

Eastgate Housing Campus

13620 SE Eastgate Way
MDP: 20112403LP
CALUP: 20112548LO

PUBLIC MEETING:
SEPTEMBER 16, 2020;
6:00 P.M.



Project Description

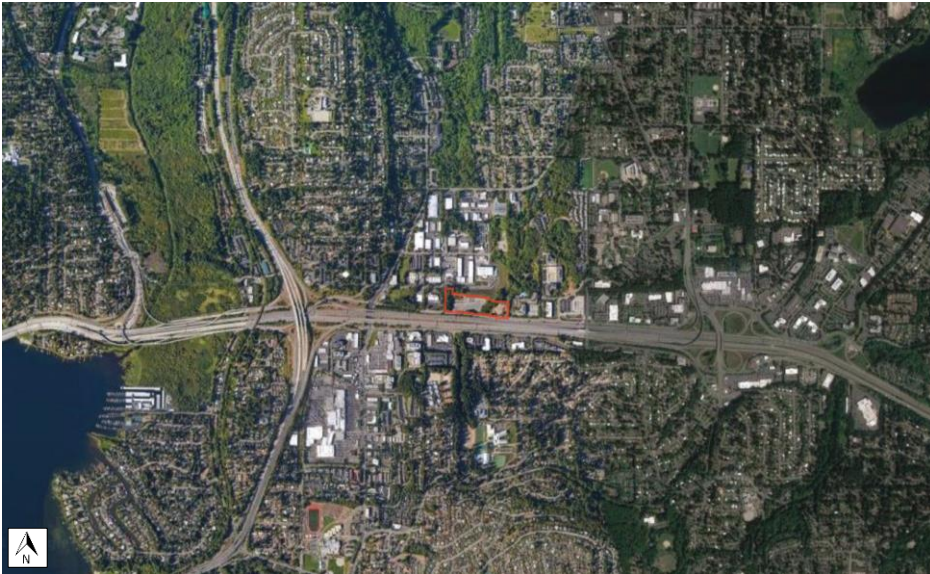
The Eastgate Housing Campus will create 3 separate housing projects on site:

Phase 1: Polaris at Eastgate, a 354-unit affordable workforce rental housing community.

Phase 2: CFH Men's Shelter, a permanent, overnight, 100 bed shelter with 125 person Day Center and offices for support services.

Phase 3: Eastgate PSH, 95 units of permanent housing designed and programmed for people exiting homelessness.

Vicinity & Location Maps



Existing Site Condition View from Eastgate Way



MDP DECISION CRITERIA AND DESIGN GUIDELINES

20.30V.150 DECISION CRITERIA

1. The proposed master development plan is consistent with the comprehensive plan; and
2. The master development plan complies with the applicable requirements of the Bellevue city code; and
3. The proposed master development plan addresses all applicable standards, guidelines or criteria of this code in a manner which fulfills their purpose and intent; and
4. The master development plan depicts features of and relationships and connectivity between required site features for the underlying land use district (Ord. 5727, 3-19-07, §2)

