

No Action Alternative

General Land Use Pattern:

- No change to existing land use/zoning pattern:
 - Retain light industrial uses to the west;
 - Medical offices near OHMC & along 116th
 - General commercial or community business uses to the east, and
 - Lower density office transition to south
- No major changes in urban form

Transportation:

- Existing projects in City's Capital Improvement Program

2030 Forecast (Net):

- Modest employment growth (PSRC forecast)
- No planned residential growth

Development Nodes/Potential HCT Stations:

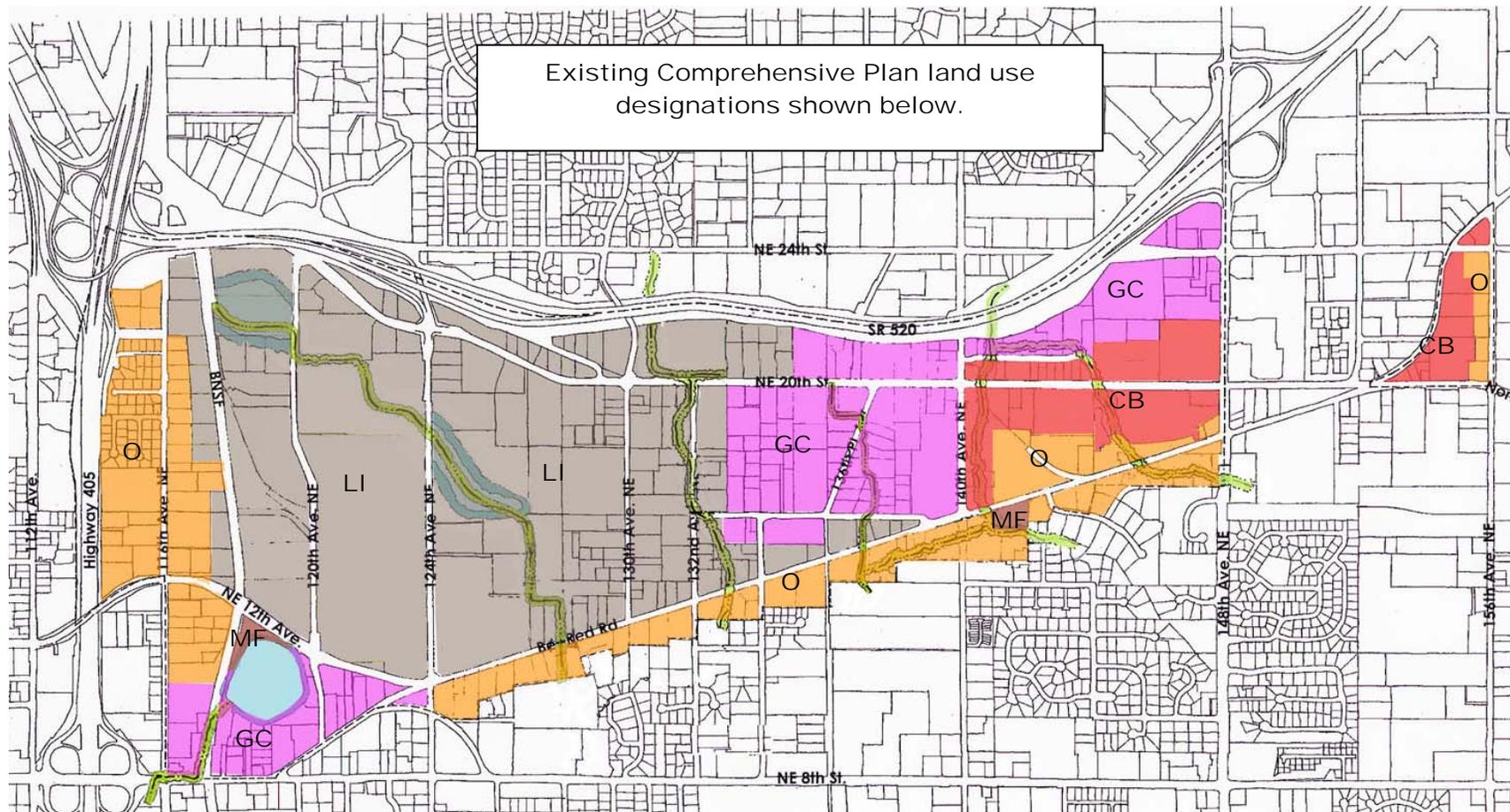
- HCT alignment undetermined
- Station at 116th near OHMC; no other station in Bel-Red planning area

