



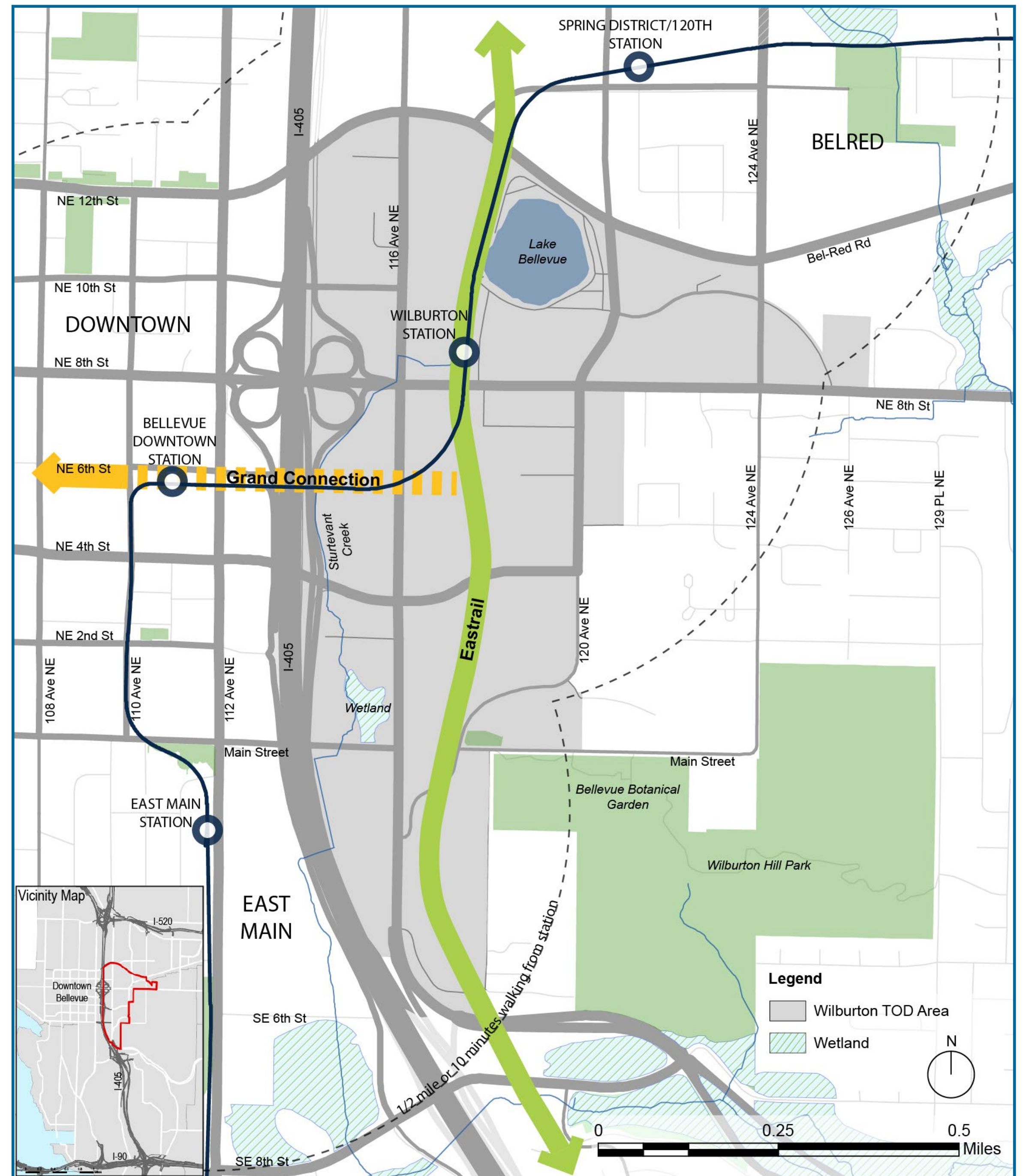
# Project Overview

Thank you for joining the Wilburton Vision Implementation Open House.

We look forward to learning more about what's important to you as we refine recommended policies to support the Wilburton Transit-Oriented Development (TOD) Vision.

