

# Wilburton Vision Implementation

Justin Panganiban, *Community Development*

Janet Shull, *Community Development*

Parks and Community Services Board

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# Discussion

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Do draft policies provide adequate direction to inform the development of Parks, Recreation, and Open Space services and investments to support the Wilburton TOD vision?



# Agenda

1. Recap Previous Direction
2. Review Draft Comprehensive Plan Amendments
3. Discussion



# 2018 Preferred Alternative & 2022 Council Direction

Per Council direction on 4/25/22, use 2018 vision and preferred alternative as baseline for implementation



*Wilburton Commercial Area Study (2018)*

# Investing in the Growth Corridor



Eastrail



Grand Connection



# Wilburton TOD Vision

- 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**
- Contributes to the **health, diversity, and equity**
- Centered around **light rail, Eastrail, and the Grand Connection as gateways**
- Fine-grained network of **multimodal connections, vibrant street-level amenities, varied building forms, and active open spaces**
- **Sustainable development and land use patterns** support natural and built environments

# Board Direction

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## Guidance on 3/14 regarding draft policies:

- Clarifying open space opportunities within different areas of Wilburton
- Parks, recreation & open space goals and policies should apply to all
- Open space connections east of Eastrail
- Policy language around strategic acquisitions
- Emphasizing Eastrail activation
- Historic and cultural resources

# Objectives

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- **Adopt Comprehensive Plan Amendments (CPA)**
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines
- **Adopt new land use districts**





# Policy Update Scope

- **Add new section to Wilburton/N.E. 8<sup>th</sup> Street Subarea around 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- **Repeal existing policies** no longer relevant, outdated, or redundant with other policies
- **Update 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

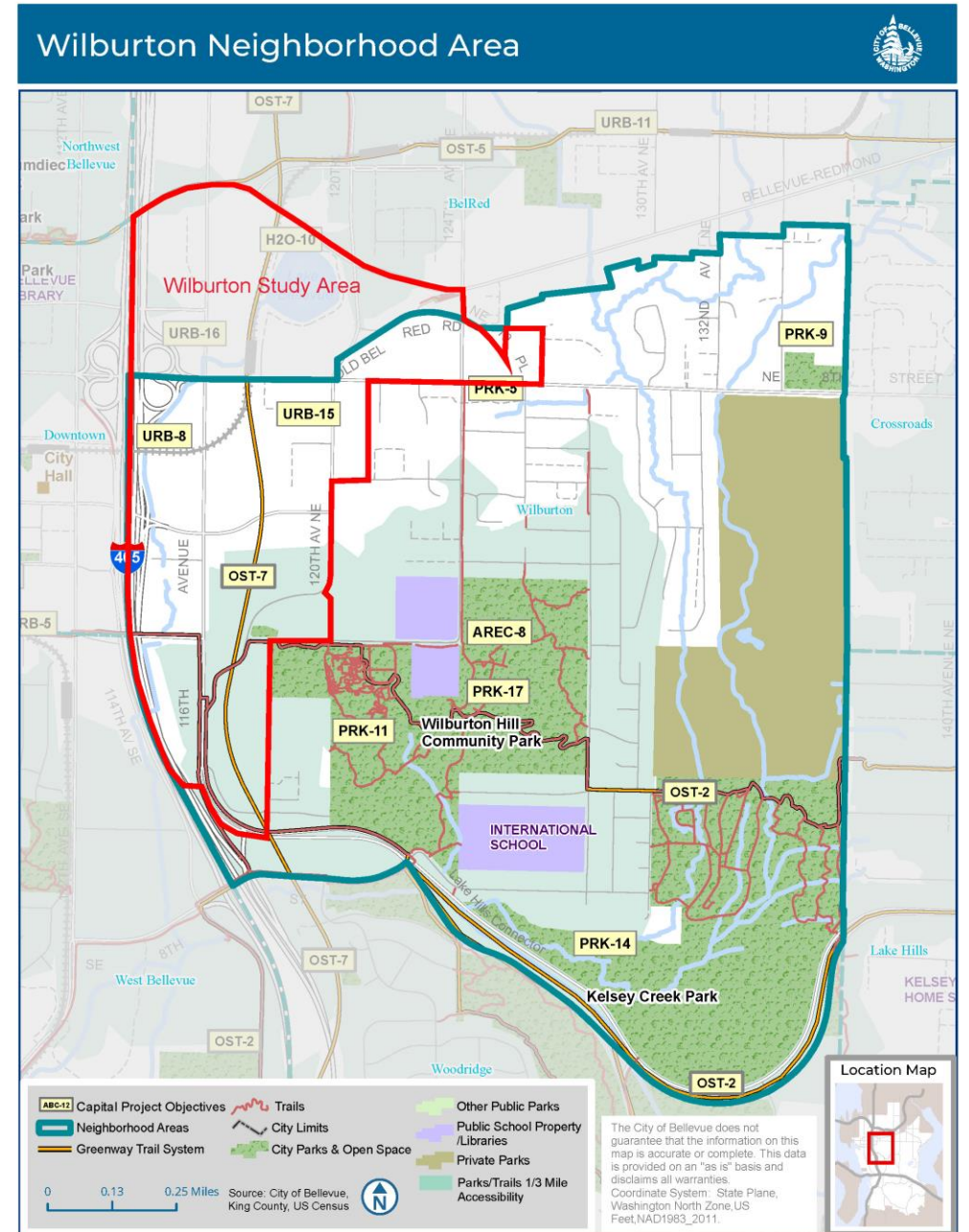
The settlement history of Wilburton dates to the turn of the century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. With the openings of the floating bridges in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in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

