

WILBURTON

Sustainable District Opportunity Assessment

City of Bellevue Planning Commission
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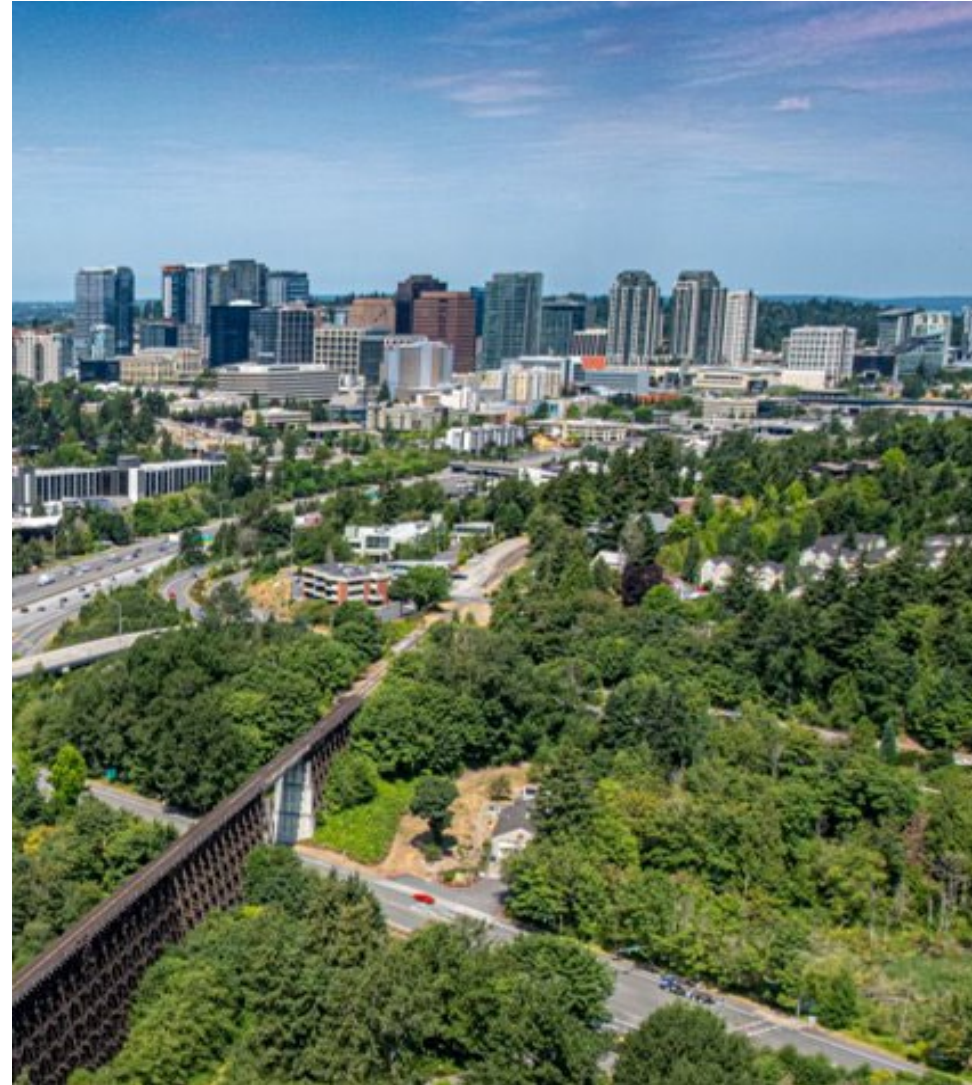
Purpose

- This presentation is for information only



Agenda

- Overview
- Sustainable Districts 101
- Project Approach
- Work to Date
- Key Opportunities
- Stakeholder Engagement
- Next Steps
- Q&A




