



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

Orange font color – Revised Request per letter submitted for September 13 Study Session

Purple font color – Revised based on Council direction or feedback

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

Identified Topics Review Schedule Updated October 4, 2021

Study Session 4 – September 13		
Topic: Minimum Housing Requirement and Affordable Housing Incentive		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>• <b>30% ≈ 1,298 units</b> (60% nonresidential allowed before 30% residential)</li> <li>• <b>≈ 70 affordable units</b> (First 75% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>• Generate needed housing supply and choices</li> <li>• Help to achieve jobs to housing balance</li> <li>• Produce housing near job centers</li> </ul>	<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<p><b>B. Additional Housing</b></p> <ul style="list-style-type: none"> <li>• <b>35% ≈ 1,515 units</b> (55% nonresidential allowed before 35% residential)</li> <li>• <b>≈ 87 affordable units</b> (First 80% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>• Generate even more housing supply and choices</li> <li>• Achieve greater balance of jobs to housing</li> <li>• Additional production of homes nearest job centers</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• No timeline delay</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• <b>8.8% ≈ 400 units</b></li> <li>• <b>≈ 21 affordable units</b> (First 75% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>• Significantly reduced housing production</li> <li>• Further imbalance of jobs to housing</li> <li>• May not fully accomplish mix of uses within the area</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• May need additional economic analysis and time</li> </ul>
Study Session 5 – October 4		
Topic: Floor Area Ratio (FAR)		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>• Base FAR: 2.5 nonresidential; 3.5 residential</li> <li>• Maximum FAR: 5.0</li> <li>• First tier public amenity from open space, child care service, and potential streets for nonresidential; affordable housing for residential</li> </ul>	<ul style="list-style-type: none"> <li>• The base FAR is set sufficiently high to support the vibrant, place-making development recommended by the CAC</li> <li>• Public amenities focus on Council-identified priorities by using a tiered amenity system</li> </ul>	<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• Base FAR: 3.5 nonresidential and residential</li> <li>• <b>Maximum FAR: 5.3</b></li> <li>• First tier public amenity to <i>also</i> include enhanced streetscape</li> </ul>	<ul style="list-style-type: none"> <li>• A base FAR above 2.5 may rule out large-scale use of the incentive system and the delivery of public benefits</li> <li>• The maximum value available for public benefit decreases as the base FAR increases</li> <li>• Maximum FAR request is beyond environmental review</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• Additional environmental review and process</li> <li>• May need additional economic analysis</li> <li>• <b>Add 4 – 6 months</b></li> <li>• <i>Consider DA off-ramp to minimize added time/process for this LUCA</i></li> </ul>

Study Session 5 – October 4		
Topic: Amenity Incentive Options		
<b>A. Current Draft</b> Eight amenity incentive options: 1. <b>Affordable Housing</b> 2. <b>Potential Streets</b> 3. <b>Open Space</b> 4. <b>Stream and Wetland Restoration</b> 5. <b>Public Art</b> 6. <b>Enhanced Streetscape</b> 7. <b>Sustainability Certification</b> 8. <b>Child Care Service</b>	<ul style="list-style-type: none"> <li>• Amenities and public benefits reflect Council and public priorities and the East Main neighborhood identity</li> </ul>	<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<b>Wig Properties Request</b> <ul style="list-style-type: none"> <li>• Also include:               <ul style="list-style-type: none"> <li>○ pedestrian bridge</li> <li>○ special amenity</li> <li>○ performing arts space</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Additional amenities reflect Council’s continued discussion of priorities for East Main</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• No timeline delay</li> </ul>
Study Session 5 – October 4		
Topic: Development Agreements (DA)		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>• No DA option</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>• Include DA for:               <ul style="list-style-type: none"> <li>○ Increasing Building height</li> <li>○ <b>Increasing maximum FAR</b></li> <li>○ Nonconforming exceptions</li> <li>○ Special Amenity</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Allow negotiation for increased height and FAR, nonconforming exceptions, and Special Amenity</li> <li>• Offer flexibility to future development, existing uses</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• No timeline delay</li> <li>• Future additional environmental review needed</li> </ul>
<b>Wig Properties Request</b> <ul style="list-style-type: none"> <li>• Include DA Option for:               <ul style="list-style-type: none"> <li>• Catalyst Project (fees)</li> <li>• Special Amenity</li> <li>• Open Space</li> <li>• Other Provisions, limitless</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Creates uncertainty for the developer, the public, and the City</li> </ul>	<ul style="list-style-type: none"> <li>• Revise draft code</li> </ul>
Study Session 6 – November 1		
Topic: Floor Plate Size/Stepback (Residential)		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>• Reduced Floor Plate/Stepback for all towers, between 40'-80'; Further reduction in Floor Plate/Stepback 80'-higher</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> </ul>

