

# URBAN DESIGN FRAMEWORK

EAST MAIN CAC

December 1, 2015

# URBAN DESIGN FRAMEWORK

## MAJOR FACTORS

- Existing context
  - Single family residential
  - Downtown
  - Hotels/club/offices
  - Freeway frontage
- Emerging context
  - Light rail station
  - Changing nature of 112<sup>th</sup> Avenue SE
  - Redevelopment interests
  - Potential zoning changes Downtown

# URBAN DESIGN FRAMEWORK

- Complement Community
- Complement Downtown
- Draw People into Redevelopment Area
- Additional Considerations

# URBAN DESIGN FRAMEWORK

## Complement Community

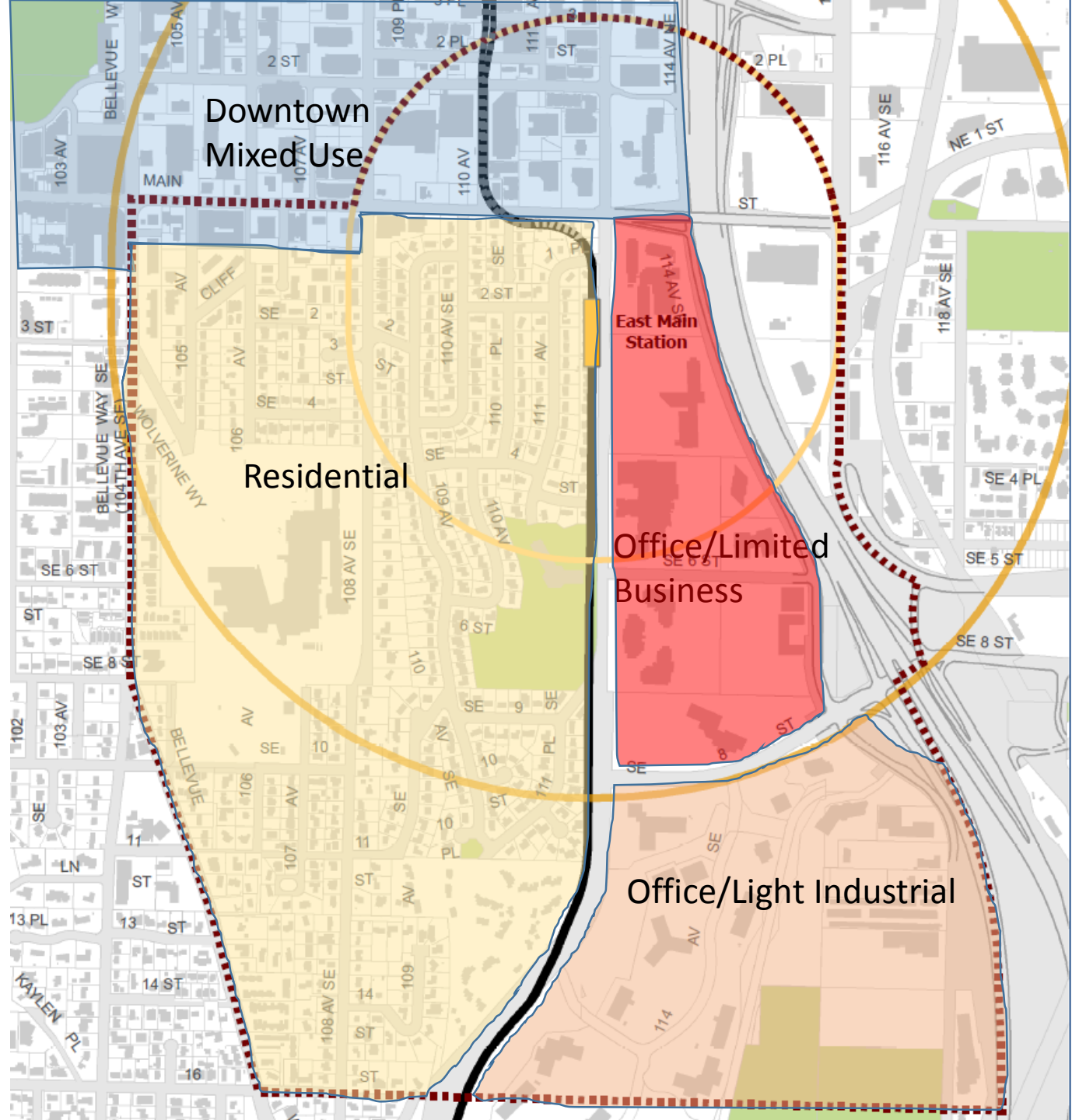
- Uses that serve adjacent neighborhoods
- Noise attenuation from I-405
- Trees & green space
- Engaging, ped-oriented frontage 112<sup>th</sup> Ave SE (Main St)
- Taper density near lower density areas,
- Sunlight exposure & privacy

