

# **Eastgate/I-90**

**Land Use & Transportation Project**

## ***Citizen Advisory Committee Meeting***

***May 5, 2011***

# Draft Alternatives



	Nov-Dec 2010	Jan-Feb 2011	Mar-Apr 2011	May-Jun 2011	Jul-Aug 2011	Sep-Oct 2011	Nov-Dec 2011	2012
CAC	Background & Context	Issues & Opportunities Land Use, Transportation, Urban Design, Environment		Identification and Analysis of Alternatives		Development of Preferred Alternative	Final Report	Comprehensive Plan and Development Code Amendments
Outreach	<p style="text-align: center;">● ————— Community Briefings ————— ●</p> <p style="text-align: right;">Open Houses</p>							
Reporting	<p style="text-align: center;">Regular Briefings to Transportation Commission &amp; Planning Commission</p> <p style="text-align: center;">Regular Briefings to City Council</p>							



# Development of Draft Alternatives Part 1

## Tonight's Goals

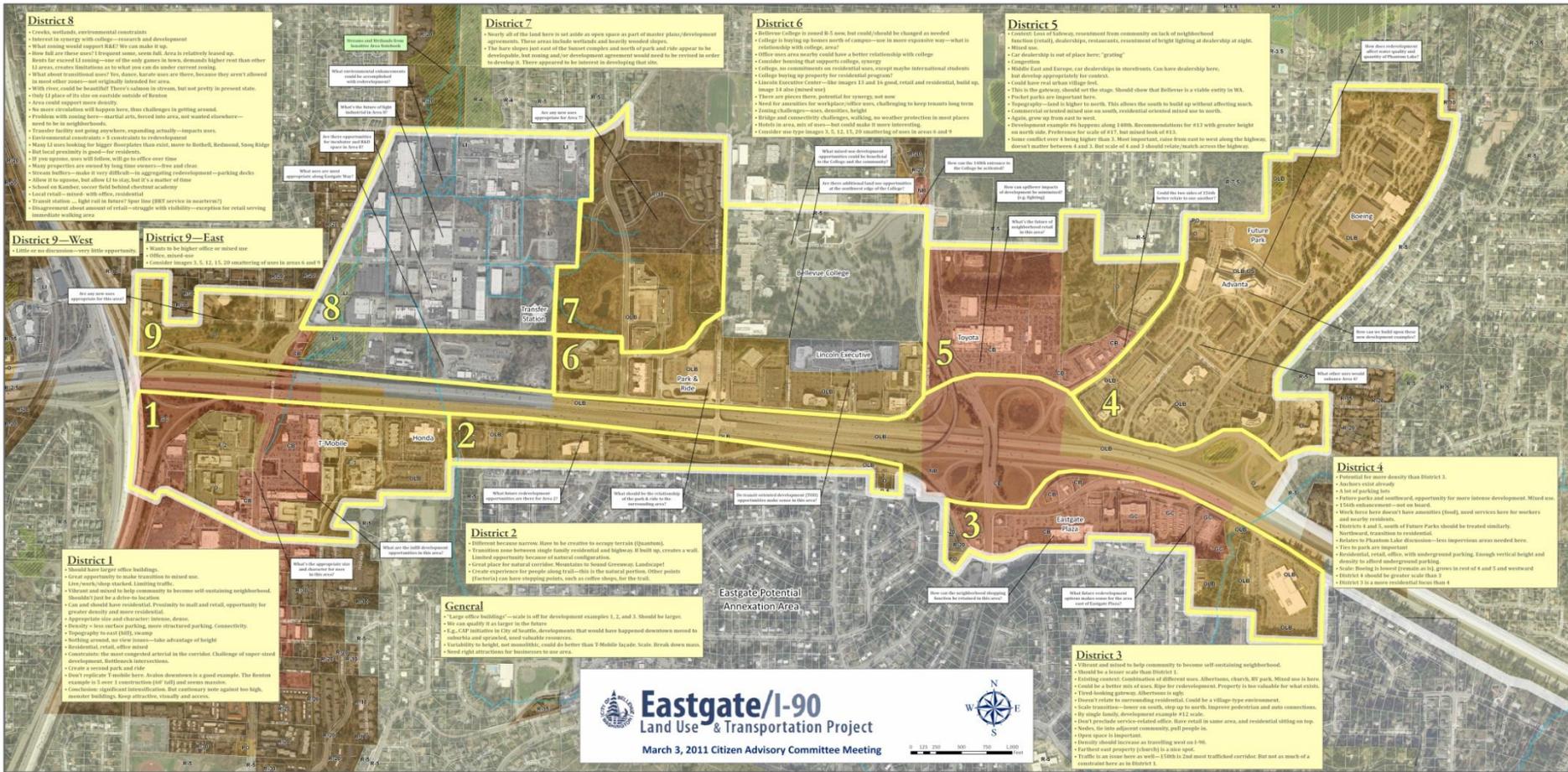
- Agree on a “No Action” scenario
- Develop draft alternatives for public input
- If more time needed, agree on followup meeting date (May 19 suggested)
- Have draft alternatives ready for May 25 open houses

