



# Wilburton Vision Implementation

Janet Shull, *Community Development*

Justin Panganiban, *Community Development*

Planning Commission

May 24, 2023



# Direction

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Wilburton Vision Implementation  
draft Comprehensive Plan  
Amendments (CPAs) on *Open  
Space & Natural Systems*



# DEIS Comment Period

April 27 – June 12

## Public Meetings

### Virtual Meeting

6 to 8 p.m., May 18

### In-Person Meeting

6 to 8 p.m., May 23

Crossroads

Community Center

### In-Person Meeting

6 to 8 p.m., June 1

Bellevue City Hall

## Online

Submit via online form

<https://bellevuewa.gov/2044-environmental-review>

## By Mail

City of Bellevue

Development Services Department

Attn: Reilly Pittman

450 110th Ave NE

Bellevue, WA 98004

## By Email

[CompPlan2044EIS@bellevuewa.gov](mailto:CompPlan2044EIS@bellevuewa.gov)



# Agenda

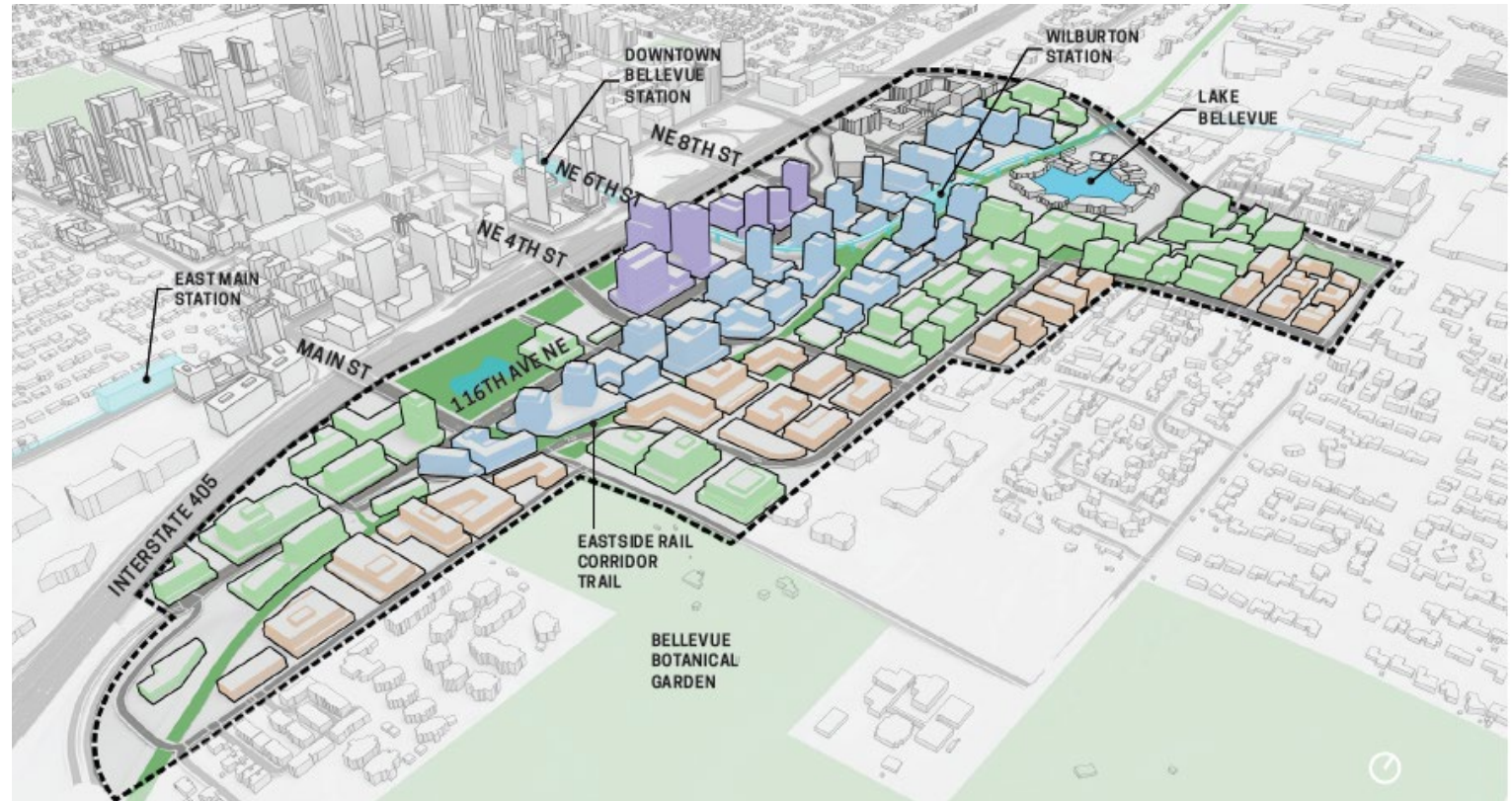
1. Recap of Previous Direction
2. Overview of Focus Areas + Policy Road Map
3. Comprehensive Plan Amendments:  
*Open Space & Natural Systems*