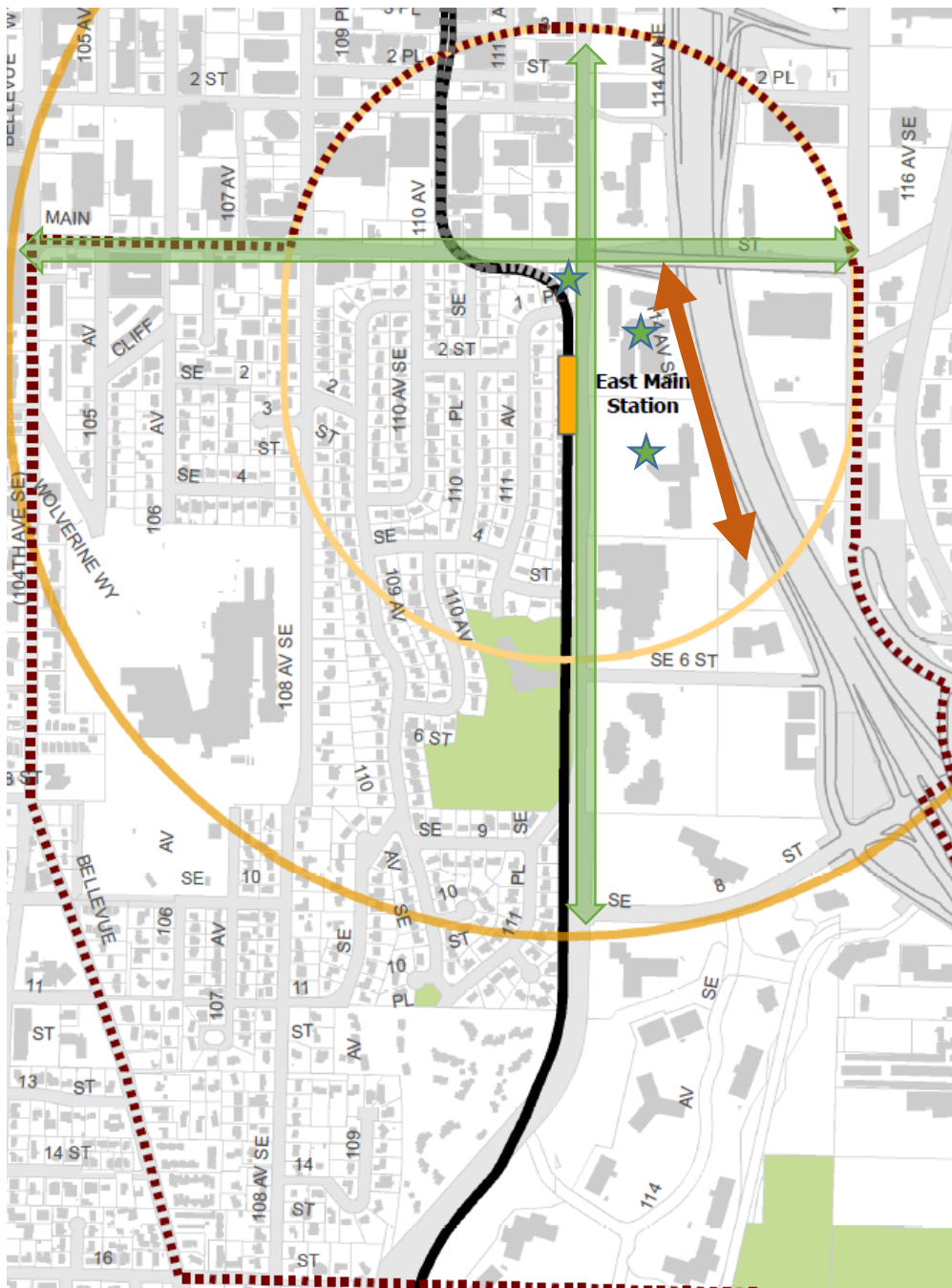
## Districts

- Downtown Mixed Use
- Residential
- Primary TOD
- Secondary TOD
- Office/Light Industrial

## Edges

- Main Street
- 112<sup>th</sup> Ave SE
- I-405
- Bellevue Way
- SE 8<sup>th</sup> Street





