Eastgate/I-90 Land Use & Transportation Project

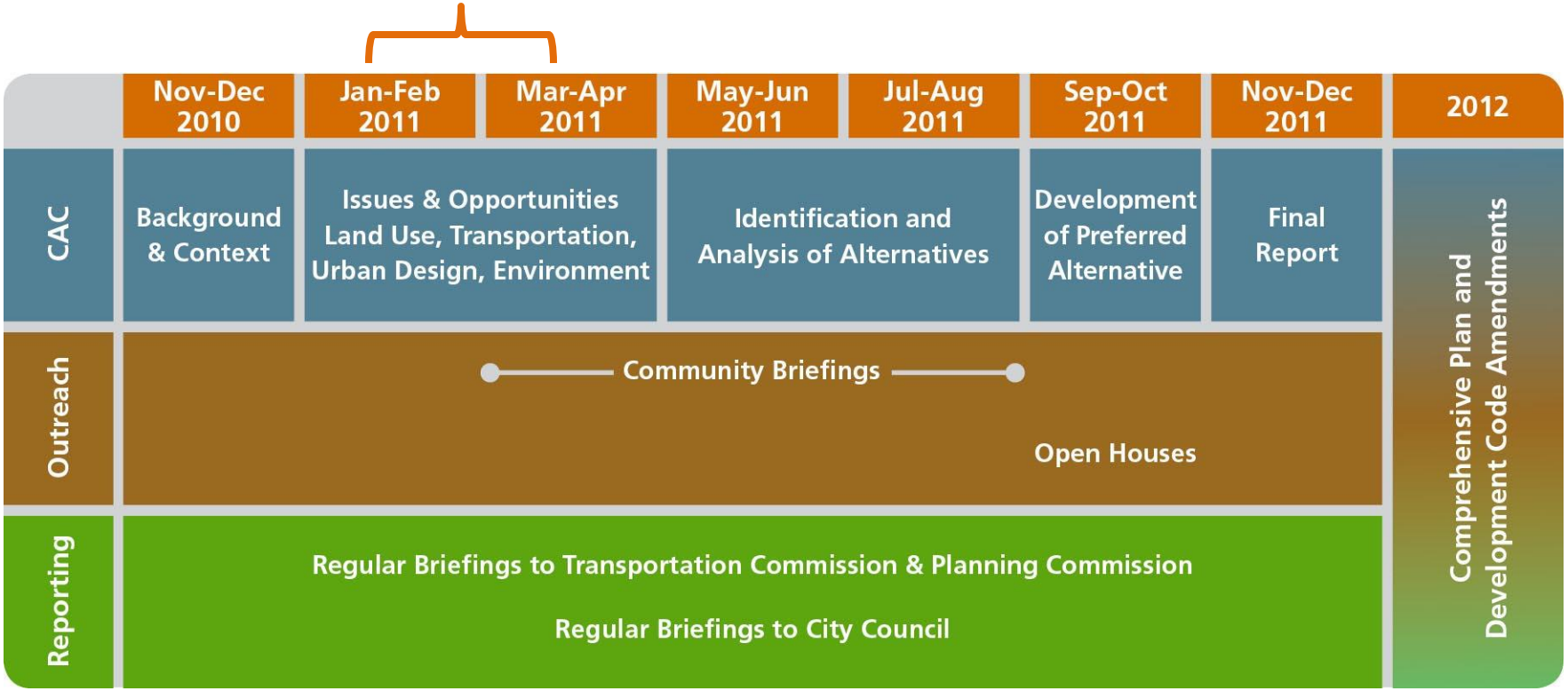
Citizen Advisory Committee Meeting

February 3, 2011

Jan 2011: Project context & Orientation tour

Feb 2011: Land Use Issues & Opportunities

Mar 2011: Land Use Options



Eastgate/I-90 Land Use & Transportation Project

Project Timeline

Tonight's Goals – Agenda Items 4.a and 4.b:

- ❑ Tour debrief –
  - Summary of comments received
  - Get any remaining comments
- ❑ Consensus on evaluation criteria for alternatives
  - Provides direction for land use consultant
  - Useful to CAC when developing & evaluating alternatives

Time Permitting:

- ❑ Discussion of "No Action" scenario
  - What would happen?
  - What opportunities would be missed?
- ❑ Land use scenarios worth considering
  - In the corridor as a whole
  - In particular geographic locations

Agenda Item 4.a

Eastgate/I-90
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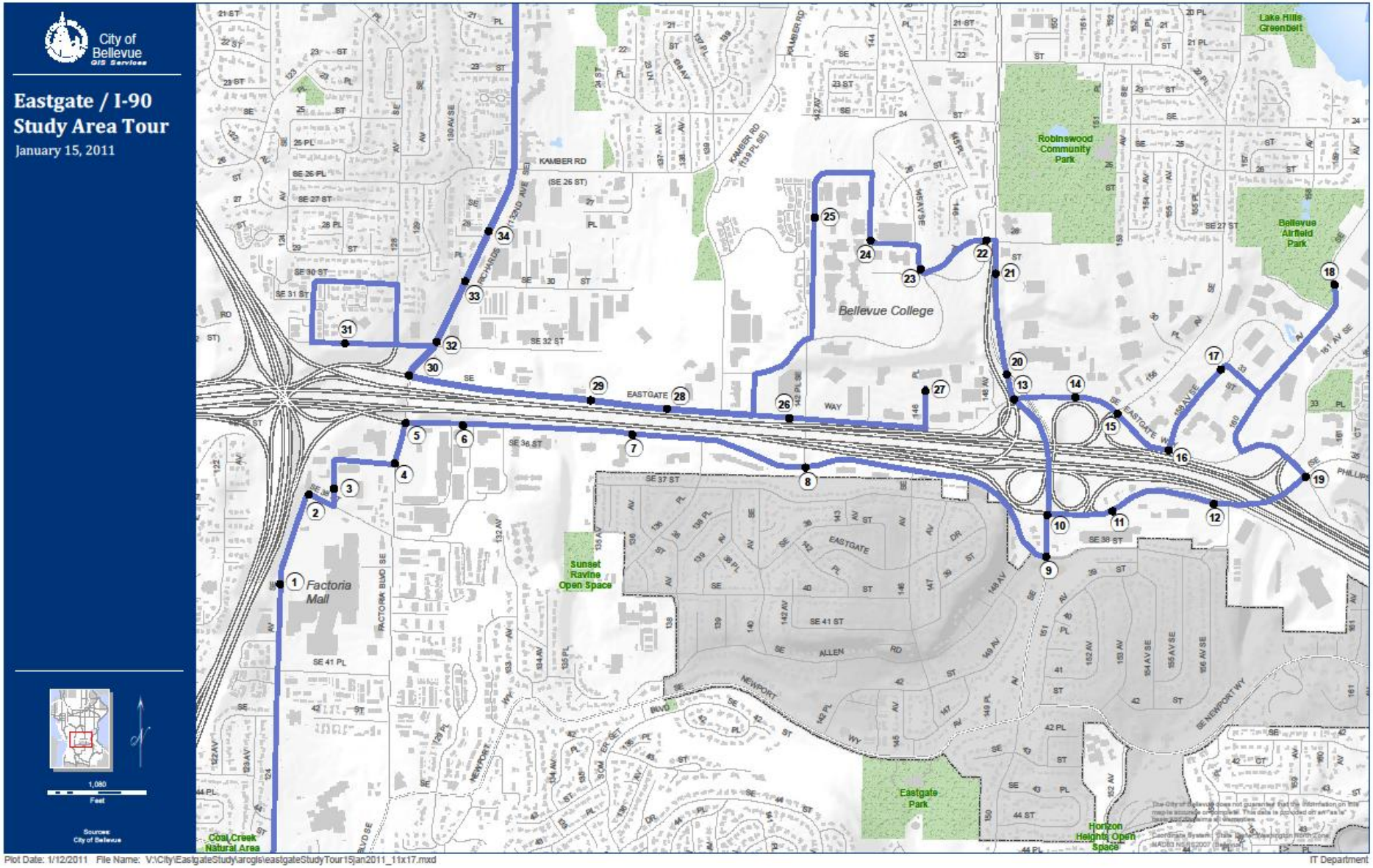
Study Area Tour Debrief



