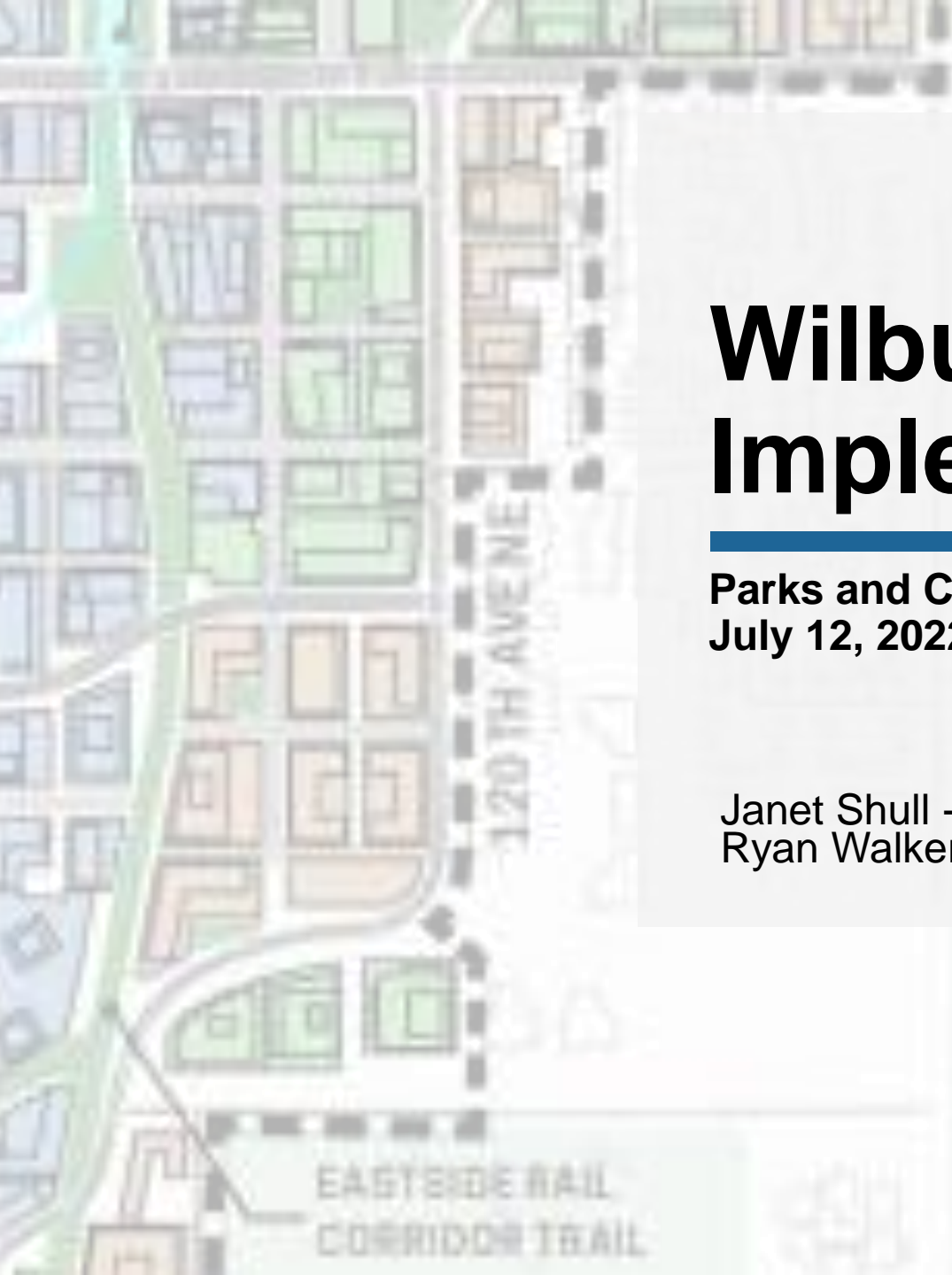




# Wilburton Vision Implementation

**Parks and Community Services Board  
July 12, 2022**

Janet Shull - *Community Development*  
Ryan Walker – *Parks and Community Services*





# Agenda

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1. Wilburton Vision  
Implementation initiative
2. What is the Wilburton  
Vision?
3. Scope and Timeline
3. Next steps



# Objectives

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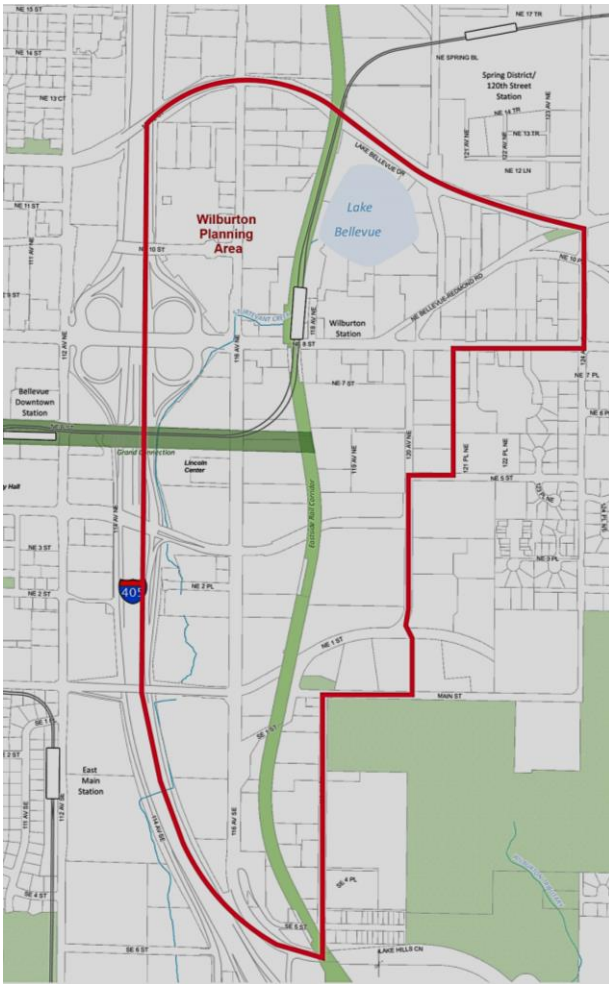
- **Adopt Comprehensive Plan Amendments (CPA)** to support the vision for the Wilburton planning area
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines to implement the vision, goals and policies in the Wilburton CPA
- **Adopt legislative rezone** for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

