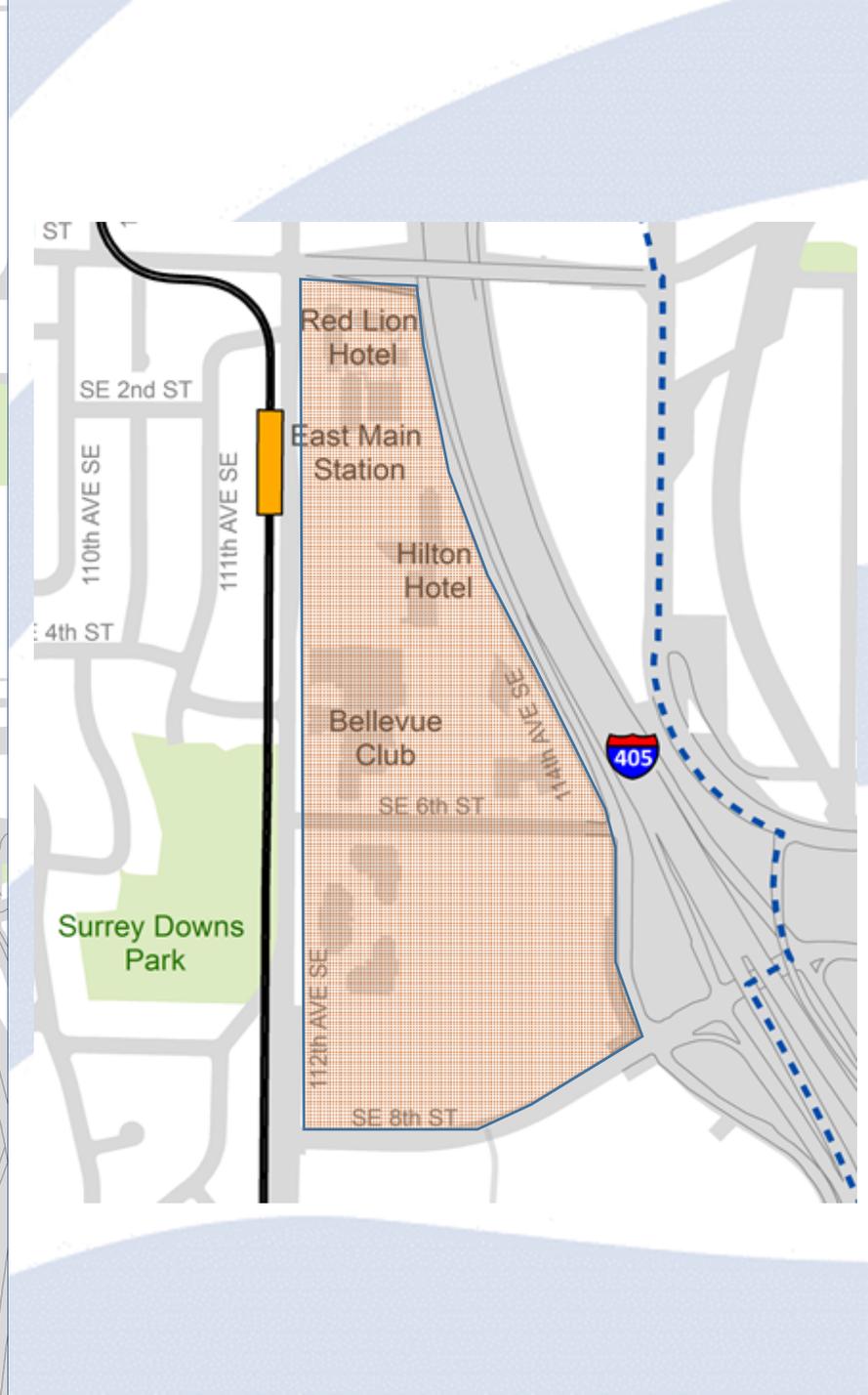
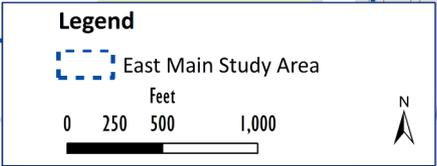