- **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)**

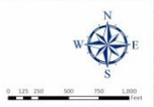


- **Market Feasibility**
- **Economic Development**
- **Compatibility with Adjacent Neighborhoods**
- **Environmental Quality/Sustainability**
- **Corridor Character**
- **Parks, Open Space, and Recreation**
- **Integration between Transportation and Land use**
- **Fiscal Feasibility**
- **Partnerships**



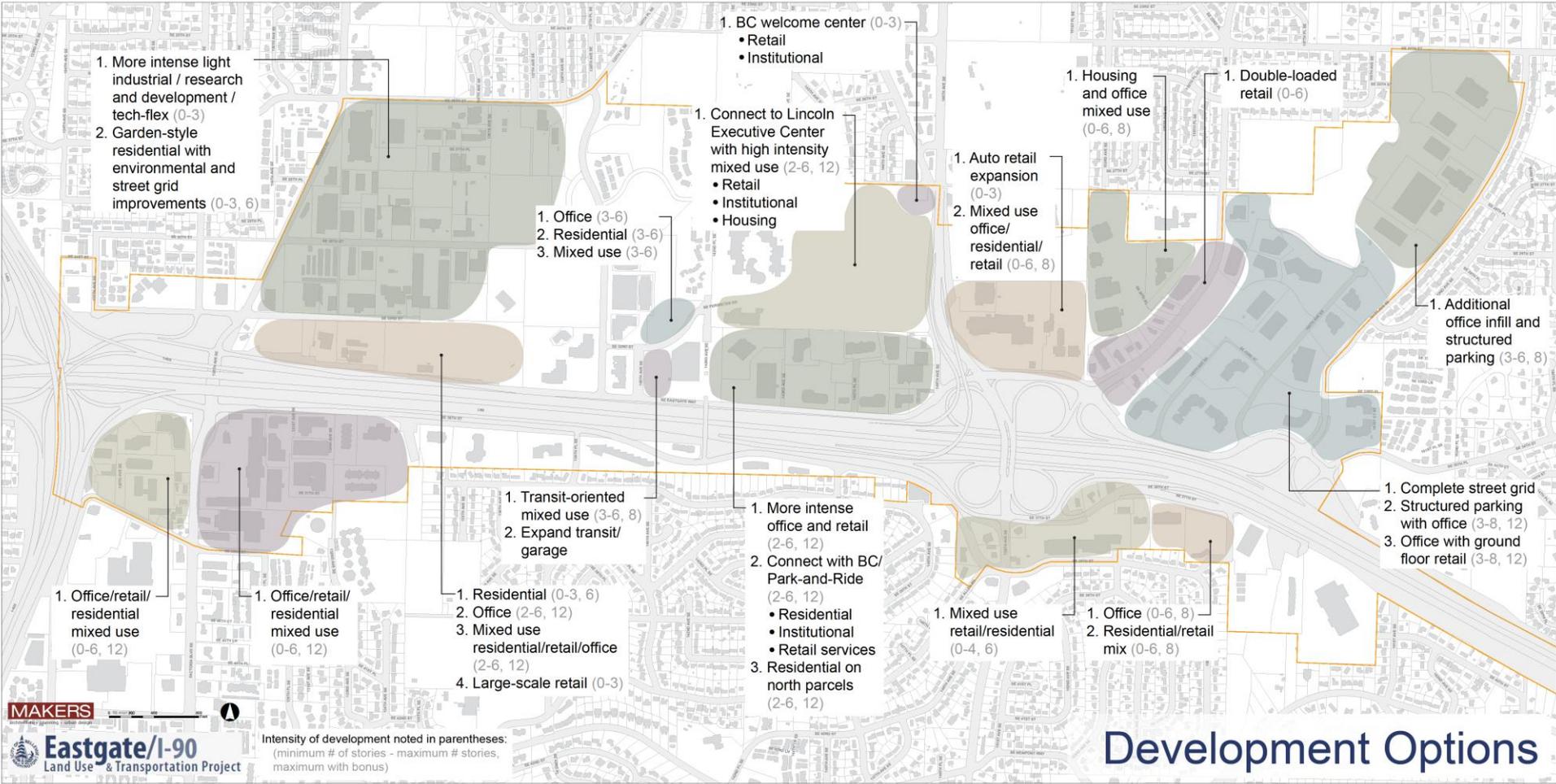


**Eastgate/I-90**  
 Land Use & Transportation Project  
 March 3, 2011 Citizen Advisory Committee Meeting



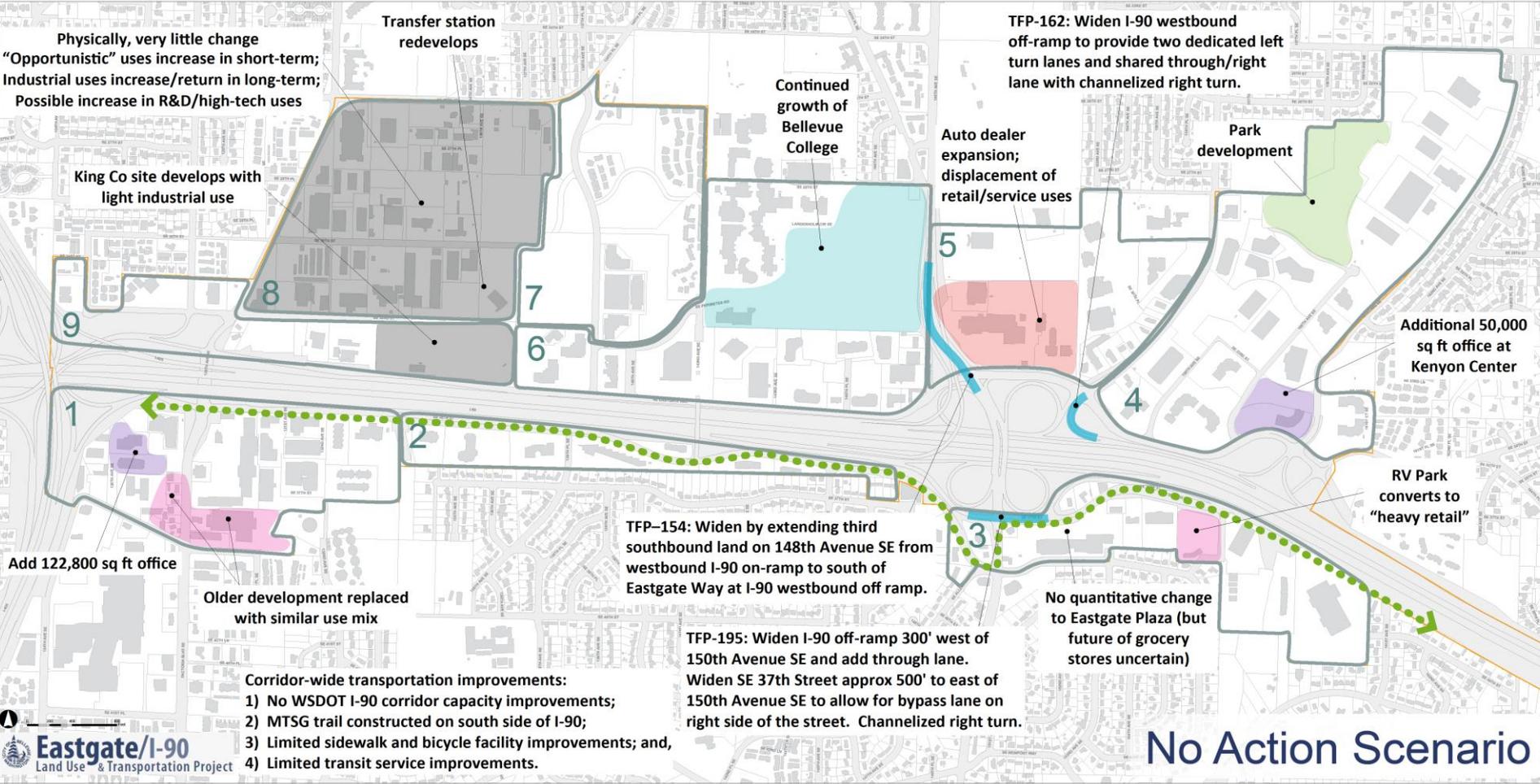
- King County / Metro site
  - Greater development potential
  - Possibly office, retail, residential, mixed use
  
- Lincoln Executive Center
  - Greater development potential
  - Increased floor area ratio, height
  - Possible Transit-Oriented Development district
  
