

STATION AREA PLANNING

EAST MAIN CAC FINAL REPORT

& RECOMMENDATIONS

Scott Lampe, CAC Chair

Michael Kattermann, PCD

John Murphy, Transportation

BELLEVUE CITY COUNCIL

JULY 11, 2016

PURPOSE

- Transmit CAC Report and Recommendations
- Council direction – changes to strategies or additional information
- No Council action at this time – Consent item once SEPA completed

CAC'S CHARGE

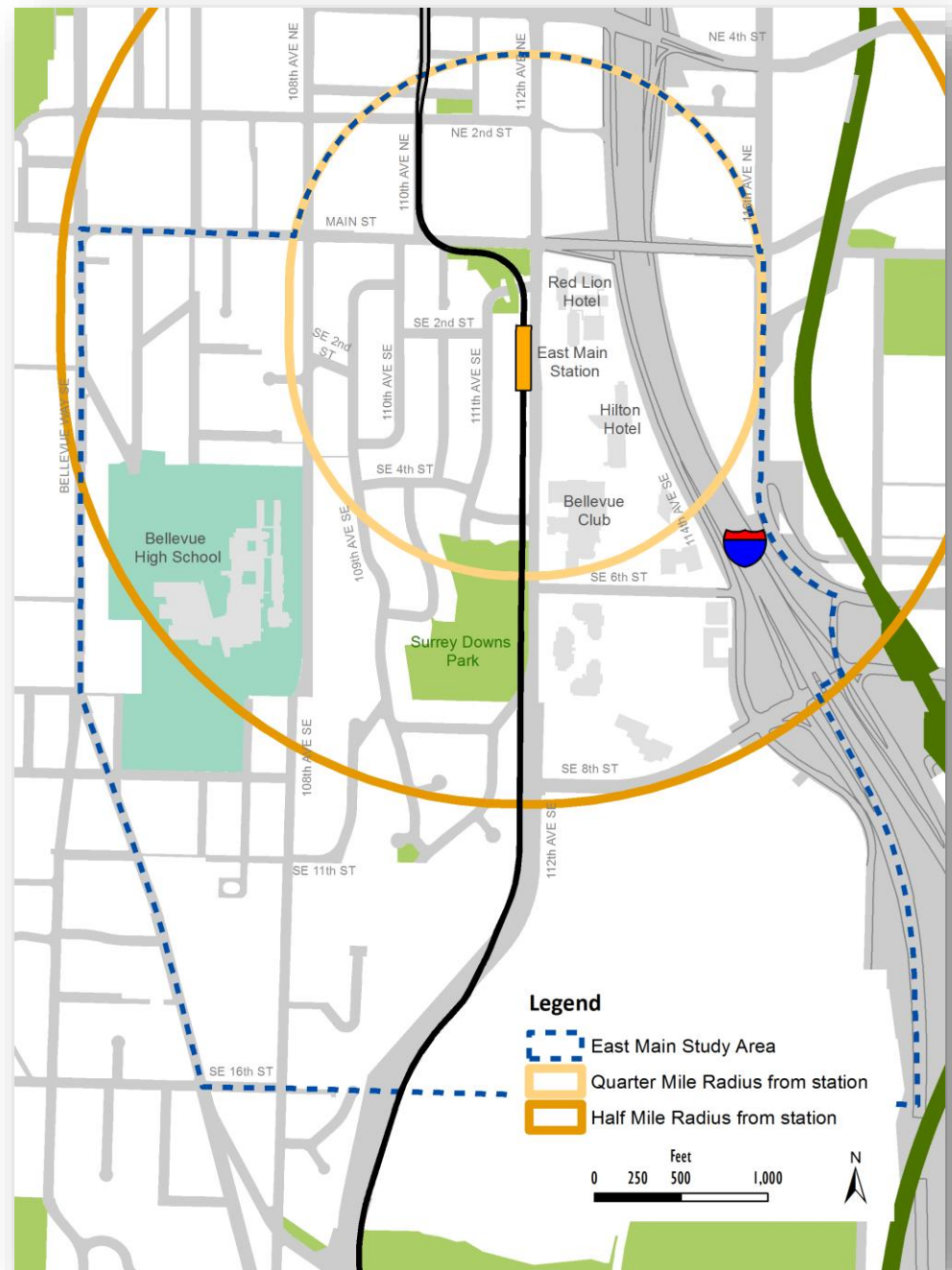
Council charged CAC with developing a plan that:

- engages the community to establish a vision and goals
- identifies and prioritizes strategies to enhance community and help integrate station with surrounding area
- optimizes access to station for pedestrians, bicyclists and transit patrons
- addresses neighborhood vehicular access, traffic and parking concerns
- supports the land use vision, including redevelopment only for properties east of 112th Avenue SE



STUDY AREA

- CAC 9/2014 – 6/2016
- Residents and Businesses
- Vision and Strategies
 - Ped/bike access
 - Neighborhood access and traffic
 - Character
 - Land use/ redevelopment

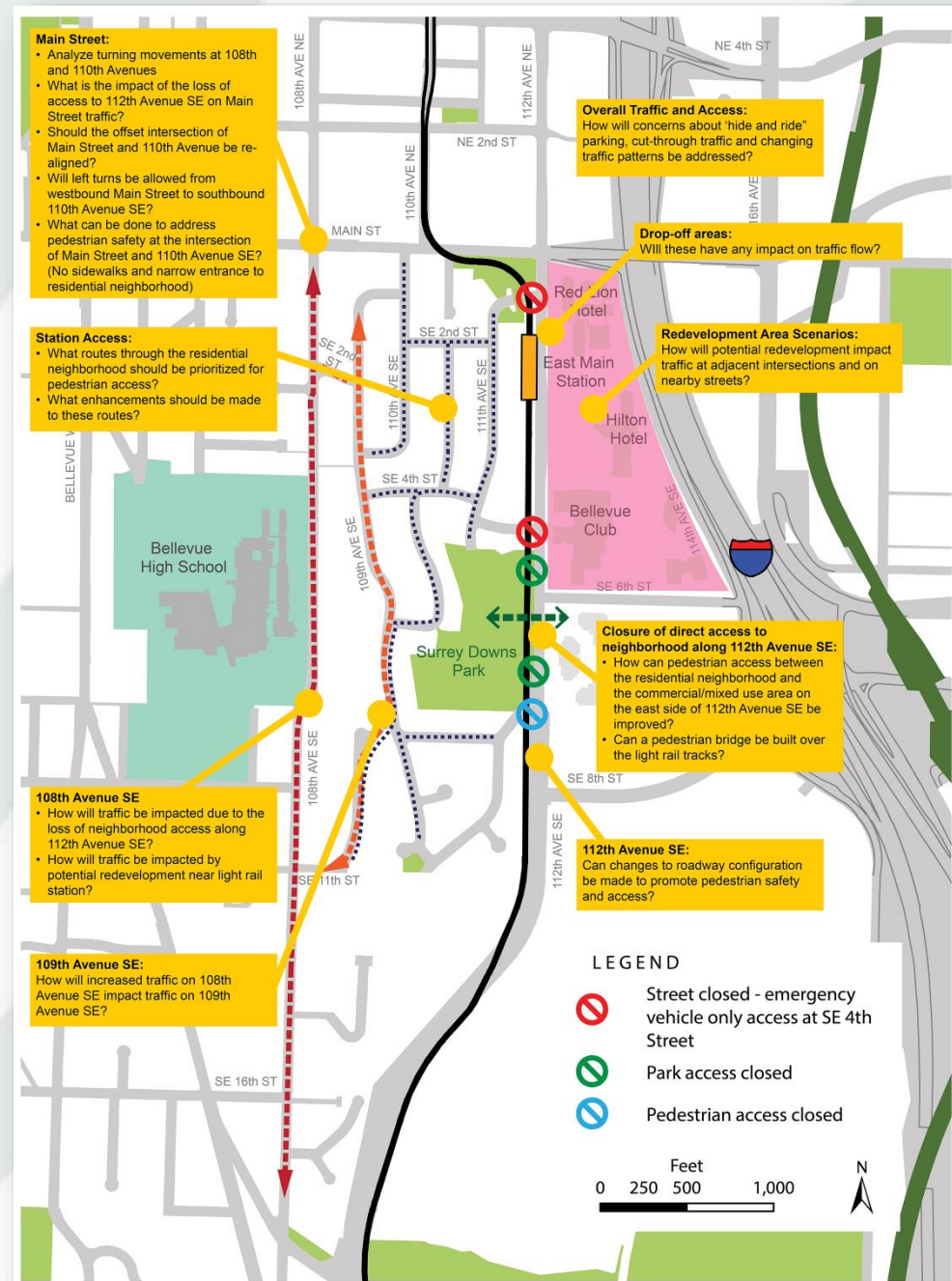


WHAT WE HEARD

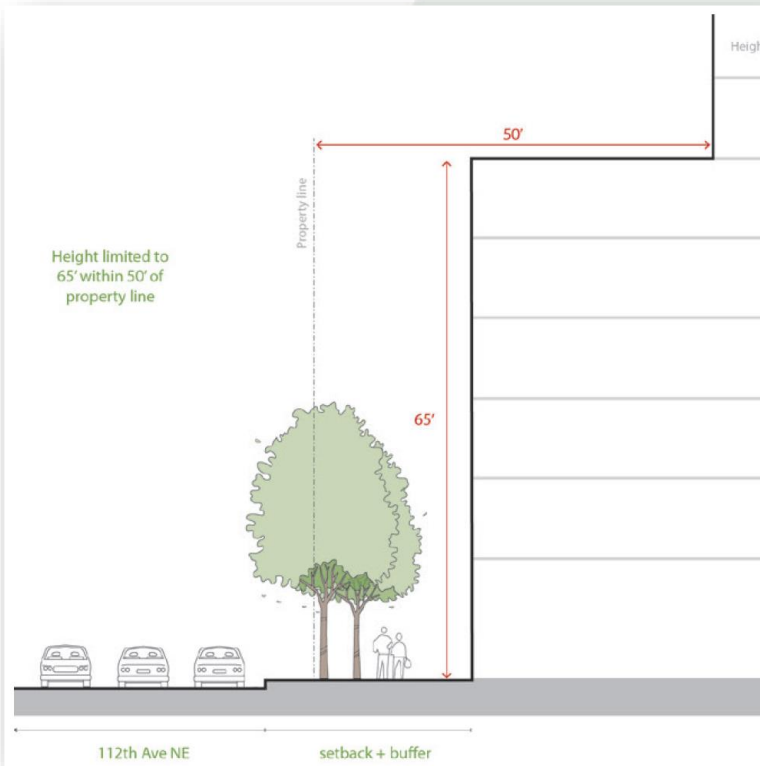
- Traffic and parking concerns
- Mixed feelings about redevelopment
- New development should be quality, plus for area
- Need for better pedestrian access and safety

OUTREACH

- 3 In-person and 2 online open houses
- Stakeholder meetings
- CAC tours
- Public comment and presentations, website



CAC VISION



- Redevelopment area is a “new neighborhood”
 - Walkability – pedestrian-oriented
 - Livability – active, mix of uses, no big-box
 - Quality – site & building design, trees, green spaces

CAC VISION

- Complementary to community and downtown
 - Provide goods and services to existing neighborhoods
 - Noise reduction from I-405, sensitive to shadow and privacy concerns
- Address traffic issues
- Optimize use of station
- *Not every strategy had unanimous support, CAC reached consensus on overall vision and plan*

