



East Main Station Area Plan

Open House: April 28, 2015

What is Station Area Planning?

The City is planning for the area around the future East Main Station to explore opportunities for redevelopment and identify potential improvements that will make it easier to get around.

How is Station Area Planning different from station design?

Station design concerns the physical layout, appearance and function of the light rail station. Design of the East Main light rail station is being led by Sound Transit.

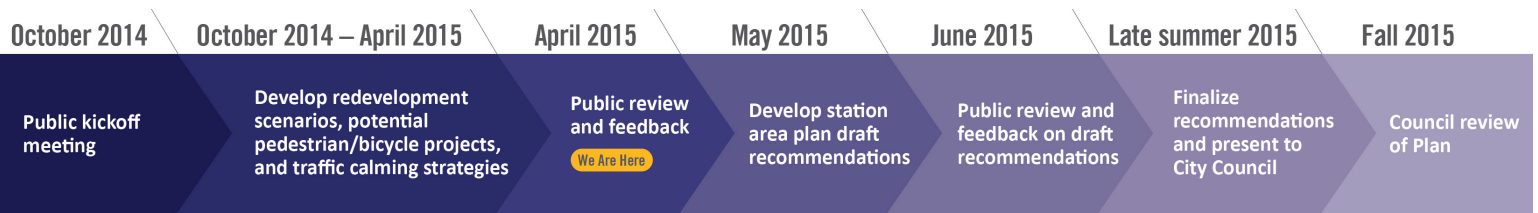
Station area planning addresses access, zoning and land use around the station for current and future communities. Station area planning is the City of Bellevue's responsibility.

Citizen Advisory Committee

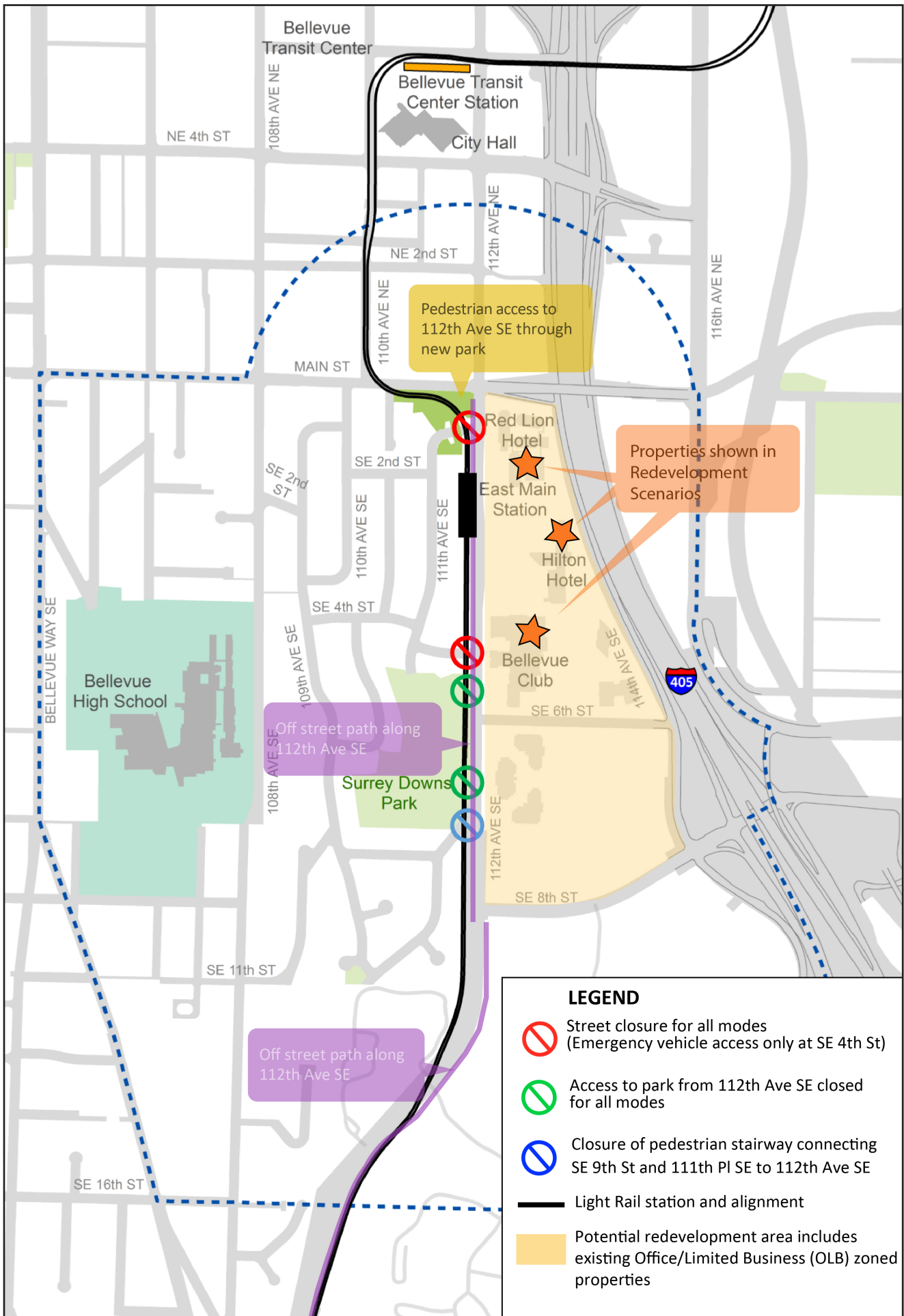
The East Main Station Area Planning Citizen Advisory Committee (East Main CAC) – a group of 11 residents and business representatives from the study area – was appointed by the City Council in August 2014 to develop a plan and recommendations for the future of the area around the station. The East Main CAC will not be addressing the East Main station or the Sound Transit light rail system itself.

