



EASTRIDGE CORPORATE CENTER

CITIZEN'S ADVISORY COMMITTEE PRESENTATION

APRIL 6, 2017

Agenda

1. Site Context
2. Existing Conditions
3. Transition Area
4. Redevelopment Opportunities





Site Statistics:

- 5 acres
- 87,000 sf commercial
- 0.5 FAR
- 1980s construction

King County iMap

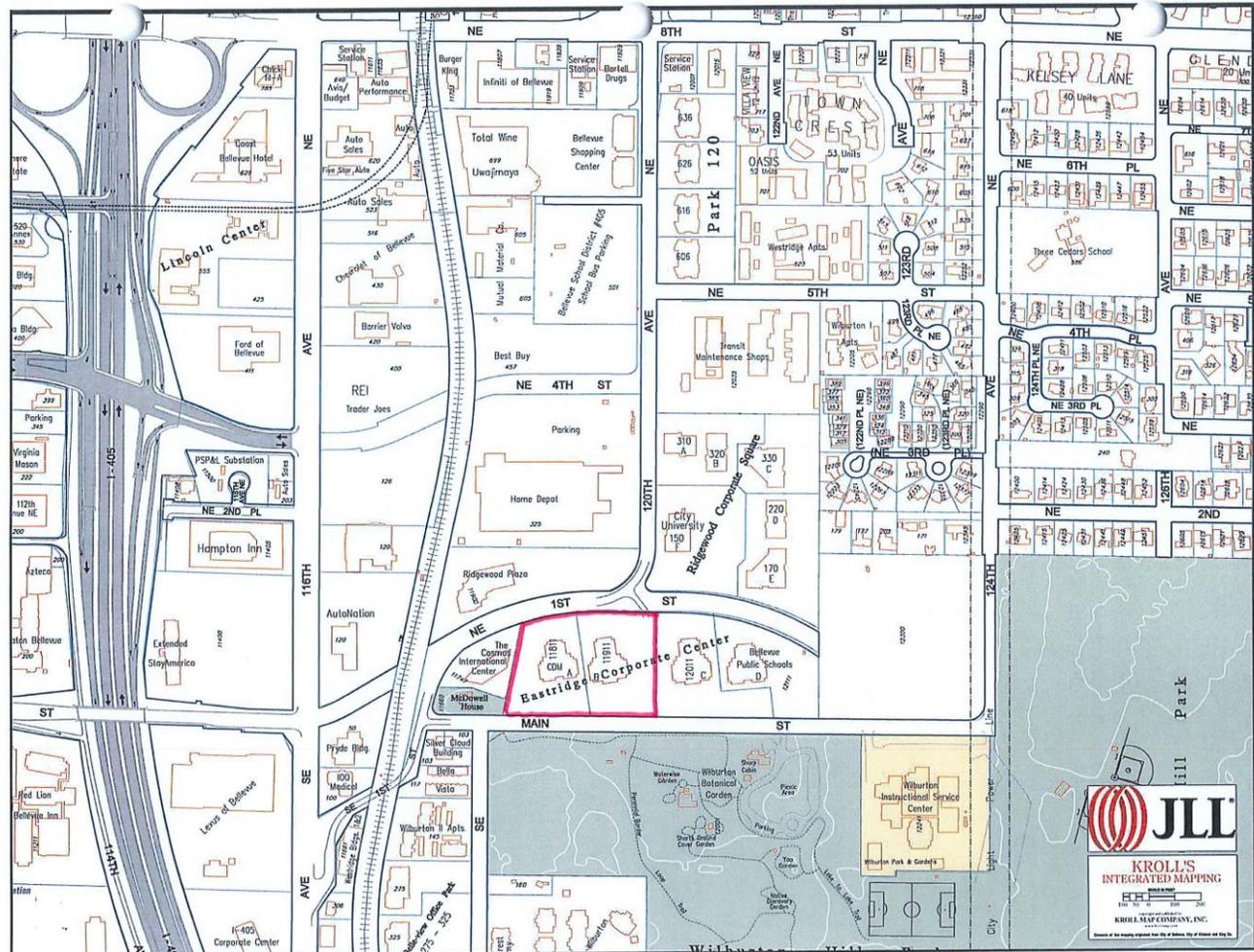


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Date: 3/28/2017

Notes:





JLL

KROLL'S
INTEGRATED MAPPING

KRILL, MUMFORD & COMPANY, INC.
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SUITE 1000
DENVER, CO 80202
TEL: 303.733.1000
WWW.KRILLMUMFORD.COM

Existing Conditions





















Part 20.25B Transition Area Design District**20.25B.010 Purpose.**

The Transition Area Design District provides a buffer between residential uses in a residential land use district and a land use district which permits development of higher intensity. Where multifamily development is planned adjacent to single-family residential uses or commercial development is planned adjacent to residential uses, such development should incorporate elements in the site design and building design to soften its impact and to result in a compatible transition. (Ord. 6197, 11-17-14, § 16; Ord. 4130, 3-12-90, § 4)

20.25B.020 Applicability.**A. General.**

This chapter applies to any portion of property located in a district designated on the chart below as "Districts providing transition" which is located within 300 feet of property located in a district designated on the chart as "Single-family districts receiving transition" or within 150 feet of property located in a district designated on the chart as "Multifamily districts receiving transition."

B. Limitations.

1. Where a transition area abuts a portion of I-90, I-405, SR 520, Burlington Northern Railroad right-of-way, or power transmission line which is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.
2. If the applicant establishes that a minimum 150-foot width of greenbelt or native growth protection easement is permanently dedicated for nonbuildable purposes and is located in a single-family or multifamily district, the City shall include that portion as part of the required width of the transition area.
3. Development within any Downtown Land Use District is not subject to Transition Area Design District requirements (refer to LUC 20.25A.090, Perimeter Design District).
4. Development within the F1 Land Use District is not subject to Transition Area Design District requirements.
5. Development within the OLB-OS Land Use District is not subject to Transition Area Design District requirements where that property receiving transition is developed in a nonresidential use.
6. Development of a wireless communications facility is not subject to Transition Area Design District requirements.
7. Development within the Medical Institution Land Use District is not subject to Transition Area Design District requirements.
8. Development within the Bel-Red Land Use Districts is not subject to the Transition Area Design District requirements unless specifically made applicable pursuant to Part 20.25D LUC.