## What is the Wilburton TOD Vision?

- Next **urban, trail- and transit-oriented** mixed-use community
- Connects **Downtown Bellevue and Interstate 405 to the west** and **residential neighborhoods and large city parks to the east**
- New housing and jobs contribute 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
- Fine-grained network of **multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces**
- Sustainable development and land use patterns** support community resilience and city's climate goals



## Overview of Community Participation

- 100 responses** to an online questionnaire open between July and December 2022
- Project information sheets mailed to nearly **~900 residences** and businesses within the Wilburton TOD study area in March
- ~50 attendees** at an April 11 virtual information session.
- ~30 youth attendees** at the April 22 Youth Involvement Conference workshop on Wilburton planning
- ~15-20 small businesses** visited to share information about Wilburton vision
- Several walking tours and tabling events within the community
- Presentations to community groups and organizations

## Project & Engagement Timeline







# What is Policy?

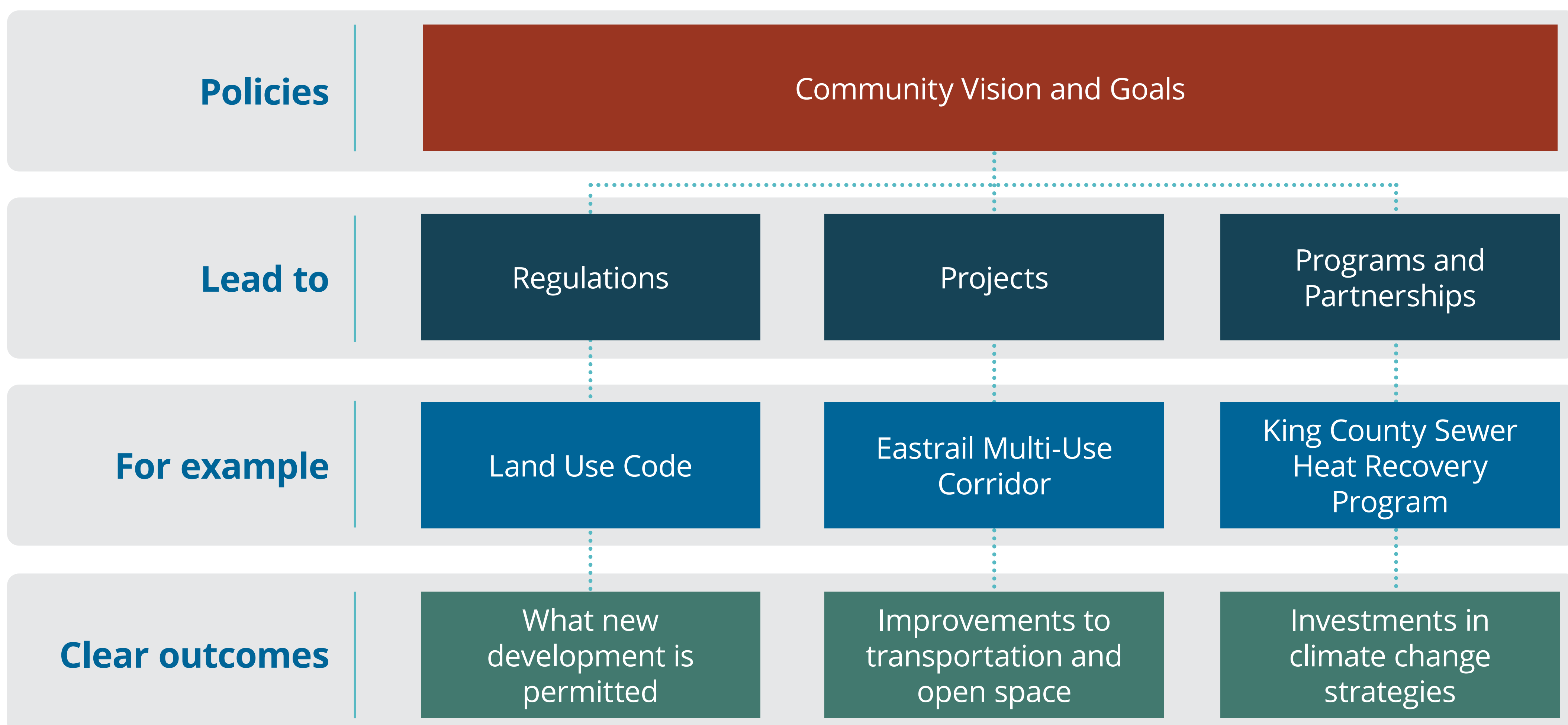


**Policy reflects a community's vision and shared values** by defining clear outcomes. In planning, policy serves as a guide for decision-making and is designed to help the city achieve specific goals.