Plot Date: 1/12/2011 File Name: V:\City\EastgateStudy\arogis\eastgateStudyTour15jan2011_11x17.mxd IT Department

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Study Area Tour Debrief

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Study Area Tour Debrief

Agenda Item 4.b

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Issues & Opportunities

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Issues & Opportunities

Tonight's Goals – Agenda Item 4.b:

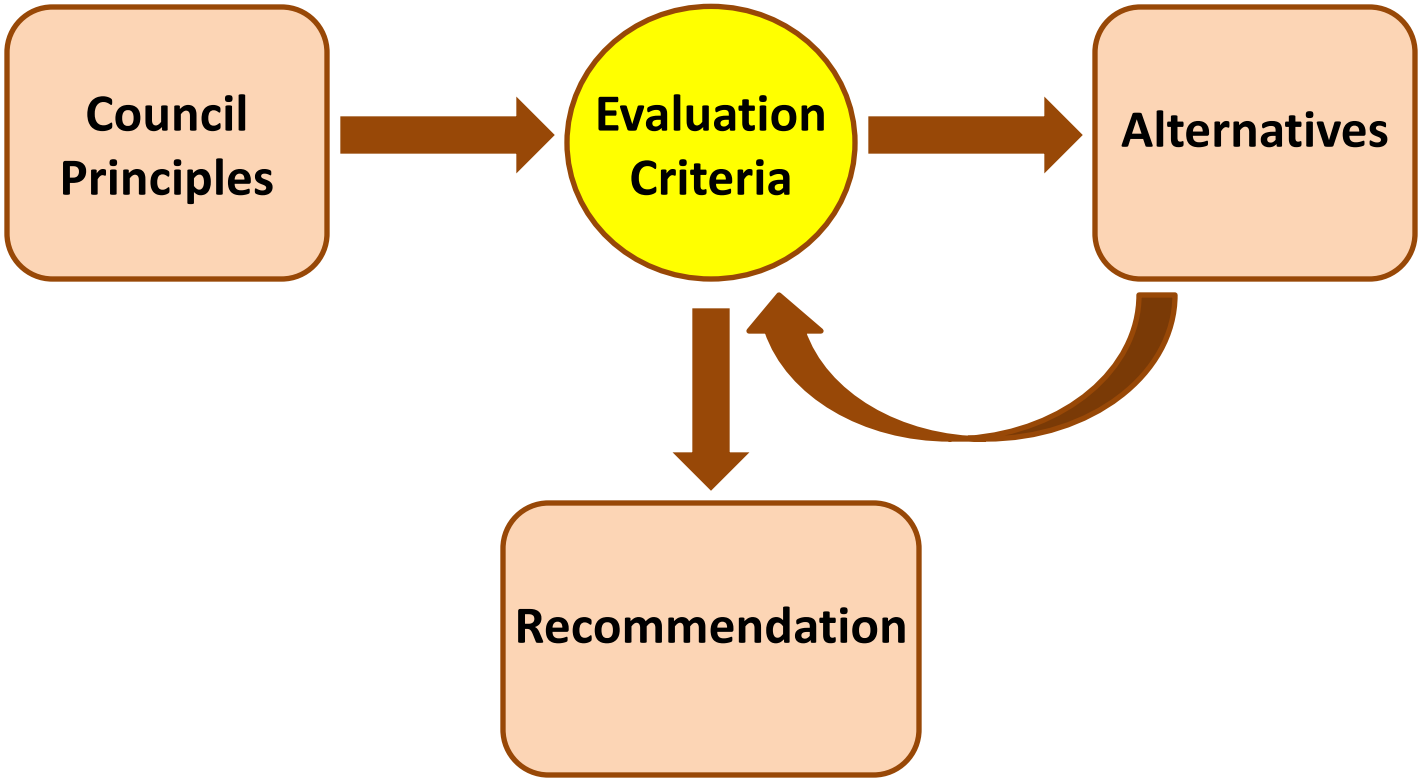
Primary Goal:

- ❑ Consensus on evaluation criteria for alternatives
  - Provides direction for land use consultant
  - Useful to CAC when developing & evaluating alternatives

Time Permitting:

- ❑ Discussion of "No Action" scenario
  - What would happen?
  - What opportunities would be missed?

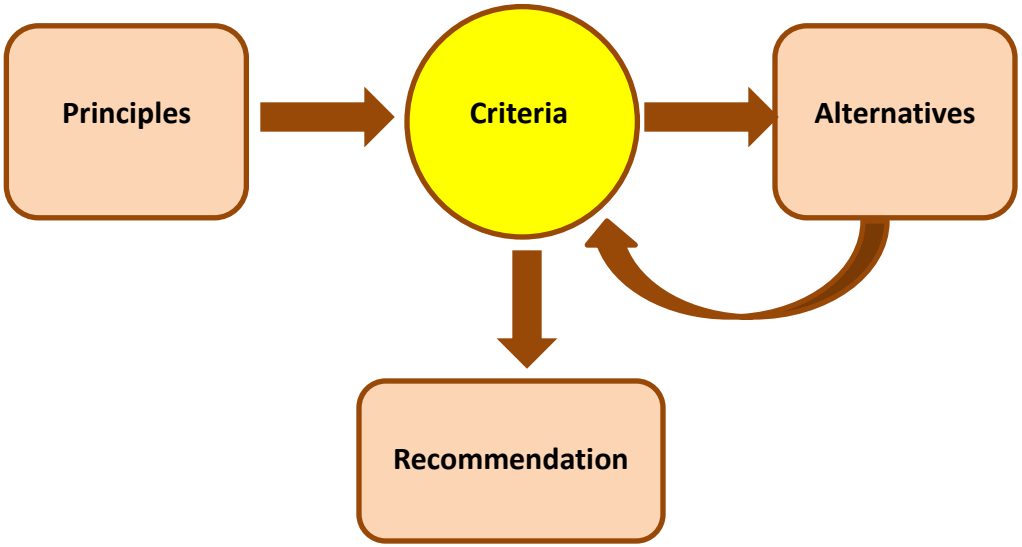
- ❑ Land use scenarios worth considering
  - In the corridor as a whole
  - In particular geographic locations



