Jan 2011: Project context & Orientation tour

Feb 2011: Land Use Issues & Opportunities

Mar 2011: Land Use Options

Project Timeline
Tonight’s Goals – Agenda Items 4.a and 4.b:

- Tour debrief –
  - Summary of comments received
  - Get any remaining comments
- Consensus on evaluation criteria for alternatives
  - Provides direction for land use consultant
  - Useful to CAC when developing & evaluating alternatives

Time Permitting:

- Discussion of “No Action” scenario
  - What would happen?
  - What opportunities would be missed?
- Land use scenarios worth considering
  - In the corridor as a whole
  - In particular geographic locations
Agenda Item 4.a
Study Area Tour Debrief
Agenda Item 4.b

Issues & Opportunities
Issues & Opportunities
Tonight’s Goals – Agenda Item 4.b:

**Primary Goal:**

- Consensus on evaluation criteria for alternatives
  - Provides direction for land use consultant
  - Useful to CAC when developing & evaluating alternatives

**Time Permitting:**

- Discussion of “No Action” scenario
  - What would happen?
  - What opportunities would be missed?

- Land use scenarios worth considering
  - In the corridor as a whole
  - In particular geographic locations
Purpose of Criteria

- **Bridge** between Council principles and alternatives
- Inform the **preparation of alternatives**
- Basis for **review, evaluation, and refinement** of alternatives
- Promote **efficient development** of alternatives **in line with CAC thinking**
Evaluation Criteria

- Market Feasibility
- Economic Development
- Neighborhood Compatibility
- Environmental Quality/Sustainability

- Community Character
- Land Use/Transportation Integration
- Fiscal Feasibility
- Partnerships
Market Feasibility

- Promotes private investment; provides meaningful opportunities for development or redevelopment
- Meets market needs; is grounded in economic realities
Economic Development

• Helps maintain Bellevue’s economic diversity; recognizes any special roles that Eastgate should play in the city’s overall economic mix

• Accommodates a balance of uses that contribute to the area’s economic vitality

• Provides for special opportunities in the Eastgate area

Draft Evaluation Criteria
Neighborhood Compatibility

• Promotes Eastgate’s role in providing neighborhood services for nearby residential neighborhoods

• Provides for an appropriate transition between Eastgate and adjacent neighborhoods
Environmental Quality/Sustainability

• Produces measurable environmental benefits compared to no action (e.g., reduced Greenhouse Gas (GHG) emissions

• Protects or improves sensitive natural features

• Provides opportunities to integrate the natural and built environment

• Improves the environment for public health as compared to no action

Richards Valley

King County, WA

pink/red = impervious surface

Picture from Marzluff, College of Forest Resources, UW

Draft Evaluation Criteria
Community Character

• Creates a sense of arrival or corridor gateway

• Promotes a legible character and sense of place; this may be linked to the Mountains to Sound Greenway

• Improves the beauty and aesthetics of the Eastgate area

• Provides an appropriate scale of development

• Integrates parks and open space with land use
Integration between Transportation and Land Use

- Land use is well suited to regional and local access and circulation patterns; can be accommodated without degrading mobility in other parts of the city.

- Land use reduces Vehicle Miles Travelled (VMT) and dependency on single-occupant vehicles (SOV).

- Addresses the potential for housing to improve the land use/transportation mix.

- Planned transportation system supports the planned land uses.

- Includes multi-modal transportation solutions (transit, pedestrians, bicycles, in addition to private vehicles).
Fiscal Responsibility

• Can be accommodated with modest local public investments in transportation and other infrastructure
Partnerships

- Provides opportunities for partnerships in implementing desired land use (e.g., with Bellevue College, Mountains to Sound Greenway, others)

- Provides opportunities for partnerships in transportation solutions (e.g., with WSDOT, Metro)
Additional criteria suggested by the CAC
What Would Happen?

• Land Use
• Transportation
• Environmental
• Urban Design
What Opportunities Would be Missed?

• Land Use
• Transportation
• Environmental
• Urban Design

Transportation tools

Early potential alternatives

Project Timeline
www.bellevuewa.gov/eastgate-corridor.htm

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