



Wilburton Vision Implementation

Janet Shull, *Community Development*

Justin Panganiban, *Community Development*

Planning Commission

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Direction

Preliminary policy guidance to inform the Comprehensive Plan Amendment (CPA)



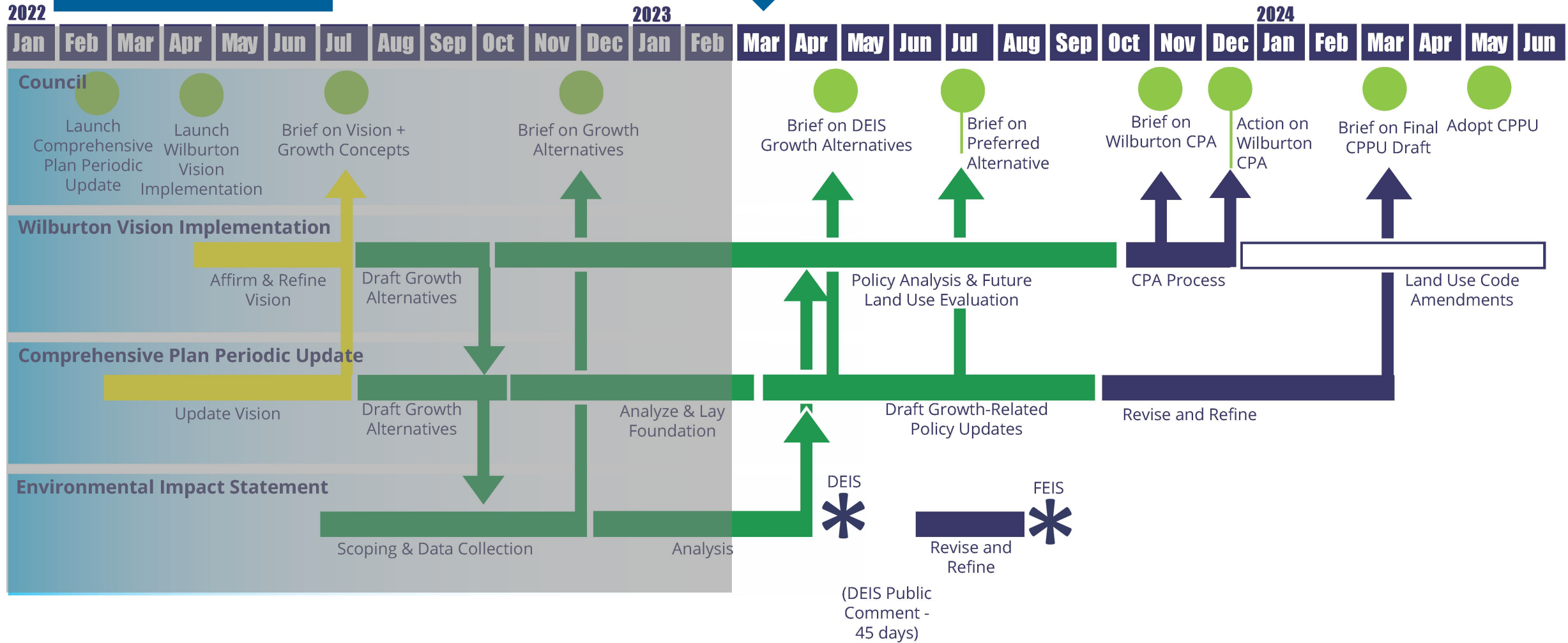
Agenda

1. Wilburton Background
2. Summary of Phase 1 Engagement
3. Comprehensive Plan Amendment
 - a) Policy Updates
 - b) Preliminary Vision, Goals & Policy Guidance

