

EAST MAIN STATION AREA TOUR AGENDA/ITINERARY

Tour begins at 4:30 p.m. at the lobby of the Red Lion Hotel and will follow the route described below. The tour will end no later than 6:30 p.m. at the same location.

STOP	ROUTE DIRECTIONS	PURPOSE/POINTS OF INTEREST
1	Red Lion Hotel.	<p>Beginning point of tour. Vans will pick up under the canopy at the lobby on the I-405 side of the site. Parking for those on the tour will be at the <u>northwest</u> corner of the site (near 112th & Main). It is a short walk to the lobby. Call Mike at 206-715-7078 if you are running late. Vans will leave promptly at 4:30 p.m.</p> <p>Drive one loop around the parking lot to see the redevelopment potential of the Red Lion Hotel and Hilton Hotel sites.</p>
	Turn right (south) on 114 th Avenue SE to SE 6 th Street.	Sturtevant Creek daylights along 114 th behind the Hilton Hotel. Redevelopment potential of sites along 114 th .
	Turn right (west) on SE 6 th Street to 112 th Ave SE, then left (south) onto 112 th to Surrey Downs Park entrance.	Redevelopment potential of sites along SE 6 th . Large wetland on south side of SE 6 th limits redevelopment but also provides natural amenity for future development.
2	Turn right (west) into Surrey Downs Park and park in the lot. Weather permitting, CAC may exit the vans.	Pull into parking lot to look east toward commercial/office uses as they will relate to light rail line. Note there will be no access to the park from the 112 th side.
	Continue by exiting the park and turning right (south) onto 112 th and continue to Bellevue Way "Y" intersection.	Passing residential on the right (Surrey Downs, Bellefield, Bellecrest) and Bellefield Office Park on the left. No redevelopment but pedestrian connections and new street character for this area.
	Turn right (west) on Bellevue Way and then right (north) on 108 th Ave SE to SE 16 th St.	Southern access to Bellecrest and Surrey Downs neighborhoods. Existing street character in terms of land use, landscaping, sidewalks, traffic-calming.
	Turn left (west) on SE 16 th St and then right (north) on Bellevue Way and continue all the way to Main St.	Drive along the west perimeter of the study area as a reminder about what is along Bellevue Way. Walk shed extends to corner of Bellevue Way and Main Street.
3	Turn right (east) on Main St to 108 th Ave SE and then pull off to the side of the street or office parking lot. Weather permitting, CAC may exit vans.	Current traffic restrictions at 108 th & Main relative to neighborhood access.