East Main CAC meetings are public and occur the second and fourth Tuesdays of each month in room 1E-113 of City Hall from 4:00-6:00 p.m. Opportunity for public comment is available at the start and end of each meeting. Additional meetings and information can be found on the project web page.

www.bellevuewa.gov/east-main-station.htm



Let us know what you think! Visit the online open house at eastmainstationareaplan.publicmeeting.info



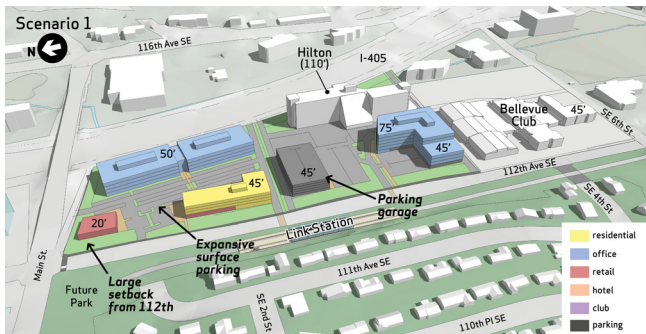
East Main study area, known transportation access changes and potential redevelopment area

Redevelopment Guiding Principles:

The CAC will use the following principles along with your comments to inform their recommendations to City Council:

- Provide goods and services to community
- Reduce noise from I-405
- Create active, pedestrian-friendly streets
- Increase potential ridership for light rail station
- Optimize access to station
- Create active, people-oriented green spaces and walkable blocks within redeveloped area
- Put “eyes on the station” for added security
- Retain sun exposure and privacy for existing residential to extent practicable
- Locate parking in structures not fronting on 112th Ave SE
- Include a mix of uses

Redevelopment Scenarios: The ideas below for future redevelopment of the commercial area between I-405 and 112th Ave SE range from what’s possible under existing zoning (Scenario 1) to what could be possible under zoning that allows more intensive development.



Scenario 1 (existing zoning):

- Four to six story offices with limited apartments and retail.
- Large surface parking lots and no street-level activity along 112th Ave SE.
- Market economics do not support redevelopment under current zoning.



