Citizen Advisory Committee Meeting

May 5, 2011
## Draft Alternatives

### Project Timeline

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### Outreach

- Community Briefings
- Open Houses

### Reporting

- Regular Briefings to Transportation Commission & Planning Commission
- Regular Briefings to City Council

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**Eastgate/I-90 Land Use & Transportation Project**

**Project Timeline**
Development of Draft Alternatives
Part 1
Tonight’s Goals

- Agree on a “No Action” scenario
- Develop draft alternatives for public input
- If more time needed, agree on followup meeting date (May 19 suggested)
- Have draft alternatives ready for May 25 open houses
• Recognize fiscal constraints
• Economic vitality / mobility
• Neighborhood-oriented services and businesses
• Linkages with Bellevue College
• Land use and transportation integration / TOD potential
• Transportation infrastructure / multi-modal system
• Connectivity – motorized and non-motorized
• Environmental sustainability
• Urban design quality and coherence / MTS Greenway
• Performance of state facilities (I-90)
• Market Feasibility
• Economic Development
• Compatibility with Adjacent Neighborhoods
• Environmental Quality/Sustainability
• Corridor Character
• Parks, Open Space, and Recreation
• Integration between Transportation and Land use
• Fiscal Feasibility
• Partnerships
Work Session - March
CAC Comments - March
- **King County / Metro site**
  - Greater development potential
  - Possibly office, retail, residential, mixed use

- **Lincoln Executive Center**
  - Greater development potential
  - Increased floor area ratio, height
  - Possible Transit-Oriented Development district

- **Trailers Inn RV Park**
  - Office or hotel development potential

- **Champions Center**
  - Publicly-oriented coffee shop
- Reasonable expectation of future scenario without “project”
- Baseline against which to compare “Action” alternatives
- Does not need to be the only possible future scenario
No Action Scenario

No Action Scenario

Corridor-wide transportation improvements:
1) No WSDOT I-90 corridor capacity improvements;
2) MTSG trail constructed on south side of I-90;
3) Limited sidewalk and bicycle facility improvements; and,
4) Limited transit service improvements.

TFP-154: Widen by extending third southbound lane on 148th Avenue SE from westbound I-90 on-ramp to south of Eastgate Way at I-90 westbound off ramp.

TFP-162: Widen I-90 westbound off-ramp to provide two dedicated left turn lanes and shared through/right lane with channelized right turn.

TFP-195: Widen I-90 off-ramp 300' west of 150th Avenue SE and add through lane. Widen SE 37th Street approx 500' to east of 150th Avenue SE to allow for bypass lane on right side of the street. Channelized right turn.

Add 122,800 sq ft office

Older development replaced with similar use mix

King Co site develops with light industrial use

Transfer station redevelops

Continued growth of Bellevue College

Auto dealer expansion; displacement of retail/service uses

Park development

Additional 50,000 sq ft office at Kenyon Center

RV Park converts to “heavy retail”

Physically, very little change
“Opportunistic” uses increase in short-term;
Industrial uses increase/return in long-term;
Possible increase in R&D/high-tech uses
Study Area Office Square Feet Comparison

- Existing Conditions: 4,950,618
- PSRC/"Baseline" 2030: 5,965,849
- Mod. Baseline 2030*: 7,756,849
- Market Report: 6,450,618
- No Action Alternative: 5,150,618

*As used in Perteet December 2009 Preliminary Transportation Screening Analysis

No Action Scenario
Development of Draft Alternatives
Part 2
Focuses on sustainable, walkable, livable, transit-oriented, smart growth vision

Builds on:

- Park-and-Ride as transit hub
- MTS Greenway as landscaped corridor
- Bellevue College as impetus for high activity center

Increases residential density, services, pedestrian/bicycle connectivity

Envisions compact mixed-use areas, with transportation connections

Transit hub becomes gateway
1 – Activity Center

Add high density residential integrated with topography & connect to HCT hub

Add high density residential to make use of retail and transit opportunities

Add medium density residential with sensitivity to ecological functions

Add institutional, high density residential, associated commercial, & office to create high activity mixed use center around transit station

Transform drainage pond area into parklike setting for public enjoyment

Protect existing retail

Upgrade with boulevard treatment

Improve connections across steep grade change & integrate with park that makes use of views, aids hill climb, & becomes central meeting point

Create street grid as base for finer-grained pedestrian and bicycle travel

Improve links between offices, retail service corridor, park, & neighborhood

Add local services, retail, & residential to create a secondary center serving neighboring offices and residences

Add high density residential to create secondary mixed use center
Focuses on providing places for additional jobs

- Builds on assets:
  - Existing office concentrations
  - Regional access
  - Bellevue college
  - Light industry

- Provides secondary office opportunities
- Adds services and amenities
- Emphasizes partnerships between Bellevue College and R&D firms
- Creates large integrated campus character
- Uses 150th interchange as focal point / visual gateway
Regional Employment Center 2

Focus public investment on streets and connections between offices and services.

Intensify office uses & develop with campus character.

Mountains to Sound Greenway unifies offices.

Gateway supports office campus character.

Develop flyover stop serving offices.
Regional Employment

**Note:** Development standards emphasize “neo office campus” with integrated open space, landscapes, and pedestrian/bicycle connections.
Focuses on:

- Modest growth and change
- Transportation functionality
- Neighborhood services

Addresses known issues and needs

- Broader mix of uses than existing
- Contains predominately highway-related development
- Connects to neighborhoods with paths
- Streetscapes, landscaping, and connections are enhanced
• Insert modest, localized development based on market, Bellevue, & community needs
• Focus public investment on needed connections & street improvements

Mountains to Sound Greenway along south side of I-90

“Natural” character gateway

3 – Localized Improvements
Localized Improvements

- Improve connections between neighborhoods & transit
- Partner with BC for combined community & college services
- Maintain & enhance retail & services for nearby offices
- Widen south-bound lane
- Gateway treatment per design study. Perhaps naturalistic landscaping employs ecological functions.
- Redevelop with office
- Intensify office
- Add large format retail
- Build on existing vision of Factoria as an urban village

Note: Improve pedestrian connections & streetscapes in accordance with community and City priorities.
- Break into three groups; focus on one draft alternative
- Regroup and discuss all alternatives
- Multiple alternatives with different components
- Avoid identifying a favored or preferred alternative
- OK to eliminate one or add one to evaluate range of ideas
- Objective is not to combine best elements now; a “hybrid” may be developed later
**June 2011:** Finalize draft alternatives for evaluation

**July/August 2011:** Evaluation of alternatives

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**Outreach**

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- Open Houses

**Reporting**

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**Project Timeline**

[City of Streetsboro]

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**Eastgate/I-90**

Land Use & Transportation Project
- Additional May CAC meeting? – May 19?
- Public open houses – May 25 (tent)
- CAC finalize draft alternatives for evaluation – mid-late June (date TBD – not June 2)
- July-August – No CAC meetings (alternatives evaluation occurs during this period)
- September CAC meeting – Change from Sept 1 to Sept 8?
Public Open Houses

- Wednesday, May 25, 2011 (tent)
- Robinswood House Cabana,
  2430 148th Avenue SE
  1:00 – 3:00 PM

- Wednesday, May 25, 2011 (tent)
- Eastgate Elementary School
  4255 153rd Avenue SE
  5:00 – 7:00 PM
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www.bellevuewa.gov/eastgate-corridor.htm