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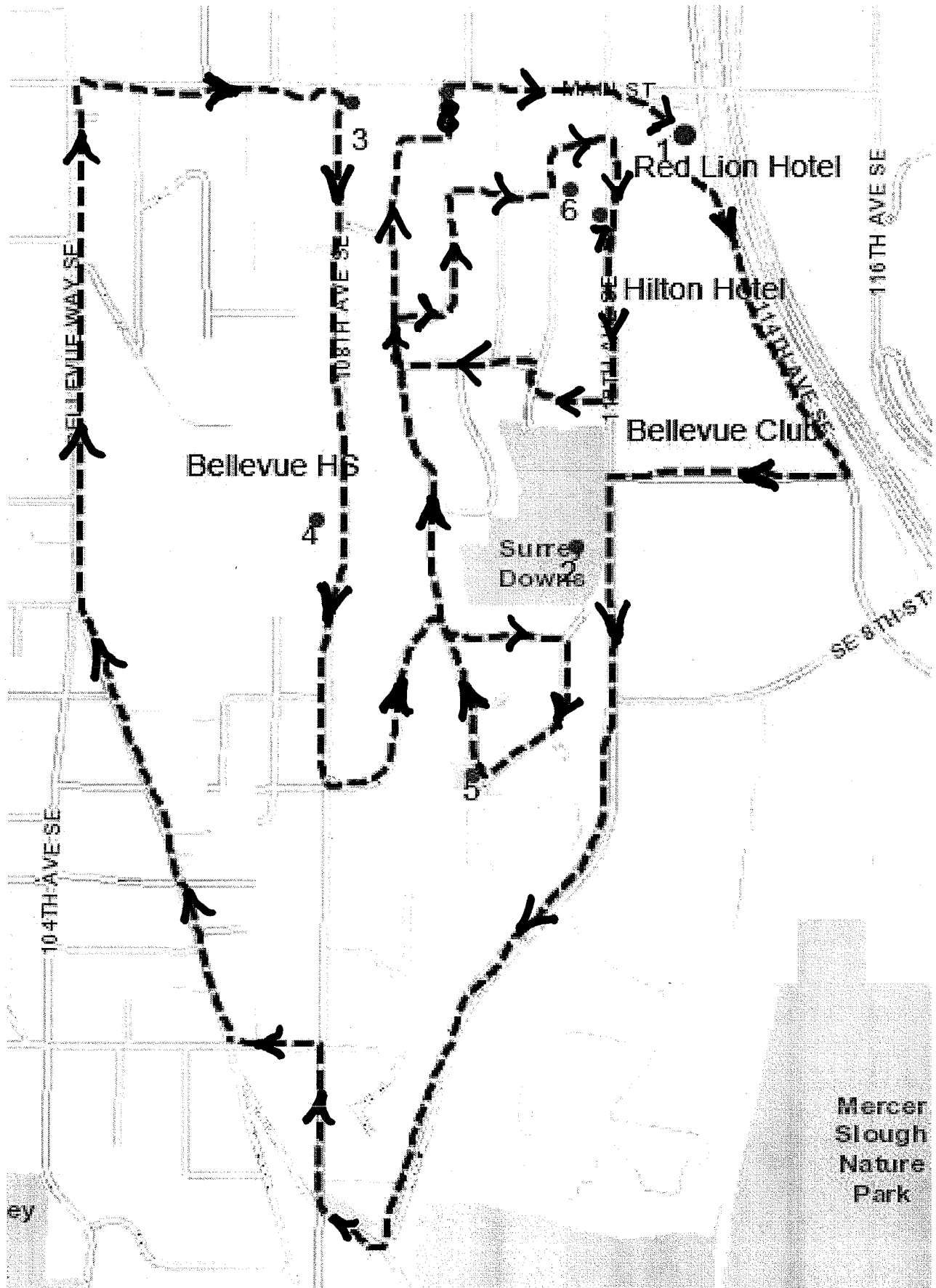
4	Continue south on 108 th Ave SE to Bellevue High School. Weather permitting, CAC may exit the vans.	Character of 108 th Avenue SE (e.g. office, multi-family, single family, Bellevue High School), traffic calming, vehicular and pedestrian connections for this area. Pedestrian environment along 108 th .
	Continue south on 108 th Ave SE and turn left (east) onto SE 11 th St, veer left (north) and it becomes 109 th Ave SE.	Character of residential streets in terms of pedestrian environment, traffic safety.
	Continue on 109 th and turn right (south) onto 110 th Ave SE and at the next intersection turn left (east) on SE 9 th St.	Character of residential streets in terms of pedestrian environment, traffic safety.
5	Continue on 9 th to 111 th Place SE and turn right (south) and continue on 111 th to 110 th Ave SE and Old Hearthstone Park, stop briefly at this park but stay in vans.	Stub street into Bellefield Residential Park – opportunity for pedestrian connection to the south?
	Continue north on 110 th Ave SE which becomes 109 th Ave SE to SE 3 rd St, turn right (east) on 3 rd which curves to the left (north) and becomes 110 th Ave SE.	Character of residential streets in terms of pedestrian environment, traffic safety.
	Continue on 110 th to SE 2 nd St and turn right (east) on 2 nd . Park vans on 2 nd just before 111 th Ave SE.	Character of residential streets in terms of pedestrian environment, traffic safety.
6	CAC members exit the vans and walk across 111 th to Pam Unger's house.	Get a sense of the view from back yard of properties along 111 th that look over the light rail station.
7	Weather permitting, walk from Pam's house to SE 1 st Place and out to 112 th Ave SE.	Walk the area that will be the primary pedestrian access point from the neighborhood to the station. View the area that will be the portal, new park, station.
7	Walk south on 112 th to SE 4 th St. Turn right (west) on 4 th and continue to 111 th Ave SE, turn right (north) on 111 th to SE 4 th St. Vans will drive the segment from Pam's to here if the weather is bad, otherwise the vans will be parked at 111 th Ave SE and SE 4 th St to reboard and complete the tour.	Walk the area from the station south, this will be a multi-purpose path serving areas south and east of Surrey Downs. Look at street character now and envision about what it could be on the east side in the future.
	Continue (west) on SE 4 th St to 109 th Ave SE, turn right (north) on 109 th to SE 3 rd St, then right (east) on 3 rd which	New park entrance from within neighborhood. Character of residential streets in terms of pedestrian environment,

