

EAST MAIN CAC

Land Use/TOD Briefing

11/18/2014

OUTLINE

- Land Use v. Zoning
- Current Zoning - OLB
- Why is TOD important?
- What is TOD?
- Examples
- Next steps

LAND USE v. ZONING

- Land use = broad categories (*e.g. residential, commercial or single family, multi-family, office, retail*)
- Zoning = specific uses (*e.g. professional services, medical offices, groceries, auto-repair*) & development standards (*e.g. density, height, setback, FAR*)

CURRENT OLB ZONING



CURRENT OLB ZONING

- Allowed uses
 - Multi-family, hotels & motels
 - Vehicle sales
 - Restaurants, movie theaters
 - Professional & business services
- Transition areas
 - 300' from single family zones
 - 150' from multi-family zones

CURRENT OLB ZONING

- Height: 30' to 75'
- Density: 30 du/ac
- FAR: up to 0.5
- Setbacks: 50' front & back, 30' side
- Maximum lot coverage: 35%

WHY IS TOD IMPORTANT?

- Increases location efficiency by providing good mix of housing, jobs, retail & recreation.
- Opportunity to live in neighborhoods where you can walk, bike, or take transit.
- Transportation 2nd-highest HH expense, increased transit availability = more disposable HH income.
- Redevelopment will occur, station area plan is opportunity to shape what it will be.

WHY IS TOD IMPORTANT?

Community benefits:

- Greater sense of community & place
- More sustainable & efficient use of land
- Lower gas consumption & greenhouse gas emissions
- Increased foot traffic for local businesses
- Increased property values
- Improved public health, increased walking & biking
- Opportunities for mixed-income housing

WHAT IS TOD?

- Compact, higher-density, mixed-use development w/in ½-mile (ten-minute walk) of transit station.



EXAMPLES



Library Square



- 2.6 FAR
- 6 stories
- Condominiums

(11th & 110th)

Masin's Building



- 2.3 FAR
- 5 stories
- Mix of apartments and retail

(Main & 108th)

Belcarra



- 2.2 FAR
- 6 stories
- Apartments

(10th & 106th)

Avalon Bellevue



- 2.1 FAR
- 6 stories
- Apartments

(10th & 110th)

Pinnacle Bellcentre



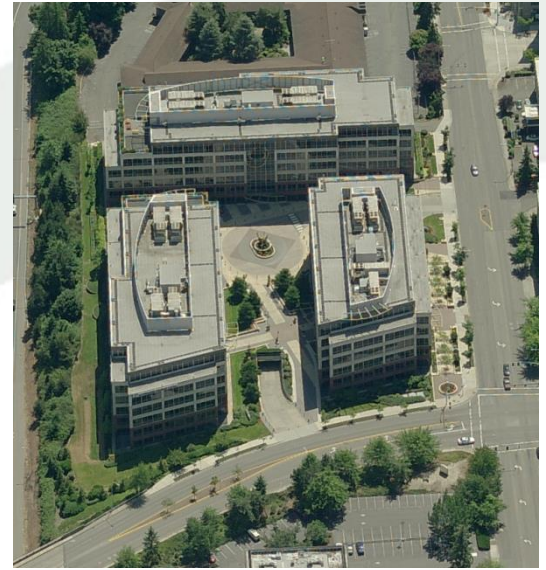
- 2.5 FAR
- 5 stories
- Apartments

(108th & 2nd Place)

112th @ 12th



- 2.7 FAR
- 6 stories
- Office



NEXT STEPS

- Market analysis
- Conceptual site analysis & alternative scenarios
- Refine concepts for public feedback
- Zoning analysis & design guidelines
- CAC recommendation