

# **EAST MAIN STATION AREA PLAN CITIZEN ADVISORY COMMITTEE**

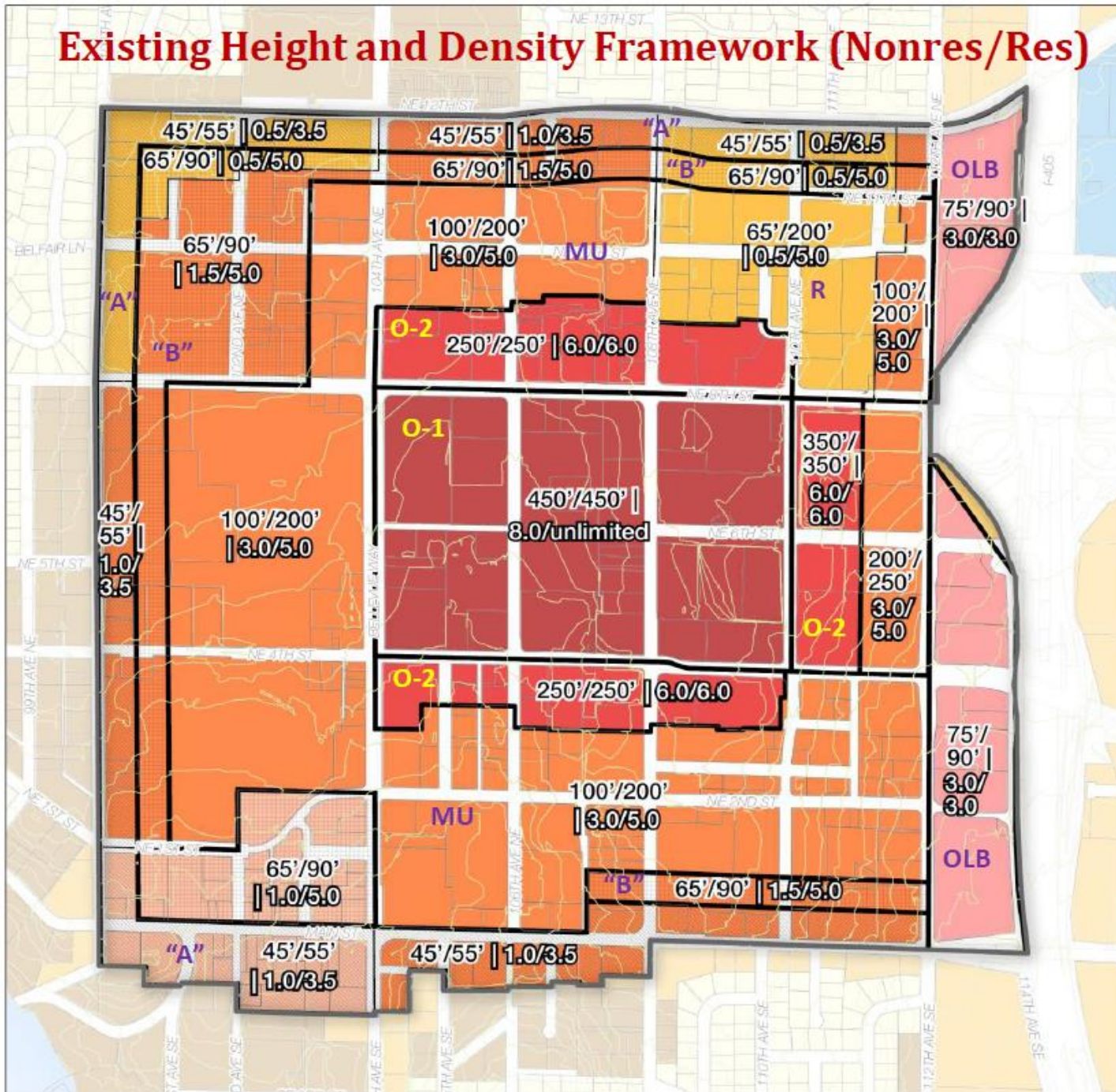
**March 29, 2016**

# PROJECT UPDATE & NEXT STEPS

## Today's meeting objectives

- Complete discussion & direction
  - CAC draft vision statements
  - CAC draft strategies
- Confirm open house objectives & remaining schedule
  - May 3<sup>rd</sup> – next CAC meeting
  - May 18<sup>th</sup> (tentative) – in-person open house
  - June ?? – CAC meeting, finalize report & recommendations