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<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• No reduction in Floor Plate/no stepback for 40'-80' residential towers</li> <li>• Reduced Floor Plate/Stepback for only 80' residential towers</li> </ul>		<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• No timeline delay</li> </ul>
<p><b>Study Session 6 – November 1</b>  <b>Topic: Floor Plate Size (Nonresidential)</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>• Floor Plate above 40 feet: 30,000 gsf/f</li> <li>• Floor Plate above 80 feet: 20,000 gsf/f</li> </ul>		
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• <b>Floor Plate above 40 feet: 30,000 gsf/f</b></li> <li>• <b>Floor Plate above 80 feet: 26,000 gsf/f</b></li> </ul>		
<p><b>Study Session 6 – November 1</b>  <b>Minor Topic: Perimeter Block Length Exceptions</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>• Exception for block length and perimeter 200' from 114th (to maintain requirements along 112th)</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> </ul>
<p><b>B. Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• Exception for block length/perimeter 400' from 114th</li> </ul>		<ul style="list-style-type: none"> <li>• Revise draft code</li> <li>• No timeline delay</li> </ul>
<p><b>Study Session 6 – November 1</b>  <b>Minor Topic: Pedestrian/Bike Path</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>• Ped/bike path between Pre-Located St and Main St ramp</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>• Ped only at this location</li> </ul>		<ul style="list-style-type: none"> <li>• Revise Draft to remove bike path; and require only ped path due to grade change</li> </ul>
<p><b>Study Session 6 – November 1</b>  <b>Minor Topic: Pre-Located Street (Private Road)</b></p>		
<p><b>Current Draft/ Wig Properties Request</b></p>		<ul style="list-style-type: none"> <li>• Pre-Located Street only on Hilton Property; and Pre-</li> </ul>

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<ul style="list-style-type: none"> <li>Delete Pre-Located Street on Hilton and BAC properties, or Pre-Located Street should not be a public right-of-way</li> </ul>		Located Street is not a public right-of-way
<b>Study Session 6 – November 1</b> <b>Minor Topic: Below Grade Parking Garage</b>		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>No affirmative allowance for below grade parking garage</li> </ul>		<ul style="list-style-type: none"> <li>No change to current draft</li> </ul>
<b>Wig Properties Request</b> <ul style="list-style-type: none"> <li>Affirmative allowance for below grade parking garage</li> </ul>		<ul style="list-style-type: none"> <li>Revise Draft to include affirmative allowance, and for compliance with all other codes and standards</li> </ul>
<b>Study Session 6 – November 1</b> <b>Topic: Nonconforming Provisions</b>		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>Nonconforming provisions similar to Downtown</li> </ul>		<ul style="list-style-type: none"> <li>No change to current draft</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>Revise Draft to depart from nonconforming provisions through a DA</li> </ul>		<ul style="list-style-type: none"> <li>Revise Draft</li> <li>No timeline delay</li> </ul>
<b>Wig Properties Request</b> <ul style="list-style-type: none"> <li>Amend Master Development Plan process to allow nonconforming exceptions</li> </ul>		<ul style="list-style-type: none"> <li>Not recommended</li> </ul>
<b>Study Session 6 – November 1</b> <b>Topic: Nonconforming Provisions – Bellevue Athletic Club</b>		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>Nonconforming provisions similar to Downtown</li> </ul>		<ul style="list-style-type: none"> <li>No change to current draft</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>Revise Draft to use BelRed Existing Conditions framework to except expansions up 20%</li> </ul>		<ul style="list-style-type: none"> <li>Revise Draft</li> <li>No timeline delay</li> </ul>
<b>Bellevue Athletic Club Request</b> <ul style="list-style-type: none"> <li>Legacy property exempt from nonconforming provisions for <u>expansion</u> of athletic club/hotel</li> </ul>		<ul style="list-style-type: none"> <li>Not recommended</li> </ul>

