

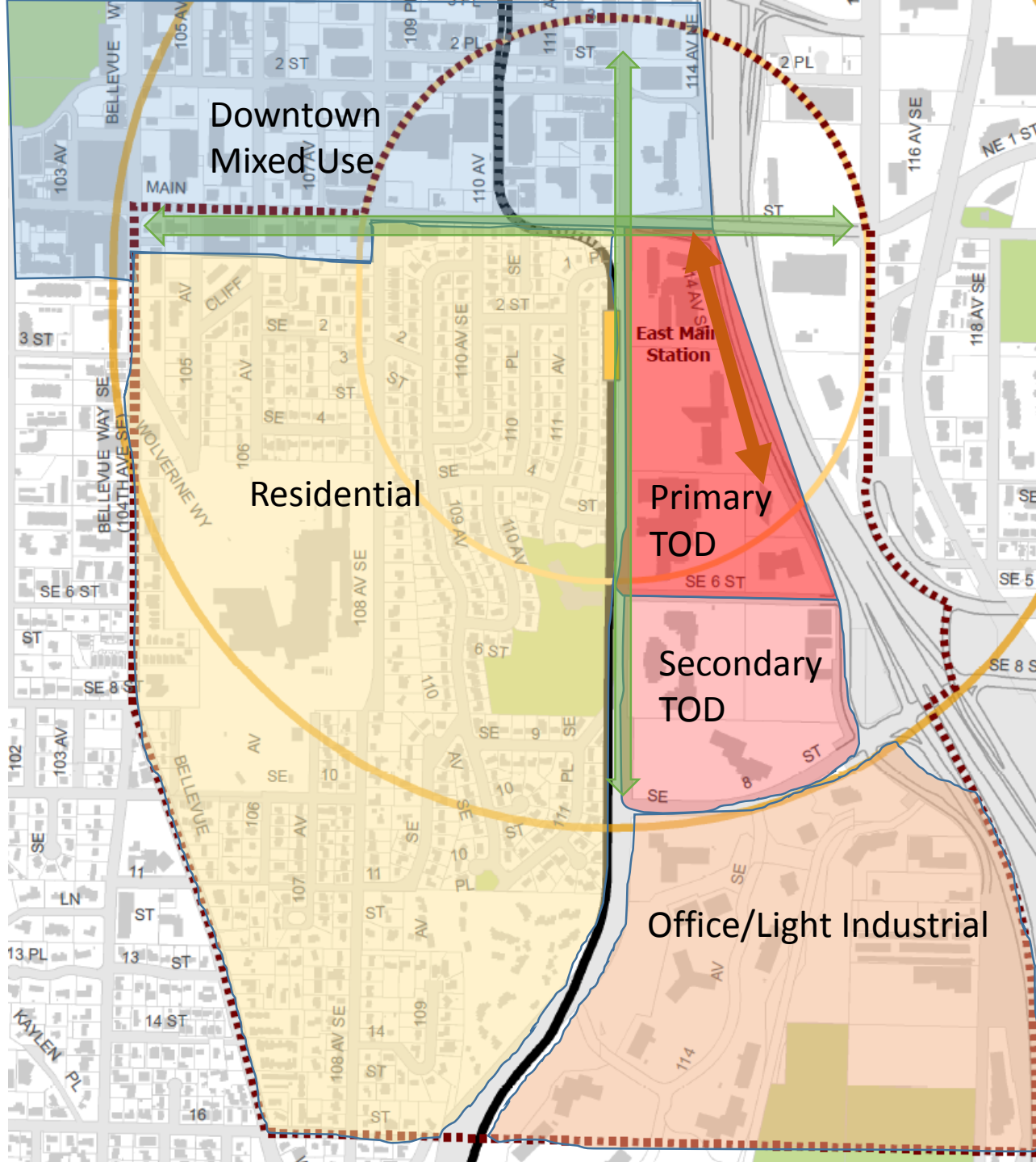
# **EAST MAIN STATION AREA PLAN CITIZEN ADVISORY COMMITTEE**

**February 23, 2016**

# PROJECT UPDATE & NEXT STEPS

## Today's meeting objectives

- Complete discussion & direction
  - CAC draft vision statements
  - CAC draft strategies
- Confirm open house objectives & remaining schedule
  - March 21<sup>st</sup> – April 10<sup>th</sup> (tentative) – online open house – public comment on CAC draft vision & strategies
  - March 22<sup>nd</sup> – next regular CAC meeting
  - March 29<sup>th</sup> (tentative) – in-person open house
  - April 26<sup>th</sup> – regular CAC meeting date, finalize report & recommendations



Downtown  
Mixed Use

Residential

East Main  
Station

Primary  
TOD

Secondary  
TOD

Office/Light Industrial

# LAND USE/REDEVELOPMENT

## 1. Mix of uses

- Retail & services
- Office & hotel uses
- Variety of multi-family types, unit sizes & affordability

## 2. Scale

- Height
- Placement
- FAR

## 3. Quality

# MIX OF USES/ACTIVITY

## Land Use/Redevelopment Strategy #2

- Mix in buildings &/or on-site
- Retail – goods & services for community, not big box
- Office space – mid- to hi-rise, I-405 noise buffer, not a corporate campus
- Residential – lo-rise (e.g. townhouse), mid- to hi-rise; option for market rate & affordable
- Hotel – serves larger area, transit friendly & activity generator

# Office/Limited Business (OLB) between Main & SE 6<sup>th</sup>

- Maximum FAR: 4.0      Maximum Height: 200'
  - 8x FAR currently allowed in OLB
  - More than currently allowed immediately north of Main
  - FAR comparable to BelRed TOD zones w/greater height (150' BelRed)
  - Achievable with bonus/incentive system – examples include public space, structured parking, noise attenuation, affordable housing, public art
- Additional w/Development Agreement: up to max 5.0 FAR & 300' height

