

East Main Land Use Code Amendment

Streets and Blocks Study Session

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July 6, 2020



Direction Needed from Council

Provide direction on the content of the first topic area

- block size and length
- provision of new streets
- flexibility exceptions



Agenda



Introduction and Context



Policy to LUCA



LUCA Topic Areas



Streets and Blocks Recommendations

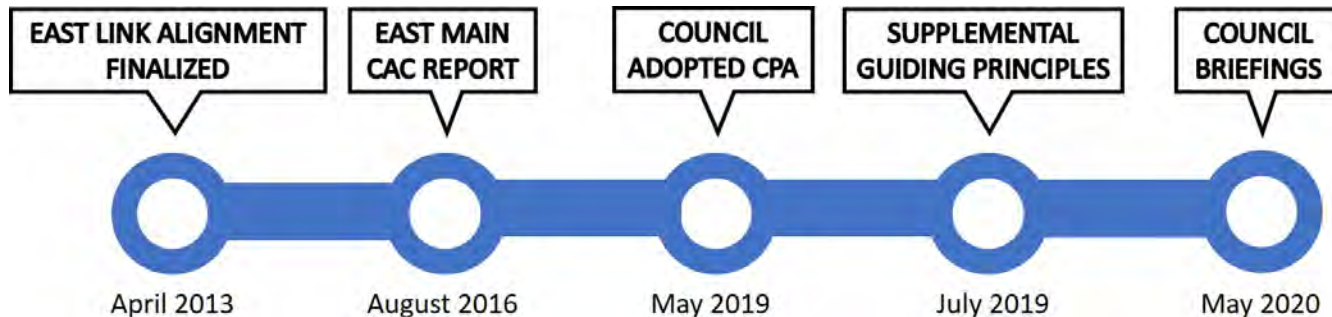


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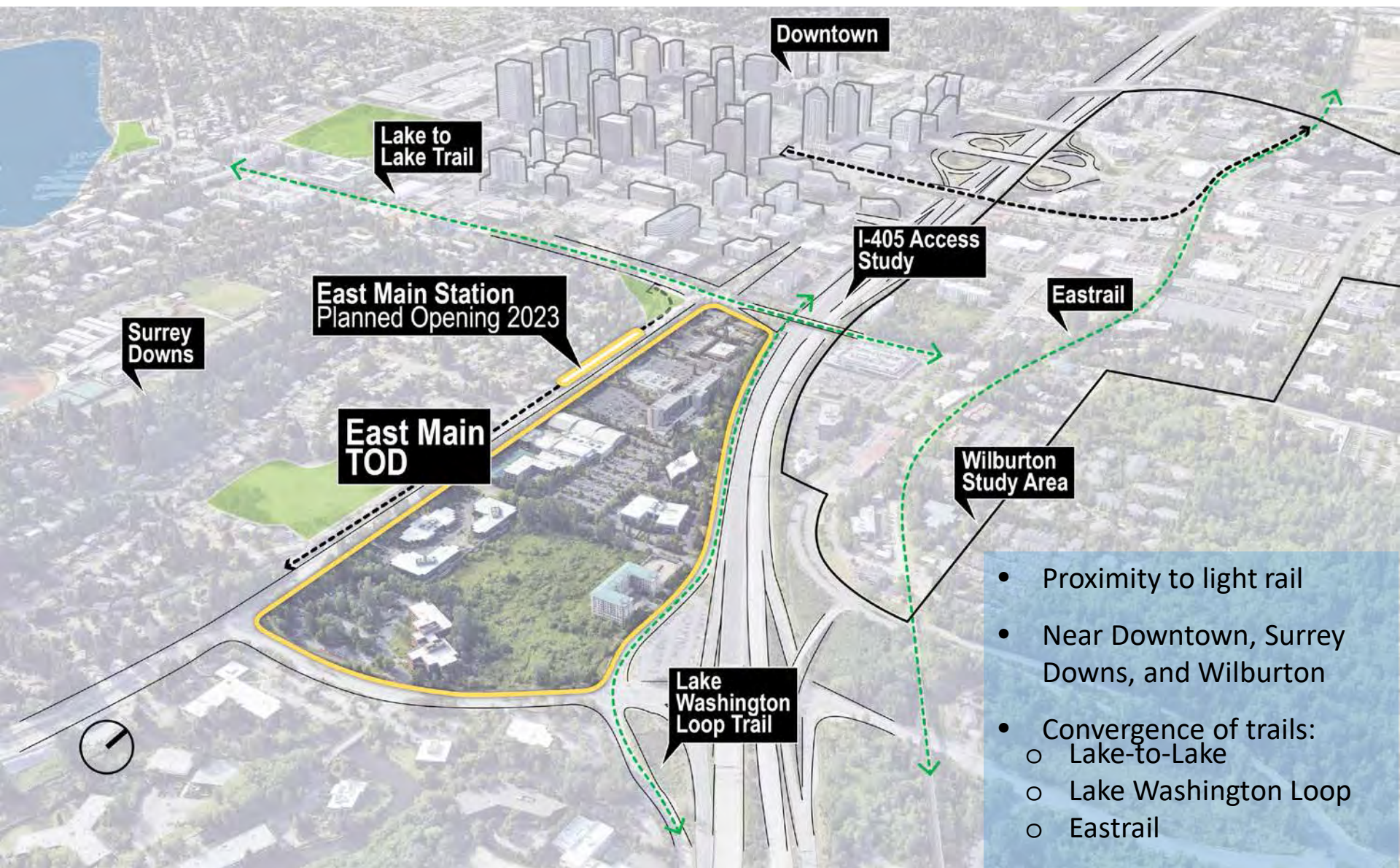