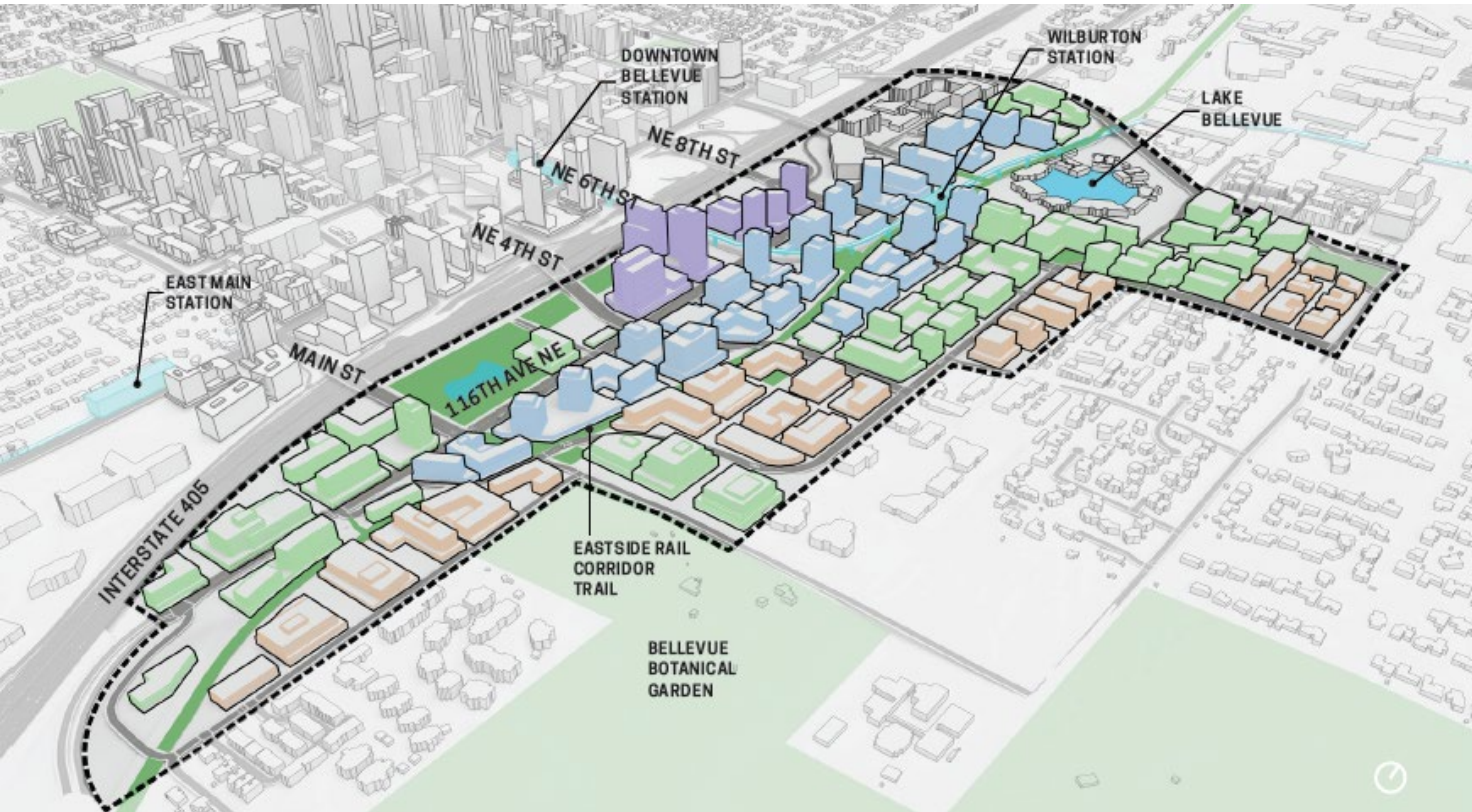


Project Timeline

↓ WE ARE HERE



Study Area & Preferred Alternative



Wilburton Commercial Area Study (2018)

Objectives

- **Adopt Comprehensive Plan Amendments (CPA)** to support the vision for the Wilburton study area
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines to implement the vision, goals, and policies in the Wilburton CPA
- **Adopt legislative rezone** for parcels in the Wilburton study area



Relationship to Bellevue 2044

- Environmental review for Wilburton included in Comprehensive Plan Periodic Update EIS
- City planning for 35,000 housing units and 70,000 jobs; Wilburton plays key role in meeting targets
- (3) Wilburton action alternatives studied in DEIS
- Preferred alternative to be analyzed in Final Environmental Impact Statement (FEIS)
- Policy amendments informed by EIS



Vision Statement

The Wilburton study area is “Bellevue’s next urban mixed-use community that enhances livability, promotes healthy living, supports economic vitality, and serves the needs of a diverse and growing population. As Bellevue’s cultural and innovative hub, it serves as a regional and international destination that connects people and fosters community by leveraging its existing assets to define a distinctive sense of place and character.”