**CAC recommends
Council accept CAC plan
and implement strategies**



PED/BIKE ACCESS



1: Complete high-priority projects in Ped/Bike Plan

2-3: Install wayfinding to station and other destinations

4-8, 10: Safety improvements

- sidewalks, crosswalks
- lighting, signage
- designated routes

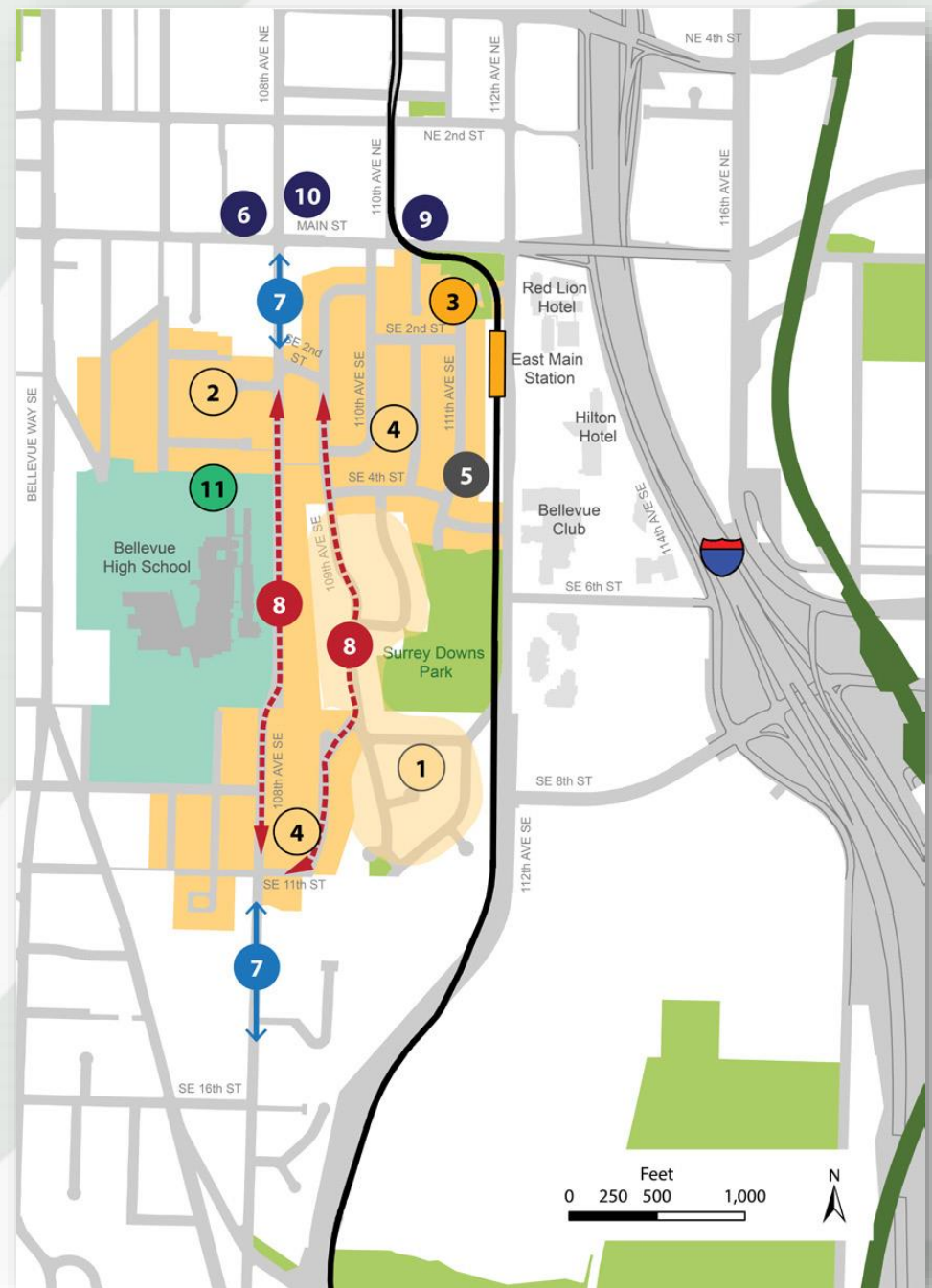
9: Engineering and cost estimate for pedestrian bridge over light rail and 112th Ave SE

TRAFFIC

1-4: RPZ expansion, enforcement

5-8, 11: Non-residential traffic, calming measures, enforcement and implementation