- Trailers Inn RV Park
  - Office or hotel development potential
  
- Champions Center
  - Publicly-oriented coffee shop



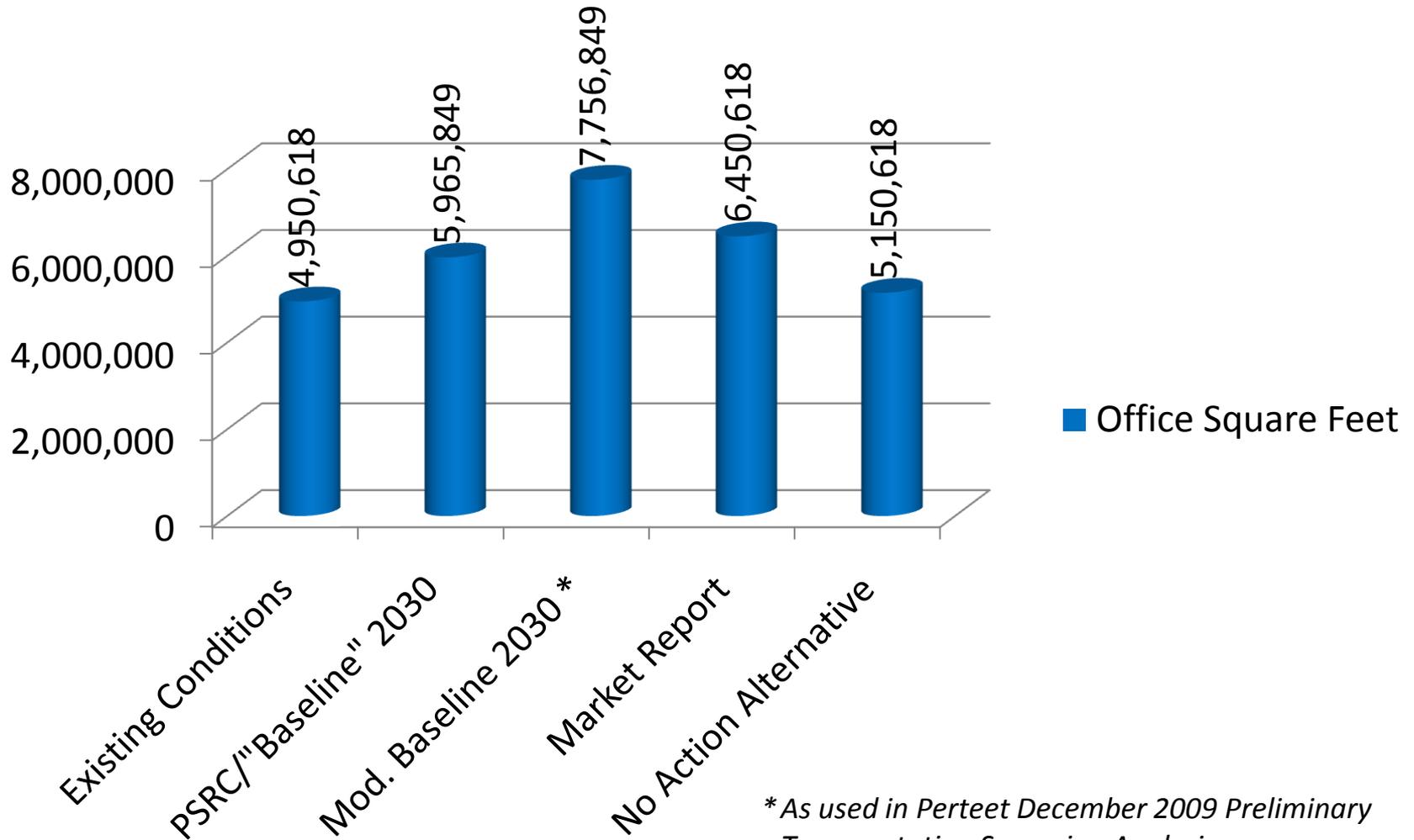


- Reasonable expectation of future scenario without “project”
- Baseline against which to compare “Action” alternatives
- Does not need to be the only possible future scenario





# Study Area Office Square Feet Comparison



*\*As used in Pertteet December 2009 Preliminary Transportation Screening Analysis*



