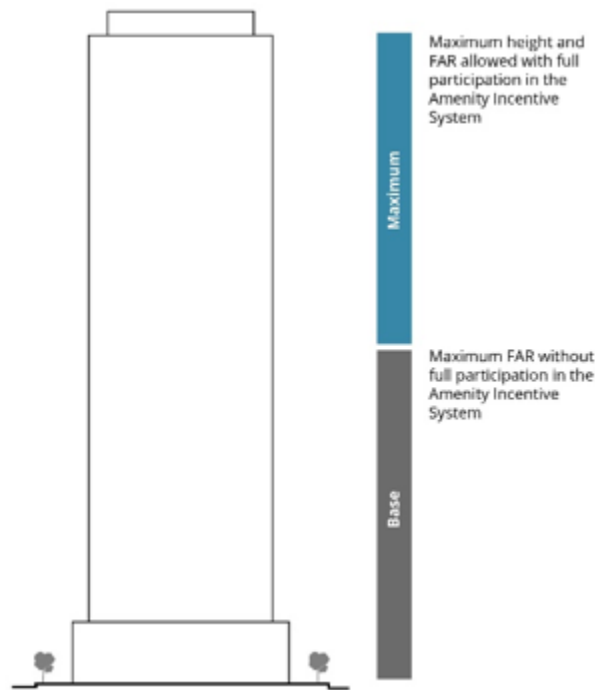


20.25R.050 Amenity incentive system.

A. General.

A Building may exceed the base Floor Area Ratio permitted for development within a Mixed-Use Land Use District pursuant to LUC [20.20.010](#) only if it complies with the requirements of this section.



B. Review Required.

The Director may approve an amenity that complies with subsection [D](#) of this section if all the specific amenity system requirements are satisfied and established design criteria for the amenity have been met.

C. FAR Exemptions.

The following amenities shall be exempt from a development's total FAR calculation, provided all applicable Land Use Code requirements are satisfied:

1. Active Use Spaces. Except for market-rate residential units and where otherwise provided by the terms of this Code, an exemption from calculation of the maximum floor area of up to 1.0 FAR is allowed for each square foot of active use space that complies with the following design requirements:
 - i. Transparency. Seventy-five percent minimum.
 - ii. Weather Protection. Seventy-five percent minimum, six feet deep.
2. Affordable commercial spaces.

3. Affordable housing.

D. Amenity Incentive Program.

1. General.

- a. In no event may a development within a project limit exceed its base FAR allowance as described in LUC [20.20.010](#) unless providing amenities as follows:
 - i. Additional building floor area, up to the maximum for the Land Use District described in LUC [20.20.010](#), may be obtained through bonus points earned through the provision of amenities as detailed in subsection [D.2](#) of this section. The total number of bonus points earned equals the total additional building floor area available to the development, up to the maximum for the Land Use District described in LUC [20.20.010](#).
 - ii. Any development receiving additional floor area under subsection [D.1.a.i](#) of this section may increase its height to the maximum allowed for the Land Use District as described in LUC [20.20.010](#).
- b. In a multi-building development within a project limit, amenities may be allocated among all buildings within the project limit; provided, that such allocation shall be approved by the Director through a Master Development Plan.
 - i. If the multi-building development is to be phased, each phase shall provide for a proportionate or greater installation of amenities as established in an approved Master Development Plan phasing plan. No phase may depend on the future construction of amenities.

2. Bonus Points. The following amenities qualify for bonus points as described below:

- a. Affordable Housing.
 - i. New affordable housing: four bonus points for every one gross square foot of affordable housing subject to the following conditions:
 - (1) Bonus points may be earned under this subsection D.2.a.i only for affordable housing provided in excess of the amount required by LUC [20.15.110](#).
 - (2) To earn bonus points under this subsection D.2.a.i, affordable housing shall meet all applicable requirements of Chapter [20.15](#) LUC.
 - (3) Affordable housing created exclusively by operation of Chapter [4.52](#) BCC is ineligible to earn bonus points under this subsection D.2.a.
 - (4) To earn bonus points under this subsection D.2.a.i, affordable housing may be located on site, off site, or through a combination of on-site and off-site performance.