Parks/Open Space:

- No major investments in parks/open space in the area, although potential major recreation complex to serve citywide need

Natural Environment:

- Protection of existing riparian corridors and wetlands through standard regulatory measures



Transportation Improvements: No Action Alternative

Roadways:

- CIP-funded projects (project # shown in red)

High Capacity Transit:

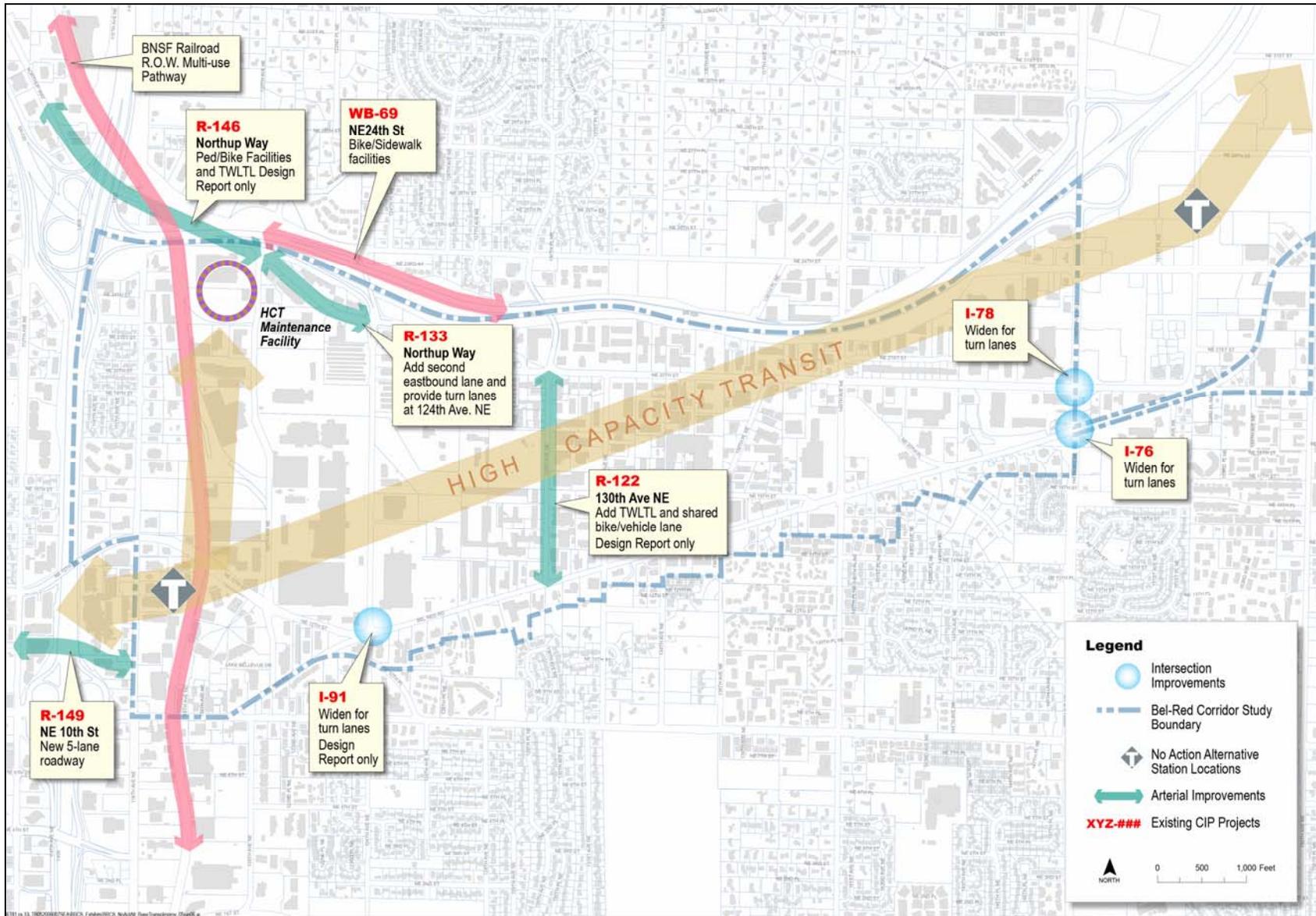
- HCT connection between Downtown Bellevue and Redmond's Overlake area: alignment undetermined
- Station at 116th near OHMC; no other station in Bel-Red planning area

