



City of Bellevue

East Main Supplemental 2019 Guiding Principles

Bellevue City Council Study Session

Mike Brennan, Director

Trish Byers, Code Development Manager

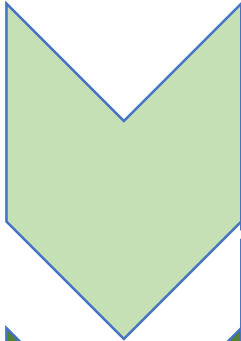
Development Services Department

Mac Cummins, Director

Community Development Department

May 28, 2019

AGENDA



- Vision and Context



- Timeline
- Comprehensive Plan Amendment, Land Use Code Amendment, Development Review



- Supplemental Guiding Principles
- Next Steps

COUNCIL'S VISION

- Transit-oriented development
- Priority on alternative modes of transportation –
 - Transit
 - Walking
 - Bicycling
- Unique vibrant, active neighborhood apart from Downtown
- Ground floor retail and service uses that generate activity



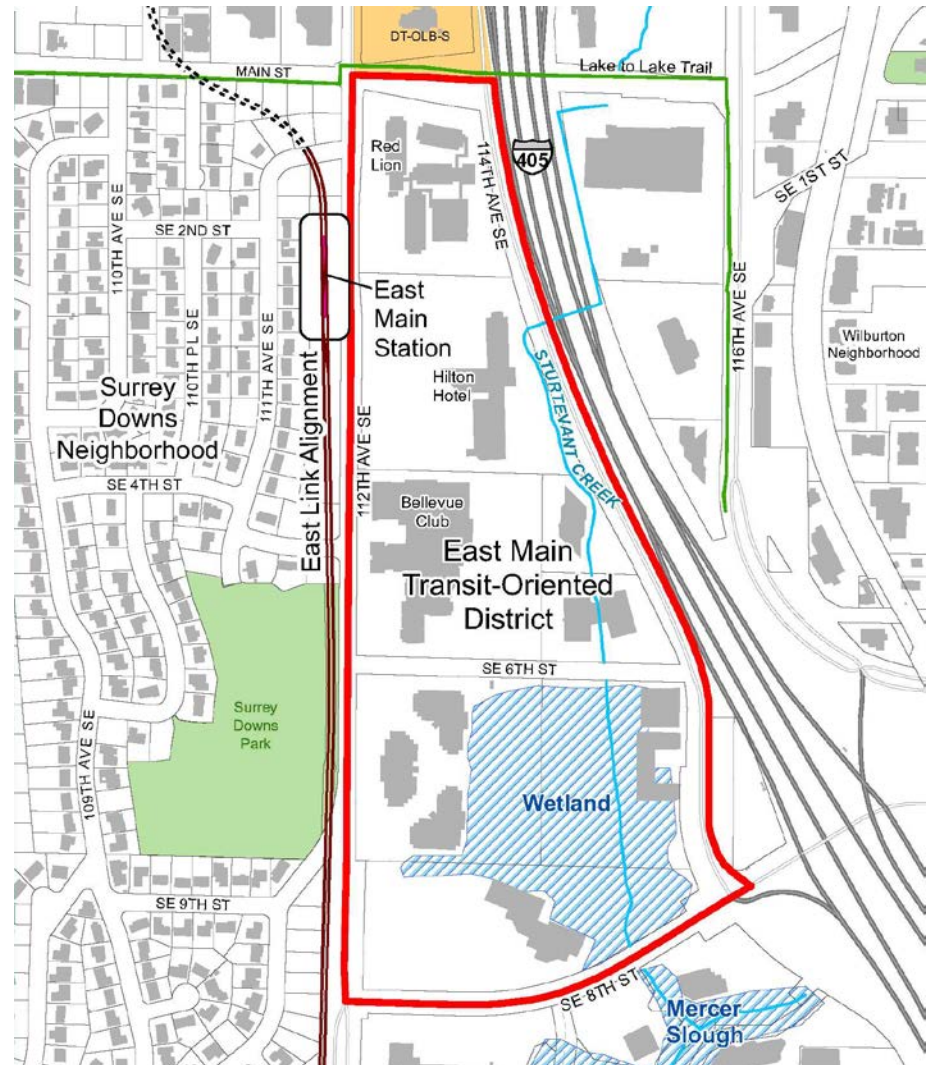
CONTEXT

North – Downtown

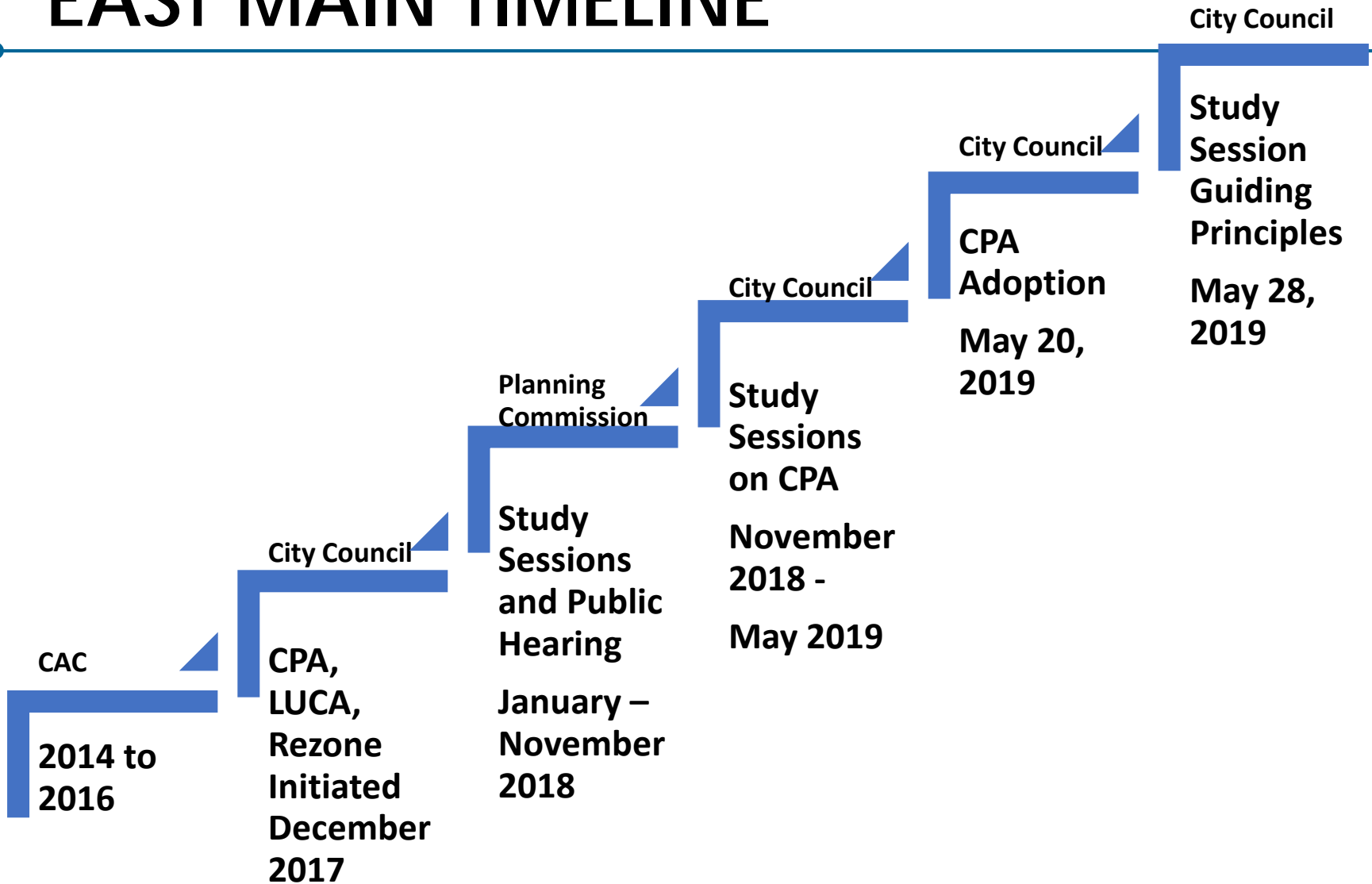
East – I-405 and
Wilburton

South – Mercer Slough

West – Surrey Downs
Neighborhood and Park



EAST MAIN TIMELINE



CPA, LUCA, Development Review

CPA	LUCA	Development Review
Generalized policy statement	Implementation of comprehensive plan	Application of the land use code to a project
Example: “Encourage the development of affordable housing through incentives...”	Example: “Floor Area Ratio. A maximum of 1.0 FAR (floor area ratio) may be excepted for affordable housing ...”	Example: Project submitted with affordable housing that is not included in FAR calculation
