



East Main Transit Oriented Development

Proposed Plan Amendment

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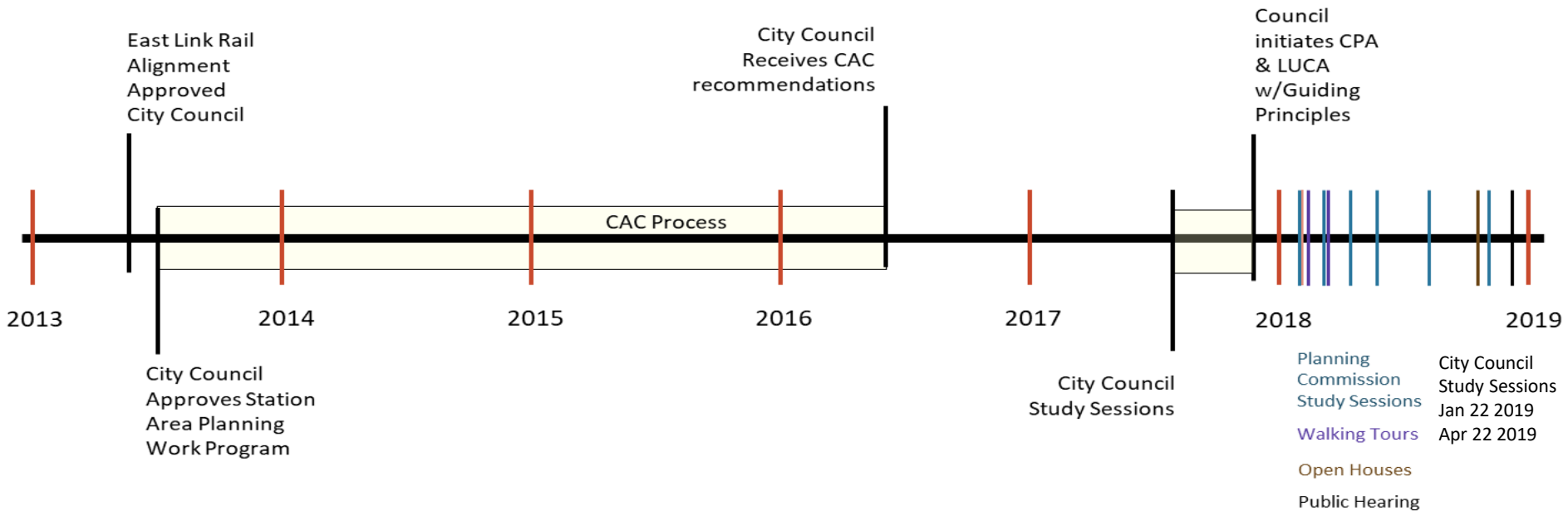
Direction

- Approve the direction for the revised plan amendment policy (Attachment A);
- Direct staff to prepare the ordinance for final Council action and;
- Direct staff to return to Council for another study session to discuss and approve land use code amendment guiding principles.





History



Q1Y1	Q2Y1	Q3Y1	Q4Y1	Q1Y2	Q2Y2	Q3Y2	Q4Y2	Q1Y3	Q2Y3	Q3Y3	Q4Y3	Q1Y4	Q2Y4	Q3Y4	Q4Y4									
Comprehensive Plan Amendment 				Land Use Code Amendment 				Development Review & Permitting - Master Development Plan, Design Review, Preliminary SEPA Approvals 																
Land Use:				Areawide Rezoning				Examples:																
Neighborhoods:								Boundary & Topographic Survey																
Housing								Site Plan																
Utilities & Capital Facilities				Examples:				Vicinity Map																
Transportation				Establish massing, height, dimensions				Floor Plan				Utilities Permitting				Right of Way Street Use Permits								
Economic Development				FAR, datum points etc.				Building Elevations				KC Sewer Use Certification Form				Site Sketch								
Environment				Establish design guidelines				Preliminary Clearing & Grading Plan				Site Plan				Traffic Control Plan								
Human Services				Create zoning district				Road Plan				Joint Use Maint. Agree. Easement				Civil Plan								
Parks, Recreation & Open Space				Areawide rezone				Transportation Impact Analysis				Recorded Easement				Shoring Plan								
Urban Design & the Arts								Preliminary Storm Drainage Report				Right of Way Use Permit				Construct. Strmwtr Pollution Plan								
Future Land Use Map								Preliminary Landscape Plan				Boundary & Topographic Survey				Right of Way Lease Plan								
								Description of Proposal & Design Intent				Water Design				Project Timeline								
								Sign Master Plan				Sewer Design				Clearing & Grading Permit								
								Exterior Lighting Plan				Storm Drainage Design												
								Statistical Information Sheet				Storm Drainage Report												
								Preliminary Street Lighting Plan				Landscape Plan												
								Geotechnical Report				Geotechnical Report												
								Environmental Checklist				Wetland Report												
								Amenity Plan & Amenity Chart				Riparian Corridor Report												
								Birds Eye Perspective																
								Building Materials & Color Samples																
								Wetland Report																



Comprehensive Plan

- ✓ E Main should fit with downtown & Wilburton.
- ✓ Unique character & identify – not an extension of downtown.
- ✓ Gateway to Bellevue – reinforce iconic design.
- ✓ Achieve TOD, optimize rail station, economic feasibility.
- ✓ Non motorized trails in TOD to Mercer Slough.
- ✓ Ongoing public input.
- ✓ Implement consistent with CAC Vision & Principles.