Overview – Policy Context



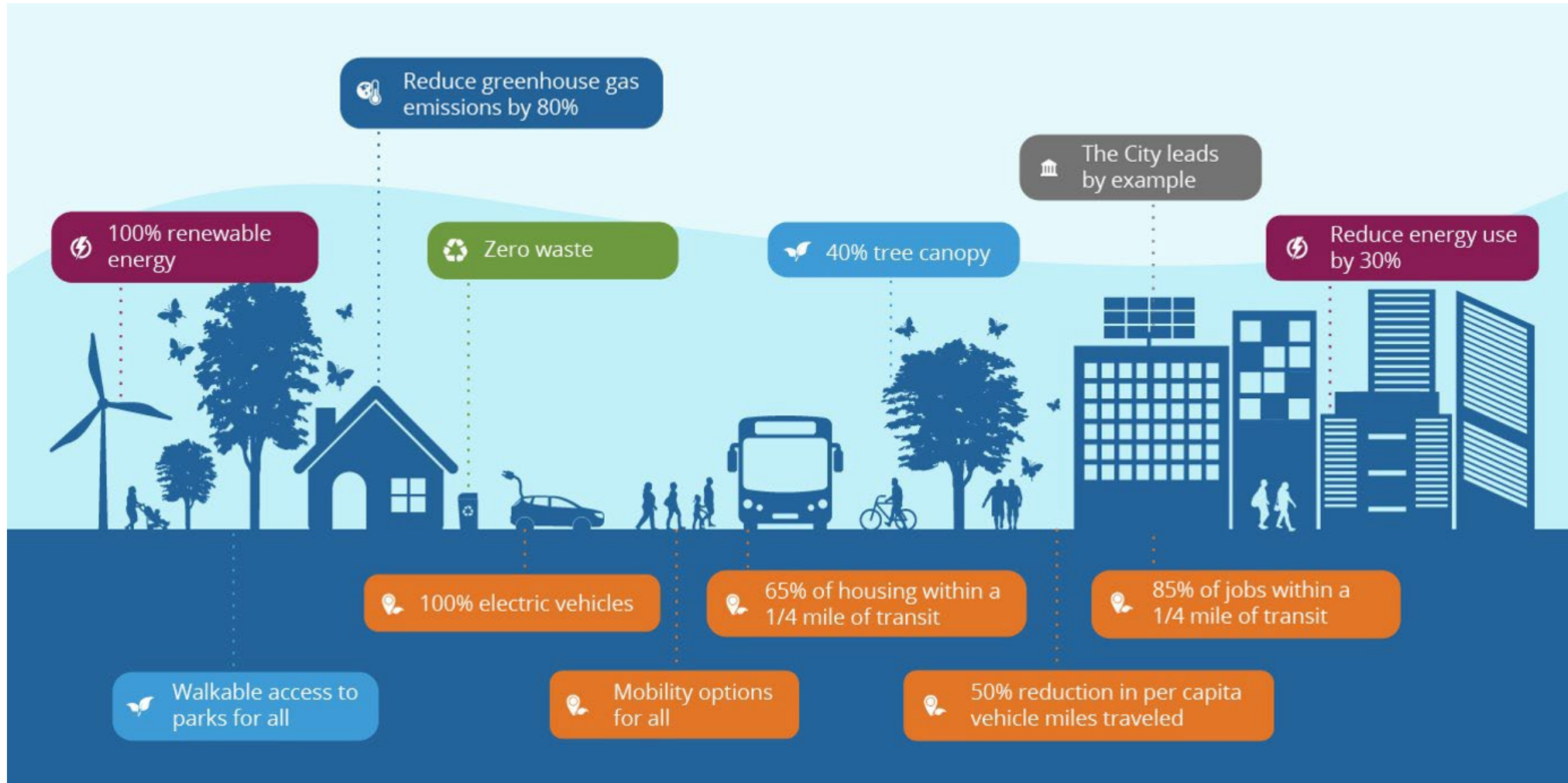
ES Plan Action M.1.1

M.1.1

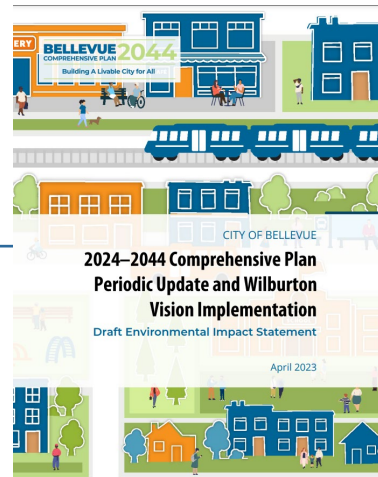
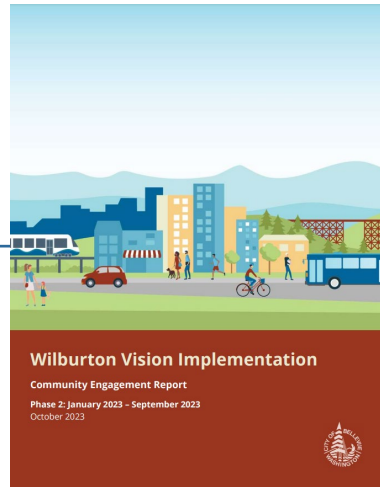
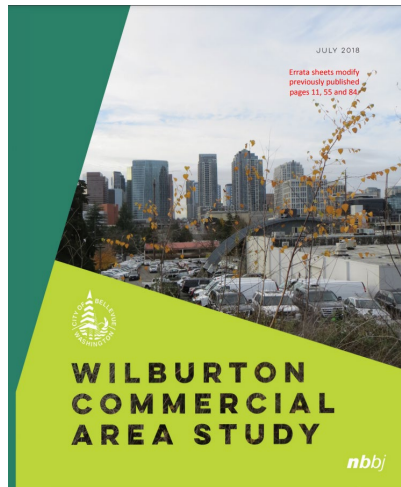
Sustainable district. Explore creating a sustainable district, such as an EcoDistrict, in downtown, BelRed, or Wilburton, to encourage district-scale sustainability. Establish district-scale sustainability goals with partner organizations.

#	Action	Action Type	Lead	Timeframe
 Strategy M.1. Sustainable land use.				
M.1.1	Sustainable district. Explore creating a sustainable district, such as an EcoDistrict, in downtown, BelRed, or Wilburton, to encourage district-scale sustainability. Establish district-scale sustainability goals with partner organizations.	Policy / Education/ Outreach	CD	2022-2023
M.1.2	Using the 15-Minute City concept, promote and advance essential components of livability. Identify locations along the frequent transit network to continuously promote improvements that support access to transit and a high quality of life and livability.	Planning	CD TRNSP	2022-2024
M.1.3	Consider climate and sustainability in land use and neighborhood planning. Address environmental stewardship in all land use projects and neighborhood planning and services.	Planning / Policy	CD DSD	2021-2025
M.1.4	Growth corridor parking review. Study the impact of light rail and the increasing use of mobility options on the supply and demand for commuter and residential parking in buildings near transit stations. Consider modifying parking requirements to account for shifts in commuting behavior.	Policy	CD	2024

ESI Plan 2050 Targets



Wilburton Vision Planning Timeline



Wilburton Vision

Phase 1

July 2018

Wilburton Vision

Implementation

Launched 2022

(Ongoing)

Comprehensive Plan

EIS

2022-2024

Eastrail

Framework Plan

October 2023

Wilburton Urban Design + SDOA

2023-2024

(Ongoing)

Wilburton TOD Area

- East Link light rail
- Eastrail regional trail
- Grand Connection & Crossing
- Lincoln Center site
- Bellevue Botanical Garden



Wilburton CPA

ENVIRONMENT

Goal: To lead innovations in environmental sustainability that enhances the area's natural features and contributes toward the city's climate goals.

