



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

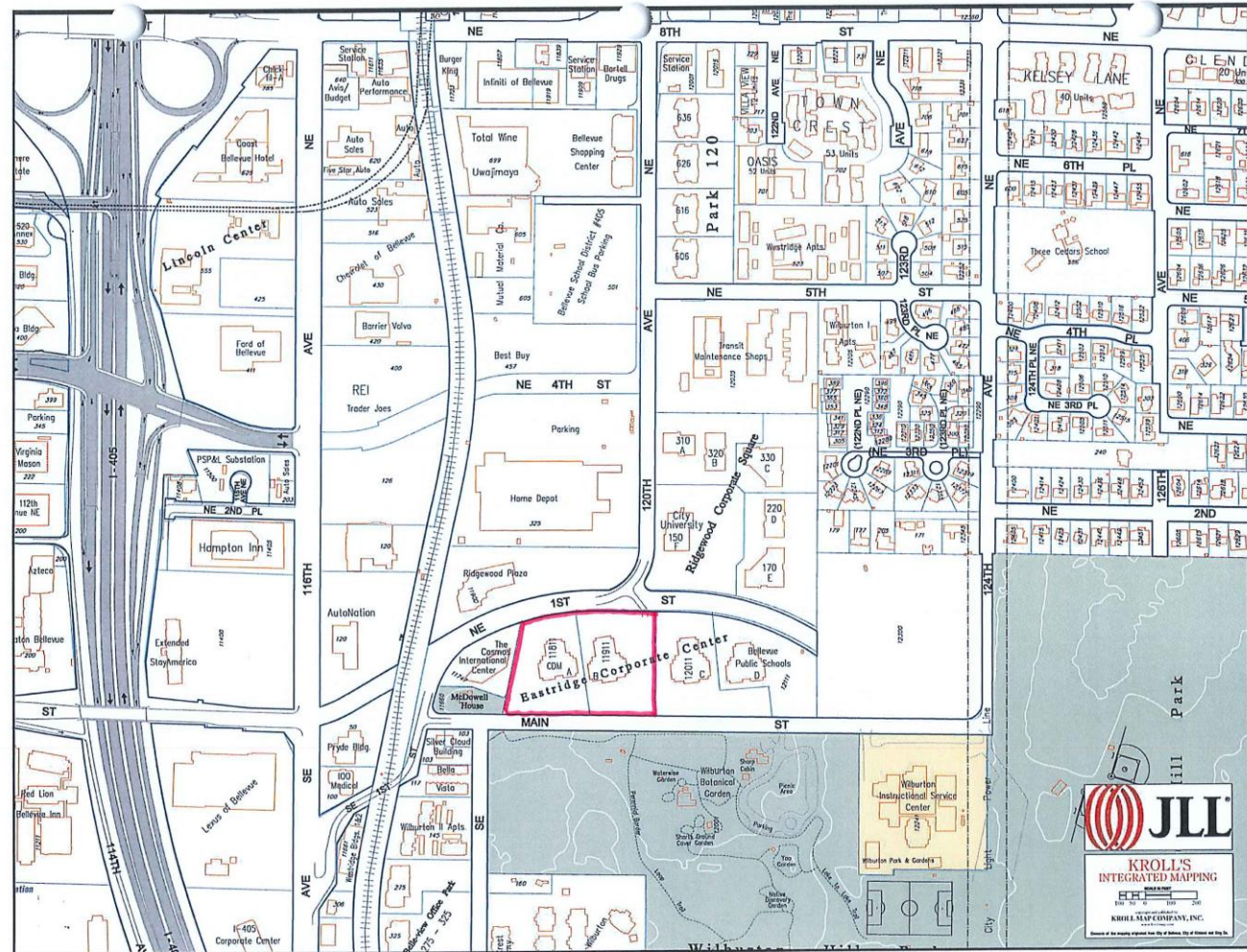


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Date: 3/28/2017

Notes:

 King County
GIS CENTER



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.