# Existing Height and Density Framework (Nonres/Res)



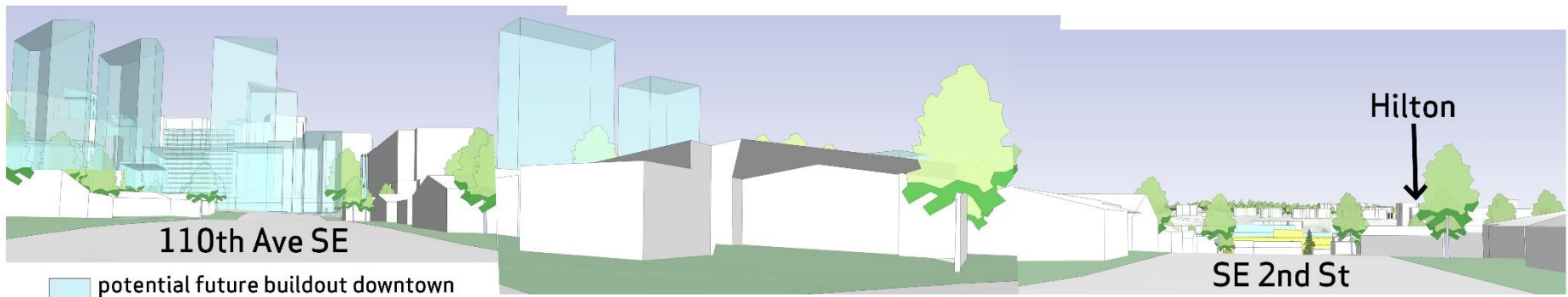
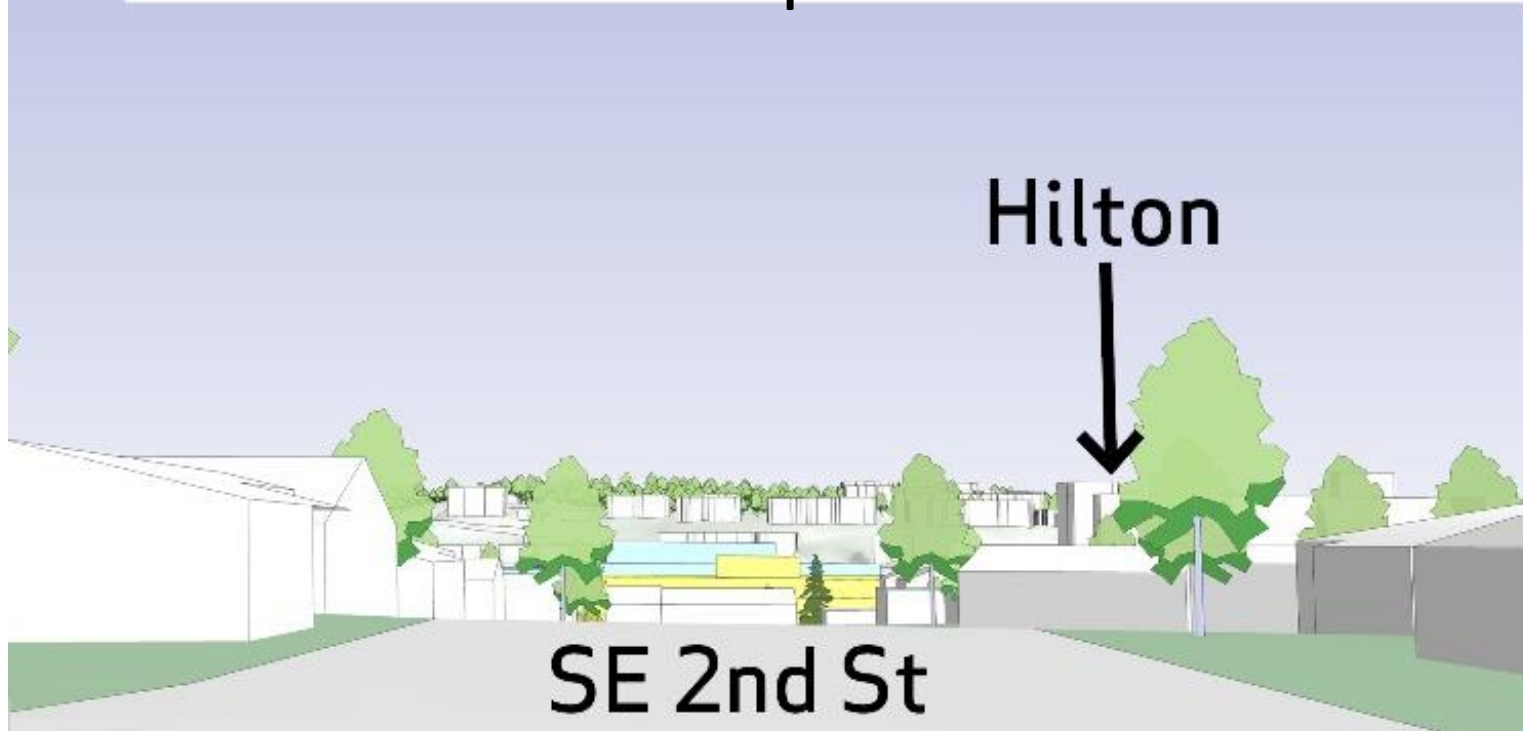
# OLB between Main & SE 6<sup>th</sup>

## Local context (currently)

- SE Downtown – transition (edge of wedding cake)
  - Non-residential FAR: 1.0 – 3.0
  - Residential FAR: 3.0 – 3.5
  - Non-residential height: 45' – 75'
  - Residential height: 55' – 90'
- OLB (south of Main St.)
  - FAR 0.5
  - Height 30' – 75'