POLICIES

S-WI-42. Support the development of an environmentally resilient neighborhood through a sustainable district framework, code updates, and public-private partnerships.

Net-zero / net-positive development

District energy

Low-carbon building design

Sustainable mobility

Enhance natural features

Green stormwater infrastructure + tree canopy

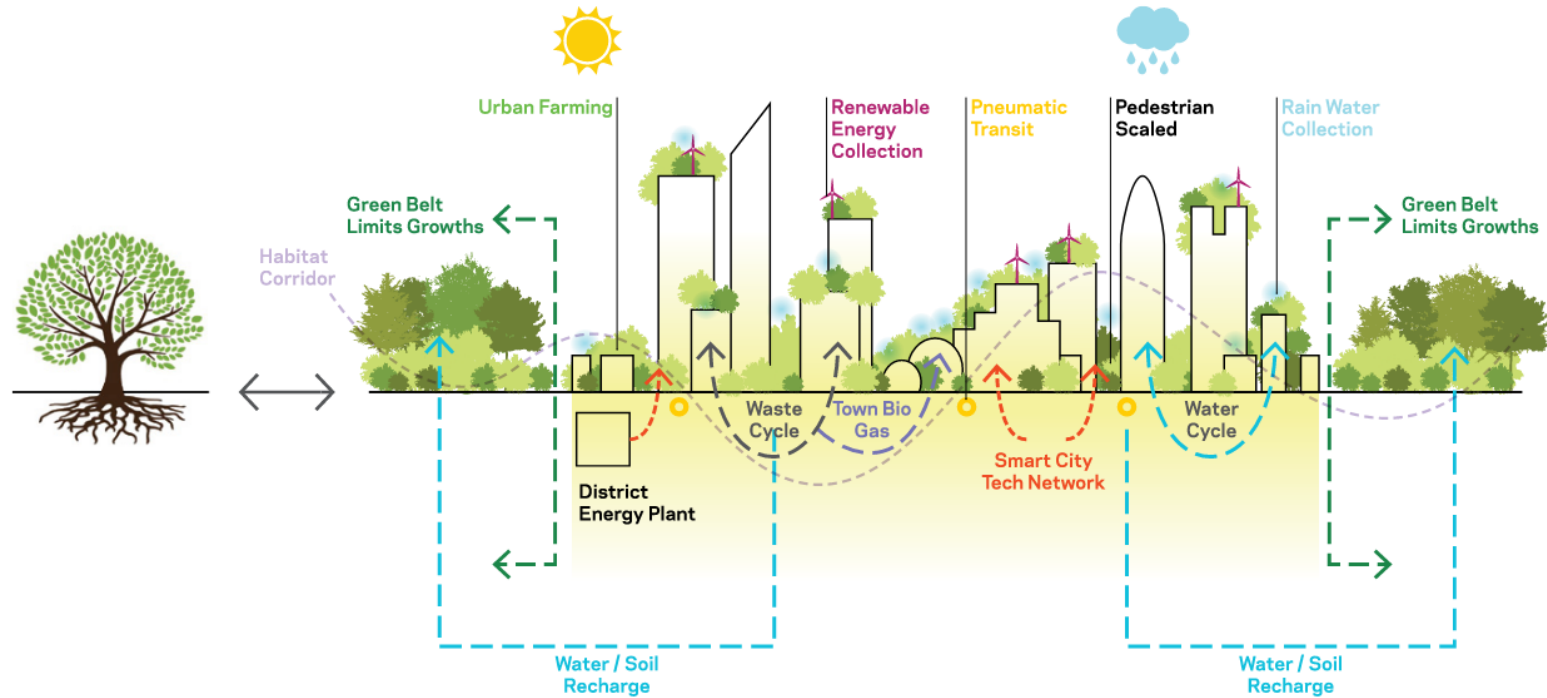


WILBURTON/N.E. 8TH STREET

Sustainable District Opportunity Assessment

What is a sustainable district?

- Defining elements
- Relevant precedents



Sustainable District Opportunity Assessment

Defining Elements:

- Defined geographic boundary
- High performance standards
- Unique visual identity/experience
- Keystone projects/places
- District-scale certification



Sustainable District Opportunity Assessment

Relevant Precedents:

Copenhagen, Denmark



- First Carbon Neutral City by 2025
- Sustainable bike infrastructure
- District Heating/Cooling
- Energy Efficient Buildings
- Preserving Green Space
- Public Service

Thornton Place, WA



- Northgate TOD mixed use redevelopment ahead of light rail station
- Restored Thornton Creek
- Increased open space by about 50 percent
- Reduced impervious surfaces by 78 percent
- LEED-ND: certified

East Harbour, Toronto



- EcoDistricts/Just Growth Community certified
- TOD, employment district
- Imperatives: Equity, Resilience & Climate Protection
- All new buildings to be WELL Certified

Lloyd District, Portland



- Ecodistricts/Just Growth Community certified
- Climate Adaption Projects
- Pollinator Placemaking
- Path to decarbonization
- Residential resilience