Introduction

- Council prioritized and retained processing of East Main LUCA
- Council adopted the CPA in May 2019 (Ordinance No. 6465)
- Council adopted consolidated Guiding Principles adopted in July 2019
- Council Briefings in May to prepare Council for engagement on the East Main LUCA
- Tonight is the first in a series of study sessions, and will focus on **Topic Area 1 – Streets and Blocks**



East Main Context



- Proximity to light rail
- Near Downtown, Surrey Downs, and Wilburton
- Convergence of trails:
 - Lake-to-Lake
 - Lake Washington Loop
 - Eastrail



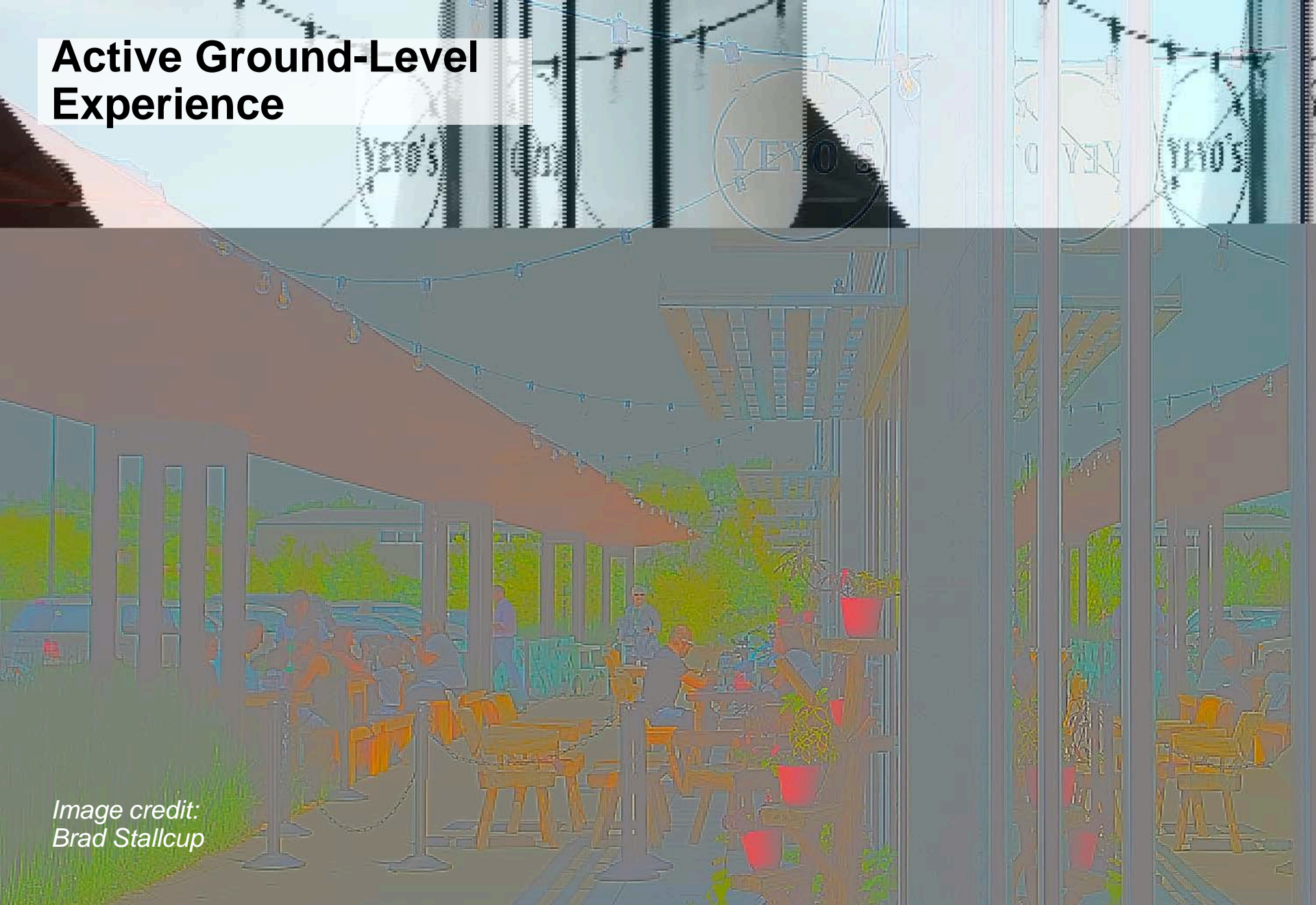


Scottareman.com

Multi-Modal Integration



Active Ground-Level Experience



*Image credit:
Brad Stallcup*



Open Space Framework



*Image credit:
Mitchell Luo*





Walkable Block Sizes



LUCA Topic Areas

Topic Area 1 Streets and Blocks

- Street Pattern and Activation
- Block Sizes

Topic Area 2 Site Organization

- Ground Floor and Active Uses
- Open Space
- Parking

Topic Area 3 Building Design

- Economic Analysis
- Amenity Incentive Program
- Building Height
- Floor Area Ratio (FAR)
- Non-Residential and Residential Mix of Uses