# Parks & Open Space System Plan

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



# Key Policy Moves

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Policies are intended to provide guidance on:



1

Creation of an urban park system



2

Enhancement of natural features



3

Eastrail as a defining trail and park corridor

# Discussion

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# Key Policy Moves

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**Eastrail as a defining trail and park corridor**

KEY POLICY MOVE

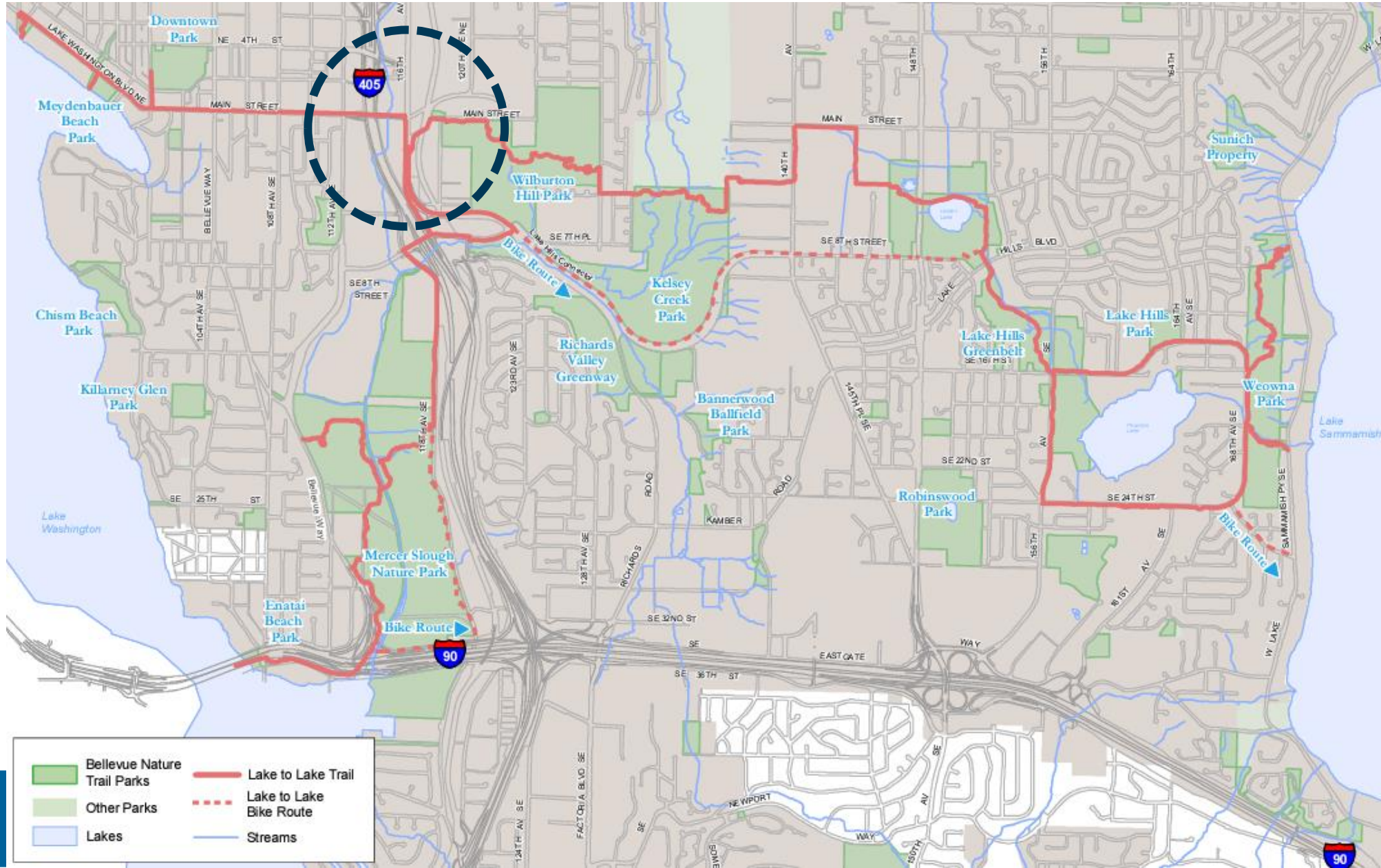
# Creation of an Urban Park System

## Draft Parks, Recreation & Open Space Policies

S-WI-36

Support continuation of the Lake-to-Lake Trail and Greenway through Wilburton, with connections to multimodal infrastructure on Eastrail, 116<sup>th</sup> Avenue NE, and 120<sup>th</sup> Avenue NE.

# Lake-to-Lake Trail & Greenway



KEY POLICY MOVE

# Creation of an Urban Park System

## Draft Parks, Recreation & Open Space Policies

NEW 1	Acquire land or rights to develop a dispersed network of neighborhood parks, or smaller mini parks, to serve the needs of Wilburton TOD and complement the citywide parks and open space system.
NEW 2	Incentivize small-scale facilities, such as neighborhood parks, plazas, and active recreation facilities, as public amenities in new development to increase community access to open space opportunities.
NEW 3	Provide a system of non-motorized connections that links between park facilities and with central points of interest, including transit, employment, and medical facilities.
NEW 4	Enhance non-motorized connections with landscaping and amenities to serve as linear open spaces.



KEY POLICY MOVE

# Creation of an Urban Park System

## Draft Parks, Recreation & Open Space Policies

NEW 6	Provide for centrally located civic gathering spaces as part of the Grand Connection, with emphasis on the Grand Connection intersection with I-405 and Eastrail as signature placemaking opportunities.
NEW 7	Encourage and support public access and open space opportunities linking the Grand Connection to 120 <sup>th</sup> Avenue NE and residential neighborhoods east of 120 <sup>th</sup> Avenue NE.
NEW 9	Pursue strategic land acquisitions around the Eastrail, Grand Connection, north end of Wilburton Trestle, and Lake Bellevue to expand connection, public access, and activation opportunities.

*\*New Policy 5 & New Policy 8 covered in later slides*





FIGURE 3.47: GRAND CONNECTION LID PARK



FIGURE 3.48: CIVIC CENTER



FIGURE 3.49: NEIGHBORHOOD GREEN

*\*From Wilburton Commercial Area Study (2018). Conceptual, not indicative of actual locations*