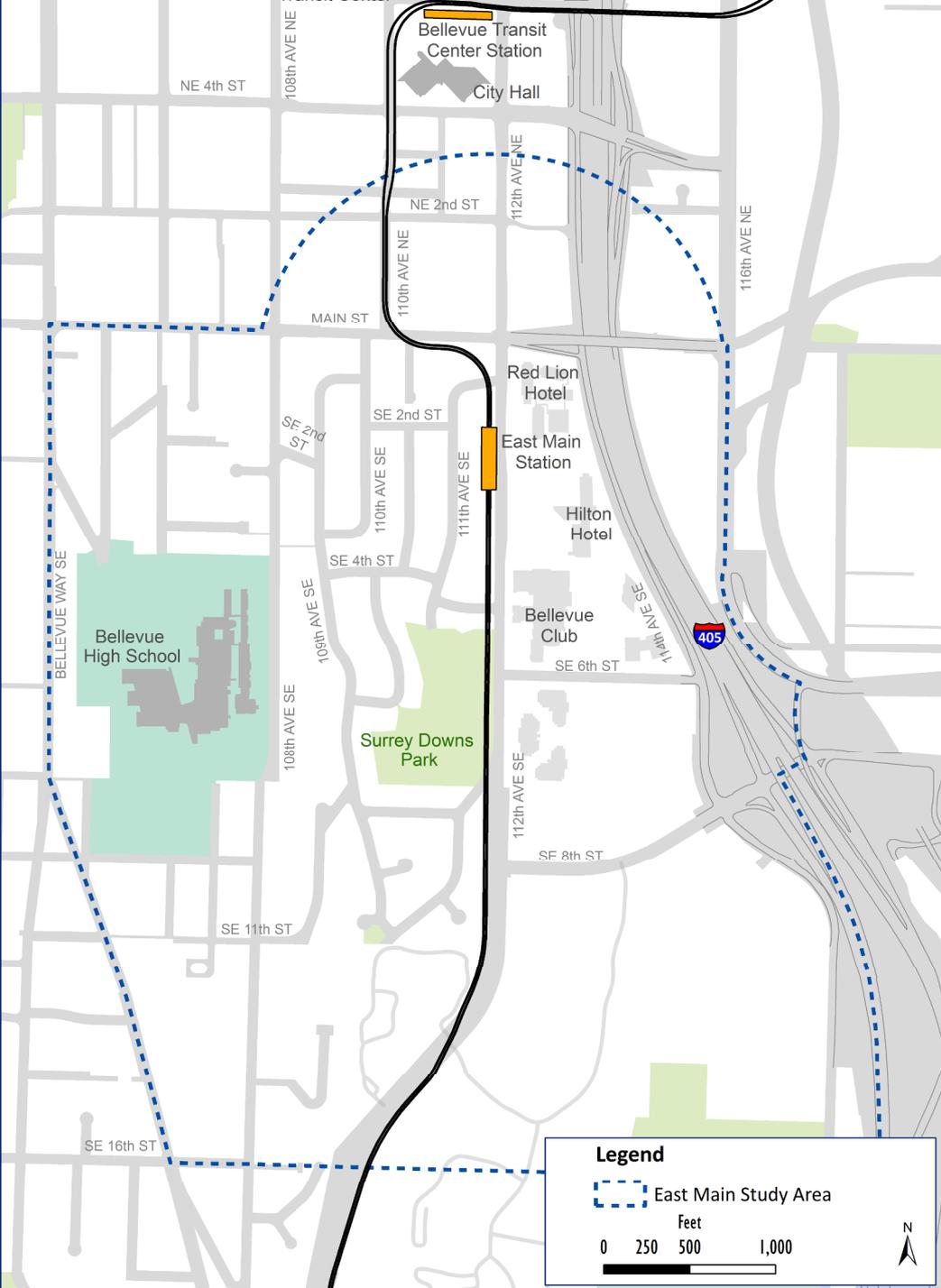