- (5) To earn bonus points under this subsection D.2.a.i, affordable housing located off site must be located both within the City limits and within a Tier 1 location as described in LUC [20.15.140](#).
- ii. Deeper Affordability. Bonus points may be earned by providing dwelling units at deeper levels of affordability as follows:
 - (1) Six bonus points for every 1 gross square foot of dwelling units that are affordable to households earning up to, and including, 60 percent of the Area Median Income.
 - (2) Eight bonus points for every 1 gross square foot of dwelling units that are affordable to households earning up to, and including, 50 percent of the Area Median Income.
 - (3) Bonus points may be earned under this subsection D.2.a.ii only for affordable housing provided in excess of the amount required by LUC [20.15.110](#).
 - (4) Affordable housing earning bonus points under subsection [D.2.a.ii\(1\)](#) or [D.2.a.ii\(2\)](#) of this section is ineligible to receive bonus points under subsection [D.2.a.i](#) of this section.
 - (5) To earn bonus points under this subsection D.2.a.ii, affordable housing shall meet all applicable requirements of Chapter [20.15](#) LUC.
 - (6) Affordable housing created exclusively by operation of Chapter [4.52](#) BCC is ineligible to earn bonus points under this subsection D.2.a.ii.
 - (7) To earn bonus points under this subsection D.2.a.ii, affordable housing may be located on site, off site, or through a combination of on-site and off-site performance.
 - (8) To earn bonus points under this subsection D.2.a.ii, affordable housing located off site must be located both within the City limits and within a Tier 1 location as described in LUC [20.15.140](#).
- iii. Land transfer: 0.5 bonus points for every one square foot of real property provided pursuant to LUC [20.15.170](#).
- iv. Pioneer Provision. To encourage the development of affordable housing in Mixed-Use Land Use Districts, established under LUC [20.10.020](#) and described in LUC [20.10.398](#), the first 200 dwelling units of affordable housing shall receive 8 points for every 1 gross square foot of affordable housing subject to the following conditions:
 - (1) Bonus points are only earned under this subsection D.2.a.iv when a building permit is issued for development that includes affordable housing on site.
 - (2) For phased development, bonus points are only earned for affordable housing included in the phase for which the building permit has been issued.

- (3) If, at the time of issuance of a building permit, 200 dwelling units of affordable housing have already earned bonus points for other development utilizing this pioneer provision, then no bonus points shall be awarded under this subsection D.2.a.iv.
 - (4) After the two hundredth dwelling unit of affordable housing has earned bonus points under this subsection D.2.a.iv, all subsequent affordable housing, either within the same development or within another development, is ineligible to earn bonus points under this subsection D.2.a.iv, but may earn bonus points as otherwise provided by this subsection.
 - (5) Affordable housing earning bonus points under this subsection D.2.a.iv is ineligible to earn bonus points under subsection [D.2.a.i](#) of this section.
 - (6) Bonus points earned by providing deeper affordability under subsection [D.2.a.ii](#) of this section may be stacked with bonus points earned under this subsection D.2.a.iv.
 - (7) Affordable housing created exclusively by operation of Chapter [4.52](#) BCC is ineligible to earn bonus points under this subsection D.2.a.iv.
 - (8) To earn bonus points under this subsection D.2.a.iv, affordable housing shall meet all applicable requirements of Chapter [20.15](#) LUC.
 - (9) This pioneer provision does not apply to development consisting entirely of affordable housing. For the purposes of this subsection, development consists entirely of affordable housing even where the development also contains one or more manager's units; provided, that the manager's units are reserved exclusively for occupancy of an on-site manager serving the project and said manager's household.
- b. Family-Sized Housing. Dwelling units with three or more bedrooms earn one bonus point for every one gross square foot of the dwelling unit.
 - c. Open Space.
 - i. One-half bonus point for every one square foot of open space provided pursuant to LUC [20.25R.030](#).
 - d. Eastrail Corridor Improvements.
 - i. Sixteen bonus points for every one square foot of designed and constructed mixing zones.
 - ii. Sixteen bonus points for every one square foot of frontage paths adjacent to the Eastrail corridor designed and constructed in accordance with the applicable requirements contained in this Part [20.25R](#) LUC.
 - e. Grand Connection Improvements.
 - i. Sixteen bonus points for every one square foot of Grand Connection area that has been designed, constructed, and then dedicated to the City.