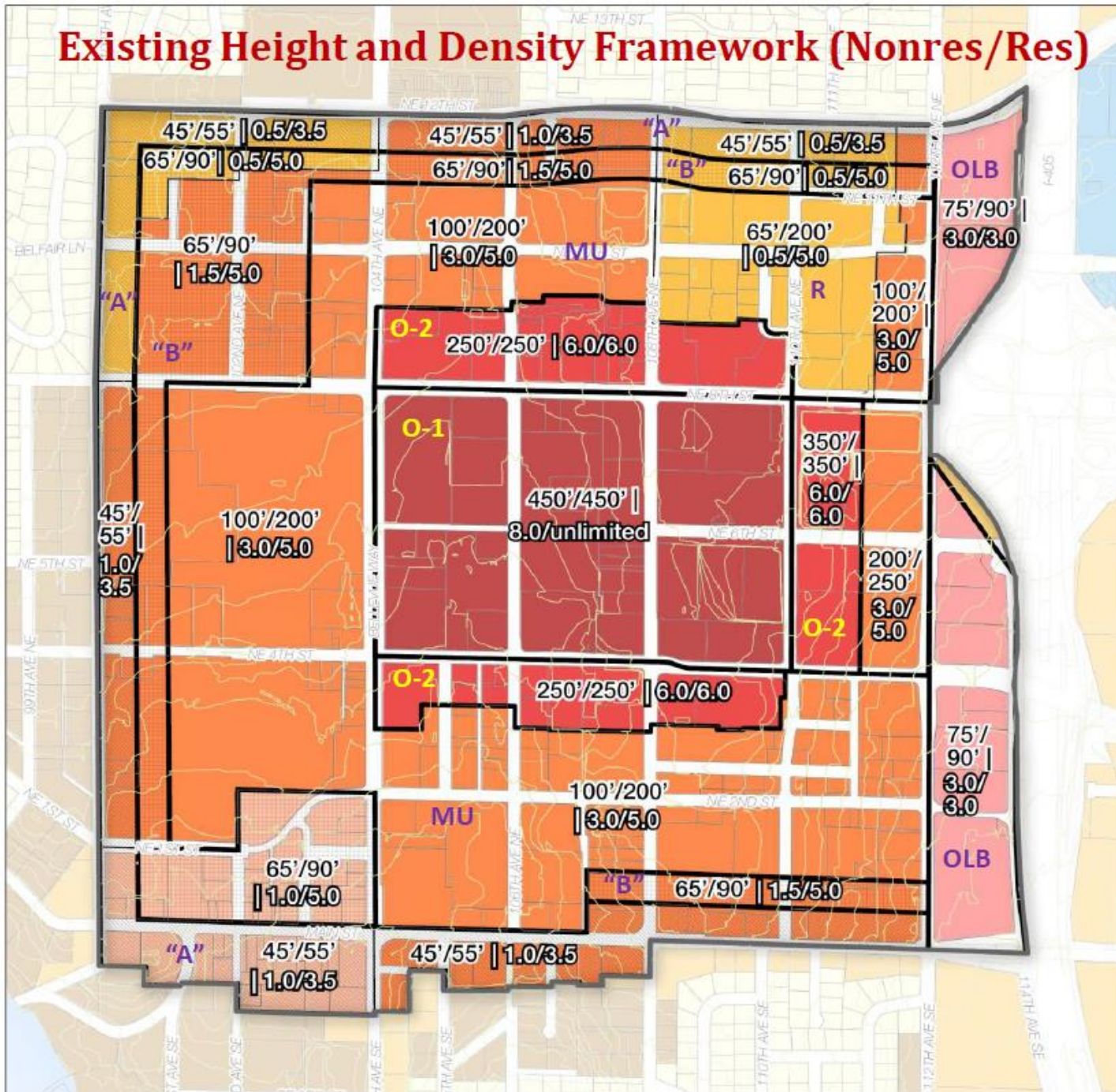
# Office Limited Business (OLB) between Main & SE 6<sup>th</sup>

## Citywide context (currently)

- Downtown – most height & FAR in city w/bonus/incentives
  - Non-residential FAR: 0.5 – 8.0
  - Residential FAR: 3.0 – unlimited
  - Non-residential height: 45' – 450'
  - Residential height: 55' – 450'
- BelRed – maximum 4.0 FAR & 150' height w/bonus/incentives
- OLB – maximum 0.5 FAR & 90' height



