

# Wilburton Vision Implementation

Justin Panganiban, *Community Development*

Transportation Commission  
June 8, 2023



# Discussion

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Do draft policy amendments provide clear and adequate direction to inform the design and development of transportation facilities to support the Wilburton TOD vision?



# DEIS Comment Period

April 27 – June 12

## Online

Submit via online form

<https://bellevuewa.gov/2044-environmental-review>

## By Mail

City of Bellevue

Development Services Department

Attn: Reilly Pittman

450 110th Ave NE

Bellevue, WA 98004

## By Email

[CompPlan2044EIS@bellevuewa.gov](mailto:CompPlan2044EIS@bellevuewa.gov)



# Agenda

1. Recap Previous Direction
2. Review Comprehensive Plan Amendments
3. Discussion





# 2018 Preferred Alternative & 2022 Council Direction

Per Council direction on 4/25/22, use 2018 vision and preferred alternative as baseline for implementation



*Wilburton Commercial Area Study (2018)*



# Investing in the Growth Corridor



Eastrail



East Link Light Rail



Grand Connection



# Wilburton TOD Vision

- 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**
- Centered around **light rail, Eastrail, and the Grand Connection as gateways**
- Fine-grained network of **multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces**
- **Sustainable development and land use patterns** support natural and built environments

# **Transportation Commission Direction**

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Direction on March 9 to proceed with draft policies with the following feedback:

- **Leverage Eastrail opportunities**
- **Consider future multimodal network in Wilburton and connections to city network**
- **Consider role of the TOD and transit access in affordable housing**





# Comprehensive Plan Amendments

# Objectives

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- **Adopt Comprehensive Plan Amendments (CPA)**
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines
- **Adopt new land use districts**



# Policy Update Scope

- **Add new section to Wilburton/N.E. 8<sup>th</sup> Street Subarea around 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
- **Update land use designation(s)** for the Wilburton study area

## 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.

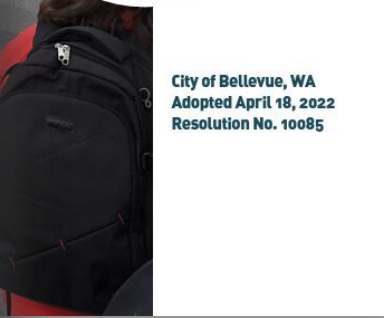
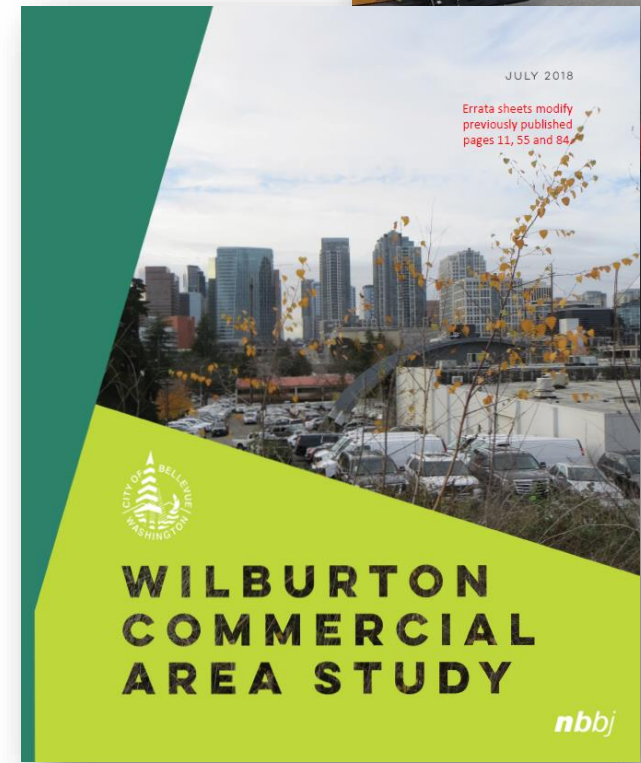
The Wilburton Subarea encompasses approximately 1,600 acres. Its boundaries are generally I-405 to the west, Bellevue-Redmond Road to the north, 148th to the east, and the Lake Hills Connector to the south. It is comprised of commercial areas



