

Wilburton Vision Implementation

Janet Shull, *Community Development*

Ryan Walker, *Parks and Community Services*

Parks and Community Services Board Meeting

March 14, 2023



Agenda

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



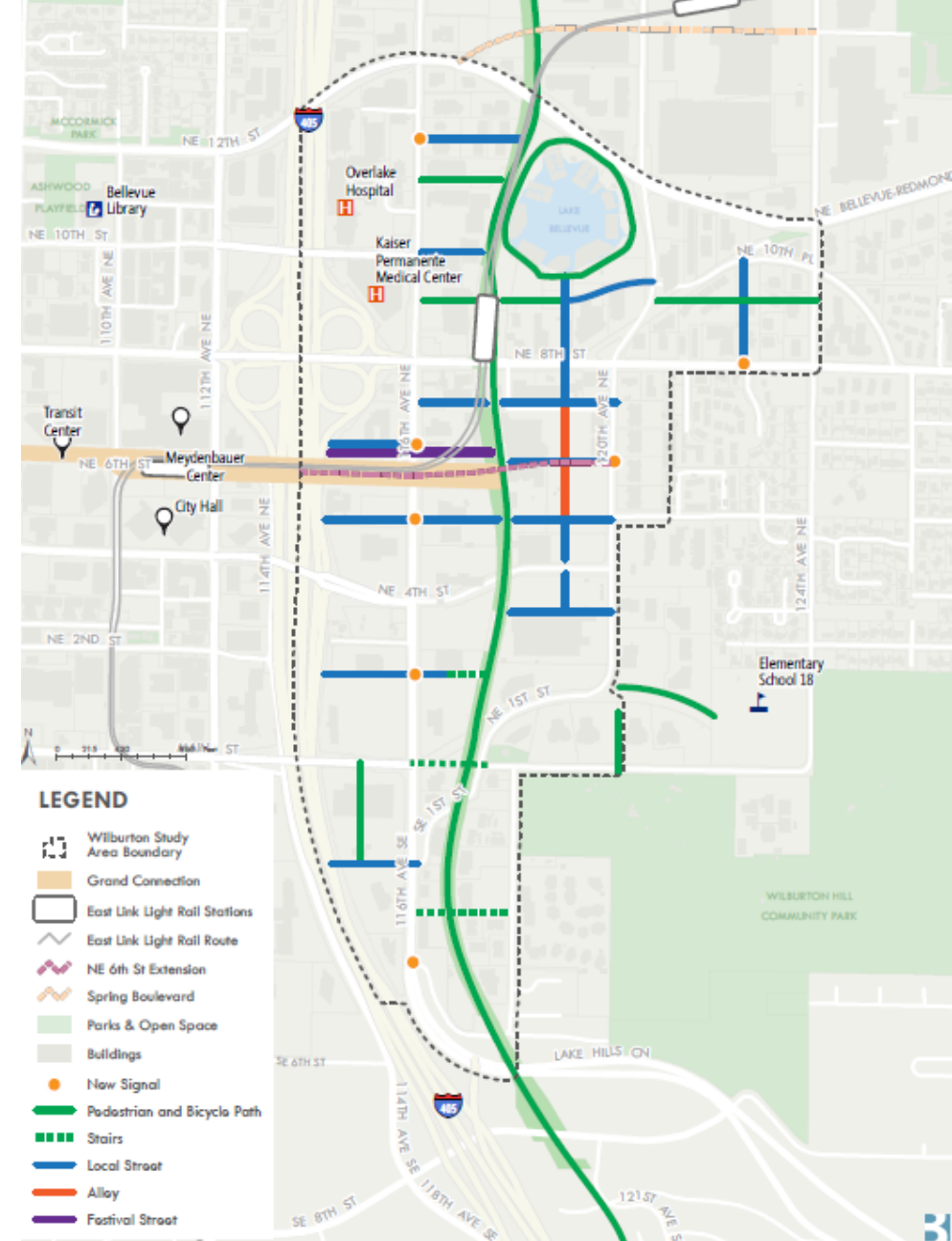
Investing in the Growth Corridor



Eastrail



Study Area & Preferred Alternative



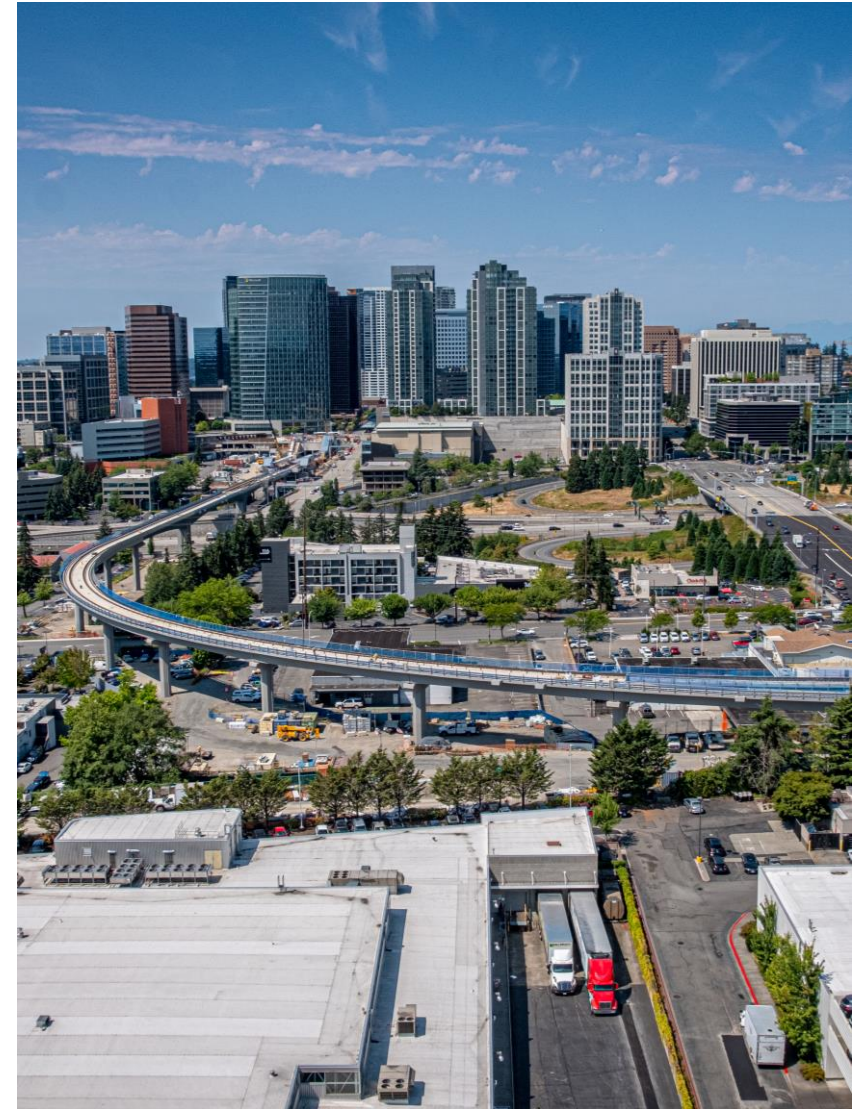
Objectives

- **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 for a successful, transit-oriented, livable, sustainable and equitable community.
- Incorporate the Wilburton Eastrail Framework Plan in both the CPA and LUCA
- Wilburton is essential for expanded housing capacity and choice
- Fully coordinated planning will ensure responsiveness to emerging needs





Summary of Phase 1 Engagement

Phase 1 Engagement

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)

Phase 1 Engagement

- **Walking tours and tabling events** (i.e. Wilburton Community Association)
- **Small business canvassing** (15-20 businesses at Brierwood Center, Design Market)
- **Presentations to community groups and organizations** (i.e. Pacific Regent, Bellevue Downtown Association)
- **Met monthly with property owners** to discuss mutual interest in development/redevelopment



