

# Wilburton Vision Implementation

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Transportation Commission

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# Agenda

1. Wilburton background
2. Summary of Phase 1 Engagement
3. Comprehensive Plan Amendment
  - a) Scope of Policy Updates
  - b) Preliminary Vision, Goals & Policy Guidance



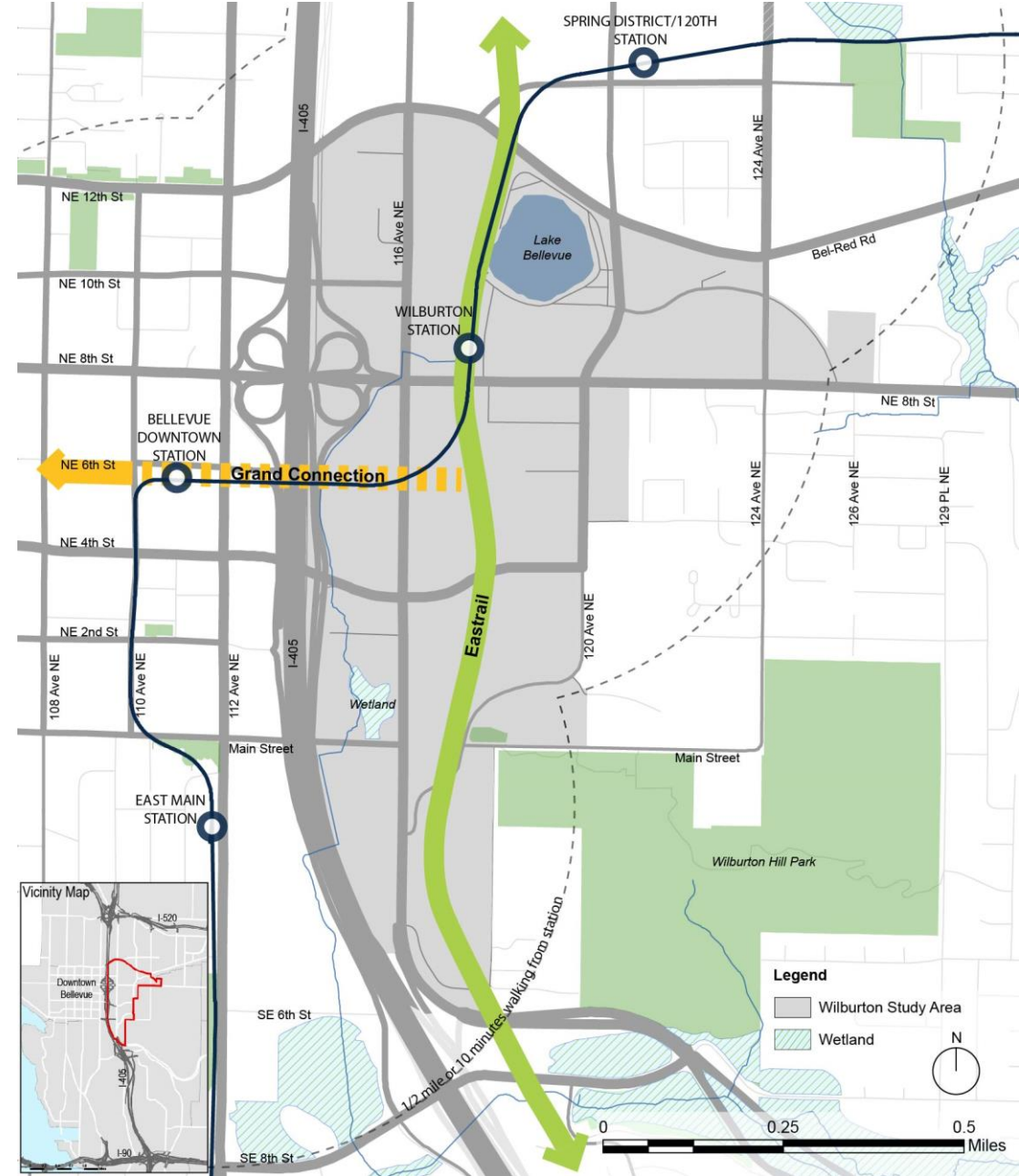
# Information

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Summary of Wilburton Vision Implementation, Phase 1 preliminary policy guidance to inform the Comprehensive Plan Amendment (CPA)



