



Scope of Work Summary

Wilburton Vision Implementation – CPA and LUCA

Overview:

The Wilburton neighborhood is poised for change. The 2018 Citizen Advisory Committee-led *Wilburton Commercial Area Study* states that Wilburton is a neighborhood that can, “...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.” Completion of the environmental analysis, a Comprehensive Plan Amendment (CPA), Land Use Code Amendment (LUCA), and new land use designations are needed to realize this vision for the future state of Wilburton.

Desired Outcomes:

The desired outcomes for this project include City Council-adopted policies and associated amendments to the City’s Comprehensive Plan and Land Use Code that realize the vision of a vibrant, inclusive and sustainable future for Wilburton. The amendments should build upon the 2018 Wilburton CAC study vision and the *Eastrail Framework Plan* (to be completed in Q2 2022). The project outcomes will be informed by the environmental review to be included with the Comprehensive Plan Periodic Update EIS, evaluating the impacts of land use changes in Wilburton within the citywide context and Council Vision.

Exclusions:

This scope of work doesn’t include developing the concept for a lid over I-405.

Related Projects:

- Wilburton Eastrail Framework Plan (anticipated completion Q2 2022)
- Grand Connection Sequence Two Guidelines
- BelRed Look Forward
- Bellevue Comprehensive Plan Periodic Update
- I-405 Lid Feasibility Study
- I-405 Master Plan/South Downtown Access
- NE 6th Street Extension
- Mobility Implementation Plan and Multimodal Concurrency policy
- Civic Center

Major Scope Phases

Project Pre-Launch

1. Major scope items:
 - a. Develop project management materials: project scope and charter, community engagement plan, Council launch materials
 - b. Evaluate existing materials: Inventory of policies and recommendations from CAC report, including DEIS analysis and comments
 - c. Inventory changes since 2018 to underlying comp plan elements: review TIP, recent code and policy adoption, I-405 South Downtown Access Study status, Eastrail Framework Plan, etc.
 - d. Conduct launch with City Council and receive direction to proceed with work plan

Phase 1: Onboarding and Community Re-engagement

1. Major scope items:
 - a. Stakeholder mapping: Review participant list, update and expand as needed
 - b. Schedule and conduct project launch updates with Planning and Transportation Commissions
 - c. Update project website and notify interested parties of project launch and work ahead
 - d. Identify racial equity outcomes to be considered in policy development
 - e. Finalize initial stakeholder engagement strategy: update stakeholder map, inclusive of emerging best practices for engaging diverse communities; schedule public engagement and outreach activities
 - f. Affirm the Wilburton Vision considering citywide goals and growth targets

Phase 2: SEPA Requirements and Comprehensive Plan Policy Development

2. Major scope items:
 - a. Inventory adopted plan and policy changes since 2018 that are related to Wilburton
 - b. Inventory related policy issues (road network, I-405 South Downtown Access study, Eastrail Framework Plan integration, Mobility Implementation Plan, NE 6th Street eastern terminus, etc.) to be incorporated in EIS analysis and policy development
 - c. Conduct EIS process in coordination with the Periodic Comprehensive Plan Update
 - c. Draft policy language for CPAs (Wilburton/NE 8th Street Subarea and BelRed Subarea)
 - d. Continued community outreach and public engagement
 - e. Public process with Planning and Transportation Commission to consider proposed CPA
 - f. Public hearing and adoption of policies at City Council.

Phase 3: LUCA and zoning map amendments

1. Major scope items
 - a. Policy recommendations inform code development

- b. Eastrail Framework Plan, Wilburton TOD, and consideration of future Grand Connection inform code development
- c. Develop language for land use code and design guidelines
- d. Continued community outreach and public engagement
- e. Develop proposed zoning map amendments
- f. Public process with Planning Commission to consider proposed zoning and LUCA
- g. Adoption of zoning map amendments and LUCA at City Council

Project Timeline