**Policy describes *what* the city wants to achieve, but does not spell out exactly *how* to do it.** Good policy balances clear direction with enough flexibility to respond to changing conditions, new technologies, or unforeseen events.

**Policy and land use map updates for the Wilburton TOD are part of the Comprehensive Plan,** which is a foundational policy document guiding growth and development for the city.

There may be many ways to implement a policy: creating new regulations or ordinances; investing in new programs or facilities; developing and supporting programs and partnerships. For example:



For the Wilburton TOD Vision Implementation, updates to policies and the Comprehensive Plan map will inform Land Use Code Amendments (LUCA).

Policy	Code
Informs decision-making	Informs implementation of decisions
General direction and support	Detailed and specific
Leaves room for flexibility and interpretation	Provides clear direction







# Environment



## Goal

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

## What We've Heard

- Desire to preserve and increase urban tree canopy
- Opportunity to preserve, restore, and enhance natural habitats

## Key Policy Moves

1. Supporting renewable energy, net-zero carbon emissions, and net-zero waste in future development
2. Supporting district energy partnerships
3. Encouraging low-carbon building design
4. Encouraging enhancements to existing features, such as Lake Bellevue and Sturtevant Creek
5. Integrating green stormwater infrastructure, vegetation, and urban habitat into streetscapes



Enhancements to existing wetlands and streams can support urban wildlife and add to community.



Building and natural features can contribute to sustainable neighborhood development.



Green street infrastructure adds visual interest, provides a buffer between cars and pedestrians, and helps manage stormwater runoff.

## Share a post-it note!

What changes do you think will result from these policy moves?

Are there other priorities beyond these policy moves that you feel are missing?





# Parks, Recreation and Open Space



## Goal

To provide for a variety of publicly accessible community recreation and gathering spaces.

## What We've Heard

- Opportunity for parks and plazas along the Eastrail corridor and Grand Connection
- Desire for more family-friendly gathering and recreation spaces used throughout the day

## Key Policy Moves

1. Developing a system of neighborhood parks, smaller pocket parks, and linear open spaces
2. Developing civic gathering spaces as part of the Grand Connection
3. Providing walking and biking connections to nearby park facilities, including Bellevue Botanical Gardens and Wilburton Hill Park
4. Enhancing Lake Bellevue to become a unique public amenity
5. Developing Eastrail as a linear park with recreational and natural features



Neighborhood parks serve the needs of the immediate neighborhood, and can be easily walked and biked to.



Improved trail connections for walking and cycling can make it safer and more convenient to access trails and neighborhood parks.



Eastrail can become a linear park with amenities, such as play spaces, landscaping, and seating.

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# Economic Development



## Goal

To enable existing and new businesses to thrive and contribute toward vibrant places and corridors.

## What We've Heard

- Desire for more places to spend time and connect with community
- Opportunity to support affordable spaces for small businesses

## Key Policy Moves

1. Accommodating existing uses and allowing new businesses compatible with future land uses
2. Increasing access to affordable, small-scale retail space, especially along the Eastrail and Grand Connection
3. Providing flexibility in building design to support a diverse business mix
4. Promoting "third places" (such as cafes and bookstores) that build community



"Third places" like coffee shops and restaurants can be spaces for community to gather.



Small-scale retail along Eastrail can be a unique economic opportunity that draws a variety of visitors into the area.



Large-format commercial space can be designed to fit within a mixed-use, urban environment.

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# Arts and Culture



## Goal

To create a cultural nexus that connects people to arts and multicultural opportunities within the Wilburton TOD and throughout the city.

## What We've Heard

- Desire for arts, performance, and other multicultural spaces
- Opportunity to honor and celebrate Japanese-American heritage and Indigenous peoples



Outdoor spaces can be temporarily activated with community events.