# Opportunities

- **Staff and resource efficiencies** by coordinating Wilburton with citywide future land use alternatives analysis
- **Improved understanding and communication** of potential impacts to broader community
- **Incorporate the Wilburton Eastrail Framework Plan** in both the CPA and LUCA
- **Increase Housing** capacity for the Wilburton planning area
- **A sustainable and equitable neighborhood**



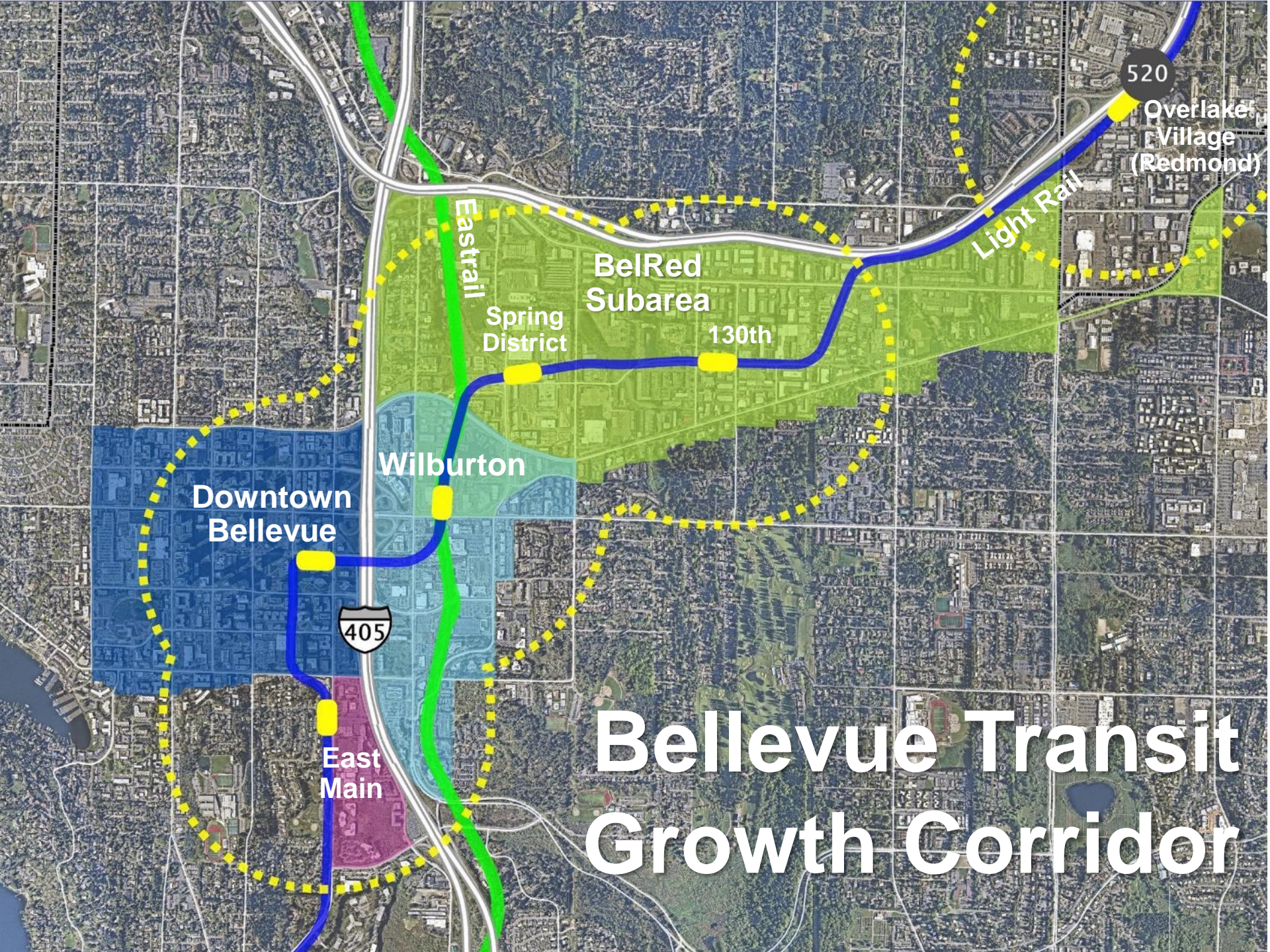
# Study Area and Preferred Alternative



Wilburton Study Area



Wilburton Vision 2018



520

Overlake Village (Redmond)