# Existing zoning w/potential Downtown development



potential future buildout downtown

View Corridor – 230’  
tall buildings  
adjacent to 112<sup>th</sup>  
Ave SE



No View Corridor –  
230’ tall buildings  
adjacent to I-405



View Corridor – 300’  
tall buildings  
adjacent to 112<sup>th</sup>  
Ave SE



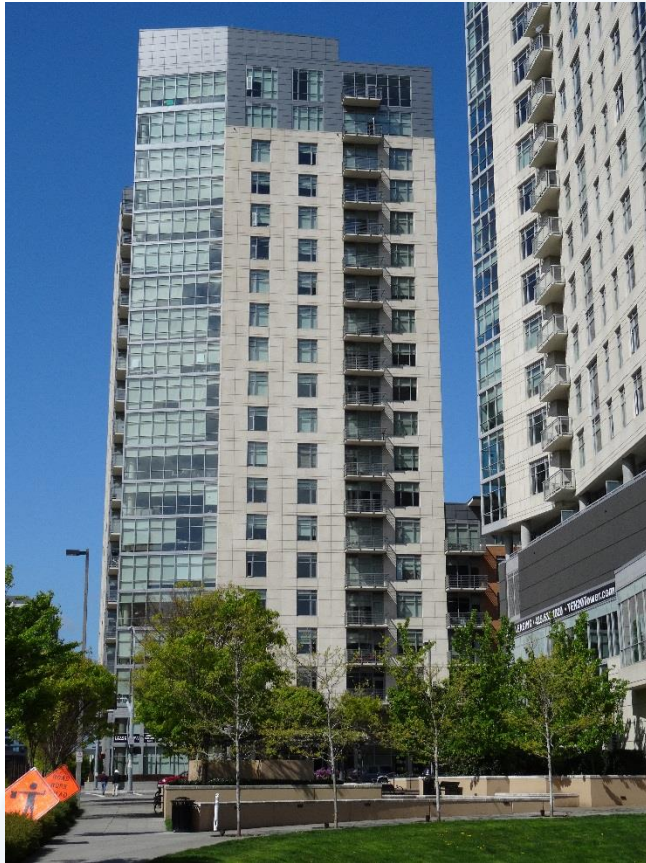
No View Corridor –  
300’ tall buildings  
adjacent to I-405





# Ashton Vue

(5.0/3.9: 234')



# Bellevue Place

(6.0/? : 271')





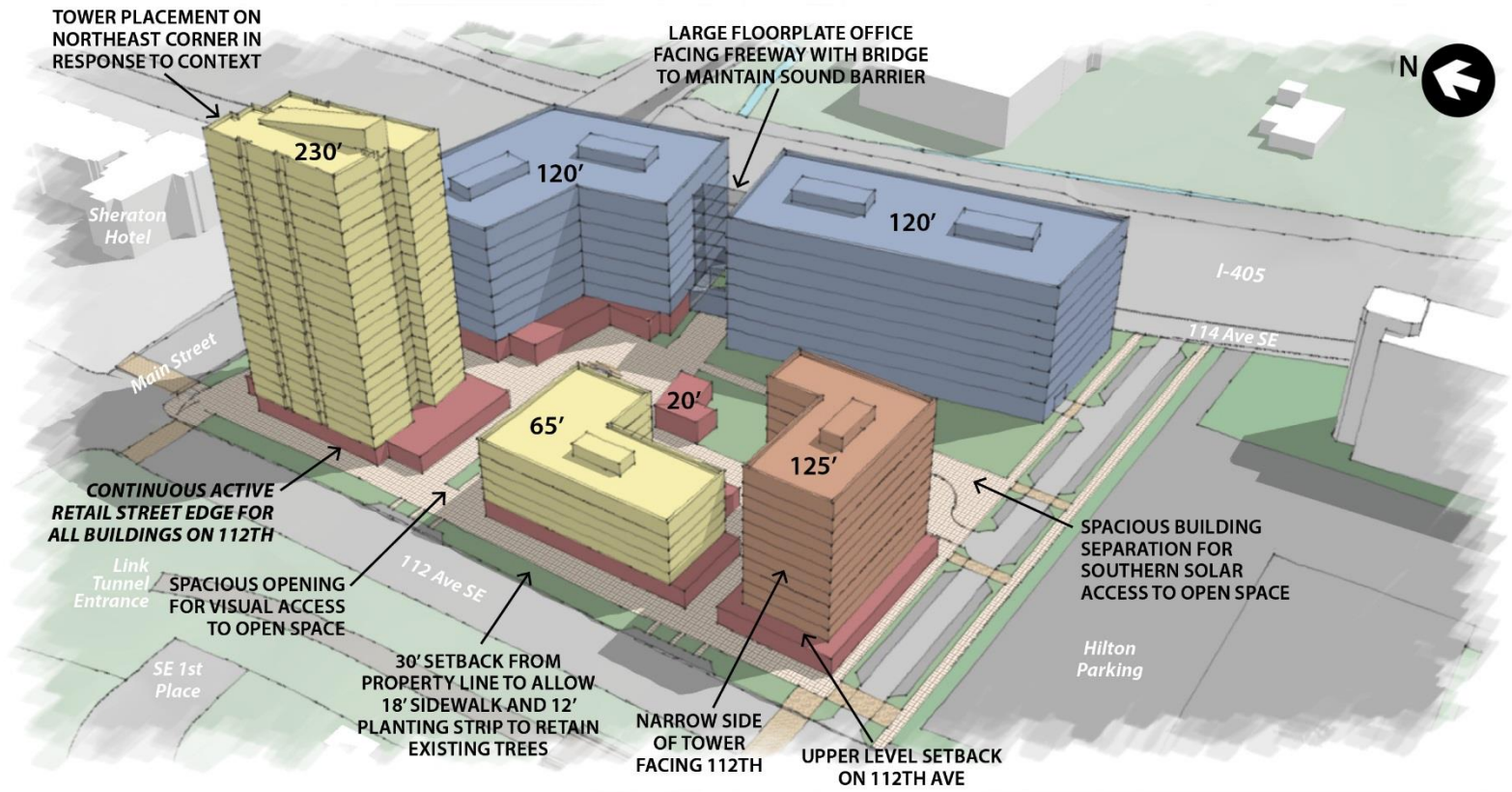
# Skyline Tower (8.0/6.0: 292')



