

Wilburton Vision Implementation

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Justin Panganiban, *Community Development*

Planning Commission

July 26, 2023



Direction

Draft Comprehensive Plan Amendments (CPAs) on *Future Land Use*

- **Do draft policies provide adequate direction to achieve the Wilburton TOD vision?**
- **Concurrence on proposed subarea boundary adjustments to Wilburton/N.E. 8th Street and BelRed Subareas**

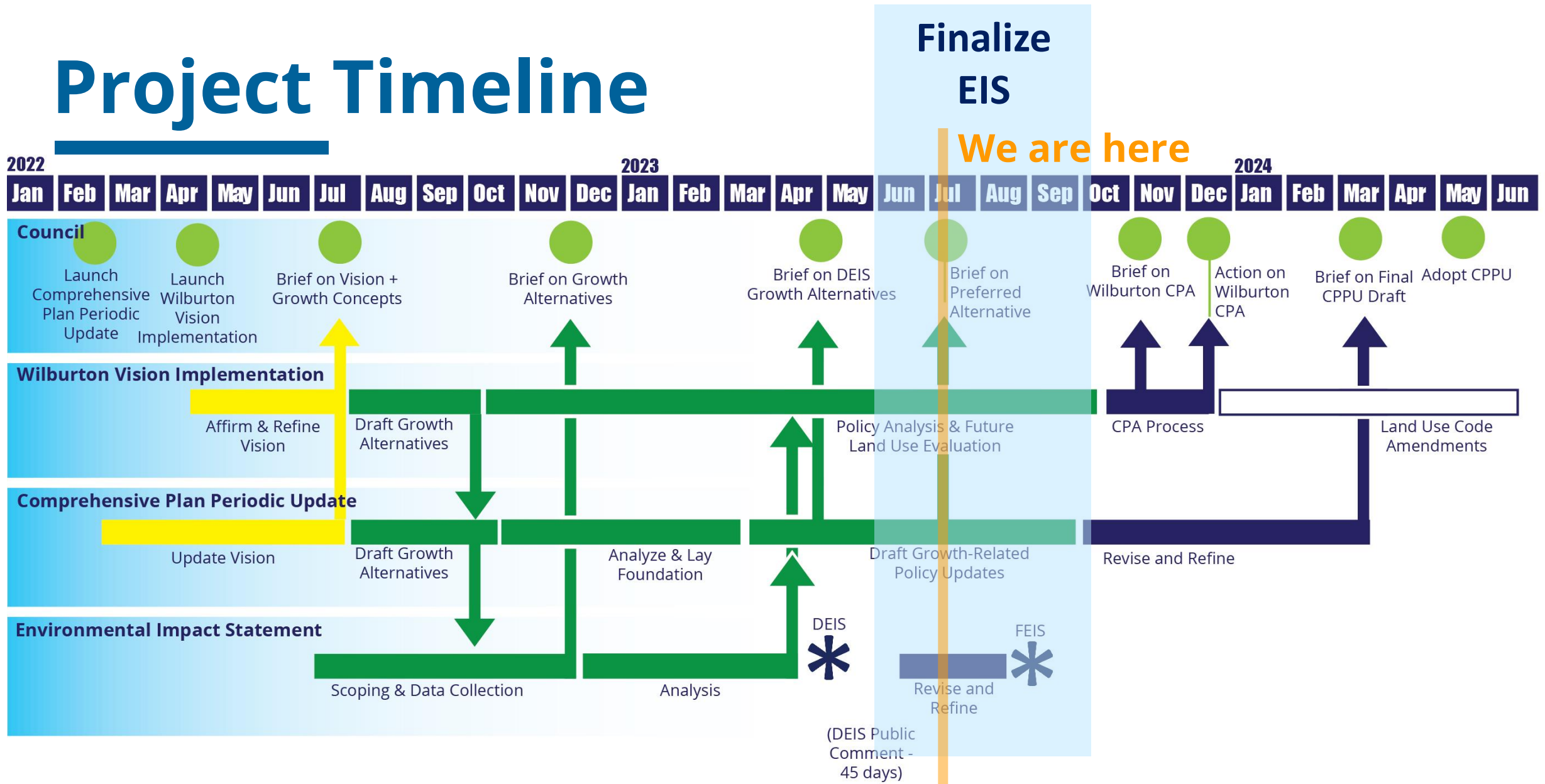


Agenda

1. Recap of Previous Direction
2. Comprehensive Plan Amendments
 - a) *Subarea boundary adjustment*
 - b) *Draft policies*