# Guiding Documents

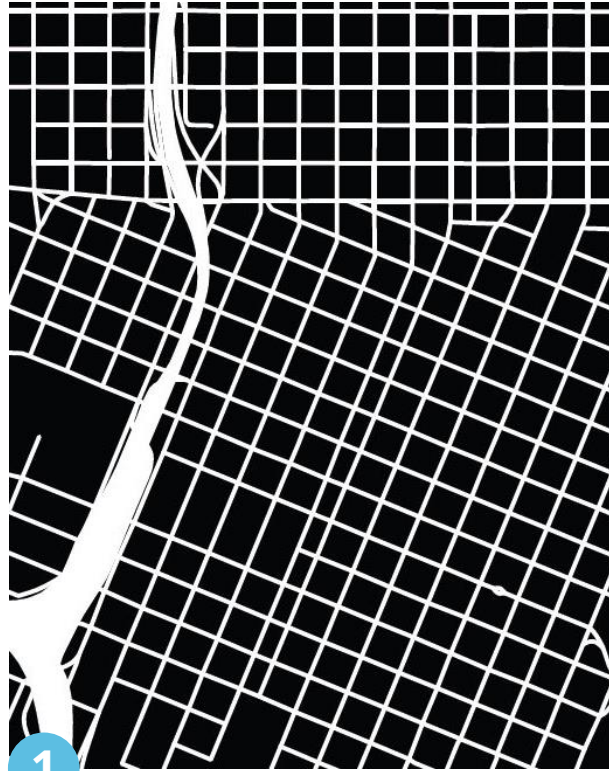
Existing policies do not provide guidance on City-identified opportunities or priorities for transportation

- **Wilburton Commercial Area Study (2018)**
- **Mobility Implementation Plan (2022)**



# Key Policy Moves

Policies are intended to provide guidance on:



1

**Local connectivity and smaller blocks**



2

**Multimodal connections to and through Wilburton**



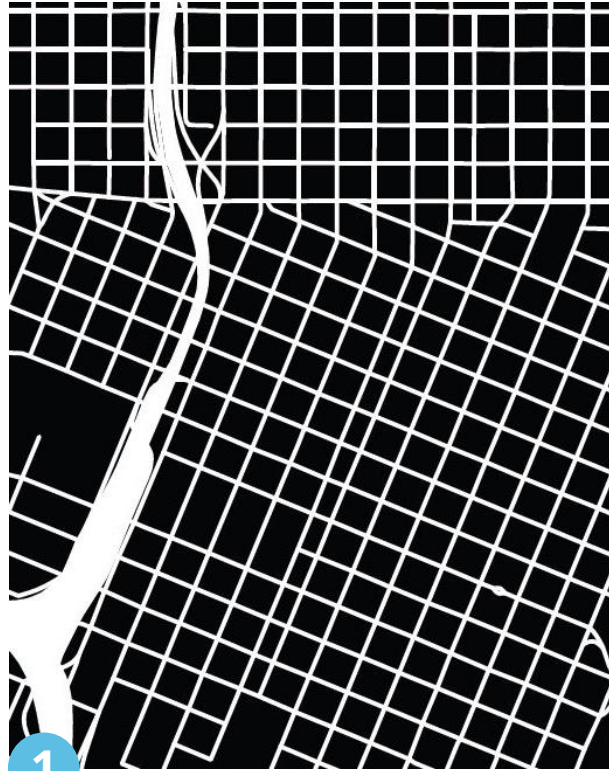
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**Eastrail as a defining trail and park corridor**



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## KEY POLICY MOVE

# Local Connectivity and Smaller Blocks

## Draft Policies

S-WI-26	Require new developments to provide internal circulation, through-block pedestrian connections, and adjoining lot connections, where appropriate, to break up larger blocks, create greater connectivity, and facilitate local access.
NEW 1	Develop a network of internal circulation within the Wilburton TOD that supports vehicular and non-motorized travel and contributes to neighborhood livability.
NEW 2	Minimize the number of parking garage access points along arterials to reduce conflicts between modes.