# Key Center (8.0/6.9: 311')



# URBAN DESIGN FRAMEWORK: HEIGHT AND MASSING



DEVELOPMENT	
FAR	4.0
total sf	978,762
residential sf	319,590
retail sf	56,848
office sf	493,204
hotel sf	109,120
parking stalls	~1,500

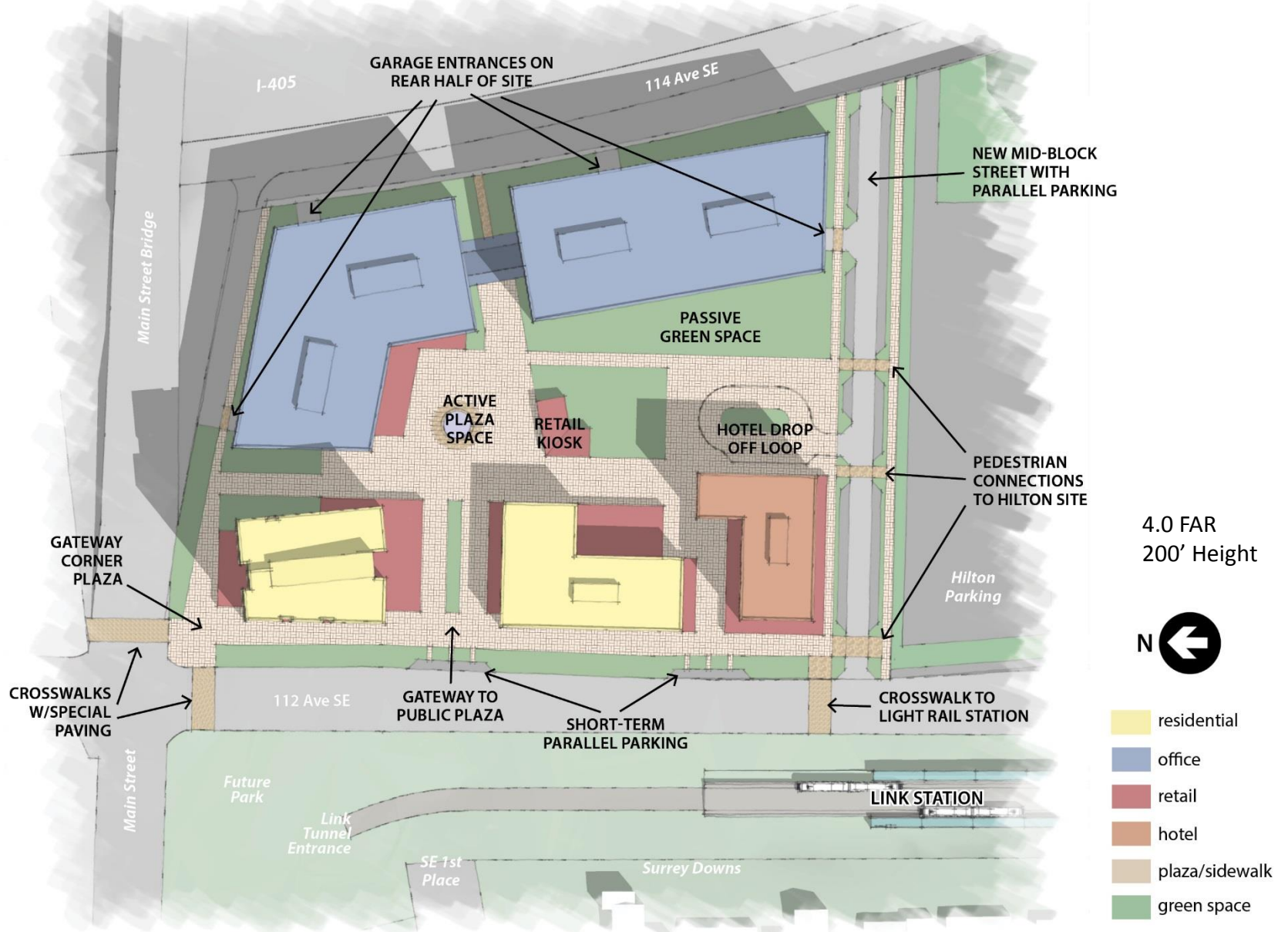
SITE	sf	acres	percent
total parcel area	244,388	5.6	100%
building footprint	117,751	2.7	48%
open space - hardscape	64,953	1.5	27%
open space - green	49,433	1.1	20%
roadway and surface parking	9,977	0.2	4%
impervious surface	192,681	4.4	79%