## Key Policy Moves

1. Recognizing diverse heritages and histories, especially historically excluded communities, through placemaking and activation
2. Activating areas underneath the elevated light rail tracks
3. Activating buildings and outdoor spaces along the Eastrail and Grand Connection with cultural activities

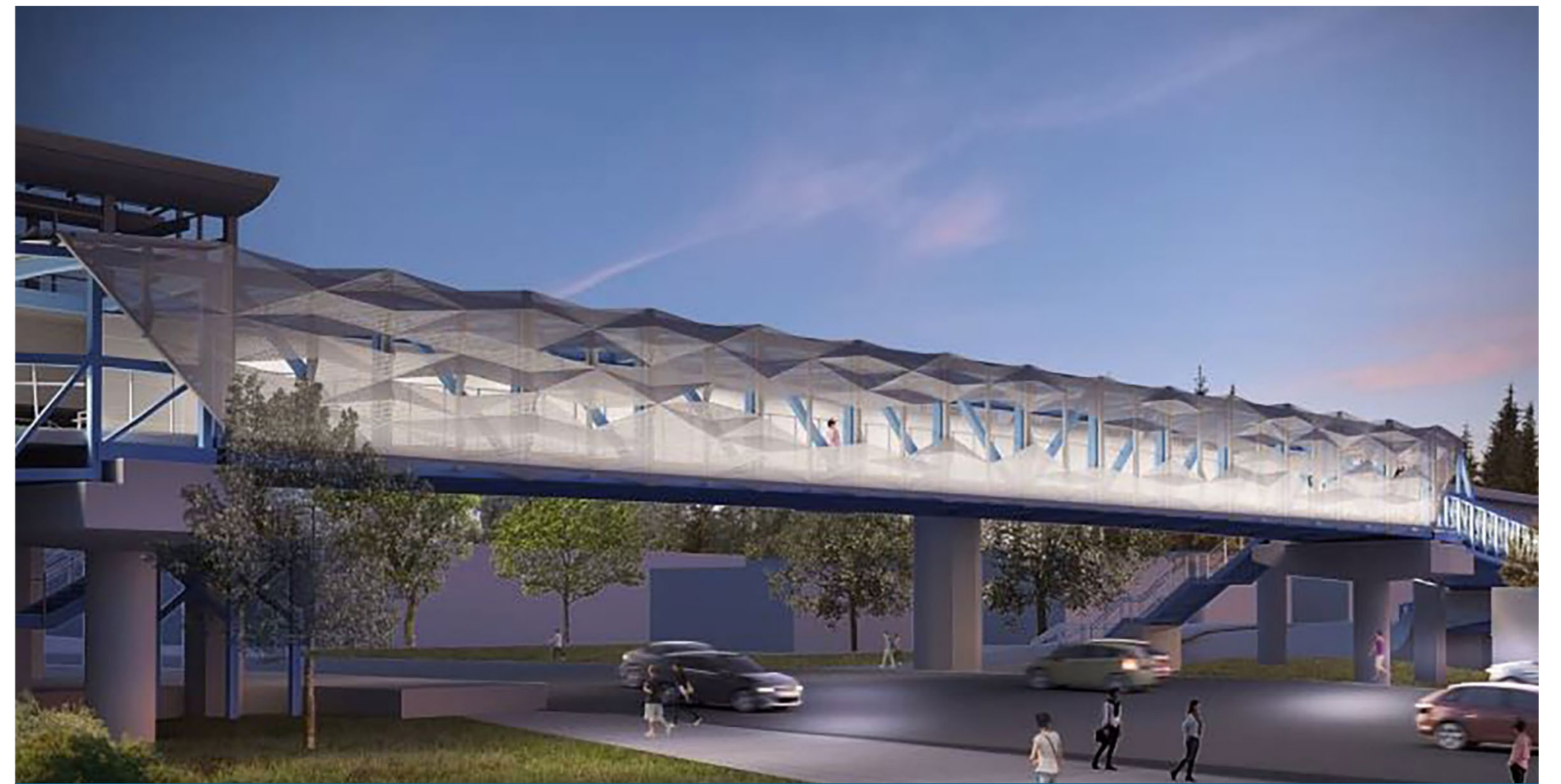


The space beneath the elevated railway can be enhanced with public art.

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Art installations are being incorporated into Eastrail to honor Japanese-American heritage.





# Urban Design



## Goal

To achieve an inviting, pedestrian-oriented experience reflected in future streetscapes, neighborhood blocks, buildings, and placemaking opportunities.