Non-Motorized Transportation:

- Sidewalks on any new streets
- Bike facilities on arterials
- Potential off-street paths within BNSF right-of-way

Neighborhood Protection:

- Continue current measures to discourage thru traffic and spillover parking in residential areas



Draft Alternative 1

Mid-Range Employment and Mid-Range Housing (Nodes at 122nd & 152nd)

General Land Use Pattern:

- Major mixed use development node centered at 122nd/NE 16th
- "Services core" at 130th/132nd
- Office campus in center of area
- Retail/commercial dominates north and east ends
- Pocket of medium density housing in northwest
- Mixed use housing/retail at 156th
- Medical offices near OHMC & along 116th
- Lower density office transition to south

Transportation:

- Basic surface transportation package, incl. local circulation improvements, regional connectivity, HCT & non-motorized improvements

2030 Forecast (Net):

- 3.5 mil sq ft of new commercial
- 3,500 new housing units

Development Nodes/Potential HCT Stations:

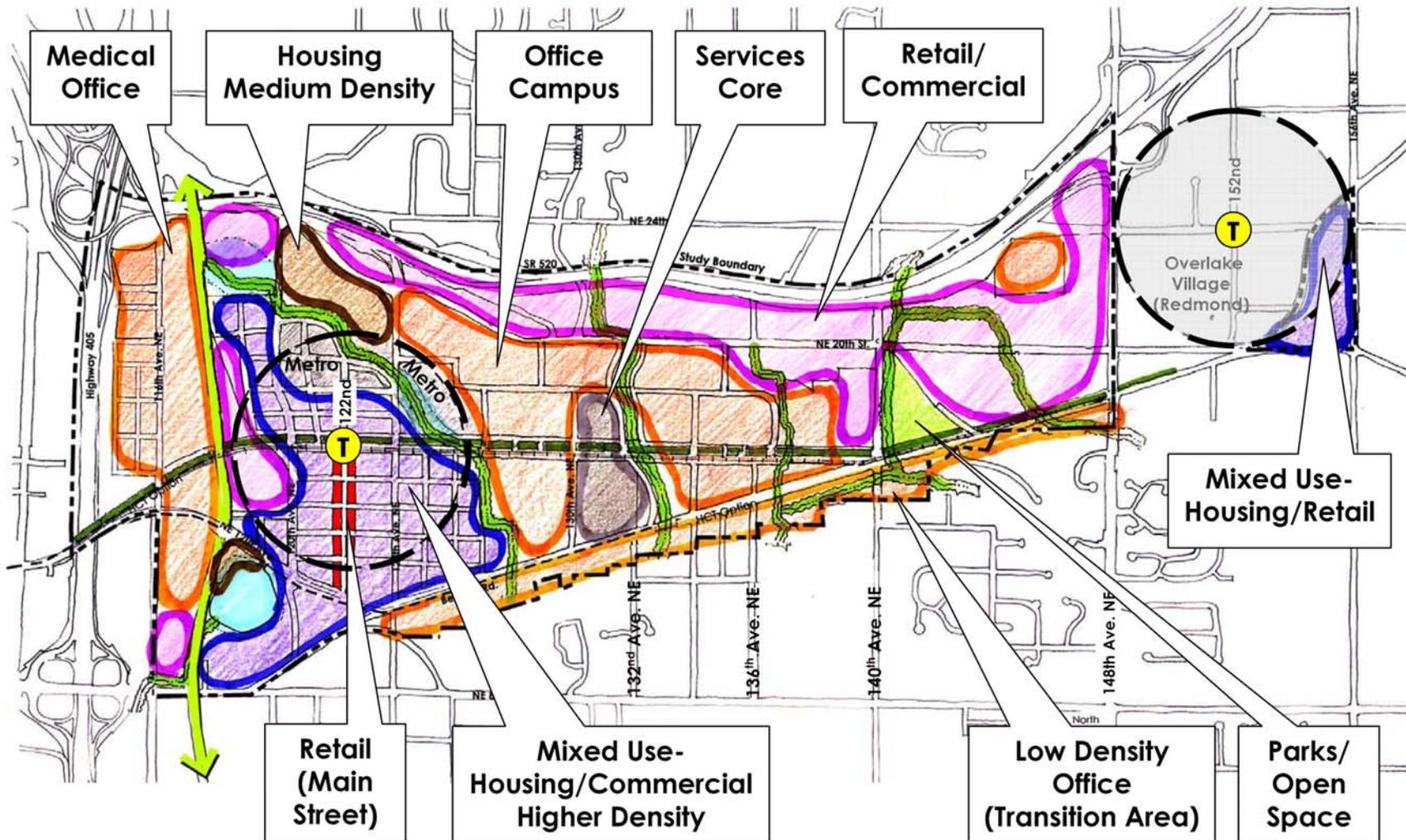
- 122nd near Safeway warehouse site
- (152nd in Redmond's Overlake area)