Project Timeline



Planning Commission Direction (7/12)

For Cultural & Community Connections policies:

- Fostering activity and vibrancy all throughout the year, especially in wetter and darker months
- Treatment of edge conditions
- Fostering cultural events and venue spaces
- Emphasis on public safety (“eyes on the street”)



1

**Cultivating an active,
vibrant identity**

Planning Commission Direction (7/12)

For Cultural & Community Connections policies:

- Identifying different communities that will be visiting future businesses in the area
- Emphasis on flexibility making it easier / reducing barriers for business owners



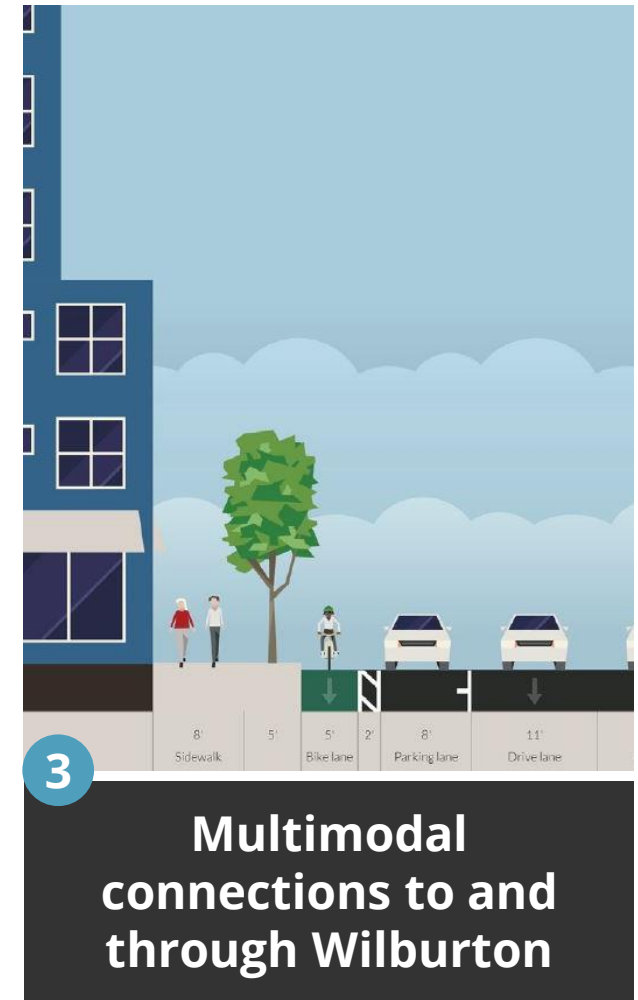
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**Fostering a unique mix
of businesses**

Planning Commission Direction (7/12)

For Cultural & Community Connections policies:

- Emphasis on making it safe for people of all ages to access Eastrail and Grand Connection



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



Subarea Boundary Adjustment

Recap of Subarea Plan Updates

Wilburton/N.E. 8th Street

- New section on Wilburton TOD study area vision, goals, and policies
- Updated land use map for Wilburton TOD study area
- No policy amendments to other parts of plan

BelRed

- Updated land use map and policies for Wilburton TOD study area

Bel-Red Subarea Plan

GOAL:

To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

Wilburton/N.E. 8th Street Subarea Plan

GOAL:

- To separate residential, recreational, and open space areas from commercial areas and to protect open space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown, such as large retail and auto sales; that provide mixed-use opportunities; and that provide convenient shopping for the adjacent neighborhoods.