Light Rail

Eastrail

BelRed Subarea

Spring District

130th

Wilburton

Downtown Bellevue

405

East Main

# Bellevue Transit Growth Corridor

# Developing the Vision

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- 15-member Council-appointed Citizen Advisory Committee
- Guided by 12 Council Principles
- CAC members included: board and commission members, businesses, institutions, civic organizations and neighborhood residents.
- Convened in 2017 and met for over 1 year
- CAC examined the study area in depth and developed a preferred land use and transportation vision.
- **Per Council direction on 4-25-22 we are to use this vision as the baseline for our work on implementation through CPA and LUCA.**



# Vision Statement

(Committee letter to the Mayor)

*“Our vision is that the Wilburton Commercial Area become 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.”*



# What does the Vision include:

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- Preferred Urban Design Framework
- Design Principles
  - Building design and character
  - Transportation, streets and streetscape
  - Parks and open space
- Affordable Housing
- Placemaking Precedents
- Recommended Implementation Strategies

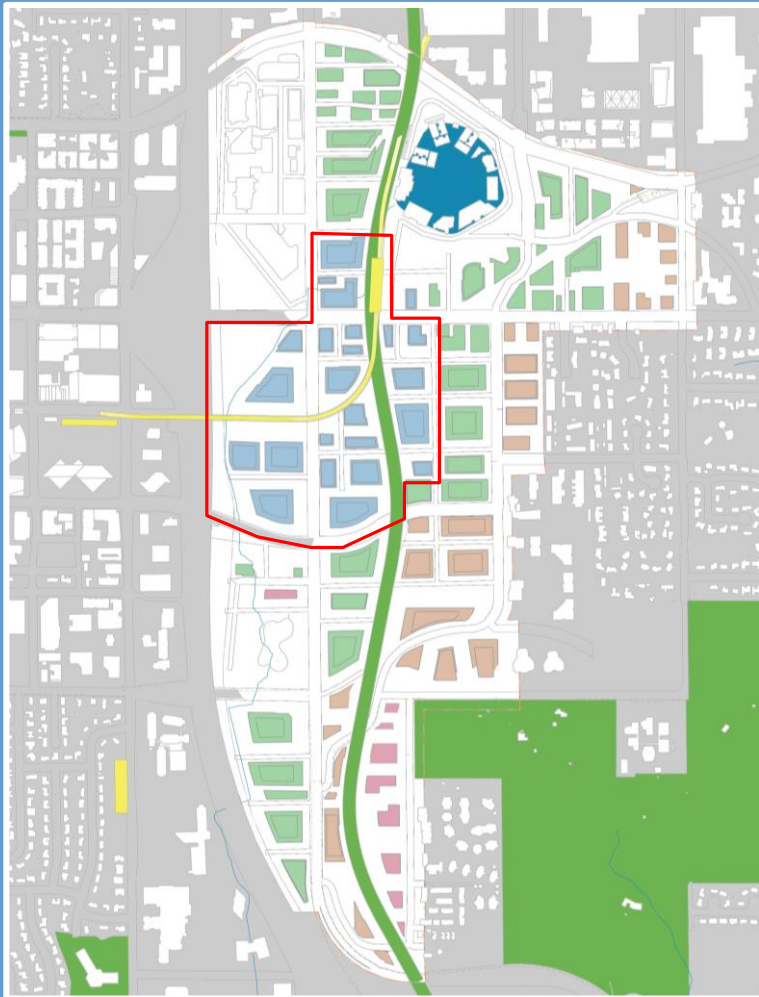




# Future Development Character

- Most intensive development (towers) near I-405 and the future Grand Connection
- Midrise mixed use along the Eastrail corridor
- Transitioning to lower density residential areas east of the study area.