- f. Access and Connectivity.
 - i. Six bonus points for every one linear foot of enhanced flexible access corridor that have been designed and constructed in accordance with the applicable requirements of this Part 20.25R. Square footage for purposes of calculating bonus points shall not include vehicle surfaces described in LUC [20.25R.020.B.3.d.i\(1\)](#), but may include on-street parking and curb areas.
 - ii. Four bonus points for every one square foot of Flexible Access Corridor or Active Transportation Access Corridor that have been designed and constructed in accordance with the applicable requirements of this Part 20.25R. Square footage for purposes of calculating bonus points shall not include vehicle or loading drive surfaces.
 - iii. Two bonus points for every one square foot of Shared-Use Path that have been designed and constructed in accordance with the applicable requirements of this Part 20.25R.
- g. Green Building.
 - i. Green building certification as provided under LUC [20.20.420](#) may receive bonus points as follows:
 - (1) Tier: 0.3 points per gross square foot of certified building; and
 - (2) Tier 2: 0.4 points per gross square foot of certified building.
 - ii. The Director shall determine which tier of green building certification programs established under LUC [20.20.420](#) may qualify for each tier of bonus points established above.
 - iii. If a residential development located entirely on a small site obtains Tier 2 green building certification, then that development is allowed to exceed its base FAR allowance up to the maximum for the Land Use District described in LUC [20.20.010](#) without obtaining any other bonus points under this amenity incentive system.
- h. Affordable Commercial Space.
 - i. Two bonus points may be earned for every one square foot of commercial space that is leased to a qualified business at a total rate below that is less than or equal to one and one-half times the operating expenses of that qualified business, as determined by the Director.
 - ii. The Director shall define by rule what constitutes “operating expenses” and “qualified business” for the purposes of subsection [D.2.h](#) of this section.
 - iii. The Director may approve a total rate exceeding one and one-half times operating expenses up to a maximum of two times operating expenses to provide for repayment of owner-financed tenant improvements. The Director shall specify by rule the conditions under which a higher total rate may be approved under this subsection, not to exceed the specified maximum.
 - iv. To receive bonus points under this subsection qualifying commercial space shall:

- (1) Be no less than 500 square feet in gross floor area;
 - (2) Be located on the ground floor or within an active use space as described in this Part 20.25R; and
 - (3) Comply with any other requirements for qualifying commercial spaces that the Director adopts by rule.
- v. When adopting any rule to implement this subsection, the Director shall consider, and be consistent with the City's economic development goals, including those specified in the City's Economic Development Plan and Comprehensive Plan.
- i. Critical Area Restoration and Enhancement.
 - i. Sixty-six and seven-tenths points for every \$1,000 spent on critical area restoration or enhancement beyond the minimum mitigation requirements for the development as set forth in Part [20.25H](#) LUC and as determined by a qualified professional.
 - ii. A restoration plan shall be developed by a qualified professional and approved by the City to determine the required bonus points.
 - iii. The restored or enhanced area shall be within the development project limit and at least 10,000 square feet or 10 percent of the site area, whichever is larger.
 - iv. The property owner shall provide an easement, in a form acceptable to the City, allowing City access to the restored or enhanced area for maintenance, monitoring, and trail construction where applicable.
- j. Public Art.
 - i. Twenty-five bonus points per every \$1,000 of appraised art value.
 - ii. "Public art" means any form of permanent artwork that is outdoors and publicly accessible or visible from a public place. The purpose is to create a memorable civic experience and affinity between artist and community.
 - iii. Shall be located outside in areas open to the general public or visible from the adjoining access corridor.
 - iv. Public art can include murals, sculptures, art elements integrated with infrastructure, and special artist-designed lighting.
 - v. Standalone or landmark artworks shall be at a scale that allows them to be visible at a distance.
 - vi. Value of the art shall be determined through an appraisal acceptable to the City.

- vii. Maintenance of the art is the obligation of the owner of that portion of the site where the public art is located for the life of the project.
- k. Park Dedication.
 - i. Forty-five bonus points for every \$1,000 of the appraised value of property donated for park purposes.
 - ii. The need for such real property in the location proposed shall be consistent with City-adopted policies and plans.
 - iii. The size of the real property dedicated for park purposes must be at least 4,000 square feet.
 - iv. The real property must be located within the Wilburton TOD area but need not be contiguous with the site for which development is proposed.
 - v. The City must accept the dedication of the real property for park purposes.
- l. Child Care Services.
 - i. Eight bonus points for every 1 square foot of Child Care Service up to a maximum of 15,000 square feet, including outdoor areas dedicated exclusively for use by the Child Care Service.
 - ii. The floor area, including outdoor area, delineated for Child Care Service shall be required to remain dedicated to Child Care Service for the life of the project.
 - iii. No other uses shall be approved for future tenancy in those spaces dedicated for Child Care Service.
- m. Upper-Level Stepbacks.
 - i. Five hundred bonus points for every five feet of upper-level stepback provided along an entire building facade or block face, within the height of 25 feet and 55 feet.
 - ii. The maximum stepback depth eligible for bonus points is 20 feet.
 - iii. Eligible upper-level stepbacks must be located along any required access corridor or public right-of-way.

E. Recording.

The total amount of bonus floor area earned through the Amenity Incentive System for a project, and the amount of bonus floor area to be utilized on site for that project, shall be recorded with the King County Recorder's Office. A copy of the recorded document shall be provided to the Director. (Ord. 6906, 3-17-26, § 65; Ord. 6846, 6-17-25, § 22)

The Bellevue Land Use Code is current through Ordinance 6911, passed April 14, 2026.

Disclaimer: The City Clerk's Office has the official version of the Bellevue Land Use Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

[City Website: www.bellevuewa.gov](http://www.bellevuewa.gov)

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