

# MEMORANDUM



Bellevue Parks &  
Community Services

DATE: March 14, 2023

TO: Parks & Community Services Board

FROM: Janet Shull, AICP CUD, Strategic Planning Manager  
Community Development

Ryan Walker, Senior Planner  
Parks & Community Services

SUBJECT: Wilburton Vision Implementation Policy Update  
For information and discussion – no Board action required

This Study Session will focus on preliminary policy guidance that will inform the development of Parks, Recreation, and Open Space policies for the Wilburton Subarea Plan Comprehensive Plan Amendment (CPA).

## SUMMARY

The Wilburton Vision Implementation planning initiative focuses on a study area in the neighborhood from NE 12<sup>th</sup> St. to SE 5<sup>th</sup> St. referred to as the Wilburton Transit Oriented Development (Wilburton TOD) study area. The 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 parks, recreation and open space policy guidance for the Wilburton study area. Parks and Community Service Board guidance will help staff identify the amendments and/or additions that should be considered based upon 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.

## BACKGROUND/INFORMATION

The Wilburton Vision Implementation initiative was launched by Council on April 25, 2022. Staff introduced the overall scope of the Wilburton Vision Implementation initiative to the Parks and Community Services Board on July 12, 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.

# MEMORANDUM



Bellevue Parks &  
Community Services

## Relation to Parks & Open Space System Plan

The Parks & Open Space System Plan is the primary tool used to guide the long-term growth and development of Bellevue's parks and open space system. The Plan contains a set of 20-year capital project objectives. The [2022 Parks and Open Space System Plan update](#) includes several objectives relevant to the Wilburton Vision Implementation based upon the 2018 CAC Vision and ongoing planning work. Capital project objectives specific to the Wilburton Vision Implementation include:

- Development of the Eastrail Corridor and multi-purpose connections to it
- Development of the Grand Connection
- Acquisition and development of additional park and open space facilities, including neighborhood parks
- Access to Lake Bellevue
- Enhancement of open space and natural systems

## Relation to Eastrail and the Grand Connection

The Eastrail Corridor and the planned Grand Connection intersect in the Wilburton TOD study area. At the March 14 meeting, staff will present a brief background and update on these related planning initiatives.

## COMMUNITY ENGAGEMENT UPDATE

Staff concluded the re-engagement phase per the Wilburton Vision Implementation Engagement Plan in December 2022. The primary focus of this phase was re-engaging with and expanding stakeholders that wished to participate in the process, as well as collecting input to affirm/refine the 2018 Wilburton study area vision and develop draft growth alternatives currently undergoing analysis with the Comprehensive Plan/Wilburton study area Environmental Impact Statement (EIS).

Staff have processed feedback received through boards and commission updates, various outreach events, and an Engaging Bellevue questionnaire and interactive map. Feedback was summarized in a community engagement report (see Attachment A) published in February 2023. This feedback has informed the growth alternatives and will also help inform proposed policy changes for the CPAs.

## POLICY UPDATE

The Wilburton Vision Implementation is currently in the Comprehensive Plan policy development phase. As described at the project launch, this phase includes inventorying adopted plans, identifying policy changes and policy issues, and drafting policy language for CPAs (Wilburton/N.E. 8<sup>th</sup> Street and BelRed Subarea Plans).

**At this study session, staff will review with the Parks and Community Services Board –**

- **Existing subarea policy related to parks, recreation, and open space and recommended policies to modify; and**
- **Preliminary Parks, Recreation & Open Space vision, policy goals, and policy guidance that will aid in specific policy development for the Wilburton TOD.**

# MEMORANDUM



Bellevue Parks &  
Community Services

## Scope of Comprehensive Plan Policy Changes

The Wilburton/N.E. 8<sup>th</sup> Street Subarea Plan will be updated with a new section for the Wilburton TOD 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 area is located within the Wilburton/N.E.8<sup>th</sup> Street and BelRed Subareas (see Attachment B), changes will be made to both subarea plans.

