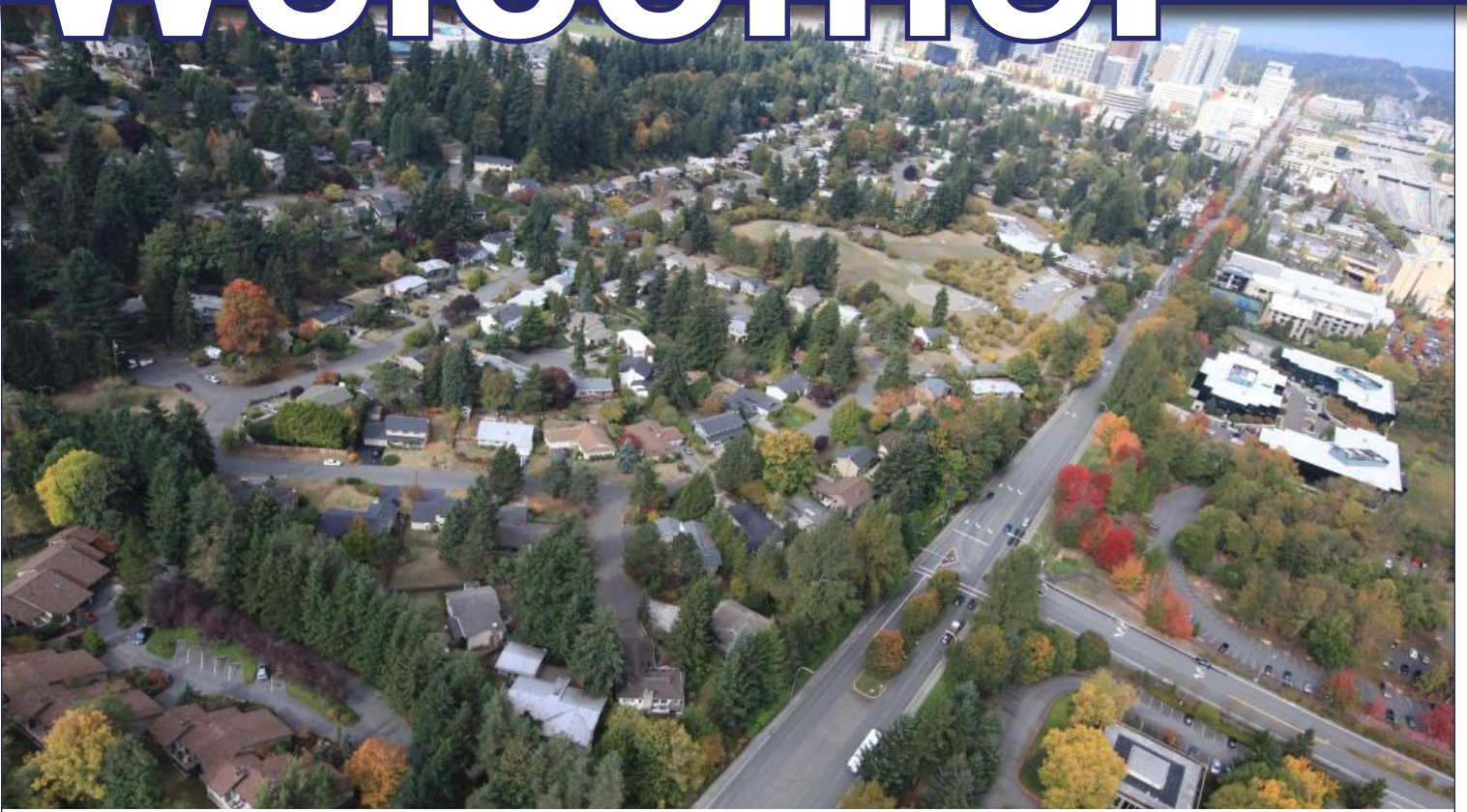


# Welcome!



The City of Bellevue  
**East Main Station Area Planning  
Citizen Advisory Committee**  
wants to hear from you!