EAST MAIN STATION AREA PLAN

Light Rail Permitting CAC

June 17, 2015



EAST MAIN CAC CHARGE

- Guidance to staff and consultant work on station area plan
- Engage community – establish a clear vision and community goals for station area, feedback on key elements
- Strategies to enhance the community and help integrate the station with the surrounding area
- Optimize station access by pedestrians, bicyclists and transit
- Address neighborhood vehicular access, traffic and parking for once the system is operational

EAST MAIN CAC CHARGE

- Support land use vision in *Comprehensive Plan*:
 - redevelopment opportunities (e.g. transit-oriented development) only for the properties east of 112th Avenue SE
 - no redevelopment for residential area west of 112th Avenue
 - properties north of Main will not be revisited
- Advisory to City Council

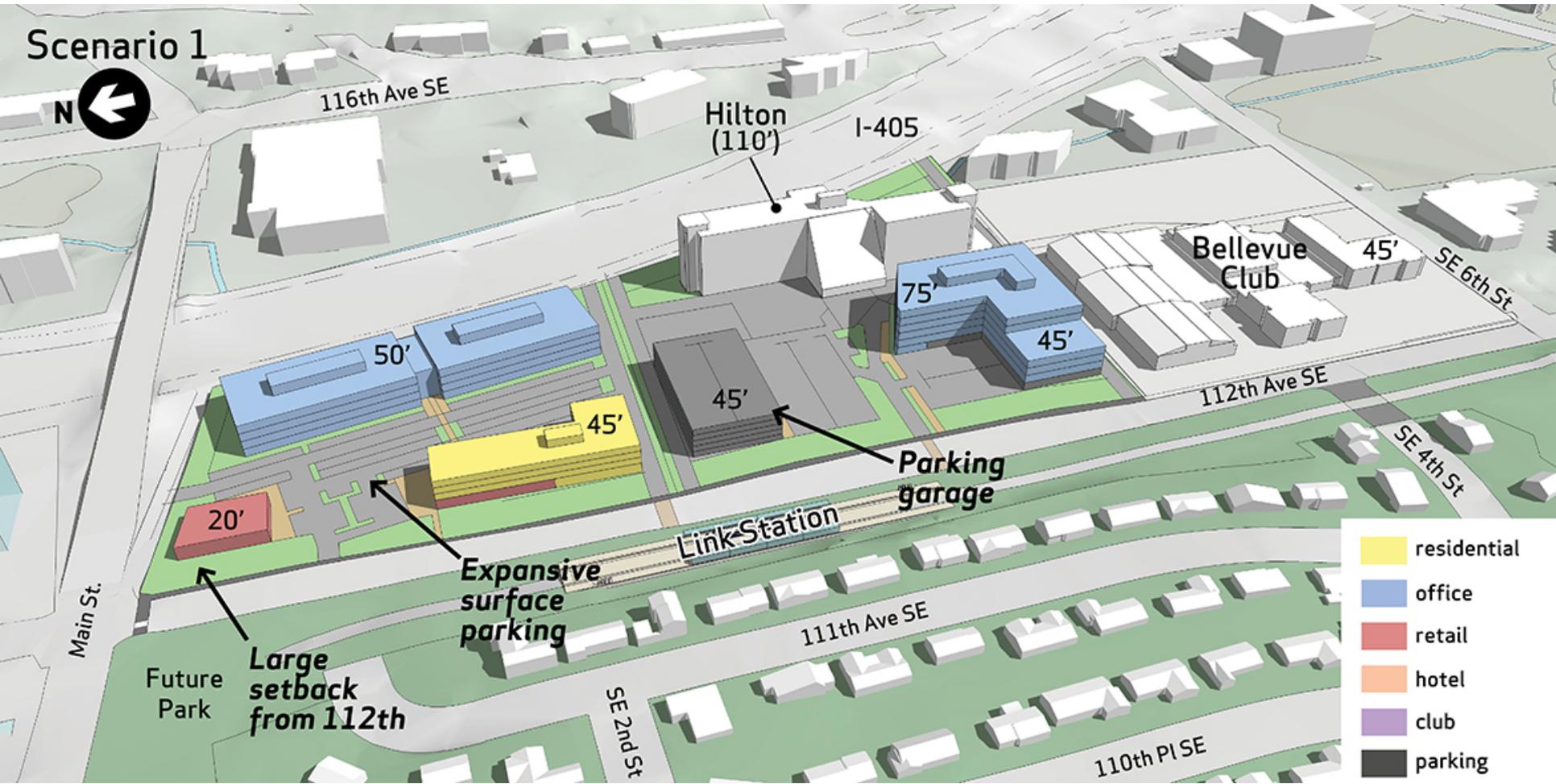
Committee's charge does not include:

- East Link project design, construction or mitigation
- Surrey Downs Park Master Plan
- Design of new park at Main and 112th

TOPICS

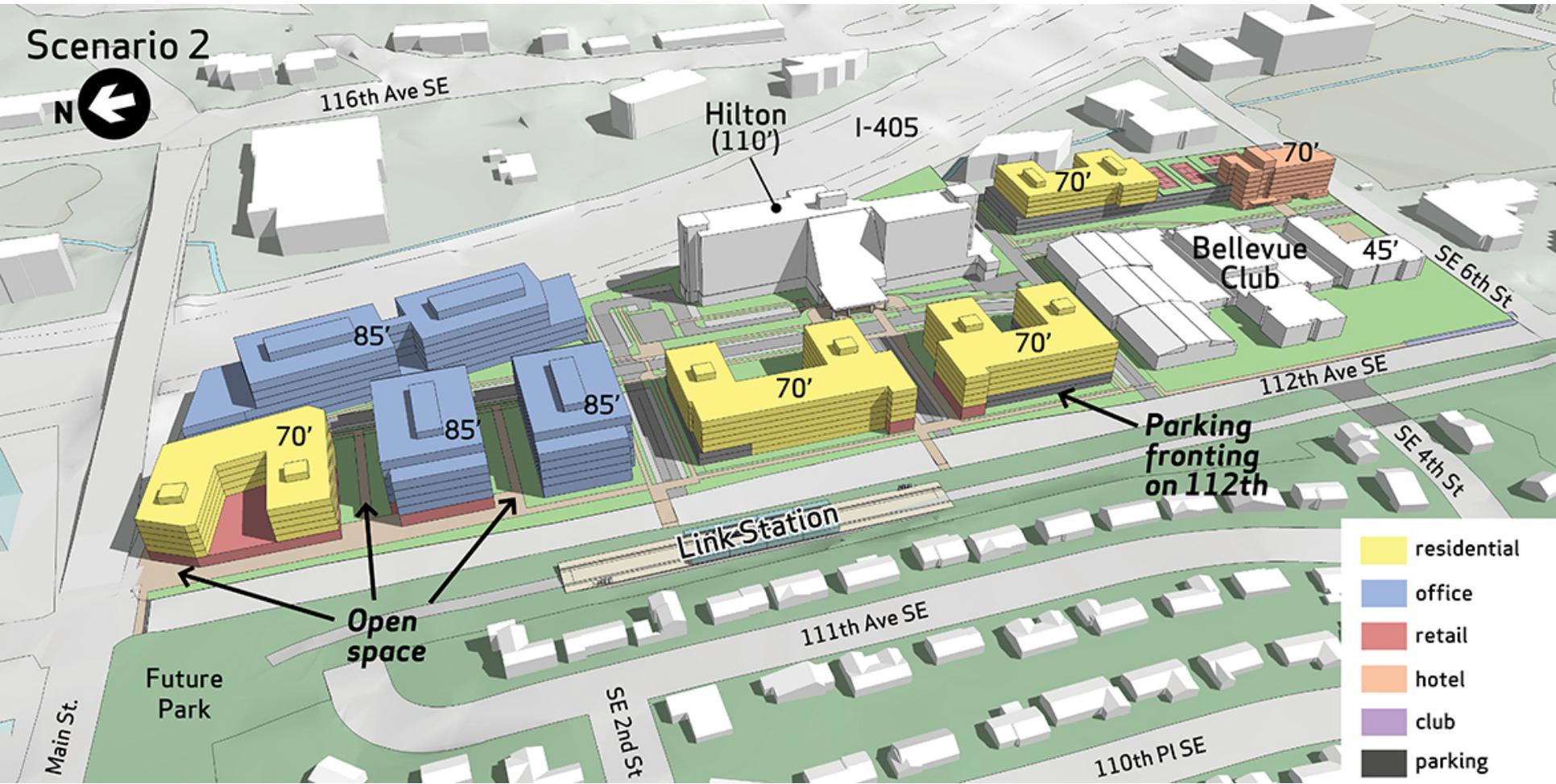
- Redevelopment – New neighborhood east of 112th
- Traffic
 - Neighborhood access
 - Cut-through
 - Redevelopment
- Noise – I-405
- Parking – hide-&-ride, kiss-&-ride
- Station Access
 - Ped-bridge