# 2018 Preferred Alternative & 2022 Council Direction

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



*Wilburton Commercial Area Study (2018)*

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

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Staff received direction to proceed with developing draft policies with the following feedback, which includes:

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

# Focus Areas + Policy Road Map



**May 24, 2023**

**July 12, 2023**

**July 26, 2023**

**Policy Focus**

**Open Space & Natural Systems**

**Cultural & Community Connections**

**Land Use & Urban Form**

**Policy Topics**

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

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

- Land Use
- Housing
- Urban Design
- Implementation



# Key Policy Moves

New policies are intended to provide guidance on:



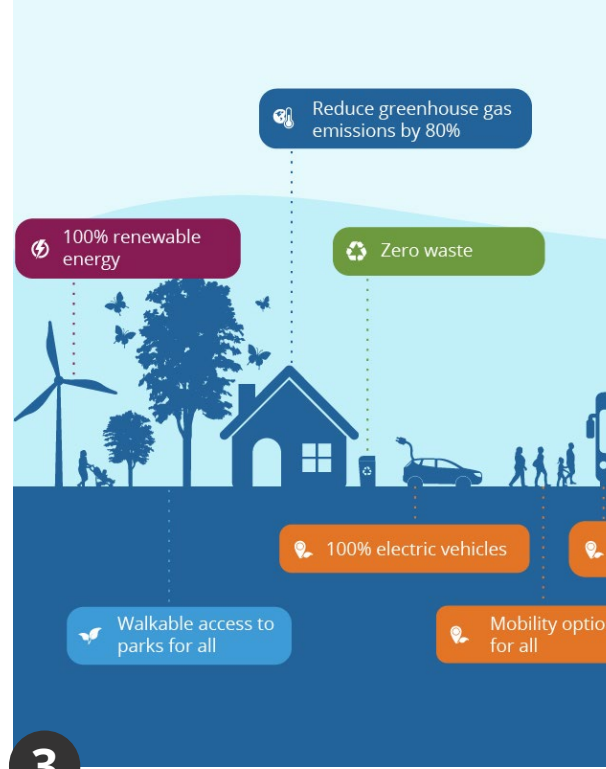
1

Creation of an urban park system



2

Enhancement of natural features



3

Creation of a sustainable district



4

Eastrail as a defining trail and park corridor



# Existing Policies

Existing policies do not provide guidance on City-identified opportunities or priorities for open space and natural systems

- **Wilburton Commercial Area Study (2018)**
- **Parks and Open Space Plan (2022)**
- **Environmental Stewardship Plan (2020)**
- **Watershed Management Plan (ongoing)**

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## Bellevue Parks & Open Space System Plan 2022

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Approved by City Council  
July 11, 2022

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Contact:  
Ryan Walker  
Senior Planner  
Parks & Community Services  
PO Box 90012  
Bellevue, WA 98009-9012  
[www.bellevuewa.gov/park-plan.htm](http://www.bellevuewa.gov/park-plan.htm)



# 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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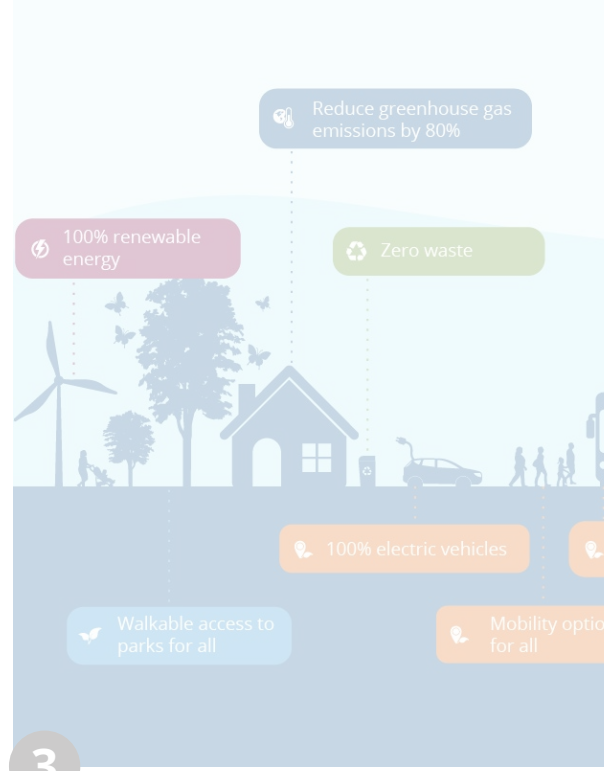
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## KEY POLICY MOVE