Discussion: The Wilburton/NE 8th Subarea Plan seeks to support the residential and non-residential uses in the subarea by protecting residential, recreation and open space areas from encroachment of commercial and other non-residential uses (except for those normally permitted in residential areas, such as parks, churches, schools, utilities, and home occupations). Non-residential development, such as retail activity, medical uses and auto sales, should be concentrated in existing non-residential areas. While this vision seeks to protect residential areas from encroachment, it supports integrating residential uses with commercial development (i.e. mixed-use) in some commercial areas.

OVERVIEW

The settlement history of Wilburton dates to the turn of the century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. With the openings of the floating bridges in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in the area. Wilburton was annexed to the City between 1964 and 1967.

Today the Wilburton Subarea is centrally located in Bellevue. Access to I-405 and the Downtown makes the Subarea a desirable place to live and work. Jobs, stores, schools, and community parks are convenient and accessible. Combined, these amenities have greatly enhanced the quality of life for both the residents and business owners.

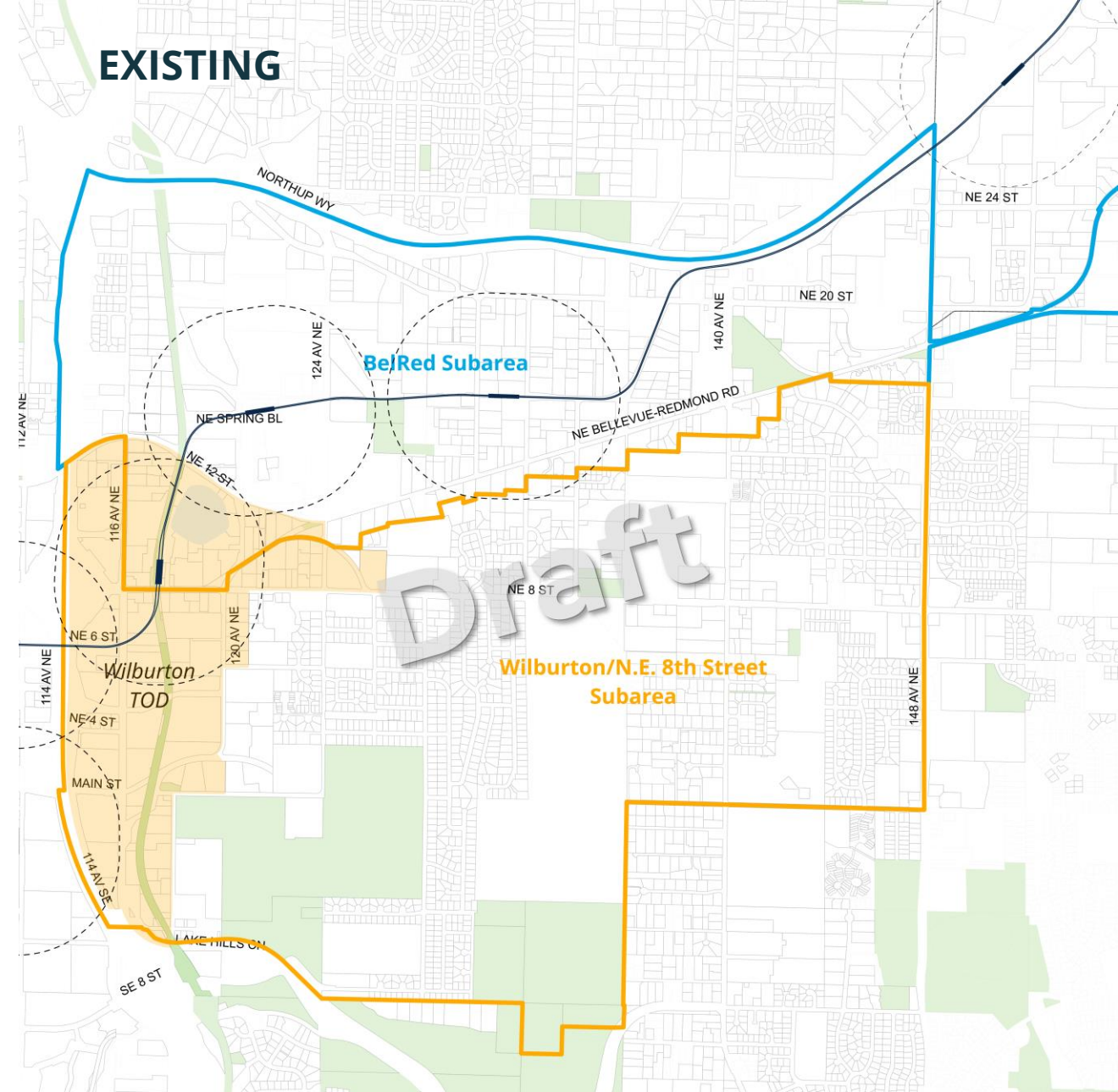
The Wilburton Subarea encompasses approximately 1,600 acres. Its boundaries are generally I-405 to the west, Bellevue-Redmond Road to the north, 148th to the east, and the Lake Hills Connector to the south. It is comprised of commercial areas