# DESIGN PRINCIPLES



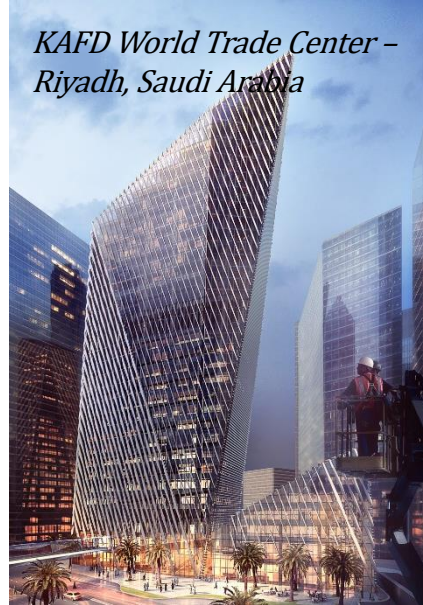
*Dream Center – Shanghai*

**“It’s a destination where people want to be at all hours.”**



*Inspired design that preserves key public views and separation.*

*KAFD World Trade Center – Riyadh, Saudi Arabia*



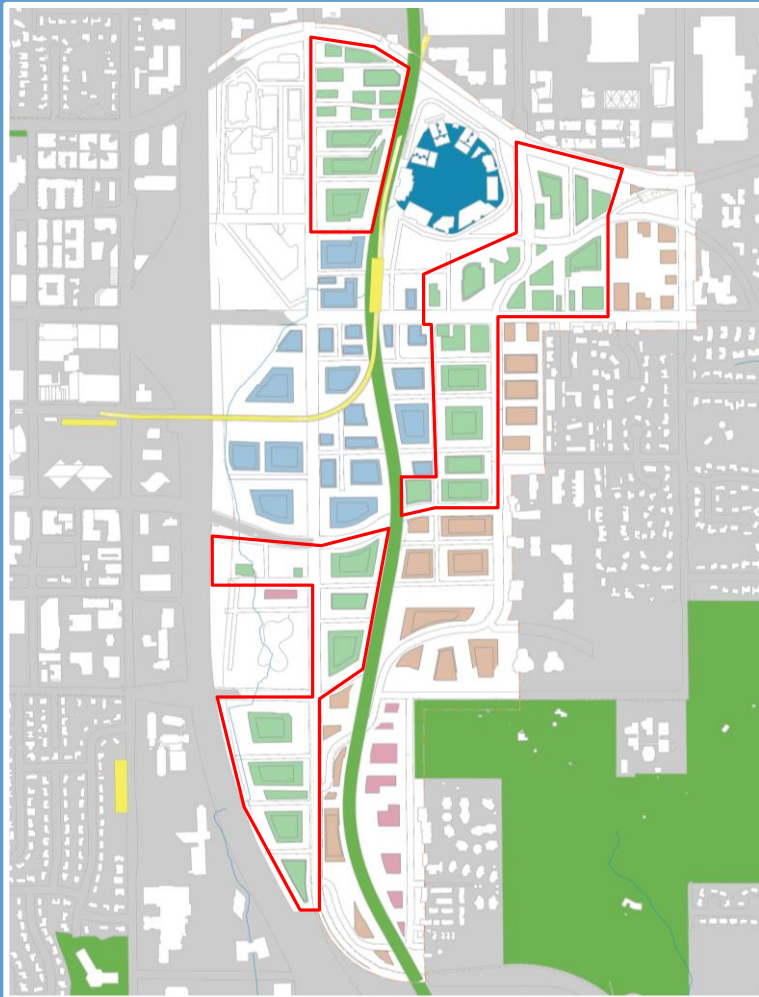
*Unique architectural forms*

*Hamilton Residence – Hamilton, ON*



*Complexity in massing to diminish scale*

# DESIGN PRINCIPLES

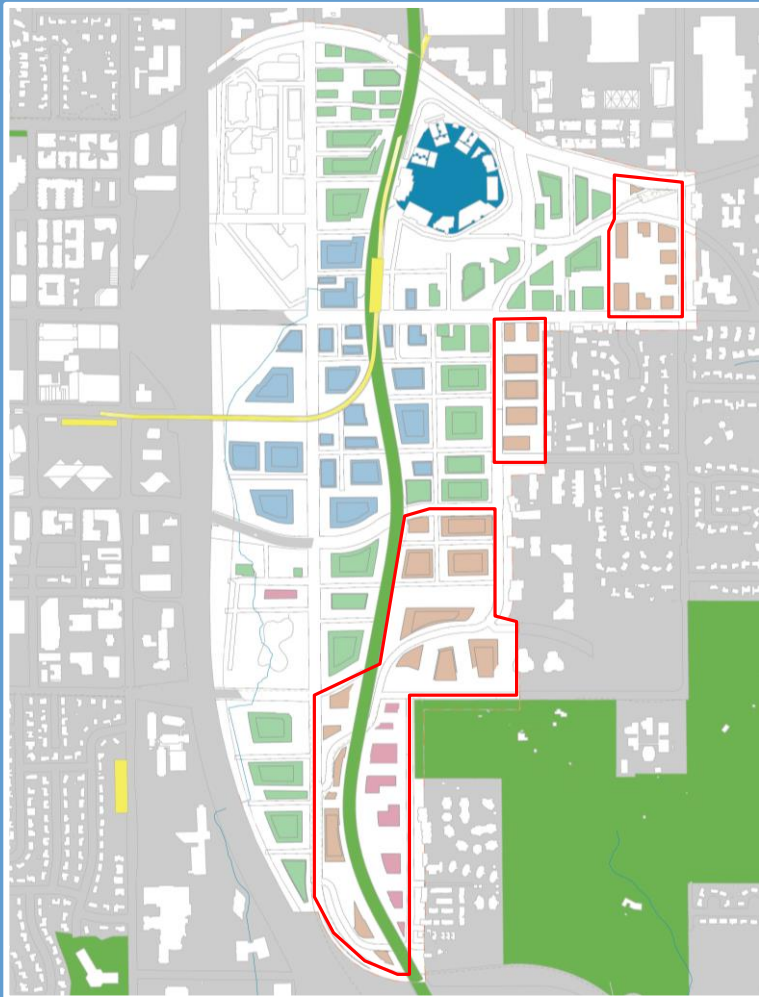


*Olympic Village – Vancouver, BC*



*The Ratcliffe – Charlotte, NC*

