

Wig Properties April 28 Requests and BAC May 7 Requests

June 28, 2021

#	Draft LUCA	Requests	Possible Adjustments
<b>Urban Form</b>			
<b>Wig 1</b>	Max Height: 230'/250' (mech) Max Height 50' of 112th: 70' (include mech)	Max Height (114th, Main): 400'/420' (mech) Max Height (middle): 125'/145' (mech) Max Height 50' of 112th: 70'/90' (mech) Average Max 285'	<u>Recommended Change</u> Revise Draft to Max Height 300'/320' (with mech); no change to 112th Max Height Implications: 1. Higher than 300'/320' may require additional environmental study
<b>Wig 4</b>	Reduced Floor Plate/Stepback for all towers, between 40'-80'; Further reduction in Floor Plate/Stepback 80'-higher	No reduction in Floor Plate/no stepback for residential towers between 40'-80'; Reduced Floor Plate/Stepback for residential towers only 80'-higher	Implications: 1. May result in massive 80'-high wall/structure; 2. May create non-pedestrian friendly environment <b>Council Direction Needed</b>
<b>Wig 7</b>	Ped/bike path between Pre-Located Street and Main Street slip ramp	No bike path at this location	<u>Recommended Change</u> Revise Draft to remove bike path; and require only ped path due to grade change
<b>Wig 9</b>	Exception for block length and perimeter 200' from 114th (to maintain requirements along 112th)	Exception for block length and perimeter 400' from 114th	Implications: 1. Northern portion of Red Lion parcel will be completely excepted <b>Council Direction Needed</b>
<b>BC 6</b>	Pre-Located Street (private road) on Hilton property	Delete Pre-Located Street on Hilton and BAC properties, or Pre-Located Street should not be a public right-of-way	<u>Recommended Change</u> Both are already in Draft; Pre-Located Street only on Hilton Property; and Pre-Located Street is not a public right-of-way

**East Main LUCA**  
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**Attachment C**

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<b>Housing</b>			
<b>Wig 2</b>	Min 30% Res before 60% Non-Res	Min 300,000 (400 units) (10%), with 100,000 (135 units) before 60% Non-Res	Implications: 1. May result in further imbalance of jobs/housing; 2. Inconsistent with accomplishing mix of uses within the area <b><u>Council Direction Needed</u></b>
<b>BC 1</b>	Min 30% Res before 60% Non-Res	No Res requirement for <u>expansion</u> of athletic club/hotel	Implications: 1. May result in further imbalance of jobs/housing; 2. May not fully accomplish mix of uses within the area; 3. Can use BelRed Existing Conditions framework to except expansion up to 20% <b><u>Council Direction Needed</u></b>
<b>Wig 5</b>	Affordable Housing at 80% AMI	Affordable Housing Condos at 100% AMI (similar to BelRed)	<b><u>Recommended Change</u></b> Revise Draft to allow Affordable Housing Condos at 100% AMI
	No fee in lieu option for Affordable Housing	Fee in lieu option for Affordable Housing	Implications: 1. May result in further imbalance of jobs/housing; 2. May not fully accomplish mix of uses within the area <b><u>Council Direction Needed</u></b>
<b>BC 3</b>	Affordable Housing as top tier amenity for Res, no fee in lieu option	Fee in lieu option, add requirement for commercial to pay fee in lieu to support Affordable Housing	Implications: 1. May result in further imbalance of jobs/housing; 2. May not fully accomplish mix of uses within the area; 3. Can use BelRed Existing Conditions framework to except expansions up to certain (20) percent <b><u>Council Direction Needed</u></b>

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<b>Code Structure</b>			
<b>Wig 3</b>	Nonconforming provisions	Amend Master Development Plan process to allow exceptions from nonconforming provisions	<u>Recommended Change</u> Revise Draft to depart from nonconforming provisions through a DA
<b>Wig 6</b>	No DA option	DA for: <ul style="list-style-type: none"> <li>• Catalyst Project (fees);</li> <li>• Special Amenity</li> </ul>	<u>Recommended Change</u> Revise Draft to allow DA for specific provisions: <ul style="list-style-type: none"> <li>• Special Amenity;</li> <li>• Open Space</li> </ul>
<b>Wig 10</b>	No affirmative allowance for any potential development proposal (including below grade parking garage)	Affirmative allowance for below grade parking garage	<u>Recommended Change</u> Revise Draft to include affirmative allowance, and for compliance with all other codes and standards
<b>BC 2</b>	Nonconforming provisions	Legacy property exempt from nonconforming provisions for <u>expansion</u> of athletic club/hotel	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansions up 20%
<b>BC 4</b>	Ground Floor Uses (include retail) required to activate pedestrian experience	Remove Ground Floor Uses for properties south of the Pre-Located Street	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansions up to 20%
<b>BC 5</b>	Open Space required as first tier amenity for Non-Res (to go above base height and FAR)	Remove Open Space requirement for properties south of the Pre-Located Street	<u>Recommended Change</u> Revise Draft to use BelRed Existing Conditions framework to except expansions up to 20%