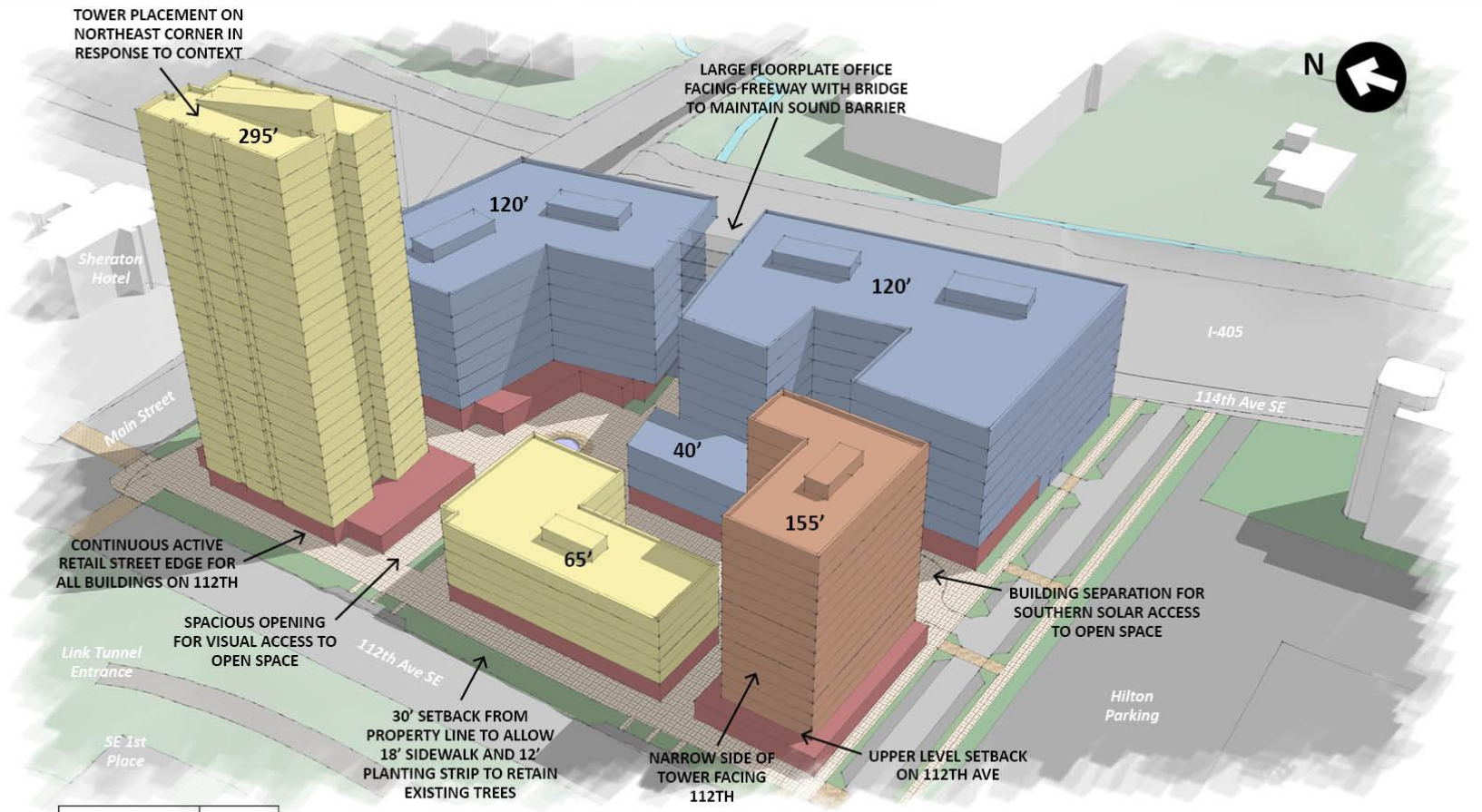
BUILDINGS	floorplate	height
highrise resid.	11,500	230'
midrise resid.	13,311	65'
office	32,642 / 31,688	120'
hotel	9,920	125'

- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space



# URBAN DESIGN FRAMEWORK: CONNECTIONS AND OPEN SPACE





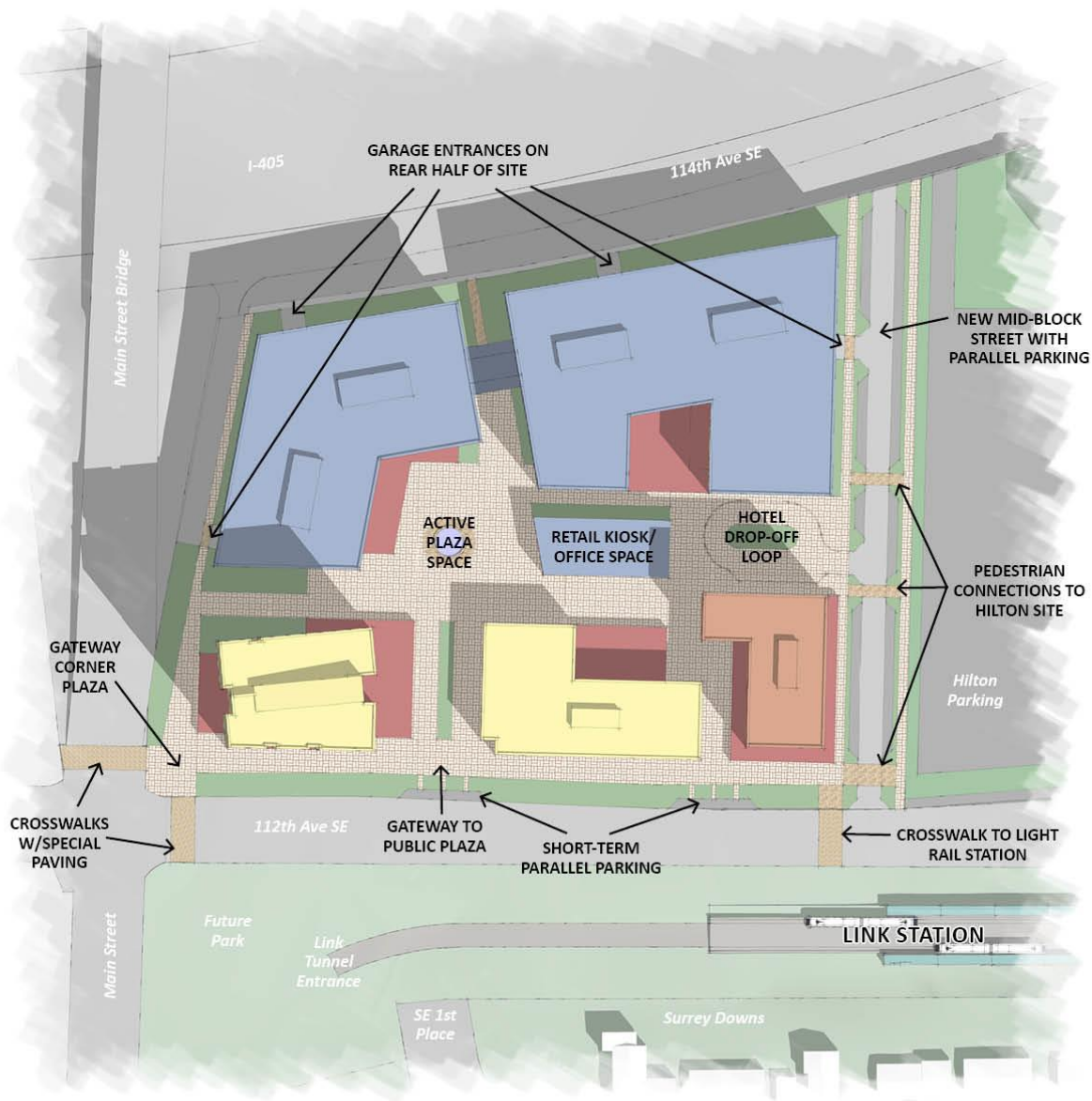
DEVELOPMENT	
FAR	5.0
total sf	1,691,215
residential sf	399,984
retail sf	78,337
office sf	605,865
hotel sf	138,880
parking stalls	~1,800