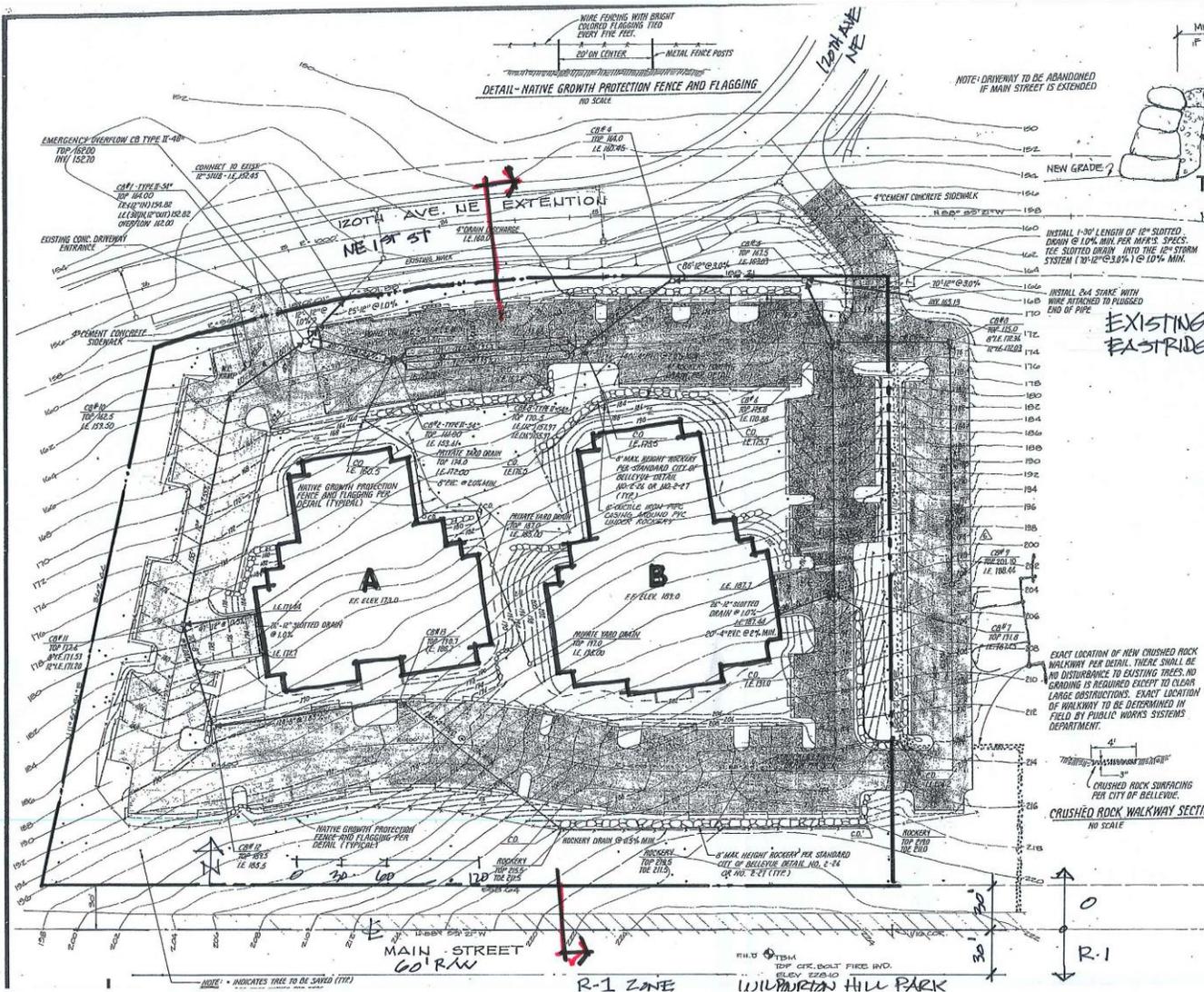


Where a transition area abuts a single-family or multifamily district and all properties that would receive transition are developed with legally permitted nonresidential uses, the requirements of this Part 20.25B shall not apply.

10. Development within the CCC Land Use District is not subject to Transition Area Design District requirements.

Redevelopment Opportunities

- Proximity to Future Improvements:
 - Eastside Rail Corridor
 - Light Rail
 - Wilburton Elementary
- Opportunity for moderate infill density