## KEY POLICY MOVE

# Local Connectivity and Smaller Blocks



**STUDY AREA W/ ADDED CONNECTIONS**

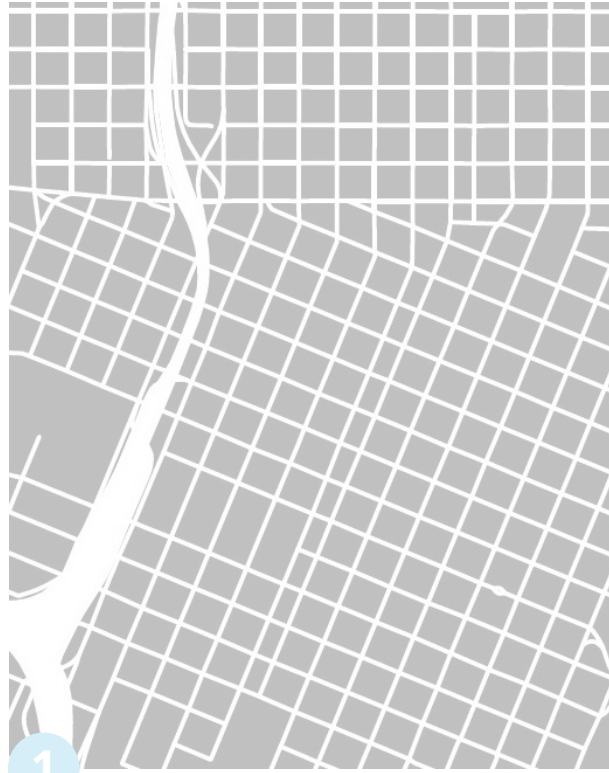


**STUDY AREA EXISTING**

*Wilburton Commercial Area Study (2018)*

# Key Policy Moves

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Local connectivity and smaller blocks



