



# Wilburton Vision Implementation

Janet Shull, *Community Development*

Justin Panganiban, *Community Development*

Planning Commission

July 12, 2023



# Direction

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Draft Comprehensive Plan Amendments (CPAs) on *Cultural & Community Connections*

**Do draft policies provide adequate direction to achieve the Wilburton TOD vision, including land use regulations and other implementation tools?**



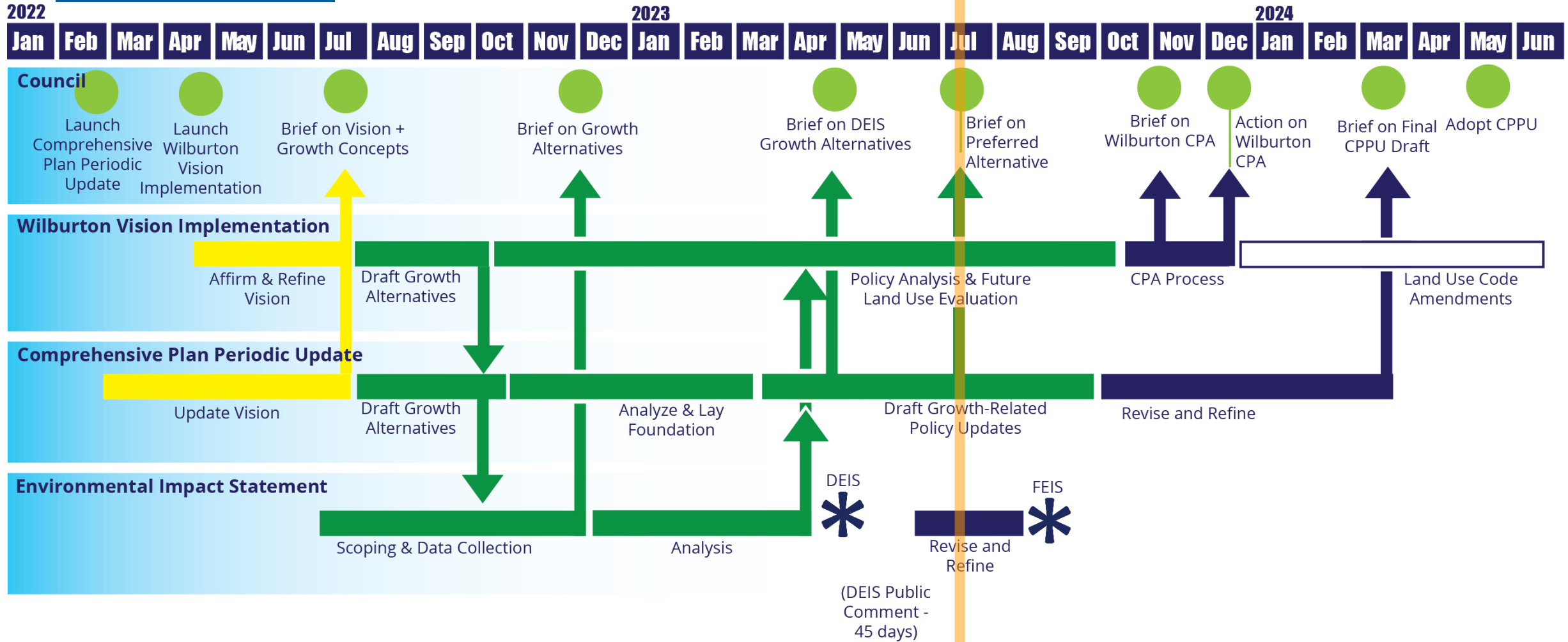
# Agenda

1. Background & Recap of Previous Direction
2. Comprehensive Plan Amendments:  
*Cultural & Community Connections*

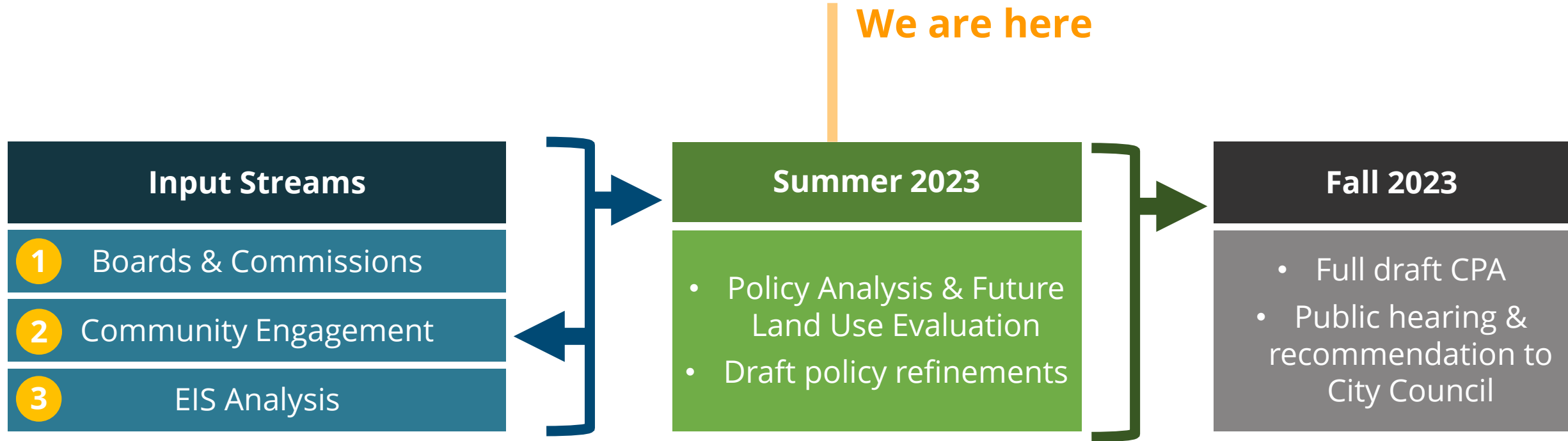


# Project Timeline

We are here

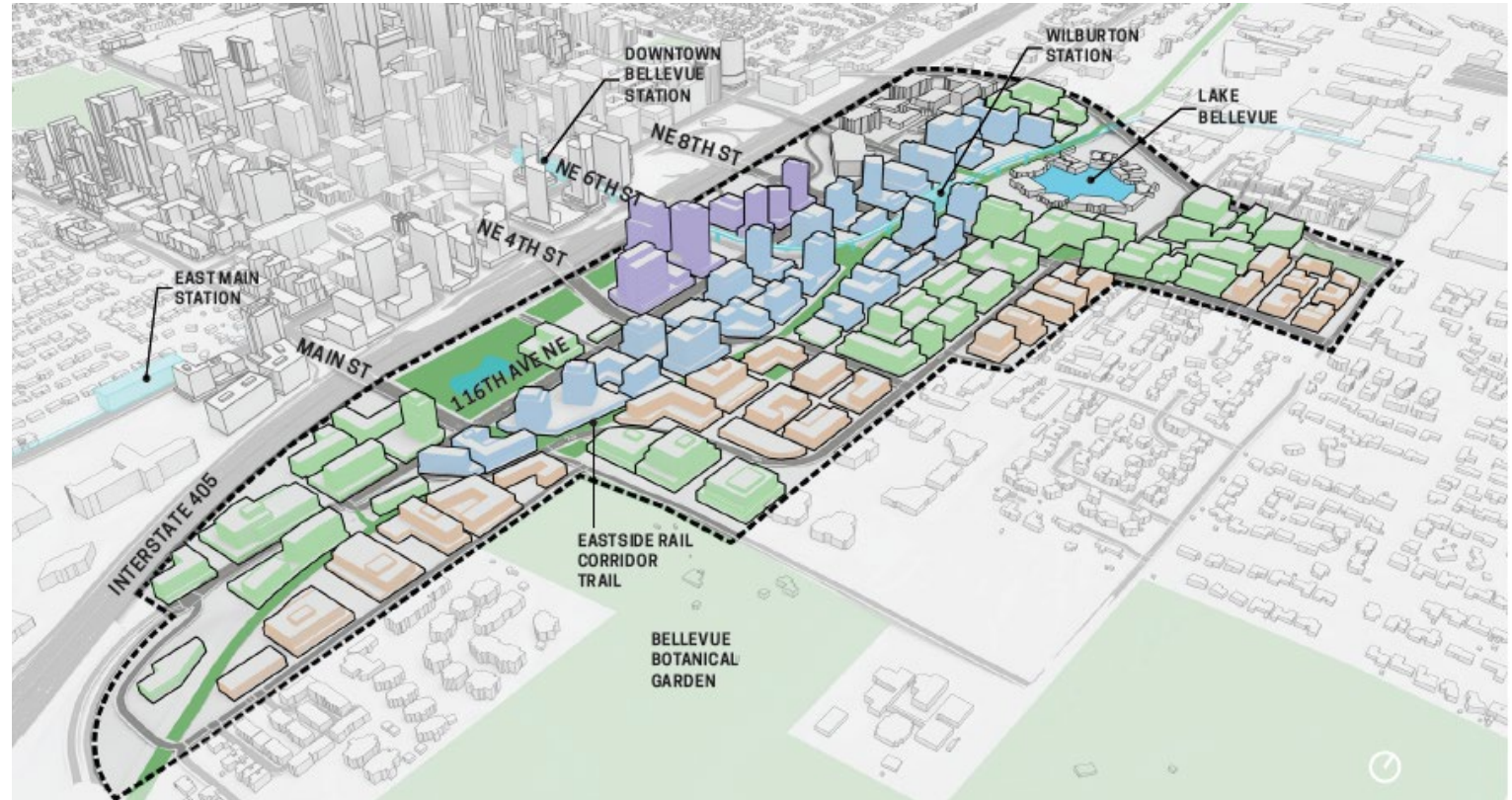


# CPA Process



# 2018 Citizen Advisory Committee Vision & 2022 Council Direction

**Per Council direction on 4/25/22, using 2018 vision as the baseline for implementation work through CPA and LUCA**



*Wilburton Commercial Area Study (2018)*

# Wilburton TOD Vision

- Next **urban, trail- and transit-oriented** mixed-use community
- Anchored by **Downtown Bellevue and Interstate 405 to the west** and **residential neighborhoods and large city parks to the east**
- Contributes to the **health, diversity, and equity**
- Centered around **light rail, Eastrail, and the Grand Connection as gateways**