# Study Area & Preferred Alternative



# Investing in the Growth Corridor



Eastrail



East Link Light Rail



Grand Connection

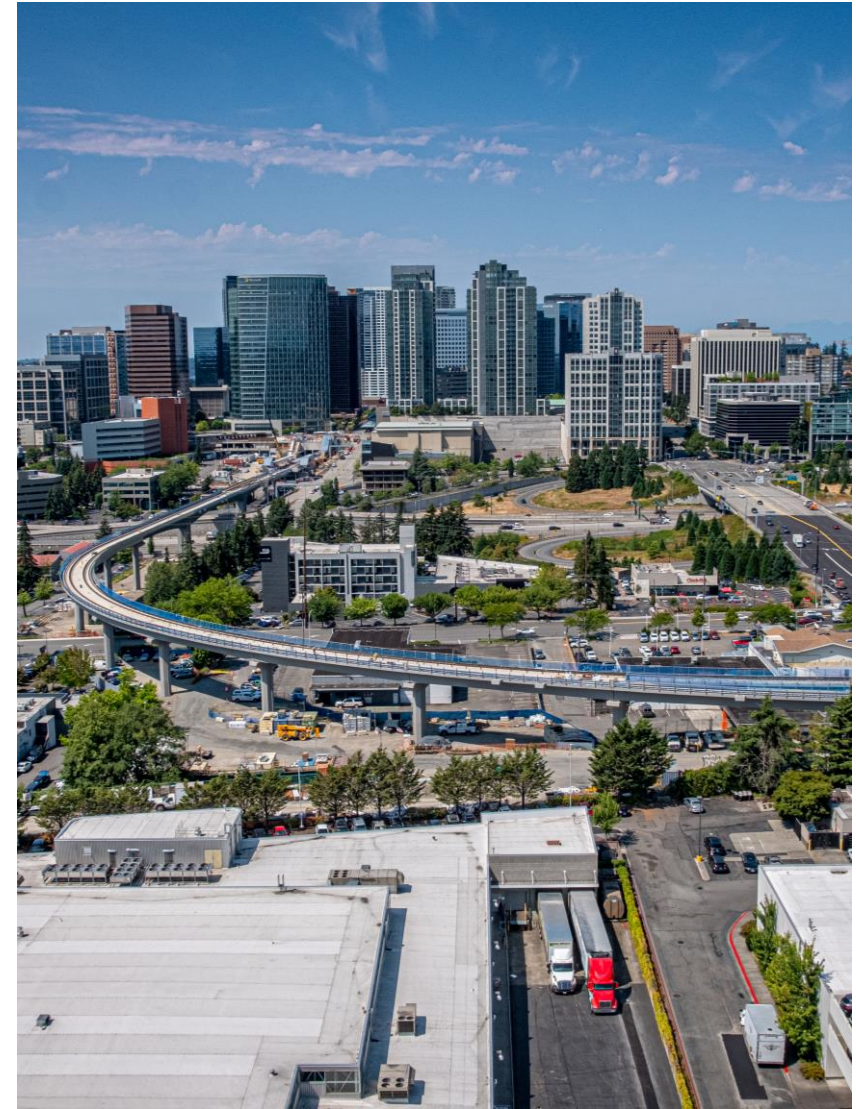
# Objectives

- **Adopt Comprehensive Plan Amendments (CPA)** to support the vision for the Wilburton study 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 study area



# Importance of the Wilburton Effort

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



# Developing the Vision

- 15-member Council-appointed Citizen Advisory Committee (CAC)
- Convened in 2017 and met for over 1 year
- Examined the study area in depth and developed a preferred land use and transportation vision
- **Per Council direction the CAC vision will be used as the baseline for implementing the vision through the CPA and LUCA processes**