## What We've Heard

- Opportunity for streetscapes to include pedestrian amenities, such as seatings, plantings, lighting, and art
- Concerns around feeling a sense of safety

## Key Policy Moves

1. Expressing neighborhood identity through gateway treatments, wayfinding, and streetscape design
2. Providing opportunities for active uses along building frontages
3. Promoting a high-quality, active pedestrian environment with weather protection, access to sunlight, and enhanced public safety
4. Having adjacent buildings and open spaces connect to and activate Eastrail and Grand Connection



Eastrail, Grand Connection, and Wilburton Station are points of entry into the Wilburton TOD that can be designed to create a distinct sense of arrival into the neighborhood



Setting buildings back from the street edge can provide more room for elements such as cafe seating, landscaping, and weather protection



The design of Eastrail can allow for visual integration and connections with adjacent development to support a range of corridor activities

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# Transportation



## Goal

To create a walkable, bikeable, and transit-rich urban neighborhood.

## What We've Heard

- Opportunity to improve the safety, comfort and access for people walking and bicycling through Wilburton
- Opportunity to reduce dependency on vehicles

## Key Policy Moves

1. Supporting access to/from, within and between destinations to promote active transportation and to provide essential vehicle connections.
2. Ensuring abundant, convenient, and safe active transportation connections to Eastrail.
3. Developing a comprehensive wayfinding program to help pedestrians, bicyclists and transit riders navigate through the area.
4. Enhancing the streetscape character and multimodal functions of corridors with the area, including 116th Avenue NE.
5. Implementing the Grand Connection as an accessible and intuitive multimodal connection for all users.