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	curves left (north) to become 110 th .	traffic safety.
8	Continue on 110 th Ave SE to Main St and stop briefly at intersection but remain in vans.	Current traffic restrictions at 110 th & Main relative to neighborhood access.
	Right (east) on Main St and return to Red Lion.	New park along south side of Main.

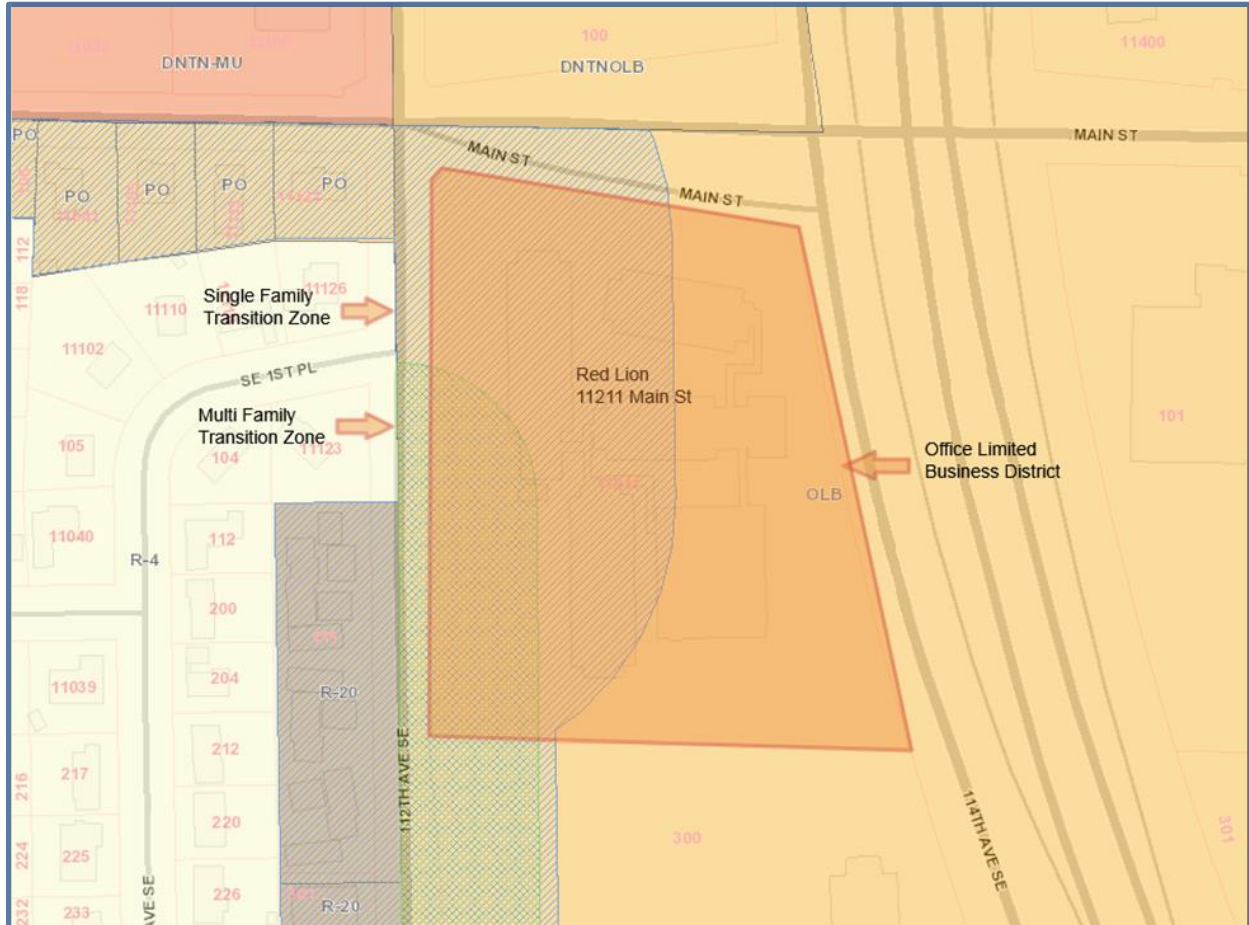
Tour materials:

- Map of tour route
- Description of stops and highlights for CAC consideration and later discussion
- East Link route and latest station access plans
- Zoning map, summary of current development standards for OLB
- Water and snacks



Office and Limited Business District (OLB)

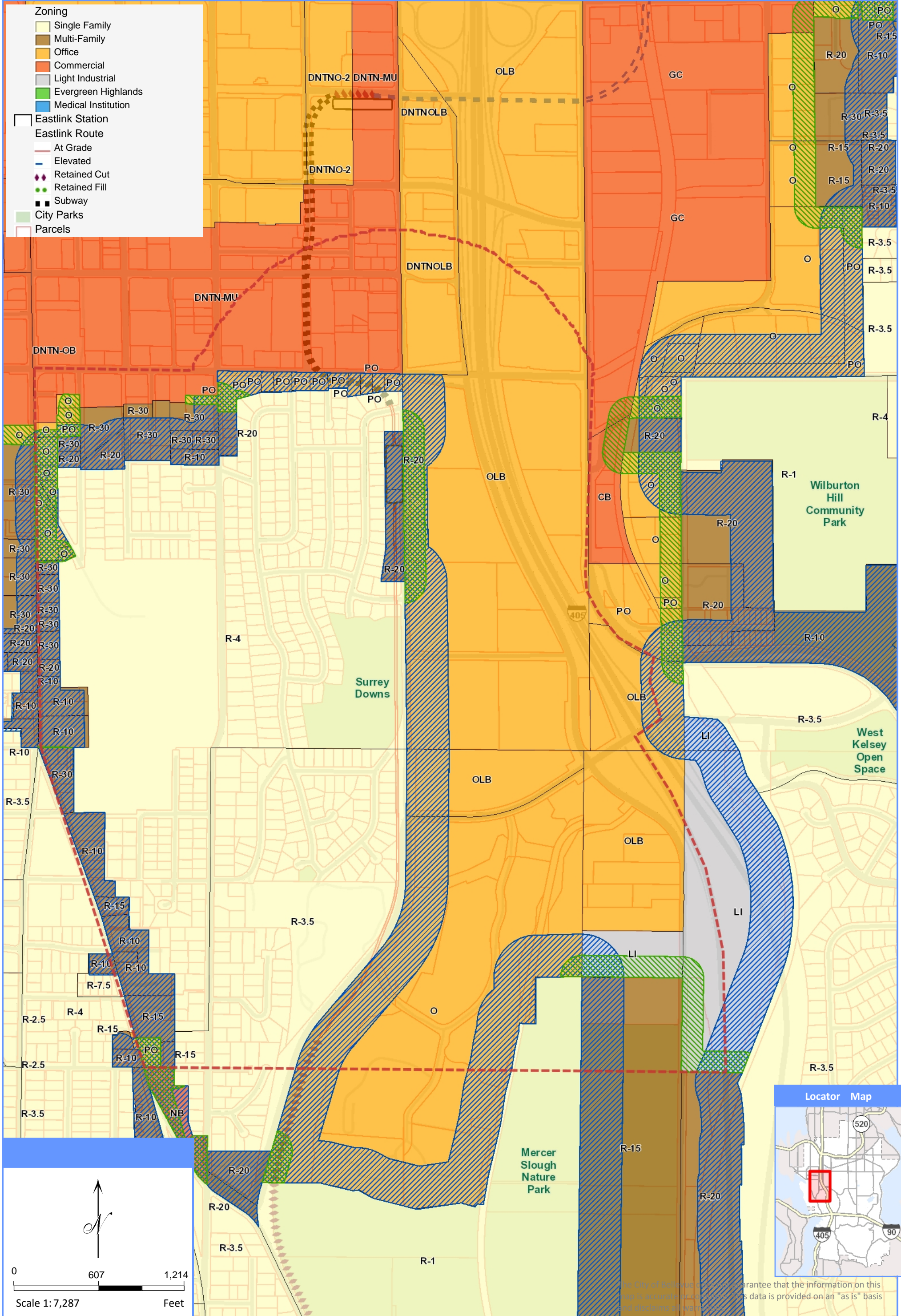
OLB provide areas for the location of integrated complexes made up of offices, hotels or motels, eating establishments and retail sales accessory to permitted uses. Such districts are located in areas that abut and have convenient access to freeways and major highways. Bellevue Land Use Code 20.10.280.



