

people who will flood the area with traffic. This is a gift to developers and a large imposition to surrounding neighborhoods.”



“Surrey Downs residents need pedestrian and bicycle access in and out of Surrey Downs to 112th. We should not be forced to go north around and through the busy East Main Station to get to the proposed Red Lion Hotel site, Bellevue Club, SE 8th Park and Ride, or all of the trails in the Mercer Slough Park. Please consider all options for access to Surrey Downs Park from 112th. Thank you.”



Contact: Mark Heilman,
Community Engagement Lead
mheilman@bellevuewa.gov
425-452-2735

Learn more and receive updates:
planning.bellevuewa.gov/planning/
and subscribe to receive email or text
notifications when the page is updated.



EAST MAIN TRANSIT-ORIENTED DEVELOPMENT AREA

FAQ

East Main Transit-Oriented Development Area

What has happened so far?

Aug 2014	East Main Citizen Advisory Committee (CAC) is appointed and charged with developing a vision and recommendations for the station area
Jun 2016	CAC transmits recommendations, as documented in the Bellevue <i>East Main Station Area Plan</i> , to City Council
Aug 2016	City Council approves CAC recommendations
Nov 2017	City Council directs staff to prepare Comprehensive Plan and Land Use Code amendments as recommended in the East Main Station Area Plan

What are the next steps?

In February, 2018, the Planning Commission will begin review of draft Comprehensive Plan and Land Use Code amendments and legislative rezones of the commercially zoned properties in the designated transit-oriented development area (see map below). The Commission's recommendation to the City Council is scheduled for fall 2018. City Council will likely take final action on the recommendations by the end of 2018 or early 2019.

What are the Comprehensive Plan and Land Use Code?

The Comprehensive Plan (CP) is a long-range policy document that guides the City's growth and development. The Comprehensive Plan does not contain regulations, but does guide decisions and regulations on land use, development, transportation and other topics.

The Land Use Code (LUC) is the City's set of regulations that establish the requirements for development in Bellevue, including zoning designations, permitted and prohibited uses, development standards, design guidelines, review procedures and other specific requirements.

How can I find out more?

<https://planning.bellevuewa.gov/planning/planning-initiatives/east-main-station-area-implementation/Contact>:

Mark Heilman
Community Engagement Lead
mheilman@bellevuewa.gov
425-452-2735

Comments can be made during the public comment period at Planning Commission meetings (dates and times below), online through the project website listed above, by email to Mark Heilman (mheilman@bellevuewa.gov), or in writing to Mark at City of Bellevue, PO Box 90012, 98009-9012

Planning Commission Meetings

Planning Commission and other meetings will be posted to the project website. Your comments are welcomed throughout the process. City Hall, 450 110th Ave NE Room 1E-113

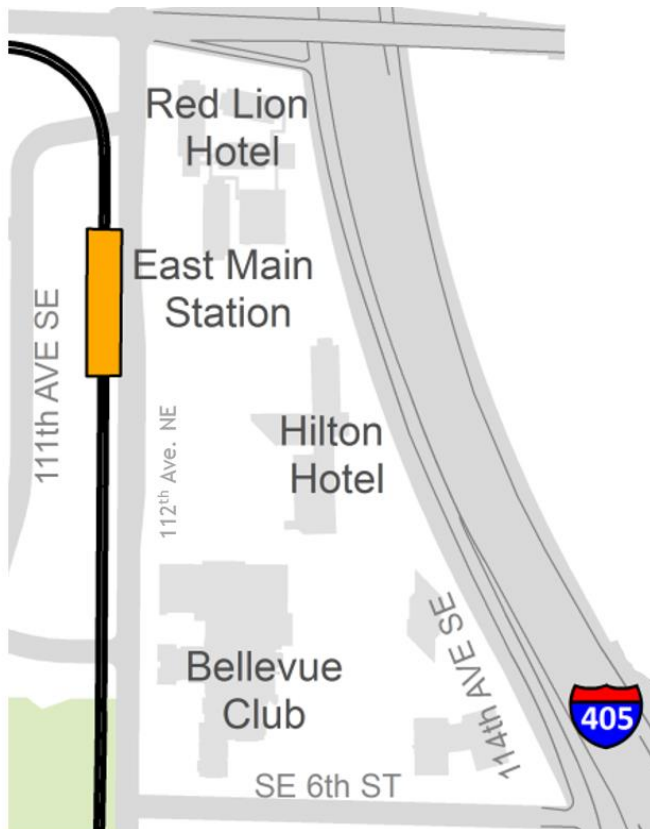
Confirmed Planning Commission dates to consider East Main Transit-oriented Development: Feb. 28, Mar. 14