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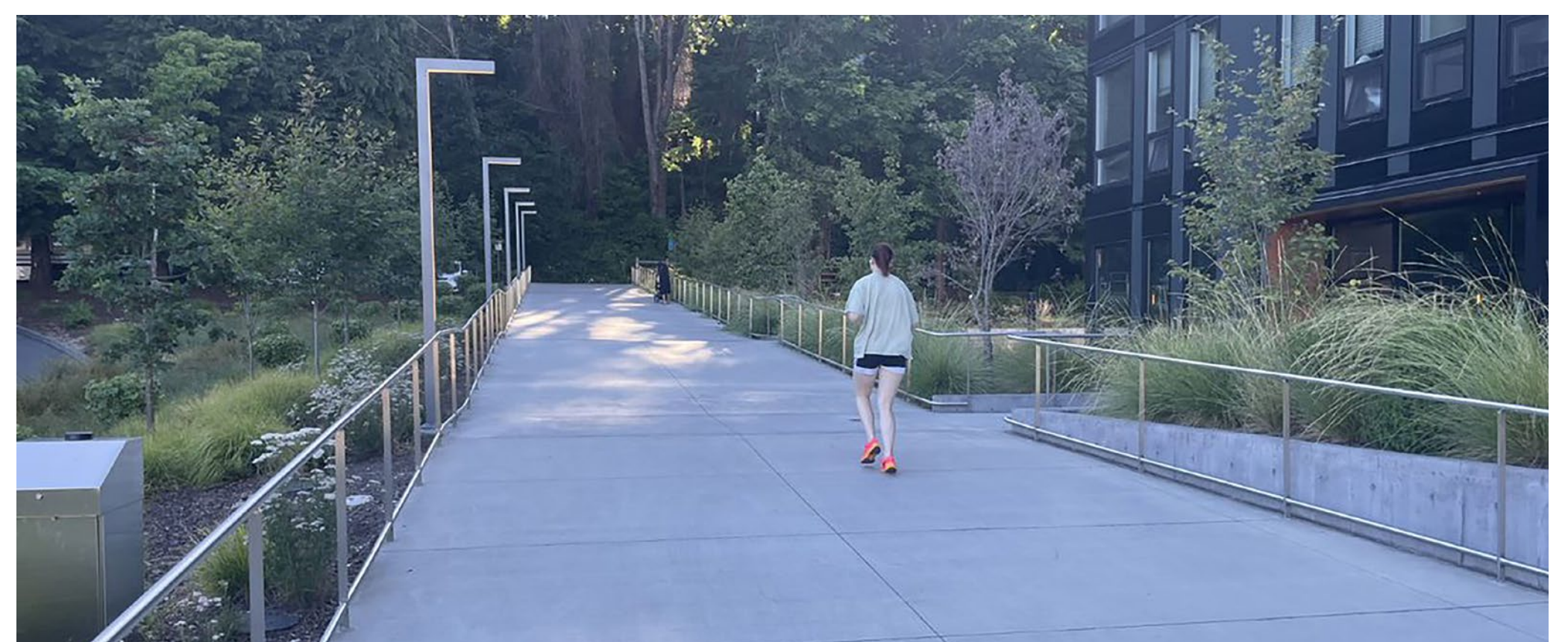
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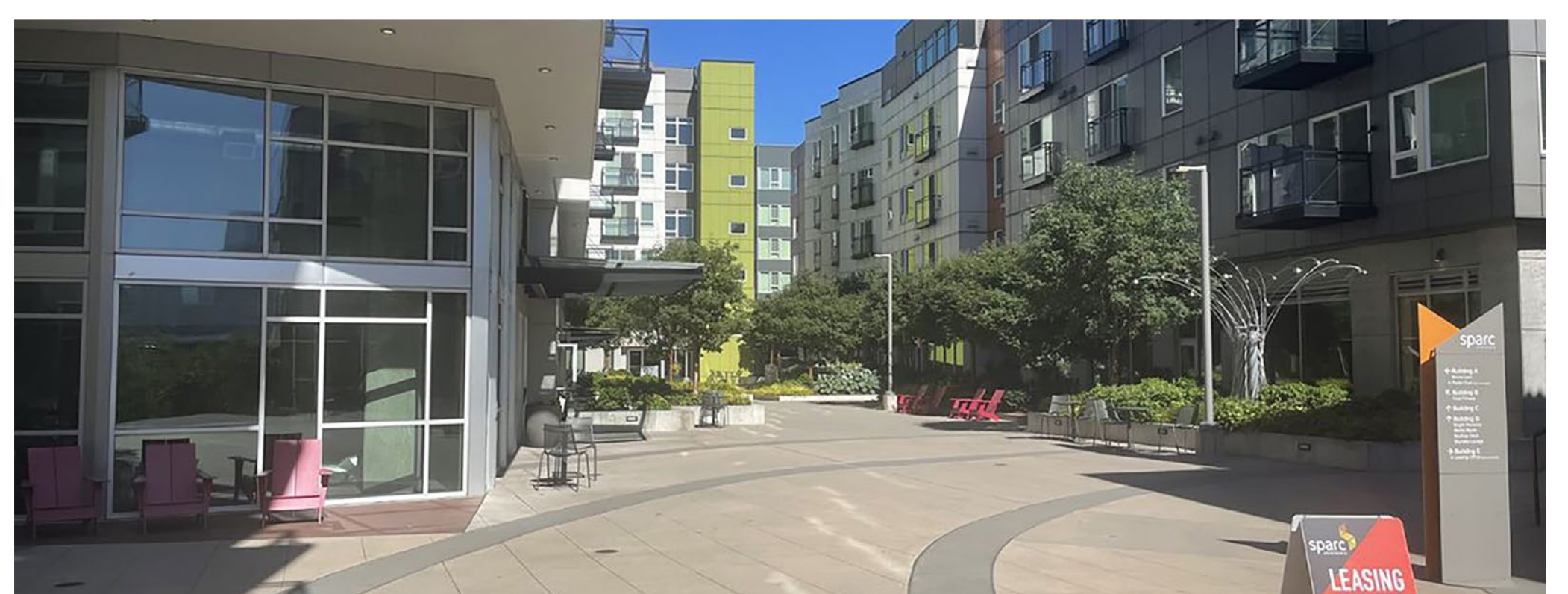
Flexible Access for vehicle and active transportation functions that support future development.



