



Green Highlight/Confirmed Adjustment	Council-directed change – confirmed
Yellow Highlight/Directed Adjustment	Council-directed change – need confirmation
Orange Highlight/Possible Adjustment	Staff recommended change – for discussion

Red font color – Revised stakeholder requests per letters submitted for September 13, October 4, and October 18 Study Sessions

Topic	City Framework/Needs	Path
Study Session 4 – September 13; Study Session 7 – November 15		
Topic: Maximum Building Height		
A. Current Draft • 230'/250' • 70' (50' from 112th)	• Urban form "wedding cake" • Transition to DT and SF neighborhood	• No change to current draft • No timeline delay
B. Directed Adjustment • 300'/320' • 70' (for 50' from 112th)	• Transition to DT and SF neighborhood • CAC recommended	• Revise draft code • No timeline delay • DA for height to 400'/420' • DA for height to 90' (for 50' from 112th)
Wig Properties Request • 400'/420' (along 114th, Main) • 160'/ 180' (middle) • 90' (112th)	• Taller buildings near SF neighborhood • Beyond CAC study • Beyond environmental review	• Revise draft code • Additional environmental review and process • May need additional economic analysis • Add 4 – 6 months
Study Session 4 – September 13; Study Session 7 – November 15		
Topic: Minimum Housing Requirement and Affordable Housing Incentive		
A. Current Draft • 30% ≈ 1,298 units • ≈ 70 affordable units	• Generate needed housing supply and choices	• No change to current draft • No timeline delay

Identified Topics Review Schedule Updated November 15, 2021

Topic	City Framework/Needs	Path
(First 75% public amenity)	<ul style="list-style-type: none"> • Help to achieve jobs to housing balance • Produce housing near job centers 	
<p>B. Additional Housing</p> <ul style="list-style-type: none"> • 35% ≈ 1,515 units • ≈ 87 affordable units <p>(First 80% public amenity)</p>	<ul style="list-style-type: none"> • Exchange for added height to 300'/320' • 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 • DA available to reduce minimum housing in exchange for more affordable housing
<p>Wig Properties Request</p> <ul style="list-style-type: none"> • 20% ≈ 865 units • ≈ 46 affordable units <p>(First 75% public amenity)</p> <p>Request contingent upon:</p> <ul style="list-style-type: none"> ○ Max. bldg. height: 400' ○ Max. FAR: 5.3 ○ Nonresidential floor plate of 26,000 gsf/f above 80' 	<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
<p>Study Session 5 – October 4; Study Session 6 – October 18</p> <p>Topic: Floor Area Ratio (FAR)</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> • Base FAR: 2.5 nonresidential; 3.5 residential • Maximum FAR: 5.0 • First tier nonresidential: open space, child care, and potential street; first tier residential: affordable housing 	<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
<p>B. Directed Adjustment</p> <ul style="list-style-type: none"> • Base FAR: 2.5 nonresidential; 3.5 residential • Maximum FAR: 5.0 • Nonresidential: First Tier— open space, child care (up to 15,000 sf), potential street, ped bridge, performing arts 	<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"> • Revise draft code • No timeline delay • DA for maximum FAR of 5.3

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<ul style="list-style-type: none"> Residential: First Tier—affordable housing, 80% AMI 		
<p>Wig Properties Request</p> <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 and pedestrian bridge, and increase bonusable FAR for child care to 15,000 sf 	<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
<p>Study Session 5 – October 4; Study Session 6 – October 18 Topic: Amenity Incentive Options</p>		
<p>A. Current Draft Amenity options:</p> <ol style="list-style-type: none"> Affordable Housing Potential Streets Open Space Childcare Stream and Wetland Public Art Enhanced Streetscape Sustainability Cert 	<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
<p>B. Directed Adjustment (Wig Properties Request)</p> <ul style="list-style-type: none"> Add: 9. Ped Bridge 10. Special Amenity 11. Performing Arts 	<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
<p>Study Session 5 – October 4; Study Session 6 – October 18 Topic: Development Agreements (DA)</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> No DA option 		<ul style="list-style-type: none"> No change to current draft
<p>B. Directed Adjustment</p> <ul style="list-style-type: none"> Include DA for: departure from any development standard in East Main 	<ul style="list-style-type: none"> Offer flexibility to future development 	<ul style="list-style-type: none"> Revise draft code No timeline delay Future additional environmental review needed
<p>Wig Properties Request</p> <ul style="list-style-type: none"> Include DA Option for: <ul style="list-style-type: none"> Catalyst Project (fees) 	<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

Identified Topics Review Schedule Updated November 15, 2021

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<ul style="list-style-type: none"> • Special Amenity • Open Space • Other Provisions, limitless 		
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
B. Directed Adjustment <ul style="list-style-type: none"> • Affordable housing 80% AMI for first tier amenity option • Affordable housing condos 100% AMI for second tier amenity option 	<ul style="list-style-type: none"> • Expands affordable housing ownership opportunities 	<ul style="list-style-type: none"> • Revise Draft
Wig Properties Request <ul style="list-style-type: none"> • Affordable housing condos 100% AMI 		
Study Session 6 – October 18 Minor Topic: Pedestrian/Bike Path		
A. Current Draft (Directed) <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 • DA available to modify
Wig Properties Request <ul style="list-style-type: none"> • Ped only at this location 	<ul style="list-style-type: none"> • 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 (Directed) (Wig Properties Request) <ul style="list-style-type: none"> • Pre-Located Street wholly 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 • DA available to modify
Study Session 7 – November 15 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"> • Urban form consistent with Downtown and BelRed • Stepbacks and upper-level floor plate reductions create more walkable, attractive neighborhood 	<ul style="list-style-type: none"> • No change to current draft • DA available to modify