-Committee Letter to the Mayor





Summary of Phase 1 Engagement

Phase 1 Engagement

June

- Planning Commission

July

- Parks & Community Services Board
- Planning Commission
- Transportation Commission

September

- Youth Link Board
- Planning Commission
- Bellevue Diversity Advisory Network (BDAN)

October

- Bellevue Network on Aging (BNOA)

Phase 1 Engagement

- **Walking tours and tabling events** (i.e. Wilburton Community Association)
- **Small business canvassing** (15-20 businesses at Brierwood Center, Design Market)
- **Presentations to community groups and organizations** (i.e. Eastside Housing Roundtable, Pacific Regent, Bellevue Chamber and Bellevue Downtown Association)
- **Met monthly with property owners** to discuss mutual interest in development/redevelopment



Engaging Bellevue

- **350+** visitors informed on Engaging Bellevue

Informed visitors are those who visited our webpage and viewed a document, clicked a link, contributed to our questionnaire, etc.

- **100** responses to online questionnaire
- **68** pins placed on online interactive map



Diverse & Affordable Housing



Economic & Cultural Vitality



Multimodal & Connected Network



Publicly Accessible Parks, Plazas & Open Spaces



Natural Environment & Sustainability

Examples

“There must be a diversity of housing types, but also **affordable houses for ownership, not just for rent**. Ownership is important for families or individuals to build equity through home ownership and will bring in more people to the area.”

“Make sure that small businesses can operate in new developments with affordable rent. **We shouldn't just cater to the bigger businesses that can afford to rent here**. Encouraging unique businesses along the Eastrail is a must.”

“To support local business, we need to promote local pedestrian/transit traffic and make the area feel safe. **Wilburton should not be a freeway stop on the way to Downtown.**”

“I commend the Spring District - build off of that and make Wilburton truly a **neighborhood in a park with lots of diversity in plazas and gathering.**”

“**Climate change must be a part of every decision-making process in the city.** Green space and tree cover is needed to combat the ‘urban heat island’ effect.”



Comprehensive Plan Amendment

Policy Updates

- **Add new section about Wilburton TOD vision, goals, and policies**
- **Modify existing policies** reflecting revised policy intent and impact of policy's application
- **Add new policies** because of changed conditions or future needs
- **Repeal existing policies** no longer relevant, outdated, or redundant with other policies
- **Develop new land use designation(s)**

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.

OVERVIEW

As one of Bellevue's major employment areas, the Bel-Red Subarea historically included a large share of the City's land zoned for light industrial and commercial