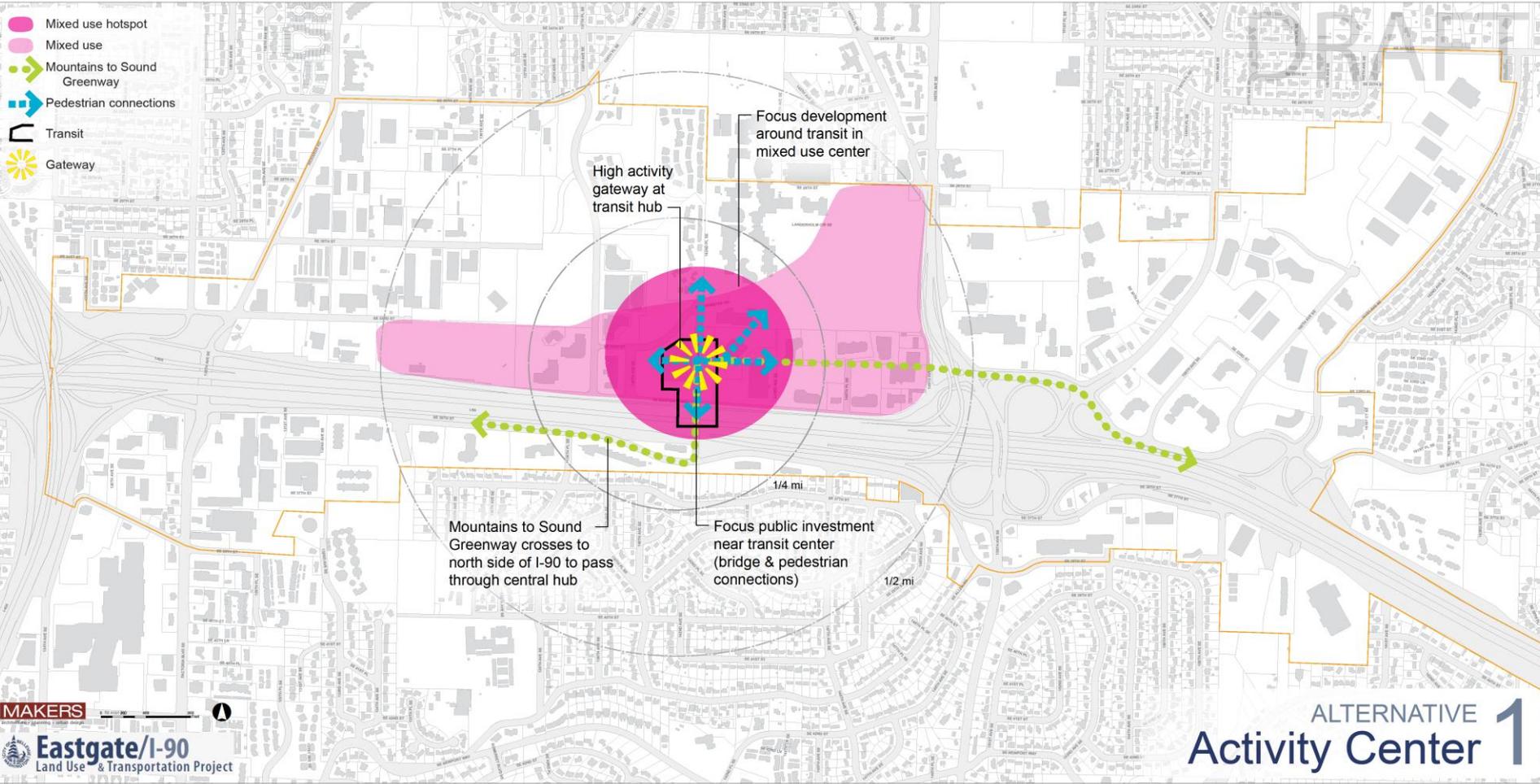


# Development of Draft Alternatives Part 2



- Focuses on sustainable, walkable, livable, transit-oriented, smart growth vision
- Builds on:
  - Park-and-Ride as transit hub
  - Builds on MTS Greenway as landscaped corridor
  - Builds on 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





ALTERNATIVE **1**  
Activity Center

- Mixed use hotspot
- Mixed use
- Retail
- Residential
- Park
- Retail frontage
- Mountains to Sound Greenway
- Pedestrian connections
- Auto and pedestrian connections
- Gateway
- HCT High Capacity Transit hub
- Transit hub

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