Tonight's Meeting

Topic Area 1 Streets and Blocks

- Street Pattern and Activation
- Block Sizes

Topic Area 2 Site Organization

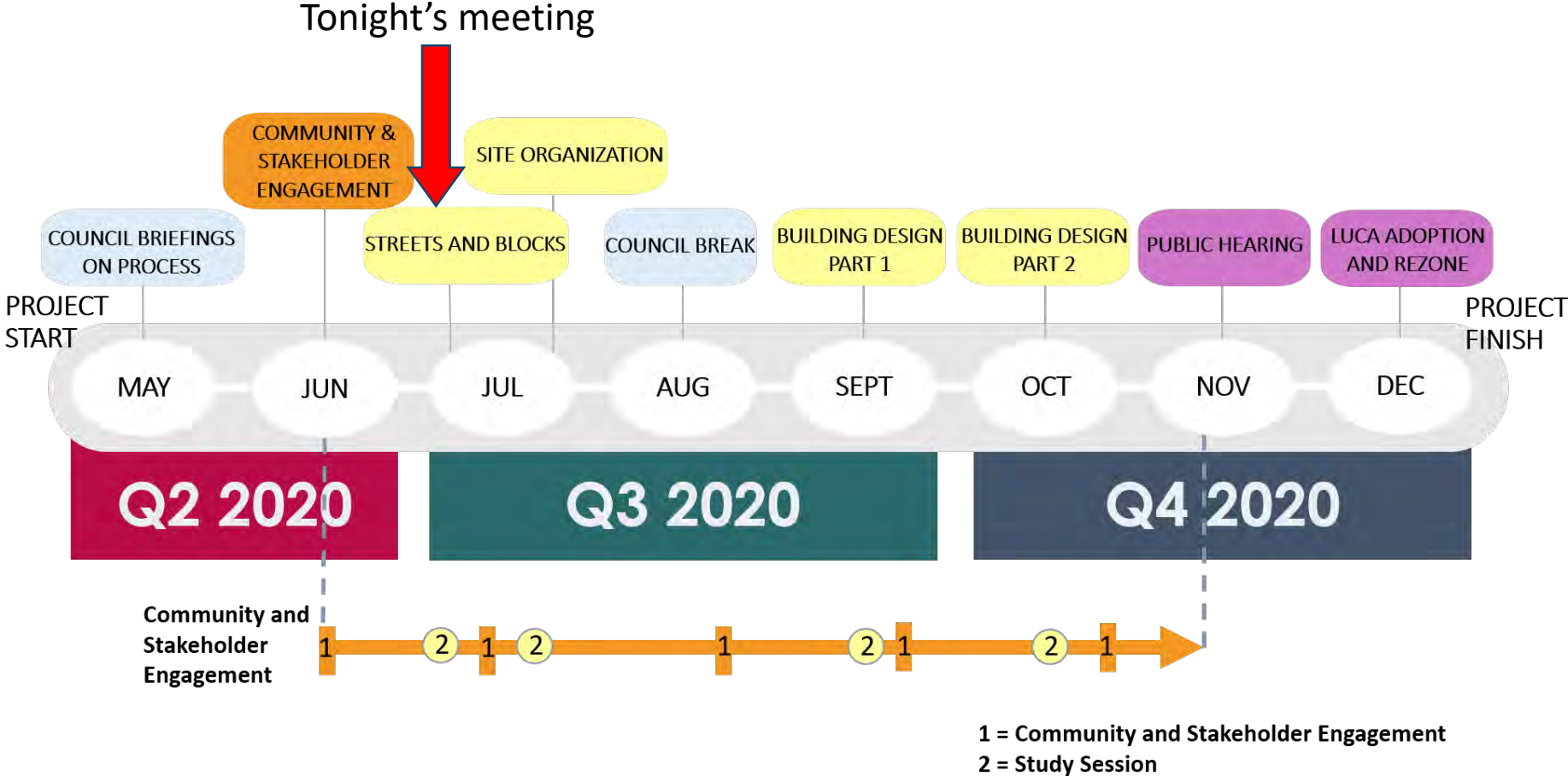
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Topic Area 3 Building Design



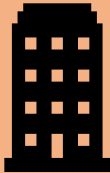
- Economic Analysis
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Anticipated Schedule



CPA, LUCA, Development Review

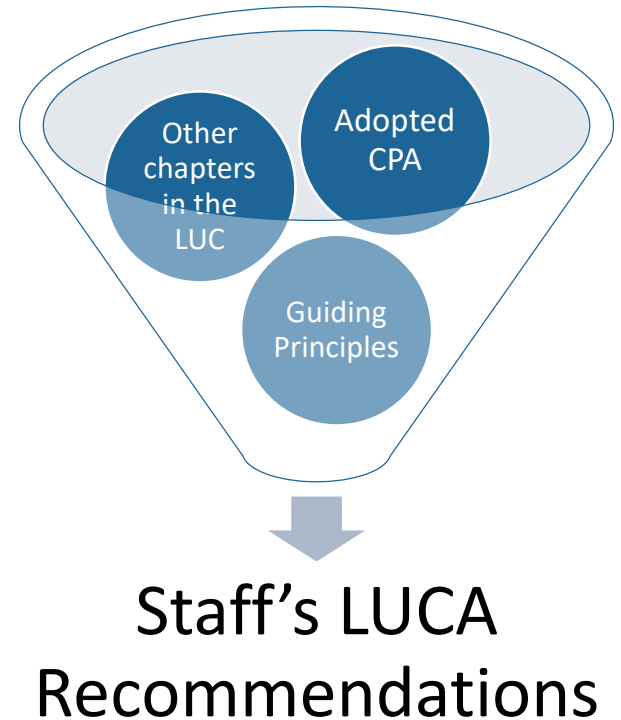
Comprehensive Plan Amendment 	Land Use Code Amendment 	Development Review & Permitting 
Generalized policy statement	Implementation of comprehensive plan	Application of the land use code to a project
<p><u>Examples:</u></p> <ul style="list-style-type: none"> • Land Use • Housing • Neighborhoods • Transportation • Utilities & Cap. Facilities • Parks and Open Space 	<p><u>Examples:</u></p> <ul style="list-style-type: none"> • Land Uses • Zoning Districts • Development Standards • Block Standards • Massing, Height, FAR, other dimensions • Design Guidelines 	<p><u>Examples:</u></p> <ul style="list-style-type: none"> • Site Plan, Survey, Landscaping Plan • Bldg. Plans • Access plans • Frontage Improvements • Environmental Studies • Utilities Plan