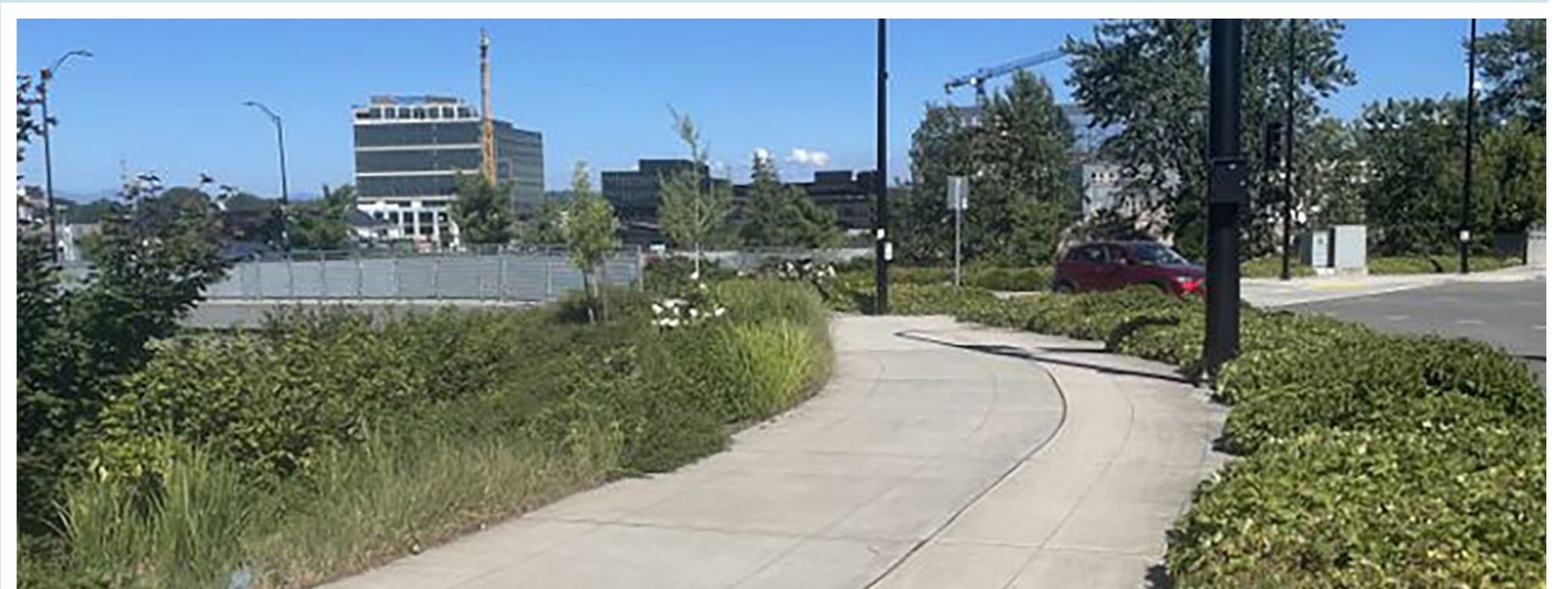
Local Access function as public streets for vehicular circulation and support active transportation functions.



Active Transportation Access for pedestrians and cyclists.



Pedestrian Through-Block Access for accessible connections through a block or development site.



Multi-Purpose Paths that function as separated walking and cycling paths adjacent to the street.





# 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.

## What We've Heard

- Concerns around appropriate scale of development next to residential neighborhoods
- Opportunity to accommodate more density around transit stations

## Key Policy Moves

1. Providing transitions in building heights between Downtown and residential neighborhoods
2. Providing for mixed-use development and street-level activity
3. Determining appropriate parking and supply management strategies within the context of a trail- and transit-oriented community
4. Developing compact, mixed-use sites and neighborhoods that support walking and cycling