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

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

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

Transform drainage pond area into parklike setting for public enjoyment

Upgrade with boulevard treatment

Protect existing retail

**HCT station focus:** Improve bridge for pedestrians & enhance HCT station connections. Also serves as gateway.

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

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

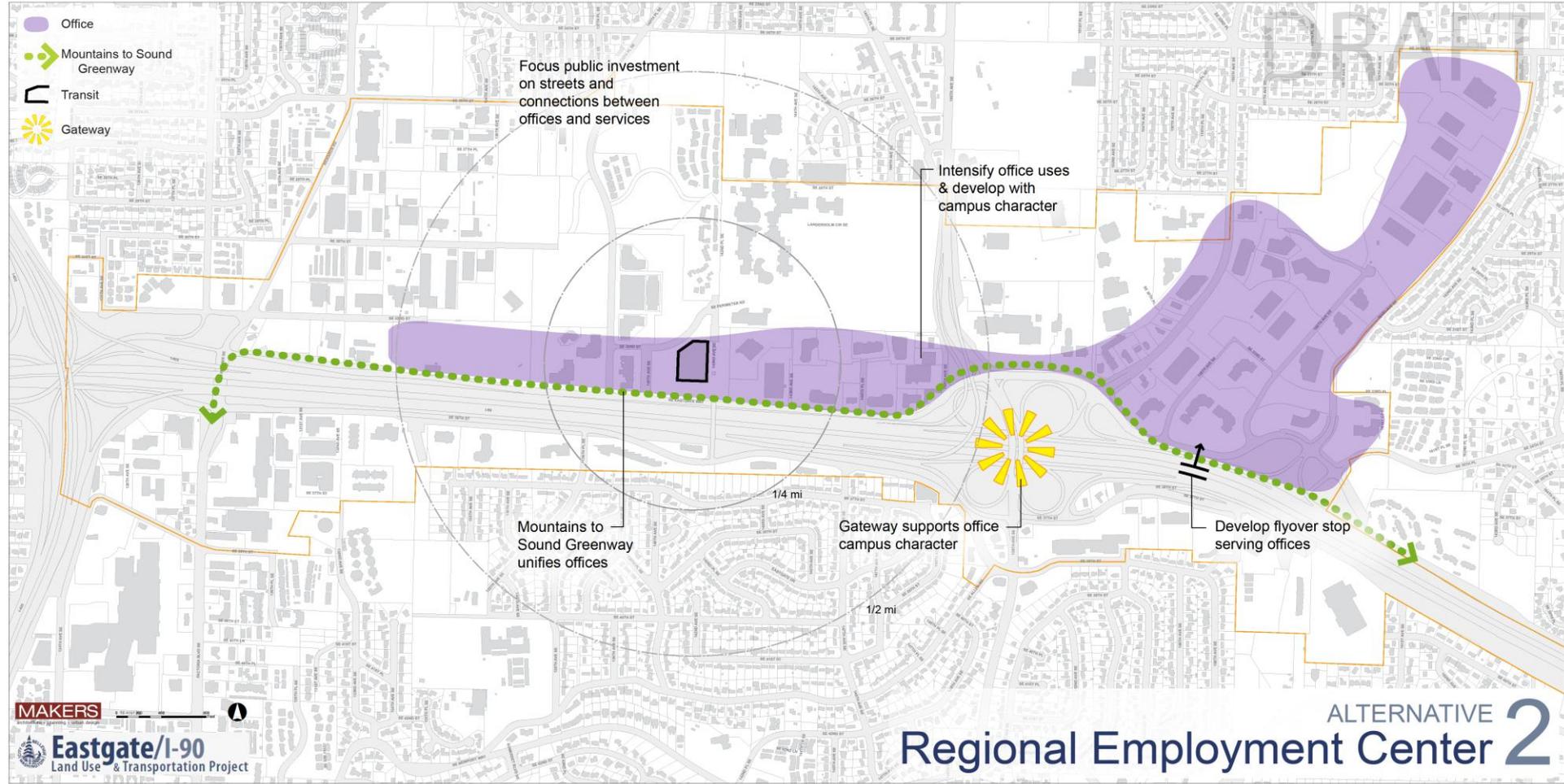
Add high density residential to create secondary mixed use center