Streets and Blocks

Key Policies and Principles to Consider

- **S-SW-52** Foster walkability with a pattern of small walkable blocks
- **S-SW-55:** Create a new north-south street and two new east-west streets, as needed
- **GP M 3:** Provide a network of streets and pedestrian facilities consistent with City standards.



Streets and Blocks

Key Policies and Principles to Consider (cont'd)

- **GP M 4:** Ensure block lengths are smaller than Downtown and comparable to BelRed
- **GP M 4:** Streets, through-block connections, or comparable pedestrian paths, bicycle paths, and open spaces can be used to define block edges
- **CAC GP:** Create a network of streets with smaller blocks that support pedestrian and bicycle use



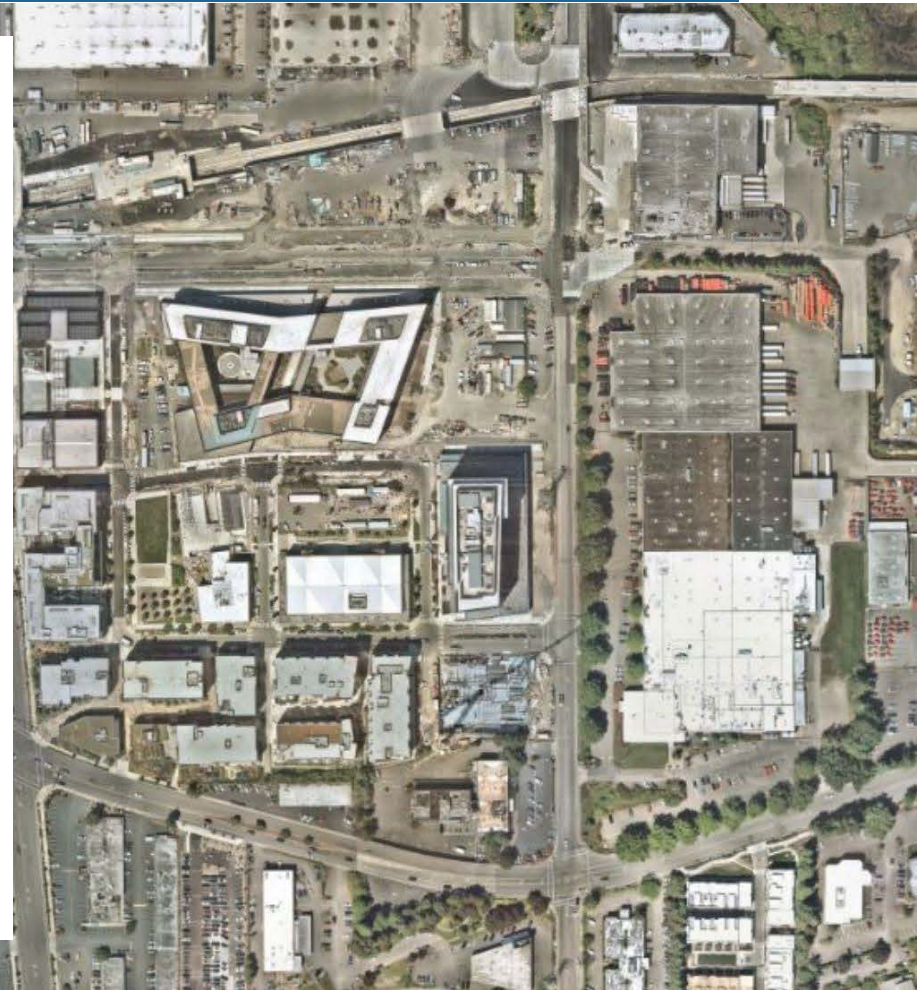
Streets and Blocks Essentials

What to do:

- Streets and blocks are tools for urban design
- Compact urban form
- Connected and multi-modal within East Main and to the broader City network
- Walkable and pedestrian-friendly public realm
- Sense of safety and security