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



Diverse & Affordable Housing



Economic & Cultural Vitality



Multimodal & Connected Network



Publicly Accessible Parks, Plazas & Open Spaces



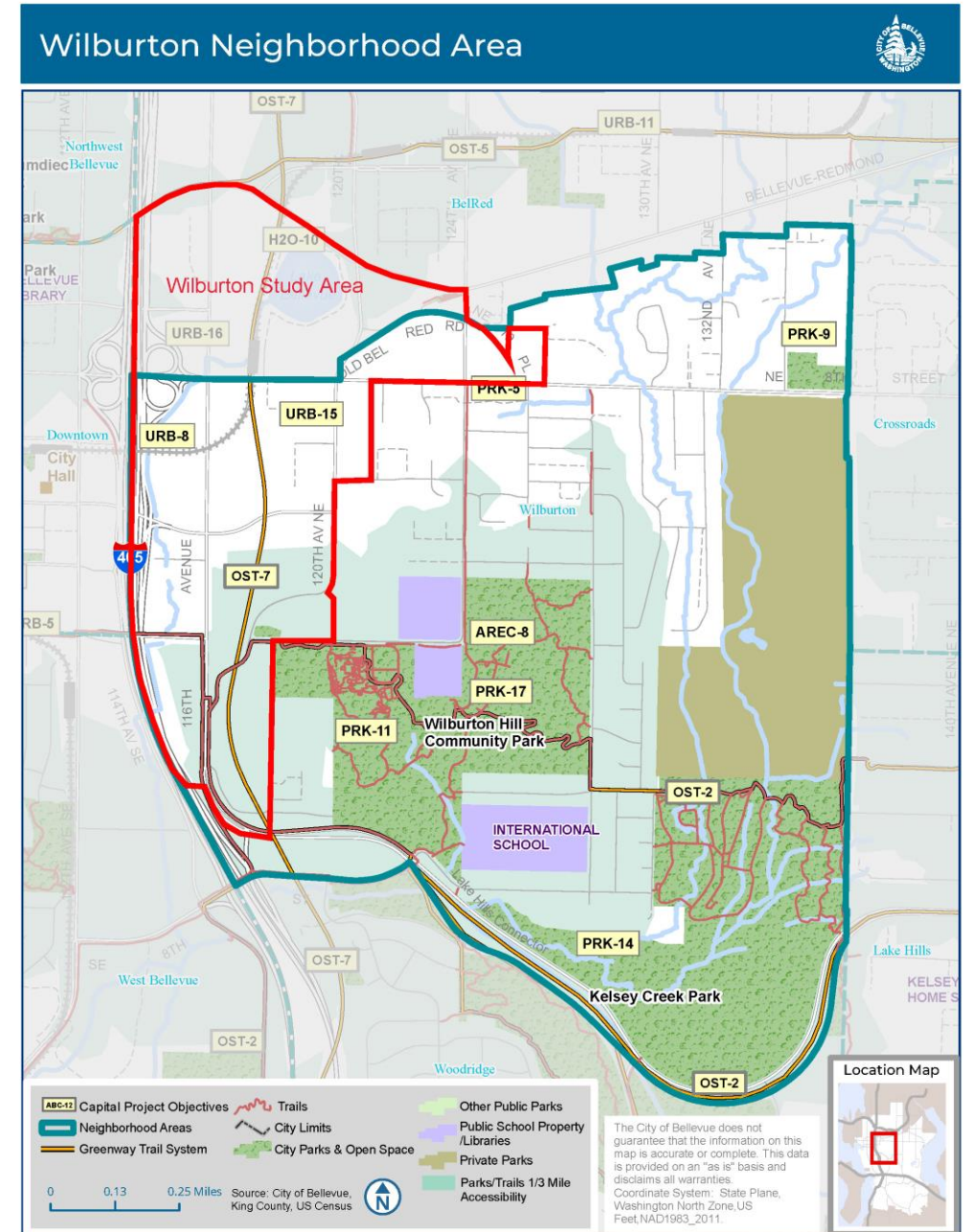
Natural Environment & Sustainability



Related Planning Projects

Parks & Open Space System Plan

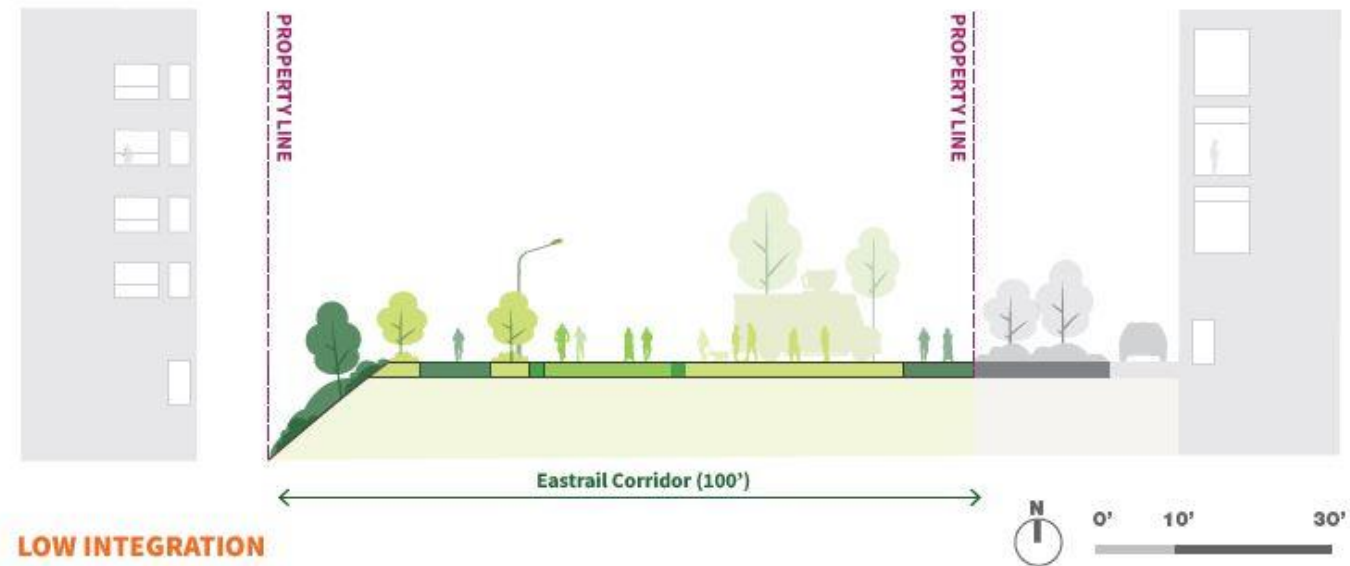
- Eastrail development and connections
- Grand Connection development
- Park acquisition and development
- Lake Bellevue access
- Open space & natural systems enhancement