# Existing Height and Density Framework (Nonres/Res)



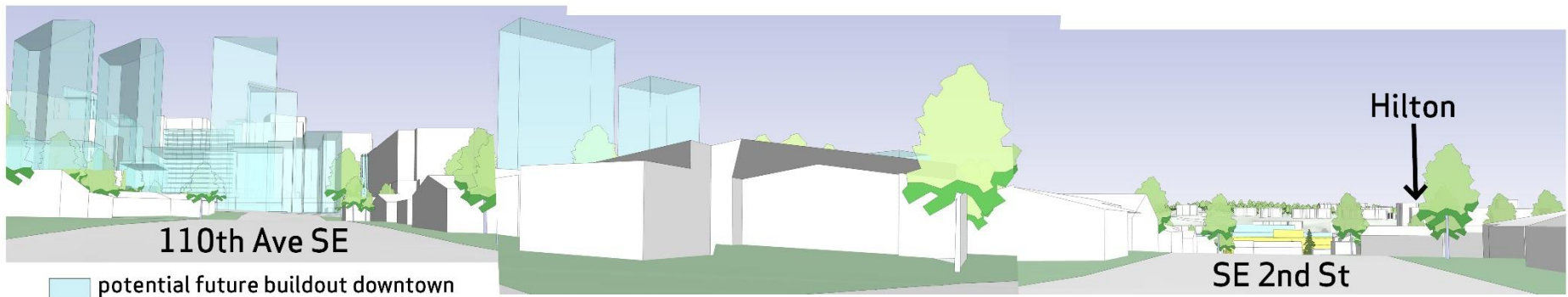
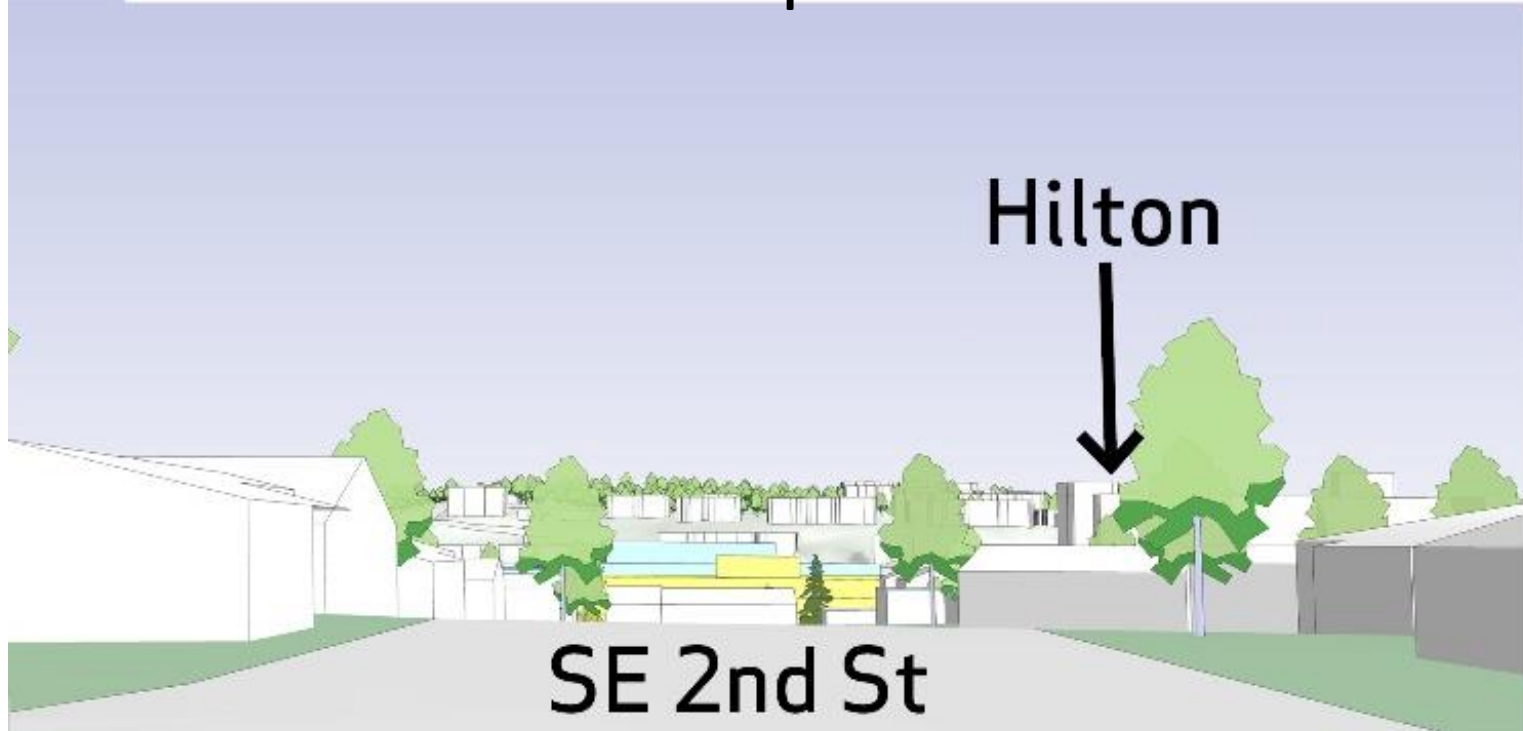


# OLB between Main & SE 6<sup>th</sup>

## Local context (currently)

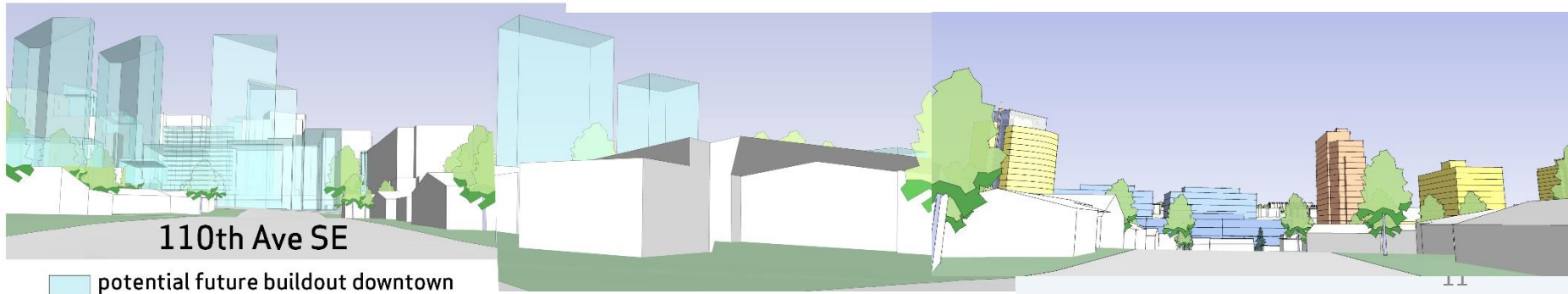
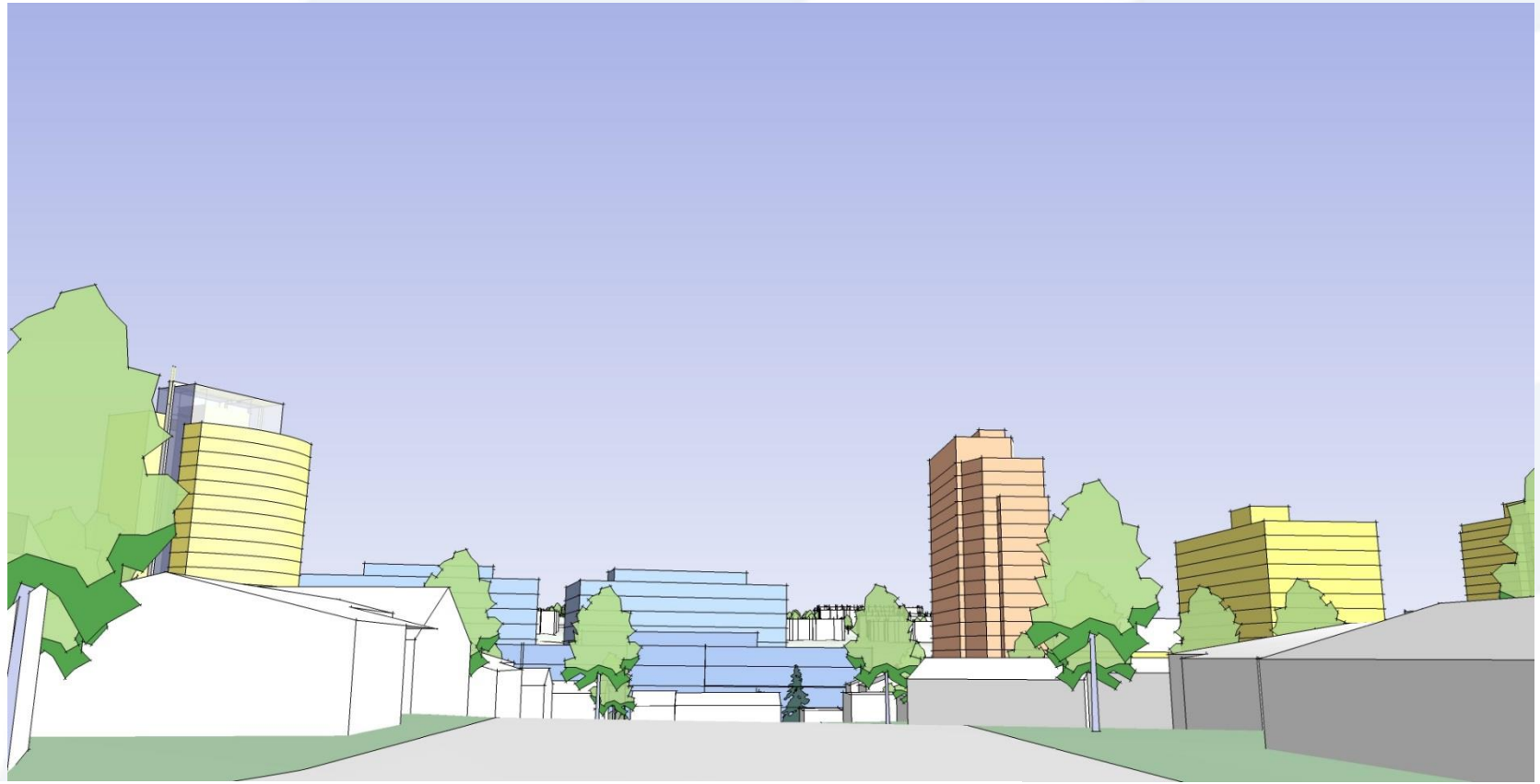
- SE Downtown – transition (edge of wedding cake)
  - Non-residential FAR: 1.0 – 3.0
  - Residential FAR: 3.0 – 3.5
  - Non-residential height: 45' – 75'
  - Residential height: 55' – 90'
- OLB (south of Main St.)
  - FAR 0.5
  - Height 30' – 75'