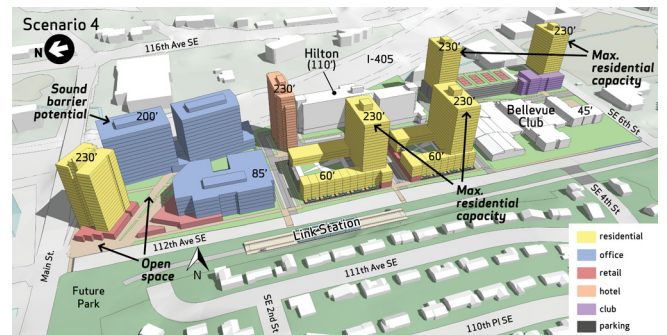
Scenario 2:

- Maximum building heights of six to seven stories, with below or above ground parking.
- Mix of uses, including apartments and offices with retail space on the ground floor.
- Buildings could be set closer to 112th Ave SE, to provide some street level activity.
- Shorter, wider buildings may provide limited options for interesting public spaces.



Scenario 3:

- Greater range and mix of buildings heights, from six to 23 stories (up to twice the height of the Hilton Hotel), with below or above ground parking.
- Mix of uses, including apartments and offices with retail space on the ground floor.
- Buildings could be set closer to 112th Ave SE, and would provide more street level activity.
- Mix of taller buildings can provide more options for public streets and interesting public spaces.

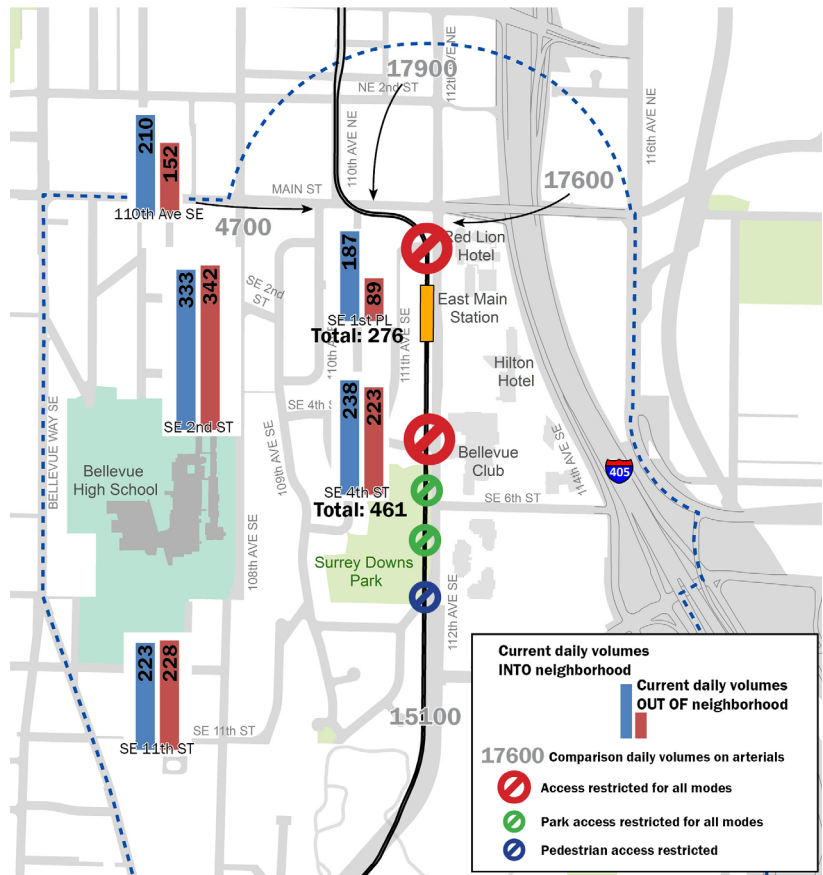


Scenario 4:

- Same as proposed zoning changes north of Main Street.
- Maximum building heights of 23 stories.
- Mix of offices, apartments and hotel, with retail space in some buildings along 112th Ave SE.
- Provides greatest potential and flexibility for redevelopment, including public plazas, walkways and streets within the new development.