↔ Noise attenuation

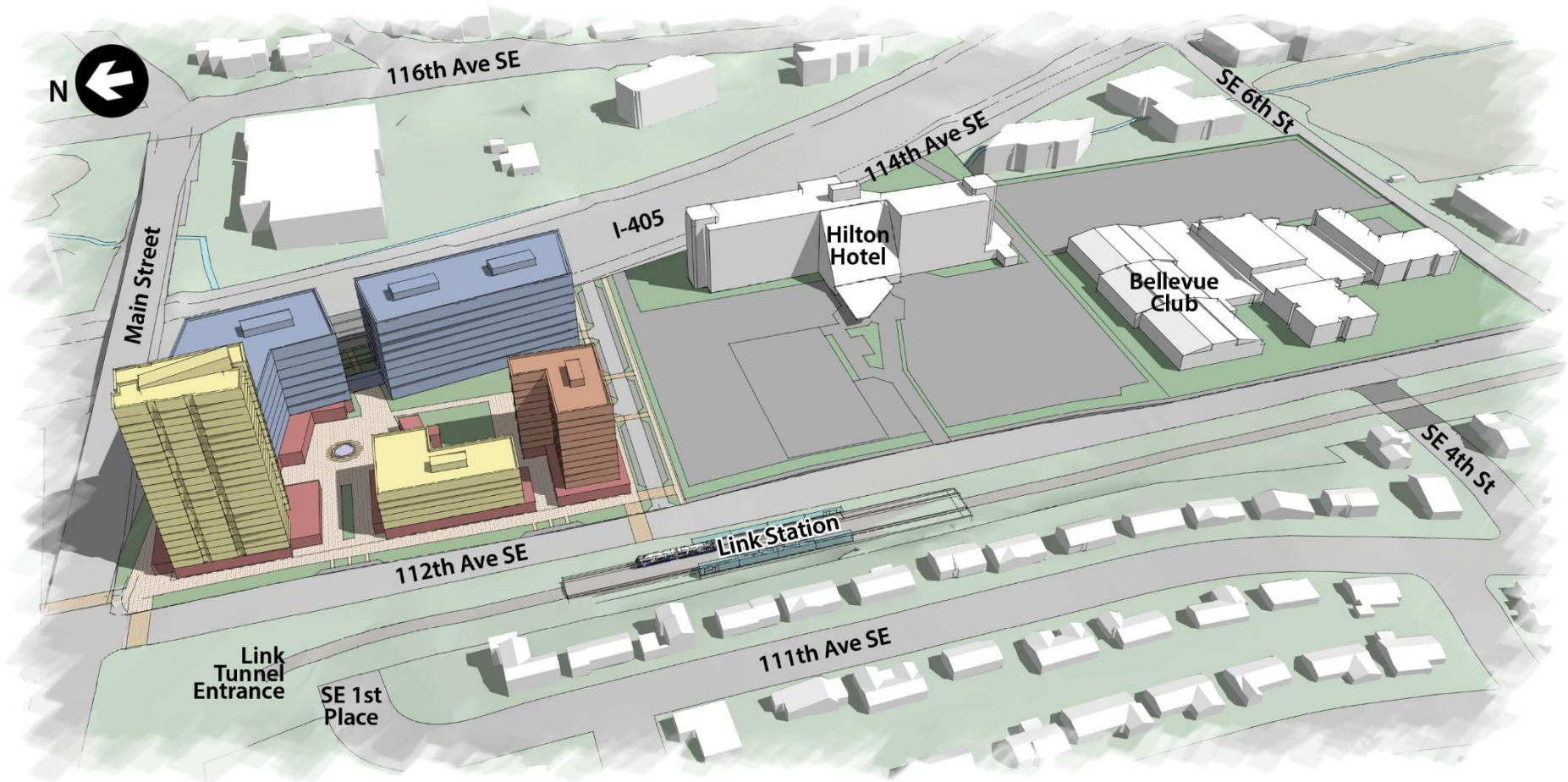
↔ Ped-oriented frontage



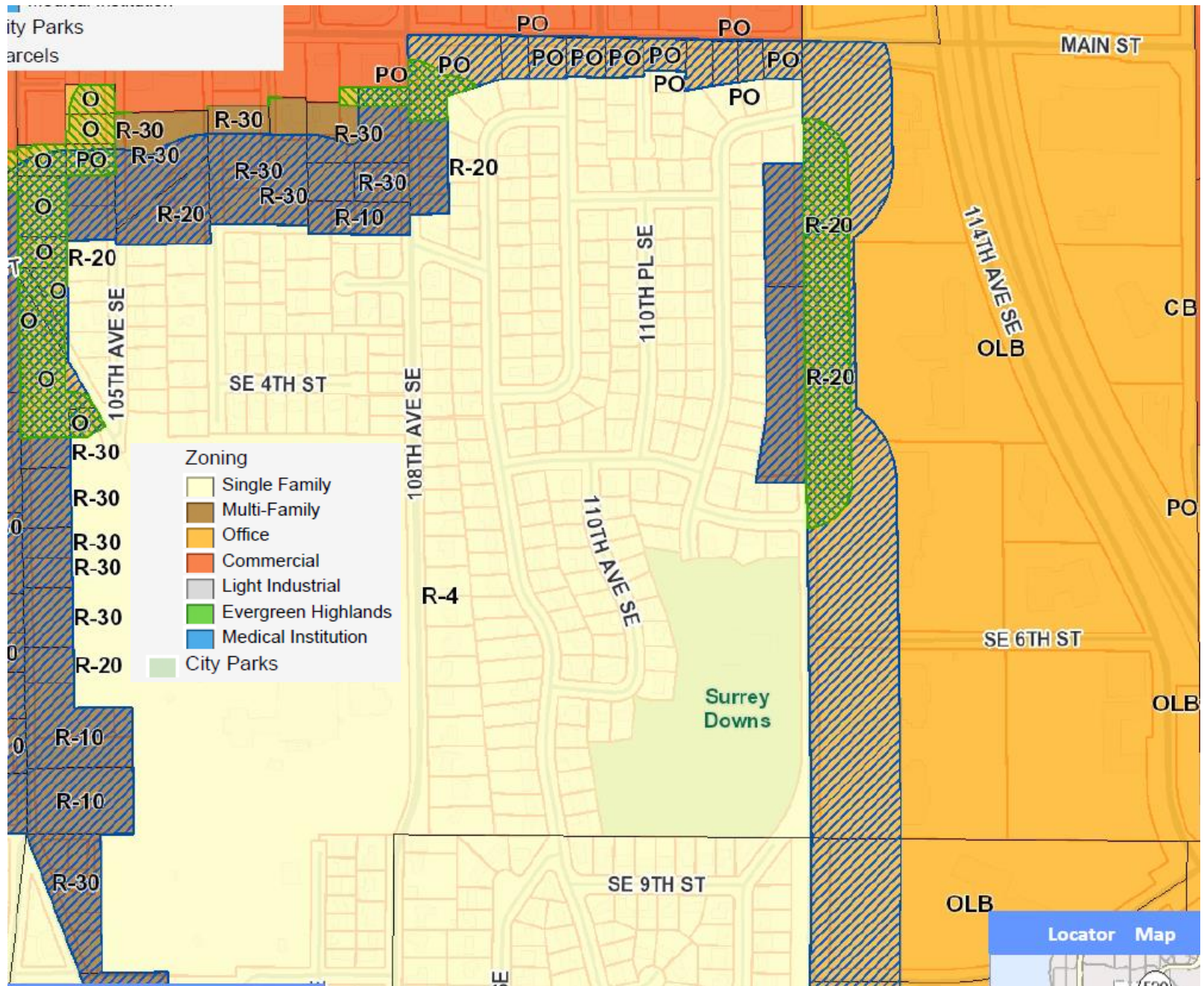
↔ ★ Trees & green space (with street frontage improvements & redevelopment)



# URBAN DESIGN FRAMEWORK: CONTEXT



City Parks  
Parcels



Zoning

- Single Family
- Multi-Family
- Office
- Commercial
- Light Industrial
- Evergreen Highlands
- Medical Institution
- City Parks