Study Session 6 – November 1		
Topic: Bellevue Athletic Club Exceptions – Minimum Residential		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>• 30% (60% nonresidential allowed before 30% residential)</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>• Revise Draft to use BelRed Existing Conditions framework to except expansions up 20%</li> </ul>		<ul style="list-style-type: none"> <li>• Revise draft code to use BelRed Existing Conditions framework to allow expansions up to 20% or more through DA</li> </ul>
<b>Bellevue Athletic Club Request</b> <ul style="list-style-type: none"> <li>• No minimum residential requirement for expansion of athletic club/hotel</li> </ul>		<ul style="list-style-type: none"> <li>• Not recommended</li> </ul>
Study Session 6 – November 1		
Topic: Bellevue Athletic Club Exceptions – Ground Floor Uses		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>• Ground Floor Uses (include retail) required to activate pedestrian experience</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>• Revise Draft to use BelRed Existing Conditions framework to except expansions up 20%</li> </ul>		<ul style="list-style-type: none"> <li>• Revise Draft</li> <li>• No timeline delay</li> </ul>
<b>Bellevue Athletic Club Request</b> <ul style="list-style-type: none"> <li>• Remove Ground Floor Uses for properties south of the Pre-Located Street</li> </ul>		<ul style="list-style-type: none"> <li>• Not recommended</li> </ul>
Study Session 6 – November 1		
Topic: Bellevue Athletic Club Exceptions – Open Space Requirement		
<b>A. Current Draft</b> <ul style="list-style-type: none"> <li>• Open Space is a first tier amenity for nonresidential</li> </ul>		<ul style="list-style-type: none"> <li>• No change to current draft</li> <li>• No timeline delay</li> </ul>
<b>B. Possible Adjustment</b> <ul style="list-style-type: none"> <li>• Revise Draft to use BelRed Existing Conditions framework to except expansions up 20%</li> </ul>		<ul style="list-style-type: none"> <li>• Revise Draft</li> <li>• No timeline delay</li> </ul>