EAST MAIN STATION AREA  
**Visioning Open House**

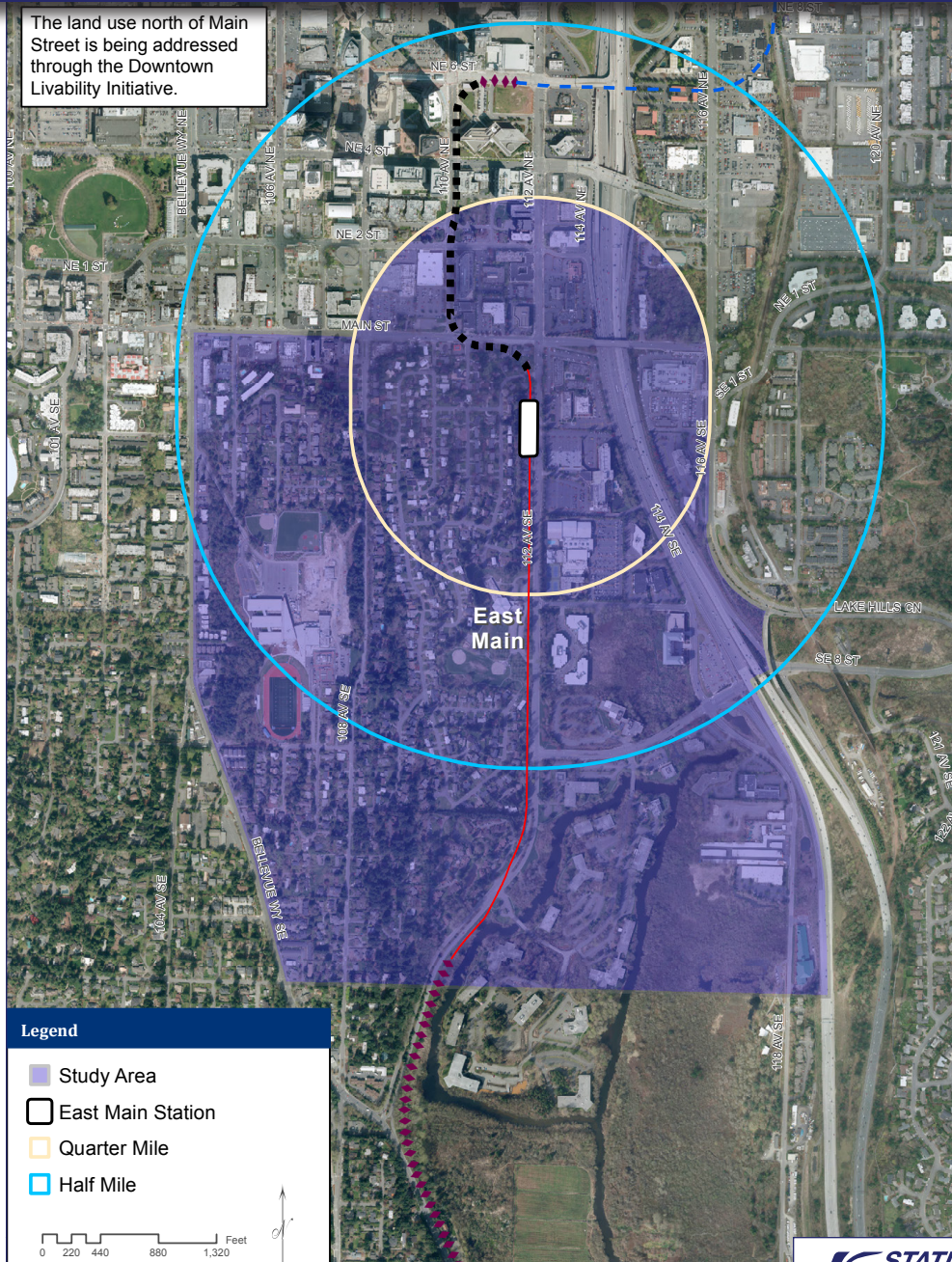
Tuesday, October 28, 2014  
5:30 – 7:30 pm

Bellevue City Hall  
Room 1E-108  
450 110th Avenue NE

# EAST MAIN STATION AREA PLANNING

## OVERVIEW

The land use north of Main Street is being addressed through the Downtown Livability Initiative.



### How is station area planning different from station design?

**Station design** concerns the physical layout, appearance and function of the light rail station—Sound Transit’s responsibility.

**Station area planning** deals with access, zoning and land use around the station—the City of Bellevue’s responsibility.