Scenario 1



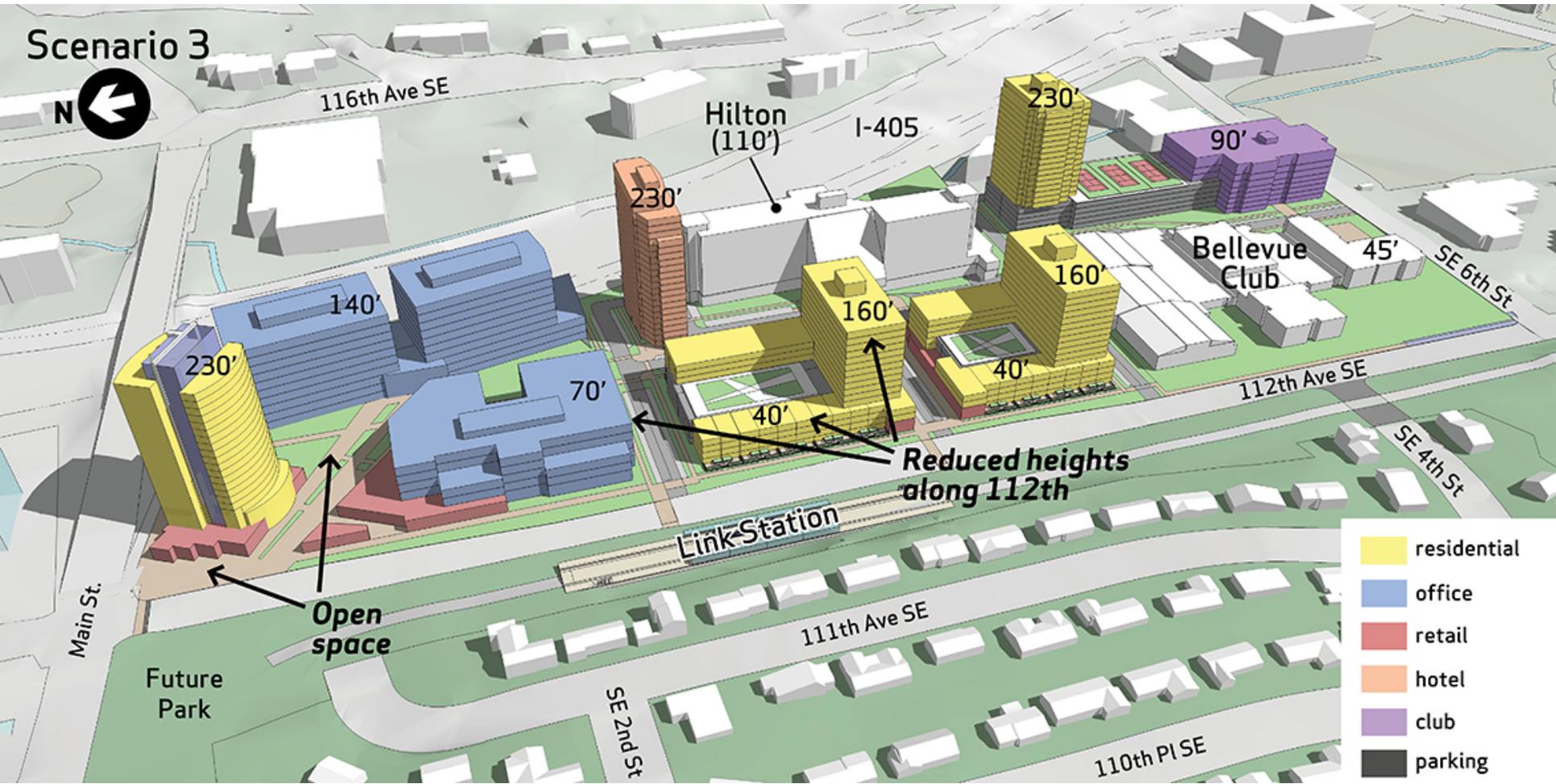
- residential
- office
- retail
- hotel
- club
- parking