When the East Main Station opens...

- Light rail will close direct access to 112th Ave SE for everyone - cars, walkers and bicyclists - at SE 1st PI and at SE 4th St
- Light rail will close direct pedestrian access to the Surrey Downs Park from 112th Ave SE
- The stairway connecting SE 9th St and 111th PI SE will be closed
- The only pedestrian access from Surrey Downs to 112th Ave SE will be at the future park at Main St/112th Ave SE
- An off-street pedestrian and bicycle path will be constructed on the west side of 112th Ave SE between Main St and SE 8th St and on the east side of 112th Ave SE and Bellevue Way south of SE 8th St

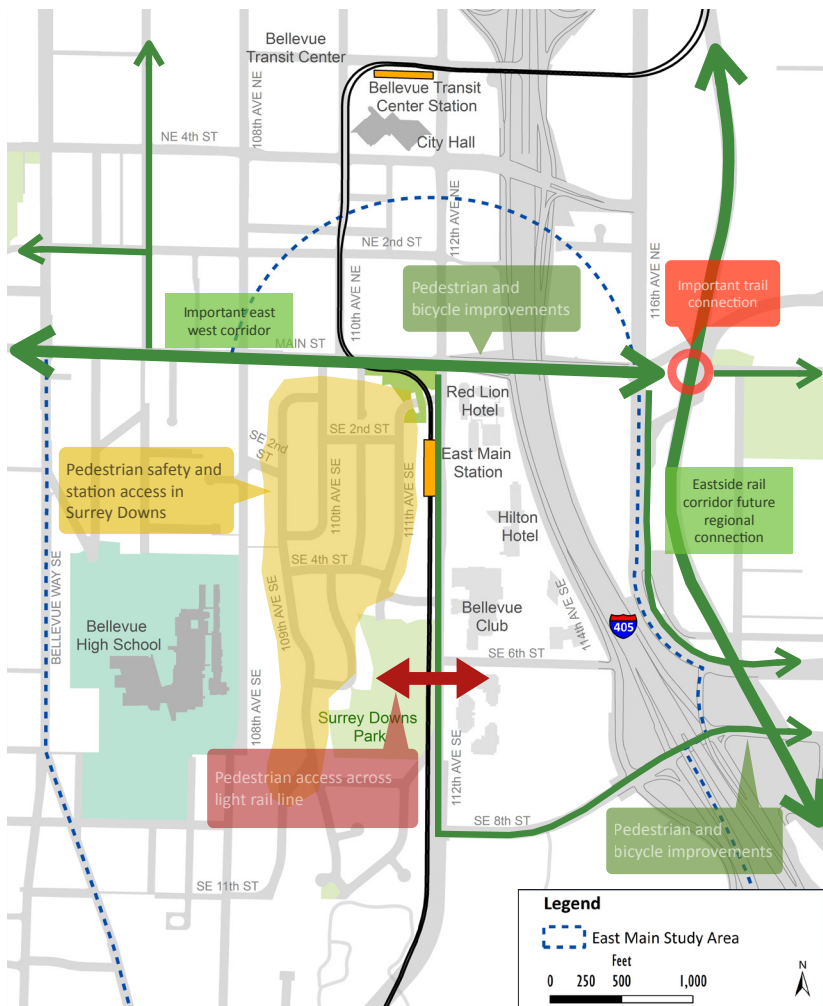


What We've Heard:

- Concerns about getting in/out of the neighborhood
- Concern about potential hide-and-ride parking
- Increased congestion on 112th Ave SE
- Increased traffic on 108th Ave SE
- Increased traffic on neighborhood streets

Next Steps:

City staff will develop strategies to improve pedestrian and bicycle facilities and address vehicular access, based on your comments and feedback from the CAC.



Please send questions or comments to:
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kmarch@bellevuewa.gov

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