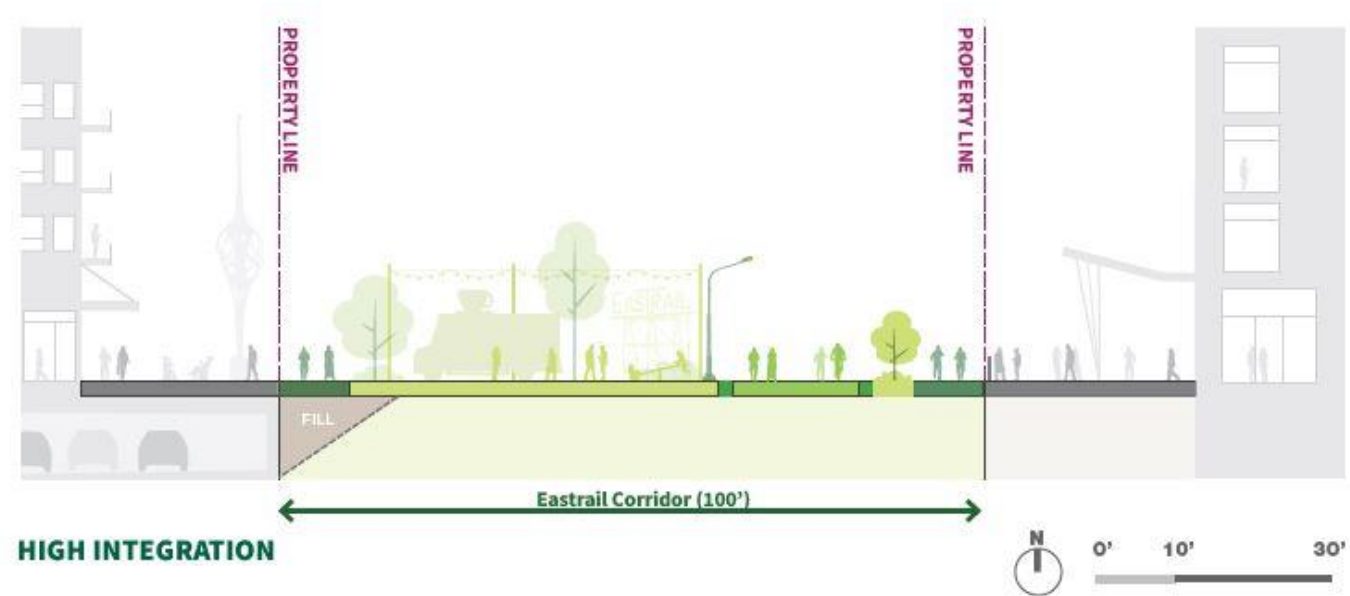
Eastrail Framework Plan

Purposes:

- Assess opportunities and constraints within corridor for multiple uses
- Illustrate principles that will support a trail and transit-oriented community
- Identify key partners and their roles in achieving the vision



LOW INTEGRATION



HIGH INTEGRATION

Eastrail Framework Plan



Grand Connection

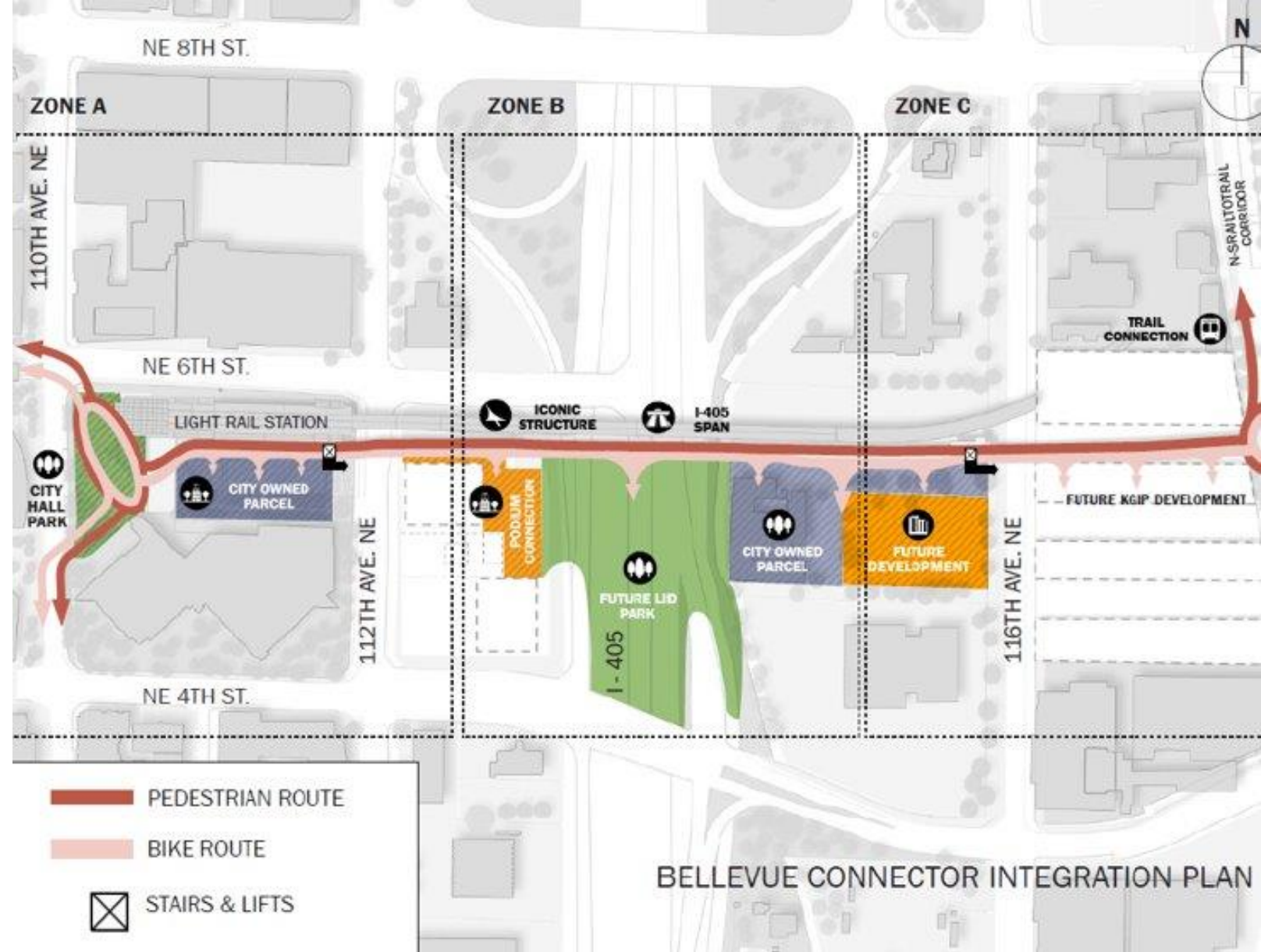
Program goals:

- Manage the route holistically
- Increase use of existing spaces and develop an operations framework
- Quickly advance work on the I-405 crossing



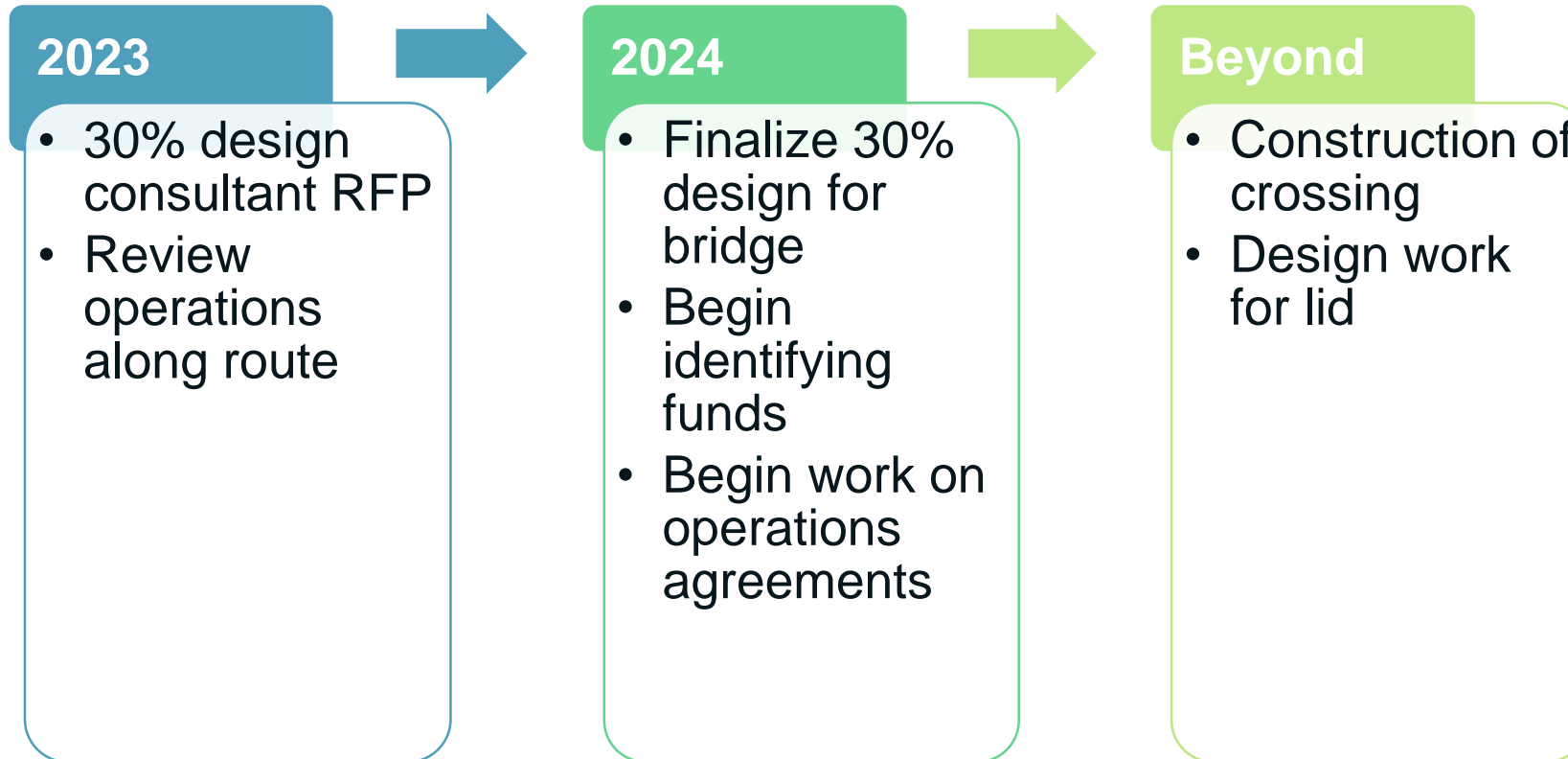
Grand Connection

- Amazon donated \$2.5m to help reach 30% design
- Initial bridge that is forward-compatible with the full lid
- Adds/connects publicly usable and programmable space



Conceptual; specific details subject to change.