# Existing zoning w/potential Downtown development

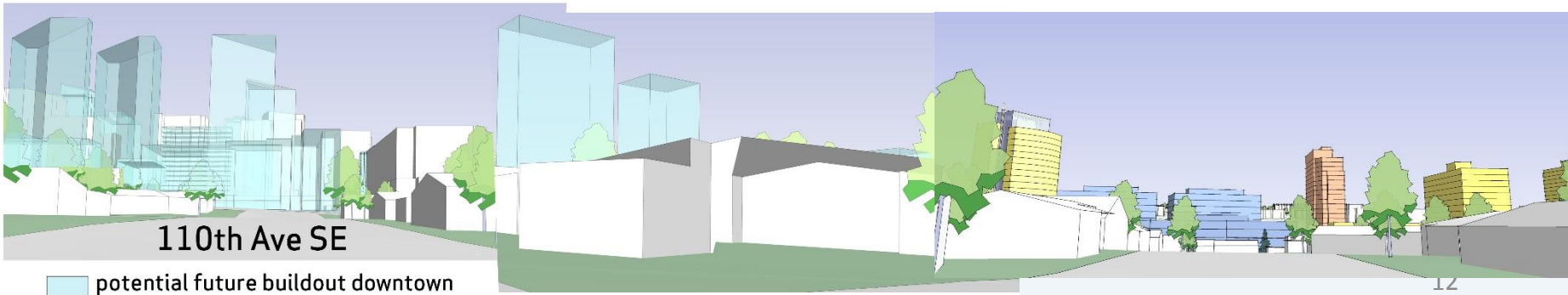
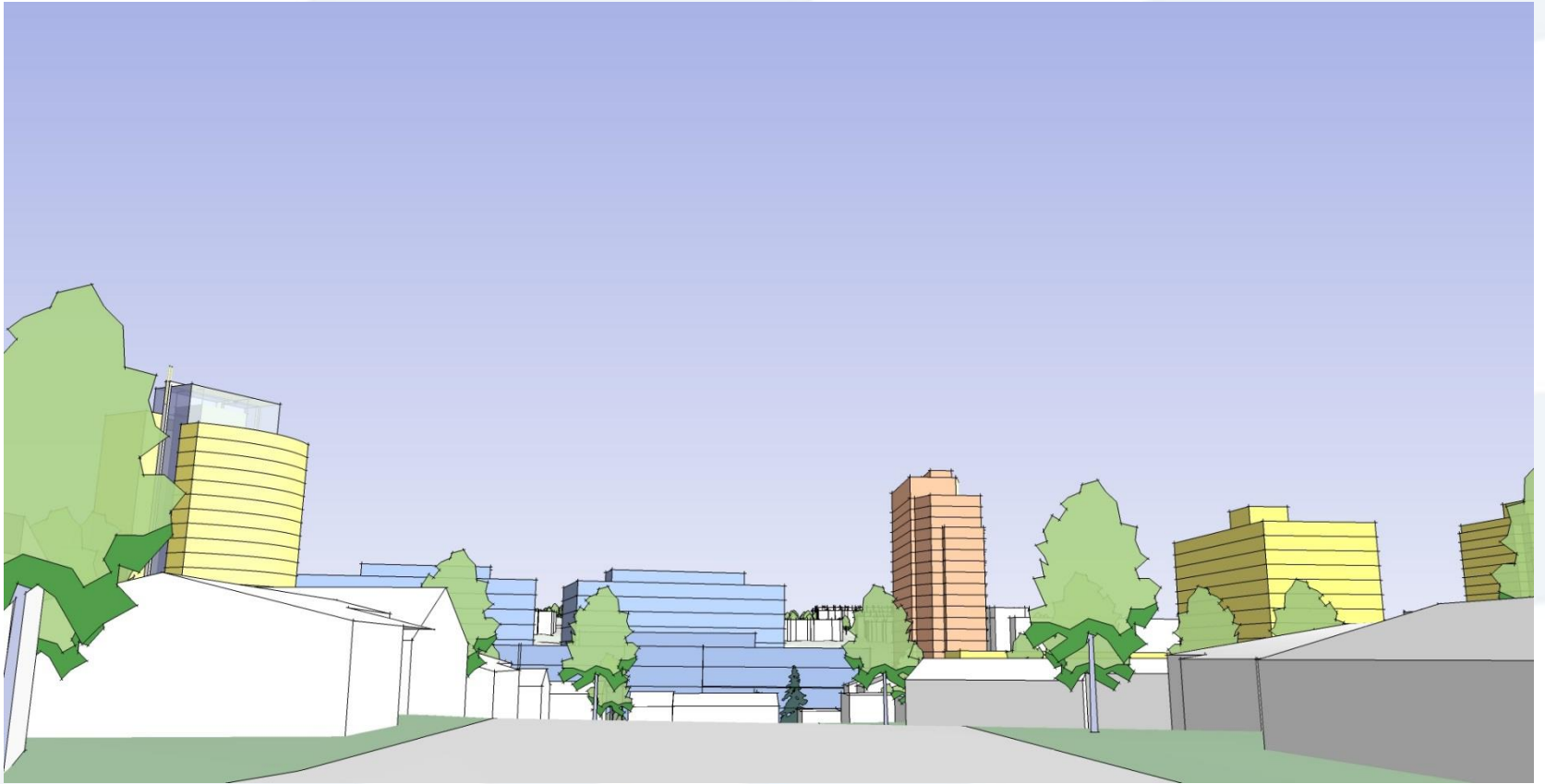