Locator Map



Shadow Studies: 9 a.m. Winter Solstice



Shadow Studies: 10 a.m. Winter Solstice



# URBAN DESIGN FRAMEWORK

## Complement Downtown

- Mix of uses (including housing)
- Distinct land use & urban form from downtown



Use Mix

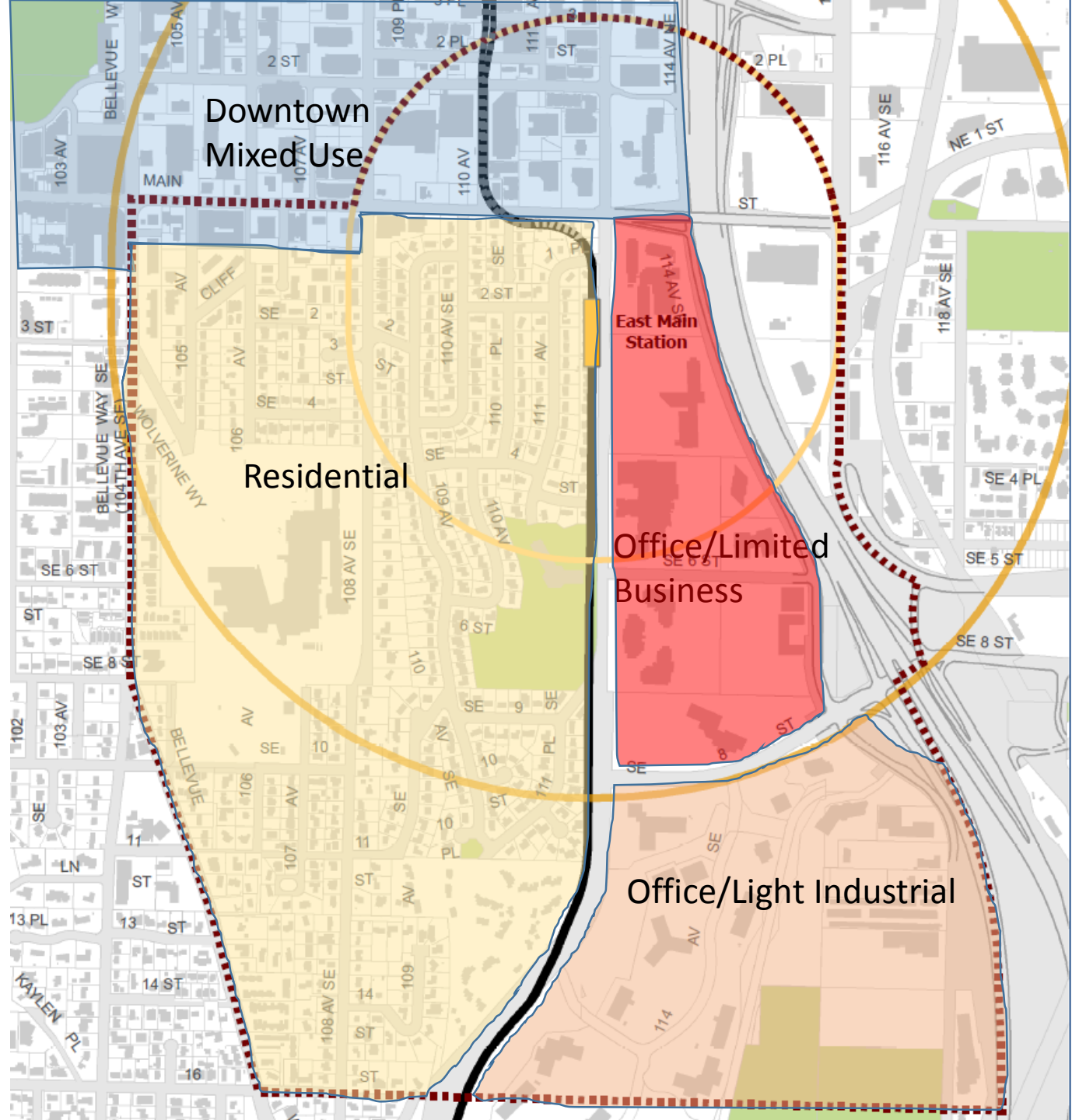
VIA

## Districts

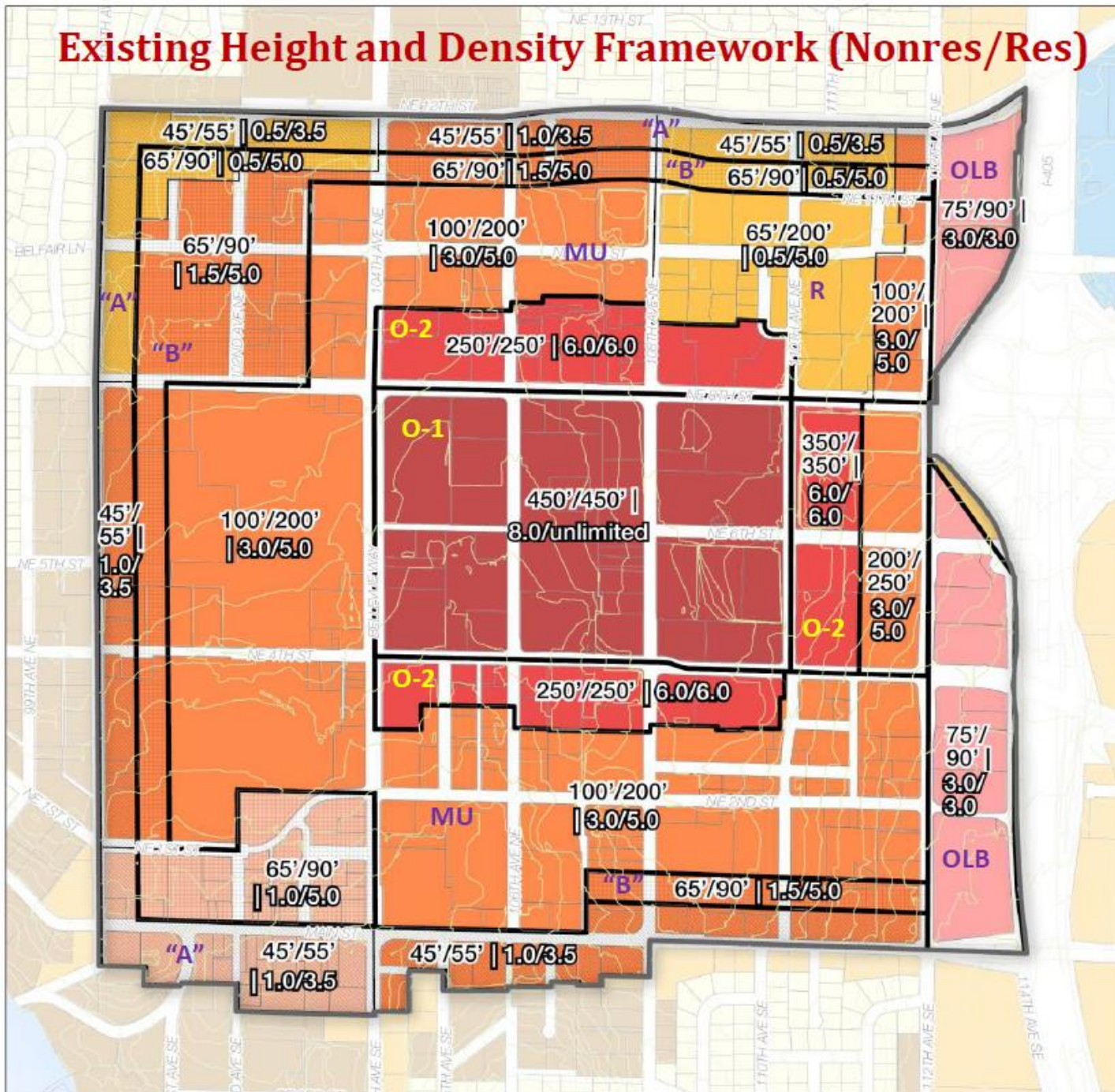
- Downtown Mixed Use
- Residential
- Primary TOD
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## Edges

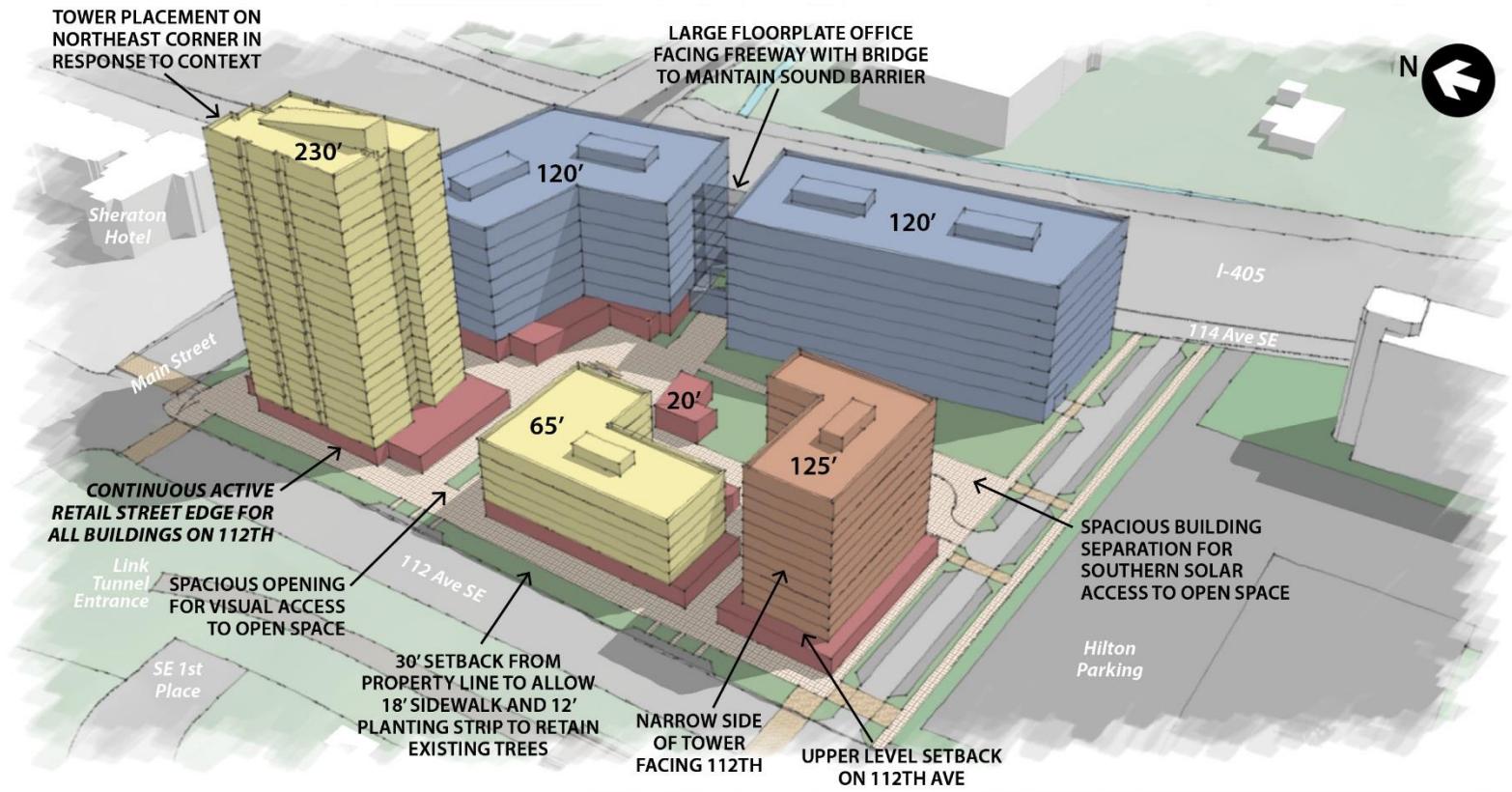
- Main Street
- 112<sup>th</sup> Ave SE
- I-405
- Bellevue Way
- SE 8<sup>th</sup> Street