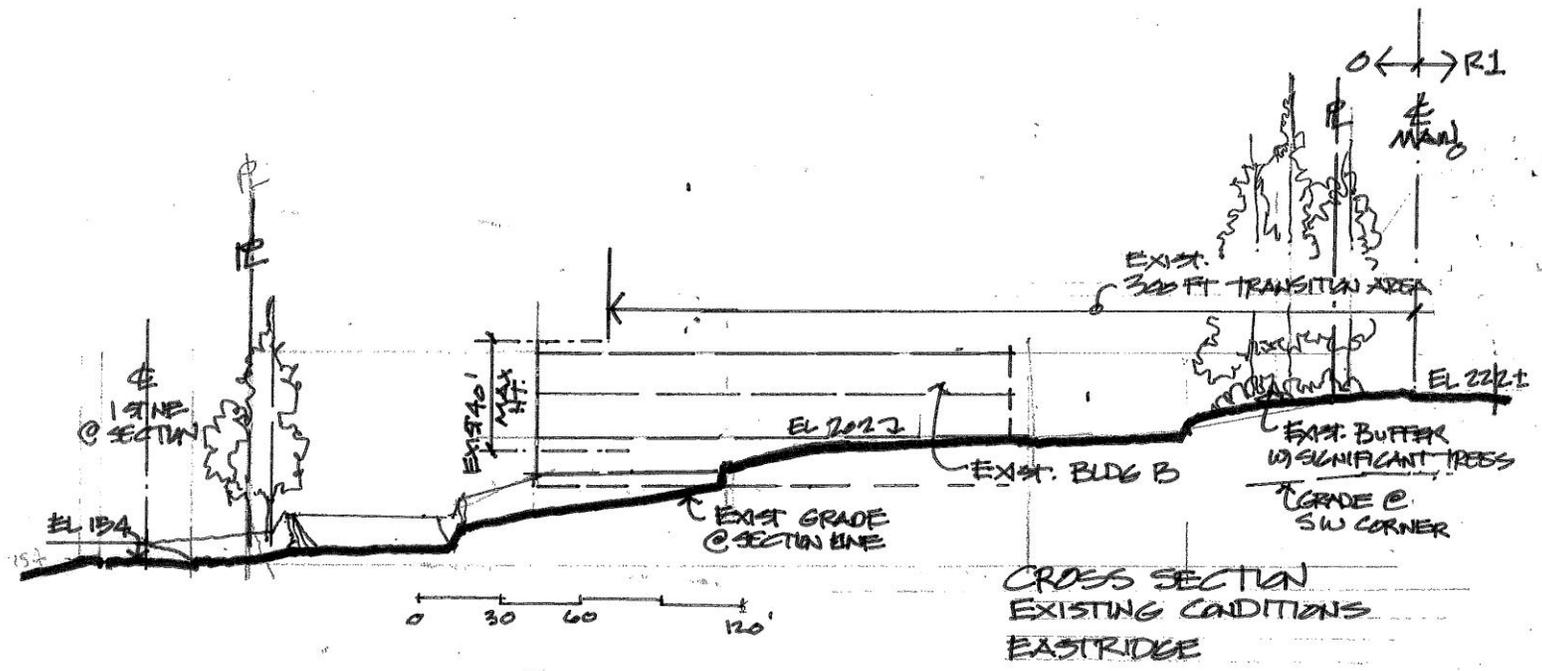


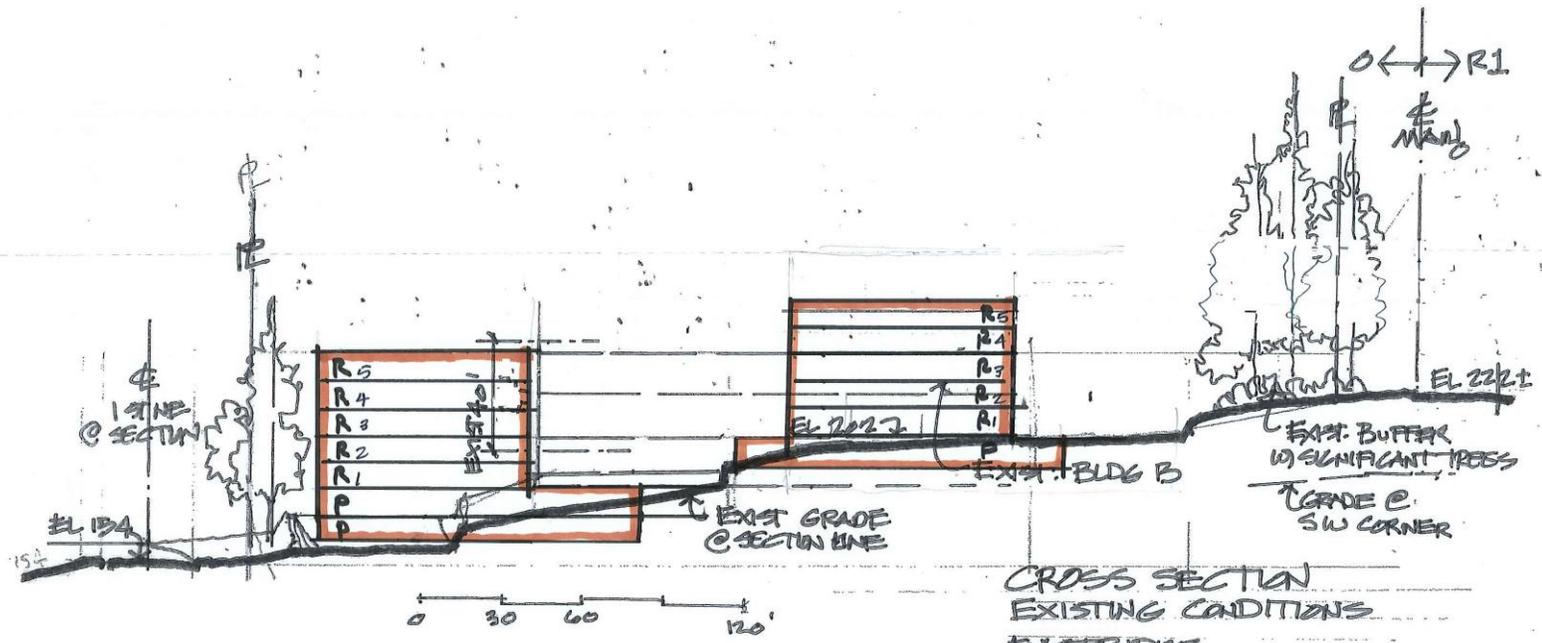
GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR CONSTRUCTION IN THE CITY RIGHT-OF-WAY.
3. APPROXIMATE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN, SO AS TO AVOID DAMAGE OR DISRUPTION TO UTILITIES NOT SHOWN.
4. ALL 8", 12" AND 36" STORM SEWER PIPE SHALL BE HELICAL CORRUGATED STEEL. ALL STEEL PIPE SHALL BE ASPHALT TREATED. ALL PIPE BEDDING SHALL BE APCA CLASS "C". ALL TF DENSITY AT OPTIMUM MOISTURE CONTENT.
5. CATCH BASINS SHALL CONFORM TO APCA 1977 FOR CONSTRUCTION TYPE I-C PER APCA 1977 STANDARD PLAN. TYPE I SHU BASTH GRATES SHALL BE CITY OF BELLEVUE STANDARD.
6. THE PRIVATE YARD DRAINS ARE TO BE ASSOCIATED SANITARY WELLS IN ADVANCE IF OTHER THAN ORDINARY KNOCKOUTS.
7. EXTREME CARE SHALL BE TAKEN IN THE CONSTRUCTION OF THE CONTRACTOR TO ENSURE THAT THE GRADES AND ELEVATIONS WITHIN ± 0.04 FEET, UNLESS OTHERWISE NOTED, ELEVATIONS 48 HOURS PRIOR TO PAYING FOR INSPECTION.