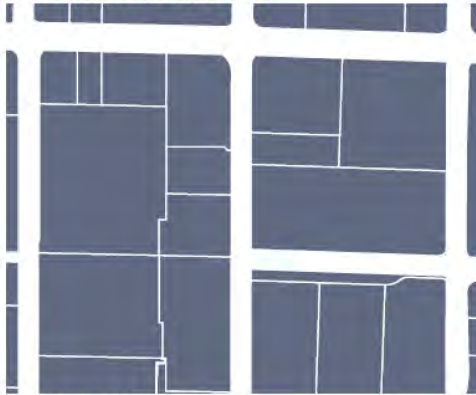
What to avoid:

- Larger “unwalkable” blocks
- Smaller “inflexible” blocks
- Campus-like/privatized experience



Block Size Considerations

Downtown Bellevue



40-acre capture: 1,200x1,452 feet

South Lake Union, Seattle



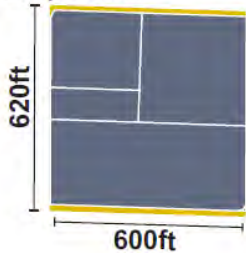
40-acre capture: 1,200x1,452 feet

Downtown Portland

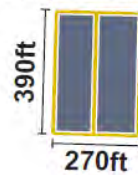


40-acre capture: 1,200x1,452 feet

Sample Block



Sample Block



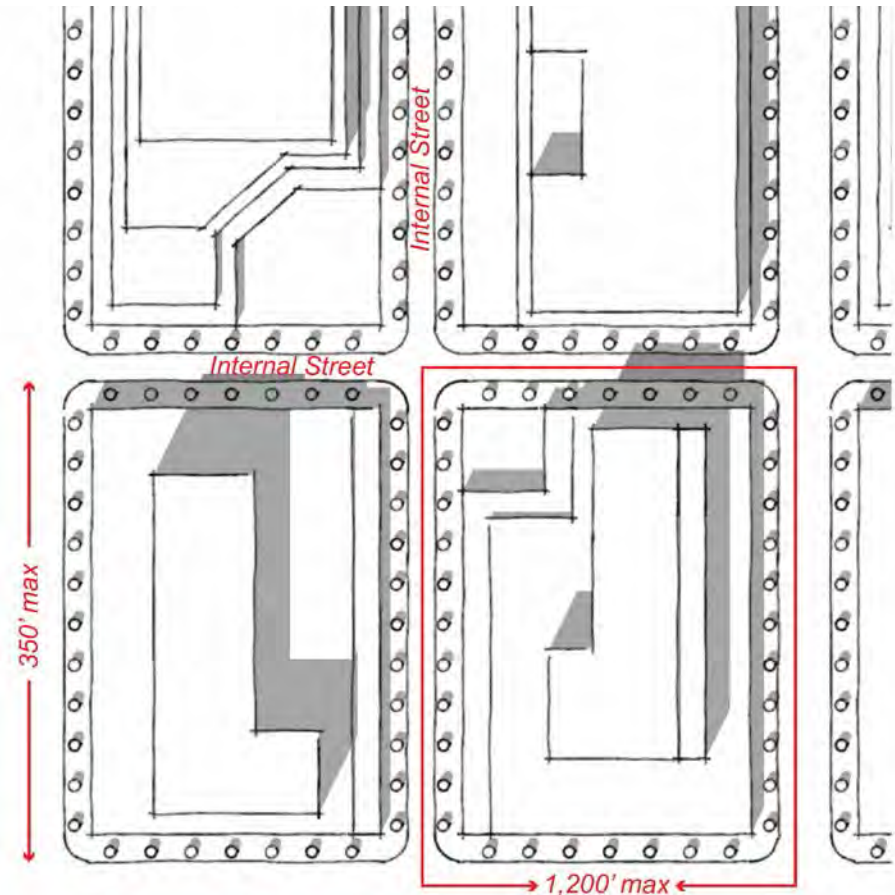
Sample Block



Block Size Recommendations

Block Size Standards

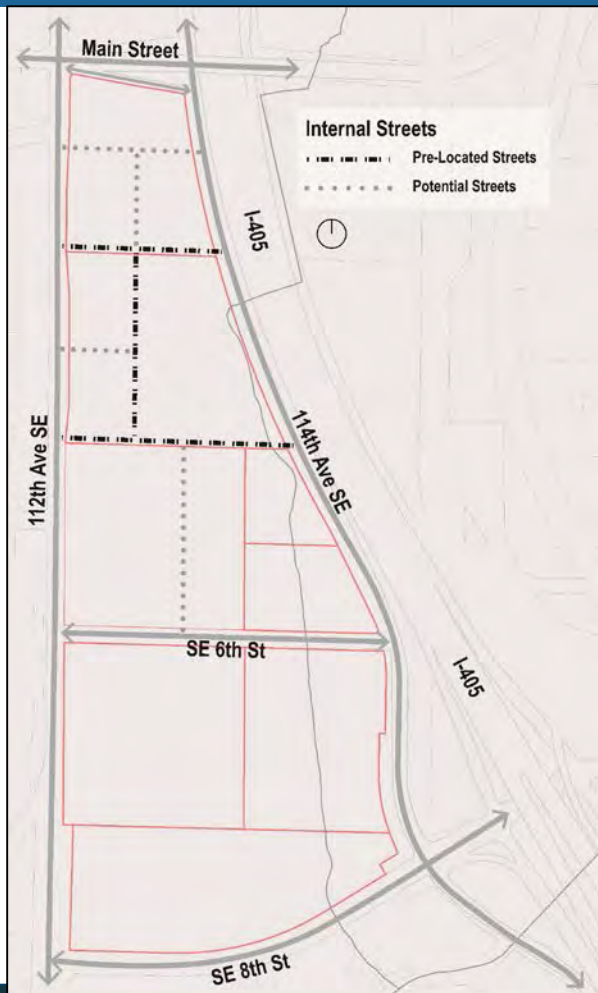
- Maximum total perimeter distance: **1,200 feet**
- Maximum North-South block length: **350 feet**
- Exceptions for parcels with a stream or wetland, and abutting Main Street Slip Ramp



** For Illustrative Purpose Only*



Streets Recommendations



