

Eastgate/I-90 Land Use Code Amendments

**City Council Study Session
March 20, 2017**

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**Terry Cullen, Comprehensive Planning Manager, Planning and
Community Development**

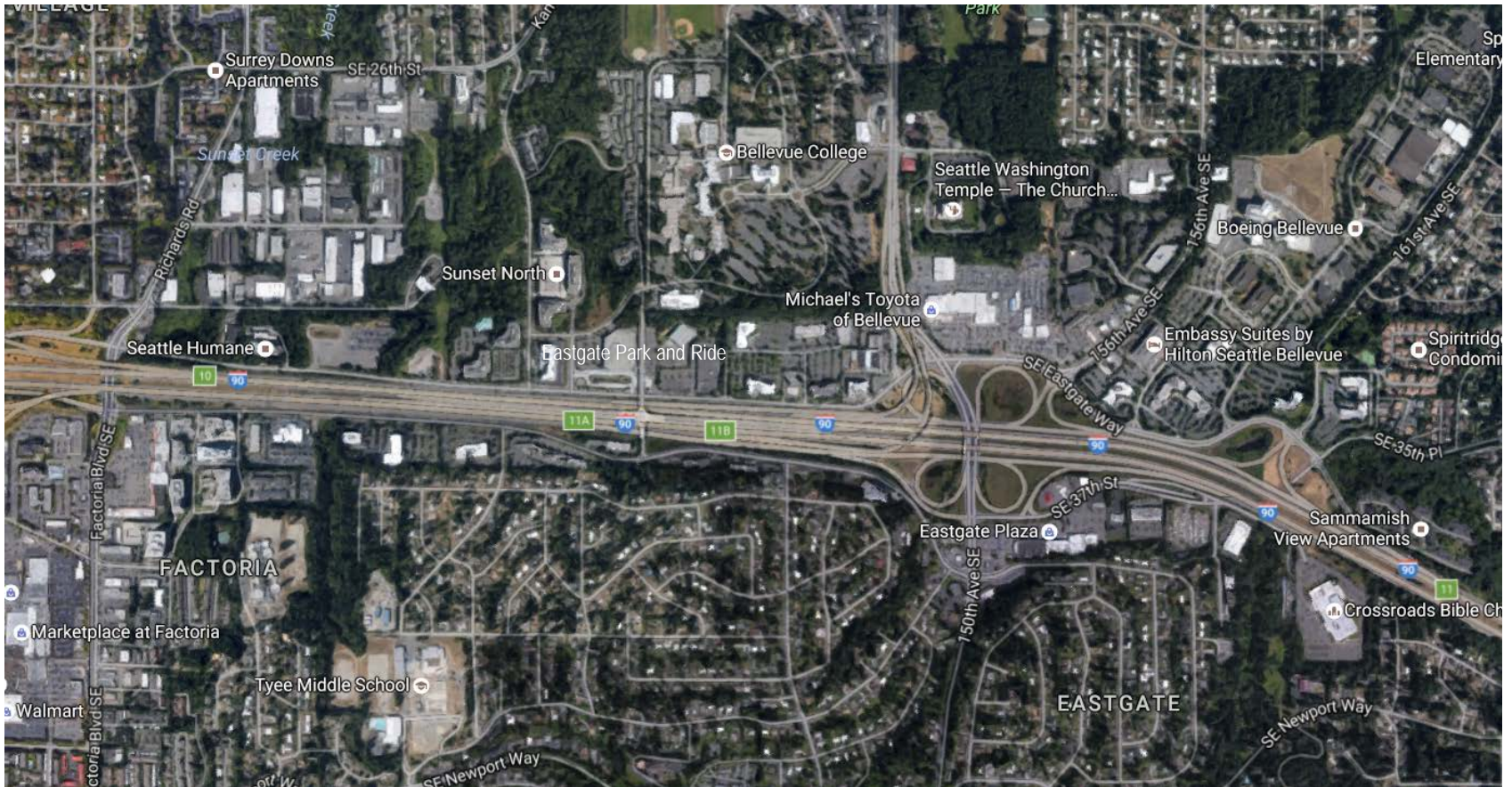
Trish Byers, Code Development Manager, Development Services

Dave Berg, Director, Transportation

Study Session Objectives

- ▶ **City Council's second study session to discuss the land use code amendments.**
- ▶ **Project Background Review.**
- ▶ **Updates since last study session.**
- ▶ **Council ask: Have the right options been identified for Council action at a later date?**