# Existing Height and Density Framework (Nonres/Res)



# URBAN DESIGN FRAMEWORK: HEIGHT AND MASSING



DEVELOPMENT	
FAR	4.0
total sf	978,762
residential sf	319,590
retail sf	56,848
office sf	493,204
hotel sf	109,120
parking stalls	~1,500

SITE	sf	acres	percent
total parcel area	244,388	5.6	100%
building footprint	117,751	2.7	48%
open space - hardscape	64,953	1.5	27%
open space - green	49,433	1.1	20%
roadway and surface parking	9,977	0.2	4%
impervious surface	192,681	4.4	79%

BUILDINGS	floorplate	height
highrise resid.	11,500	230'
midrise resid.	13,311	65'
office	32,642 / 31,688	120'
hotel	9,920	125'

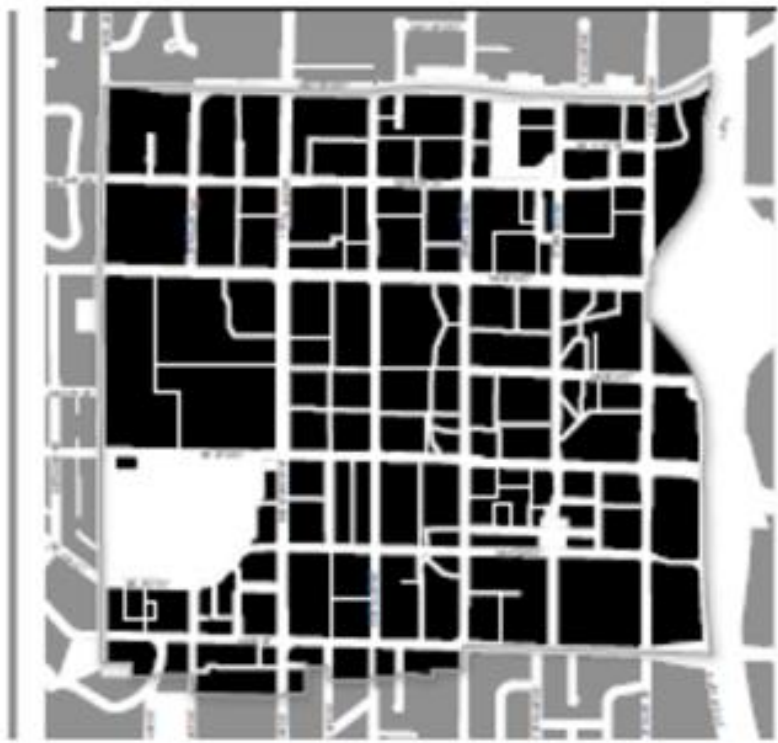
- residential
- office
- retail
- hotel
- plaza/sidewalk
- green space

# URBAN DESIGN FRAMEWORK

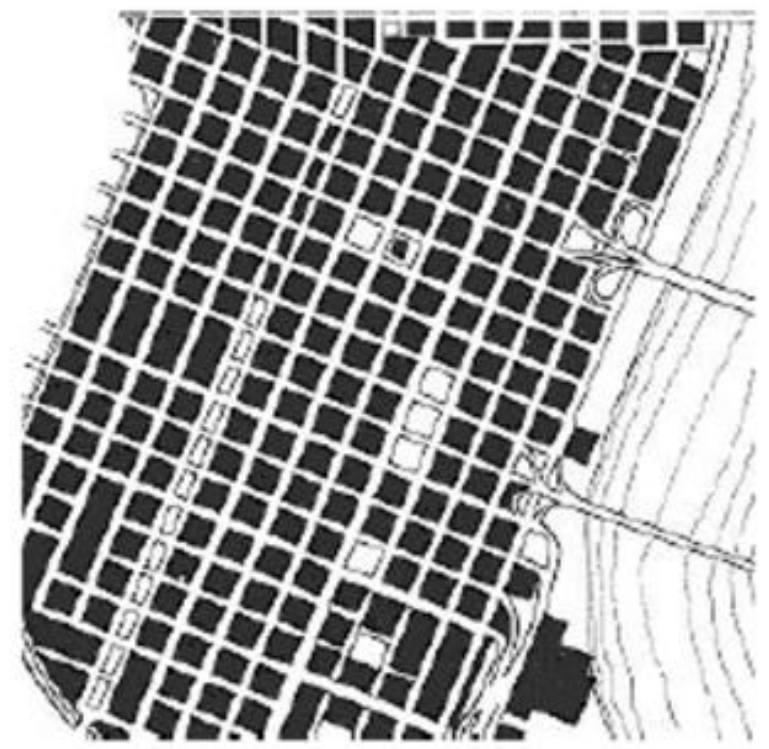
## Draw People into Redevelopment Area

- Higher densities, active people-oriented spaces
- Walkable, smaller block pattern
- Parking in structures, away from ped-oriented streets
- Optimize access to station & development
- Eyes on the station/street
- Emphasis on being “a place, not a project”