# Vision Statement

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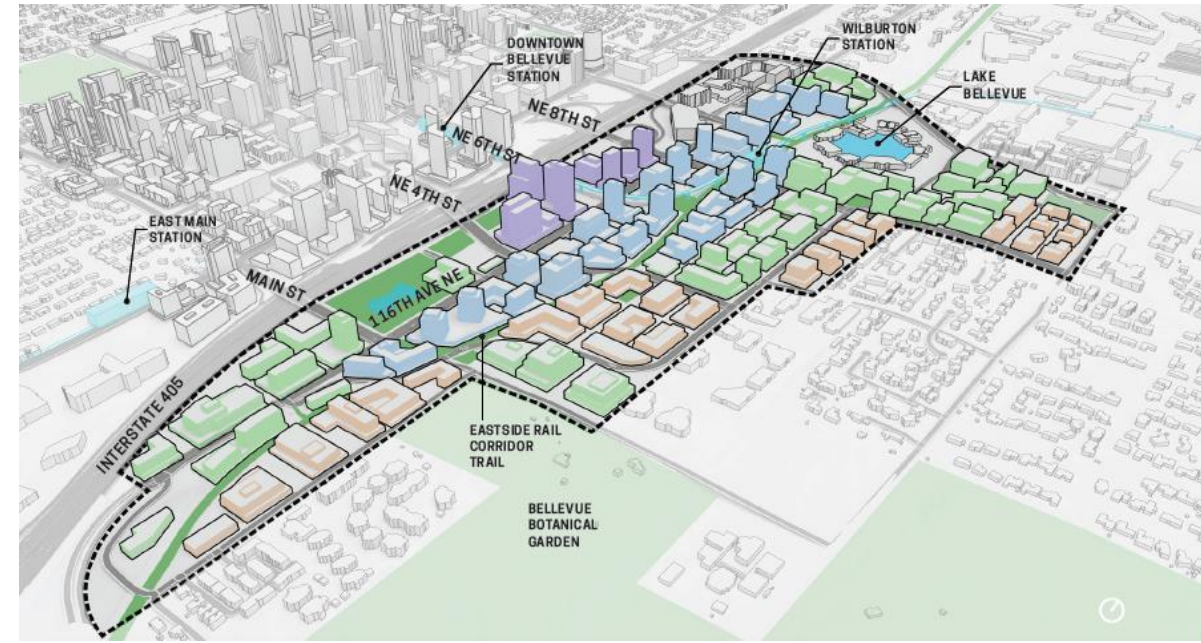
The Wilburton study area is “Bellevue’s next urban mixed-use community that enhances livability, promotes healthy living, supports economic vitality, and serves the needs of a diverse and growing population. As Bellevue’s cultural and innovative hub, it serves as a regional and international destination that connects people and fosters community by leveraging its existing assets to define a distinctive sense of place and character.”

-Committee Letter to the Mayor

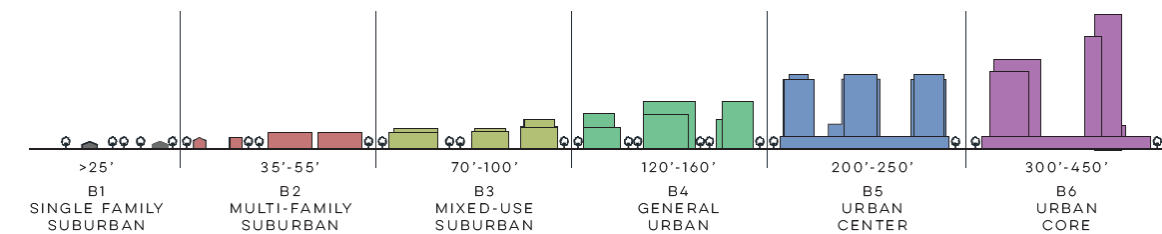


# Vision Elements

- Preferred Urban Design Framework
  - Most intensive development (towers) near I-405 and Grand Connection
  - Midrise mixed use along the Eastrail Corridor
  - Transition to lower density residential to the east
- Design Principles
  - Building design and character
  - Transportation, streets, streetscapes
  - Parks and open spaces
- Affordable Housing
- Placemaking Precedents
- Recommended Implementation Strategies