Eastgate Aerial Map



Eastgate CAC Conclusions

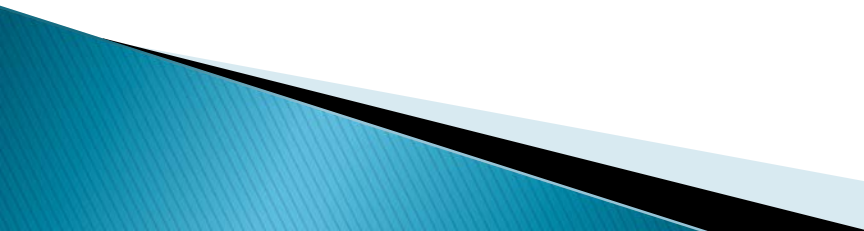
- ▶ **Eastgate remains a key area for future employment growth.**
- ▶ **To remain competitive, Eastgate needs:**
 - **Greater integration of support services and retail into the office environment.**
 - **Some additional capacity to accommodate growth.**
 - **Improved visual quality and coherence, via “City in a Park” theme, and integration of Mountains to Sound Greenway.**
 - **Opportunity for mixed use residential.**
 - **Modest transportation improvements, that can be implemented.**
- ▶ **Without changes, the current environment--dominated by surface parking lots, stand-alone suburban scale office buildings, and vehicle dependency--is unlikely to change, and the area will continue to lose economic vitality.**

The CAC Study



Process Overview

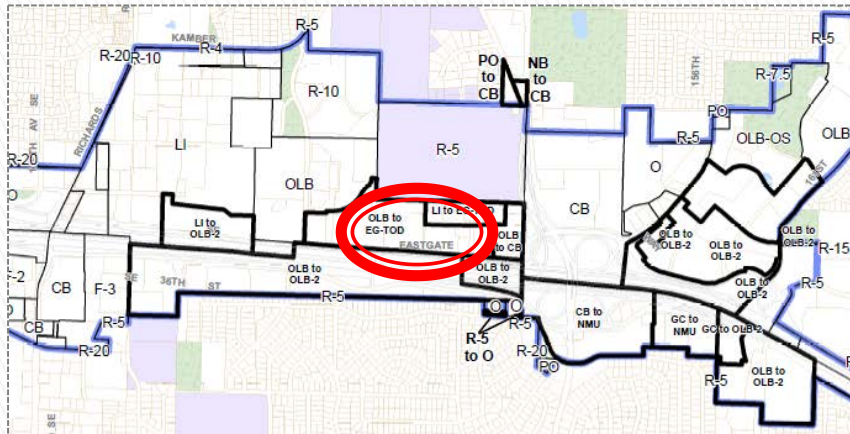
- ▶ **Eastgate Land Use & Transportation CAC Final Report, 2012.**
- ▶ **Update to the Transportation Facilities Plan, 2014-2015.**
- ▶ **Update to the Comprehensive Plan, 2014-2015.**
- ▶ **Planning Commission recommends LUCAs.**
- ▶ **City Council Reviews Land Use Code Amendments:**
 - **Sep 19 2016 Study Session.**
 - **Nov 28 2016 Referred to Transportation Commission.**
 - **Mar 06 2017 Council hears TC recommendations and funds improvements to 60% design for 2 projects on 150th Ave SE.**
 - **Tonight.**



Overview of Code Amendments

- **Three (3) new zoning districts:**
 - **EG-TOD**
 - **OLB-2**
 - **NMU**
- **New use tables, dimensional standards, development standards and design guidelines for the new districts.**
- **Detailed review of all concomitants in area for relevancy:**
 - **Many concomitants repealed.**
 - **Some not relevant anymore.**
 - **Others now addressed in code requirements.**
 - **More effective way of managing the past concomitants.**

Transit Oriented District (TOD)

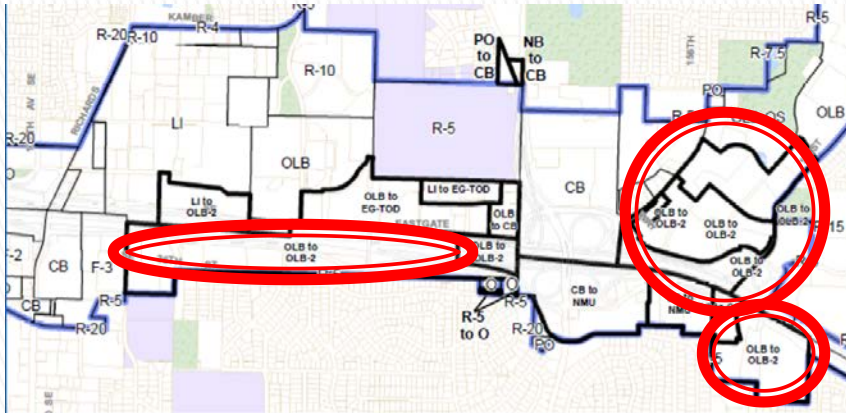


- ▶ Located west of P&R and south of college.
- ▶ Highest intensity mix of land uses-retail, office, housing.
- ▶ 2.0 FAR.
- ▶ Emphasis on transit usage.
- ▶ Designed to be pedestrian oriented.