- Fine-grained network of **multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces**
- **Sustainable development and land use patterns** support natural and built environments

# 2023 Engagement

- **Project information sheets** mailed to nearly **900** residences and businesses
- **Virtual Information Session** attended by approximately **50** people
- **Engagement with 30 youth** around planning for Wilburton
- **Updates to Boards & Commissions** including Youth Link, Bellevue Diversity Advisory Network (BDAN) and Bellevue Network on Aging (BNOA)

**Changes are coming to the west edge of Wilburton... Help shape the transformation!**

Your stories provide insight into what you value and want considered when future change occurs in the Wilburton Transit-Oriented Development (TOD), such as:

- How to best support livability, healthy living, economic vitality, and the needs of Bellevue's diverse and growing population.
- How the area can create an inviting, pedestrian-focused experience that connects people and fosters community.

Council launched the Wilburton Vision Implementation in April 2022. Now, community feedback is helping the city craft a preferred plan for growth, including policies and regulations to guide successful implementation of the vision.

For more information, please visit:  
[BellevueWA.gov/Wilburton-Vision](http://BellevueWA.gov/Wilburton-Vision)  
or email: [WilburtonVision@bellevuewa.gov](mailto:WilburtonVision@bellevuewa.gov)

Here are several ways to participate!

**Share your story!**  
The vision is for a diverse mix of housing, office, shopping, and entertainment options across the west edge of Wilburton. Tell us what these changes mean for you on:  
[engagingbellevue.com/Wilburton-vision-implementation](http://engagingbellevue.com/Wilburton-vision-implementation)

**Stay updated on our Environmental Review!**  
Learn more about the process and how to participate at:  
[bellevuewa.gov/2044-environmental-review](http://bellevuewa.gov/2044-environmental-review)

**Participate in an information session!**  
See upcoming dates and register at:  
[wilburtonvision.eventbrite.com](http://wilburtonvision.eventbrite.com)

For alternate formats, interpreters, or reasonable accommodation requests please phone at least 48 hours in advance 425-452-2064 (voice) or email [bbrod@bellevuewa.gov](mailto:bbrod@bellevuewa.gov). For complaints regarding accommodations, contact City of Bellevue ADA/Title VI Administrator, at 425-452-6168 (voice) or email [ADATitleVI@bellevuewa.gov](mailto:ADATitleVI@bellevuewa.gov). If you are deaf or hard of hearing dial 711. All meetings are wheelchair accessible.