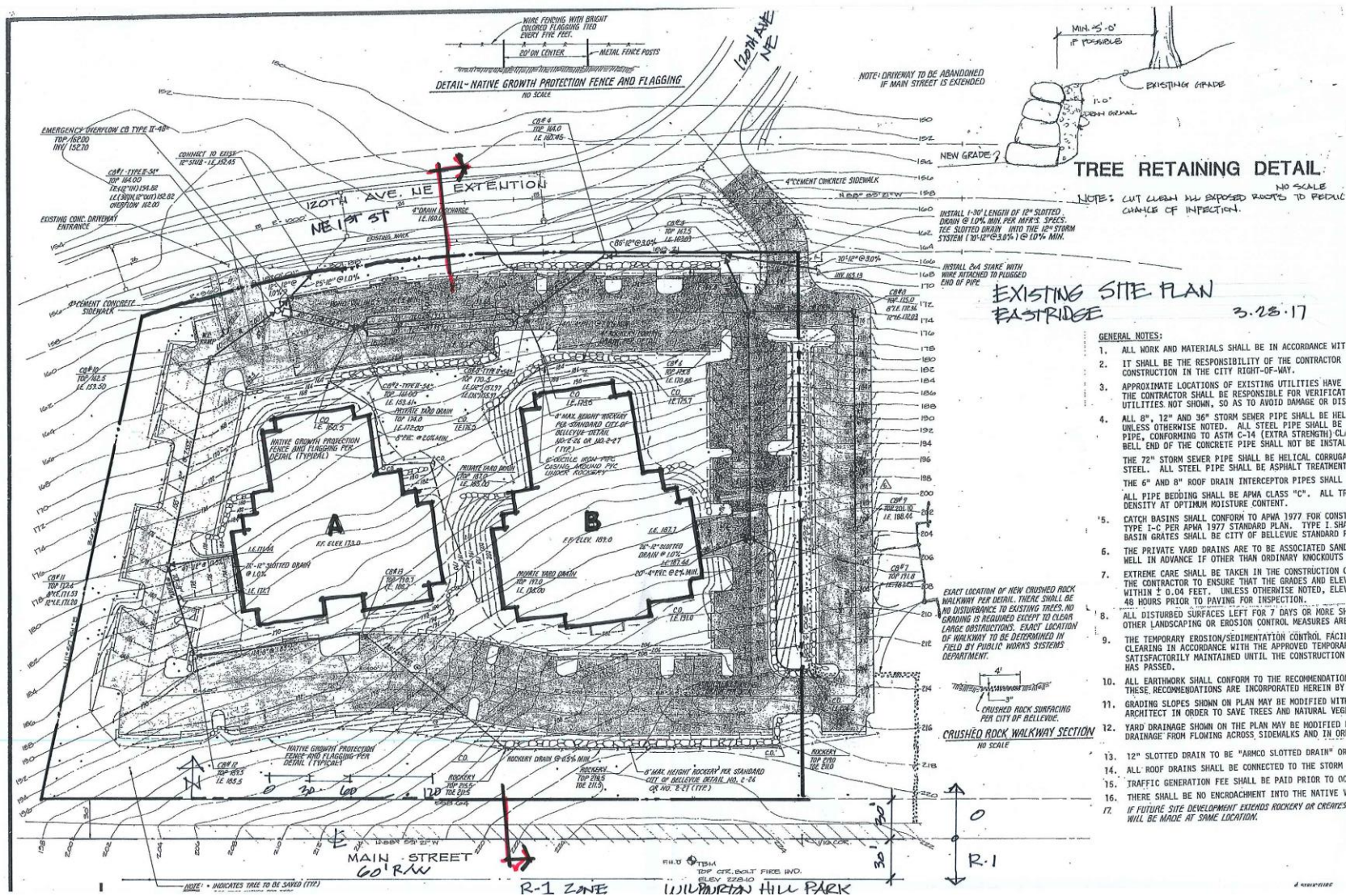


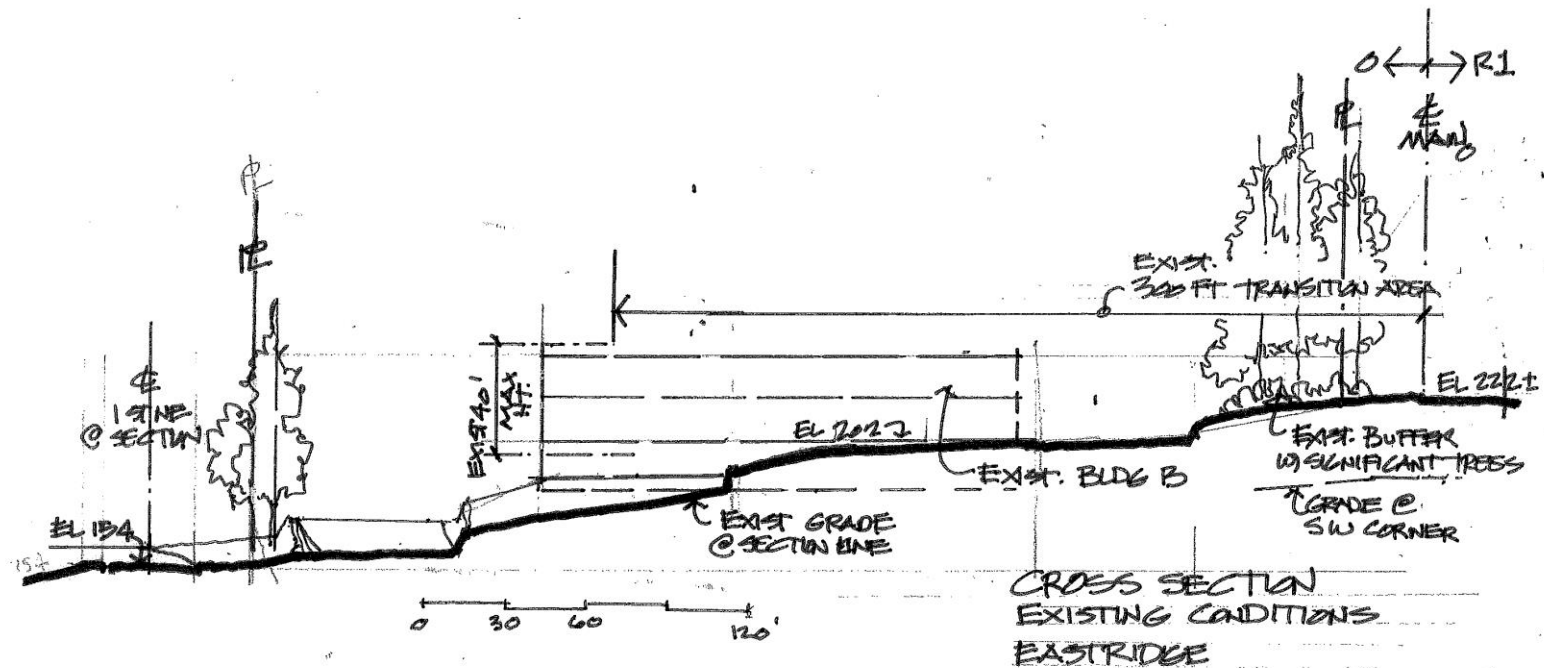
Where a transition area abuts a single-family or multifamily district and all properties that would receive transition are developed with legally permitted