Wilburton TOD study area within BelRed Subarea



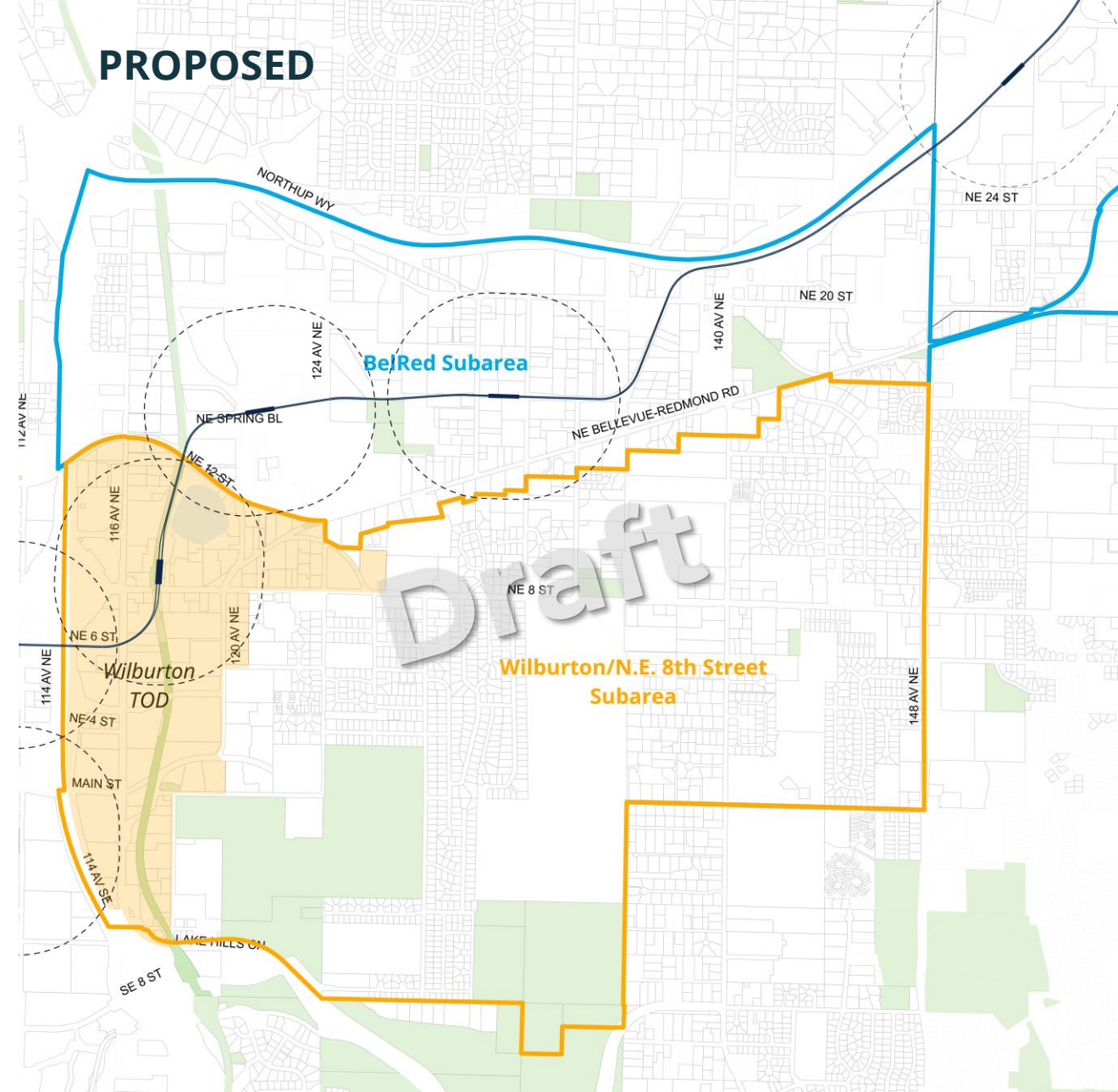
Existing Subarea Boundaries

- Wilburton TOD study area within two subareas
- Several Wilburton TOD study area parcels located in BelRed
- Staff consideration: update boundaries so Wilburton TOD study area is in Wilburton/N.E. 8th Street subarea