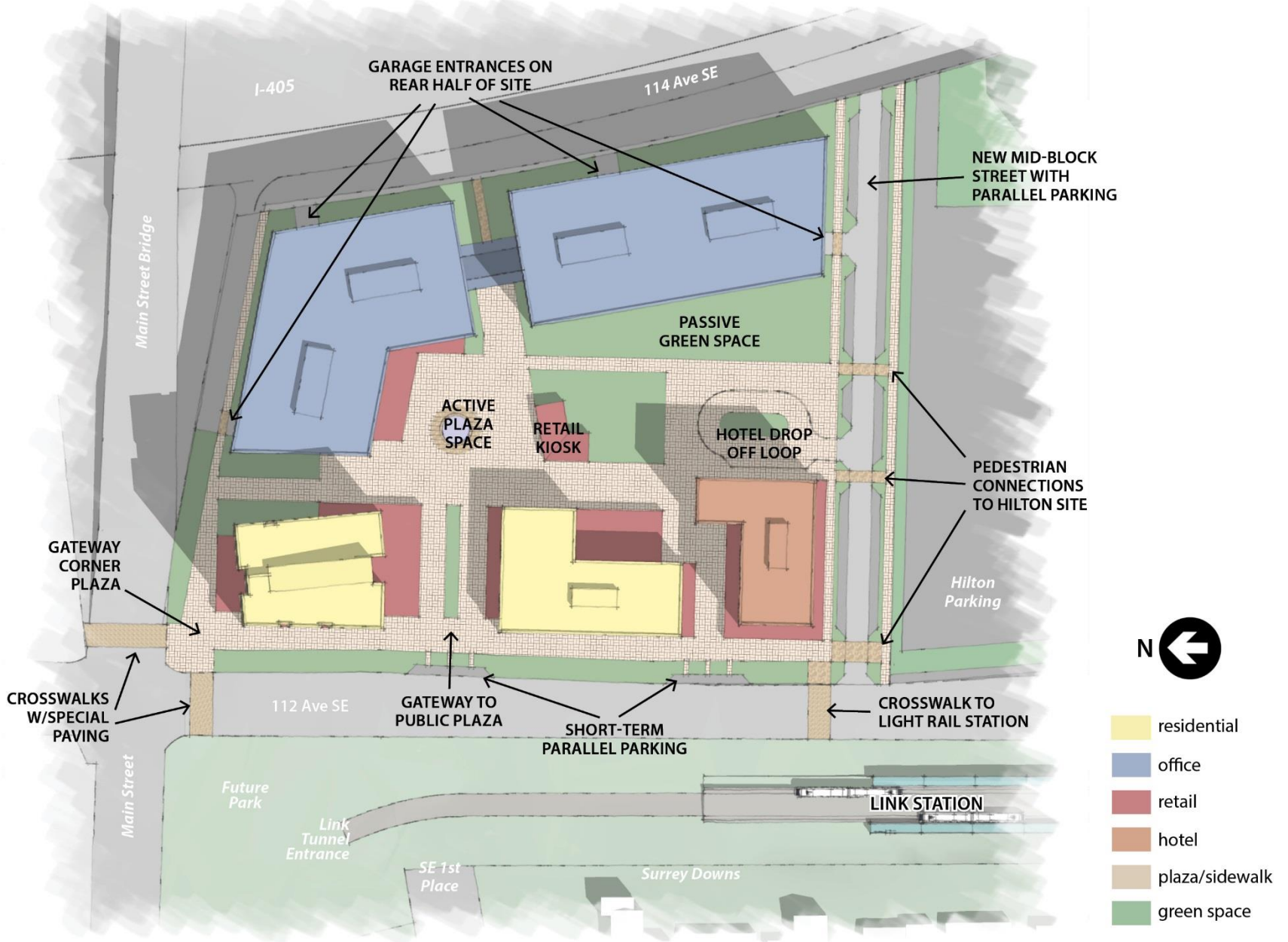




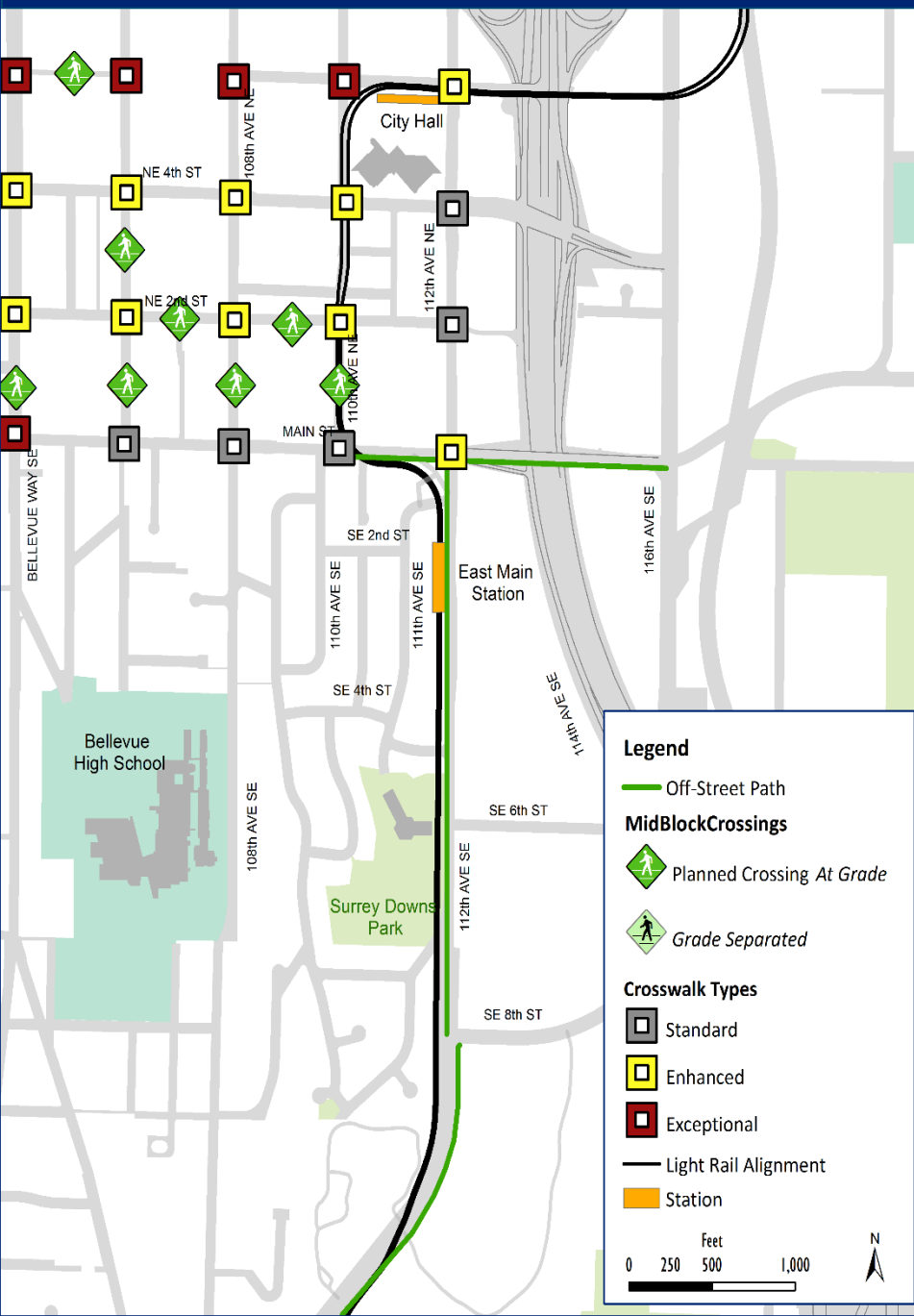
1 mi  
5,280 ft  
1.6 km



# URBAN DESIGN FRAMEWORK: CONNECTIONS AND OPEN SPACE



# East Main Station Area - Planned Pedestrian Facilities



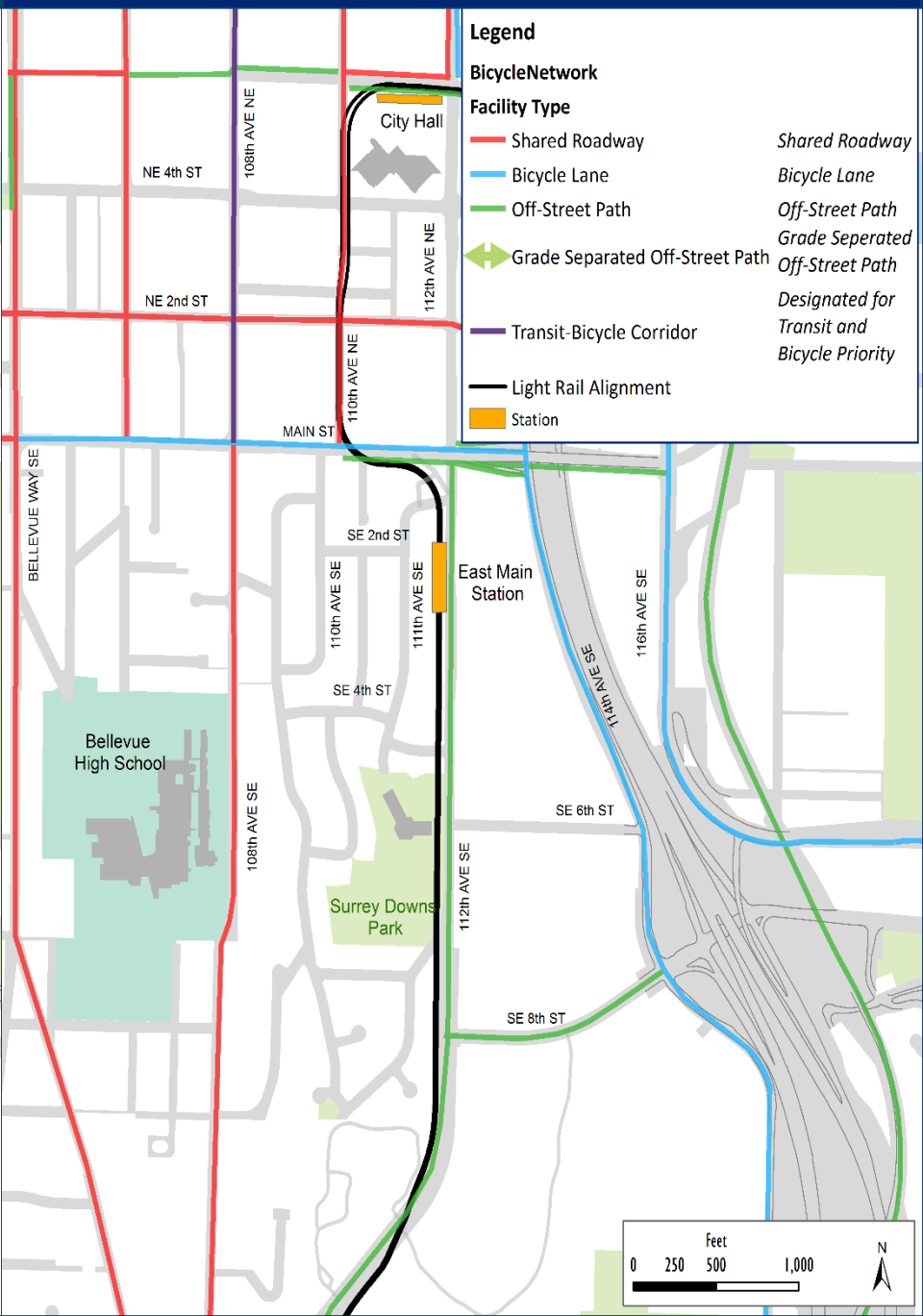
**Legend**

- Off-Street Path
- MidBlockCrossings**
  - Planned Crossing At Grade
  - Grade Separated
- Crosswalk Types**
  - Standard
  - Enhanced
  - Exceptional
- Light Rail Alignment
- Station

Feet  
0 250 500 1,000

N

# East Main Station Area - Planned Bicycle Facilities



**Legend**

**BicycleNetwork**

**Facility Type**

- Shared Roadway
- Bicycle Lane
- Off-Street Path
- Grade Separated Off-Street Path
- Transit-Bicycle Corridor
- Light Rail Alignment
- Station

Shared Roadway  
Bicycle Lane  
Off-Street Path  
Grade Separated Off-Street Path  
Designated for Transit and Bicycle Priority

