



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 |
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| Study Session 4 – September 13 | | |
| 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. Possible Adjustment <ul style="list-style-type: none"> • 300'/320' • 70' (50' from 112th) | <ul style="list-style-type: none"> • Urban form "wedding cake" • Transition to DT and SF neighborhood • CAC recommended | <ul style="list-style-type: none"> • Revise draft code • No timeline delay |
| Wig Properties Request <ul style="list-style-type: none"> • 400'/420' (along 114th, Main) • 160' (middle) • 70' (112th) • 295' average | <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 • <i>Consider DA off-ramp to minimize added time/process</i> |
| Study Session 4 – September 13 | | |
| Topic: Minimum Housing Requirement and Affordable Housing Incentive | | |
| A. Current Draft <ul style="list-style-type: none"> • 30% ≈ 1,298 units | <ul style="list-style-type: none"> • Generate needed housing supply and choices | <ul style="list-style-type: none"> • No change to current draft • No timeline delay |

Identified Topics Review Schedule Updated October 18, 2021

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| (60% nonresidential allowed before 30% residential) • ≈ 70 affordable units (First 75% public amenity) | <ul style="list-style-type: none"> • Help to achieve jobs to housing balance • Produce housing near job centers | |
| B. Additional Housing • 35% ≈ 1,515 units (55% nonresidential allowed before 35% residential) • ≈ 87 affordable units (First 80% public amenity) | <ul style="list-style-type: none"> • 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 |
| Wig Properties Request • 8.8% ≈ 400 units • ≈ 21 affordable units (First 75% public amenity) | <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 |
| Study Session 5 – October 4; Study Session 6 – October 18 Topic: Floor Area Ratio (FAR) | | |
| A. Current Draft <ul style="list-style-type: none"> • Base FAR: 2.5 nonresidential; 3.5 residential • Maximum FAR: 5.0 • First tier public amenity from open space, child care service, and potential streets for nonresidential; affordable housing for residential | <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 |
| 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 | <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 • <i>Consider DA off-ramp to minimize added time/process for this LUCA</i> |

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| Study Session 5 – October 4; Study Session 6 – October 18 | | |
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| Topic: Amenity Incentive Options | | |
| A. Current Draft Eight amenity incentive options: 1. Affordable Housing 2. Potential Streets 3. Open Space 4. Stream and Wetland Restoration 5. Public Art 6. Enhanced Streetscape 7. Sustainability Certification 8. Child Care Service | <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 |
| Wig Properties Request <ul style="list-style-type: none"> • Also include: <ul style="list-style-type: none"> ○ pedestrian bridge ○ special amenity ○ performing arts space | <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. Possible Adjustment <ul style="list-style-type: none"> • Include DA for: <ul style="list-style-type: none"> ○ Increasing Building height ○ Increasing maximum FAR ○ Nonconforming exceptions ○ Special Amenity | <ul style="list-style-type: none"> • Allow negotiation for increased height and FAR, nonconforming exceptions, and Special Amenity • Offer flexibility to future development, existing uses | <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 • Other Provisions, limitless | <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 |
| 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 |
| Wig Properties Request <ul style="list-style-type: none"> • Affordable housing condos 100% AMI | <ul style="list-style-type: none"> • Expands affordable housing ownership opportunities consistent with BelRed | <ul style="list-style-type: none"> • Revise Draft to allow Affordable Housing Condos at 100% AMI |

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| Study Session 6 – October 18 Minor Topic: Pedestrian/Bike Path | | |
| A. Current Draft <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 |
| Wig Properties Request <ul style="list-style-type: none"> • Ped only at this location | <ul style="list-style-type: none"> • Bike path provided along Main Street “slip ramp”, pre-located street, and potential streets • 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/ Wig Properties Request <ul style="list-style-type: none"> • Delete Pre-Located Street 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 |
| Study Session 7 – November 1 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"> • No change to current draft |
| Wig Properties Request <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"> • Revise draft code • No timeline delay |
| Study Session 7 – November 1 Topic: Floor Plate Size (Nonresidential) | | |
| A. Current Draft <ul style="list-style-type: none"> • Floor Plate above 40 feet: 30,000 gsf/f • Floor Plate above 80 feet: 20,000 gsf/f | | |