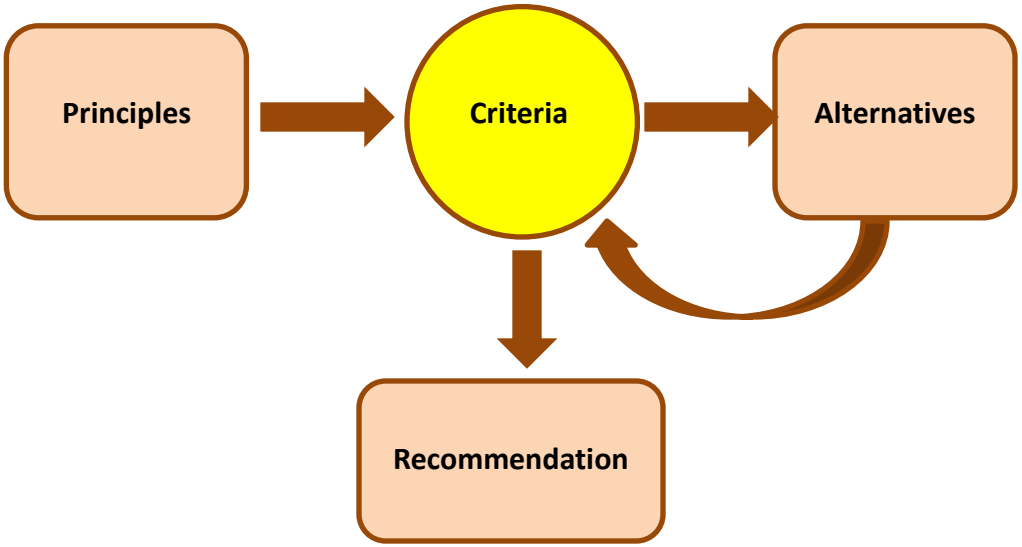
Evaluation Criteria

Purpose of Criteria

- **Bridge** between Council principles and alternatives
- Inform the **preparation of alternatives**
- Basis for **review, evaluation, and refinement** of alternatives
- Promote **efficient development** of alternatives **in line with CAC thinking**



- Market Feasibility
- Economic Development
- Neighborhood Compatibility
- Environmental Quality/Sustainability
- Community Character
- Land Use/Transportation Integration
- Fiscal Feasibility
- Partnerships



Evaluation Criteria

Market Feasibility

- Promotes private investment; provides meaningful opportunities for development or redevelopment
- Meets market needs; is grounded in economic realities

Development Opportunities in the Eastgate/ I-90 Corridor

Prepared for the City of Bellevue

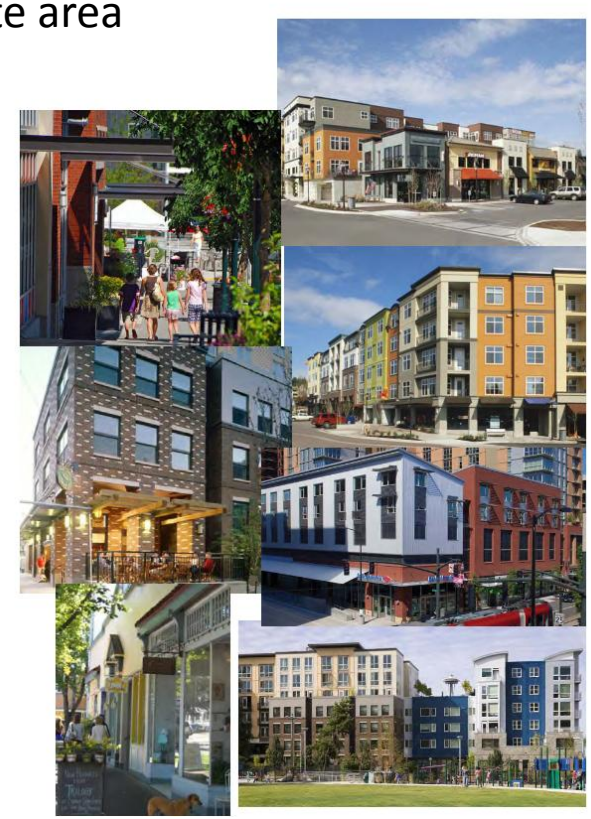
June 7, 2010

SPINNAKER STRATEGIES

Draft Evaluation Criteria

Economic Development

- Helps maintain Bellevue's economic diversity; recognizes any special roles that Eastgate should play in the city's overall economic mix
- Accommodates a balance of uses that contribute to the area's economic vitality
- Provides for special opportunities in the Eastgate area



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Draft Evaluation Criteria

Neighborhood Compatibility

- Promotes Eastgate's role in providing neighborhood services for nearby residential neighborhoods
- Provides for an appropriate transition between Eastgate and adjacent neighborhoods

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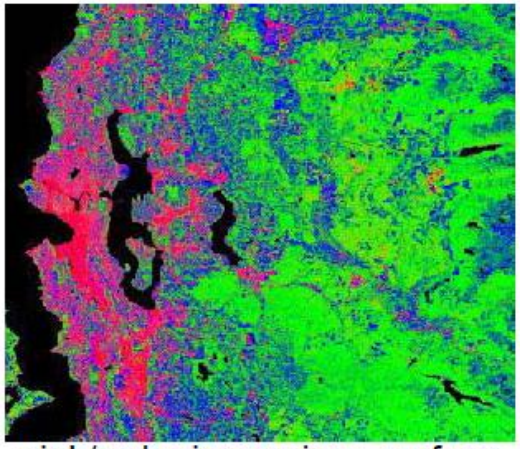
Land Use & Transportation Project