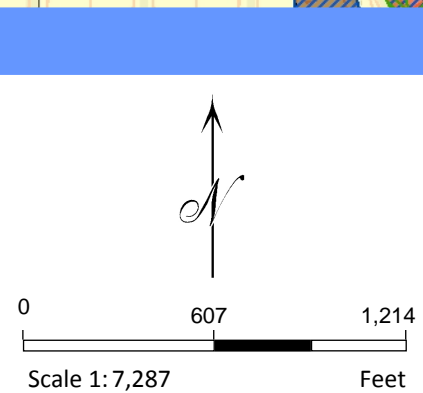
The OLB district allows a maximum lot coverage by structures of 35%; and a maximum impervious surface of 80%. For residential uses, OLB allows up to 30 dwelling units per acre. The base height for OLB is 45' (with 15' increase with basement parking). However, portions of the site not within setbacks, critical areas, or the Single Family and Multi Family Transition Zone (see note below) may be allowed up to 75' height per 20.20.010: *The maximum allowable building height is 75 feet on any property designated OLB which lies within 475 feet of the right-of-way of I-405, between I-90 and SR-520.*

About half of the site is within Single Family and Multi Family Transition Zone buffers from residential districts to the west. The portions of the property located within this buffer must incorporate site design and building design to soften its impact and result in a compatible transition. The height limit within Transition zones is 30' (with up to 15' increase for design items such as basement parking, pitched roof, top floor stepback, etc.).