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| <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 | | |
| <p>Study Session 7 – November 1 Minor Topic: Perimeter Block Length Exceptions</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Exception for block length and perimeter 200' from 114th (to maintain requirements along 112th) | | <ul style="list-style-type: none"> • No change to current draft |
| <p>B. Wig Properties Request</p> <ul style="list-style-type: none"> • Exception for block length/perimeter 400' from 114th | | <ul style="list-style-type: none"> • Revise draft code • No timeline delay |
| <p>Study Session 7 – November 1 Minor Topic: Below Grade Parking Garage</p> | | |
| <p>A. Current Draft</p> <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 |
| <p>Wig Properties Request</p> <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 |
| <p>Study Session 7 – November 1 Topic: Nonconforming Provisions</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Nonconforming provisions similar to Downtown | | <ul style="list-style-type: none"> • No change to current draft |
| <p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Revise Draft to depart from nonconforming provisions through a DA | | <ul style="list-style-type: none"> • Revise Draft • No timeline delay |
| <p>Wig Properties Request</p> <ul style="list-style-type: none"> • Amend Master Development Plan process to allow nonconforming exceptions | | <ul style="list-style-type: none"> • Not recommended |
| <p>Study Session 7 – November 1 Topic: Nonconforming Provisions – Bellevue Athletic Club</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Nonconforming provisions similar to Downtown | | <ul style="list-style-type: none"> • No change to current draft |

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| <p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% | | <ul style="list-style-type: none"> • Revise Draft • No timeline delay |
| <p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • Legacy property exempt from nonconforming provisions for <u>expansion</u> of athletic club/hotel | | <ul style="list-style-type: none"> • Not recommended |
| <p>Study Session 7 – November 1 Topic: Affordable Housing Fee-in-Lieu Option</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • No fee in lieu option for Affordable Housing (on-site performance required) | | <ul style="list-style-type: none"> • No change to current draft |
| <p>Wig Properties Request</p> <ul style="list-style-type: none"> • Fee in lieu option for affordable housing | | <ul style="list-style-type: none"> • Timeline delay to develop the program and establish in-lieu fee |
| <p>Study Session 7 – November 1 Topic: Affordable Housing Fee-in-Lieu Option – Nonresidential Development</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Affordable Housing as top tier amenity for Res, no fee in lieu option | | <ul style="list-style-type: none"> • No change to current draft • Allows affordable housing to be built in transit-rich neighborhood |
| <p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • Fee in lieu option for affordable housing, add requirement for commercial to pay fee in lieu to support Affordable Housing | | <ul style="list-style-type: none"> • Timeline delay to develop the program and establish in-lieu fee |
| <p>Study Session 7 – November 1 Topic: Bellevue Athletic Club Exceptions – Minimum Residential</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • 30% (60% nonresidential allowed before 30% residential) | | <ul style="list-style-type: none"> • No change to current draft • No timeline delay |
| <p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% | | <ul style="list-style-type: none"> • Revise draft code to use BelRed Existing Conditions framework to allow expansions up to 20% or more through DA |

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| <p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • No minimum residential requirement for expansion of athletic club/hotel | | <ul style="list-style-type: none"> • Not recommended |
| <p>Study Session 7 – November 1 Topic: Bellevue Athletic Club Exceptions – Ground Floor Uses</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Ground Floor Uses (include retail) required to activate pedestrian experience | | <ul style="list-style-type: none"> • No change to current draft • No timeline delay |
| <p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% | | <ul style="list-style-type: none"> • Revise Draft • No timeline delay |
| <p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • Remove Ground Floor Uses for properties south of the Pre-Located Street | | <ul style="list-style-type: none"> • Not recommended |
| <p>Study Session 7 – November 1 Topic: Bellevue Athletic Club Exceptions – Open Space Requirement</p> | | |
| <p>A. Current Draft</p> <ul style="list-style-type: none"> • Open Space is a first tier amenity for nonresidential | | <ul style="list-style-type: none"> • No change to current draft • No timeline delay |
| <p>B. Possible Adjustment</p> <ul style="list-style-type: none"> • Revise Draft to use BelRed Existing Conditions framework to except expansions up 20% | | <ul style="list-style-type: none"> • Revise Draft • No timeline delay |
| <p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • Remove Open Space requirement for properties south of the Pre-Located St | | <ul style="list-style-type: none"> • Not recommended |
| <p>Study Session 8 – November 15 Finalize LUCA</p> | | |