



Wilburton Vision Implementation

**Bellevue Planning Commission Study Session
May 11, 2022**

Emil King, Janet Shull - *Community Development*
Nick Whipple - *Development Services*

EASTSIDE RAIL
CORRIDOR TRAIL



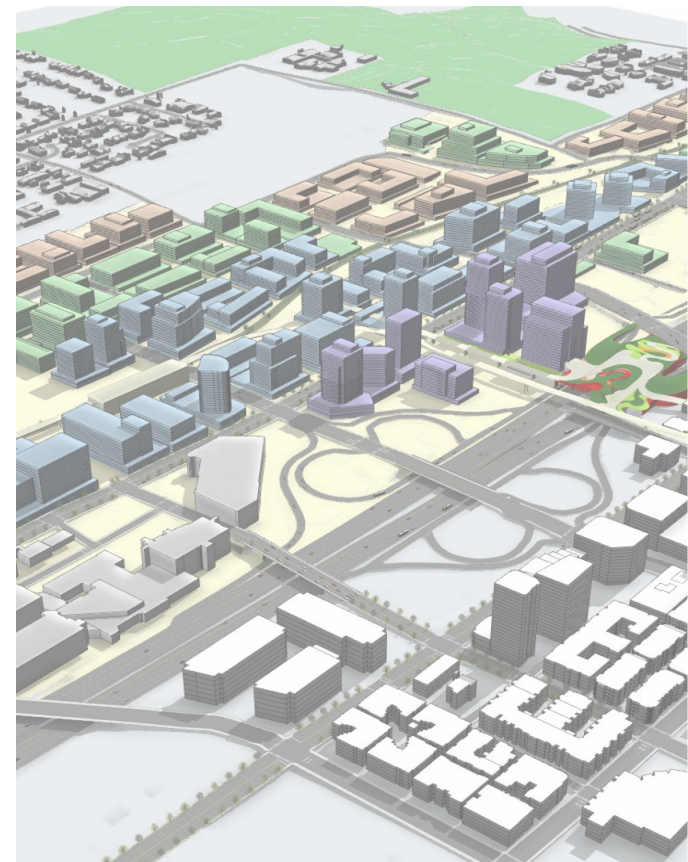
Agenda

1. Importance of this Effort
2. Background and Context
3. Objectives Opportunities, and Priorities
4. Scope and Timeline
5. Community Engagement
6. Next Steps



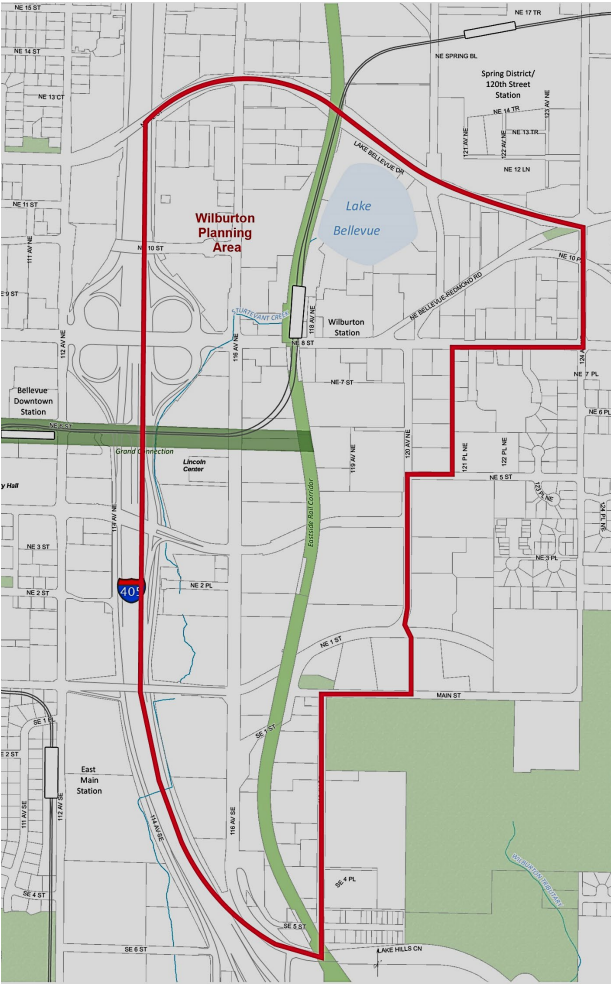
Importance of the Wilburton Effort

- Opportunity to be one of the most successful transit-oriented, livable, sustainable and equitable communities in the region.
- Rapid changes occurring in the city, including unprecedented office growth.
- Wilburton essential for expanded housing capacity and choice.
- Fully coordinated planning will ensure responsiveness to emerging needs.
- Aggressive schedule to complete CPA/LUCA for Wilburton.