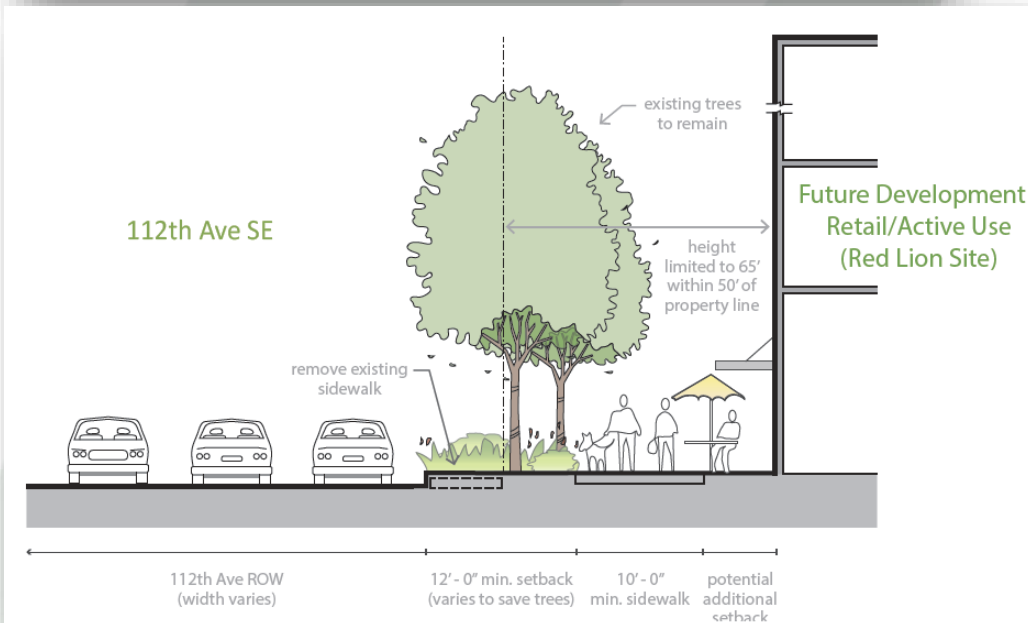
9-10: Evaluate intersection modifications for neighborhood access and safety