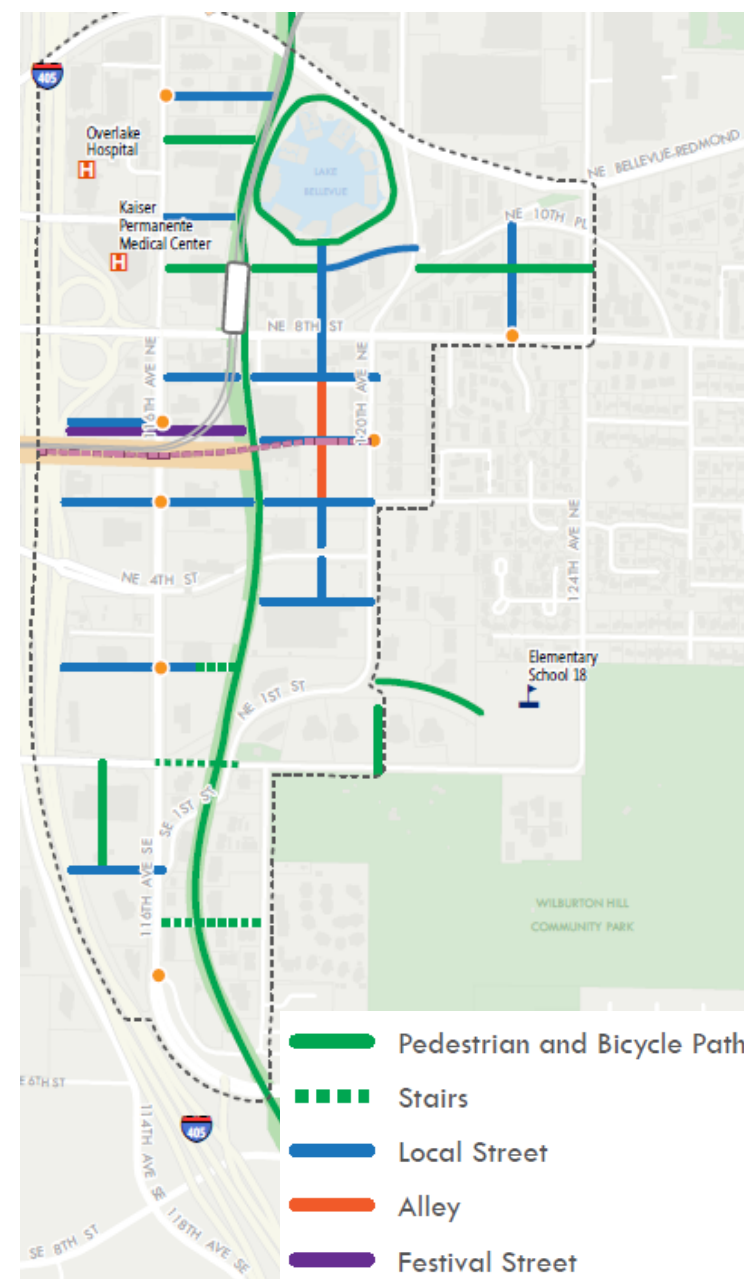
BELLEVUE URBAN TRANSECT





# Network of Activated Streets

- Smaller blocks and mid-block connections
- 116<sup>th</sup> Ave NE as a grand boulevard with sidewalks and bike lanes
- Pedestrian and cyclist connections
- Streets incorporating seating, plantings, lighting, and art
- Activated alleys as public spaces





# Summary of Phase 1 Engagement

# Phase 1 Engagement

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## June

- Planning Commission

## July

- Parks & Community Services Board
- Planning Commission
- Transportation Commission

## September

- Youth Link Board
- Planning Commission
- Bellevue Diversity Advisory Network (BDAN)

## October

- Bellevue Network on Aging (BNOA)

# Engaging Bellevue

- **350+** visitors informed on Engaging Bellevue

*Informed visitors are those who visited our webpage and viewed a document, clicked a link, contributed to our questionnaire, etc.*

- **100** responses to online questionnaire
- **68** pins placed on online interactive map

ADD PIN  
Select a pin below and drag to the map

- Transportation
- Housing
- Natural Environment
- Parks & Open Spaces
- Economic Development
- Other



# What We Heard *Engaging Bellevue*



**Diverse &  
Affordable  
Housing**



**Economic &  
Cultural  
Vitality**



**Multimodal &  
Connected  
Network**



**Publicly  
Accessible  
Parks, Plazas  
& Open Spaces**



**Natural  
Environment &  
Sustainability**





# Comprehensive Plan Amendment

# Policy Update Scope

- **Add new section about Wilburton study area vision, goals, and policies**
- **Modify existing policies** reflecting revised policy intent and impact of policy's application
- **Add new policies** because of changed conditions or future needs
- **Repeal existing policies** no longer relevant, outdated, or redundant with other policies
- **Develop new land use designation(s)** for the Wilburton study area

## Bel-Red Subarea Plan

### GOAL:

To develop a sustainable urban development pattern that dramatically reshapes the future of the Bel-Red Subarea, while allowing the area to transition gracefully from its past.