Multimodal connections to and through Wilburton



Eastrail as a defining trail and park corridor



KEY POLICY MOVE

# Multimodal Connections To & Through Wilburton

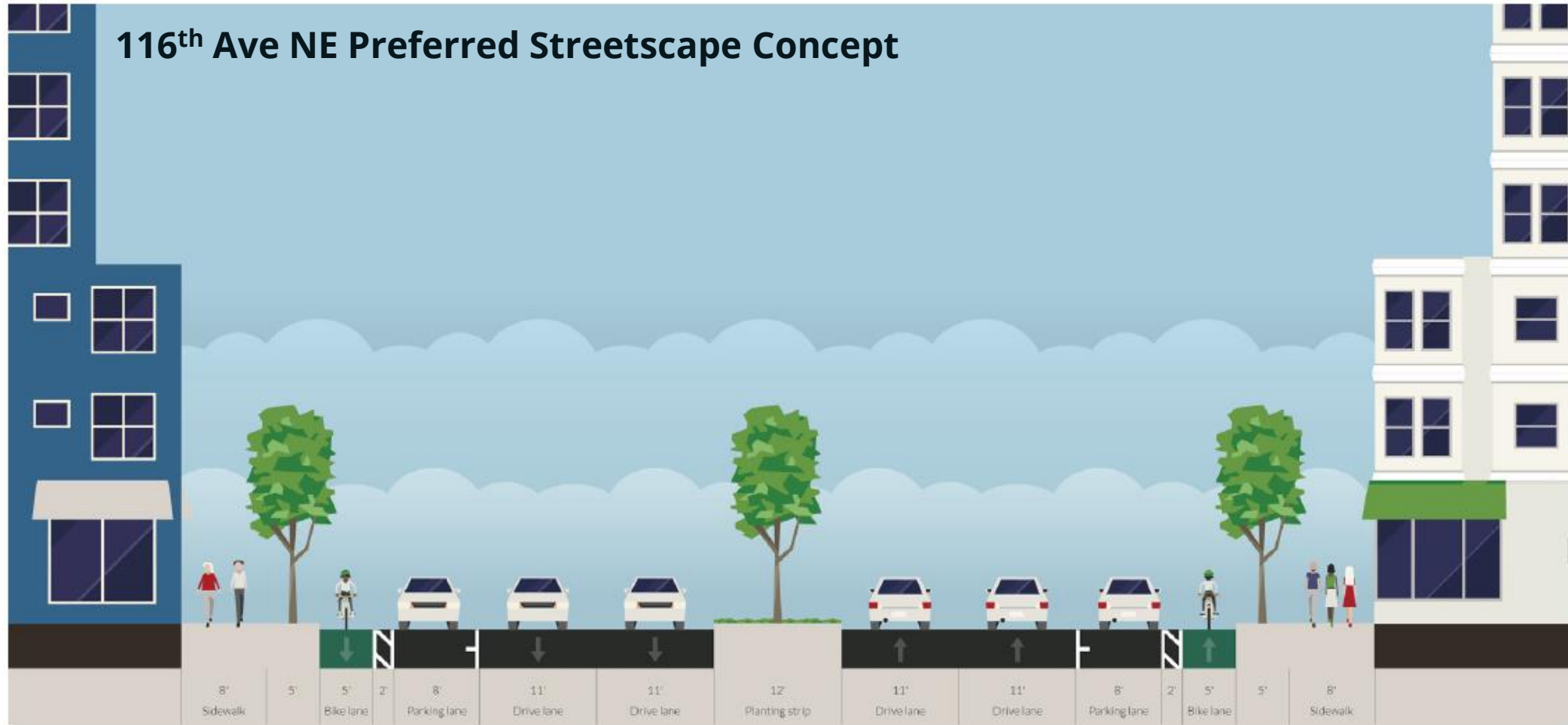
## Draft Policies

S-WI-25	Improve local access and network connectivity for all travel modes.
S-WI-29	Use and expand available right of way to develop 116th Ave NE with multimodal improvements and landscaping.
NEW 3	Design wayfinding to help pedestrians, cyclists, and transit users navigate within the Wilburton TOD.
NEW 4	Support the planned extension of NE 6 <sup>th</sup> St across I-405 <i>(to 116<sup>th</sup> Ave NE or 120<sup>th</sup> Ave NE).</i> <i>*To be determined through the EIS process</i>
NEW 5	Improve existing crossings over I-405 to provide safer and more comfortable connections for pedestrians and cyclists between Downtown and the Wilburton TOD.



KEY POLICY MOVE

# Multimodal Connections To & Through Wilburton



*Wilburton Commercial Area Study (2018)*

# Key Policy Moves

Policies are intended to provide guidance on:



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Local connectivity and smaller blocks



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Multimodal connections to and through Wilburton



3

Eastrail as a defining trail and park corridor



KEY POLICY MOVE

# Eastrail as a Defining Trail & Park Corridor

## Draft Policies

NEW 6	<p>Allow for emergency, service and maintenance vehicular access to Eastrail, while restricting at-grade public street crossings to existing locations.</p> <p><i>*TBD pending the preferred alternative</i></p>
NEW 7	<p>Provide signalized at-grade crossings where Eastrail intersects with NE 4<sup>th</sup> St, SE 1<sup>st</sup> St, and SE 5<sup>th</sup> St.</p>
NEW 8	<p>Provide identifiable, safe, and frequent access onto Eastrail from Wilburton Station, Grand Connection, 120<sup>th</sup> Ave NE, and 116<sup>th</sup> Ave NE.</p>
NEW 9	<p>Collaborate with King County to incorporate design treatments within the Eastrail corridor that improve safety for all users.</p>
NEW 10	<p>Coordinate with adjacent property owners to secure dedicated pedestrian paths within and/or adjacent to the Eastrail corridor that provide local access along the regional trail.</p>



