

Wilburton Vision Implementation CPA

Attachment D: Preliminary Policy Guidance

March 14 – Parks & Community Services Board Discussion

- Do the goals and policy guidance provide adequate direction for developing policies that will inform land use regulations?
- Do you see any conflicting direction in the draft vision, goals, or policy guidance?

Preliminary Vision Statement

The Wilburton Transit-Oriented Development (TOD) is Bellevue’s 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, the Wilburton TOD contributes to the health, diversity, and equity of Bellevue’s growing population.

A dense, walkable neighborhood is centered around light rail, Eastrail, and the Grand Connection as gateways into the community. Future housing and employment are well-connected to opportunities within the Wilburton TOD, its surrounding neighborhoods, and the region. A future fine-grained network of multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces create an pedestrian-oriented experience where it is attractive to live, work, learn, and play. A focus on sustainable development and land use patterns within the Wilburton TOD supports the resilience of Bellevue’s natural and built environments.

Policy Topics

- Land Use
- Economic Development
- Environment
- Housing
- **Parks, Recreation & Open Space**
- Transportation
- Urban Design
- Arts & Culture
- Implementation

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Parks, Recreation & Open Space

Goal: To develop a network of publicly accessible parks, plazas, and open spaces activated by nearby housing and neighborhood uses, that provide public places for gathering, recreating, and connecting to nature.

Existing Policies to Modify or Repeal: S-WI-36

Updated Policy Guidance:

- Identifying potential requirements, incentives, and partnerships for open space opportunities (i.e. civic plazas, linear parks, neighborhood parks)
- Reinforcing Eastrail and Grand Connection's role as both a memorable open space and central spine connecting to parks and greenways, such as the Botanical Garden
- Supporting Lake Bellevue and other natural features as public amenities

Potential LUCA Components:

- Private and public open space requirements/incentives
- Landscaping and trees
- Dedications and easements

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Land Use

Goal: To develop a walkable, trail- and transit-oriented land use pattern that leverages investments in light rail, Eastrail, and the Grand Connection, and creates mixed use neighborhoods complementing adjacent neighborhood uses.

Existing Policies to Modify or Repeal: S-WI-2, S-WI-3, S-WI-4, S-WI-5, S-WI-6, S-WI-7, S-WI-10, S-BR-86, S-BR-91, S-BR-96

Updated Policy Guidance:

- Identifying appropriate land use mixes and land use densities throughout the Wilburton TOD, organized by smaller districts
- Identifying land use changes and incentives toward affordable housing and commercial retail spaces
- Considering environmental impacts on siting of future land uses
- Reconciling existing non-conforming uses with future land use and development patterns

Potential LUCA Components:

- Land Use Districts and allowed uses
- Site organization
- Density and dimensional standards

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Economic Development

Goal: To enable existing and new businesses to thrive and contribute toward vibrant places and corridors, and to foster market niches for unique economic opportunities.

Existing Policies to Modify or Repeal: *No relevant existing policies on this topic*

Updated Policy Guidance:

- Providing Bellevue's workforce with access to housing options within the Wilburton TOD
- Supporting commercial and retail affordability, accessibility, and retention
- Creating flexibility for commercial spaces to support different and unique business footprints, infill opportunities, etc.
- Supporting key economic and geographic niches, including medical/life sciences and trail-oriented uses

Potential LUCA Components:

- Density and dimensional standards (i.e. Floor plates, flexible commercial space)

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Environment (renamed from *Natural Determinants*)

Goal: To lead innovations in environmental sustainability, enhancing the area's natural features, and contributing toward the city's climate goals.