Tentative Planning Commission dates to consider East Main Transit-oriented Development: Apr. 4, Apr. 25, May 23, Jun. 13



FAQ

East Main Transit-Oriented Development Area



amendments as recommended in the East Main Station Area Plan

What has happened so far?

Aug 2014 East Main Citizen Advisory Committee (CAC) is appointed and charged with developing a vision and recommendations for the station area

Jun 2016 CAC transmits recommendations, as documented in the Bellevue *East Main Station Area Plan*, to City Council

Aug 2016 City Council approves CAC recommendations

Nov 2017 City Council directs staff to prepare Comprehensive Plan and Land Use Code

What are the next steps?

The Planning Commission will begin review of draft Comprehensive Plan and Land Use Code amendments in February 2018, with a recommendation to the City Council scheduled for fall 2018. City Council will likely take final action on the recommendations by the end of 2018 or early 2019.

What are the Comprehensive Plan and Land Use Code?

The Comprehensive Plan (CP) is a long-range policy document that guides the City's growth and development. The Comprehensive Plan does not contain regulations, but does guide decisions and regulations on land use, development, transportation and other topics.

The Land Use Code (LUC) is the City's set of regulations that establish the requirements for development in Bellevue, including zoning designations, permitted

and prohibited uses, development standards, design guidelines, review procedures and other specific requirements.

How can I find out more?

planning.bellevuewa.gov/planning/

Contact:

Mark Heilman, Community Engagement Lead
mheilman@bellevuewa.gov
425-452-2735

Planning Commission Meetings

Planning Commission and other meetings will be posted to the project website. Your comments are welcomed throughout the process.

City Hall, 450 110th Ave NE
Room 1E-113

Feb. 14, 6:30p.m. (Cancelled)

The Planning Commission will begin to consider the East Main Transit-oriented Development Plan.

Upcoming Planning Commission dates to consider East Main Transit-oriented Development: Feb. 28, Mar. 14

Tentative Planning Commission dates to consider East Main Transit-oriented Development: Apr. 4, Apr. 25, May 23, Jun. 13



EAST MAIN TRANSIT-ORIENTED DEVELOPMENT AREA

Vision

Implementation

Action

CAC
Station Area Plan

COMMISSION
CPA, LUCA, Rezone

COUNCIL
CPA, LUCA, Rezone

Develop vision & recommendations with public input.

Develop policies & code with public input.

Ensure consistency of vision, policies & code with Council direction.

