

Option 1- Excluding Overlay District A-1 from Stepback:

Section 2. Imposition of Interim Official Control to Incentivize Affordable Housing. A temporary and interim official control is hereby imposed to read as follows:

- A. Applicability. The following applies to all Downtown Land Use Districts.
- B. Affordable Housing Development Flexibility. To qualify for the provisions of this Section, affordable housing must meet the definition of Affordable Housing in LUC 20.50.010. Floor area may be exempted to support the provision of affordable housing, minimum parking may be reduced, and additional development flexibility allowed, as provided below.
 1. Floor area dedicated to supporting the creation of on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:
 - a. For every 1.0 square foot of affordable housing provided, 4 square feet is allowed for market rate housing not to exceed a maximum of 50 percent of the base FAR for residential development in the land use district the building is located; and
 - b. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.
 2. Reduced Minimum Parking for Affordable Units. Affordable residential units located in projects meeting the requirements of this interim official control shall have no minimum parking requirement.
 3. Additional Development Flexibility. Projects that provide 0.5 FAR or greater of the exempt floor area earned through the provisions of this interim official control may:
 - a. Increase the maximum lot coverage by five percent in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-2;
 - b. Increase the maximum residential building height and maximum building height with mechanical screening in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-3 by 25 feet, respectively; and
 - c. For buildings less than 100 feet in height, decrease the required upper-level setbacks by a maximum of fifteen feet within the perimeter overlay in Perimeter Overlay Districts A-2, A-3, B-1, B-2, and B-3.

Option 2- Excluding A-1 and Main Street in Old Bellevue from Stepback:

Section 2. Imposition of Interim Official Control to Incentivize Affordable Housing. A temporary and interim official control is hereby imposed to read as follows:

- A. Applicability. The following applies to all Downtown Land Use Districts.
- B. Affordable Housing Development Flexibility. To qualify for the provisions of this Section, affordable housing must meet the definition of Affordable Housing in LUC 20.50.010. Floor area may be exempted to support the provision of affordable housing, minimum parking may be reduced, and additional development flexibility allowed, as provided below.
 1. Floor area dedicated to supporting the creation of on-site affordable housing shall not be counted for the purposes of calculating the FAR of a project; provided, that:
 - a. For every 1.0 square foot of affordable housing provided, 4 square feet is allowed for market rate housing not to exceed a maximum of 50 percent of the base FAR for residential development in the land use district the building is located; and
 - b. The bedroom mix and exterior finishes shall be comparable to the market rate units, but interior design, unit size, amenities and interior finishes may vary.
 2. Reduced Minimum Parking for Affordable Units. Affordable residential units located in projects meeting the requirements of this interim official control shall have no minimum parking requirement.
 3. Additional Development Flexibility. Projects that provide 0.5 FAR or greater of the exempt floor area earned through the provisions of this interim official control may:
 - a. Increase the maximum lot coverage by five percent in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-2;
 - b. Increase the maximum residential building height and maximum building height with mechanical screening in Perimeter Overlay Districts A-1, A-2, A-3, B-1, and B-3 by 25 feet, respectively; and
 - c. For buildings less than 100 feet in height, decrease the required upper-level stepbacks by a maximum of fifteen feet within all the Perimeter Overlay. However, the upper-level stepback decrease provided in this Section 2.B.3.c of the interim official control Ordinance shall not be available in Overlay District A-1 or directly adjacent to Main Street within the Downtown-Old Bellevue (DT-OB) Land Use District.