

**CITY COUNCIL AGENDA TOPIC**

Progress on the Overall Wilburton Vision Implementation Initiative

Emil A. King AICP, Community Development Director, 452-7223  
Janet Shull AICP CUD, Strategic Planning Manager, 452-5371  
Justin Panganiban AICP, Senior Planner, 452-7674  
*Community Development Department*

Nick Whipple, Code and Policy Director, 452-4578  
Caleb Miller, Senior Planner, 452-4574  
*Development Services Department*

**EXECUTIVE SUMMARY****INFORMATION  
ONLY**

Staff will present an overview of progress on items within the Wilburton Vision Implementation Initiative informed by the Comprehensive Plan Amendment (CPA) being processed through Council, including updates on the Land Use Code Amendment (LUCA), Affordable Housing Strategy, Sustainable District Opportunity Assessment, and multimodal access improvements.

No direction will be sought during this meeting. The LUCA is planned to be brought to Council later in 2024. Work continues to advance on the Sustainable District Opportunity Assessment and Affordable Housing Strategy and will be discussed with Council in future study sessions.

**RECOMMENDATION**

N/A

**BACKGROUND/ANALYSIS****Background**

On April 25, 2022, Council launched work on the Wilburton Vision Implementation. This process includes several phases, including work on the future land use map and planning policies through the Comprehensive Plan Amendment and code and zoning updates through the Land Use Code Amendment for the Wilburton Transit-Oriented Development (TOD) area.

Between 2022-2024, the Wilburton CPA was processed through both the Transportation Commission and Planning Commission, with the Planning Commission transmitting their Final Review recommendation to adopt the Wilburton Vision Implementation CPA at Council's June 25 study session. The proposed CPA provides the foundation for implementation actions to advance priorities for the Wilburton TOD area described in the updated policies, including affordable housing, sustainability, urban design, open space, and multimodal access. Implementation actions include code updates, programs and partnerships, and further planning work.

**Progress on Wilburton Vision Implementation**

The Wilburton Vision Implementation initiative considers several interconnected Citywide and

neighborhood priorities and policy issues. In addition, the City prepared a Environmental Impact Statement (EIS), comprised of a Draft EIS (DEIS) and Final EIS (FEIS), for the Wilburton Vision Implementation CPA and LUCA, which identified a range of potential mitigation measures to minimize or eliminate environmental impacts associated with the potential actions. While some of the mitigation measures are implemented through policies being proposed in the CPA, others are addressed in other plans, programs, and studies housed under the broader initiative. Progress on these other work program items is described in the sections below.

#### Land Use Code Amendment

A public review draft of the LUCA was published on May 31, and the City is engaging different stakeholder groups for their feedback. This work will be processed through the Planning Commission over the summer/fall, with an anticipated date for Planning Commission transmittal of LUCA recommendations to the City Council later in 2024. The scope of the LUCA is consistent with the proposed CPAs and incorporates recommendations from the Eastrail Framework Plan, Affordable Housing Strategy, and Grand Connection program toward the development of land use code, design guidelines, and zoning map amendments for the Wilburton TOD area. The proposed LUCA introduces new Mixed-Use Land Use Districts as walkable, transit-oriented, dense urban neighborhoods; and accompanying provisions around land uses, affordable housing, dimensional standards, parking, incentives, and the design of streets, sites, and buildings. As part of the legislative rezone, Mixed-Use Land Use Districts would be applied to parcels within the Wilburton TOD area consistent with updated land use designations in the proposed CPA.

#### Implementation of the Affordable Housing Strategy

As part of the Comprehensive Plan Periodic Update and Wilburton Vision Implementation, the City has been working with a consultant on technical analyses to support discussion of potential approaches to leverage affordable housing when areas are upzoned. The Wilburton TOD area will be the first mixed-use land use district in the City to implement this new approach through the LUCA and rezone. The proposed CPAs for the Wilburton TOD area include: 1) housing policies that support the production of affordable housing that leverages the neighborhood's access to amenities, services, employment opportunities, and transit; and 2) land use policies and land use map that support significantly increased housing capacity across the TOD area. Options for a mandatory and incentive-based program are being tested with stakeholders through the LUCA, and the Planning Commission's recommendation on an affordable housing program will be transmitted to the City Council as part of the larger set of LUCA recommendations later this year. The future program within the Wilburton TOD area is aligned with the starting point 10-year affordable housing target that the City Council established in May to produce or preserve 5,700 units over the next 10 years in Bellevue.

#### Assessment and Implementation of a Sustainable District Framework

Work commenced on the Sustainable District Opportunity Assessment in November 2023 to develop tools and strategies for delivering the vision for the Wilburton TOD area as a walkable, vibrant, sustainable, mixed-use neighborhood. Following two stakeholder workshops in December 2023 and February this year, the City integrated sustainability priorities as part of a Wilburton sustainable district framework. Staff have identified LEED for Communities as a potential third-party framework for implementing and verifying sustainable district concepts and have conducted an evaluation of whether a Wilburton sustainable district could qualify and achieve certification. LEED stands for Leadership in

Energy and Environmental Design, and is overseen by the U.S. Green Building Council. Whether the City should pursue certification is being analyzed at the staff level. Additionally, the draft LUCA considers sustainability opportunities (green building certification, critical area restoration and enhancement, open space requirements) that are being workshopped with stakeholders to determine the feasibility of certain requirements and effectiveness of incentives, which will inform a staff recommendation to the Planning Commission on which sustainability-related provisions should be included in the LUCA.

### Multimodal Access Improvements

The proposed CPAs support a future transportation network with walkable block sizes, low-volume/low-speed access corridors, and active transportation connections. The City is developing implementation tools to provide high-quality infrastructure that ensures safe, comfortable, and multimodal access to future development. The proposed LUCA considers provisions around new access improvements to serve future development and neighborhood access needs. A complementary Wilburton TOD Access Concepts Design Guide in the Bellevue Transportation Design Manual—currently under development with a consultant—would lay out the intended location, parameters, and outcomes for different access improvements. The purpose of this document is to provide information on best practices and design standards during the development review process and allow for some degree of flexibility as to how a project’s necessary access improvements best suit the unique needs or constraints of a development site. The completion of this work is anticipated to coincide with LUCA adoption.

## **POLICY & FISCAL IMPACTS**

### **Policy Impact**

This planning initiative will amend the existing Wilburton/N.E. 8th Street Subarea Plan and BelRed Subarea Plans, the Comprehensive Plan Map, and the City’s Land Use Code. These amendments will consider how Wilburton’s future is a key component in implementing the Citywide growth strategy for housing and jobs for the next 20 years.

### **Fiscal Impact**

There is no direct fiscal impact associated with implementing Comprehensive Plan and Land Use Code changes. However, future development anticipated for the Wilburton TOD area as a result of the proposed amendments is expected to lead to substantial new residential and commercial development with related capital investment in parks, open space, transportation facilities, and increases in public services.

## **OPTIONS**

N/A

## **ATTACHMENTS**

N/A

## **AVAILABLE IN COUNCIL LIBRARY**

N/A