SITE	sf	acres	percent
total parcel area	244,388	5.6	100%
building footprint	139,247	3.2	57%
open space - hardscape	64,953	1.5	27%
open space - green	30,211	0.7	12%
roadway and surface parking	9,977	0.2	4%
impervious surface	171,185	3.9	70%

BUILDINGS	floorplate	height
highrise residential	11,500	295'
midrise residential	15,268	65'
office	31,653/ 46560	120'
hotel	9,920	155'

- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space





N

- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space

**5.0 FAR**  
**300' Height**

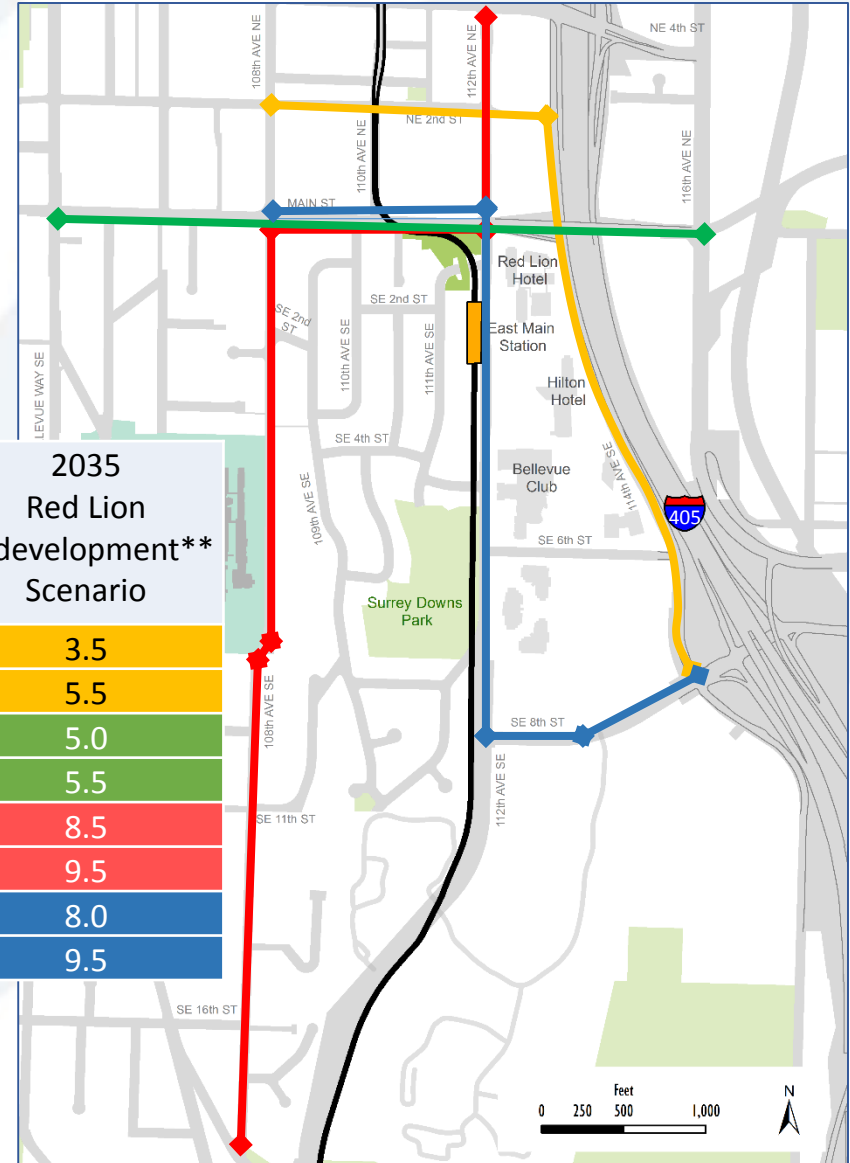
# Traffic Impact

Redevelopment Impact on vehicle travel times in the station area

Travel Time for routes in the East Main station area (minutes)*		2035 baseline	2035 draft vision 4.0 FAR	2035 Red Lion Redevelopment**
Routes				