# DESIGN PRINCIPLES



*Downtown Woodstock – Woodstock, GA*

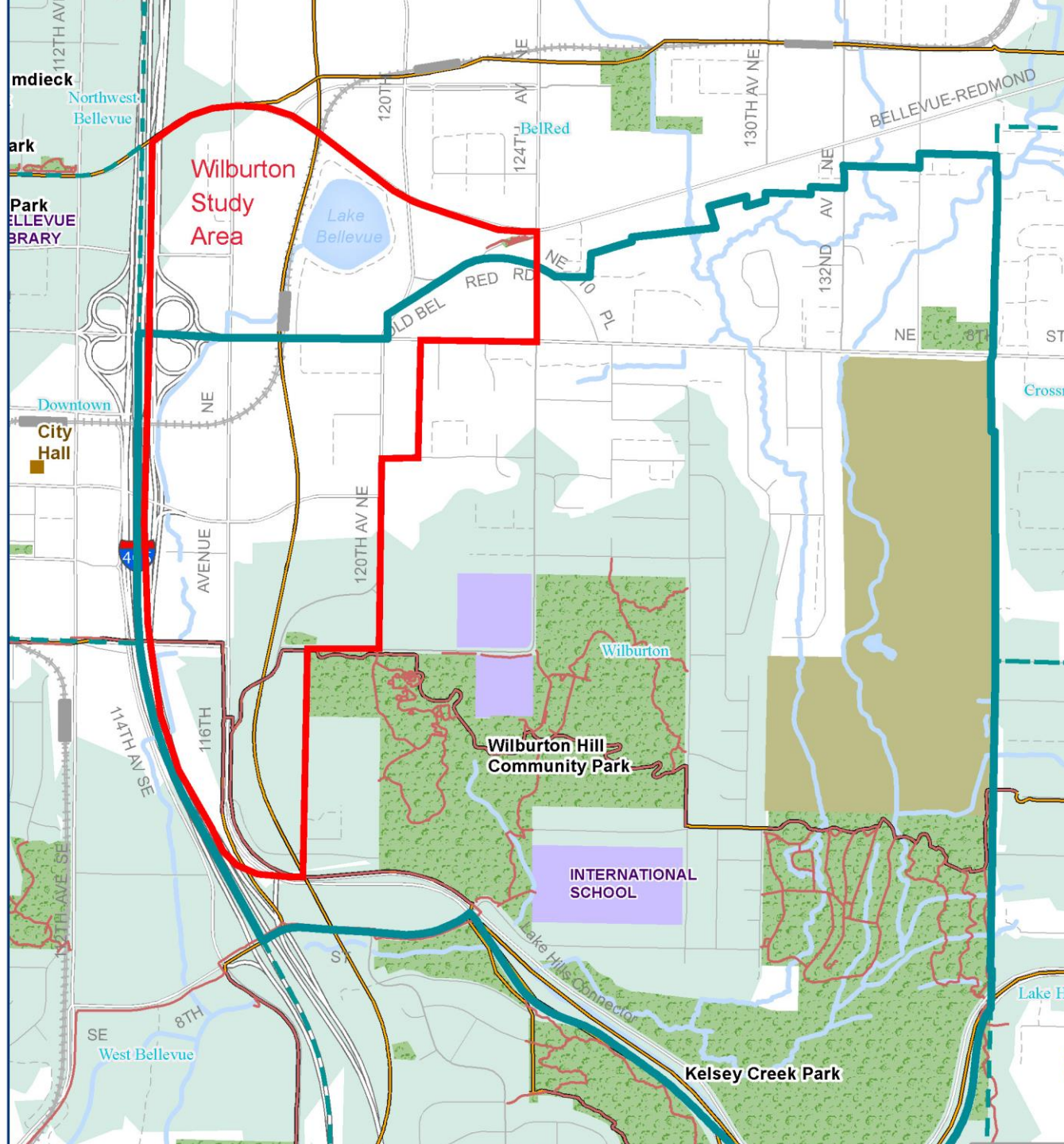


*Gentle density, respectful of its surrounding context.*



*700 North Church, Charlotte, NC*

# Parks & Open Space System



# Parks & Open Space

- Eastrail Corridor as a defining feature
- Active uses facing the trail
  - Restaurants
  - Shops
  - Services
- Central civic space
- Natural assets as public amenities
  - Sturtevant Creek
  - Wetland
- Well designed pocket parks and plazas



“Connectivity is critical. Support the Eastside Rail Corridor and Grand Connection to enrich the pedestrian experience.”