potential future buildout downtown

# 230' height, Main & closer to 112<sup>th</sup>



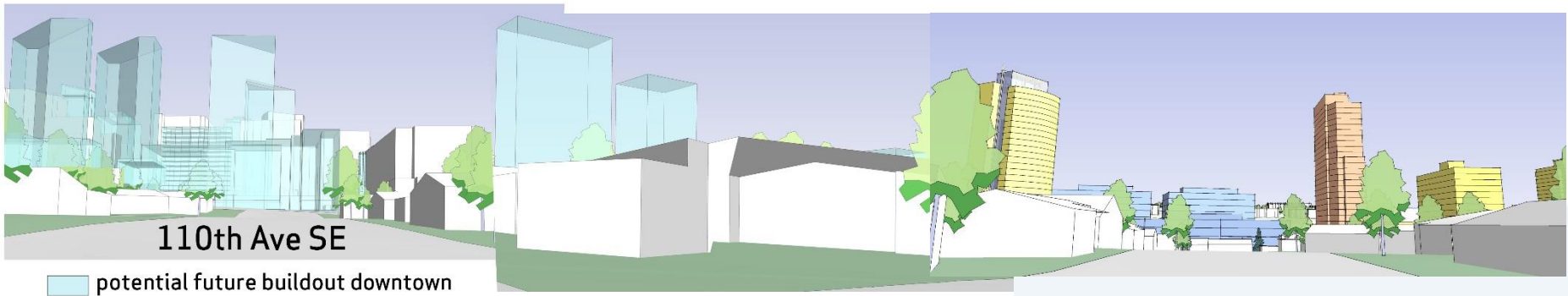
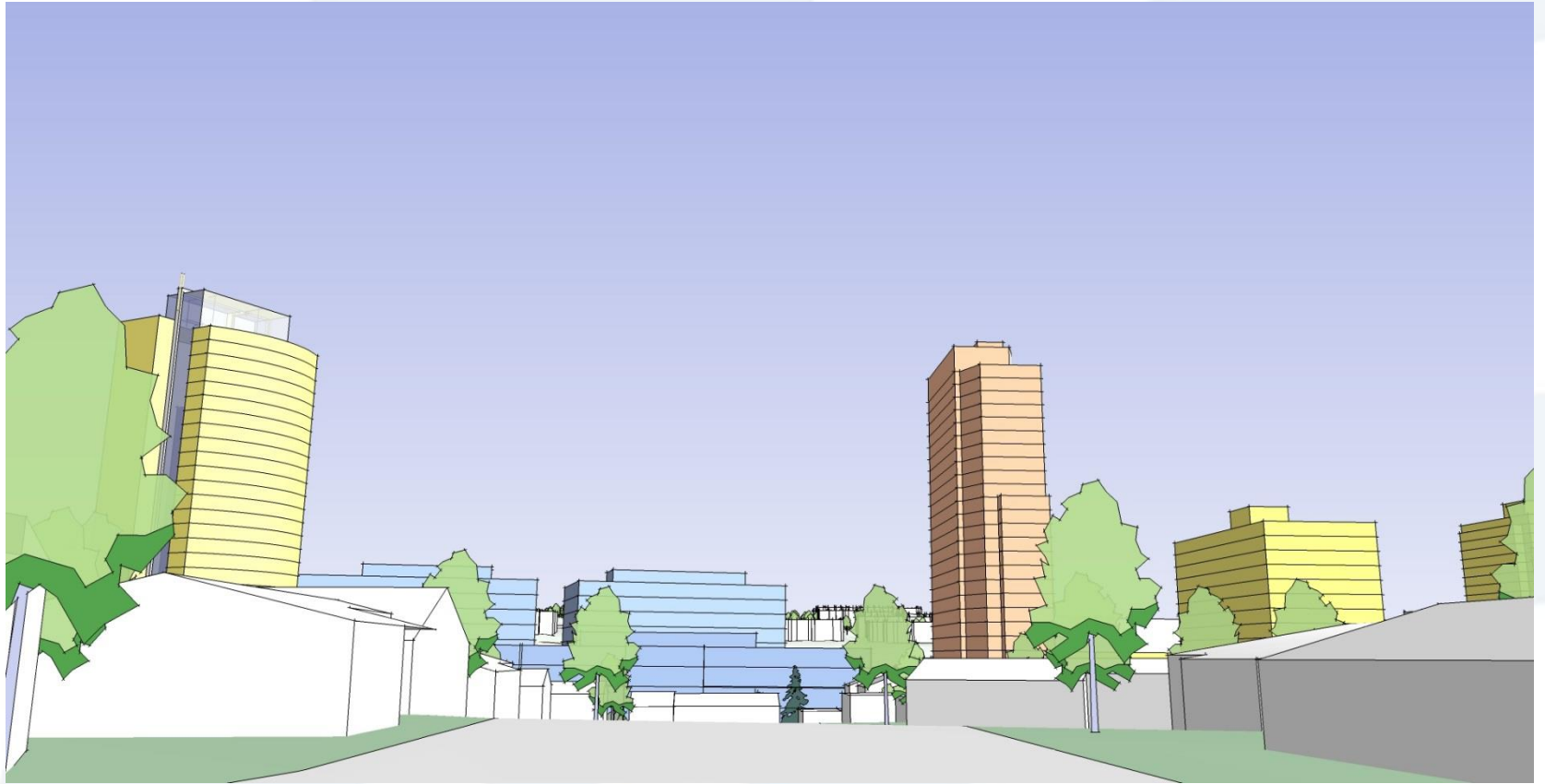
# 230' height, Main & closer to I-405