CD0-03-7896



# **Planning Commission Direction (3/22)**

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For developing draft policies:

- **Flexibility in the framing of policies and land uses**
- **Evaluation of tradeoffs when prioritizing policy guidance**
- **Emphasis on multimodal accessibility and safety**
- **Balance between development and open space goals**

# Planning Commission Direction (5/24)

For Open Space & Natural Systems policies:

- **Ensure the right incentives to achieve the vision**
- **Consider wildlife corridors as part of the connectivity network**
- **Consider wayfinding that is sensitive to and celebratory of cultural diversity**
- **Eastrail and Lake Bellevue as community assets**



May 24, 2023

## Open Space & Natural Systems

- Environment
- Parks, Recreation, and Open Space
- Eastrail



# 2023 Engagement: Policy Discussions

## Parks & Community Services Board

### Feedback:

- Clarity around open space incentives and requirements
- Clarify “public access” for Lake Bellevue
- Provide specific references to Bellevue Botanical Garden
- Emphasize Eastrail as a linear park

## Transportation Commission

- Draft transportation policies shared on 6/8
- Staff seeking recommendation on draft transportation policies on 7/13

# Focus Areas + Policy Road Map



May 24, 2023

July 12, 2023

July 26, 2023

**Policy Focus**

**Open Space & Natural Systems**

**Cultural & Community Connections**

**Future Land Use**

**Policy Topics**

- Environment
- Parks, Recreation, and Open Space
- Eastrail

- Economic Development
- Arts & Culture
- Transportation
- Urban Design

- Land Use
- Housing
- Implementation

# Key Policy Moves

Policies are intended to provide guidance on:



1

**Cultivating an active, vibrant identity**



2

**Fostering a unique mix of businesses**



3

**Multimodal connections to and through Wilburton**

# Implementation Tools

## Tools within the Land Use Code

Land Uses

Site Organization

Density/Dimensional Standards

Design Standards/Guidelines

Landscaping/Trees

Incentives

and others . . .

## Tools outside the Land Use Code

Public-Private Partnerships

Other Plans & Programs

Other City Codes

Capital Improvements

Interagency Coordination

Financing Mechanisms

and others . . .

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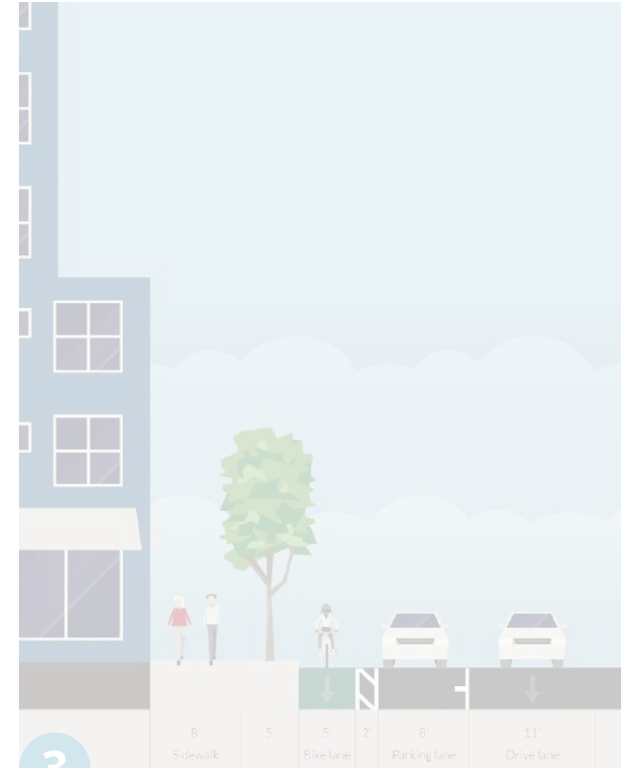
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## KEY POLICY MOVE

# Cultivating an active, vibrant identity

## Draft policies support the vision by

- Recognizing and celebrating diverse communities
- Identifying different ways to activate buildings, streets, and open spaces
- Promoting a high-quality pedestrian environment
- Enhancing placemaking opportunities along the Eastrail and Grand Connection





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- Promoting a high-quality pedestrian environment
- Enhancing placemaking opportunities along the Eastrail and Grand Connection

### Potential Implementation Tools

- Design standards/guidelines (frontage activation, façade modulation, entries)
- Landscaping
- Public art
- City programs & initiatives
- Public-private partnerships
- Interagency coordination