# Creation of an urban park system

## Draft policies support the vision by

- Identifying public and private implementation tools for developing neighborhood parks
- Identifying space for large-scale civic functions and gatherings
- Supporting the ability for streets and private development to connect parks and open spaces
- Reinforcing city priority toward acquiring land for different park uses, environmental stewardship, etc.



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### Potential Implementation Tools

- Open space incentives and requirements
- Street design standards
- Pedestrian through-block connections
- **Public-private partnerships**
- **Strategic site acquisitions**

Land Use Code Tools

Non-Land Use Code Tools

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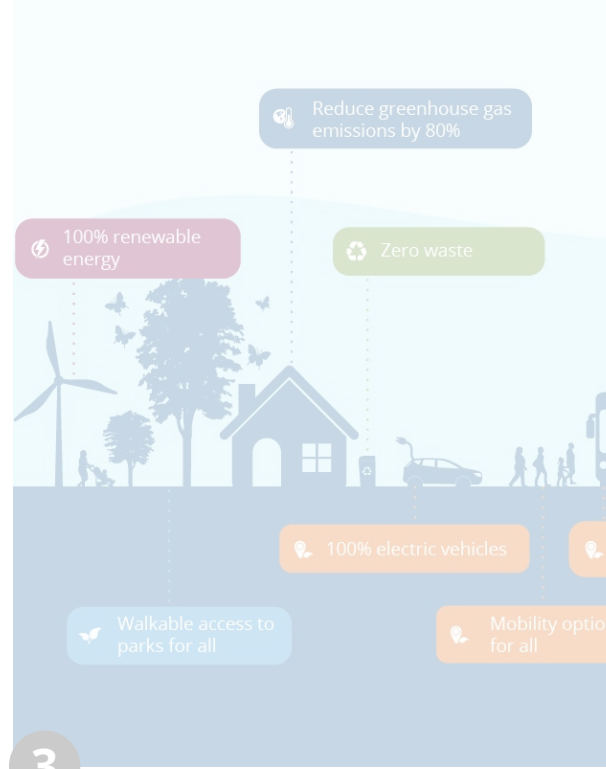
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KEY POLICY MOVE

# Enhancement of natural features

## Draft policies support the vision by

- Identifying specific natural features within the Wilburton TOD that can be leveraged toward greater public benefit
- Expanding green infrastructure and tree canopy opportunities within the future street network



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### Potential Implementation Tools

- Stream, lake, and wetland enhancement incentives
- Green street improvement incentives
- Design guidelines
- Landscaping
- Capital investments
- Strategic site acquisitions