110th Ave SE

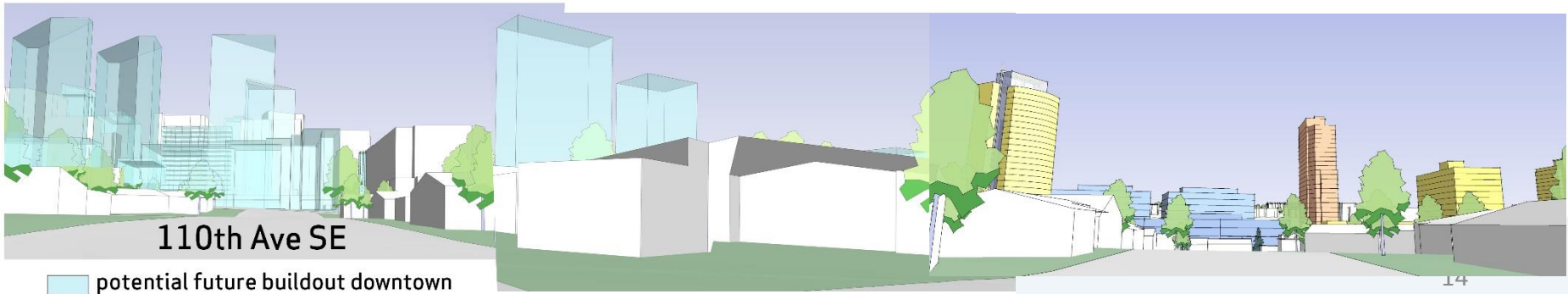
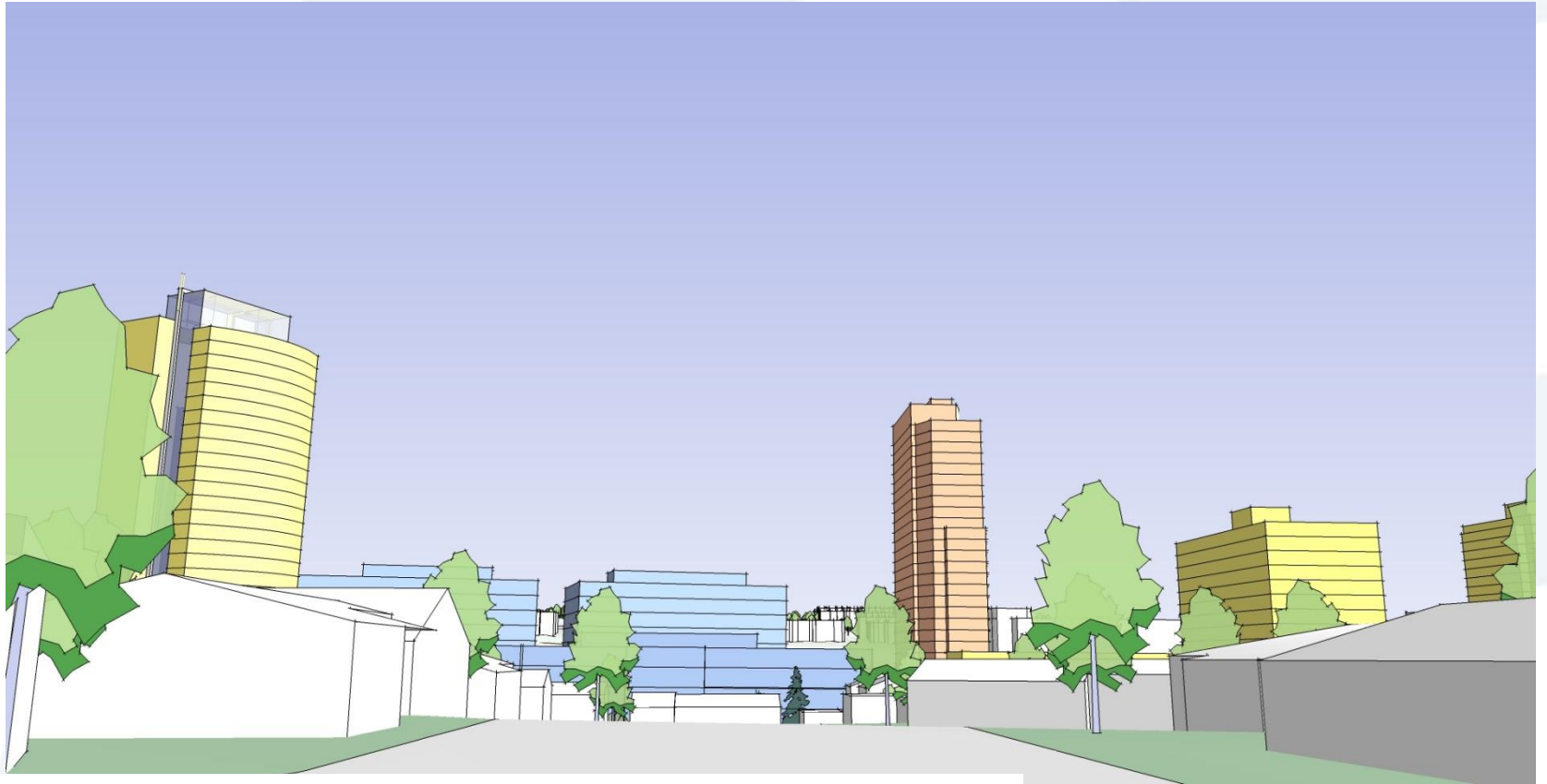
potential future buildout downtown