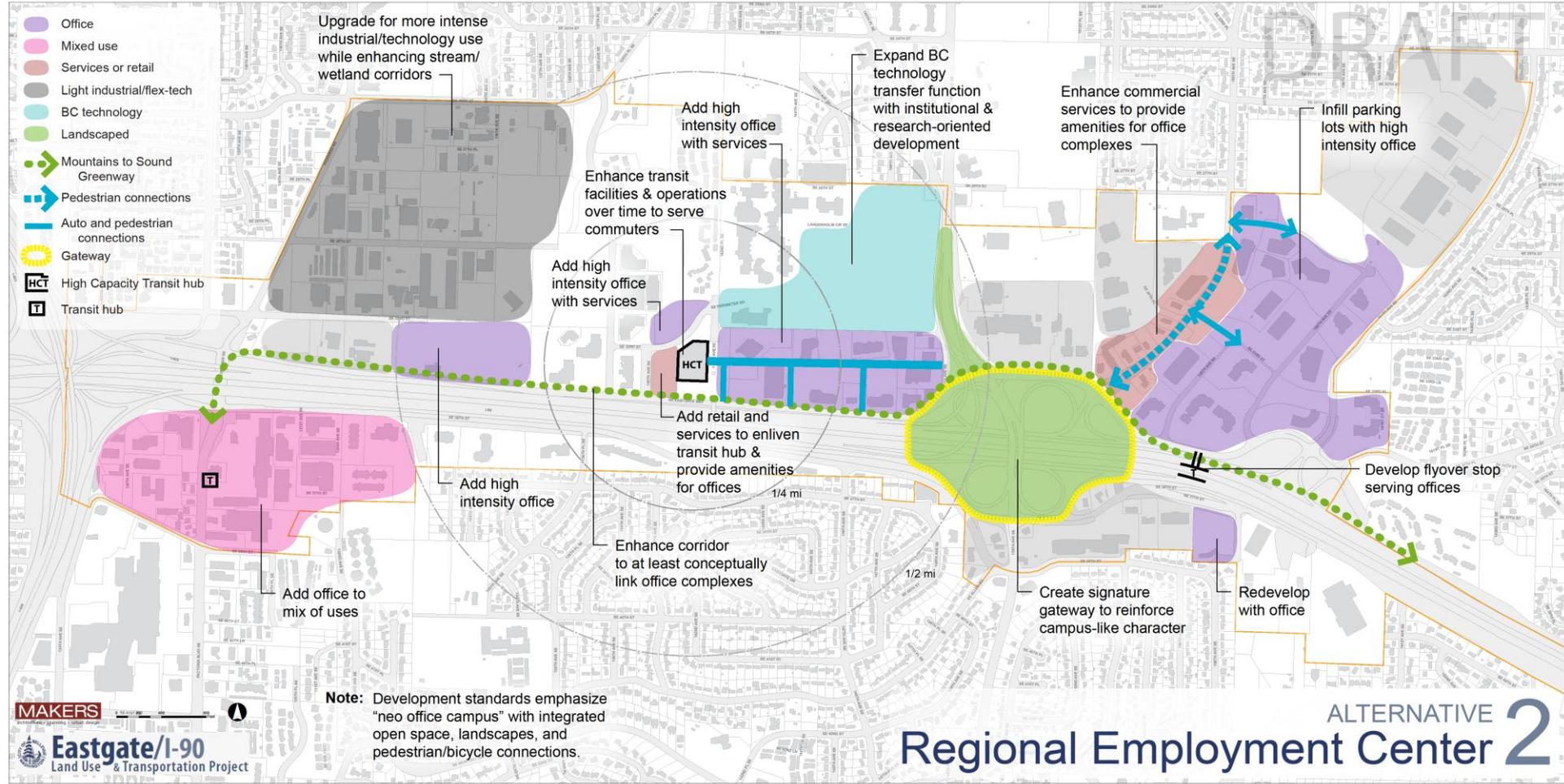


# ALTERNATIVE 1 Activity Center 1

- 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 150<sup>th</sup> interchange as focal point / visual gateway

