



DATE: March 9, 2023

TO: Transportation Commission

FROM: Janet Shull, AICP CUD, Strategic Planning Manager
Community Development
jshull@bellevuewa.gov, 425-452-5371

Justin Panganiban, AICP, Senior Planner/Urban Designer
Community Development
jpanganiban@bellevuewa.gov, 425-452-7674

SUBJECT: Wilburton Vision Implementation Policy Update

This Study Session will focus on preliminary policy guidance that will inform the development of Transportation Policies for the Wilburton Subarea Plan Comprehensive Plan Amendment (CPA).

POLICY ISSUES

The Wilburton Vision Implementation planning initiative will amend the existing Wilburton/N.E. 8th Street Subarea Plan and BelRed Subarea Plan, the Comprehensive Plan Map, and the Land Use Code. These amendments will consider how Wilburton’s future is a key component in implementing the citywide growth strategy for housing and jobs for the next 20 years.

In this study session, staff will provide an update on policy development for the CPA. Staff will present an overview of the scope of policy updates, preliminary vision, and preliminary transportation policy guidance for the Wilburton study area. Transportation Commission guidance will help staff identify the amendments and/or additions that should be considered in the preliminary policy concepts.

The study session is part of a series of study sessions with boards and commissions intended to lead to a set of recommendations to the City Council for the CPA by the end of 2023, and the Land Use Code amendment (LUCA) and legislative rezone by the end of 2024.

DIRECTION NEEDED FROM THE TRANSPORTATION COMMISSION

ACTION

DIRECTION

INFORMATION ONLY

BACKGROUND/INFORMATION

The Wilburton Vision Implementation initiative was launched by Council on April 25, 2022. The Wilburton Vision is based on the work of a 15-member Citizen Advisory Committee (CAC), co-chaired by Jeremy Barksdale (Planning Commission) and Lei Wu (Transportation Commission). The CAC completed their work and published their study including a recommendation for a preferred development option (the CAC “Vision”) in 2018. Staff presented the overall scope of the Wilburton Vision Implementation initiative to the Transportation Commission on July 14, 2022.



Policy Update

The Wilburton Vision Implementation is currently in Comprehensive Plan policy development. As described at the project launch, this phase includes inventorying adopted plans, policy changes, and policy issues since 2018 in coordination with the Comprehensive Plan Periodic Update, and drafting policy language for CPAs (Wilburton/N.E. 8th Street and BelRed Subareas).

Scope of Comprehensive Plan Policy Changes

The Wilburton/N.E. 8th Street Subarea Plan will be updated with a new section for the Wilburton study area. This new section will include an introductory vision statement, goals, and policies. The vision statement and goals set the framework for the policy direction. Each of these goals is supported by a set of policies that in turn, inform land use code amendments.

Because the Wilburton study is located within the Wilburton/N.E.8th Street and BelRed Subareas (see Attachment A), changes will be made to both subarea plans.

Existing Wilburton/N.E.8th Street policies considered for amendment are identified in Attachment B.

Other CPA changes for the Wilburton/N.E. 8th Street Subarea Plan that pertain only to the transit-oriented-development (TOD) study area include:

- **Add new policies** because of changed conditions or future needs
- **Repeal existing policies** that are no longer relevant, outdated, or redundant with other policies
- **Modify existing policies** reflecting the revised policy intent and impact of the policy's application
- **Move existing policies** specific to the Wilburton study area to a new section of the Wilburton/N.E. 8th Street Subarea Plan
- **Amend the citywide Comprehensive Land Use Plan Map and Map LU-1. Generalized Comprehensive Plan Land Use Designations** with new land use designation(s)

Preliminary Goals and Policy Guidance Statements

Based on the CAC vision and recommendations, and EIS growth alternatives development, staff prepared a preliminary vision, policy goals, policy guidance statements for the Wilburton TOD (see Attachment C) within the following nine topics: land use; economic development; environment; housing; parks, recreation & open space; transportation; urban design, arts & culture; and implementation.

Staff will review and affirm with Transportation Commission the preliminary Transportation vision, policy goals, and policy guidance to move forward with developing specific policies for the Wilburton TOD.



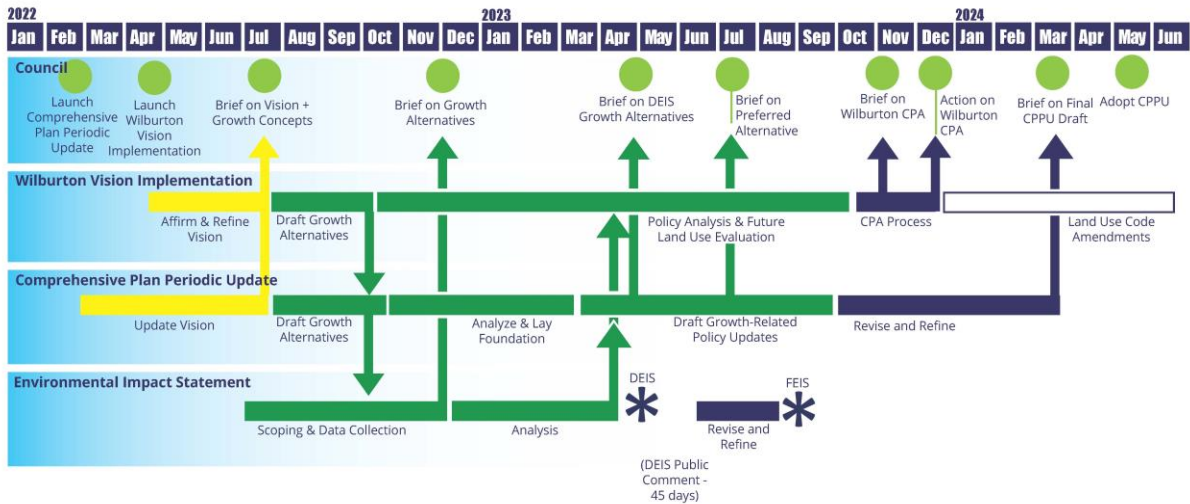
DISCUSSION

At the March 9 study session, staff requests guidance from the Transportation Commission on the following questions:

- Do the goals and policy guidance statements provide adequate direction for developing policies that will inform transportation infrastructure, services and investments?
- Do you see any conflicting direction in the draft vision, goals, or policy guidance statements?

SCHEDULE & NEXT STEPS

Staff will return the Transportation Commission in Q2 2023 to review draft Transportation CPAs followed by a recommendation to the Planning Commission following issuance of the Comprehensive Plan Final Environmental Impact Statement (FEIS) in Q3 2023.



FOLLOW OUR PROGRESS

The community may follow and participate throughout the planning, policy and code development process from the Wilburton Vision Implementation page [Wilburton Vision | City of Bellevue \(bellevuewa.gov\)](http://bellevuewa.gov). There is a separate page for the EIS process here: [Bellevue 2044 Environmental Review | City of Bellevue \(bellevuewa.gov\)](http://bellevuewa.gov). The 2018 Wilburton Commercial Area Study (CAC Vision) is available online at [Wilburton Commercial Area Study](http://bellevuewa.gov).

ATTACHMENTS

- Attachment A: Wilburton Planning Boundaries
- Attachment B: Preliminary Staff Proposed Amendments to Wilburton/N.E. 8th Street and BelRed Subarea Plan Policies
- Attachment C: Wilburton Vision Implementation CPA Preliminary Policy Guidance