# PARKS & OPEN SPACE PRECEDENTS

*Activated Eastside Rail Corridor  
Trail Oriented Development*

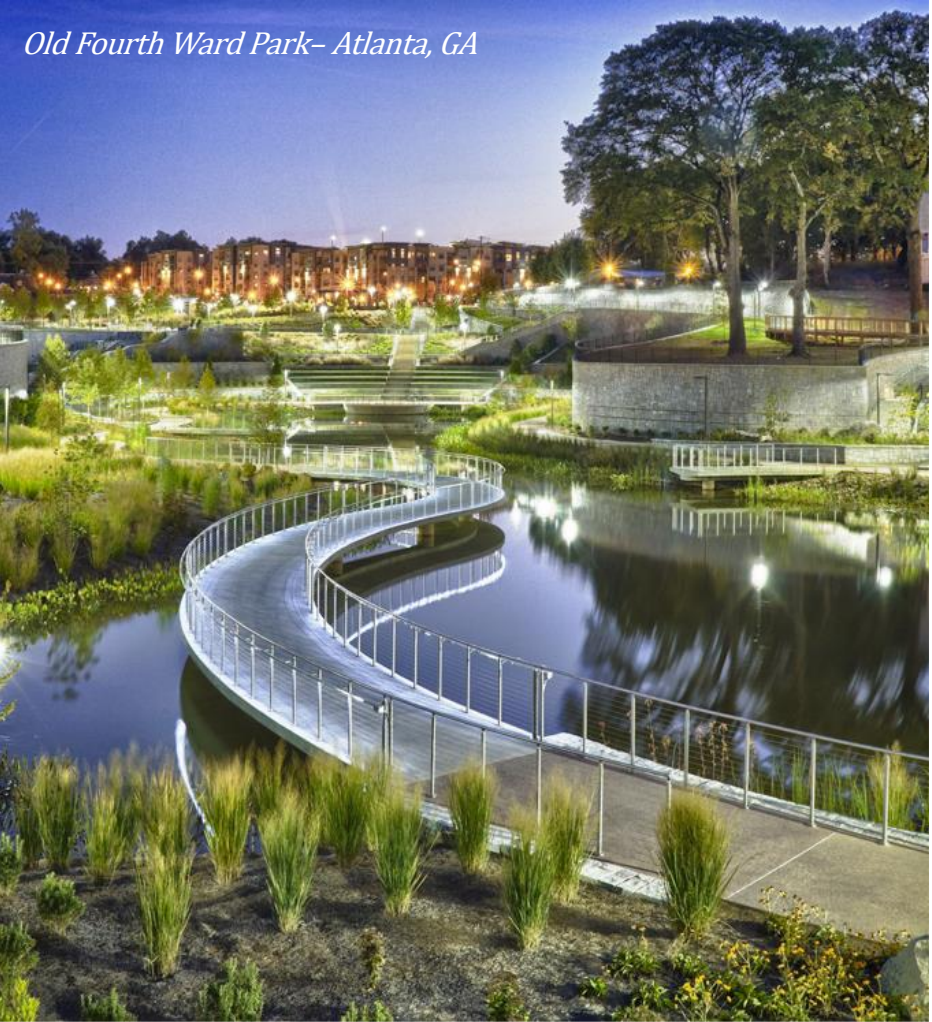




# **PARKS & OPEN SPACE PRECEDENTS**

*Large Central Civic Space*

*Old Fourth Ward Park – Atlanta, GA*



*City Creek Center – Salt Lake City, UT*

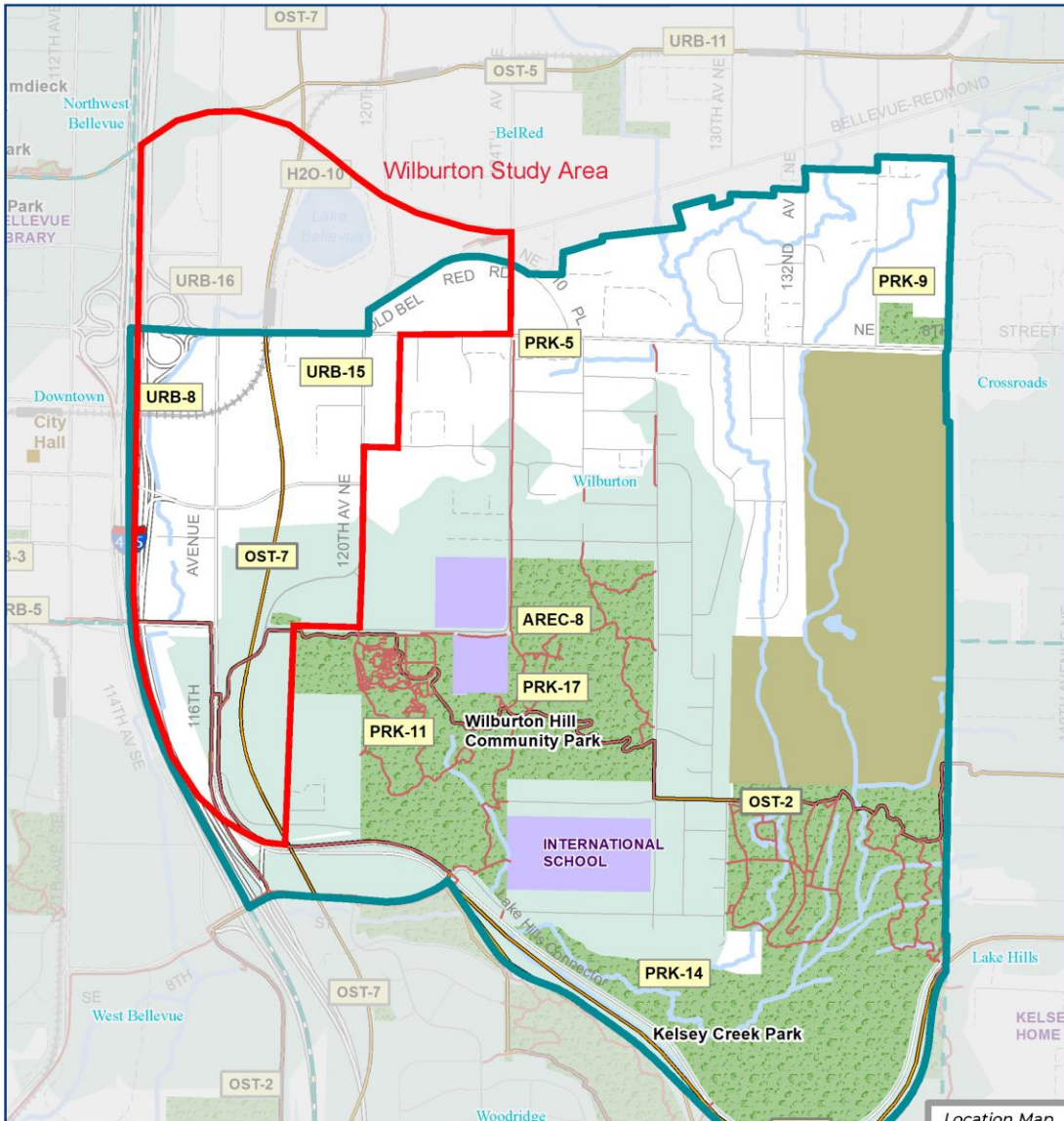


# **PARKS & OPEN SPACE PRECEDENTS**

*Natural Assets as Amenities*



# Parks & Open Space System Plan



- Eastrail development and connections
- Grand Connection development
- Park acquisition and development
- Lake Bellevue access
- Open space & natural systems enhancement