Location

Key Points

Office Limited Business 2 (OLB-2)

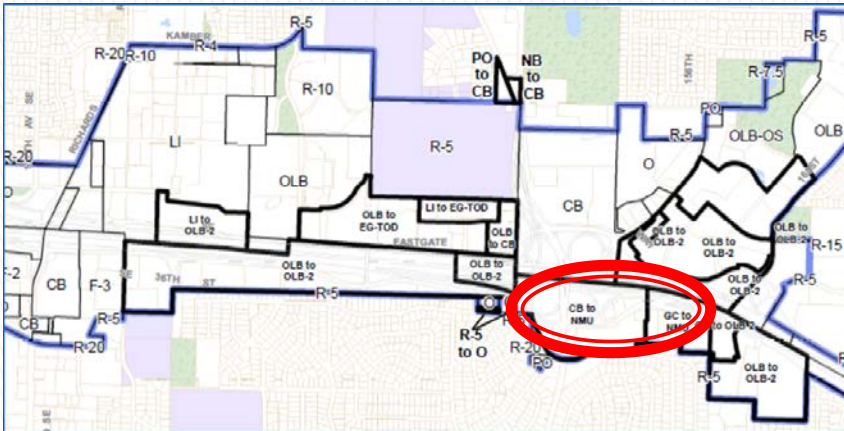


- ▶ Spread throughout Eastgate corridor adjacent to I-90.
- ▶ Expanded personal service & retail uses to complement office development.
- ▶ FAR 1.0
- ▶ Designed for walkable environment.

Location

Key Points

Neighborhood Mixed Use (NMU)

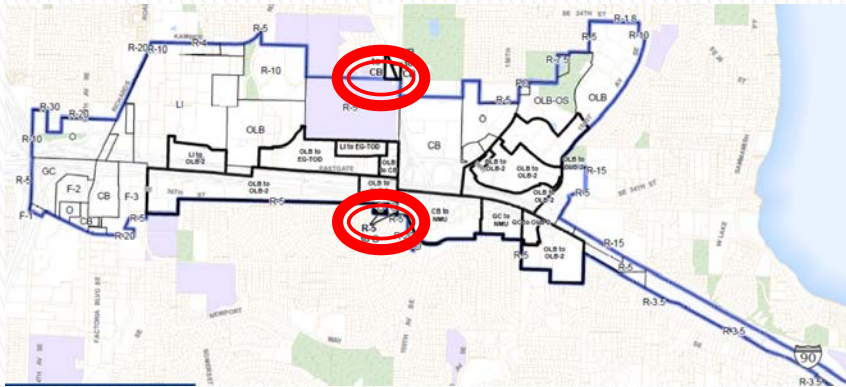


- ▶ **Located SE I-90 & 150th Ave SE.**
- ▶ **Mix of commercial & residential.**
- ▶ **Will be a citywide district.**
- ▶ **FAR 1.0**
- ▶ **Includes pedestrian design amenities.**

Location

Key Points

Other Parcels To Be Rezoned



- ▶ Two parcels on north to rezone to CB to create gateway to Bellevue College. (CAC recommended)
- ▶ Five parcels on south side split zoned O and R5.
- ▶ Rezoning to O (office).

Location

Key Points

Land Use & Transportation Connection



The Corridor

- ▶ **Eastgate Joint Land Use & Transportation Study**
 - What was recommended?
 - How has follow-up occurred?
- ▶ **Recent Referral to Trans. Comm. for near term.**
 - What did they find?
 - What did Council do?

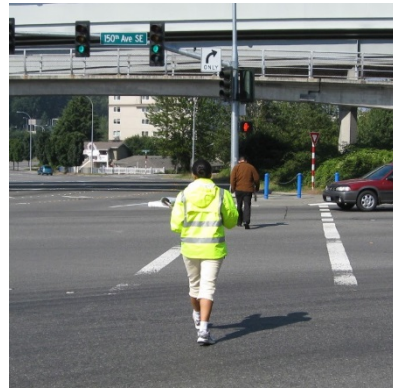
Key Points

Transportation-Study Implementation

- **Interstate Improvements:**
 - **Actively monitoring interchange metering rates to balance impacts to nearby arterials.**
 - **I-90 Peak Use Shoulder Lanes project design build by 2020.**
 - **WSDOT builds new roundabout at W. Lake Samm SE & 180th Ave SE.**
- **Arterial Improvements**
 - **City implements Sydney Coordinated Adaptive Traffic System (SCATS).**

Transportation-Study Implementation

- **Pedestrian/Bicycle Improvements:**
 - Two segments of Mountains to Sound Greenway in design.
 - Several sidewalk and bike lanes constructed.
- **Transit Improvements:**
 - Eastgate Alternatives Services Pilot Program.
 - Metro funds speed & reliability & bus shelter improvements.



Transportation-Near Term Direction

- **City Council funds 2 key improvements for 60% design:**
 - **Southbound right turn lane 600' on 150th Ave SE at Newport Way with sidewalks.**
 - **Lane additions in the vicinity, I-90, 150th Ave SE and SE 37th St.**
- **Broader Eastgate operational analysis. (Expected completion, Fall 2017)**

Dependencies

- **Citywide Affordable Housing Strategy**
- **Potential Homeless Shelter at the King County Public Health Site**
- **Eastgate land use code amendments to return to Council following Council's discussion of these items.**

Potential Options

- 1. Prepare LUCA as recommended by Planning Commission.**
- 2. Option 1 fully effective when 150th Ave SE projects are fully funded for construction.**
- 3. Do not adopt proposed Eastgate LUCA.**

Are the right options identified for Council action at a later date?

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