Parks/Open Space:

- Major civic plaza at 122nd
- Major system improvements with neighborhood and community parks
- NE 16th park blocks/green boulevard
- Connectivity with rest of parks system
- Potential major recreation complex (not shown)

Natural Environment:

- Enhancement to riparian corridors and wetlands protects these resources and adds major amenities for the area



Draft Alternative 2

Higher Employment and Lower Housing (Nodes at 122nd & 152nd)

General Land Use Pattern:

- Medium density office in node centered at 122nd/NE 16th
- Office campus/services in middle of area
- Several retail/commercial areas
- Medium density housing in northwest area
- Mixed use housing/retail at eastern end
- Medical offices near OHMC & along 116th
- Lower density office transition to south

Transportation:

- Basic surface transportation package, incl. local circulation improvements, regional connectivity, HCT & non-motorized improvements

2030 Forecast (Net):

- 4.5 mil sq ft new commercial
- 2,000 new housing units

Development Nodes/ Potential HCT Stations:

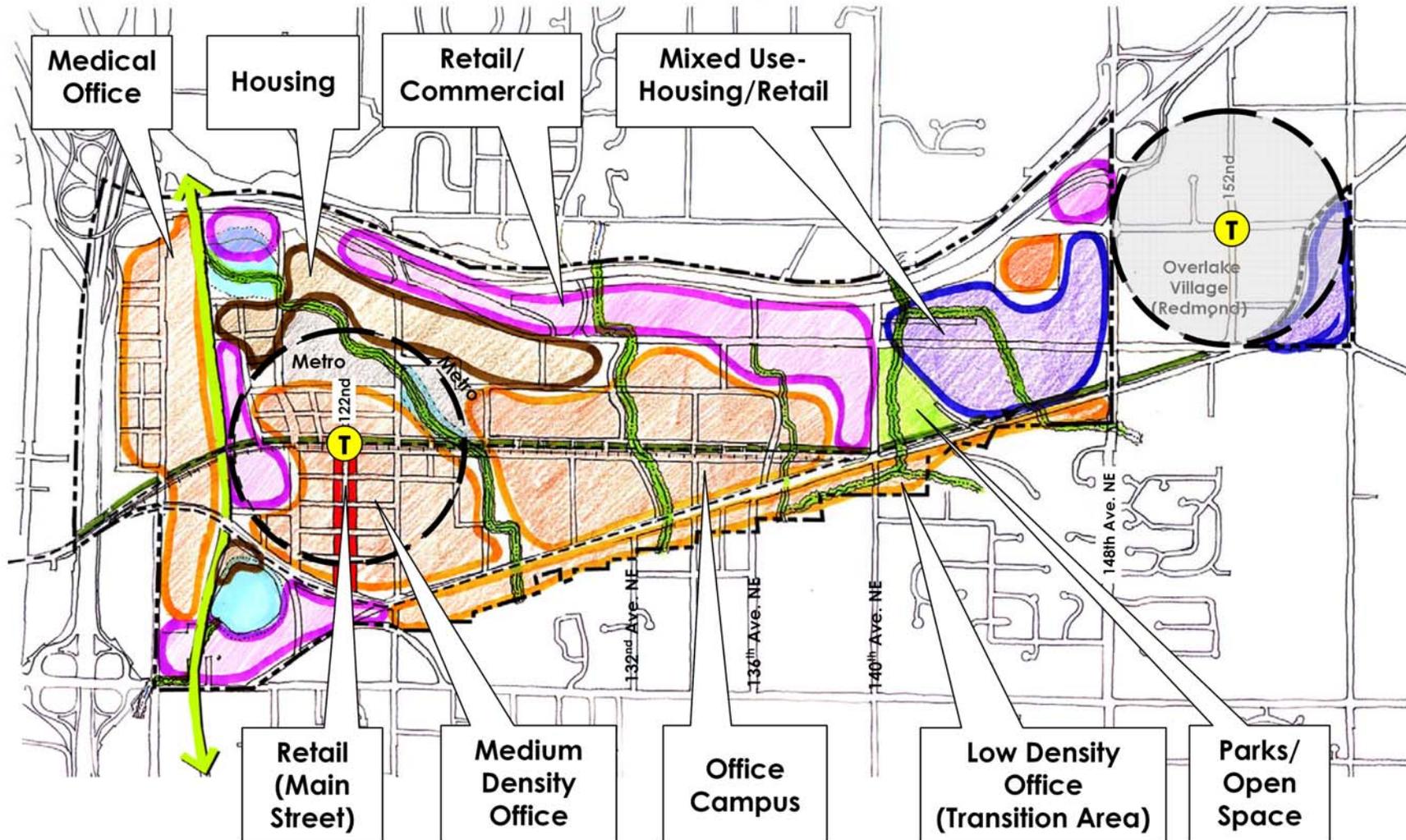
- 122nd near Safeway warehouse site
- (152nd in Redmond's Overlake area)