ABC-12 Capital Project Objectives	Trails	Other Public Parks
Neighborhood Areas	City Limits	Public School Property /Libraries
Greenway Trail System	City Parks & Open Space	Private Parks
		Parks/Trails 1/3 Mile Accessibility

0 0.125 0.25 Miles Source: City of Bellevue, King County, US Census

The City of Bellevue does not guarantee that the information on this map is accurate or complete. This data is provided on an "as is" basis and disclaims all warranties. Coordinate System: State Plane, Washington North Zone, US Feet, NAD1983\_2011.



# Transportation & Connectivity

- Connections to the Eastrail Corridor
- Activated alleys as public spaces
- 116<sup>th</sup> Avenue NE as a grand boulevard
- Local streets and woonerfs
- Smaller blocks and mid-block connections





*Indianapolis Cultural Trail– Indianapolis,  
IN*



*Pedestrian Boulevard– St. Petersburg,  
Russia*

# TRANSPORTATION PRECEDENTS

*Pedestrian & Cyclist  
Infrastructure*



# STREET LEVEL ACTIVATION

*Emphasis on the Pedestrian  
Realm*



# TRANSPORTATION PRECEDENTS

*Sustainable and Green*

*Passeig de St. Joan – Barcelona, ES*



*Olympic Village – Vancouver, BC*



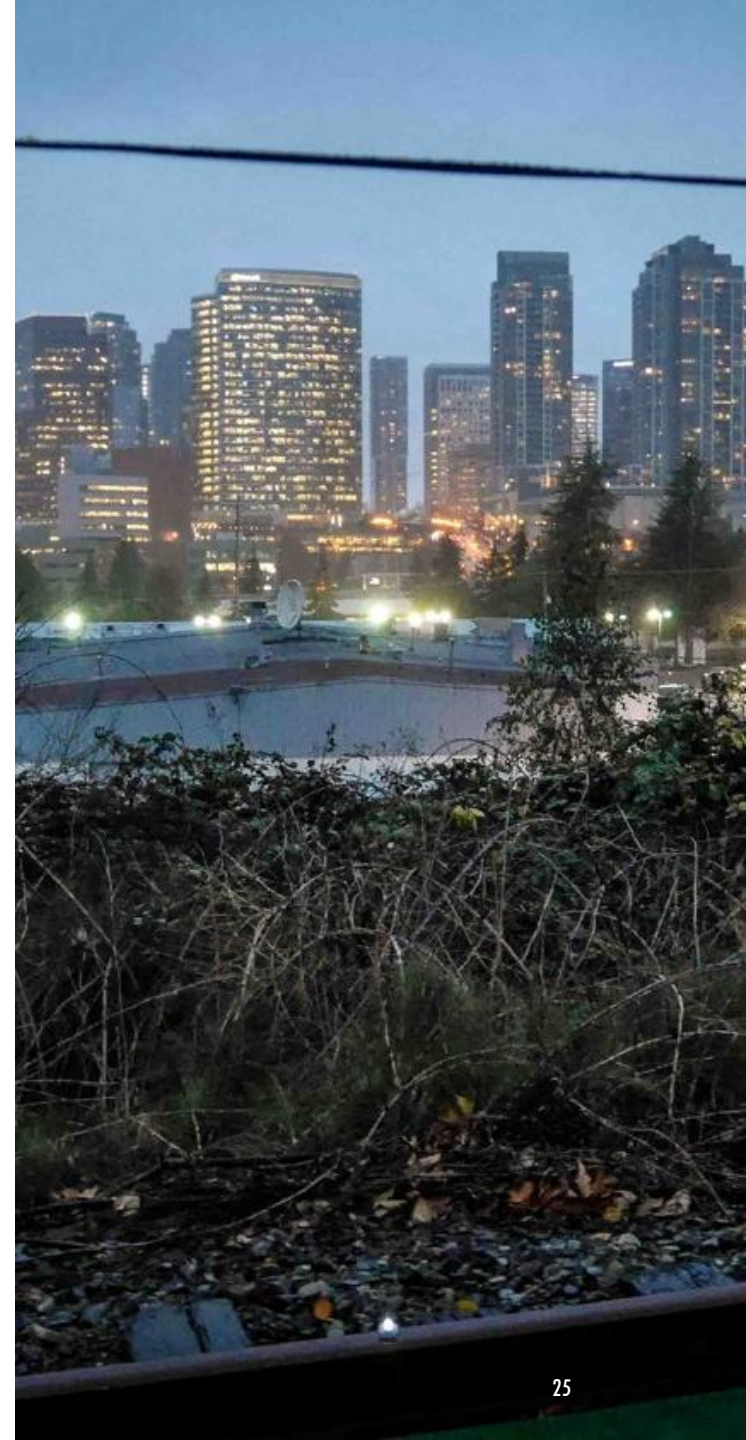
# TRANSPORTATION PRECEDENTS

*Inspired Design*

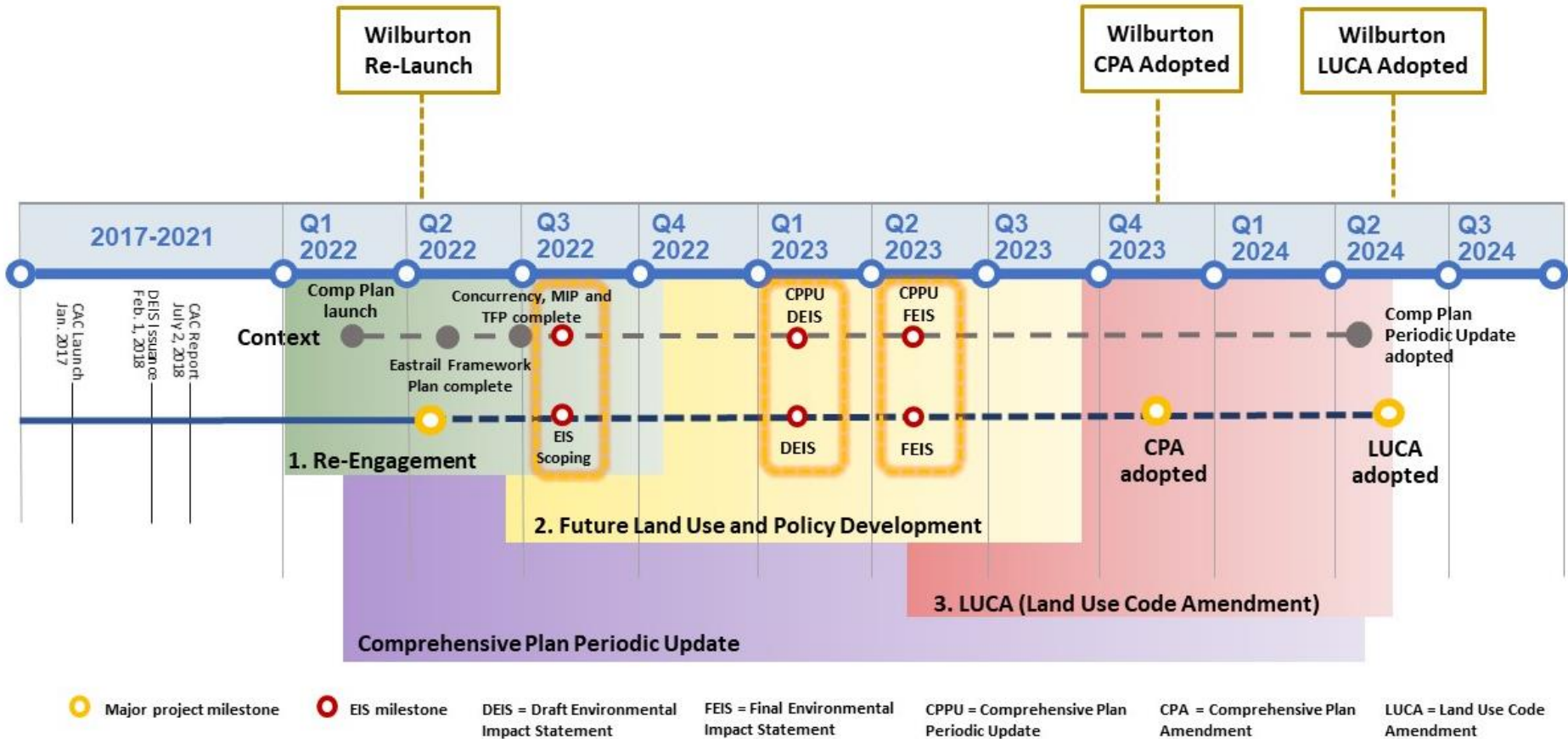


# Affordable Housing

- A bold land use vision that adds capacity and additional opportunity to incentivize and encourage affordable housing
- Leverage City assets and identify partnerships
- Emphasis on workforce housing
  - Those that work in the study area should be able to live in the study area