Zoning Map

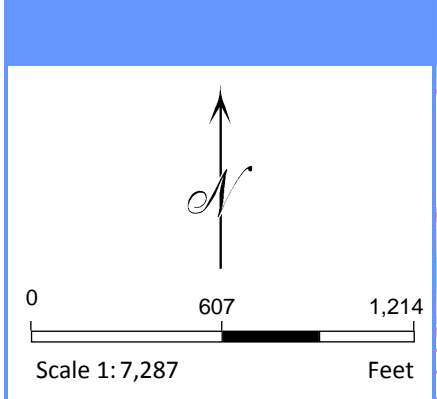
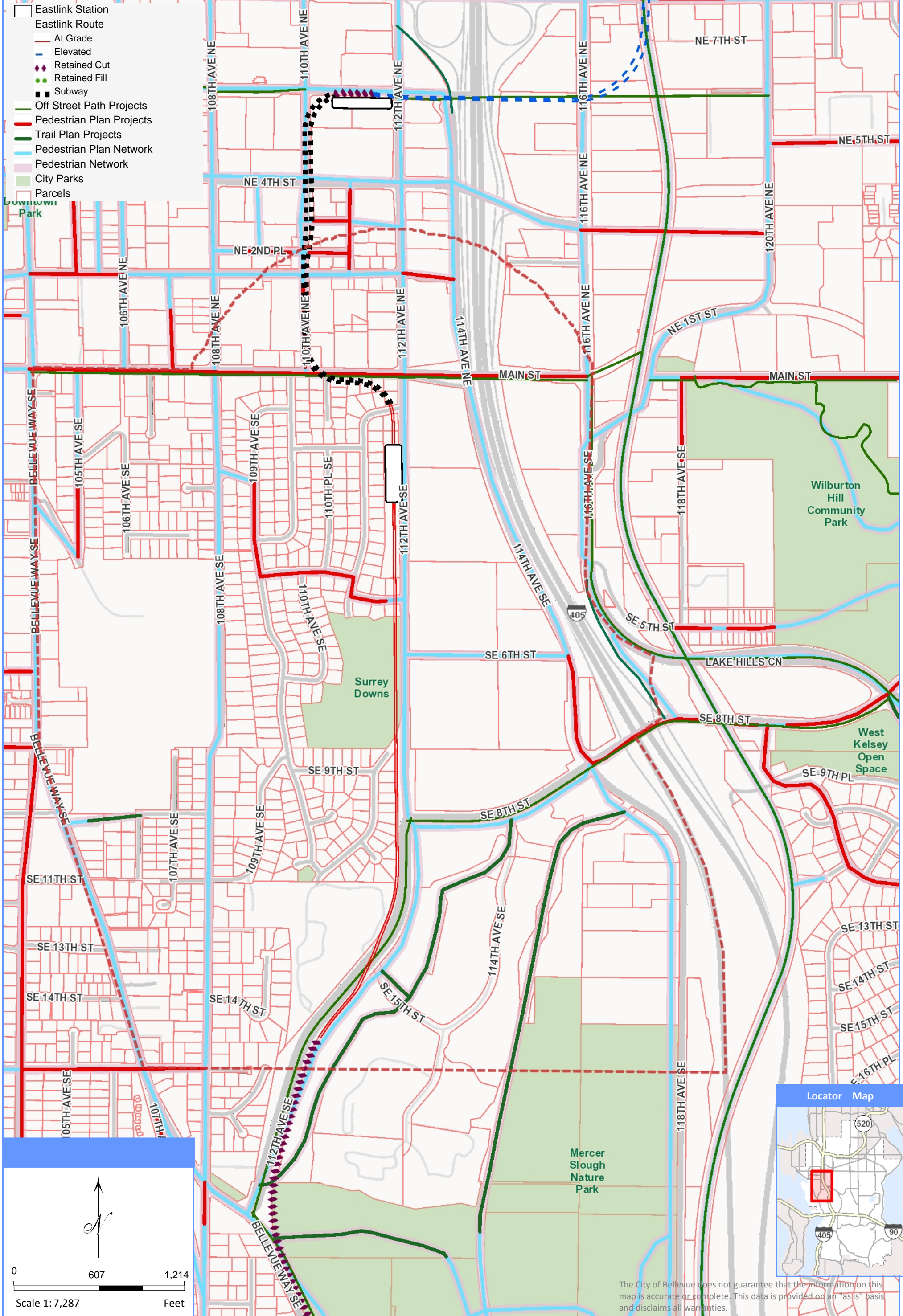


- Zoning**
- Single Family
 - Multi-Family
 - Office
 - Commercial
 - Light Industrial
 - Evergreen Highlands
 - Medical Institution
- Eastlink Station**
- Eastlink Route**
- At Grade
 - Elevated
 - Retained Cut
 - Retained Fill
 - Subway
- City Parks**
- Parcels**



