

EAST MAIN PLAN

Figure 11 Example redevelopment Red Lion site (200' height overall)

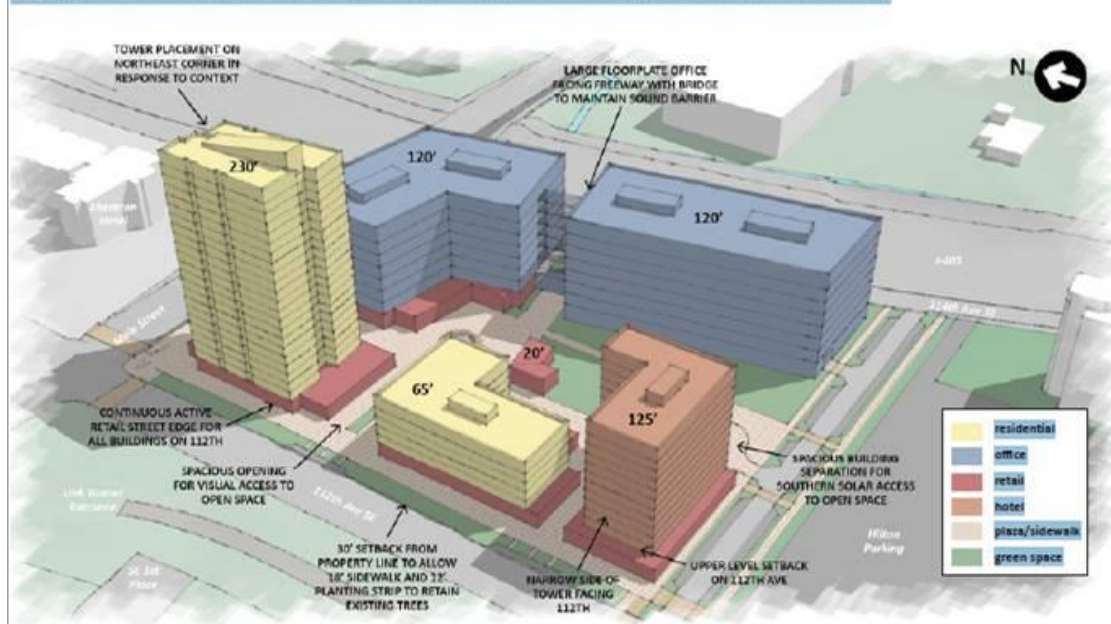


Figure 12 Example redevelopment Red Lion site (300' height part of site)



East Main Plan Basics. The East Main Citizens Advisory Committee (CAC) envisioned one of two districts of transit oriented development in the area between Main Street, SE 6th Street, 112th Avenue SE and 114th Avenue SE. The uses would be a mix of residential, retail, hotel, and office. This area would generally have a maximum height of 200 feet and a maximum FAR of 4.0. However, within 250 feet of Main Street and 114th Avenue SE, the maximum height is 300 feet and 5.0 FAR, so long as the applicant provides an additional public benefit over and above that which would be required for the rest of the district. In areas that are more than 250 feet from both Main Street and 114th Avenue SE and within 50 feet from 112th Avenue SE, the maximum height is limited to 65 feet. Buildings on 112th Avenue SE would also be stepped back. The second transit oriented development district would be located between SE 6th Street, SE 8th Street, 112th Avenue SE, and 114th Avenue SE. The recommendation for the second district is 1.0 FAR and a maximum height of 100 to 150 feet. This area is constrained by a creek and wetland.

From the Vision Statement in the East Main Plan. *“There is a standard for quality redevelopment on the east side of 112th Avenue SE that is scaled to be compatible with the surrounding area. New development uses good site and building design to create a pedestrian-oriented environment and provides ample public spaces and landscaping. The location takes advantage of the nearby light rail station to create a new, unique, high-quality neighborhood next to downtown. Taller buildings are strategically located to provide more ground-level open space, a noise buffer along I-405, eyes on the station and other public areas. The new development is designed to be compatible with nearby single-family residences to the west through building design and site planning that consider shading and privacy issues as well as the height, scale and placement of buildings and uses.*

The Red Lion Hotel site has been transformed into a successful transit-oriented development with a mix of residential, office, retail and hotel uses that create an active, vibrant center during daytime and evening hours. Retail and service uses cater primarily to the people who live and work in the new development and in the community. Future transit-oriented development on sites north of SE 6th Street are anticipated to accommodate similar redevelopment and include more community and recreational uses as well.

Redevelopment areas emphasize an attractive and safe pedestrian environment with good lighting and visibility. Block lengths are much shorter than downtown with wide sidewalks that are bustling with activity from shops and cafes with outdoor seating. Internal streets have wide sidewalks, on-street parking and narrow travel lanes, all of which help to lower traffic speeds. Ample public space is located throughout the redevelopment area to provide trees and green space, passive (e.g. seating) and active (e.g. play equipment) areas that are visually interesting and appealing (e.g. fountains, art work) for people to gather and interact in a community setting.

New commercial development along the east side of 112th Avenue SE is set at the back of a wide sidewalk to create space for a landscape strip with large shade trees and businesses that

cater to pedestrians. There are sidewalk oriented uses that generate pedestrian activity and allow ample room for circulation. New residential development is especially welcoming with similar landscape strips along the street and front stoops or building entryways that extend the setback of the building façade from the sidewalk and possibly create additional pockets of landscaping.

New residential buildings are located along 112th Avenue SE and provide housing for a variety of family sizes and income levels. Towers are located adjacent or close to Main Street. Farther south of Main Street, the upper floors of taller buildings are set back or stepped back as much as possible from 112th Avenue SE to maintain a more pedestrian scale and provide greater separation from the single family neighborhoods to the west. Mid- and high-rise office buildings are sited along 114th Avenue SE to provide a visual and noise buffer of the freeway.”

The Wigs own the Red Lion and Hilton Hotel properties on 112th Avenue SE. The Wigs participated throughout the planning process and provided input to the CAC, including special presentations beyond the public comment period. The manager of the Red Lion as well as the president of the Bellevue Club were members of the CAC. The Wigs are satisfied with the CAC recommendation. They understand that there will be details worked out through the code process.