Scenario 2



- residential
- office
- retail
- hotel
- club
- parking

Scenario 3



- residential
- office
- retail
- hotel
- club
- parking

Scenario 4



Sound barrier potential

116th Ave SE

Hilton (110')

I-405

Max. residential capacity

230'

230'

230'

Bellevue Club

45'

SE 6th St

200'

230'

230'

60'

Max. residential capacity

SE 4th St

230'

85'

Link Station

Open space

112th Ave SE

Main St.

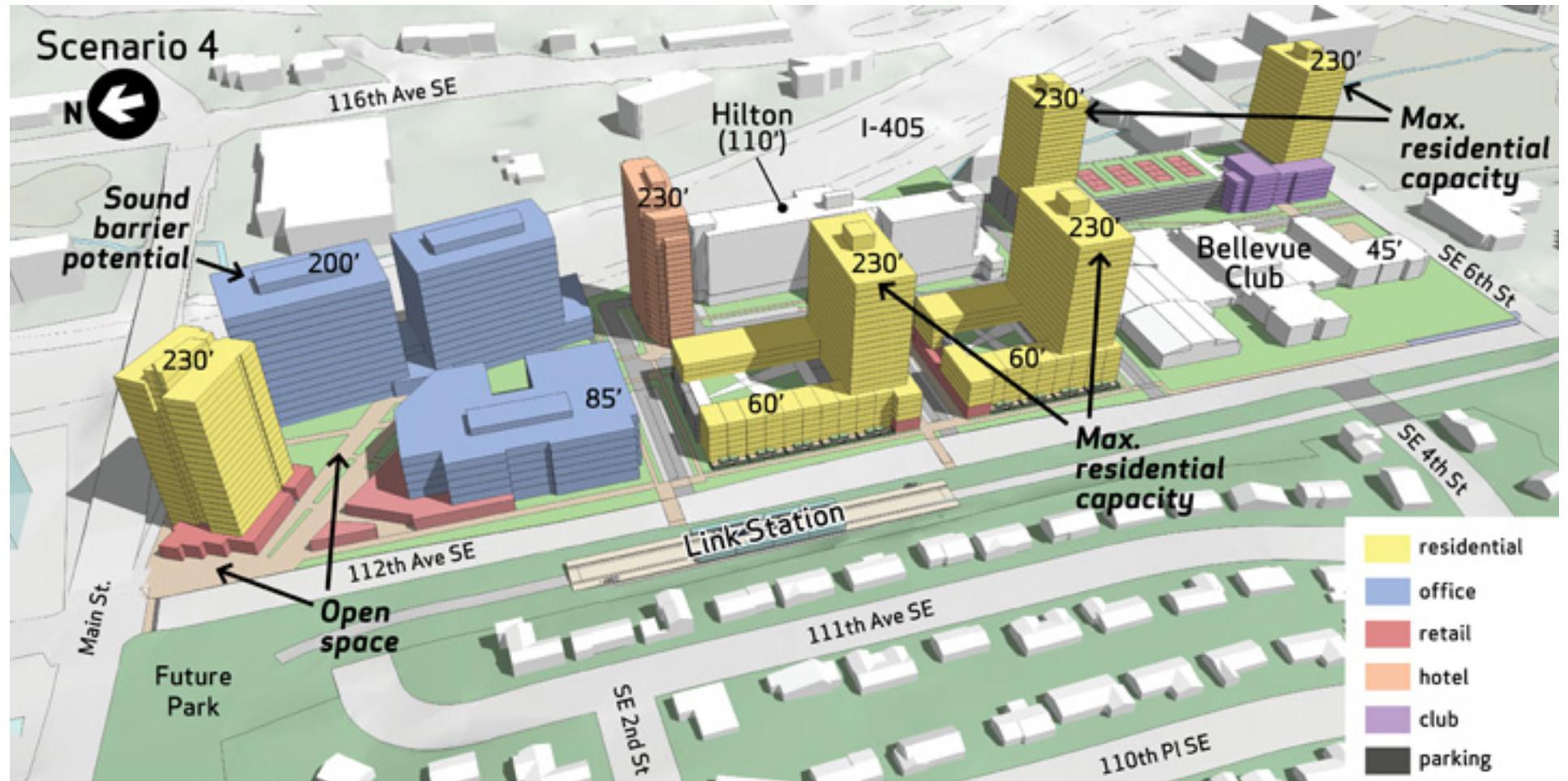
Future Park

111th Ave SE

SE 2nd St

110th Pl SE

- residential
- office
- retail
- hotel
- club
- parking



GUIDING PRINCIPLES

- Be complementary to the community by:
 - Providing noise attenuation to the west from I-405
 - Providing services that are desired by/meet the needs of the community
 - Incorporating a significant amount of trees and green space into the development
 - Creating an engaging, pedestrian-oriented street frontage along the east side of 112th Avenue SE
 - Retaining to the extent practicable sunlight exposure and privacy of residential neighborhoods on the west side of 112th Avenue SE

GUIDING PRINCIPLES

- Be complementary to Downtown by:
 - Continuing to reflect the distinction between Downtown and adjoining areas
 - Focusing land use, economic development and urban form on a niche or niches not being met Downtown
- Draw people who work and live in the area to the redevelopment by:
 - Creating an active, people-oriented environment with trees and green spaces and smaller walkable blocks
 - Including a mix of uses and activities rather than big-box retail or a single-use corporate campus
 - Locating parking in structures away from the edges of 112th Avenue SE and Main Street

GUIDING PRINCIPLES

- Optimize use of the station with land uses that increase potential ridership
- Optimize access to the station by people who live and work in the area and apply the principles of universal design to street and sidewalks providing access to the station
- Put “eyes on the station” for better security

GUIDING PRINCIPLES

*Encourage development of projects adjacent to light rail that exhibit following characteristics:

- An emphasis on being “a place, not a project”
- Includes housing as well as other uses
- Higher urban scale densities
- Pedestrian oriented
- Density tapers down to adjacent lower density communities
- Integrated into the station &/or neighborhood

**From Light Rail Permit CAC design advisory statement*

NEXT STEPS

- Draft CAC Recommendations
- Public review & comment
- Additional analysis – SEPA
- Finalize CAC Recommendations
- Forward to City Council
- City Council Action
 - Refer to appropriate Boards & Commissions
 - Implementation