300' height, Main & closer to 112<sup>th</sup>





# 300' height, Main & closer to I-405



View Corridor – 230'  
tall buildings  
adjacent to 112<sup>th</sup>  
Ave SE



No View Corridor –  
230' tall buildings  
adjacent to I-405



View Corridor – 300’  
tall buildings  
adjacent to 112<sup>th</sup>  
Ave SE



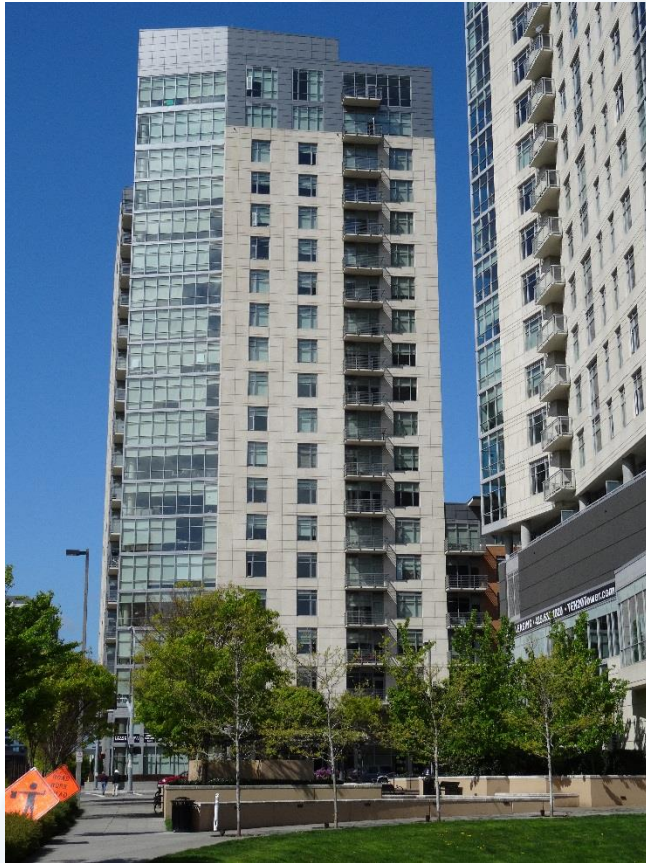
No View Corridor –  
300’ tall buildings  
adjacent to I-405





# Ashton Vue

(5.0/3.9: 234')



# Bellevue Place

(6.0/? : 271')





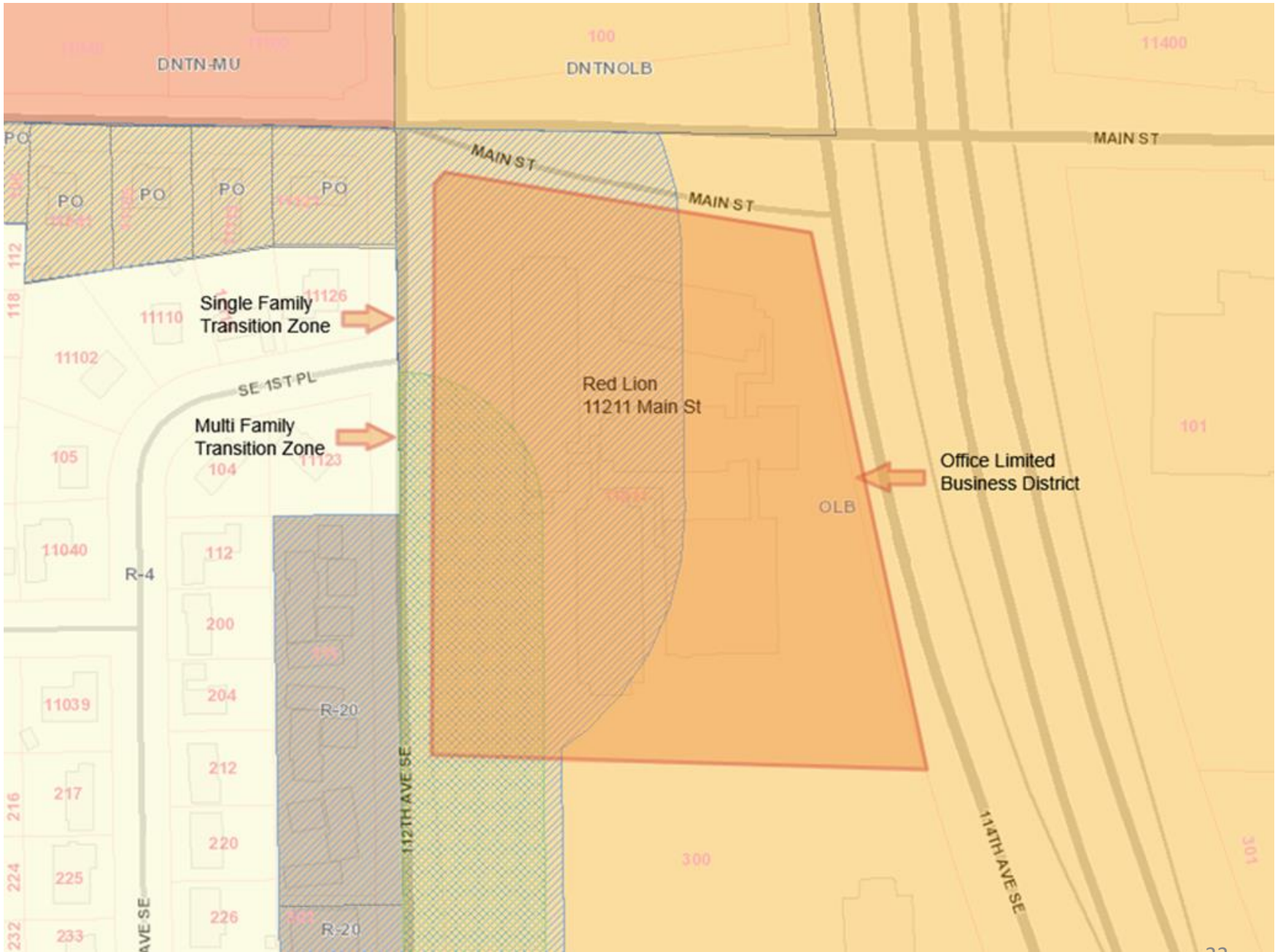
# Skyline Tower (8.0/6.0: 292')