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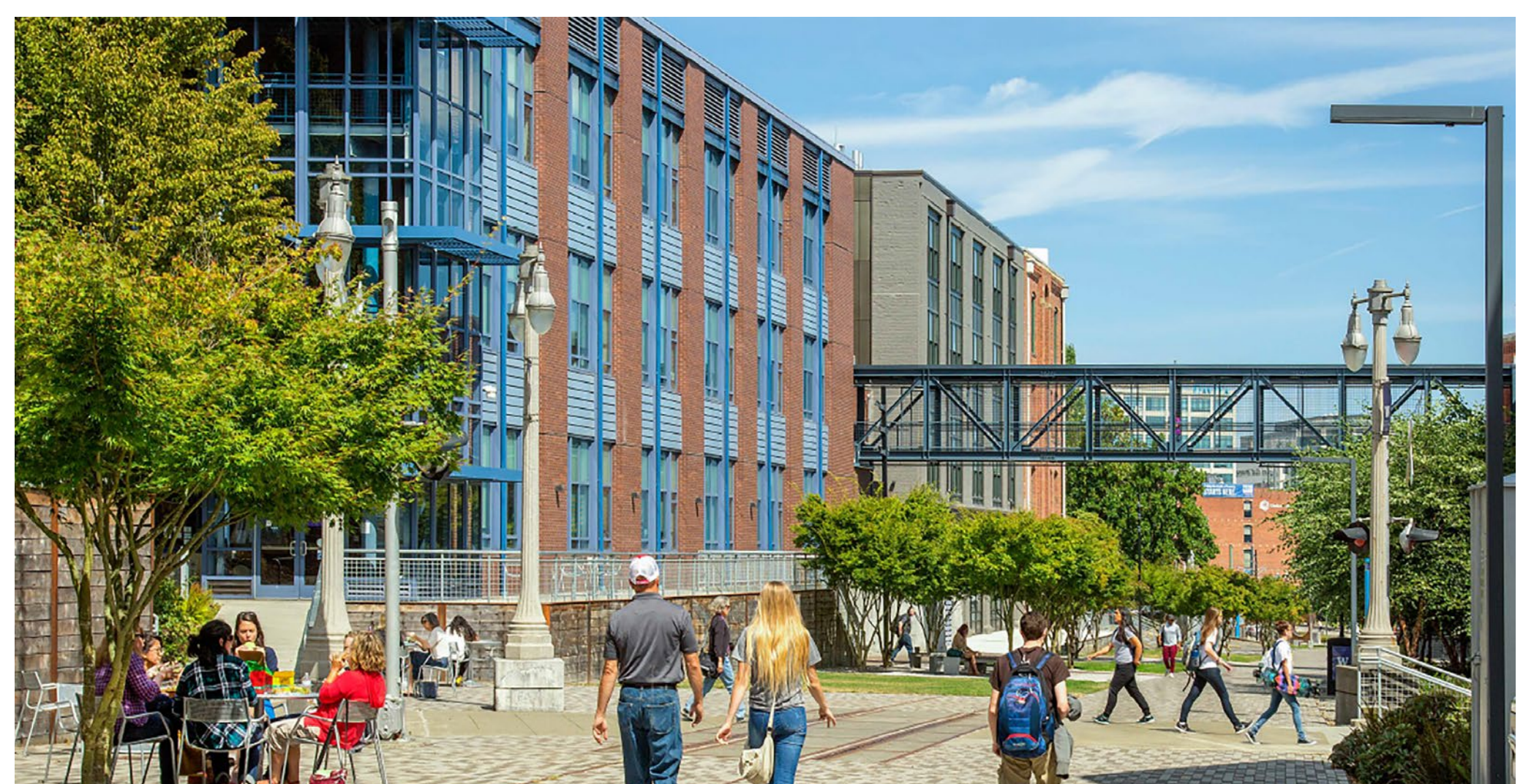
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High-density mixed-use around transit improves access to jobs, services, and other urban activities.



Mid-rise development provides for gradual transition in scale toward residential neighborhoods.



Development can provide for complete, connected, and active pedestrian corridors.





# Housing



## Goal

To expand diverse housing across unit types and affordability levels.

## What We've Heard

- Desire housing for different types of households, including seniors and families with kids
- Opportunity for mixed use development with housing above retail

## Key Policy Moves

1. Cultivating mixed-income communities with both market-rate and affordable units
2. Increasing opportunities for housing integrated with neighborhood amenities and services
3. Providing for housing that supports workforce being able to live in proximity to where they work
4. Encouraging green affordable housing opportunities, such as energy-efficient building design and renewable energy
5. Providing for ground-level residential units and amenities

### Share a post-it note!

What changes do you think will result from these policy moves?

Are there other priorities beyond these policy moves that you feel are missing?



Street-facing units can add to neighborhood character, vibrancy, and sense of safety.



Green building features can reduce long-term costs for residents living in these buildings.



Residents can be well-served by cultural amenities and neighborhood services that benefit the entire community.





# Implementation



## Goal

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

## What We've Heard

- Desire to see the Eastrail and Grand Connection funded and open as soon as possible
- Desire for well-coordinated development, and avoiding hodgepodge development

## Key Policy Moves

1. Developing land use tools so future developments contribute to public benefit
2. Developing financial tools to construct and maintain new public infrastructure
3. Expanding publicly owned land for open space, transportation, affordable housing opportunities
4. Early planning and coordination with private development on future improvements
5. Coordinating with state and regional agencies on city-desired amenities



Publicly owned land can support a range of public benefits, such as affordable housing development.



Grand Connection implementation will be supported by various projects, programs, and partnerships.



The city can coordinate with King County and Sound Transit to implement the Eastrail vision within the Wilburton TOD.

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