Land Use Code Tools

Non-Land Use Code Tools



# Key Policy Moves

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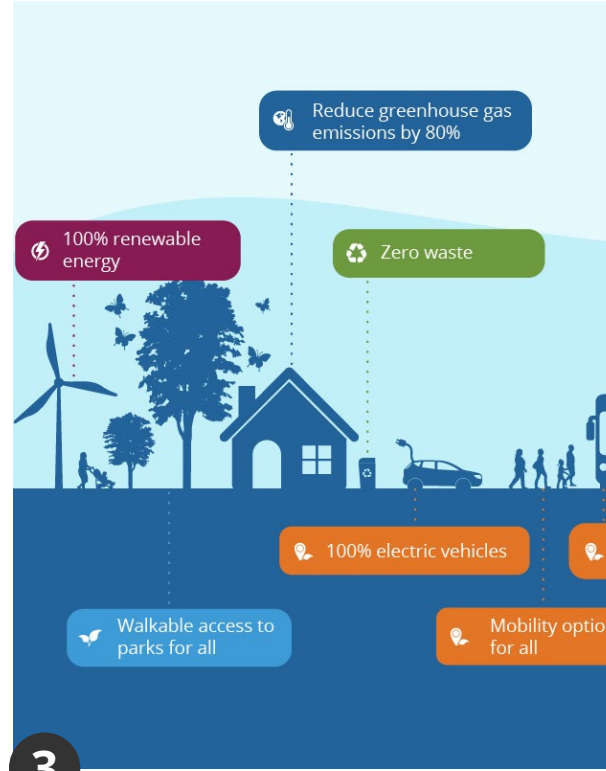
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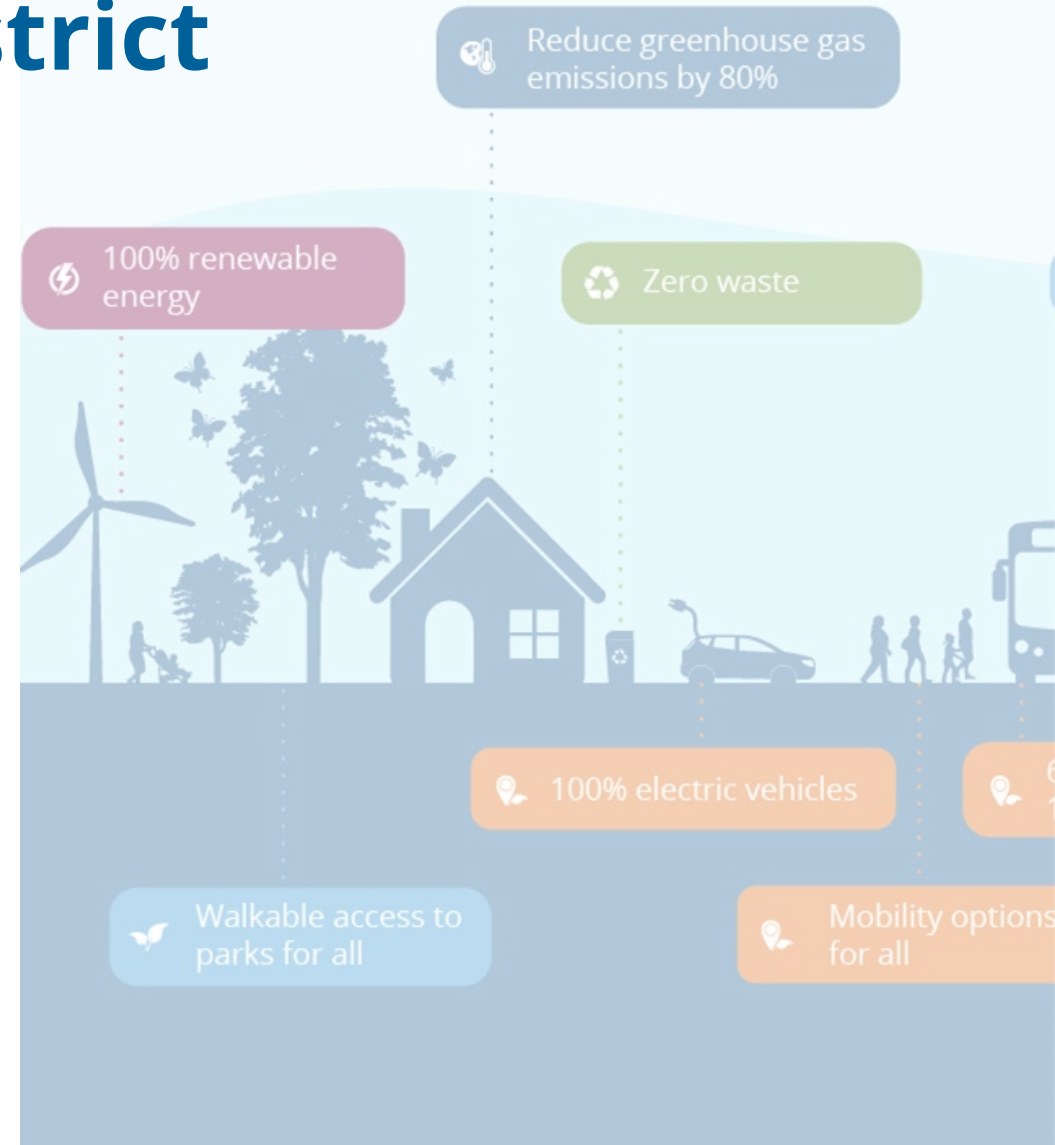


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# Creation of a sustainable district

## Draft policies support the vision by

- Advancing city collaboration toward district-wide sustainability goals
- Identifying and supporting sustainable district components and partnerships