Identified Topics Review Schedule Updated November 15, 2021

Topic	City Framework/Needs	Path
<p>Wig Properties Request</p> <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"> Inconsistent with urban form for Downtown and BelRed Does not result in pedestrian-friendly building design 	<ul style="list-style-type: none"> Revise draft code
<p>Study Session 7 – November 15 Topic: Floor Plate Size (Nonresidential)</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> Floor Plate above 40 feet: 30,000 gsf/f Floor Plate above 80 feet: 20,000 gsf/f 	<ul style="list-style-type: none"> Urban form consistent with Downtown and BelRed Stepbacks and upper-level floor plate reductions create more walkable, attractive neighborhood 	<ul style="list-style-type: none"> No change to current draft DA available to modify
<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 	<ul style="list-style-type: none"> Inconsistent with urban form framework for Downtown and BelRed Increased shade/shadow impact Does not result in pedestrian-friendly building design 	<ul style="list-style-type: none"> Revise draft code
<p>Study Session 7 – November 15 Minor Topic: Perimeter Block Length</p>		
<p>A. Current Draft (Directed)</p> <ul style="list-style-type: none"> Maximum perimeter block length is 1300' Exception for perimeter block length 200' from 114th (to maintain requirements along 112th) 350' maximum n/s block length 	<ul style="list-style-type: none"> Consistent with Council direction from July 2020 Urban form framework consistent with Downtown through-block connections and BelRed block sizes Necessary to create walkable blocks 	<ul style="list-style-type: none"> No change to current draft DA available to modify
<p>B. Wig Properties Request</p> <ul style="list-style-type: none"> Eliminate perimeter block length requirement Retain 350' maximum n/s block length along 112th only 	<ul style="list-style-type: none"> Inconsistent with Downtown and BelRed urban form framework Does not provide walkable blocks 	<ul style="list-style-type: none"> Revise draft code

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Study Session 7 – November 15		
Minor Topic: Below Grade Parking Garage		
A. Current Draft <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
Wig Properties Request <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
Study Session 7 – November 15		
Topic: Nonconforming Provisions		
A. Current Draft <ul style="list-style-type: none"> Nonconforming provisions similar to Downtown 		<ul style="list-style-type: none"> No change to current draft
B. Directed Adjustment <ul style="list-style-type: none"> Revise Draft to depart from nonconforming provisions through a DA 		<ul style="list-style-type: none"> Revise Draft
Wig Properties Request <ul style="list-style-type: none"> Amend Master Development Plan process to allow nonconforming exceptions 	<ul style="list-style-type: none"> Inconsistent with Land Use Code Structure 	<ul style="list-style-type: none"> Not recommended
Study Session 7 – November 15		
Topic: Affordable Housing Fee-in-Lieu Option – Residential		
A. Current Draft <ul style="list-style-type: none"> No fee in lieu option for affordable housing (on-site performance required) 	<ul style="list-style-type: none"> Require on-site construction Promote affordable housing near transit and job centers 	<ul style="list-style-type: none"> No change to current draft
Wig Properties Request <ul style="list-style-type: none"> Fee in lieu option for affordable housing 	<ul style="list-style-type: none"> May result in fewer affordable units in East Main 	<ul style="list-style-type: none"> Revise Draft
Study Session 7 – November 15		
Topic: Affordable Housing Fee-in-Lieu Option – Nonresidential		
A. Current Draft <ul style="list-style-type: none"> No fee in lieu option for affordable housing for nonresidential 	<ul style="list-style-type: none"> Focus on-site affordable housing construction with residential development 	<ul style="list-style-type: none"> No change to current draft
Bellevue Athletic Club Request <ul style="list-style-type: none"> Fee in lieu option for affordable housing for nonresidential 	<ul style="list-style-type: none"> Support affordable housing 	<ul style="list-style-type: none"> Establish in-lieu fee option similar to BelRed Revise Draft

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<p>Study Session 7 – November 15</p>		
<p>Topic: Bellevue Athletic Club Exceptions – Minimum Housing, Ground Floor Uses, Open Space</p>		
<p>A. Current Draft</p> <ul style="list-style-type: none"> • Nonconforming provisions similar to Downtown • Minimum 30% housing • Ground Floor Uses required • Open Space required 	<ul style="list-style-type: none"> • Consistent with LUC • Generate housing choices and supply • Ground floor uses and open spaces activate the public realm 	<ul style="list-style-type: none"> • No change to current draft
<p>Bellevue Athletic Club Request</p> <ul style="list-style-type: none"> • No minimum housing, Ground Floor Uses, or Open Space requirements for expansion of athletic club/hotel 	<ul style="list-style-type: none"> • Consideration for BAC as legacy use 	<ul style="list-style-type: none"> • Revise Draft to exempt expansions up to the Base FAR
<p>Regular Session – December 6</p> <p>Finalize LUCA</p>		