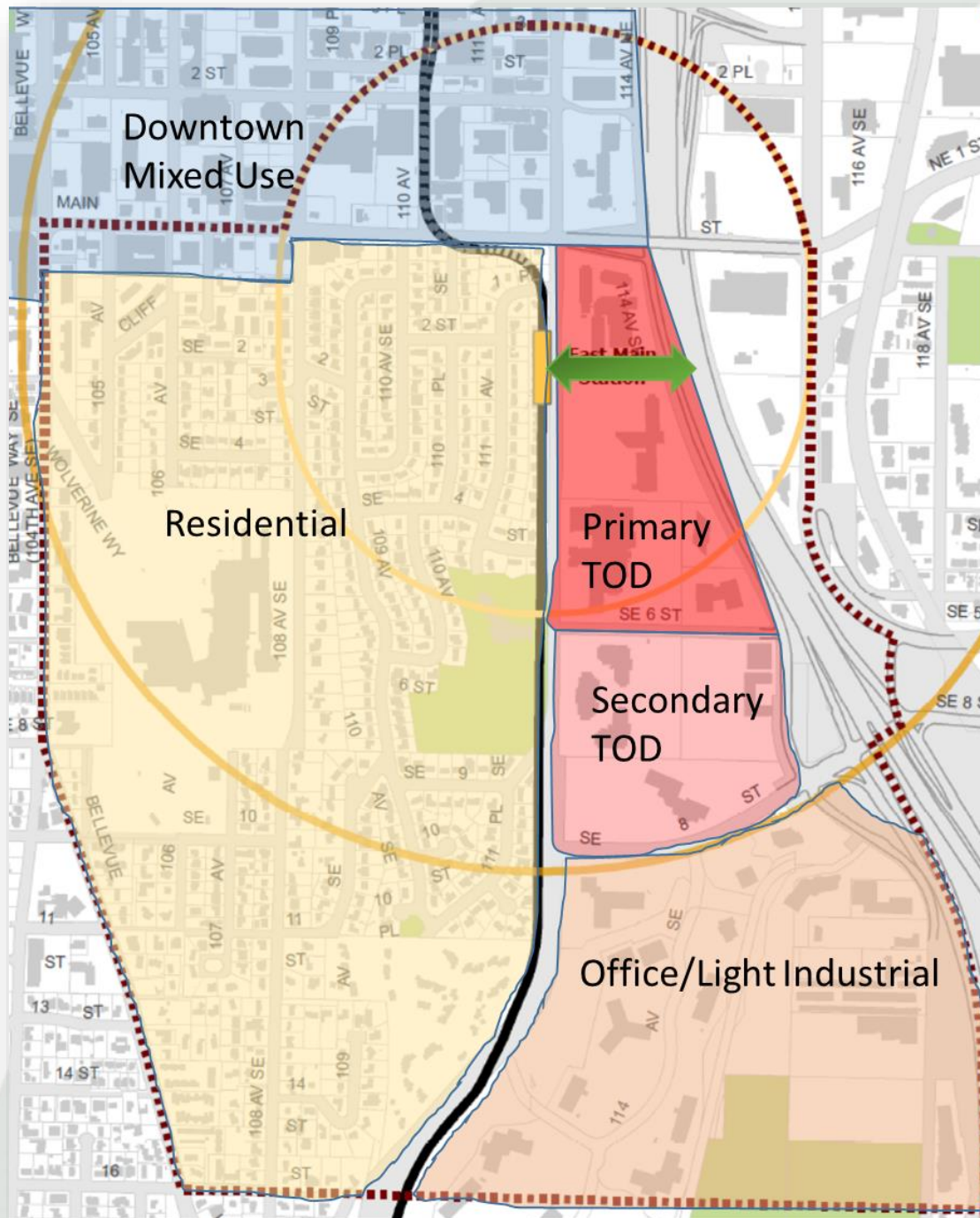


CHARACTER

- **Main Street (Old Bellevue to 116th)**
 - Extend look and feel of Old Bellevue and include wider sidewalks, planters and shade trees
 - Distinct character on each side of street
 - Multi-modal street
- **112th Avenue**
 - Design guidelines
 - Preserve “green” boulevard
 - Active pedestrian streetscape, safe, inviting
 - Buildings at back of sidewalk
 - Complements redevelopment



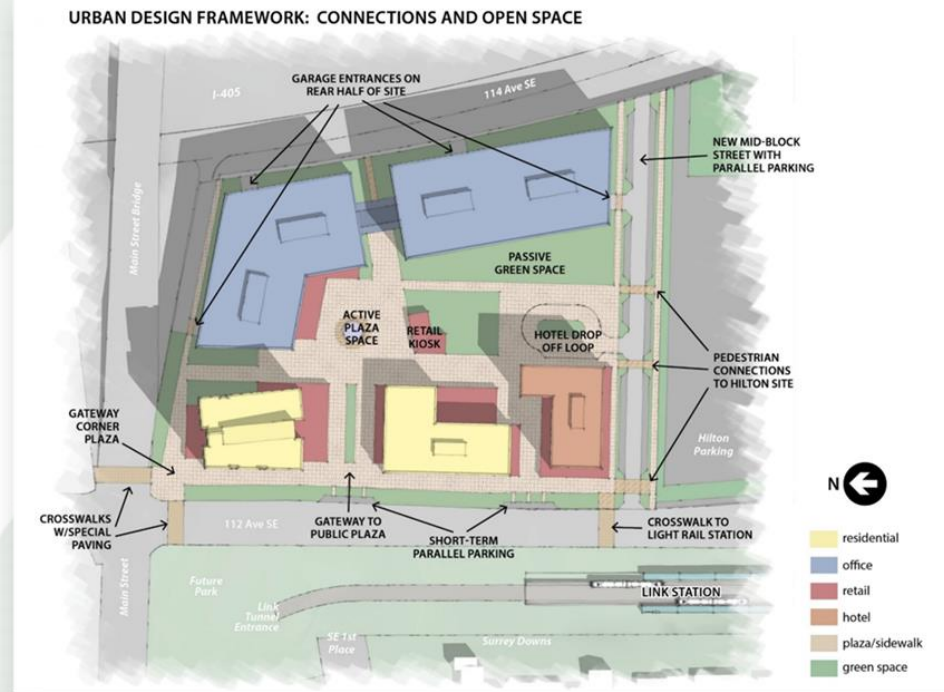
LAND USE



- New public street (↔) between Red Lion and Hilton Hotels
- Secondary TOD area (between SE 6th St and SE 8th St) allow up to 120' building height & FAR of 1.0 with bonus/incentives

LAND USE

- New TOD zone
(primary – Main to SE 6th)
 - Mixed use (residential, retail, office, hotel)
 - New development standards and design guidelines
 - 200' height/4.0 FAR with bonus/incentives to ensure quality projects
 - Up to 300'/5.0 FAR in limited area along Main St & 114th, taller buildings away from neighborhood



EAST MAIN – NEXT STEPS

- CAC recommends Council accept plan and implement strategies
- NO action by Council pending completion of SEPA
- Direction requested on whether Council would like changes to strategies or additional info
- On Consent Calendar once SEPA completed
 - Code and policy work referred to Planning Commission
 - Other strategies referred to ongoing programs and/or future department work programs/CIP and budgets