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<p><b>Bellevue Athletic Club Request</b></p> <ul style="list-style-type: none"> <li>Remove Open Space requirement for properties south of the Pre-Located St</li> </ul>		<ul style="list-style-type: none"> <li>Not recommended</li> </ul>
<p><b>Study Session 7 – November 15</b>  <b>Topic: Maximum Building Height</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>230'/250'</li> <li>70' (50' from 112th)</li> </ul>	<ul style="list-style-type: none"> <li>Urban form "wedding cake"</li> <li>Transition to DT and SF neighborhood</li> </ul>	<ul style="list-style-type: none"> <li>No change to current draft</li> <li>No timeline delay</li> </ul>
<p><b>B. Possible Adjustment</b></p> <ul style="list-style-type: none"> <li>300'/320'</li> <li>70' (50' from 112th)</li> </ul>	<ul style="list-style-type: none"> <li>Urban form "wedding cake"</li> <li>Transition to DT and SF neighborhood</li> <li>CAC recommended</li> </ul>	<ul style="list-style-type: none"> <li>Revise draft code</li> <li>No timeline delay</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>400'/420' (along 114th, Main)</li> <li>160'/180' (middle)</li> <li>90' (112th)</li> </ul>	<ul style="list-style-type: none"> <li>Taller buildings near SF neighborhood</li> <li>Beyond CAC study</li> <li>Beyond environmental review</li> </ul>	<ul style="list-style-type: none"> <li>Revise draft code</li> <li>Additional environmental review and process</li> <li>May need additional economic analysis</li> <li><b>Add 4 – 6 months</b></li> <li><i>Consider DA off-ramp to minimize added time/process for this LUCA</i></li> </ul>
<p><b>Study Session 7 – November 15</b>  <b>Topic: Minimum Housing Requirement and Affordable Housing Incentive</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>30% ≈ 1,298 units (60% nonresidential allowed before 30% residential)</li> <li>≈ 70 affordable units (First 75% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>Generate needed housing supply and choices</li> <li>Help to achieve jobs to housing balance</li> <li>Produce housing near job centers</li> </ul>	<ul style="list-style-type: none"> <li>No change to current draft</li> <li>No timeline delay</li> </ul>
<p><b>B. Additional Housing</b></p> <ul style="list-style-type: none"> <li>35% ≈ 1,515 units (55% nonresidential allowed before 35% residential)</li> <li>≈ 87 affordable units (First 80% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>Generate even more housing supply and choices</li> <li>Achieve greater balance of jobs to housing</li> <li>Additional production of homes nearest job centers</li> </ul>	<ul style="list-style-type: none"> <li>Revise draft code</li> <li>No timeline delay</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>20% ≈ 865 units (100% nonresidential allowed before 20% residential)</li> <li>≈ 46 affordable units (First 75% public amenity)</li> </ul>	<ul style="list-style-type: none"> <li>Significantly reduced housing production</li> <li>Further imbalance of jobs to housing</li> <li>May not fully accomplish mix of uses within the area</li> </ul>	<ul style="list-style-type: none"> <li>Revise draft code</li> </ul>

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<p><b>Request contingent upon:</b></p> <ul style="list-style-type: none"> <li>○ Max. bldg. height: 400'</li> <li>○ Max. FAR: 5.3</li> <li>○ Nonresidential floor plate of 26,000 gsf/f above 80'</li> </ul>		
<p><b>Study Session 7 – November 15</b>  <b>Topic: Affordable Housing</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>● Affordable housing at 80% AMI</li> </ul>		<ul style="list-style-type: none"> <li>● No change to current draft</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>● Affordable housing condos at 100% AMI</li> </ul>		<ul style="list-style-type: none"> <li>● Revise Draft to allow Affordable Housing Condos at 100% AMI</li> </ul>
<p><b>Study Session 7 – November 15</b>  <b>Topic: Affordable Housing</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>● No fee in lieu option for Affordable Housing (on-site performance required)</li> </ul>		<ul style="list-style-type: none"> <li>● No change to current draft</li> </ul>
<p><b>Wig Properties Request</b></p> <ul style="list-style-type: none"> <li>● Fee in lieu option for affordable housing</li> </ul>		<ul style="list-style-type: none"> <li>● Timeline delay to develop the program and establish in-lieu fee</li> </ul>
<p><b>Study Session 7 – November 15</b>  <b>Topic: Affordable Housing Fee In-Lieu Option – Nonresidential Development</b></p>		
<p><b>A. Current Draft</b></p> <ul style="list-style-type: none"> <li>● Affordable Housing as top tier amenity for Res, no fee in lieu option</li> </ul>		<ul style="list-style-type: none"> <li>● No change to current draft</li> <li>● Allows affordable housing to be built in transit-rich neighborhood</li> </ul>
<p><b>Bellevue Athletic Club Request</b></p> <ul style="list-style-type: none"> <li>● Fee in lieu option for affordable housing, add requirement for commercial to pay fee in lieu to support Affordable Housing</li> </ul>		<ul style="list-style-type: none"> <li>● Timeline delay to develop the program and establish in-lieu fee</li> </ul>