### What is the purpose of station area planning?

To create a more compatible fit with the neighborhood

To take advantage of the station location by making it easier to get to

### Contribute to the vision for the area with your thoughts and ideas about:

Current and future neighborhood character

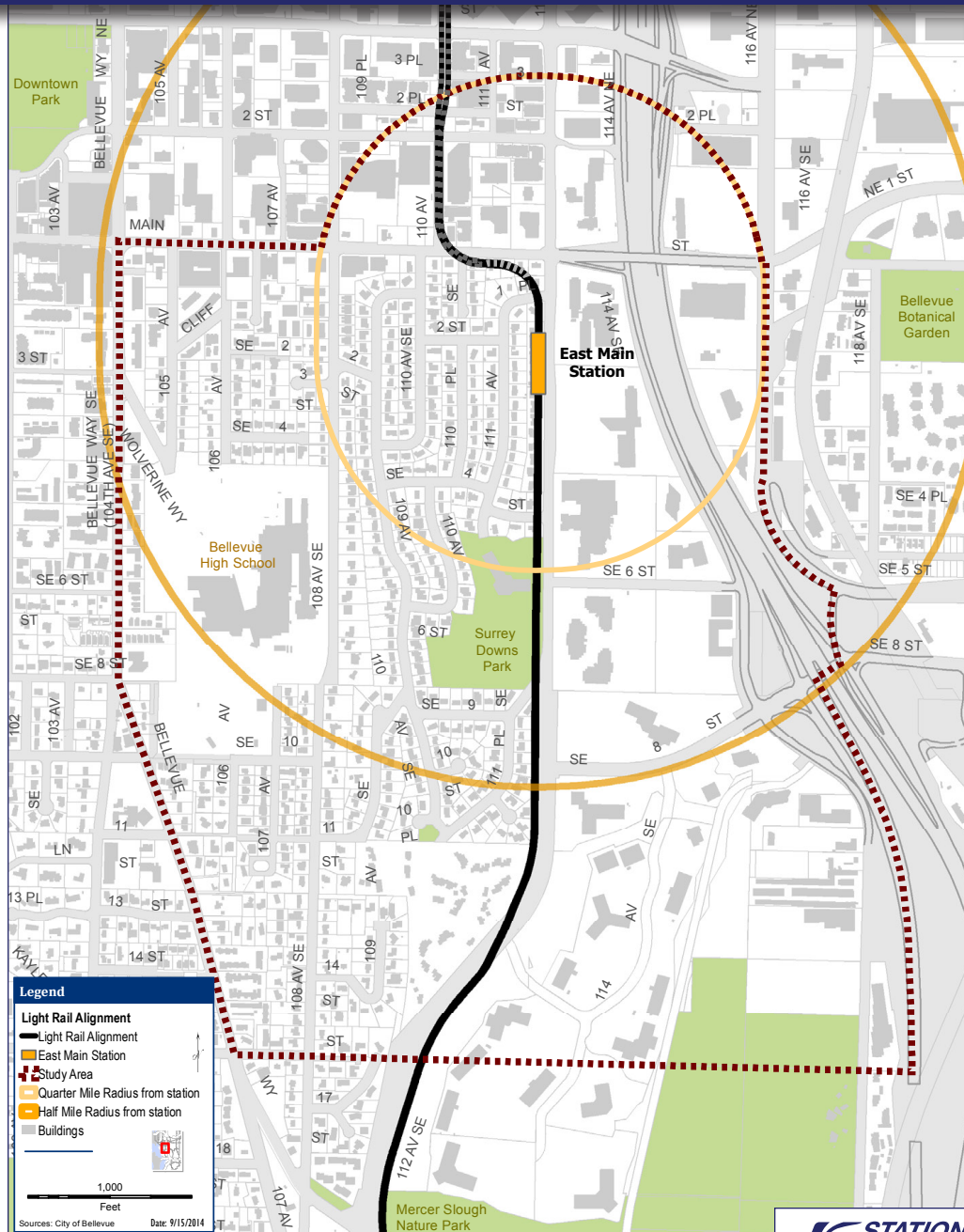
Neighborhood access, traffic and parking

Pedestrian, bicycle and transit connections to the station

A vision for the future development of the east side of 112th Avenue SE

*Your input will inform the station area plan, a City of Bellevue program—separate from Sound Transit’s station design program—to prepare the area for the new East Main light rail station.*