Route 1 (114th Ave SE/SE 8th St -- 108th Ave NE/NE 2nd St)	NB	3.5	3.5	3.5
	SB	6.0	5.5	5.5
Route 2 (Bellevue Way/Main St -- 116th Ave/Main St)	EB	5.5	5.0	5.0
	WB	5.0	5.0	5.5
Route 3 (Bellevue Way/108th Ave SE - 112th Ave NE/NE 4th St)	NB	8.0	8.0	8.5
	SB	8.5	8.5	9.5
Route 4 (114th Ave SE/SE 8th St -- 108th Ave/Main St)	NB	6.5	5.5	8.0
	SB	8.0	8.5	9.5

\*Note – Travel times are rounded to the nearest ½ minute

\*\* Represents possible redevelopment scenario concept by property owner with 5.6 FAR



# Office/Limited Business (OLB) between Main & SE 6<sup>th</sup>

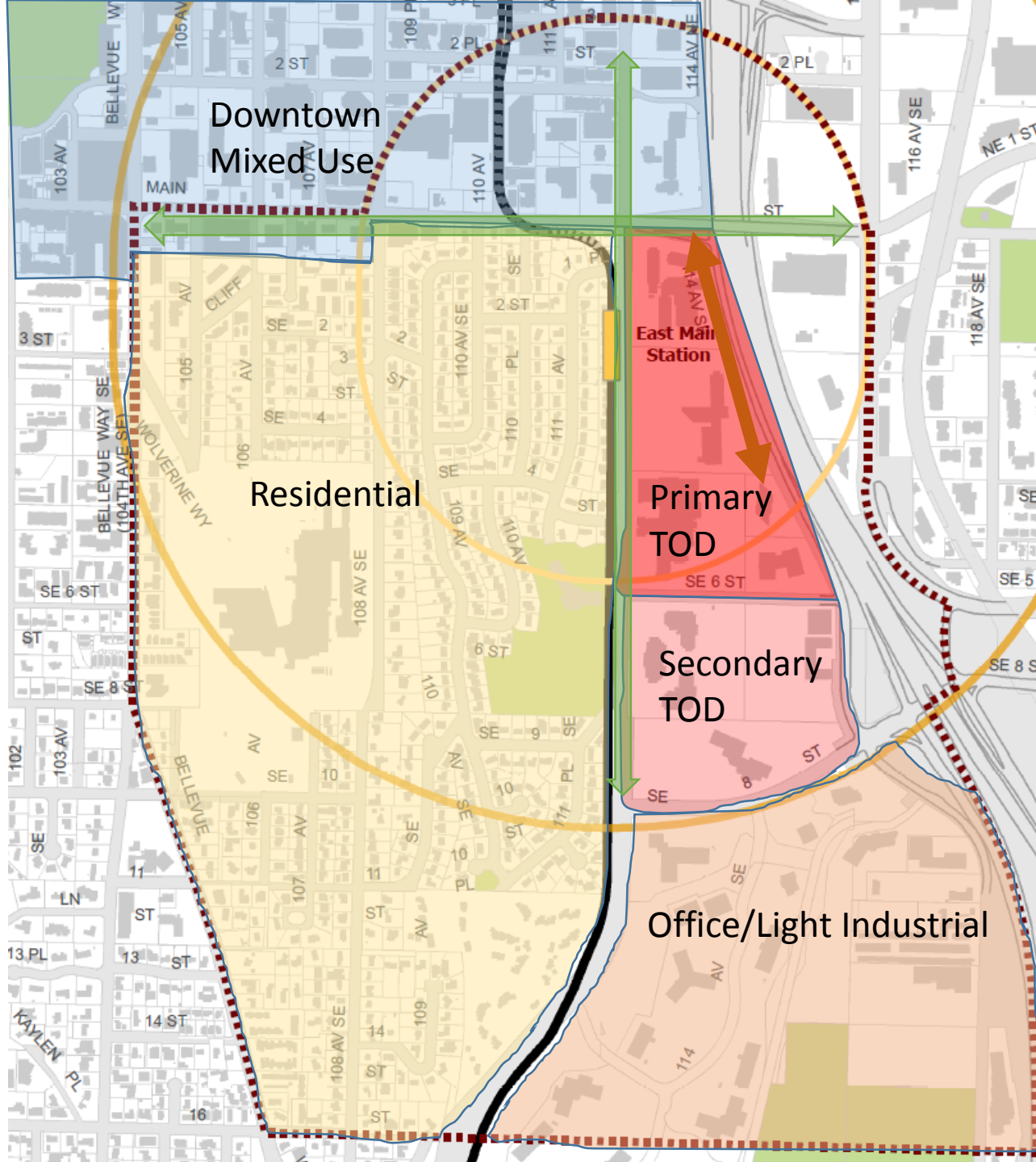
- Maximum FAR: 4.0      Maximum Height: 200'
  - Achievable with bonus/incentive system – examples include public space, structured parking, noise attenuation, affordable housing, public art
- Additional w/Development Agreement: up to max 5.0 FAR & 300' height