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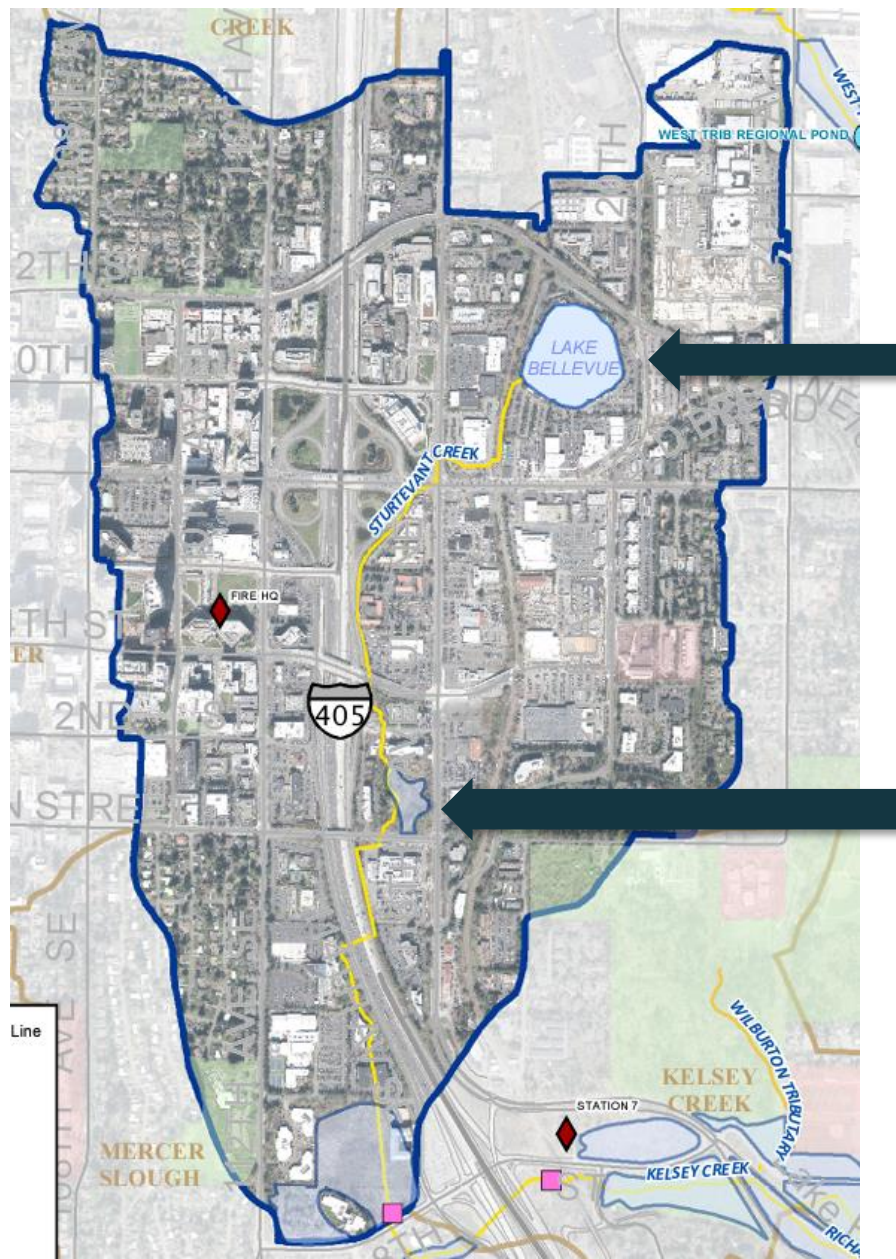
2

Enhancement of natural features



3

Eastrail as a defining trail and park corridor



## KEY POLICY MOVE

# Enhancement of Natural Features

## Draft Environment Policies

NEW 10	Encourage improvements that enhance the aesthetic and functional qualities of natural features within the Wilburton TOD, such as Sturtevant Creek, Lake Bellevue, and the wetland at 116 <sup>th</sup> Avenue NE and Main Street.
NEW 11	Identify existing and future streets appropriate for stormwater management features and tree plantings that provide for better environmental performance and an enhanced visual experience.

## Draft Parks, Recreation & Open Space Policies

NEW 5	Encourage and support public waterfront access to Lake Bellevue.
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# Key Policy Moves

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Eastrail as a defining trail and park corridor

KEY POLICY MOVE

# Eastrail as a Defining Trail & Park Corridor

## Draft Parks, Recreation & Open Space + Urban Design Policies

- |               |   |
|---------------|---|
| <b>NEW 8</b>  | Coordinate with King County and adjacent property owners on developing recreational and natural features within and adjacent to the Eastrail corridor complementing the regional trail. |
| <b>NEW 17</b> | Develop design guidelines and standards for development within and adjacent to the Eastrail corridor that reflect unique characteristics, topography, and adjacent uses.                |
| <b>NEW 18</b> | Provide for appropriate tower and podium setbacks along Eastrail to give visual interest and solar access to the trail, especially where there is higher development intensity.         |
| <b>NEW 19</b> | Allow adjacent developments to provide upper-story connections to Eastrail where there is significant elevation difference between Eastrail and adjacent properties.                    |
| <b>NEW 20</b> | Maximize usable Eastrail corridor space for programmable area accessible to the public and integration with adjacent development.   |



# Eastrail Framework Plan





# Eastrail Framework Plan



**LOW INTEGRATION**



**HIGH INTEGRATION**



# Next Steps

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Staff will consider and incorporate input from the Parks and Community Services Board as part of final draft parks, open space & recreation policies

Final draft policies reviewed with Planning Commission in September



# Thank you!

Justin Panganiban, *Community Development*

[jpanganiban@bellevuewa.gov](mailto:jpanganiban@bellevuewa.gov)

425-452-7674

Janet Shull, *Community Development*

[jshull@bellevuewa.gov](mailto:jshull@bellevuewa.gov)

425-452-5371