Draft Evaluation Criteria

Environmental Quality/Sustainability

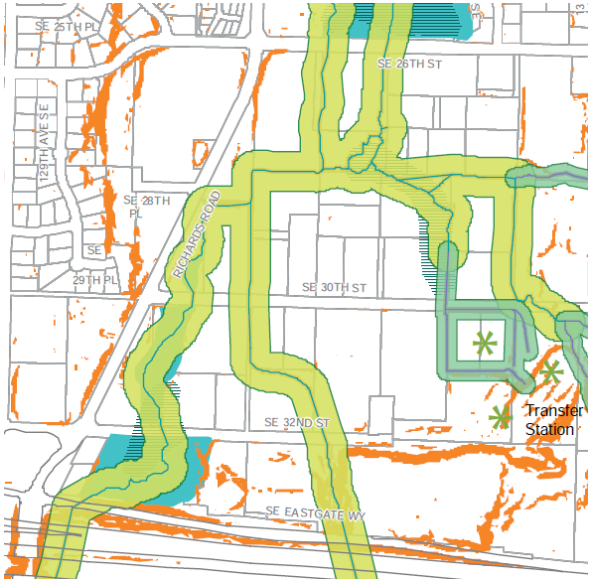
- Produces measurable environmental benefits compared to no action (e.g., reduced Greenhouse Gas (GHG) emissions
- Protects or improves sensitive natural features

King County, WA



pink/red = impervious surface

Picure from Marzluff, College of Forest Resources, UW



Richards Valley

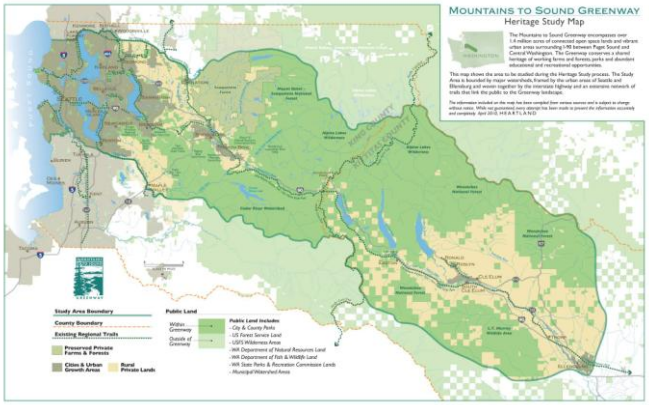
- Provides opportunities to integrate the natural and built environment
- Improves the environment for public health as compared to no action

Eastgate/I-90 Land Use & Transportation Project

Draft Evaluation Criteria

Community Character

- Creates a sense of arrival or corridor gateway
- Promotes a legible character and sense of place; this may be linked to the Mountains to Sound Greenway



- Improves the beauty and aesthetics of the Eastgate area
- Provides an appropriate scale of development
- Integrates parks and open space with land use