8. ALL DISTURBED SURFACES LEFT FOR 7 DAYS OR MORE SHALL BE MAINTAINED BY PUBLIC WORKS SYSTEMS DEPARTMENT.
9. THE TEMPORARY EROSION/SEDIMENTATION CONTROL FACILITIES SHALL BE MAINTAINED UNTIL THE CONSTRUCTION HAS PASSED.
10. ALL EARTHWORK SHALL CONFORM TO THE RECOMMENDATIONS OF THESE RECOMMENDATIONS ARE INCORPORATED HEREIN BY THESE RECOMMENDATIONS ARE INCORPORATED HEREIN BY ARCHITECT IN ORDER TO SAVE TREES AND NATURAL VEGETATION.
11. GRADING SLOPES SHOWN ON PLAN MAY BE MODIFIED WITHIN ± 0.04 FEET, UNLESS OTHERWISE NOTED, ELEVATIONS 48 HOURS PRIOR TO PAYING FOR INSPECTION.
12. YARD DRAINAGE SHOWN ON THE PLAN MAY BE MODIFIED IN FIELD BY PUBLIC WORKS SYSTEMS DEPARTMENT.
13. 12" SLOTTED DRAIN TO BE "ARMO SLOTTED DRAIN" OR EQUIVALENT.
14. ALL ROOF DRAINS SHALL BE CONNECTED TO THE STORM SEWER SYSTEM.
15. TRAFFIC GENERATION FEE SHALL BE PAID PRIOR TO COMMENCEMENT OF CONSTRUCTION.
16. THERE SHALL BE NO ENCROACHMENT INTO THE NATIVE VEGETATION.
17. IF FUTURE SITE DEVELOPMENT EXTENDS ROCKERY OR CREATES OTHER DISTURBED AREAS, THESE AREAS SHALL BE MAINTAINED AT SAME LOCATION.