nonresidential uses, the requirements of this Part 20.25B shall not apply.

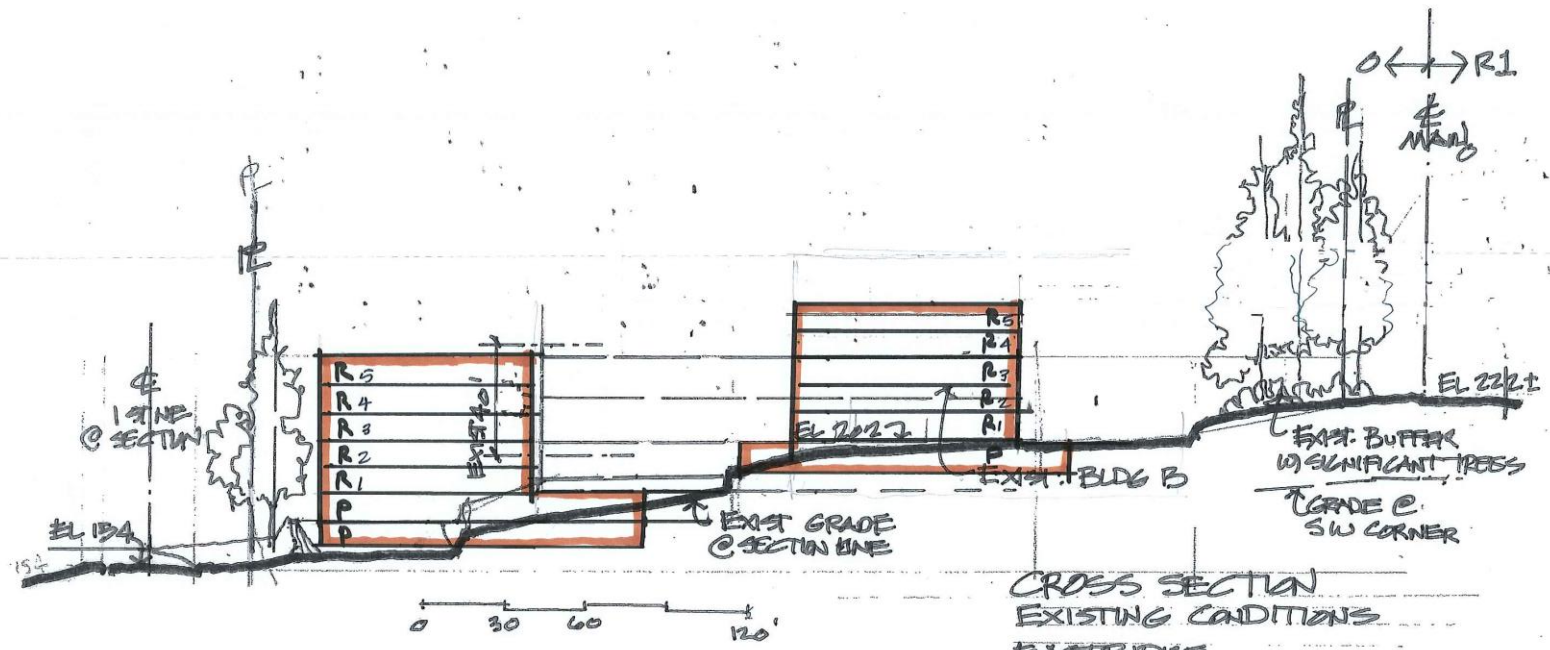
10. Development within the CCC Land Use District is not subject to Transition Area Design District requirements.

