

Supplemental East Main Guiding Principles

(Supplemental to the 2017 East Main Guiding Principles)

The following guiding principles implement Bellevue's Comprehensive Plan which defines Transit-oriented development (TOD) as: "Development that is within one-half mile from and oriented toward a transit station that provides frequent, reliable service. TOD optimizes transit use through a compact mix of housing, retail and office uses and a walkable pedestrian-oriented character."

Urban Design

1. Well-designed streets and open spaces are important to create and activate a TOD. Create opportunities for gathering in and around these open spaces. Encourage sidewalk and public realm activity through strategies like pedestrian-oriented streetscape design, corner plazas, transparent storefront windows, and active uses on the ground level.
2. Provide convenient, visible, safe areas for vehicular passenger loading. Locate site servicing and utilities away from the public view and minimize the area that is used at ground level for servicing.
3. Consider a hierarchical, landscaped, and functional open space system in the TOD that serves the immediate area and connects with the larger Bellevue Parks and Trails System and the East Main Station.

Mobility

4. Provide infrastructure in the TOD that supports multi-modal commuting choices to reduce the demand for parking and the use of single occupancy vehicles.
5. Consider flexible parking standards that can be scaled for right-sized parking. Provide flexibility in the code to incorporate building uses, location and its proximity to transit, as well as other available modes of transportation when determining site-specific parking standards. Consider shared parking for uses with opposite peak parking times.
6. Provide a network of streets, bicycle and pedestrian paths that are consistent with City street standards and connected to the City's circulation system. Streets, through-block connections or comparable pedestrian paths, bicycle paths and open spaces can be used to define block edges. Ensure that the blocks lengths are shorter than Downtown superblocks and comparable to the developing block pattern in the BelRed Subarea.

Regulatory Framework

7. Maximize transparency in the development regulations so that the development community and the public both understand the development regulations and potential outcomes.
8. Seek an appropriate balance between predictability in the development regulations and flexibility in their application.

9. Consider allowing a development agreement in exchange for greater quality of development and public benefit.

Housing

10. Provide an appropriate mix of housing, retail, service and office uses including a minimum housing requirement that ensures an active and vibrant neighborhood.

Incentive System

To be discussed at a future study session.