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- Identifying and supporting sustainable district components and partnerships

 Reduce greenhouse gas emissions by 80%

### Potential Implementation Tools

- Sustainability certification incentives
- Green building and innovative site development incentives
- Parking reductions
- On-site bike and transit commuter facilities
- Public-private partnerships
- City programs & initiatives
- Building & energy codes
- Interagency coordination

Land Use Code Tools

Non-Land Use Code Tools

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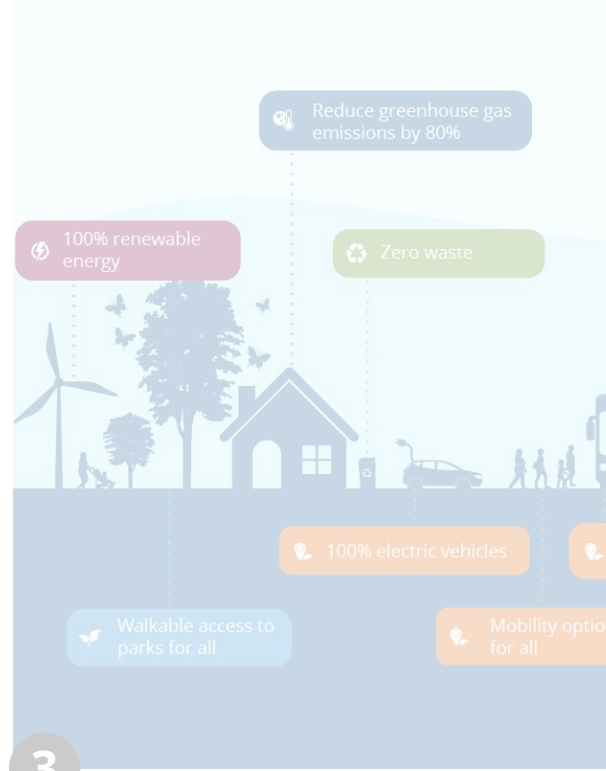
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## KEY POLICY MOVE

# Eastrail as a defining trail and park corridor

## Draft policies support the vision by

- Supporting the integration of open space and transportation uses within the Eastrail corridor
- Responding to the unique character of Eastrail within the Wilburton TOD
- Providing opportunities for adjacent development to integrate with and facilitate access to Eastrail
- Establishing priorities as to how Eastrail interacts with the local street and land use pattern in order to create a pedestrian-oriented experience



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# Eastrail as a defining trail and park corridor

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- Establishing priorities as to how Eastrail interacts with the local street and land use pattern in order to create a pedestrian-oriented experience

### Potential Implementation Tools

- Landscape standards
- Design guidelines
- Density and dimensional standards (setbacks, building modulation)
- Eastrail access easements and dedications
- Capital investments
- Strategic site acquisitions
- Interagency coordination

Land Use Code Tools

Non-Land Use Code Tools



# Next Steps



**May 24, 2023**

**July 12, 2023**

**July 26, 2023**

**Policy Focus**

**Open Space & Natural Systems**

**Cultural & Community Connections**

**Land Use & Urban Form**

**Policy Topics**

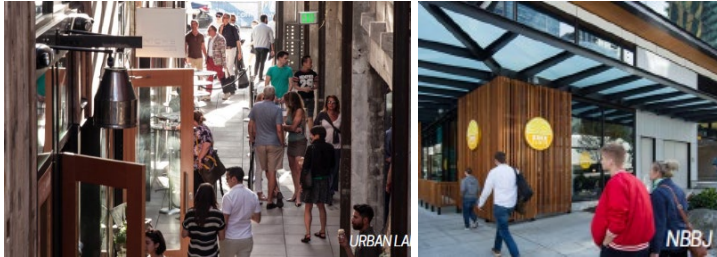
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# Next Steps



**July 12, 2023**

**Policy Focus**

**Cultural & Community Connections**

**Policy Topics**

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

1. Review next set of draft Comprehensive Plan Amendments: *Cultural & Community Connections*
2. Revise draft *Open Space & Natural Systems* policies based on tonight's direction
3. Full draft CPA and Recommendation to PC in Fall 2023

# Direction

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



# Thank you!

Janet Shull, *Community Development*

Justin Panganiban, *Community Development*



For more information, please visit:  
[BellevueWA.gov/Wilburton-Vision](https://BellevueWA.gov/Wilburton-Vision)

or email:

[WilburtonVision@bellevuewa.gov](mailto:WilburtonVision@bellevuewa.gov)