Redevelopment Opportunities

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





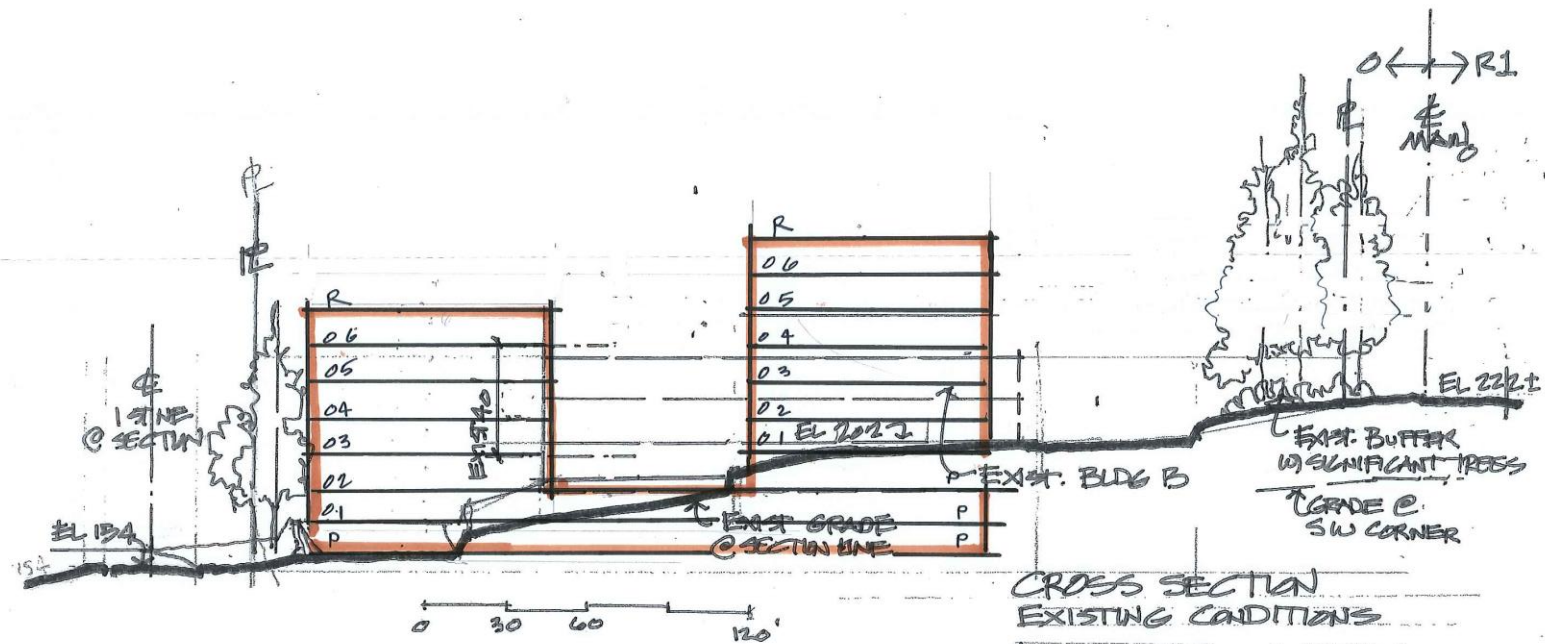


**CROSS SECTION
EXISTING CONDITIONS**

EASTRIDGE

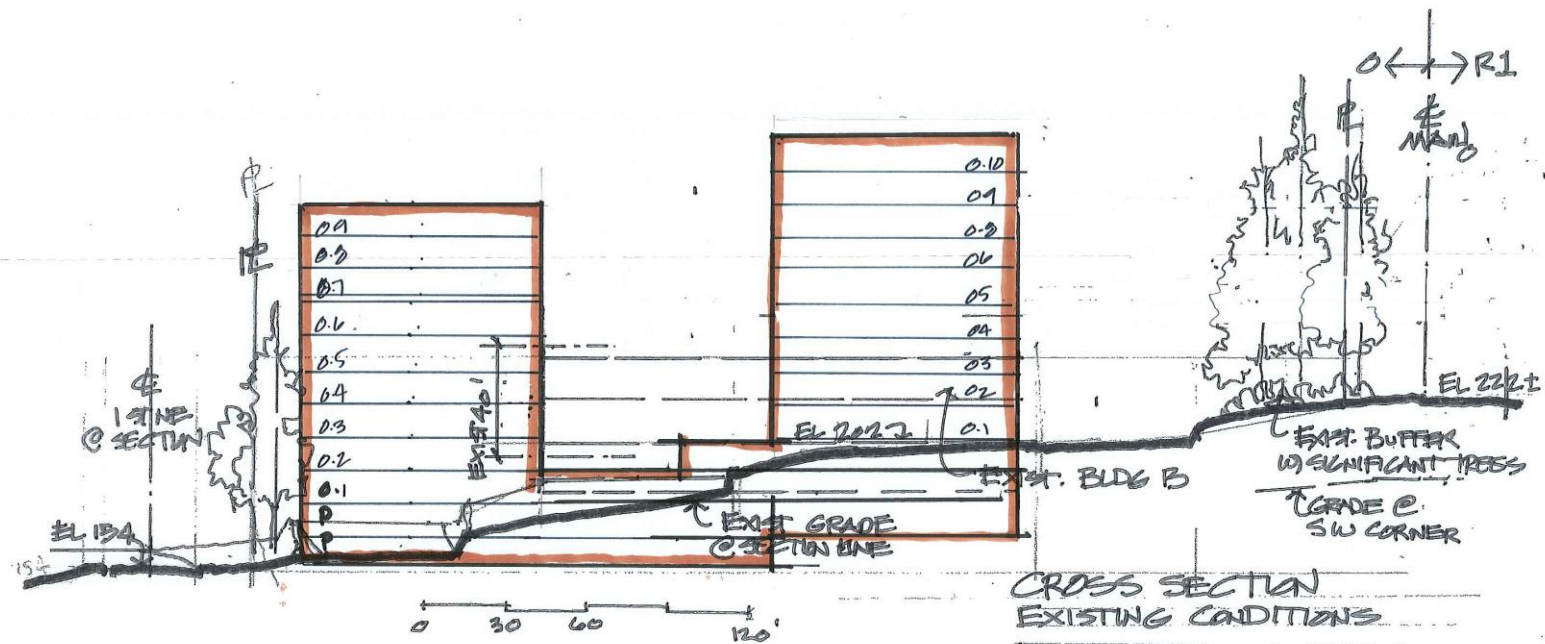
3 STORY WOOD FRAME OVER CAR PARKING GARAGE
68' HEIGHT REQD.

3.27.17



EASTRIDGE

6 STORY OFFICE BUILDINGS OVER PARKING GARAGE
85+ HEIGHT REQ'D. 3.27.17



CROSS SECTION EXISTING CONDITIONS

EASTRIDGE

410 STORY OFFICE BUILDINGS OVER PARKING GARAGE
125' HEIGHT READ 327.17