Vancouver, Canada



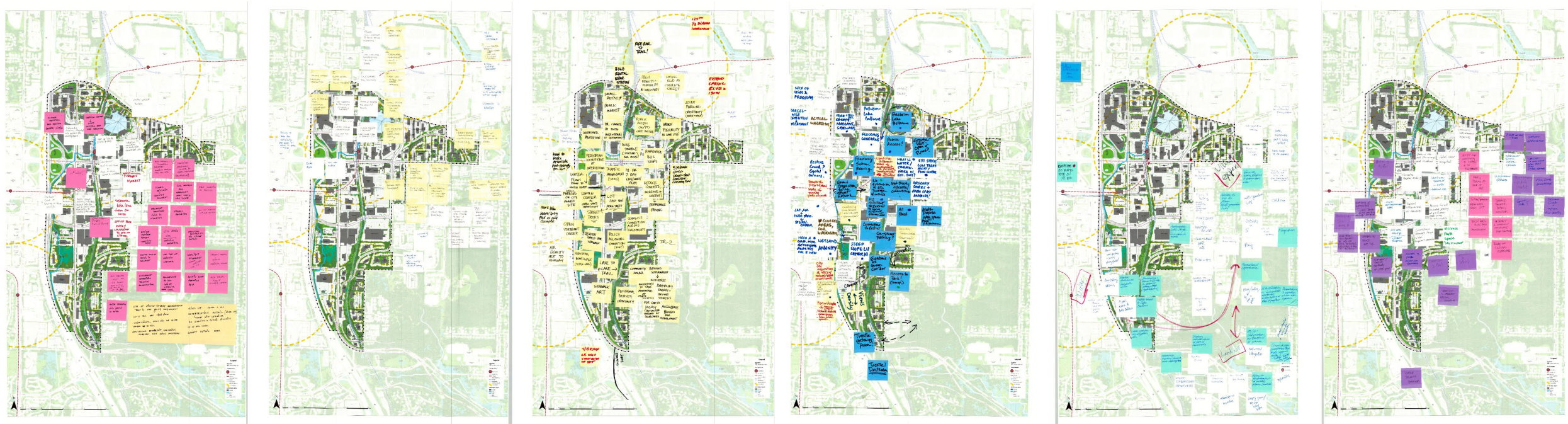
- False Creek Neighbourhood Utility (sewer heat recovery)
- Serves over 6.4 million SF of residential, commercial, and institutional space (as of 2021)

Sustainable District Priorities

- Demonstrate leadership + innovation
- Support the community's vision of great urbanism
- Substantial progress on sustainability goals & targets
- Leverage compound value of local + regional investments
- Tell a story of positive change: more urban AND more sustainable



