



East Main Transit-Oriented District

Vicinity Map



ATTACHMENT B

The CAC and City Council envisioned an East Main neighborhood that will provide a graceful transition to its surrounding neighborhoods. The context of the East Main neighborhood includes Downtown, Wilburton, Mercer Slough, and the Surrey Downs neighborhood. The Downtown Subarea is located north of East Main TOD with a zoning designation of Downtown-Office Limited Business South (DT-OLB South) District which extends from Main Street to NE 4th Street between 112th Avenue NE and 114th Avenue NE. The DT OLB-South allows maximum building heights of 250 feet and a maximum floor area ratio of 4.5. The Wilburton Subarea is located to the east of the East Main TOD across I-405 and was recently the subject of the Wilburton Commercial Area Report. In that report, the Wilburton CAC planned for a residential area south of Main Street adjacent to I-405 with maximum building heights of 120 feet to 160 feet. Because some of the Wilburton Subarea is within one-half mile of the East Main TOD, it is likely that the East Main Station will be used by those who live and work in the south end of Wilburton. To the south of the East Main TOD is Mercer Slough and to the west is Surrey Downs Park and Surrey Downs Neighborhood. The zoning for the Surrey Downs Neighborhood is predominately Residential 4 which has a maximum building height of 35 feet.

The Lake to Lake Trail is also north of the East Main TOD. It runs on Main Street adjacent to the East Main TOD and provides a dedicated route for pedestrians and bicyclists that connects nine Bellevue parks. Surrey Downs Park is located west of the intersection of 112th Avenue SE and SE 6th Street. Portal Park is planned for the southwest corner of the intersection of Main Street and 112th Avenue SE.