Existing Wilburton/N.E.8<sup>th</sup> Parks, Recreation and Open Space policies are identified in Attachment C.

CPA changes for the Wilburton/N.E. 8<sup>th</sup> Street Subarea Plan will pertain only to the Wilburton TOD study area, and will include:

- Adding new policies because of changed conditions or future needs
- Repealing existing policies that are no longer relevant, outdated, or redundant with other policies
- Modifying existing policies reflecting the revised policy intent and impact of the policy's application
- Moving existing policies specific to the Wilburton study area to a new section of the Wilburton/N.E. 8<sup>th</sup> Street Subarea Plan
- Amending 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 preliminary vision, policy goals, and policy guidance statements for the Wilburton TOD (see Attachment D) within the following nine topics: land use; economic development; environment; housing; parks, recreation & open space; transportation; urban design, arts & culture; and implementation.

Guidance will then be used to further refine policy and staff will return to the Parks & Community Services Board this summer to review proposed amendments with boards and commissions. By that time, the EIS will be complete, and policy can be drafted based on known growth impacts.

## DISCUSSION

At the March 14 study session, staff requests guidance from the Parks & Community Services Board on the following:

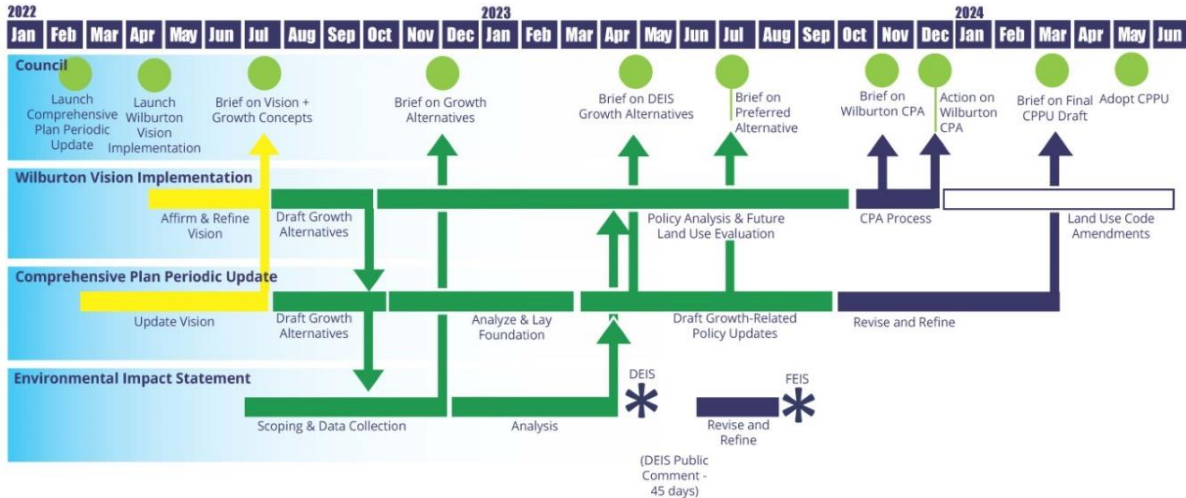
- Do the goals and policy guidance statements provide adequate direction for developing policies that will inform Parks Recreation and Open Space services and investments?
- Do you see any conflicting direction in the draft vision, goals, or policy guidance statements?

# MEMORANDUM



## SCHEDULE AND NEXT STEPS

Staff will return to the Parks & Community Services Board this summer to review draft Parks, Recreation and Open Space Comprehensive Plan Amendments.



## 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

- A. 2022 Community Engagement Summary Report
- B. Map of Wilburton/N.E.8<sup>th</sup> Street and BelRed Subareas
- C. Existing Parks, Recreation, and Open Space policies
- D. Preliminary vision, policy goals and policy guidance statements for the Wilburton TOD