OR-H-2 | BelRed – Office/Residential – Highrise – 2. Mostly office with some housing, retail, & services, in highrise buildings generally up to around 24 stories. |
| | BR-O-H-1 | BelRed – Office – Highrise -1. Mostly office with some retail, & services, in highrise buildings up to around 15 stories. |
| BR-R | BR-R | BelRed – Residential. Housing with limited retail & services in buildings generally between 2 & 4 stories. |
| BR-RC-3 | | BelRed – Residential/Commercial – 2. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 5 stories. |
| BR-RC-2 | BR-RC-2 | BelRed – Residential/Commercial – 2. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 11 stories. |
| BR-RC-1 | BR-RC-1 | BelRed – Residential/Commercial – 1. Mostly housing, with limited retail, office, & services, in buildings generally between 2 & 14 stories. |
| | BR-RC-H-1 | BelRed – Residential/Commercial Highrise – 1. Mostly housing with limited retail, office, & services in highrise towers generally up to around 16 stories. |
| | BR-RC-H-2 | BelRed – Residential/Commercial Highrise – 2. Residential highrise towers including ground floor active uses up to around 25 stories. |
| CCC | CCC | Camp & Conference Center. Cabins & congregate buildings on large lots for limited stays. |
| DT | DT | Downtown. Mix of office, commercial & residential uses in highrise & midrise buildings. Downtown is designed to have higher heights in the center & lower heights on the northern, western & southern edges. |
| EG-TOD | | Eastgate-Transit Oriented Development. Mix of residential & commercial uses with buildings generally between 4 & 15 stories. |
| EM-TOD | EM-TOD | East Main – Transit Oriented Development. Mix of residential, hotel & commercial uses in buildings between 4 & 6 stories with ground floor active uses. |
| GC | GC | General Commercial. Retail, restaurant & office uses Mostly in single-story buildings with surface parking. |
| | INST | Institutional. Classroom, Office & Dormitories in a campus setting. |
| LI | LI | Light Industrial. Manufacturing uses in 1 to 3 story buildings. |
| MI | MI | Medical Institutions. Developed as a campus with taller buildings near the center. |
| | MO-H-1 | Medical Office Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of medical office uses with some hotel, & ground floor active uses. |
| | MO-H-2 | Medical Office Highrise – 2. Highrise towers up to around 25 stories, consisting Mostly of medical office uses with some hotel, & ground floor active uses. |
| | MU-H-1 | Mixed Use – Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses |
| | MU-H-2 | Mixed Use – Highrise – 2. Highrise towers up to around 25 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses. |
| | MU-H-3 | Mixed Use – Highrise – 3. Highrise towers up to around 45 stories, consisting Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses. |
| CB NB | MU-L | Mixed Use – Lowrise. A mix of residential & commercial use in lowrise buildings between 2 & 4 stories. |
| NMU | MU-M | Mixed Use – Midrise. Mostly of a mix of residential & office uses, with some hotel & medical uses, & ground floor active uses in midrise buildings up to around 7-10 stories. |
| O PO | O | Office. Office uses in 1 & 2 story buildings with surface parking. |
| OLB | | |
| OLB-2 | OLB | Office Limited Business. Office uses in 1 to 4 story buildings mixed with open space. |
| OLB-OS | | |
| | OR-M | Office/Residential – Midrise. Midrise buildings up to around 7-10 stories, consisting Mostly of office uses, with some hotel, residential & medical uses, & ground floor active uses. |
| | OR-H-1 | Office/Residential – Highrise – 1. Highrise towers up to around 16 stories, consisting Mostly of office uses, with some hotel, residential & medical uses, & ground floor active uses. |
| | OR-H-2 | Office/Residential – Highrise – 2. Highrise towers up to around 25 stories, consisting of Mostly office uses, with some hotel, residential & medical uses, & ground floor active uses. |
| | OR-H-3 | Office/Residential – Highrise – 3. Highrise towers up to around 45 stories, consisting of Mostly office uses, with some hotel, residential & medical uses, & ground floor active uses. |
| SF-L | R-LL | Residential – Large Lot. Mostly single-family homes on large lots with some duplexes & cottage housing types mixed in. |
| SF-M SF-H | R-Suburban | Residential – Suburban. Mix of single-family, duplexes, triplexes, & cottage housing |
| SF-UR | | |
| MF-L | R-Low | Residential – Low. Mix of single-family, duplexes, triplexes, & small apartment buildings of 4 to 6 units |
| MF-M | | |
| MF-H | R-Medium | Residential – Medium. Mix of small & large apartment buildings between 2 & 6 stories with some duplexes & townhomes. |
| | R-High | Residential – High. Mostly larger apartment buildings of 4 to 6 stories. |
| | RC-M | Residential/Commercial Midrise. Residential midrise buildings including ground floor active uses up to around 7-10 stories. |
| | RC-H-1 | Residential/Commercial Highrise – 1. Residential highrise towers including ground floor active uses up to around 16 stories. |
| | RC-H-2 | Residential/Commercial Highrise – 2. Residential highrise towers including ground floor active uses up to around 25 stories. |

Notes:

- Not all land use designations are present in all of the alternatives.
- All Parks and other public spaces have a land use category associated with them. On these maps, existing parks are shown in hatched green and the underlying land use is written on it.
- Building floors usually range from 10 to 12 feet: around 12 for commercial development and around 10 for residential development.