Parks/Open Space:

- Major civic plaza at 122nd
- Major system improvements with neighborhood and community parks
- NE 16th park blocks/green boulevard
- Connectivity with rest of parks system
- Potential major recreation complex (not shown)

Natural Environment:

- Enhancement to riparian corridors and wetlands protects these resources and adds major amenities for the area



Draft Alternative 3

Lower Employment and Higher Housing (Nodes at 116th, 130th & near 148th)

General Land Use Pattern:

- Higher intensity medical office node near OHMC along 116th
- Mixed use housing/commercial at 130th/NE 16th
- Mixed use node near 148th with housing/retail
- "Light industrial sanctuary"
- Medium density housing north and central
- Office campus at west end
- Several retail/commercial areas
- Lower density office transition to south

Transportation:

- Basic surface transportation package, incl. local circulation improvements, regional connectivity, HCT & non-motorized improvements

2030 Forecast (Net):

- 2.5 mil sq ft of new commercial
- 5,000 new housing units

Development Nodes/ Potential HCT Stations:

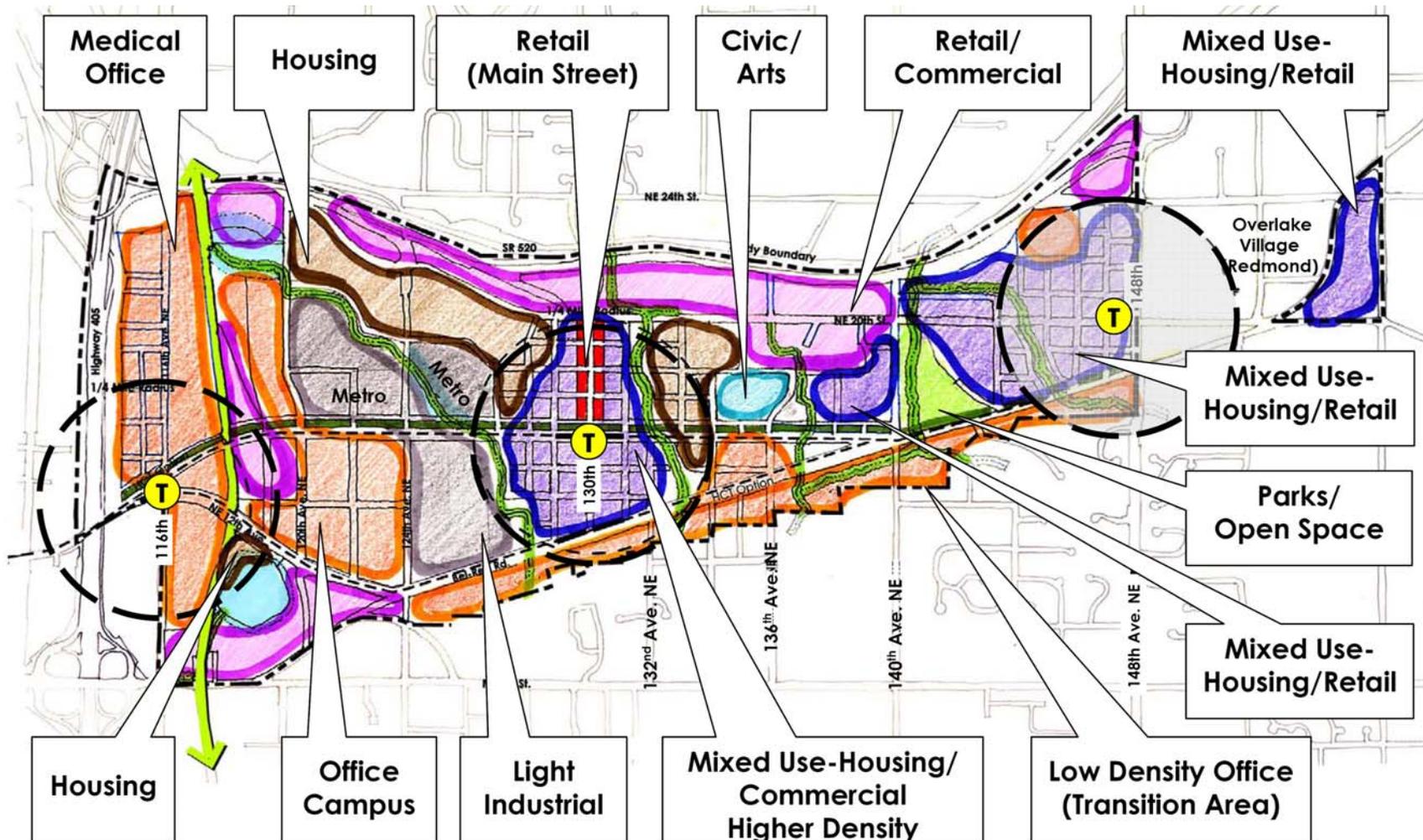
- 116th near OHMC
- 130th NE at NE 16th
- West of 148th

Parks/Open Space:

- Major civic plaza at 130th
- Civic and arts venues
- Major system improvements with neighborhood and community parks
- NE 16th park blocks/green boulevard
- Connectivity with rest of parks system
- Potential major recreation complex (not shown)