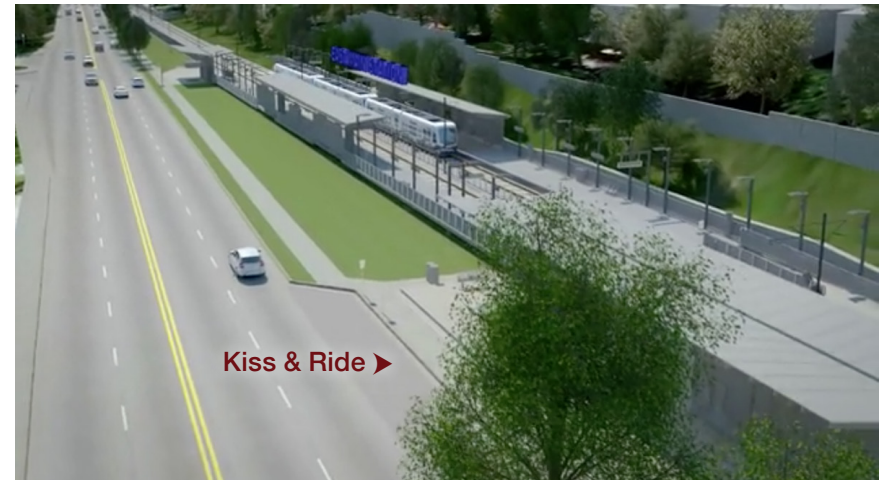
# EAST MAIN STATION & GUIDEWAY



Sound Transit plans to begin construction in 2015/16 and operations in 2023.