Land Use Code Tools

Non-Land Use Code Tools



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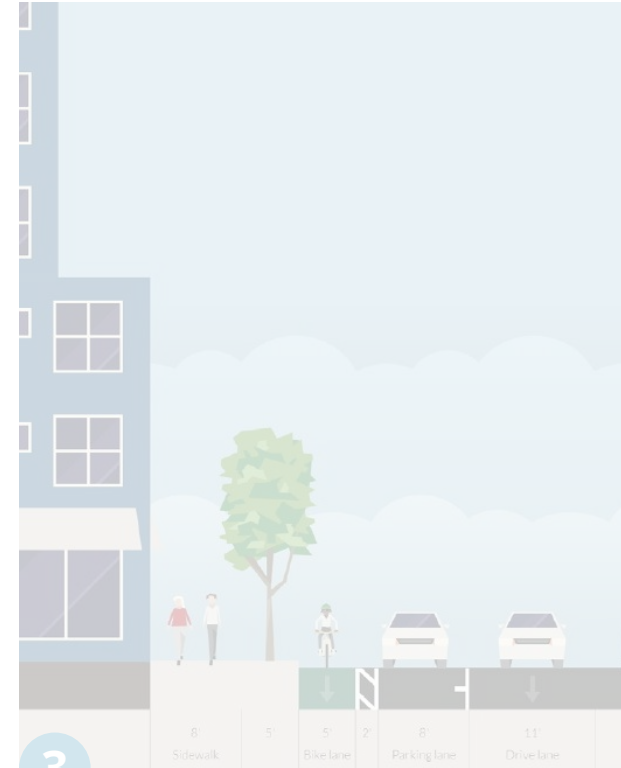
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## KEY POLICY MOVE

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- Accommodating needs of existing and future businesses
- Providing opportunities for small businesses to thrive
- Emphasizing “third places” as spaces that connect and build community



## KEY POLICY MOVE

# Fostering a unique mix of businesses

## Draft policies support the vision by

- Accommodating needs of existing and future businesses
- Providing opportunities for small businesses to thrive
- Emphasizing “third places” as spaces that connect and build community

### Potential Implementation Tools

- Permitted use tables
- Density and dimensional standards (floorplate size, setbacks)
- Design standards/guidelines
- City programs & initiatives

Land Use Code Tools

Non-Land Use Code Tools



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Multimodal connections to and through Wilburton

## KEY POLICY MOVE

# Multimodal connections to and through Wilburton

## Draft policies support the vision by

- Identifying connections and improvements needed to support all travel modes
- Supporting and expanding active transportation uses, such as walking and biking
- Supporting different access needs for future development, Eastrail and Grand Connection users, etc.



## KEY POLICY MOVE

# Multimodal connections to and through Wilburton

## Draft policies support the vision by

- Identifying connections and improvements needed to support all travel modes
- Supporting and expanding active transportation uses, such as walking and biking
- Supporting different access needs for future development, Eastrail and Grand Connection users, etc.

### Potential Implementation Tools

- Street and pedestrian circulation standards
- On-site circulation
- Block size and length
- Landscaping
- **Transportation code**
- **Capital improvements**
- **Interagency coordination**

Land Use Code Tools

Non-Land Use Code Tools



# Key Policy Moves

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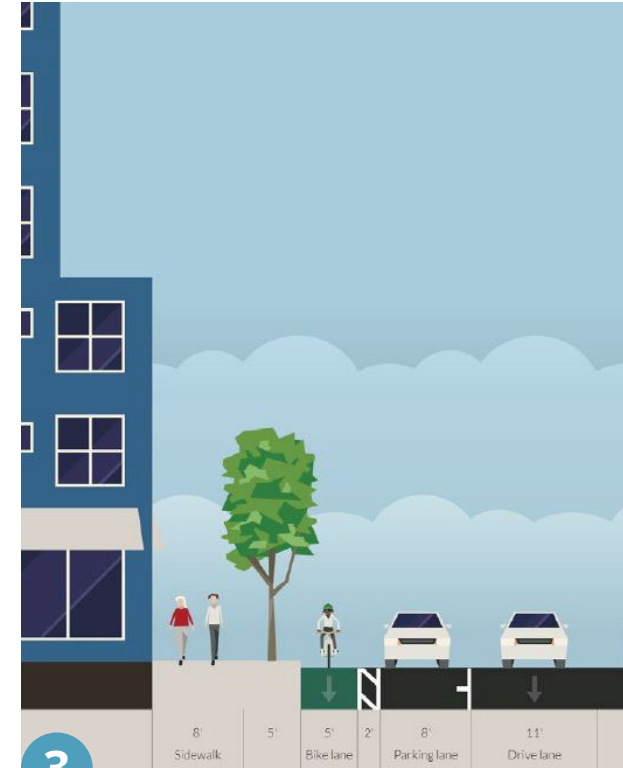
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**WILBURTON**  
VISION IMPLEMENTATION

# Next Steps



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July 12, 2023

July 26, 2023

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**Cultural & Community Connections**

**Future Land Use**

**Policy Topics**

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- Economic Development
- Arts & Culture
- Transportation
- Urban Design

- Land Use
- Housing
- Implementation

# Thank you!

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For more information, please visit:  
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