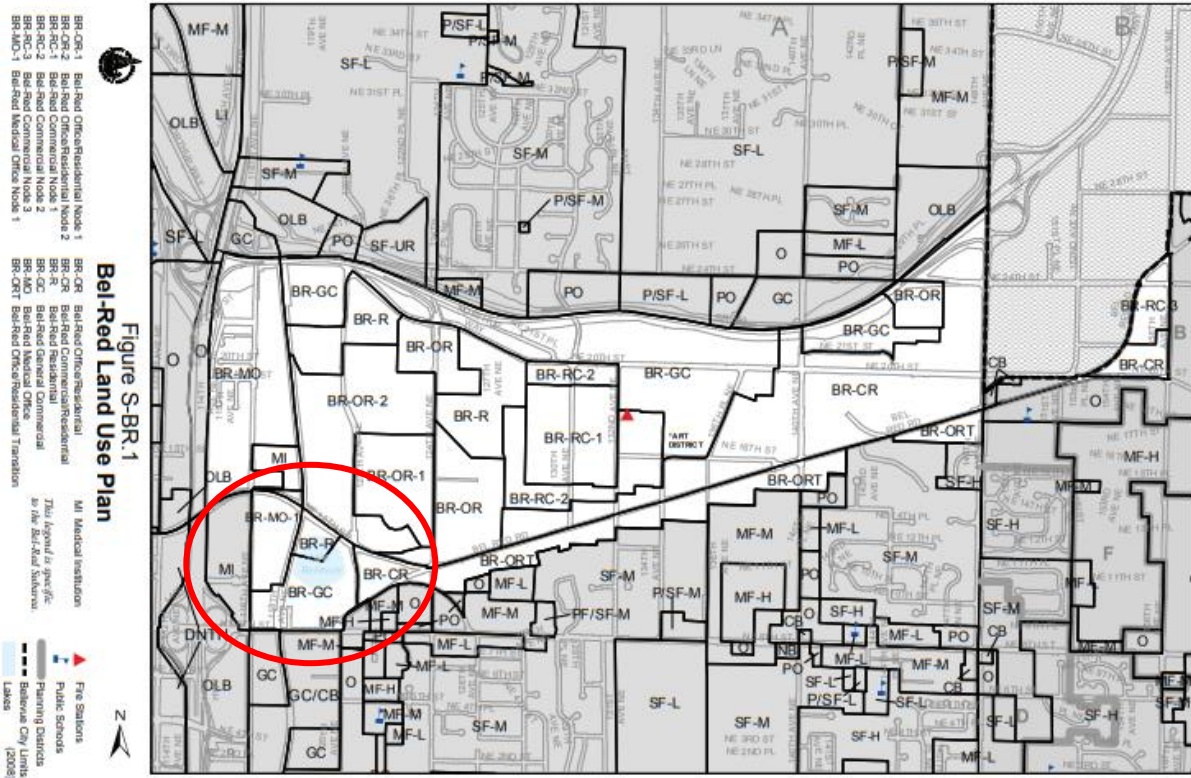
Rationale for Adjustment

- Wilburton Station and ¼ mile walkshed located in the Wilburton/N.E. 8th Street subarea
- All Wilburton TOD study area reside in Wilburton/N.E. 8th Street Subarea Plan
- Consistency and clarity in adoption of future land use designations and zoning