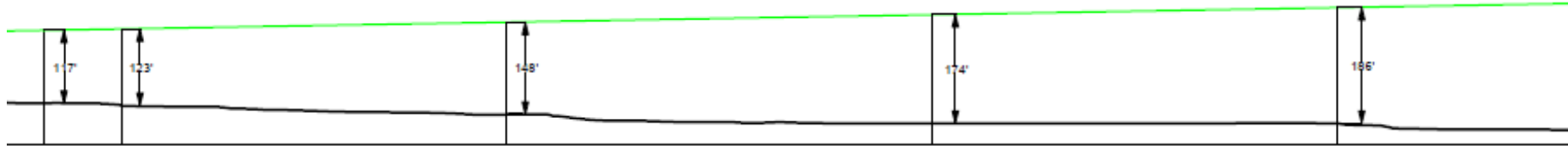
# Key Center (8.0/6.9: 311')



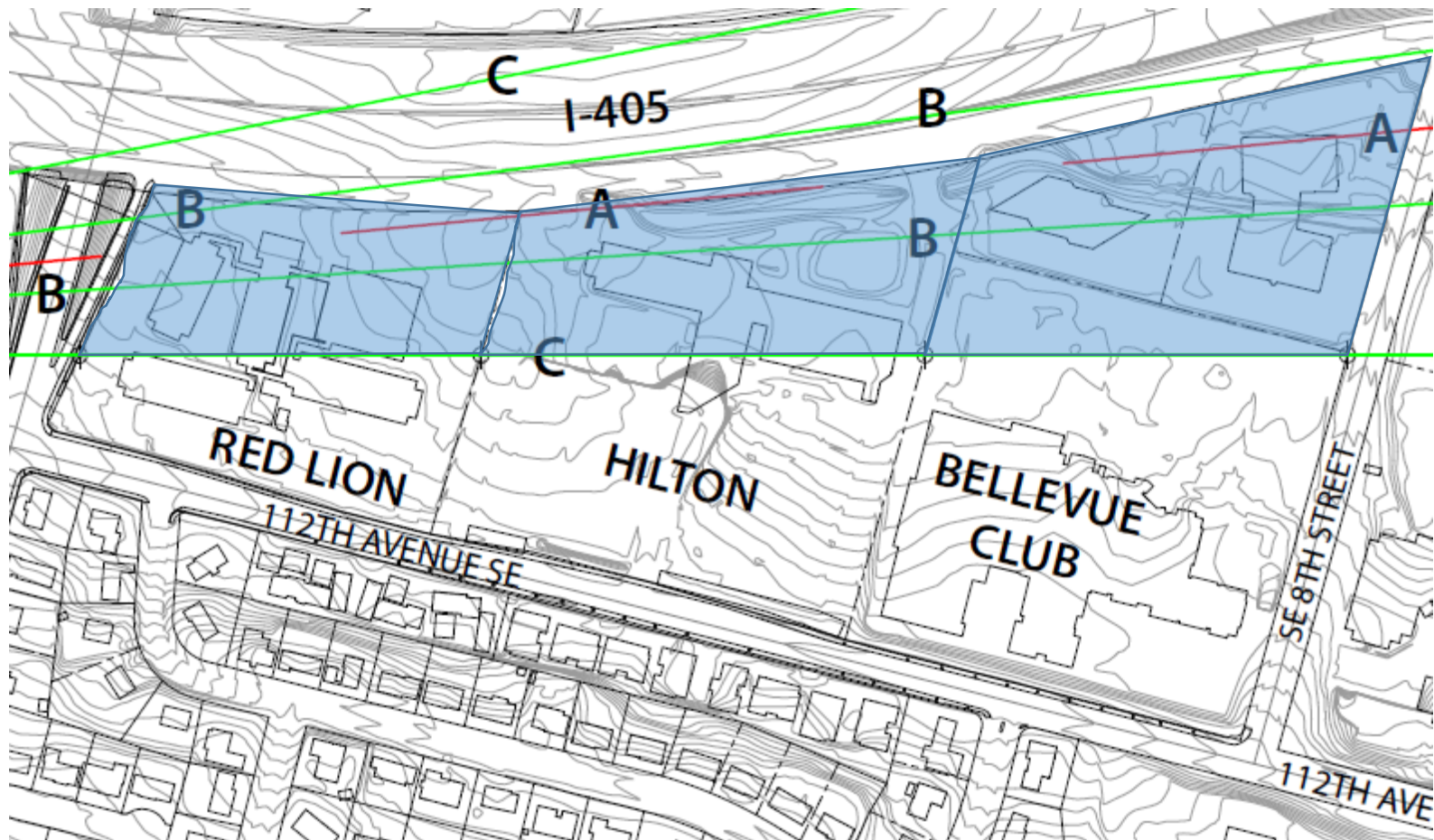




# Mount Rainier View Corridor



Main St      Red Lion Site      Hilton Site      Bellevue Club Site





# URBAN DESIGN FRAMEWORK: CONNECTIONS AND OPEN SPACE