Natural Environment:

- Enhancement to riparian corridors and wetlands protects these resources and adds major amenities for the area



Draft Alternative 4

Higher Employment and Higher Housing (Nodes at 122nd, 130th & 152nd)

General Land Use Pattern:

- Two development nodes in close proximity
- Medium density office in node at 122nd/NE 16th
- Mixed use housing/commercial in node centered at 130th/NE 16th
- Additional office at western end of area
- Additional mixed use housing/retail at east end
- Additional housing in center of area
- Several retail/commercial areas
- Medical offices near OHMC & along 116th
- Lower density office transition to south

Transportation:

- Basic surface transportation package, incl. local circulation improvements, regional connectivity, HCT & non-motorized improvements

2030 Forecast (Net):

- 4.5 mil sq ft of new commercial
- 5,000 new housing units

Development Nodes/ Potential HCT Stations:

- 122nd near Safeway warehouse site
- 130th at NE 16th
- (152nd in Redmond's Overlake area)

Parks/Open Space:

- Major civic plaza at 130th
- Civic and arts venues
- Major system improvements with neighborhood and community parks
- NE 16th park blocks/green boulevard
- Connectivity with rest of parks system
- Potential major recreation complex (not shown)

Natural Environment:

- Enhancement to riparian corridors and wetlands protects these resources and adds major amenities for the area