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# Next Steps

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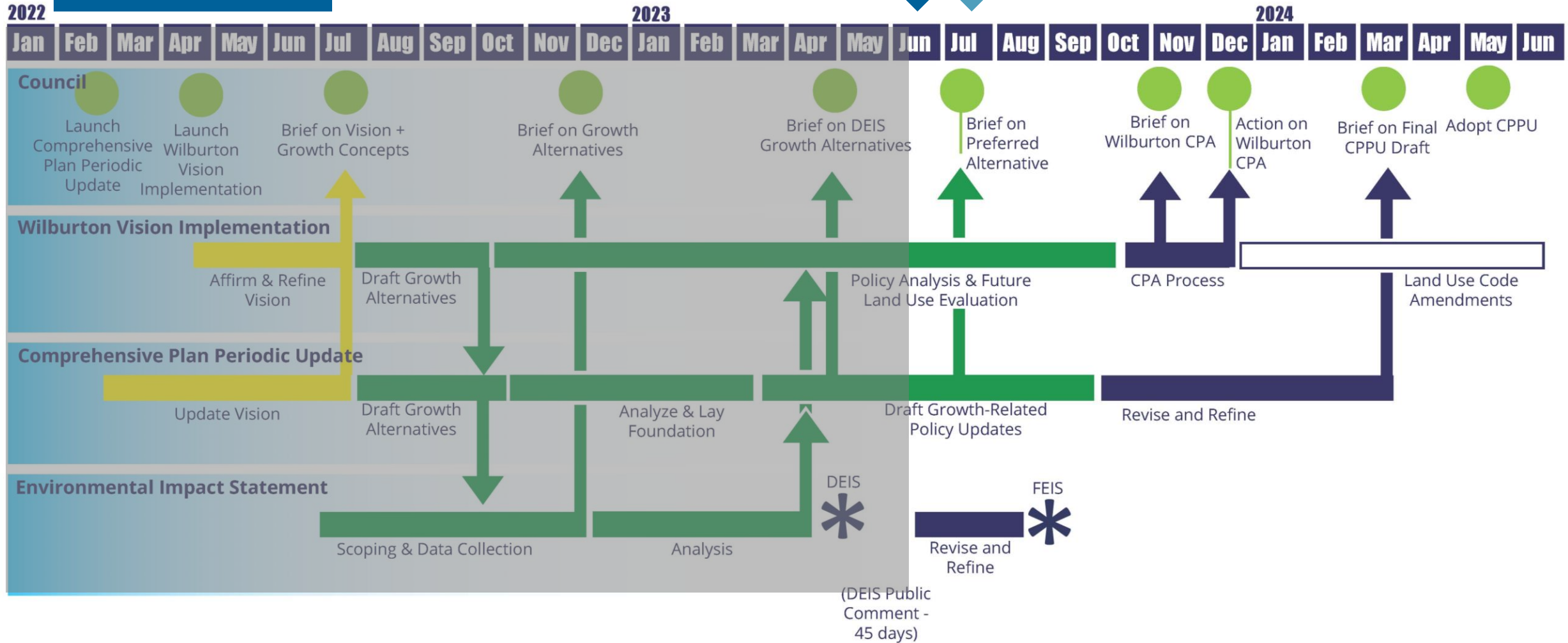
- **July 2023:** Final draft of transportation policy amendments; review of draft internal circulation map
- **Summer 2023:** A preferred alternative will be selected in Summer 2023, including a determination regarding the extension of NE 6<sup>th</sup> Street





# Project Timeline

**WE ARE  
HERE TC**



# Thank you!

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Community Development

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For more information, please visit:  
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