Existing Policies to Modify or Repeal: *No relevant existing policies on this topic*

Updated Policy Guidance:

- Supporting sustainable district strategies as a framework for net positive neighborhood development (i.e. district and renewable energy, green building design, low impact development)
- Supporting development patterns that reduce greenhouse gas and vehicle emissions
- Avoiding and mitigating environmental risks, especially for communities with lower adaptability to these risks
- Improving natural features (Sturtevant Creek, Lake Bellevue, wetland)

Potential LUCA Components:

- Sustainable district/green building incentives and requirements
- Natural environment enhancement incentives and requirements

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Housing (renamed from *Residential Development*)

Goal: To expand diverse housing across unit types and affordability levels in cohesive neighborhoods with convenient access to multicultural amenities and transit options.

Existing Policies to Modify or Repeal: S-WI-22

Updated Policy Guidance:

- Identifying specific housing typologies, densities, and delivery methods for producing the desired quantity and mix of housing
- Addressing unmet housing needs, including workforce, senior, and family-sized households
- Integrating affordability into new residential development
- Providing residential amenities that add community benefit and meet diverse needs

Potential LUCA Components:

- Land Use Districts
- Strategies to meet housing goals through requirements/incentives

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Transportation (renamed from *Circulation*)

Goal: To create a walkable, bikeable, and transit-rich urban environment that connects neighborhoods, expands mobility options, and integrates mobility needs for all modes.

Existing Policies to Modify or Repeal: S-WI-25, S-WI-26, S-WI-29, S-WI-31

Updated Policy Guidance:

- Establishing a framework for the design, function, and modal prioritization of the future transportation network
- Establishing a network of multimodal connections between and through larger blocks
- Providing clear wayfinding and safe access to regional transportation facilities (Eastrail, Wilburton station) and Grand Connection
- Identifying project concepts that expand and improve transit, bike, and pedestrian connections

Potential LUCA Components:

- Street patterns
 - Block size
 - Through-block connections
- Parking and access (on- and off-street)
 - Micromobility, bikes, cars

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Urban Design (renamed from *Community Design*)

Goal: To achieve an inviting, pedestrian-oriented experience reflected in future streetscapes, neighborhood blocks, diverse building forms, and celebratory placemaking elements along the Eastrail and Grand Connection.

Existing Policies to Modify or Repeal: S-WI-45, S-WI-46, S-WI-47, S-WI-48, S-WI-49, S-WI-50, S-WI-51, S-WI-52, S-WI-53

Updated Policy Guidance:

- Identifying scale, form, and site orientation of different building types responding to the scale/density of adjacent neighborhoods
- Integrating Eastrail and Grand Connection with future trail-oriented development
- Establishing design guidelines for public realm and private development responding to unique conditions and character areas throughout the Wilburton TOD
- Creating gateway elements at multiple points of entry into the Wilburton TOD (Wilburton Station, Grand Connection, Eastrail, Downtown, Spring District)

Potential LUCA Components:

- Density and dimensional standards
 - Setbacks, heights, floorplates, FAR
- Design guidelines/standards
 - i.e. Streetscapes, ground floor active uses, gateways

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Arts & Culture

Goal: To create a cultural nexus that integrates arts and multicultural uses as part of the public experience, and connects people to cultural opportunities throughout the city.

Existing Policies to Modify or Repeal: *No relevant existing policies on this topic*

Updated Policy Guidance:

- Identifying interim and permanent activation opportunities throughout the Wilburton TOD (programmatic and physical interventions)
- Identifying partnerships for arts & culture activation within Eastrail and the Grand Connection
- Honoring and affirming the legacy of Japanese-American contributions to the area

Potential LUCA Components:

- Arts space incentives (galleries, rehearsal/performance, etc.)
- Design guidelines
 - Incorporation of public art
 - Wayfinding

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Implementation

Goal: To develop tools that are effective in attracting and sustaining investment and delivering equitable public benefit.

Existing Policies to Modify or Repeal: *No relevant existing policies on this topic*

Updated Policy Guidance:

- Identifying financial strategies that provide for the costs of public infrastructure needed to support the vision and related efforts (i.e. Grand Connection lid)
- Establishing implementation tools toward a cohesive future circulation and parks/open space system within the Wilburton TOD
- Monitoring policies and regulations to measure the success of vision implementation