Looking north



Looking south

# WHAT MAKES THIS AREA UNIQUE?



**What defines this area's character?**

**What would make it better?**

# WHAT DO YOU VALUE MOST ABOUT THE AREA?



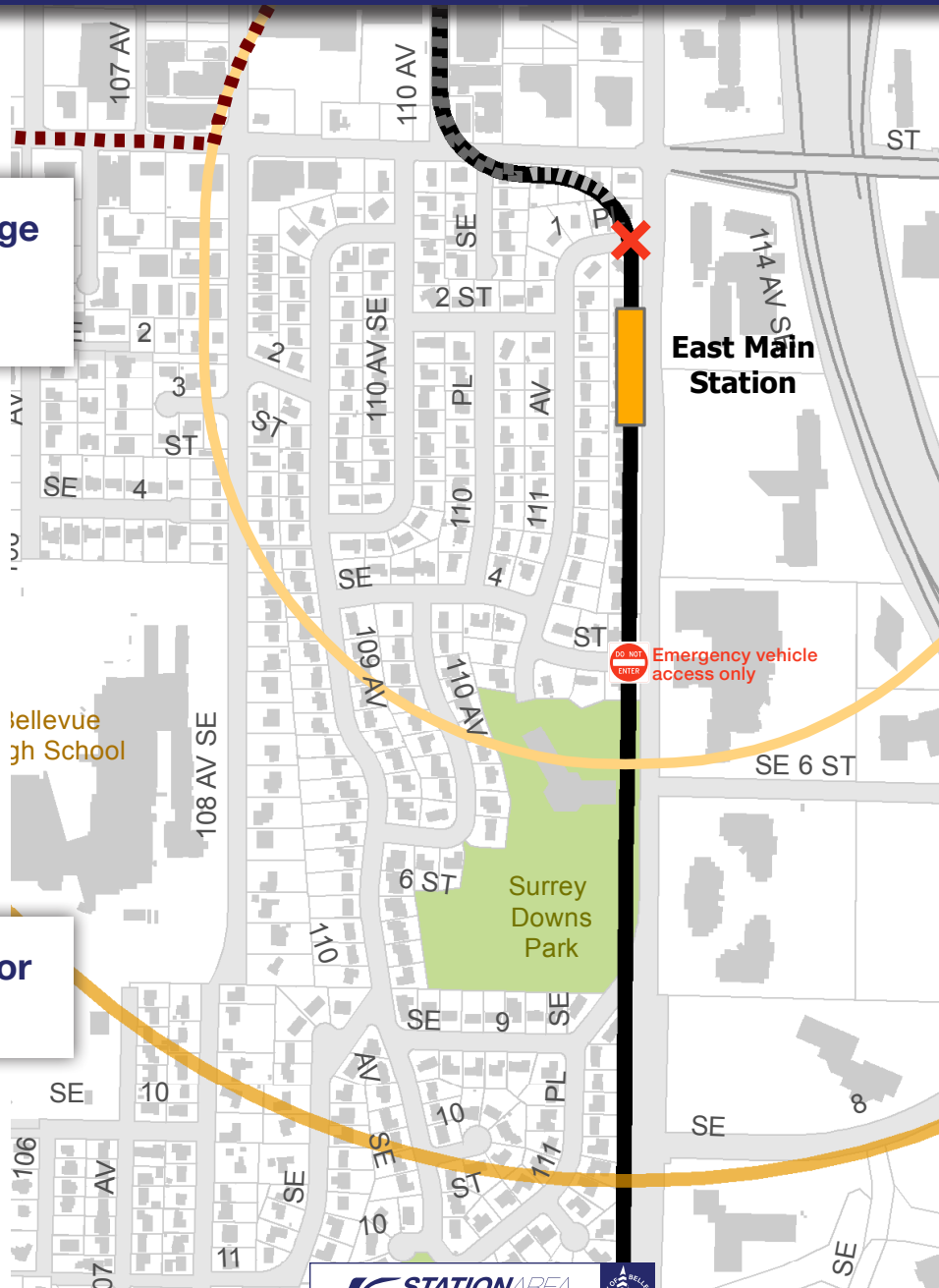
# ACCESS CHANGES

WHERE DO YOU CURRENTLY ENTER AND LEAVE THE NEIGHBORHOOD?

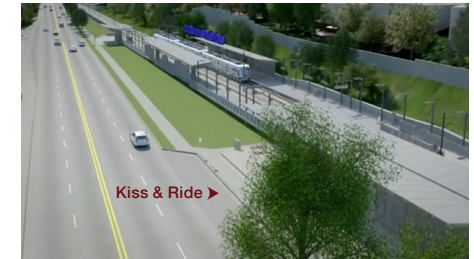
How will your route change when SE 1<sup>ST</sup> and SE 4<sup>TH</sup> are closed at 112<sup>TH</sup>?



Which way will you walk or bike to the station?



SE 1<sup>ST</sup> PLACE CLOSED at 112<sup>TH</sup> Ave SE



SE 1<sup>ST</sup> Place intersection looking north along 112<sup>TH</sup>

SE 4<sup>TH</sup> STREET CLOSED at 112<sup>TH</sup> Ave SE



SE 4<sup>TH</sup> Street intersection looking north along 112<sup>TH</sup>

# POTENTIAL REDEVELOPMENT AREA



## Current Zoning: Office Limited Business (OLB)

The Office and Limited Business (OLB) district provides for uses such as offices, hotels, motels, restaurants and limited retail sales located in areas with convenient access to freeways and major highways.

- » Height: 30 feet along 112<sup>TH</sup>, up to 75 feet near I-405
- » Residential Density: up to 30 multifamily units per acre

## Current Use

- » Hotels and supporting surface parking
- » Red Lion Hotel: 2 stories on 6 acres
- » Hilton Hotel: 11 stories on 9.6 acres
- » Various office buildings: 2–6 stories

*Changes in development standards would affect all properties in the OLB zone. Timing of redevelopment would be at the discretion of individual property owners.*

# WHAT SHOULD NEW DEVELOPMENT LOOK LIKE?

WHAT DO YOU PREFER — OR NOT PREFER — ABOUT THESE EXAMPLES?



## 1. Avalon Bellevue

- 5-story mid-rise
- Mixed use: apartments over retail



## 2. Pinnacle Bellcentre

- 5-story mid-rise
- Mixed use: apartments over retail



## 3. City University

- 3-story low-rise
- Mixed use: offices over parking (b'ment)



## 4. Civica

- 8-story high-rise mixed use
- Mixed use: office over retail



## 5. Carriage Place Condos

- Low-rise residential
- 24 units on 1.64 acres (~15 units/acre)



## 6. Watermark Apartments

- 4-story low- to mid-rise
- Residential: 60 units over parking (b'ment)



## 7. Library Square Condos

- 6-story mid-rise
- Mixed use: residential over retail



## 8. Lexis Nexus

- 2-story low-rise
- Office



## 9. 112th @ 12th

- 6-stories mid-rise
- Office over small amount of retail



## 10. Low-rise residential



## 11. Low-rise retail



## 12. First Mutual Bank

- 6-story mid-rise (high-rises behind)
- Commercial: office with some retail