CALUP DECISION CRITERIA

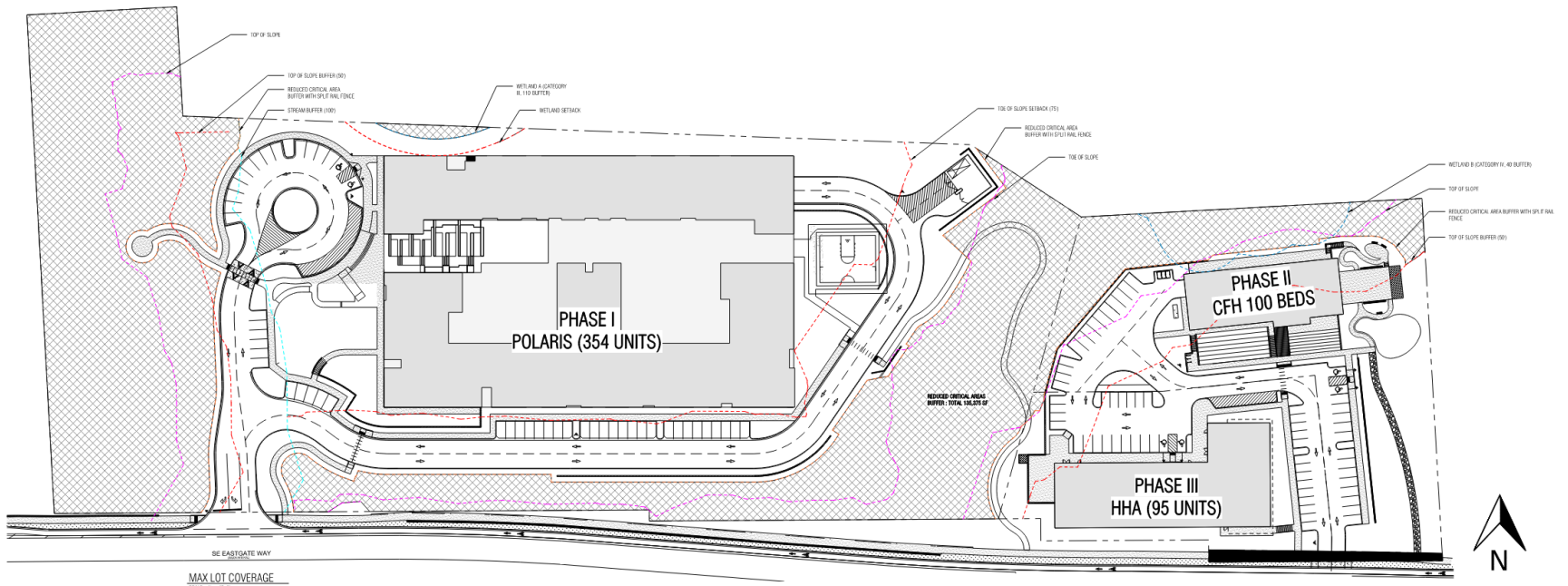
- A. The proposal obtains all other permits required by the Land Use Code; and
- B. The proposal utilizes to the maximum extent possible the best available construction, design and development techniques which result in the least impact on the critical area and critical area buffer; and
- C. The proposal incorporates the performance standards of Part 20.25H LUC to the maximum extent applicable; and
- D. The proposal will be served by adequate public facilities including streets, fire protection, and utilities; and
- E. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC 20.25H.210; except that a proposal to modify or remove vegetation pursuant to an approved Vegetation Management Plan under LUC 20.25H.055.C.3.i shall not require a mitigation or restoration plan; and
- F. The proposal complies with other applicable requirements of this code. (Ord. 5683, 6-26-06, § 27)

MITIGATION & IMPROVEMENT STRATEGIES

Strategies

- Focus development away from critical area
- Mitigate steep slope conditions created by human-made fill
- Improve vegetation in steep slope and wetland buffers areas
- Where perimeters and streetscape overlap critical areas or their buffers, all plants selected are native species

Campus Site Plan



Phase 1: Polaris at Eastgate



West Facade



West Facade

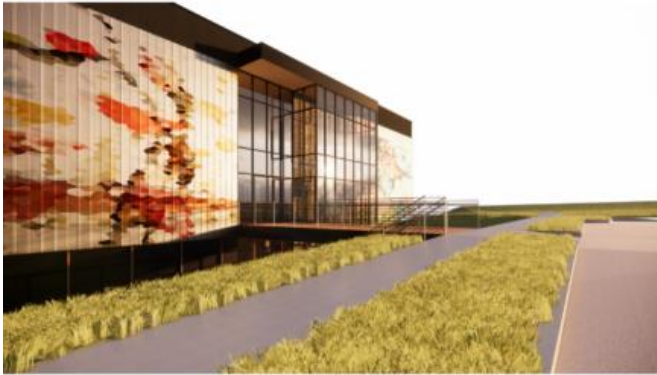


SE Corner



SW Corner

Phase 2: CFH Men's Shelter



South Facade



North Facade



SE Corner



South Facade

Phase 3: Eastgate PSH



SE



S



SW



NW



HHA (PHASE III)

CFH (PHASE II)

POLARIS (PHASE I)

Questions