Wilburton CAC Vision 2018

Background and Context

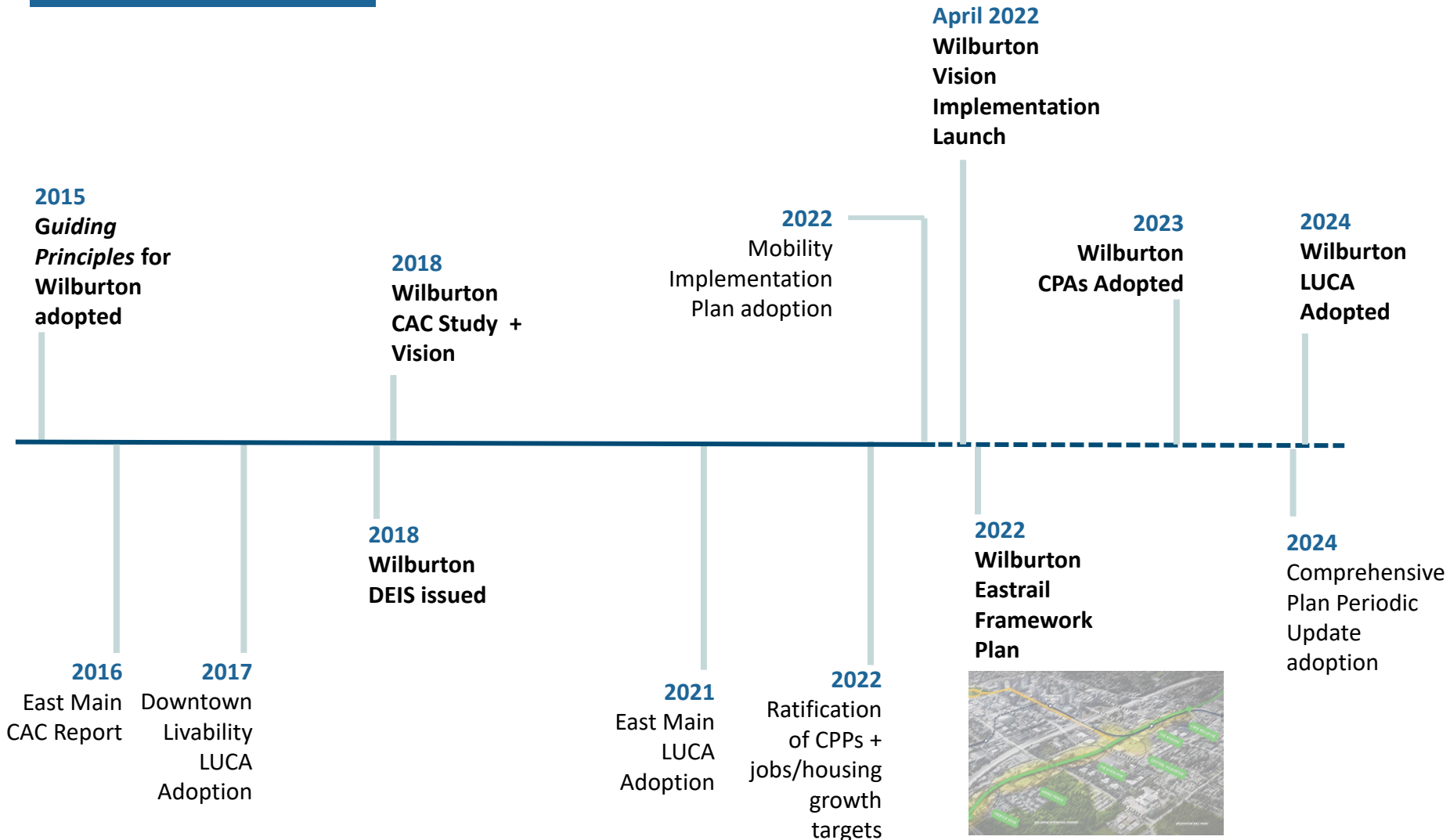


Wilburton Study Area



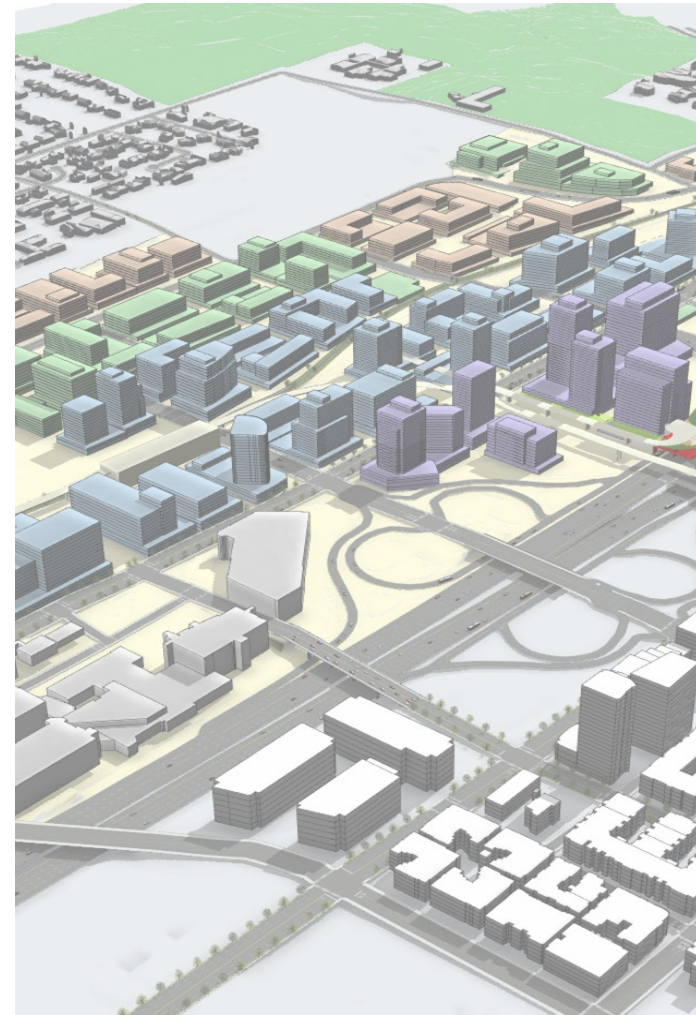
Wilburton Vision 2018

Background and Context



Objectives

- **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



Wilburton CAC Vision 2018

Opportunities

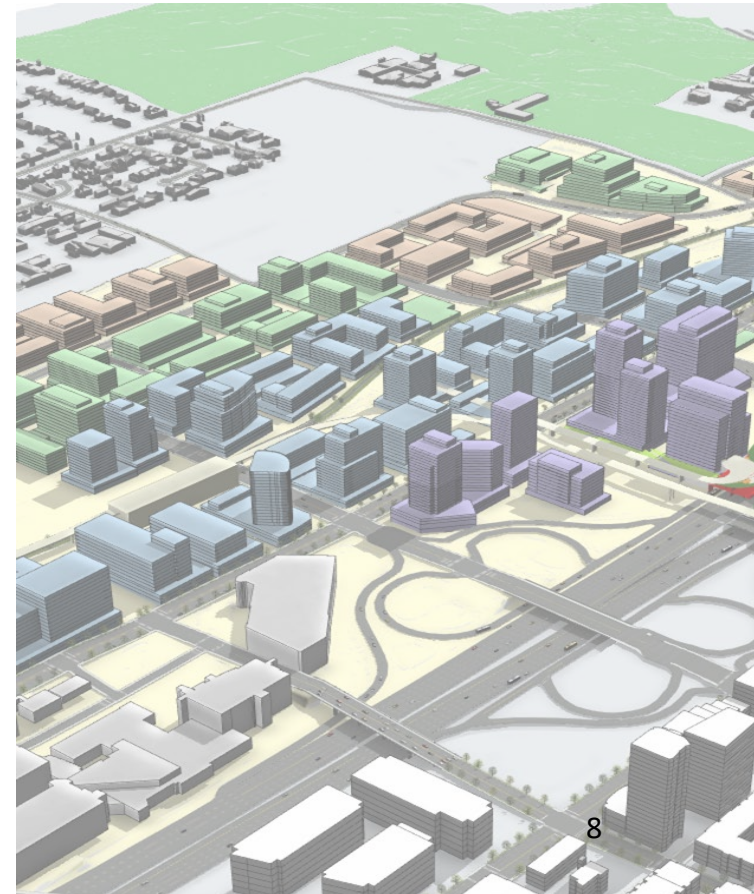
- **Staff and resource efficiencies** by coordinating Wilburton with citywide future land use alternatives analysis
- **Improved understanding and communication** of potential impacts to broader community
- **Incorporate the Wilburton Eastrail Framework Plan** in both the CPA and LUCA
- **Increase Housing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



Policy & Priorities

Wilburton Vision Implementation considers:

- Its role in Growth Management Act (GMA) Compliance
 - Housing capacity and choice, growth targets
- Diverse and Connected Neighborhoods
 - Connectivity within and to-from Wilburton
 - NE 6th Street extension
 - Grand Connection
- City in a Park
 - Open and inclusive community spaces
- Sustainability and Equity
 - Enhanced natural systems
 - Sustainable transportation
 - Economic opportunity, including Mom and Pop Shops
 - Welcoming and inclusive