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

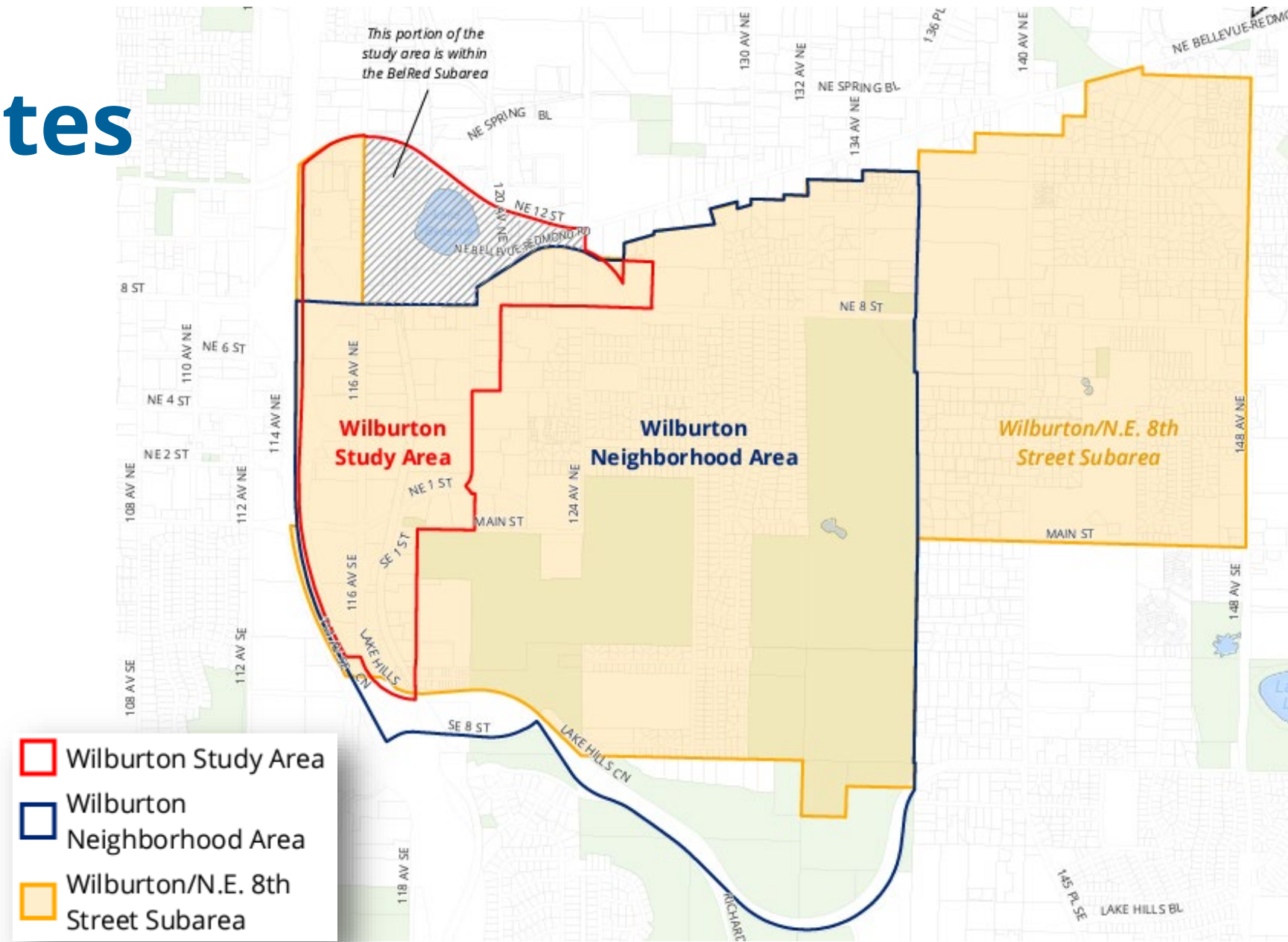
The settlement history of Wilburton dates to the turn of the century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. With the openings of the floating bridges in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in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

Policy Updates

- Consider adjusting Wilburton/NE 8th subarea boundary to include parcels in BelRed subarea



Policy Topics



**Wilburton
TOD Vision**

- Land Use
- Economic Development
- Environment
- Housing
- Parks, Recreation & Open Space
- Transportation
- Urban Design
- Arts & Culture
- Implementation

**Equity &
Sustainability**

**New Policy
Goals**

**Updated and New
Policies**

Relationship to LUCA (Attachment D)

- Proposed CPAs inform development of LUCA
- Policies are basis for determining consistency between development regulations and Comprehensive Plan

Project Outcomes

Updated Policy Guidance



CPA: Policy and map amendments (late 2023)

Potential LUCA Components



LUCA: Development regulations (2024)



Preliminary Policy Guidance



Wilburton Transit-Oriented Development: Preliminary Vision Statement

- Bellevue's 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** of Bellevue's growing population
- Centered around **light rail, Eastrail, and the Grand Connection as gateways** into the community
- A future fine-grained network of multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces create an **pedestrian-oriented experience**
- **Sustainable development and land use patterns** support the resilience of Bellevue's natural and built environments

Land Use

Goal

To develop a walkable, trail- and transit-oriented land use pattern that leverages investments in light rail, Eastrail, and the Grand Connection, and creates mixed use neighborhoods complementing adjacent neighborhood uses.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Land use mixes and land use densities throughout the area
- Land use changes and incentives toward affordable housing and commercial retail spaces
- Siting of future land uses & environmental impacts
- Reconciliation of existing non-conforming uses with future land use and development

Economic Development

Goal

To enable existing and new businesses to thrive and contribute toward vibrant places and corridors, and to foster market niches for unique economic opportunities.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Access to housing options for Bellevue's workforce
- Commercial and retail affordability, accessibility, and retention
- Flexibility to support different and unique business footprints, infill opportunities, etc.
- Support of key economic and geographic niches, including medical/life sciences and trail-oriented uses

