What's the Vision?
The Eastgate Citizen Advisory Committee proposed a vision for the Eastgate/I-90 corridor as an attractive employment center that also provides neighborhood retail services. Land use changes will allow increased development potential, encourage redevelopment by easing restrictions on retail and service uses in office districts, and encourage public amenities. The greatest intensity of development will be located near the Eastgate Park & Ride and south of Bellevue College. Here, transit-oriented development will mix office, residential, and retail uses with public space to create a vibrant center. Eastgate area workers and residents will also have more options to travel by bike, bus, or foot. One of those options will be the Mountains to Sound Greenway, which establishes both a regional trail and a design theme for the corridor. Corridor design will emphasize the visual character of the area, including environmental quality, naturalistic landscaping, and ecological enhancement to create a distinctive sense of place and welcoming gateway into Bellevue.

Building the Greenway
More than just a trail linking the Puget Sound area with Central Washington, the Mountains to Sound Greenway concept encourages ecological design, abundant landscaping, and the integration of natural features into the urban environment.
**Proposed Comprehensive Plan Amendments**

**Bellevue Comprehensive Plan**
The Comprehensive Plan contains policies to achieve community goals. The proposed policy changes shown below would integrate the vision of the Eastgate Community Advisory Committee into the Bellevue Comprehensive Plan.

**Eastgate Study Area**
The Eastgate Study Area includes the commercial, office, and industrial properties adjacent to I-90. Nearby single-family residential areas are not included in the study area or in the proposed policy changes.

**Proposed corridor-wide policy changes**
- Create a coherent image in the I-90 corridor through design that includes elements of naturalistic landscaping, ecological enhancement, and urban design.
- Encourage a greater mix of uses in office and commercial areas to provide goods and services in closer proximity to businesses, workers, and neighborhoods.
- Develop partnerships to implement the Eastgate vision with agencies, institutions, non-profit organizations, and businesses.
- Allow more intense office and commercial development in exchange for providing additional public amenities.
- Consider a transfer of development rights program that would protect resource lands in the Mountains to Sound Greenway.
- Support all transportation modes to improve connectivity and reduce automobile trips.

**Strengths**
- Enhance policies on enhancement of the natural environment.
- Support development of the Mountains to Sound Greenway trail as a transportation and recreation resource.
- Create a transit-oriented development area and mixed use center in the area south of Bellevue College and east of the Eastgate Transit Center.
- Support neighborhood serving commercial development at Eastgate Plaza.
- Support commercial development at Eastgate Plaza.

**Preserve the Richards Valley industrial area for light industrial uses, but allow office uses at the King County site on Eastgate Way.**
How can it happen?

Realization of the Eastgate vision will help ensure that the corridor will continue to contribute to Bellevue’s vitality.

• Update Comprehensive Plan policies (see inside fold) in the Richards Valley, Factoria, and Eastgate subareas to reflect the Eastgate vision.

• Include policy changes in the ten-year update of the Comprehensive Plan, scheduled for adoption in 2015.

• Amend the land use code and rezone property in 2015, consistent with the Eastgate vision and the amended Comprehensive Plan.

• Continue investment in improvements such as the Mountains to Sound Greenway trail and the Bellevue College Connection project.

• Continue to work in partnership with Bellevue College, King County, agencies, service providers, and private developers.

What would it look and feel like?

Office development framed by landscaping will mark Eastgate as an entry into Bellevue, the “city in a park.”

A mix of uses and the use of design guidelines will create a lively, attractive, and pedestrian-friendly streetscapes.