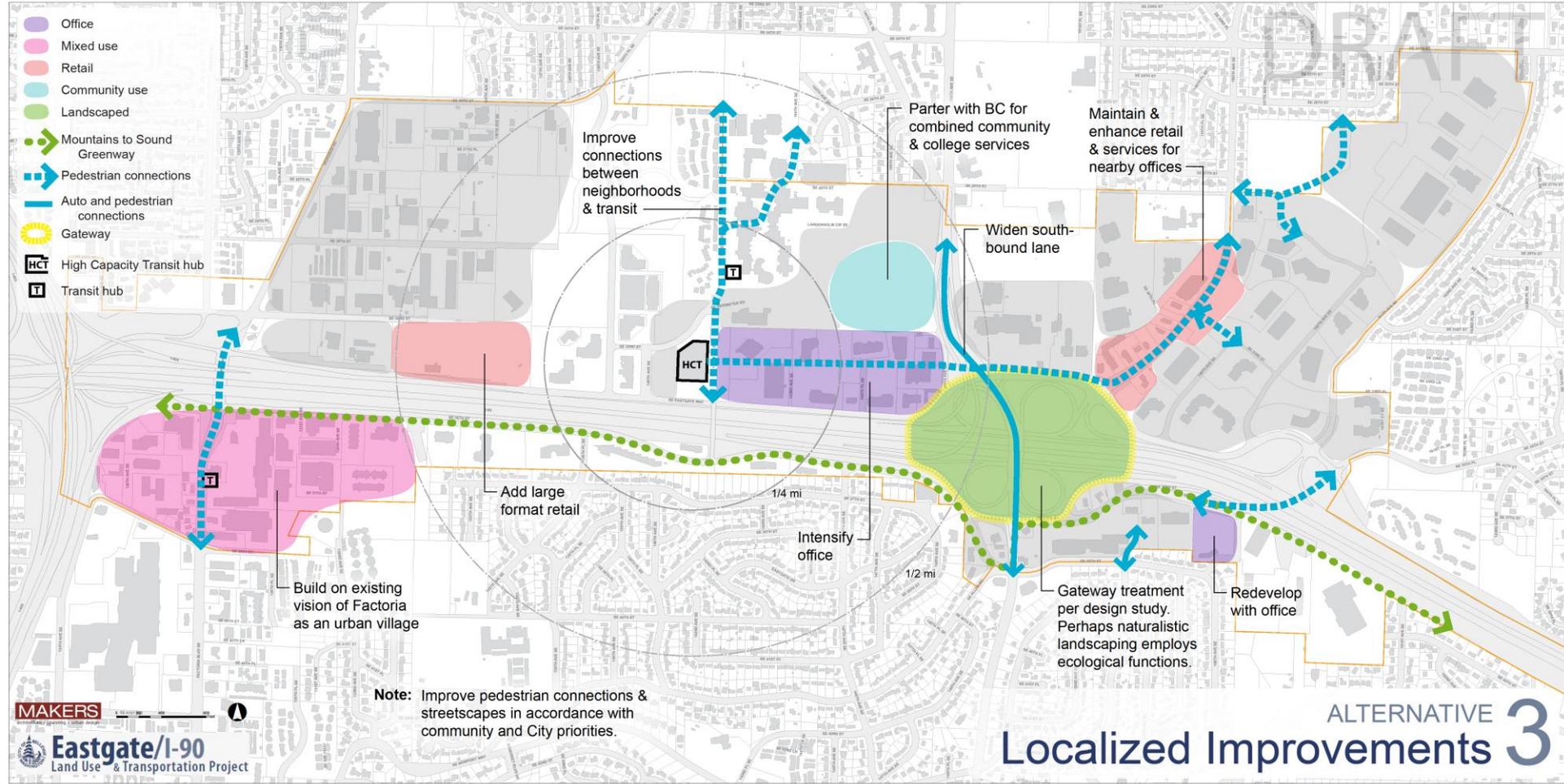




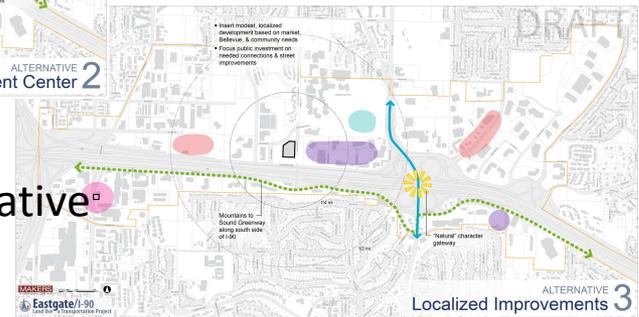
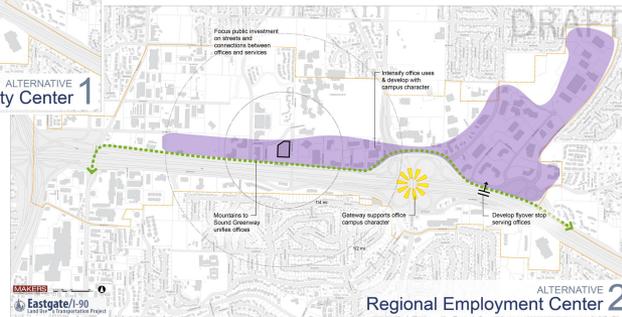
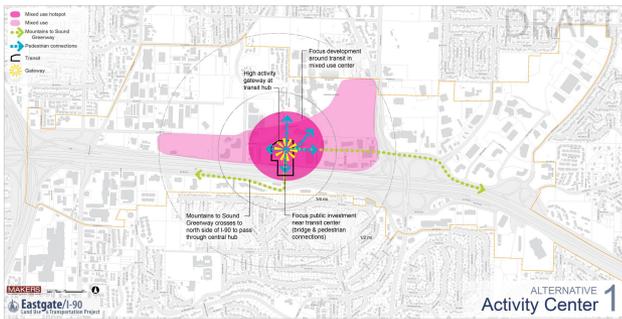


- Focuses on:
  - Modest growth and change
  - Transportation functionality
  - Neighborhood services
- Addresses known issues and needs
- Broader mix of uses than existing
- Contains predominately highway-related development
- Connects to neighborhoods with paths
- Streetscapes, landscaping, and connections are enhanced





ALTERNATIVE 3  