Grand Connection





Comprehensive Plan Amendment

Policy Update Scope

- **Add new section about Wilburton TOD 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 Wilburton Transit-Oriented Development (TOD)

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/N.E. 8th Street 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

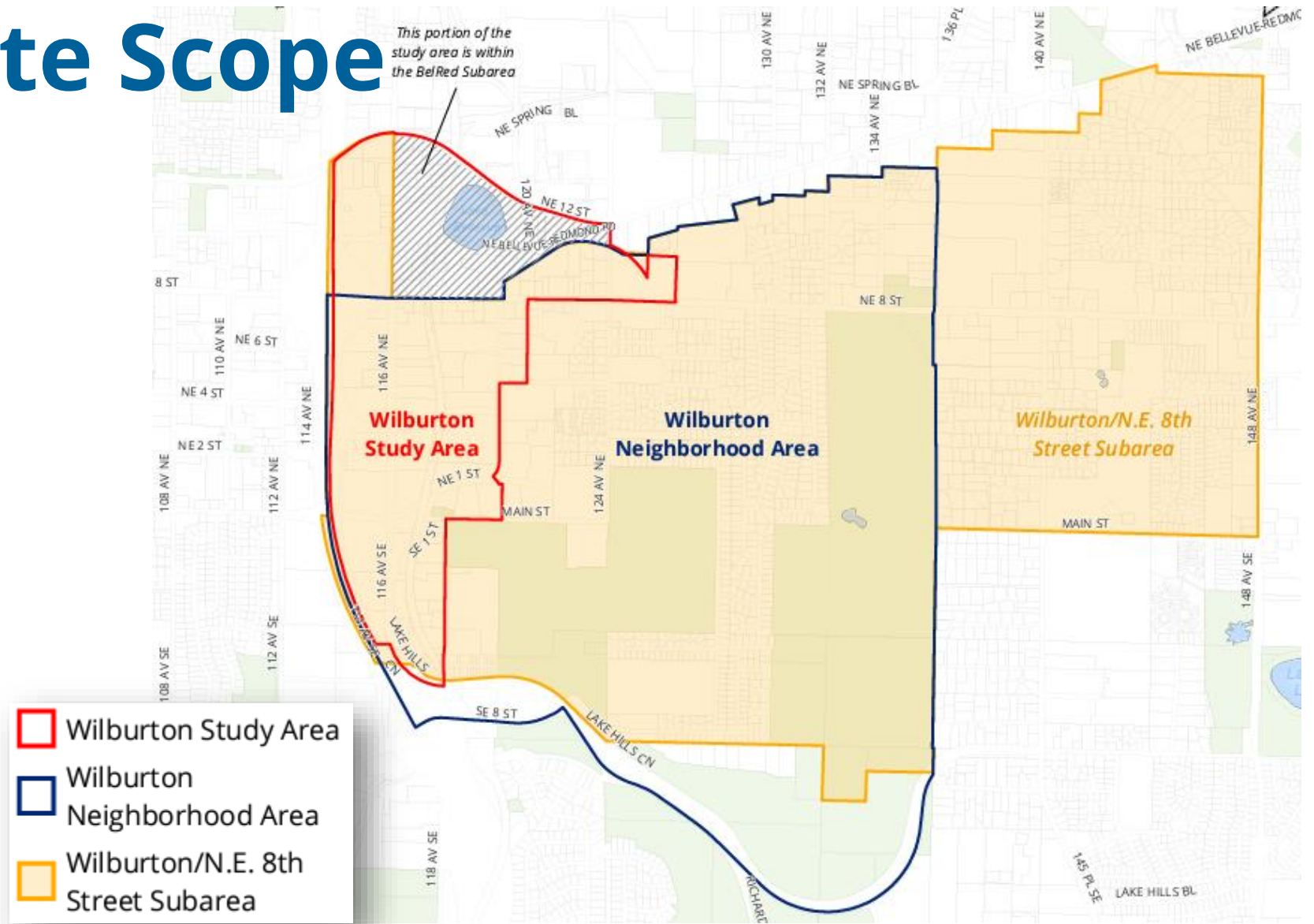
The settlement history of Wilburton dates to the turn of the century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. With the openings of the floating bridges in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in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

Policy Update Scope

Policy updates will apply within the Wilburton study area



Wilburton TOD 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**

Existing Parks, Recreation and Open Space Policy

POLICY S-WI-32. Retain the parks in the Subarea and ensure that they remain park facilities (including Wilburton Hill and Kelsey Creek Parks). Wilburton/NE 8th Street Subarea Plan

POLICY S-WI-33. Retain and develop open spaces for a variety of purposes.

POLICY S-WI-34. The City strongly encourages the continuation of the golf course use at the Glendale Golf Course.

POLICY S-WI-35. Prepare designs for proposed parks with the participation of the community affected and served.

Existing Parks, Recreation and Open Space Policy continued

POLICY S-WI-36. Support continuation of the Lake-to-Lake Trail through Wilburton.

POLICY S-WI-37. The City should consider acquisition of surplus school district sites which might be appropriate for park and recreation uses.

POLICY S-WI-38. Encourage development of the Highland-Glendale site, located on the northeast corner of N.E. 8th Street and 134th Avenue N.E., as a park facility.