- Incentivize supporting services
  - Day care facilities
- Require culturally relevant amenities
  - Ex: El Centro de la Raza



# Scope and Timeline



# Community Engagement

**COMMUNITY RE-ENGAGEMENT, Now – Sept 2022:** Inform community about the Wilburton Vision and re-engage with stakeholders. **Commission briefings, stakeholder presentations conversations, expanding our reach.**

**INPUT ON FUTURE LAND USE AND CPA, Oct 2022 – Sept 2023:** Community input on land use alternatives. Policies to implement the vision are informed by community. **Focus on EIS public comment process and coordinate with Comp Plan land use alternatives engagement.**

**INPUT ON CODE THAT SHAPES THE FUTURE, June 2023 – June 2024:** Inform community of proposed land use districts. Provide opportunity to assess how development standards and design guidelines will apply to future development. **Test run application of LUCA with stakeholders.**

# Next Steps

## Community Re-engagement (now – Sept 2022)

1. Project launch briefings with Commissions and Boards
2. Update and expand stakeholder and interested party lists
3. Outreach to interested parties re: project launch
4. Identify equity outcomes to be considered in policy development
5. Affirm the Wilburton Vision and align with citywide goals and growth targets



# Thank you

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Janet Shull

- *Community Development*

Ryan Walker

- *Parks and Community Services*

[Wilburton Vision | City of Bellevue  
\(bellevuewa.gov\)](http://bellevuewa.gov)