Environment

Goal

To lead innovations in environmental sustainability, enhancing the area's natural features, and contributing toward the city's climate goals.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Sustainable district strategies (renewable energy, green buildings, low impact development)
- Development patterns toward reducing greenhouse gas and vehicle emissions
- Avoidance and mitigation of environmental risks, especially for communities with lower adaptability to these risks
- Natural enhancements (Sturtevant Creek, Lake Bellevue, wetland)

Housing

Goal

To expand diverse housing across unit types and affordability levels in cohesive neighborhoods with convenient access to multicultural amenities and transit options.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Housing typologies, densities, and delivery methods for producing desired housing mix
- Unmet housing needs, including workforce, senior, and family-sized units
- Integrating affordability into new residential development
- Residential amenities that add community benefit and meet diverse needs

Parks, Recreation & Open Space

Goal

To develop a network of publicly accessible parks, plazas, and open spaces activated by nearby housing and neighborhood uses, that provide public places for gathering, recreating, and connecting to nature.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Requirements, incentives, and partnerships for civic plazas, linear parks, neighborhood parks
- Eastrail and Grand Connection as both memorable open spaces and connections to nearby parks and greenways
- Public access and use of Lake Bellevue

Transportation

Goal

To create a walkable, bikeable, and transit-rich urban environment that connects neighborhoods, expands mobility options, and integrates mobility needs for all modes.



Wilburton Commercial Area Study (2018)

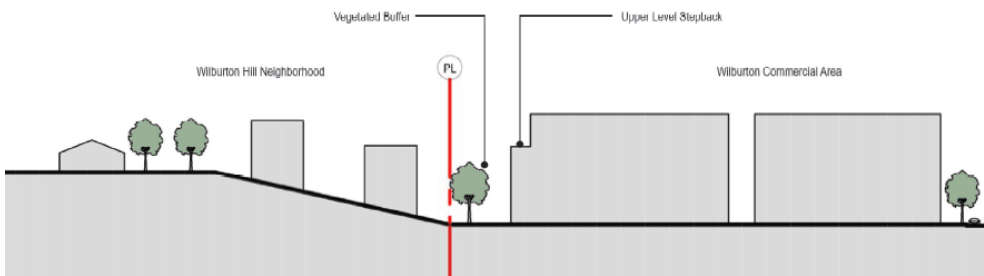
Updated Policy Guidance

- Design, function, and modal prioritization of the future transportation network
- Multimodal connections between and through larger blocks
- Wayfinding and access to Eastrail, Wilburton Station, Grand Connection
- Project concepts to expand and improve transit, bike, and pedestrian connections

Urban Design

Goal

To achieve an inviting, pedestrian-oriented experience reflected in future streetscapes, neighborhood blocks, diverse building forms, and celebratory placemaking elements along the Eastrail and Grand Connection.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Scale, form, and site orientation of different building types
- Eastrail and Grand Connection integration with future trail-oriented development
- Design guidelines for public realm and private development responding to unique conditions and characters
- Gateway elements

Arts & Culture

Goal

To create a cultural nexus that integrates arts and multicultural uses as part of the public experience, and connects people to cultural opportunities throughout the city.



Wilburton Commercial Area Study (2018)

Updated Policy Guidance

- Interim and permanent activation opportunities throughout the area
- Arts & culture partnerships within Eastrail and the Grand Connection
- Affirmation and honoring of Japanese-American contributions to the area

Implementation

Goal

To develop tools that are effective in attracting and sustaining investment and delivering equitable public benefit.



Updated Policy Guidance

- Financial strategies that provide for the costs of public infrastructure needed to support the vision and related efforts
- Implementation tools toward a cohesive future circulation and parks/open space system
- Monitoring of policies and regulations to measure the success of vision implementation

Next Steps

1. Review of draft CPAs during Q2 through Q3 2023

Study Session Topics

Open Space and Natural Systems

Public Experience and Opportunity

Scale and Urban Form

2. Full draft CPA and Recommendation to PC in Fall 2023



Direction

1. Do the goals and policy guidance provide adequate direction for developing policies that will inform land use regulations?
2. Do you see any conflicting direction in the draft vision, goals, or policy guidance?



Thank you!

Janet Shull, *Community Development*

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

or email:

WilburtonVision@bellevuewa.gov