Feet  
0 250 500 1,000

N

# URBAN DESIGN FRAMEWORK

## Additional Considerations

- Natural systems
- View corridor

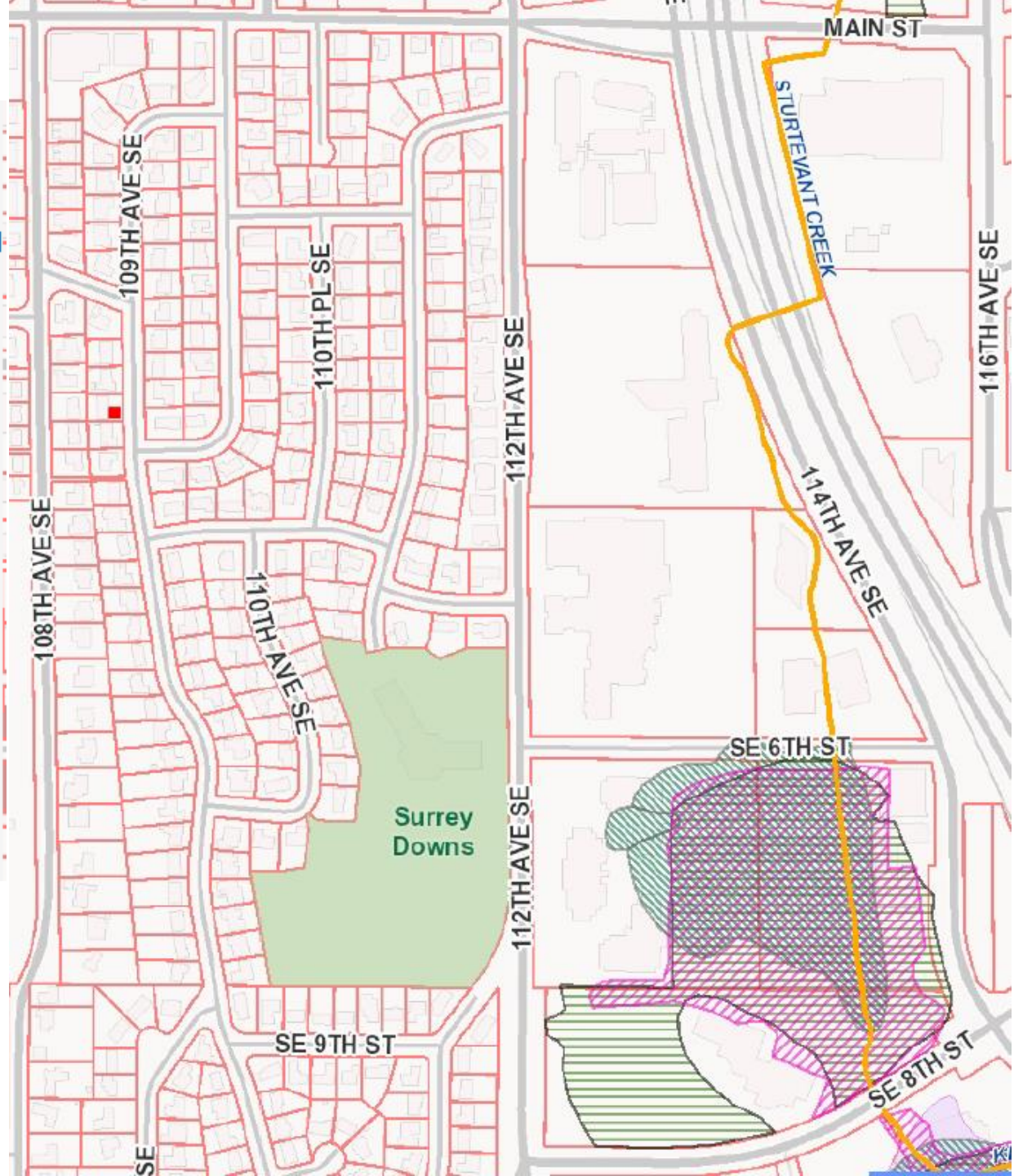
### Streams Inside Bellevue

- Fish Bearing: Type F
- Shore: Type S
- Non-Fish Bearing: Type Np and Ns
- Potentially Fish Bearing
- Not Typed

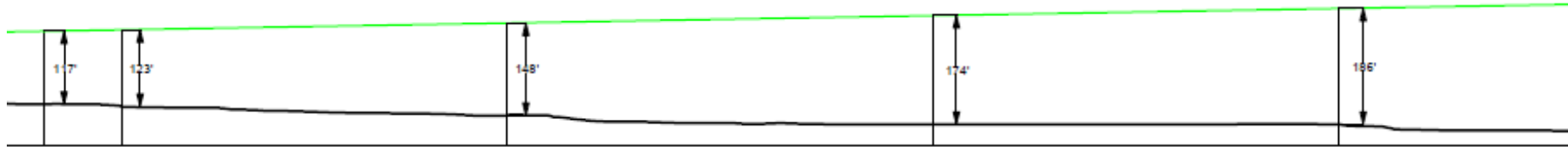
- Shoreline Associated Wetlands
- Wetlands - National Wetlands Inventory
- Wetlands - Sensitive Areas Notebook
- Floodplain Boundaries

### Bird Nest Sites

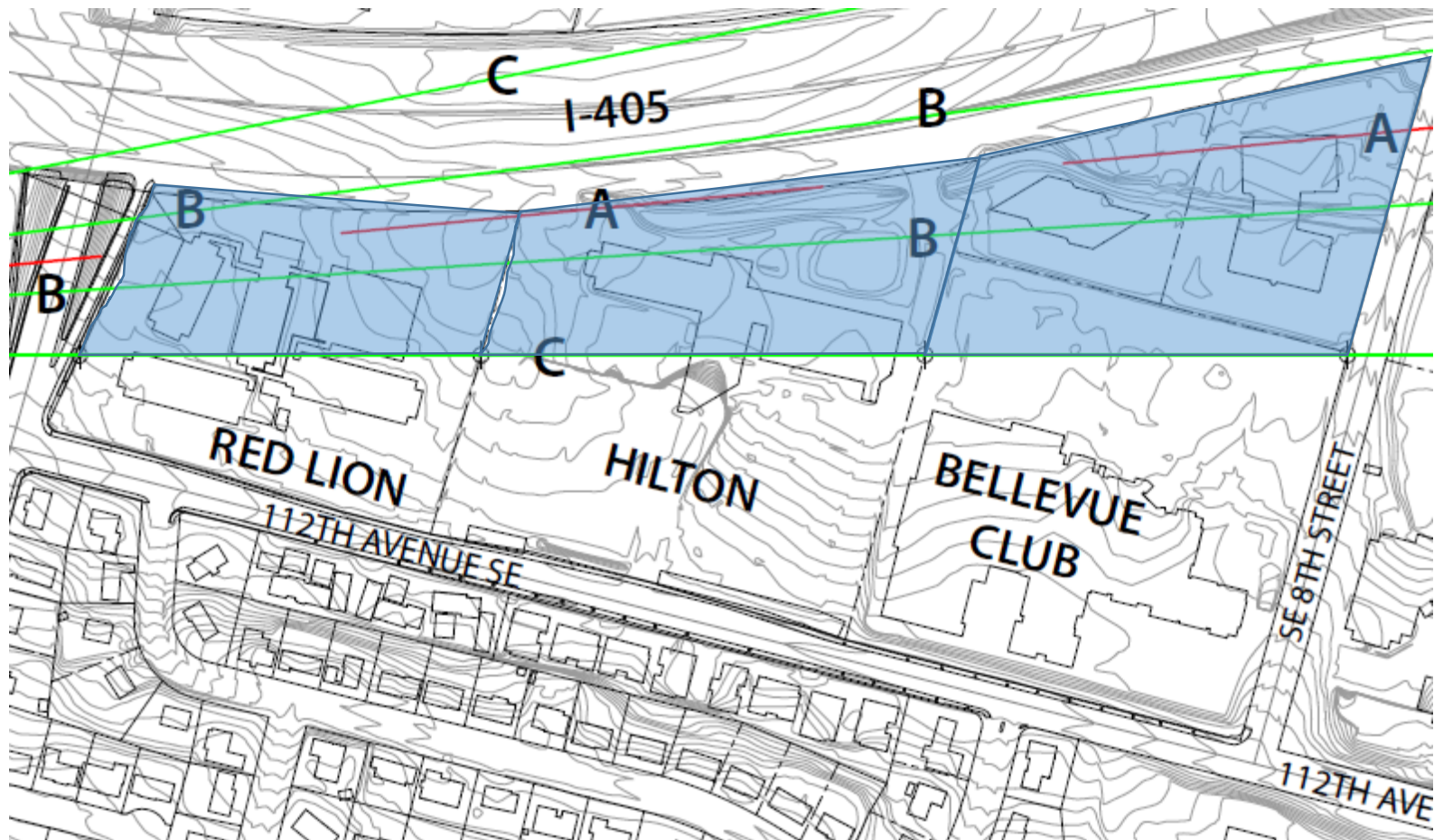
- Bald eagle
- Osprey
- Peregrine falcon
- Semipalmated plover
- City Parks



# Mount Rainier View Corridor



Main St      Red Lion Site      Hilton Site      Bellevue Club Site



➤ Complement  
Community

➤ Complement  
Downtown

➤ Draw People  
into  
Redevelopment  
Area

➤ Additional  
Considerations