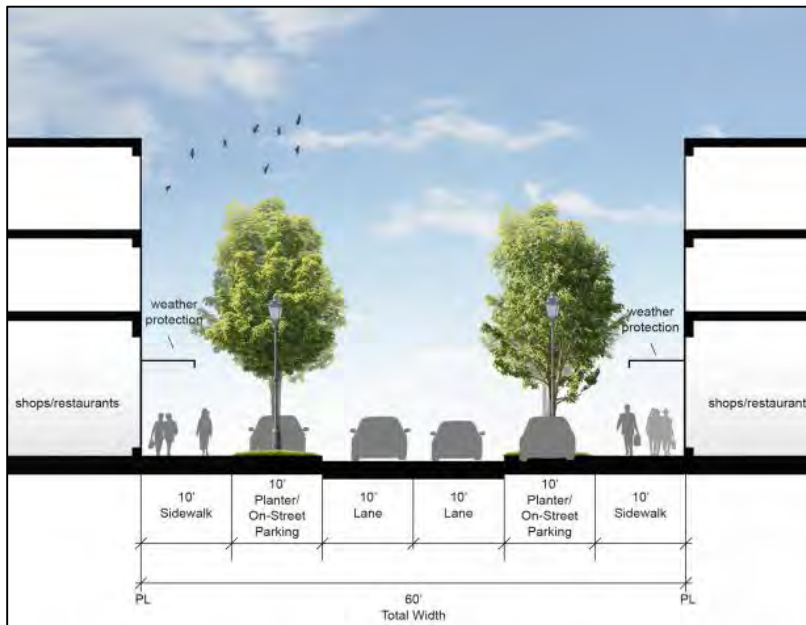
Network of Streets

- To introduce a street system that improves multi-modal mobility
- New streets are required based on:
 - (a) the perimeter block size and length requirements;
 - (b) pre-located streets requirements; or
 - (c) as determined by the Director to satisfy transportation or utilities requirements

Street Types

- **Pre-located Streets**

- Shown in preferred locations
- Designed for both pedestrians and vehicles



- **Potential Streets**

- Provide circulation and connectivity
 - May be designed for pedestrians or vehicles, or both, or open space
- **The Director is authorized to require a specific type and width of street to satisfy transportation and utilities requirements for the future development.**

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