**Localized Improvements**



- 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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- **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

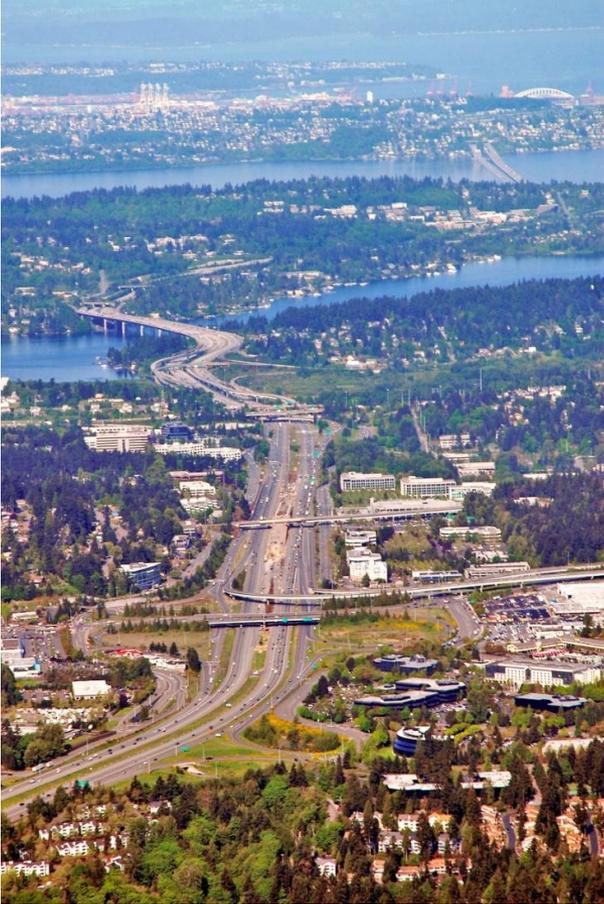
- Wednesday, May 25, 2011 (tent)
- Robinswood House Cabana,  
2430 148<sup>th</sup> Avenue SE  
1:00 – 3:00 PM



- Wednesday, May 25, 2011 (tent)
- Eastgate Elementary School  
4255 153<sup>rd</sup> Avenue SE  
5:00 – 7:00 PM



[www.bellevuewa.gov/eastgate-corridor.htm](http://www.bellevuewa.gov/eastgate-corridor.htm)



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**Additional Information**