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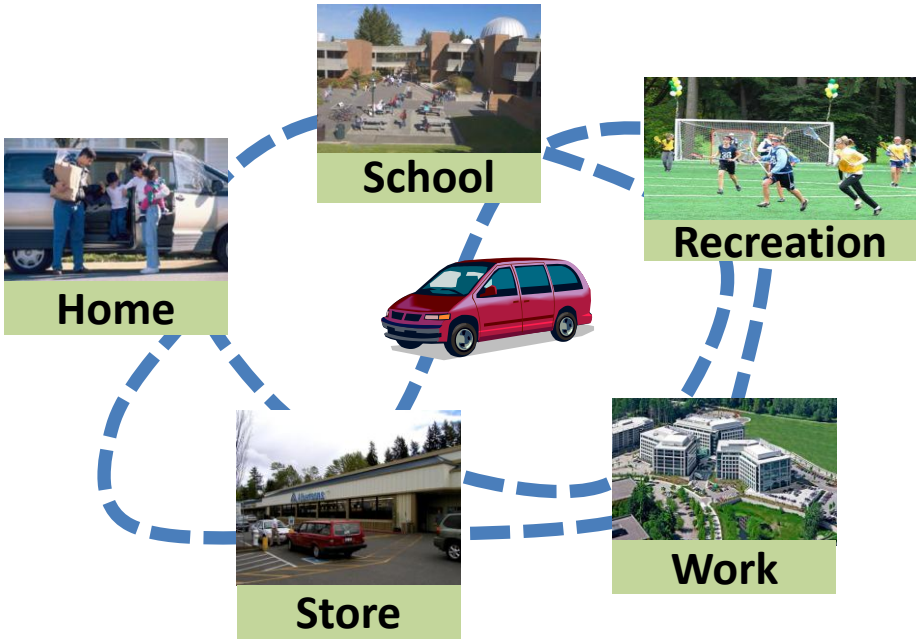
Draft Evaluation Criteria

Integration between Transportation and Land Use

- Land use is well suited to regional and local access and circulation patterns; can be accommodated without degrading mobility in other parts of the city
- Land use reduces Vehicle Miles Travelled (VMT) and dependency on single-occupant vehicles (SOV)
- Addresses the potential for housing to improve the land use/transportation mix
- Planned transportation system supports the planned land uses
- Includes multi-modal transportation solutions (transit, pedestrians, bicycles, in addition to private vehicles)



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Draft Evaluation Criteria

Fiscal Responsibility

- Can be accommodated with modest local public investments in transportation and other infrastructure

Partnerships

- Provides opportunities for partnerships in implementing desired land use (e.g., with Bellevue College, Mountains to Sound Greenway, others)
- Provides opportunities for partnerships in transportation solutions (e.g., with WSDOT, Metro)

Additional criteria suggested by the CAC

What Would Happen?

- Land Use
- Transportation
- Environmental
- Urban Design

No Action Scenario

What Opportunities Would be Missed?