### OVERVIEW

As one of Bellevue's major employment areas, the Bel-Red Subarea historically included a large share of the City's land zoned for light industrial and commercial

## Wilburton/N.E. 8th Street Subarea Plan

### GOAL:

- To separate residential, recreational, and open space areas from commercial areas and to protect open space.
- To improve pedestrian accessibility and attractiveness of commercial areas for residents of Bellevue.
- To support the provision of commercial services in Wilburton that complement Downtown, such as large retail and auto sales; that provide mixed-use opportunities; and that provide convenient shopping for the adjacent neighborhoods.

*Discussion: The Wilburton/NE 8th Subarea Plan seeks to support the residential and non-residential uses in the subarea by protecting residential, recreation and open space areas from encroachment of commercial and other non-residential uses (except for those normally permitted in residential areas, such as parks, churches, schools, utilities, and home occupations). Non-residential development, such as retail activity, medical uses and auto sales, should be concentrated in existing non-residential areas. While this vision seeks to protect residential areas from encroachment, it supports integrating residential uses with commercial development (i.e. mixed-use) in some commercial areas.*

### OVERVIEW

The settlement history of Wilburton dates to the turn of the century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. With the openings of the floating bridges in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in the area. Wilburton was annexed to the City between 1964 and 1967.

Today the Wilburton Subarea is centrally located in Bellevue. Access to I-405 and the Downtown makes the Subarea a desirable place to live and work. Jobs, stores, schools, and community parks are convenient and accessible. Combined, these amenities have greatly enhanced the quality of life for both the residents and business owners.

The Wilburton Subarea encompasses approximately 1,600 acres. Its boundaries are generally I-405 to the west, Bellevue-Redmond Road to the north, 148th to the east, and the Lake Hills Connector to the south. It is comprised of commercial areas

# Relationship to Bellevue 2044

- Environmental review for Wilburton included in Comprehensive Plan Periodic Update EIS
- City planning for 35,000 housing units and 70,000 jobs; Wilburton plays key role in meeting targets
- (3) Wilburton action alternatives studied in DEIS
- Preferred land use alternative to be analyzed in Final Environmental Impact Statement (FEIS)
- Policy amendments to be informed by EIS