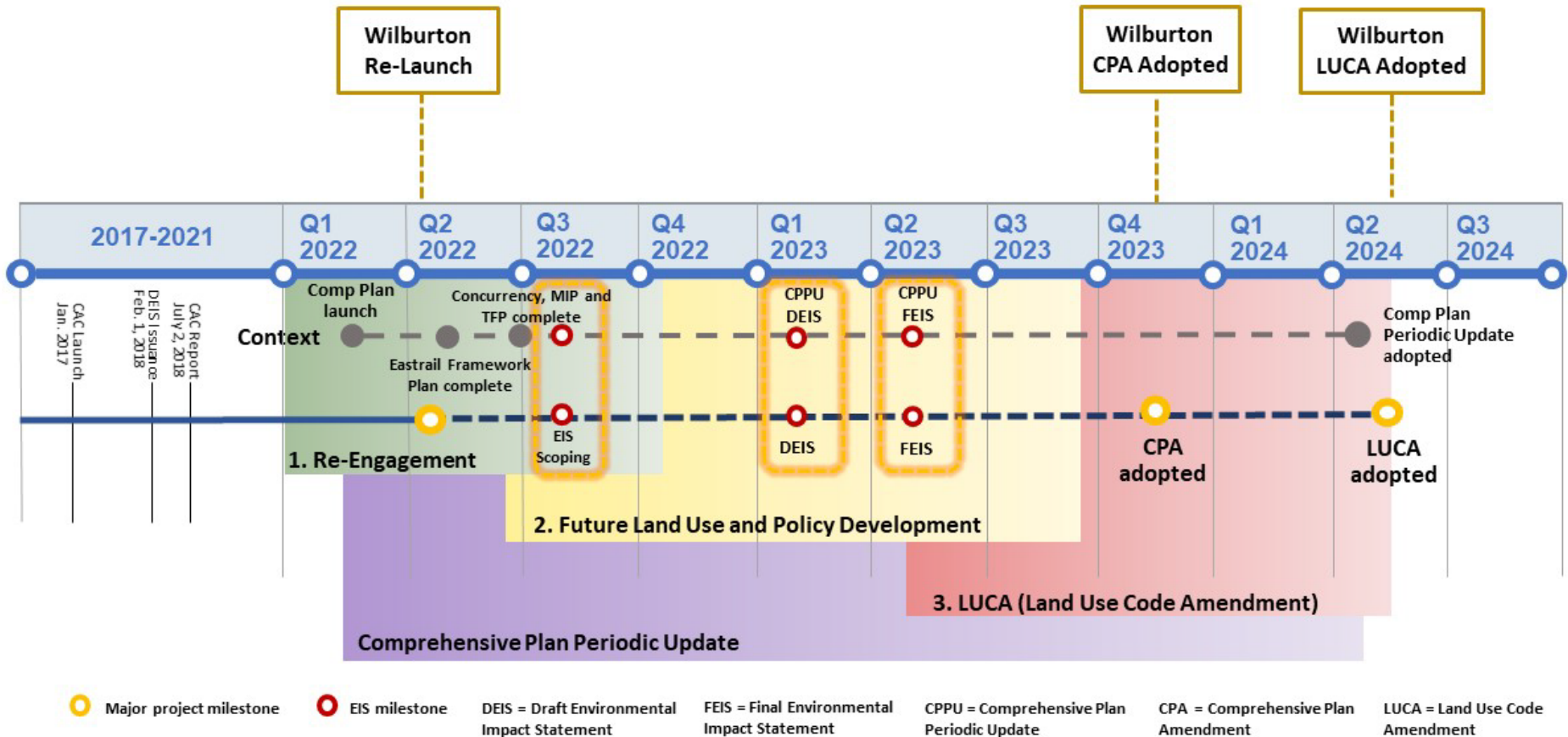
Scope and Timeline - SEPA

Environmental Review – EIS:

- Assess probable adverse environmental impacts from proposed changes:
 - Land use/housing
 - Transportation/traffic
 - Aesthetics
 - Public services and utilities
 - Environment – air, water, geology
- Draft EIS issued in 2018 – since then:
 - Significant office development in growth corridor
 - New housing targets exceed supply
 - Growth forecast for 2044 (not 2035 as in DEIS)
 - Need for supplemental transportation analysis
 - Mobility Implementation Plan adopted
 - Eastrail Framework Plan development



Scope and Timeline



Planning Commission Involvement:

- Review of approach to land use alternatives for EIS: July 2022
- Review and recommendation to CC on CPA: Q4 2022 – Q3 2023
- Review and recommendation to CC on LUCA: Q2, 2023 – Q1 2024
- Anticipate regular study sessions during CPA and LUCA phases – 2023 focused effort.



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
 - Planning Commission - May 11
 - Parks and Community Services - July 12
 - Transportation Commission - July 14
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. Align the Wilburton Vision with citywide goals and growth targets





Thank you

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