

East Main Station Area

Draft Policy Direction

Vision

In 2035, the East Main station area is a lively transit-oriented neighborhood that provides a graceful transition from Downtown to the surrounding neighborhoods. Within the station area, building heights evolve from taller buildings near Downtown to lower-scale buildings near single family residential areas and a mix of uses combine for a vibrant, livable and attractive neighborhood. The area features a variety of housing choices, offices and neighborhood-supporting commercial services. New development incorporates parks and stands of trees, helping to soften edges, integrate the natural and built environment and provide gathering places.

Small walkable blocks and connected pathways allow people to easily move between the light rail station and destinations in and around the station area. Along the arterials that form the edge of the station area, wide sidewalks, abundant landscaping and pedestrian oriented development create a safe and attractive environment. Careful management of the transportation system has ensured that a high standard for mobility and safety is achieved while also protecting the residential neighborhood from negative traffic impacts.

Land Use

Goal: To provide quality transit-oriented development east of 112th Ave SE that optimizes the benefits of the light rail investment and complements existing neighborhoods.

Policy Guidance:

- Mix of uses in a compact vibrant center
- Development to optimize transit use and access
- Housing that meets diverse needs; incentivize affordable housing
- Land use regulatory incentives to serve public benefits

Urban Design

Goal: To achieve a distinctive pedestrian-oriented design character and a lively public realm that reflects the unique relationship of the station area with the downtown and the surrounding residential area.

Policy Guidance:

- Development scaled to serve station area and surrounding neighborhood
- Minimize visual intrusion of parking structures
- Inviting and safe walking environment
- Form and connectivity of development supports transit access
- Durable building materials that evoke a sense of permanence
- Public plazas, gathering spaces integrated with development
- Station area role as a significant downtown gateway is reinforced
- Tallest buildings near downtown transition to shorter buildings toward residential areas

- 112th Avenue SE as a active pedestrian-friendly green boulevard
- Measures to promote interest, texture and human scale in high rise buildings

Transportation

Goal: To create a complete and connected transportation system that enhances mobility and protects nearby neighborhoods from spillover traffic impacts.

Policy Guidance:

- Active, safe and inviting pedestrian and bicycle environment
- Pathways to station area and other destinations, such as Mercer Slough
- Small walkable blocks within the station area
- Future connection of Main Street to the Wilburton neighborhood and Eastside Rail Corridor
- One or more new east/west connection between 112th and 114th

Open Space

Goal: To create an attractive and functional open space system that serves the immediate neighborhood and that connects with the larger Bellevue parks and open space system.

Policy Guidance:

- Create an open space system that includes green streets, lively public realm, clearly defined pathway system the connects to destinations in the station area and to nearby parks and open spaces

Natural Environment

Goal: To promote environmental sustainability and realize opportunities provided by redevelopment to improve the health of natural features.

Policy Guidance:

- New development adjacent to Sturtevant Creek to enhance the stream corridor
- Landscaping to promote sustainable design and encourage natural drainage practices
- Promote environmentally sensitive design