# Policy Topics



**Wilburton  
TOD Vision**

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

**Equity &  
Sustainability**

**New Policy  
Goals**

**Updated and New  
Policies**



# Preliminary Policy Guidance

# Transportation

## Goal

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

## 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

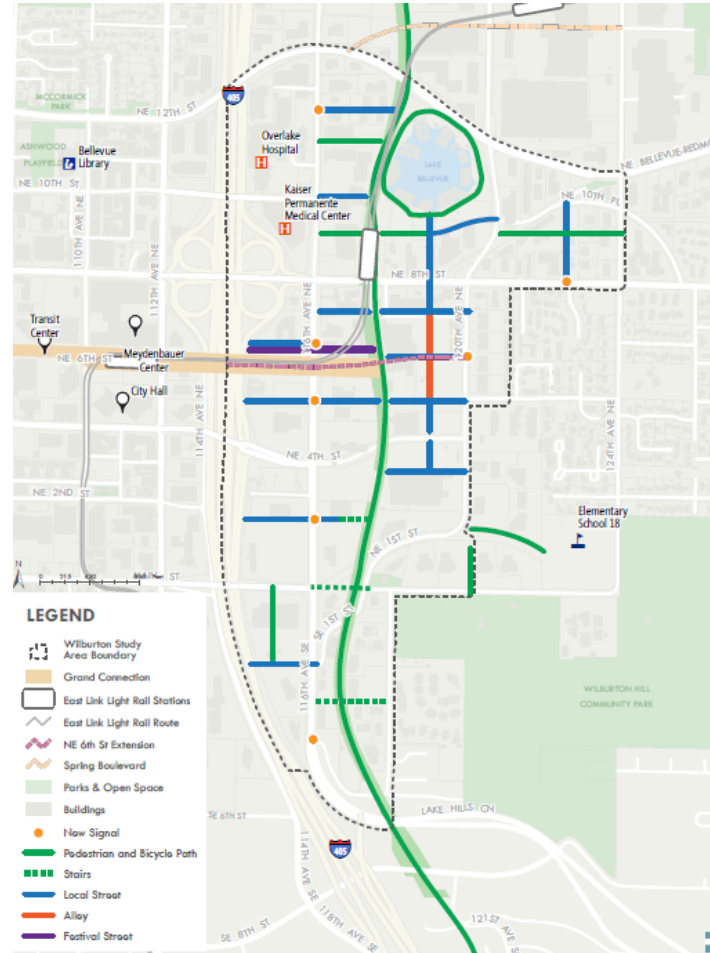
# Implementation

## Goal

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

## 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



# 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.

## 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



# 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.

## 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

# Environment

## Goal

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

## 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)

# Housing

## Goal

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

## 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

# 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.

## 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

# Urban 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.

## 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)

# 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.

## 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

# Discussion

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



# Next Steps

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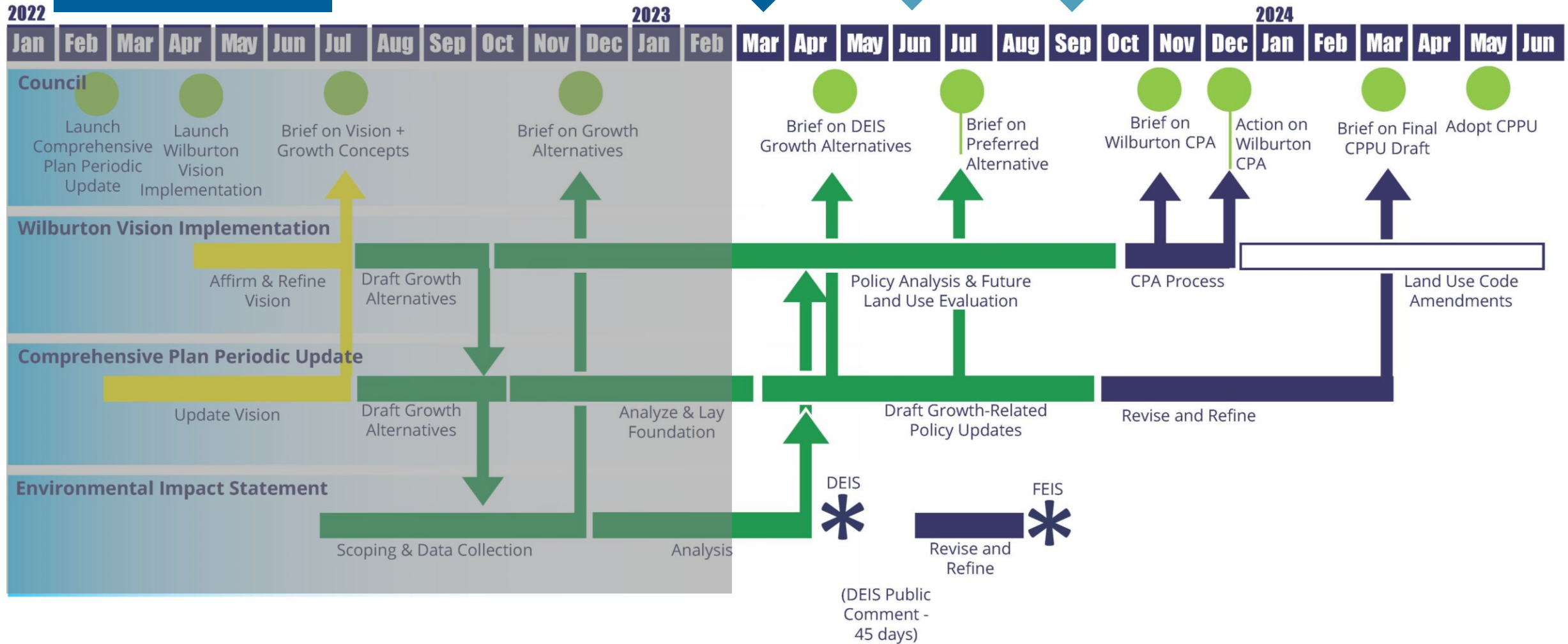
Review of draft transportation CPAs in June 2023

TC CPA recommendation to PC Fall 2023





# Project Timeline



# Thank you!

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For more information, please visit:  
[BellevueWA.gov/Wilburton-Vision](https://BellevueWA.gov/Wilburton-Vision)

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