R-1 ZONE WILMURAN HILL PARK

4/20/2018



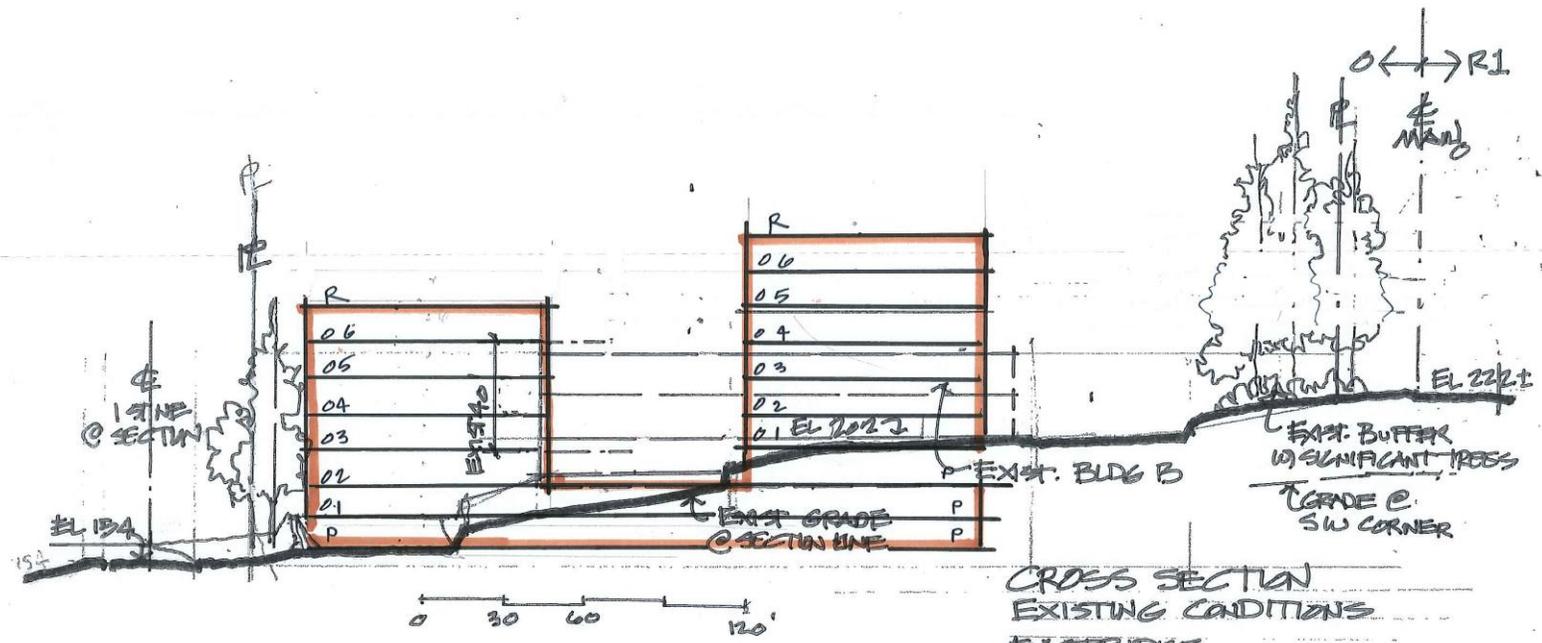


CROSS SECTION
EXISTING CONDITIONS

EASTRIDGE

3 STORY WOOD FRAME OVER ONE PARKING GARAGE
68' HEIGHT REAR.

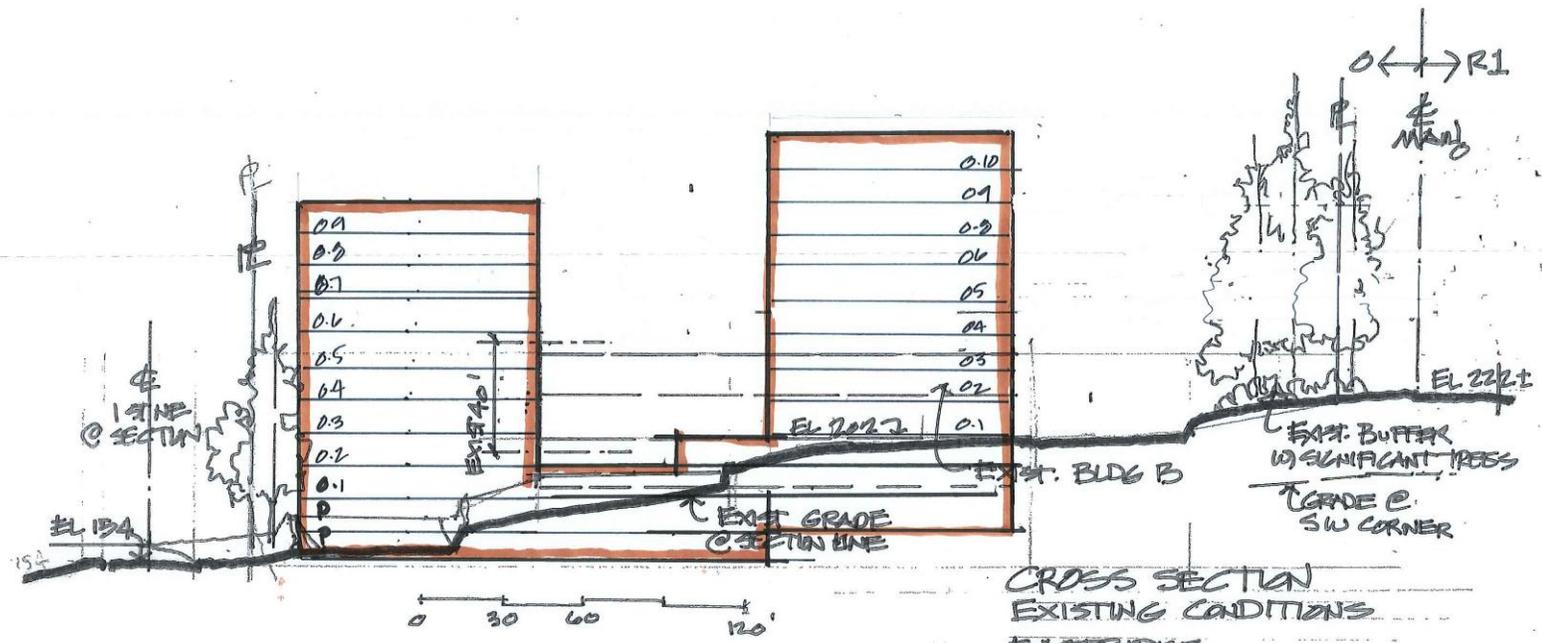
3.27.17



**CROSS SECTION
EXISTING CONDITIONS**

EASTRIDGE

6 STORY OFFICE BUILDS OVER PARKING GARAGE
85+': HEIGHT REQ'D. 3-27-11



**CROSS SECTION
EXISTING CONDITIONS**

EASTRIDGE
 4-10 STORY OFFICE BUILDINGS OVER PARKING GARAGE
 125' HEIGHT READ 3.27.17