# Land Use/Redevelopment

## Strategies 4-7

- Building placement – taller closer to I-405 & Main St, taller portions stepped back along 112<sup>th</sup>
- Landscaping & architectural design to minimize “wall effect” along 114<sup>th</sup> Ave SE
- Council review corridor to allow taller buildings located along I-405 side
- Parking – structured, underground, “out-of-sight”
- Evaluate TOD parking requirements
- Employ safe design principles for visibility & lighting in public spaces





Downtown  
Mixed Use

Residential

East Main  
Station

Primary  
TOD

Secondary  
TOD

Office/Light Industrial

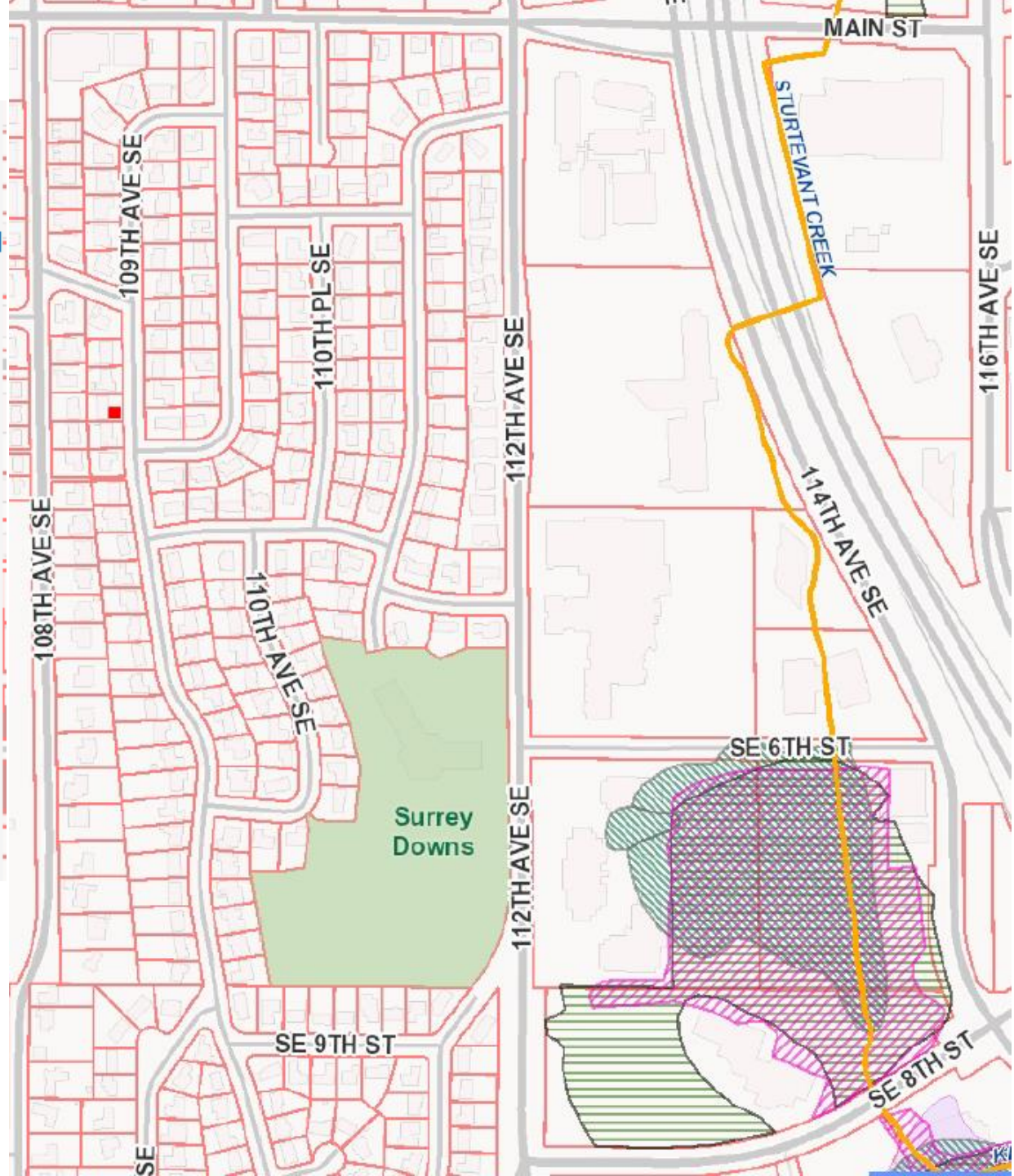
### Streams Inside Bellevue

- Fish Bearing: Type F
- Shore: Type S
- Non-Fish Bearing: Type Np and Ns
- Potentially Fish Bearing
- Not Typed

- Shoreline Associated Wetlands
- Wetlands - National Wetlands Inventory
- Wetlands - Sensitive Areas Notebook
- Floodplain Boundaries

### Bird Nest Sites

- Bald eagle
- Osprey
- Peregrine falcon
- Semipalmated plover
- City Parks







300'

300'

300'

50'

50'

# OLB between SE 6<sup>th</sup> & SE 8<sup>th</sup>

## Land Use/Redevelopment Strategy # 3

- Recommend maintain 0.5 FAR, Increase height to: 100'
- Similar design standards
- Examples below are 2.0 FAR & 300' height





# NEXT STEPS

- Draft CAC vision & strategies for public review
- Compile draft report
- Prepare documentation for environmental review
- Prepare for public open houses (live & online) – review of CAC Draft Report
- Revise CAC Draft Report for recommendation to City Council