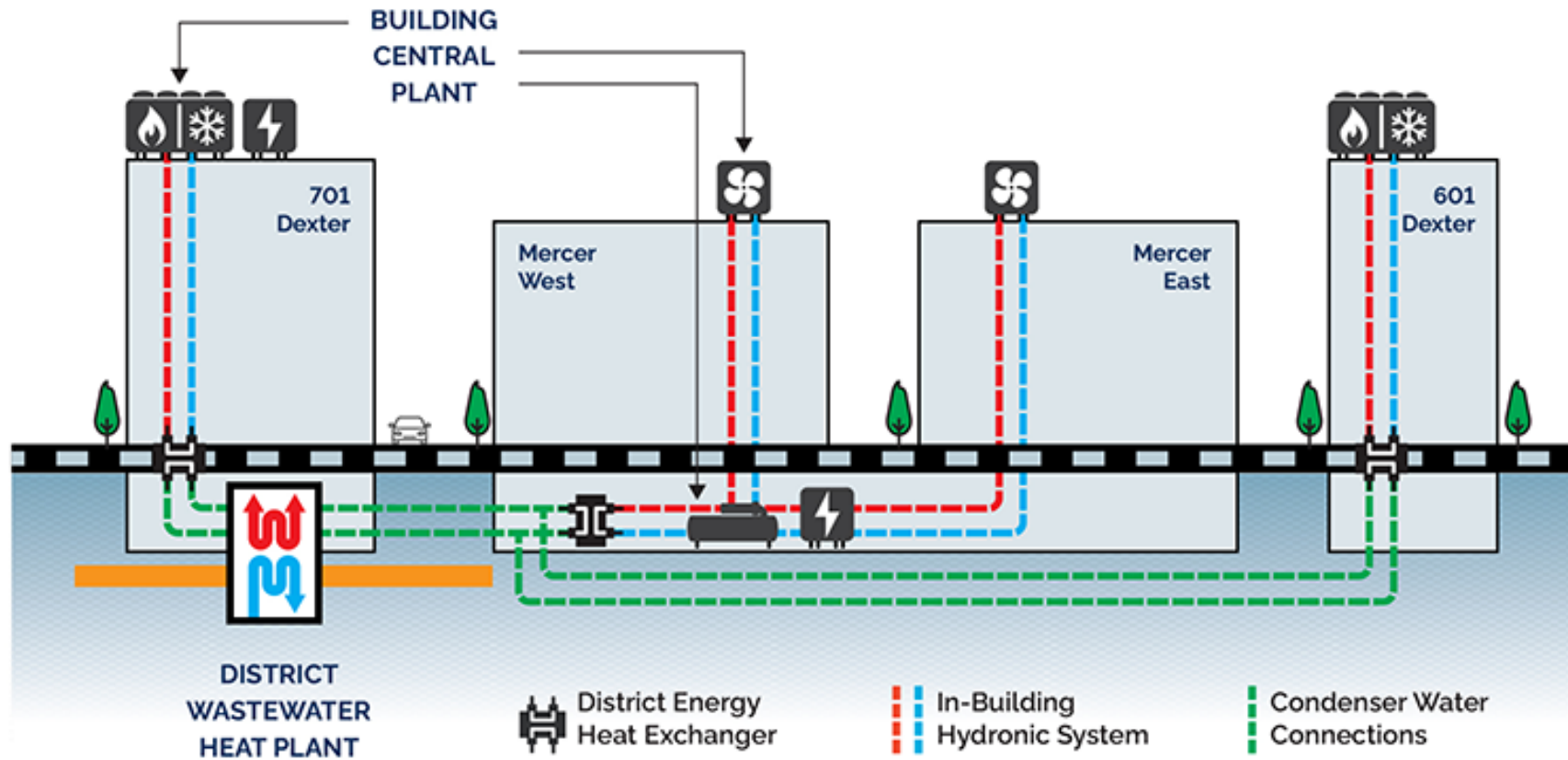
Stakeholder Workshops



Key Opportunities



District Energy



South Lake Union Energy District

Shared Infrastructure



South LA Wetlands Park

Green Building

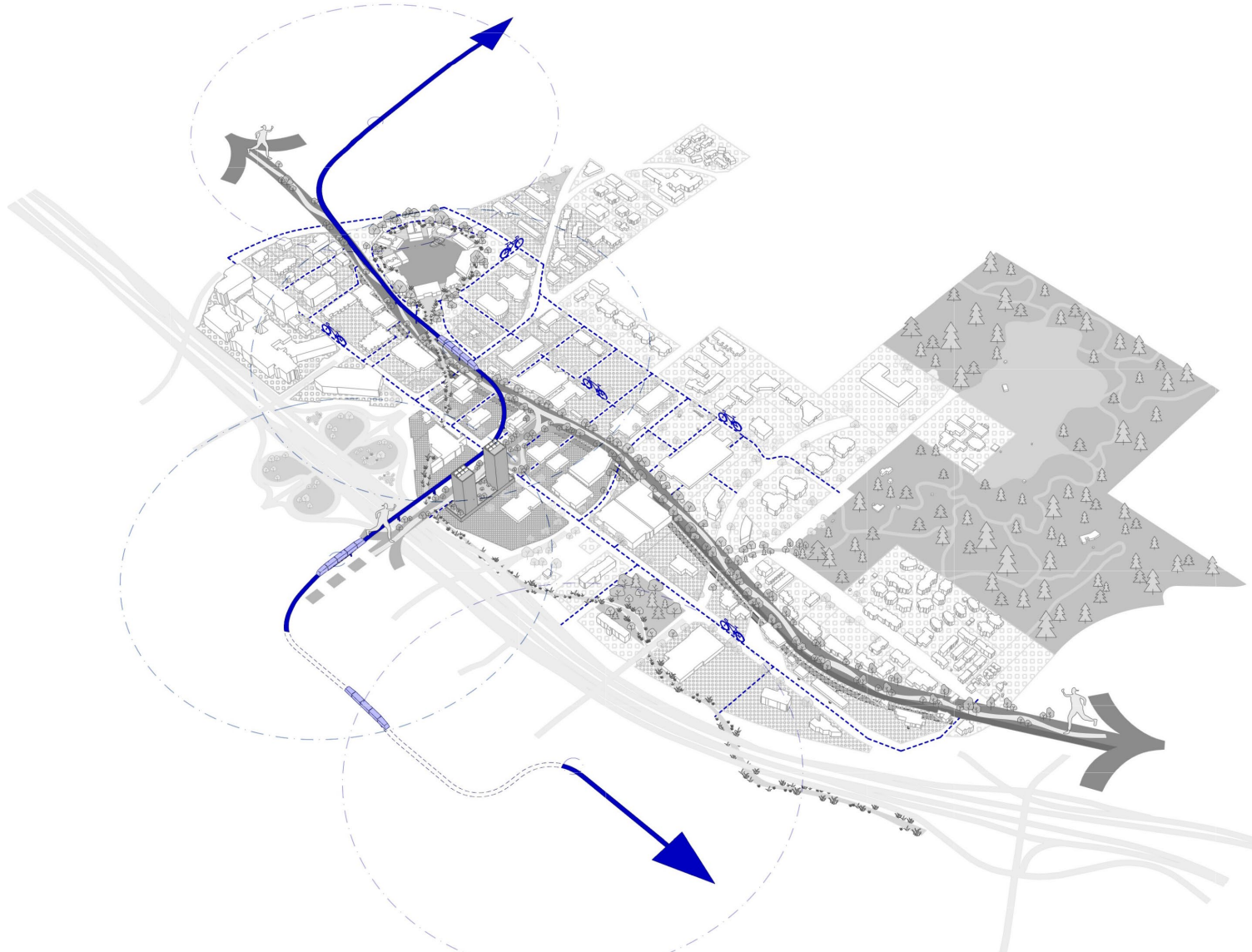


34Stone – Seattle Living Building Pilot

Urban Forestry ↔ District Identity



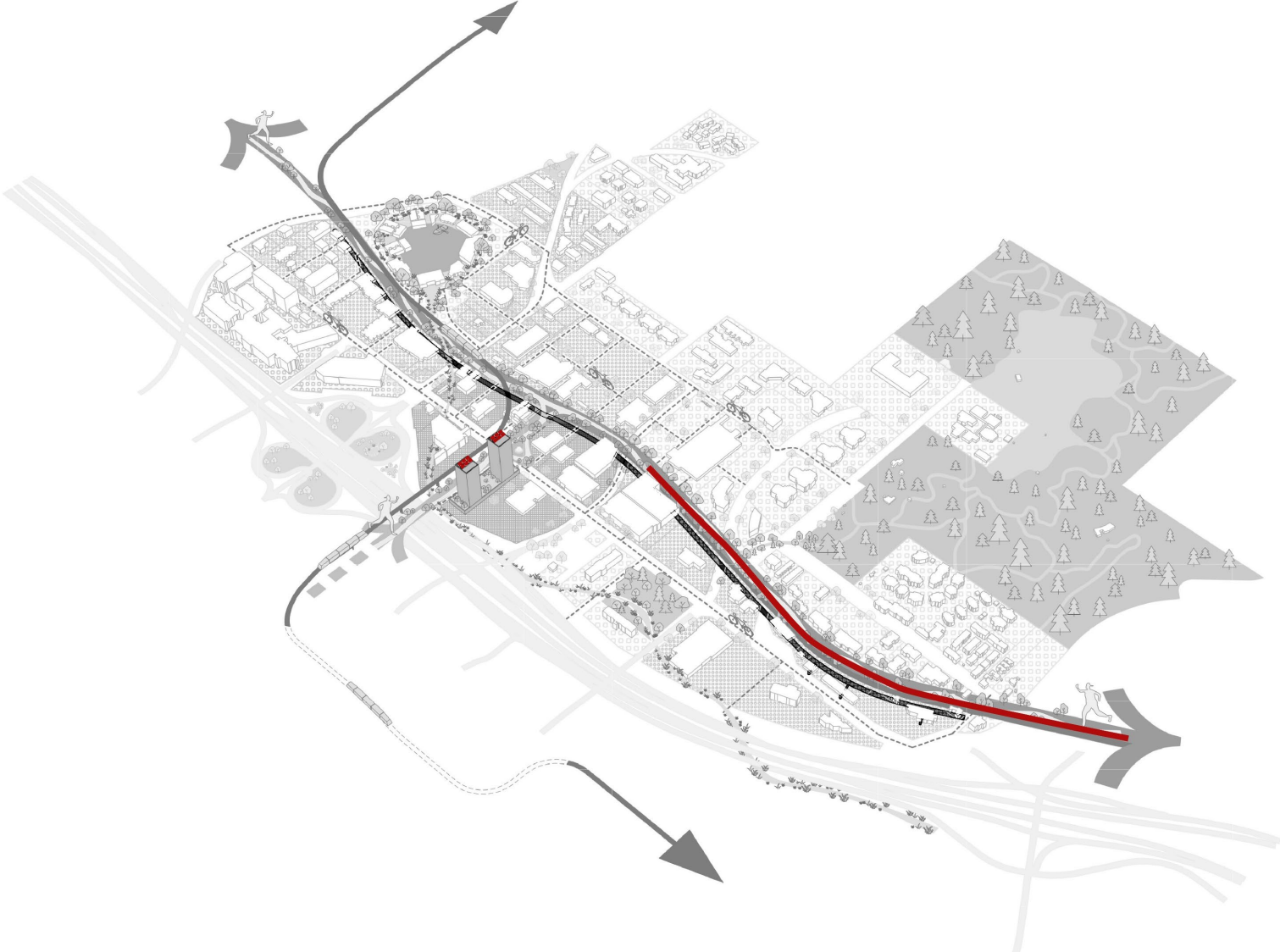
Sustainable District Strategy: Mobility



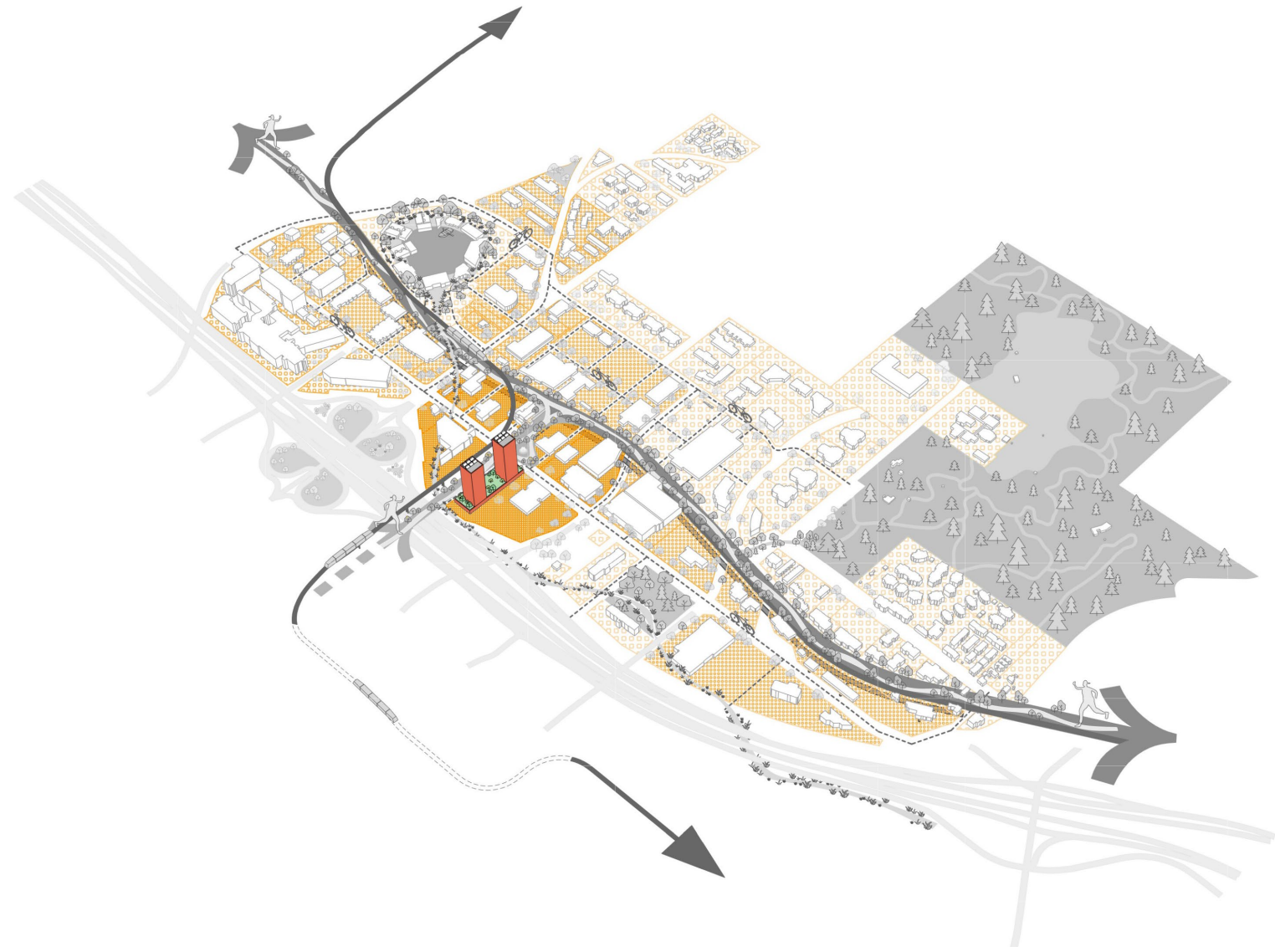
Sustainable District Strategy: Water



Sustainable District Strategy: Energy



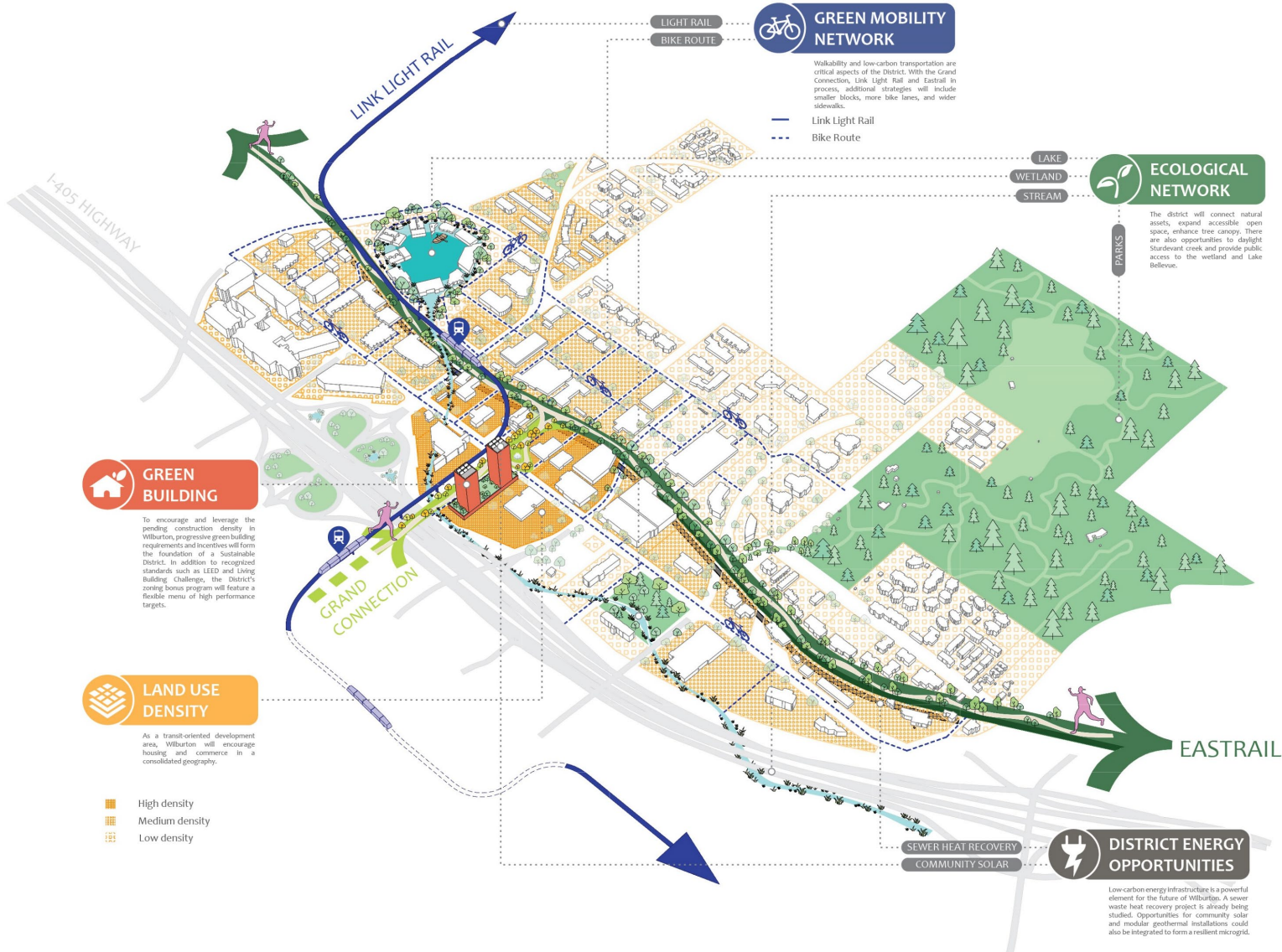
Sustainable District Strategy: Resource



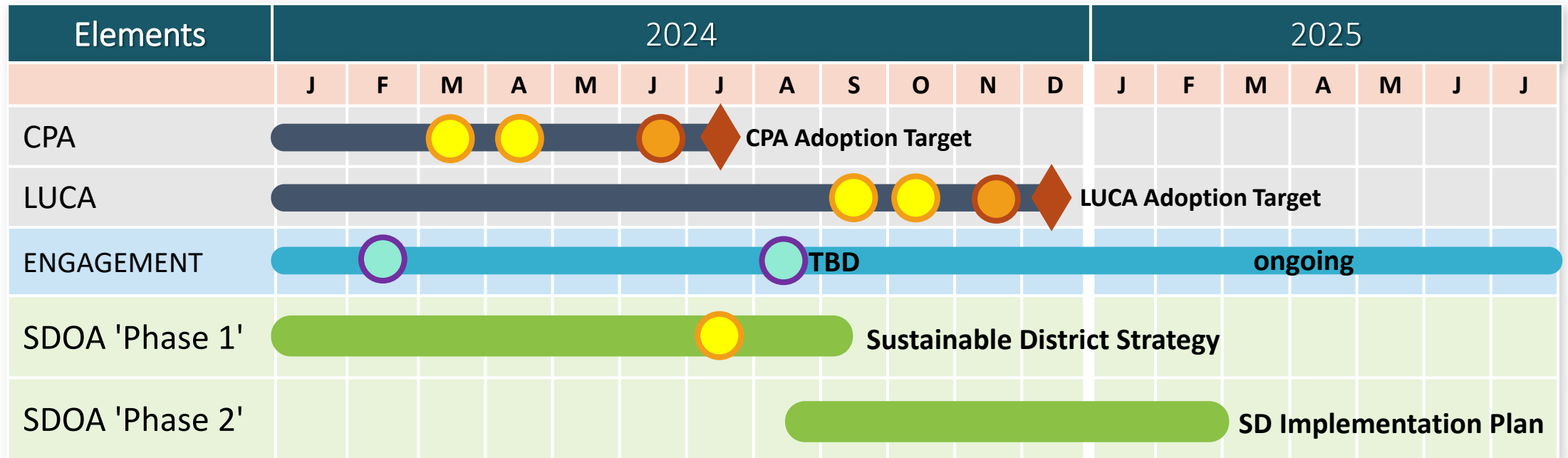
Sustainable District Strategy: Livability



Sustainable District Strategy



Current Project Schedule









- Planning Commission
- City Council
- Stakeholder workshops

Work to-date

Q4 2023 – Q1 2024	Q2	Q3
Stakeholder workshops (Dec & Feb)	Sustainability Framework research	Sustainability Framework recommendation