- Land Use
- Transportation
- Environmental
- Urban Design

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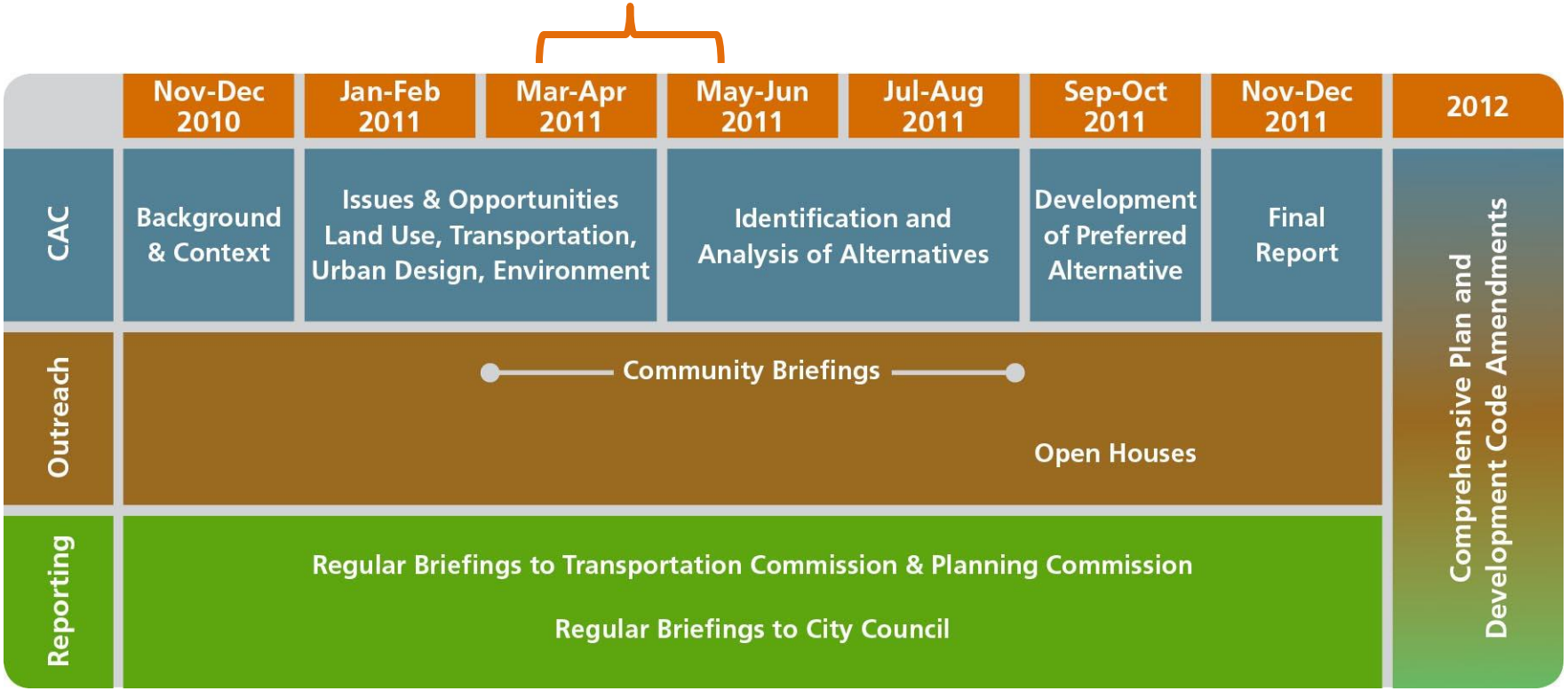
Possible Land Use Scenarios

Mar - May 2011: Land Use & Urban Design Early Concepts

Transportation tools

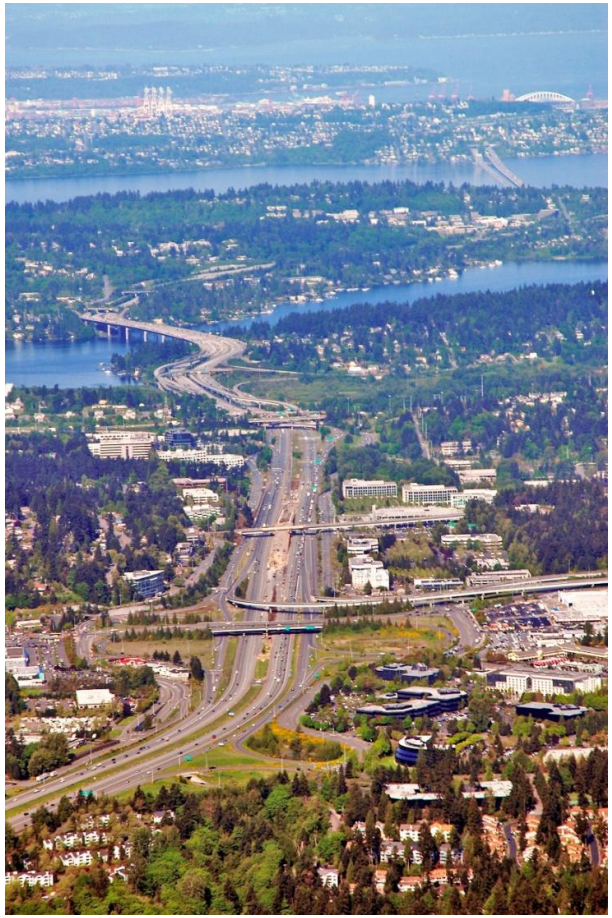
Early potential alternatives



Eastgate/I-90 Land Use & Transportation Project

Project Timeline

www.bellevuewa.gov/eastgate-corridor.htm



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Additional Information