Feb

Mar

Apr

May

Jun/Jul

Fall

Feb 28
CPA

Mar 14
CPA

Apr 4, 25
LUCA

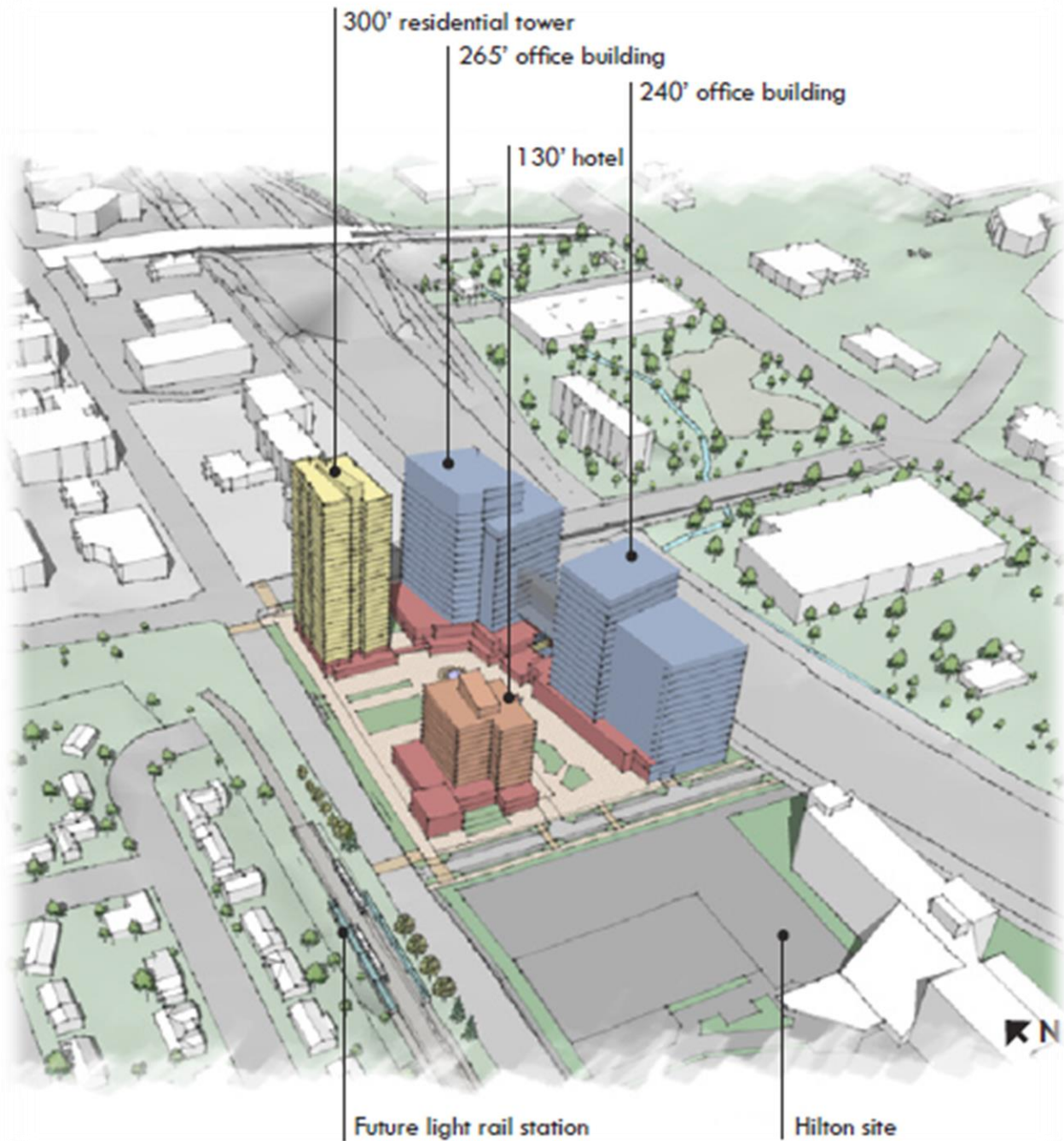
May 23
LUCA/
CPA

Prelim
Rec

Annual
Amendment
Process

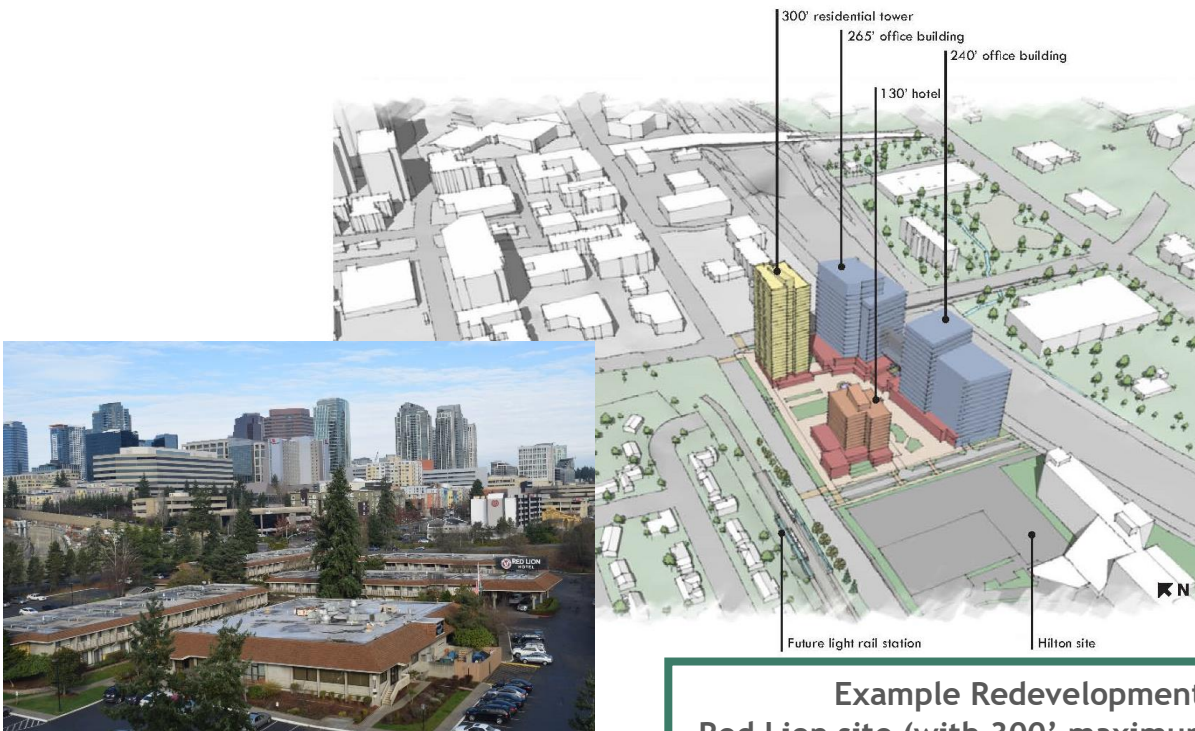
CAC = Citizen Advisory Committee
CPA = Comprehensive Plan Amendment
LUCA = Land Use Code Amendment

EAST MAIN TRANSIT-ORIENTED DEVELOPMENT AREA



Example Redevelopment.
Red Lion site (with 300' maximum height).

EAST MAIN TRANSIT-ORIENTED DEVELOPMENT AREA



Example Redevelopment.
Red Lion site (with 300' maximum height).

VISION

CONCEPTS

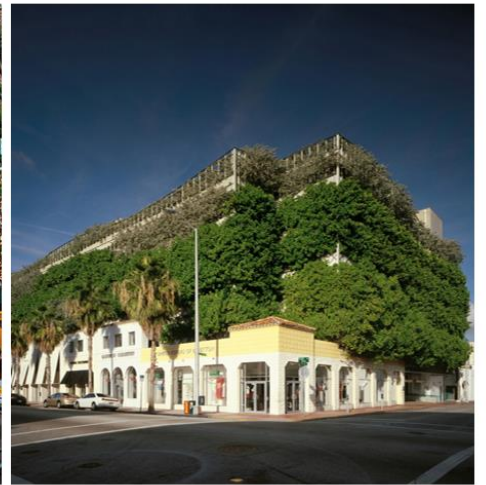
- Lively transit-oriented neighborhood
- Variety of housing choices, office and neighborhood-supporting commercial uses
- Graceful transition from downtown to surrounding neighborhood
- Small walkable blocks and connected pathways
- Open spaces, abundant landscaping and trees integrated with development



TRANSPORTATION

POLICY CONCEPTS

- Complete and connected transportation system
- Safe and inviting pedestrian and bicycle environment
- One or more new east/west connections between 112th and 114th
- Future connection of Main St to Wilburton and Eastside Rail Corridor
- Protect nearby neighborhoods from spillover traffic impacts



OPEN SPACE and NATURAL ENVIRONMENT

POLICY CONCEPTS

- Attractive and functional open space system
- Connect with larger parks and open space system
- Promote environmental sustainability



Sturtevant Creek



Sturtevant Creek

SITE PHOTOS



Looking north from Hilton Hotel



Looking north from Hilton Hotel

SITE PHOTOS



Looking north on 112th Ave.



Looking north on 112th Ave.

LAND USE AND URBAN DESIGN

LAND USE POLICY CONCEPTS

- Mix of uses in a compact vibrant center
- Development to optimize transit use and access
- Housing that meets diverse needs
- Complement existing neighborhoods

URBAN DESIGN POLICY CONCEPTS

- Distinctive pedestrian-oriented character
- Lively public spaces
- Development sized to serve local area
- Minimize visual intrusion of parking
- Reinforce role as Downtown gateway
- 112th Ave SE is an active pedestrian-friendly green boulevard