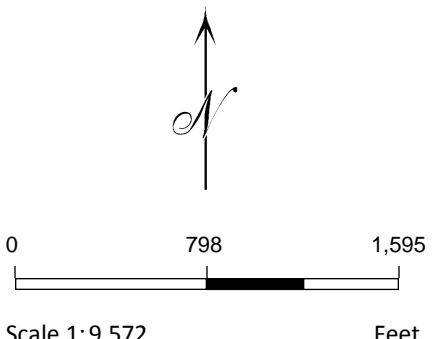
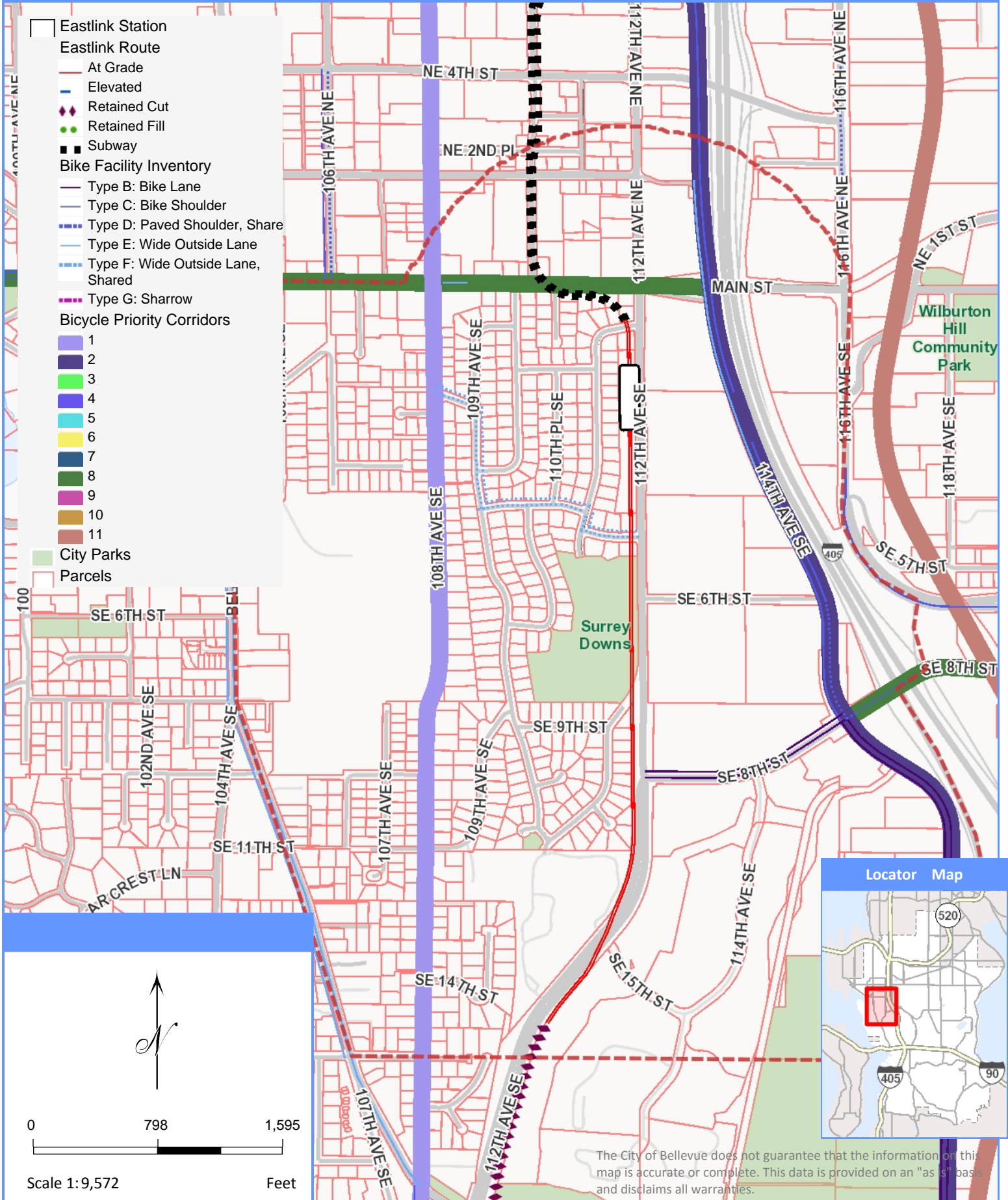
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Ped Facilities & Plan



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Bike Facilities/Plan Map



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EAST MAIN STATION

EAST LINK EXTENSION



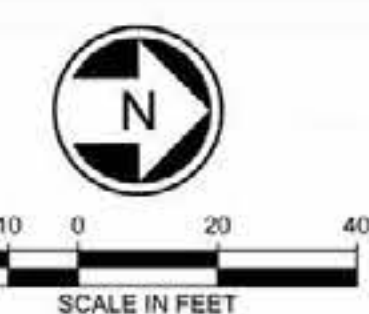
LEGEND

-  BUS ROUTE
-  BICYCLE ROUTE
-  FUTURE BICYCLE LANE
-  FUTURE OFF-STREET PATH
-  LIGHT RAIL TRACKS
-  STATION



NEIGHBORHOOD CONTEXT PLAN

SITE AND LANDSCAPE PLAN



February 2014