Example: “Establish a clearly-defined public or publicly accessible pedestrian system to the station area ...and other nearby parks and open spaces.”	Example: “Create logical connections to transit options, walking and biking trails, pedestrian routes, and streets”	Example: Project plans show paths, midblock connections, and intersections that connect with the East Main station, trails, parks and open spaces.

SUPPLEMENTAL PRINCIPLES

Why are supplemental principles needed?

- 2017 Principles were applicable to CPA, LUCA and rezone.
- Supplemental principles will:
 - Be specific to LUCA
 - Compliment the 2017 principles
 - Informed by
 - ✓ East Main CPA
 - ✓ 2017 Principles
 - ✓ Land Use Code
 - ✓ 2018 Discussions

SUPPLEMENTAL PRINCIPLES

- Urban Design

- Sidewalk and open space activation
- Location of site servicing and loading
- Open space system.



SUPPLEMENTAL PRINCIPLES

- Mobility
 - Multi-modal transportation choices
 - Flexible parking standards
 - Network of connected streets and paths



SUPPLEMENTAL PRINCIPLES

- Regulatory Framework
 - Transparency
 - Flexibility and predictability
 - Development agreements



SUMMARY

- Supplemental Principles will:
 - Be specific to the LUCA;
 - Complement the 2017 Principles; and
 - Incorporate CPA and 2018 discussions

QUESTIONS ?

NEXT STEPS

Study Session - July 8

Development Standards and Incentive System

OPTIONS

1. Approve the Supplemental Guiding Principles
2. Do not approve the Supplemental Guiding Principles
3. Give staff alternative direction.