Q1Y1	Q2Y1	Q3Y1	Q4Y1	Q1Y2	Q2Y2	Q3Y2	Q4Y2	Q1Y3	Q2Y3	Q3Y3	Q4Y3	Q1Y4	Q2Y4	Q3Y4	Q4Y4									
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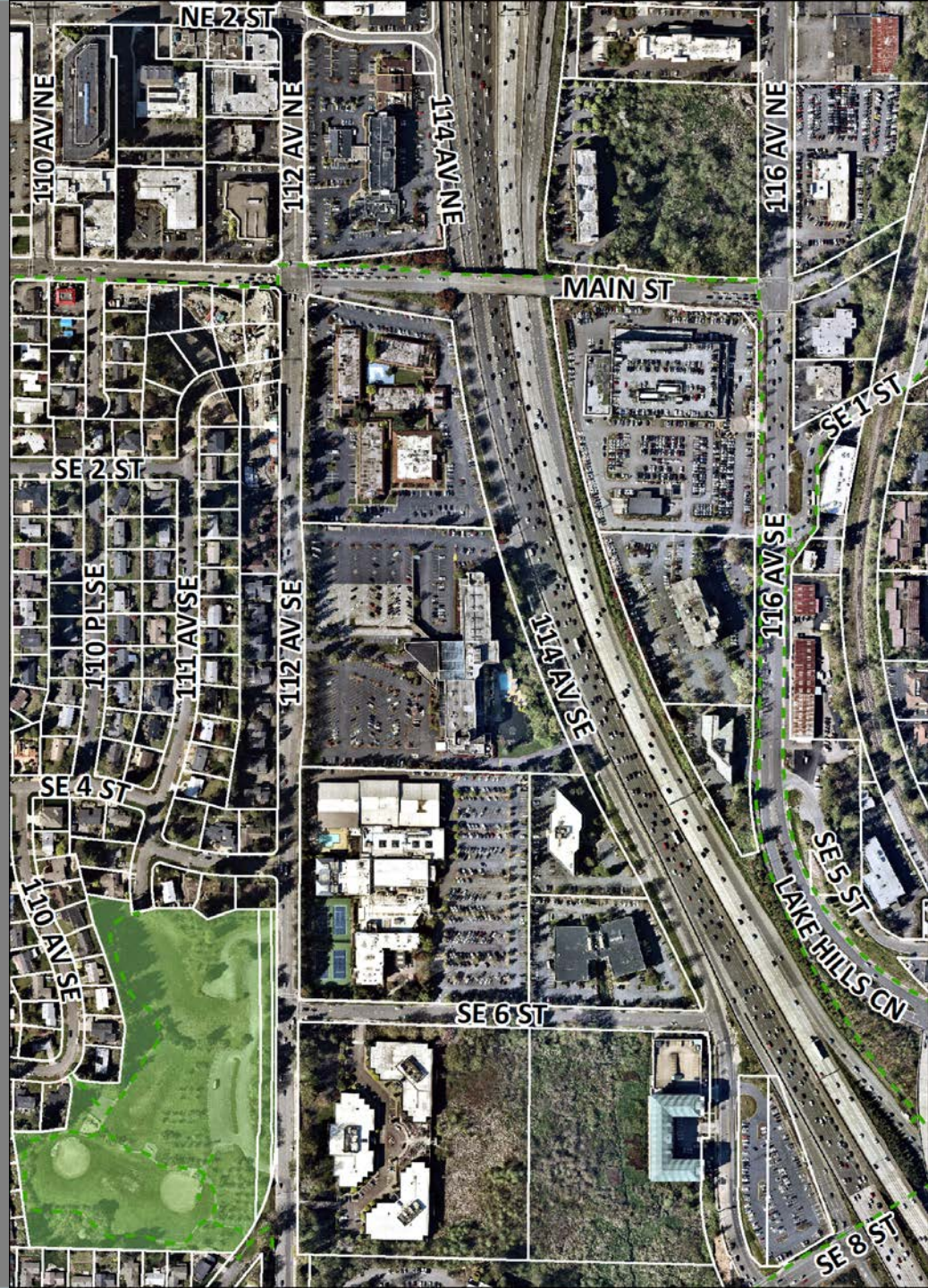
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East Main Station Area





Code & Development Review

- Any material difference in 65'/75' height for 112th Ave SE stepback.
- Consider larger floorplates on 114th Ave SE.
- Implement consistent with CAC Vision & Principles.
- Assess if LUCA is consistent with plan.
- Conduct a transportation analysis on a proposed development plan.
- Determine the need for, and location of, a grid street network including access points to serve the development.
- Determine need, location and access for garages.



Code & Development Review

Pending:

- Establish need and location of water, sewer, solid waste and parks facilities to serve the development.
- Establish datum point to measure height.
- Consider need for additional height.