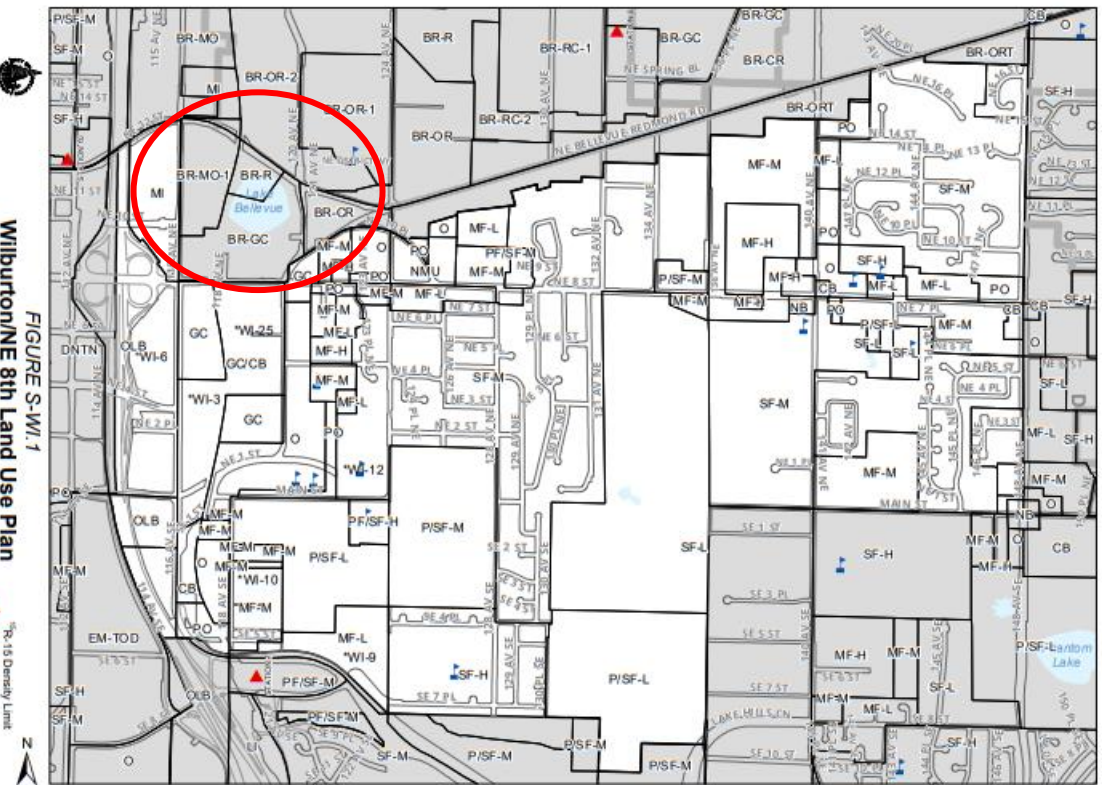
Subarea Plan Amendments

Bel-Red Subarea Plan



BelRed Subarea Plan

Bel-Red Subarea Plan



Wilburton/NE 8th Street Subarea Plan



Key Policy Moves

KEY POLICY MOVE

Land Use

Draft policies support the vision by

- Allowing transition in building heights between Downtown and residential neighborhoods
- Allowing for mixed-use development and ground floor uses
- Right-sizing vehicle and bike parking opportunities near trails and transit
- Encouraging land use patterns that support active transportation



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Potential Implementation Tools

- Land Use Districts
- Permitted Use Tables
- Site Organization (Open Space, On-Site Circulation)
- Density/Dimensional Standards (FAR, Height, Setbacks)
- Design Guidelines/Standards
- Parking Standards