Sustainability priorities & opportunities		
Begin sustainability integration (UDGs & LUCA)	Draft green building / site development tiers	Finalize green building / site development tiers
		Sustainable District Strategy

Sustainable District Frameworks

<p>LEED for Cities & Communities</p>  <ul style="list-style-type: none"> • LEED for Cities + LEED ND merged into single system • Emphasis on continuous performance measurement • Ecology, Transportation, Water, Energy, Resources, and Equity 	<p>Living Communities</p>  <ul style="list-style-type: none"> • <i>Closed for new registrations</i> • Living Building Certification for a majority (>50%) of community-owned buildings (min. 1) • Performance verification: 85% of development occupied as intended after 12 months 	<p>Just Communities (EcoDistricts)</p>  <ul style="list-style-type: none"> • EcoDistricts >> Just Communities • Equity, Resilience, and Climate Protection focus • Progress report every 2 years • Flexible framework • Prosperity also a focus 	<p>Envision</p>  <ul style="list-style-type: none"> • Infrastructure Sustainability and Resiliency • Quality of Life, Leadership, Resource Allocation, Natural World, Climate & Resilience • Life-cycle approach • Recognition of trade-offs and long-term impacts 	<p>SITES</p> <p>THE Sustainable SITES Initiative®</p>  <ul style="list-style-type: none"> • Sustainable, resilient landscapes / outdoor spaces • Water, Soil & Vegetation, Materials, Health and Well-being, Construction, Operation, and Education • Focus on green infrastructure 	<p>Salmon-Safe</p>  <ul style="list-style-type: none"> • Urban Development projects in WA • Water Quality & Quantity, In-stream Habitat, Riparian Habitat, and Fish Passage • Long-term Monitoring and Management
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LEED for Communities

Integrative Process	Energy & GHG
<i>Collaboration, green building policies</i>	<i>Efficiency, renewables, electrical grid</i>
Natural Systems	Materials & Resources
<i>Parks, wildlife, light pollution, resilience</i>	<i>Embodied carbon, waste management</i>
Transportation & Land Use	Quality of Life
<i>Walkability, bike infrastructure, transit</i>	<i>Affordable housing, public health & wellbeing</i>
Water Efficiency	Innovation
<i>Water use, stormwater, wastewater</i>	

Next Steps

Q4 2023 – Q1 2024	Q2	Q3	Q4
Stakeholder workshops (Dec & Feb)	Sustainability Framework research	Sustainability Framework recommendation	Sustainable District implementation planning
Sustainability priorities & opportunities			Keystone project planning & support
Begin sustainability integration (UDGs & LUCA)	Draft green building / site development tiers	Finalize green building / site development tiers	Ongoing stakeholder engagement
		Sustainable District Strategy	

QUESTIONS ?