POLICY S-WI-39. Support implementation of the Wilburton Hill Park Master Plan, including neighborhood park element



Preliminary Policy Guidance

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

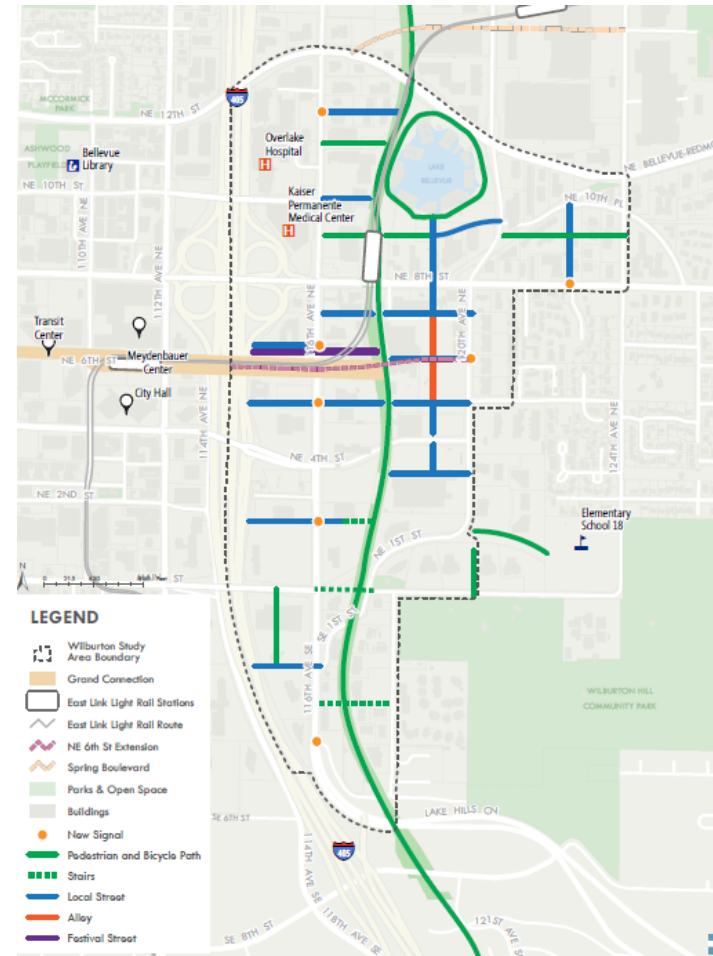
Implementation

Goal

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

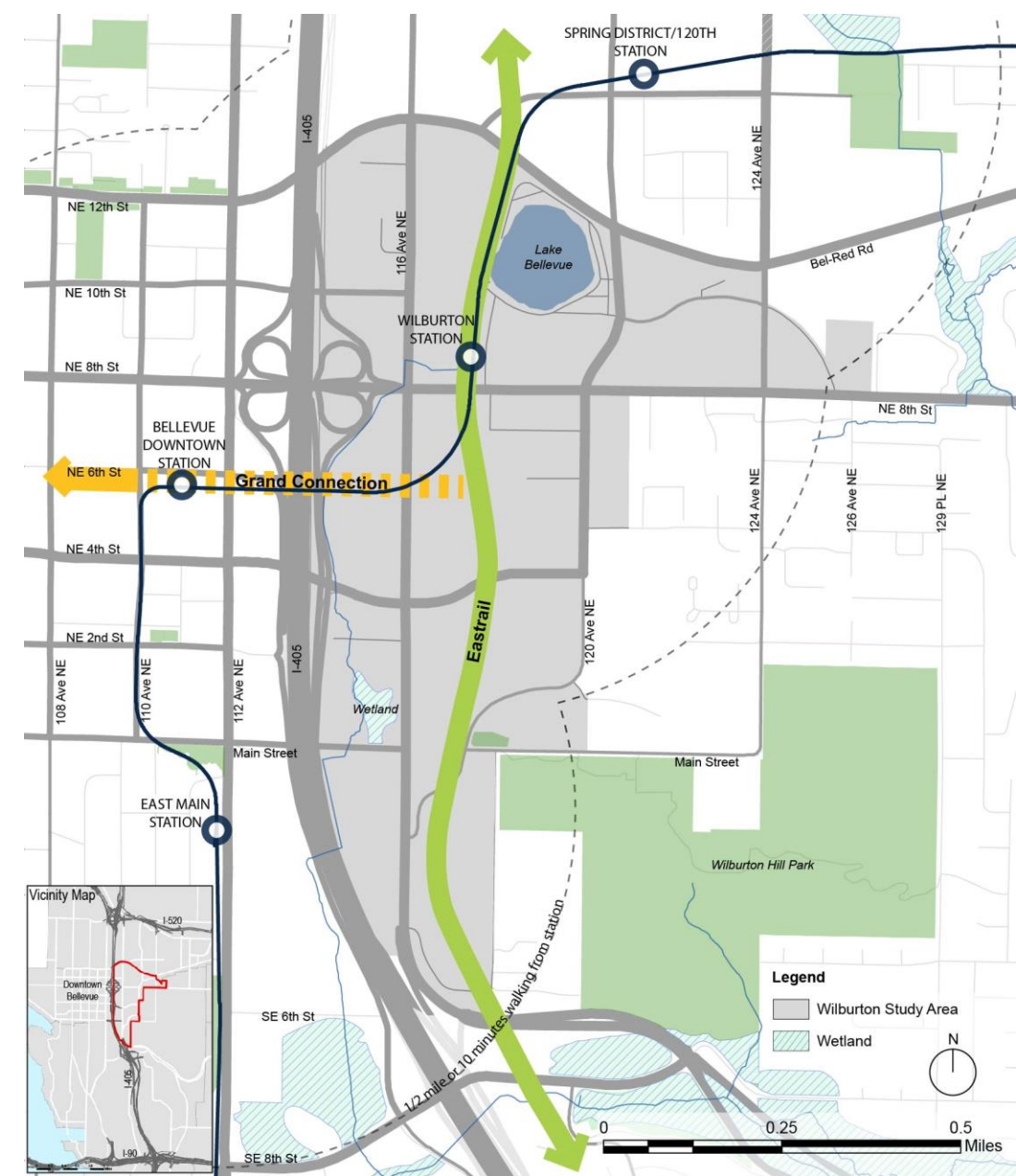
Updated Policy Guidance

- 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

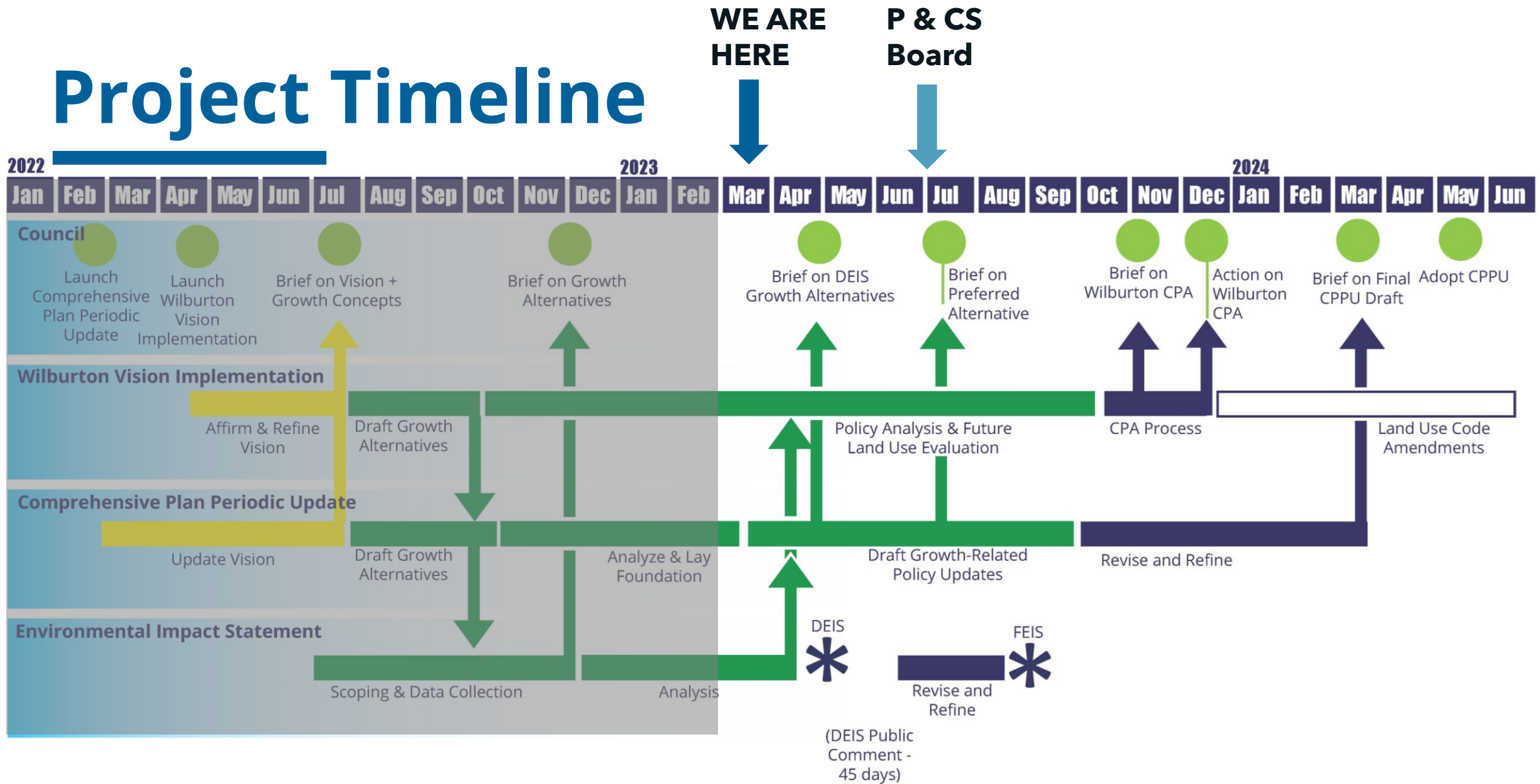


Discussion

1. Do the goals and policy guidance statements provide adequate direction for developing policies that will inform parks, recreation and open space - related investments?
2. Do you see any conflicting direction in the draft vision, goals, or policy guidance statements?



Project Timeline



Next Steps

Review of draft Parks, Recreation and Open Space CPAs at a future meeting (summer 2023)



Thank you!

Janet Shull, *Community Development*

Ryan Walker, *Parks and Community Services*



For more information, please visit:
BellevueWA.gov/Wilburton-Vision

or email:

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