Land Use Code Tools

Non-Land Use Code Tools



KEY POLICY MOVE

Housing

Draft policies support the vision by

- Fostering mixed-income residential communities
- Encouraging range of residential unit types serving different community needs
- Encouraging housing that supports a workforce representing spectrum of professions and income levels
- Encouraging green affordable housing
- Providing for street-level activity



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Potential Implementation Tools

- **Affordable Housing Requirements and/or Incentives**
- **Design Guidelines/Standards**
- **Green Building Incentives**
- **Other Codes (such as Building Code)**
- **Plans & Programs**
- **Financing Mechanisms**
- **Interagency Coordination**

Land Use Code Tools

Non-Land Use Code Tools



KEY POLICY MOVE

Implementation

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 . . .

KEY POLICY MOVE

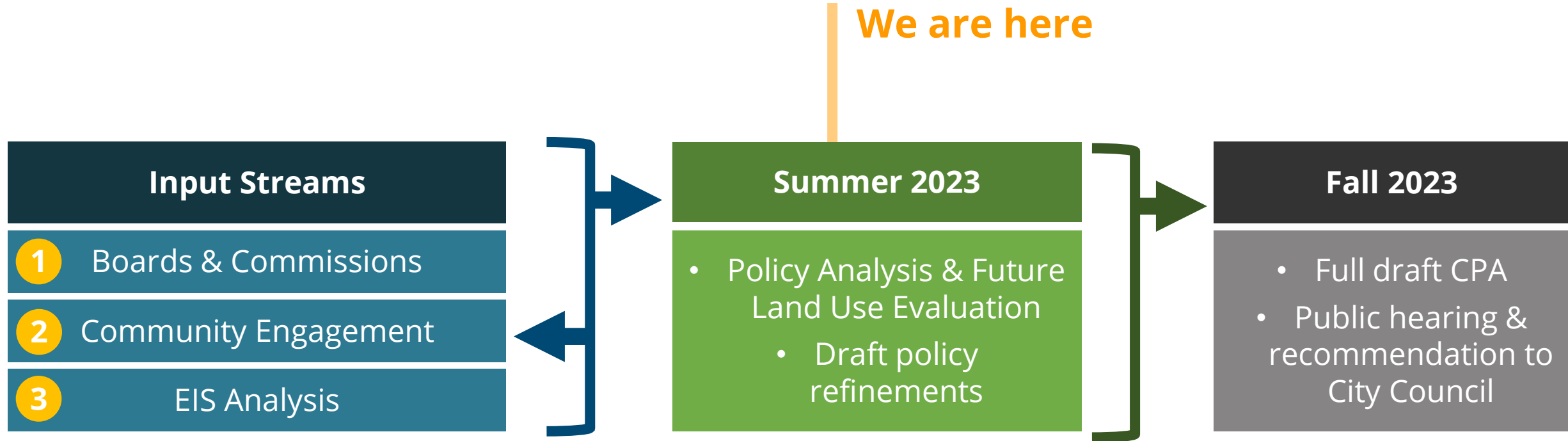
Implementation

Draft policies support the vision by

- Supporting development tools within land use code
- Identifying a range of financial tools
- Expanding opportunities for city-owned land for public benefit
- Supporting agency coordination at the state and local level



Next Steps



Community Engagement

Upcoming Open House on August 15:

- Learn about work to date
- Provide feedback on key policy moves, and opportunities for policies to contribute toward the Wilburton TOD vision

Date and Time: Tuesday, August 15, 6-8pm

Location: Bellevue Botanical Garden Education Center,
12001 Main Street, Bellevue, WA 98005

Register at: [wilburtontod.eventbrite.com](https://www.wilburtontod.eventbrite.com)



Upcoming Topics

Staff plan to return in the fall with the following topics:

- Full draft of Wilburton TOD policy amendments
- Wilburton Vision Implementation Public Hearing



Thank you!

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For more information, please visit:
BellevueWA.gov/Wilburton-Vision

or email:

WilburtonVision@bellevuewa.gov

