



# Wilburton Vision Implementation

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Planning Commission

CPA/LUCA Study Session: Transportation, Streets and Blocks

March 27, 2024



# Agenda

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1. Background
2. Overview of Topic: *Transportation, Streets & Blocks*
3. Related CPAs to Transportation, Streets & Blocks
4. LUCA Discussion and Direction



# Direction

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- **Affirm** proposed CPAs (including refinements) provide adequate direction in shaping development regulations
- **Affirm** direction for draft code language around:
  - **Future access network**
  - **Block perimeter/length**
  - **Parking provisions**



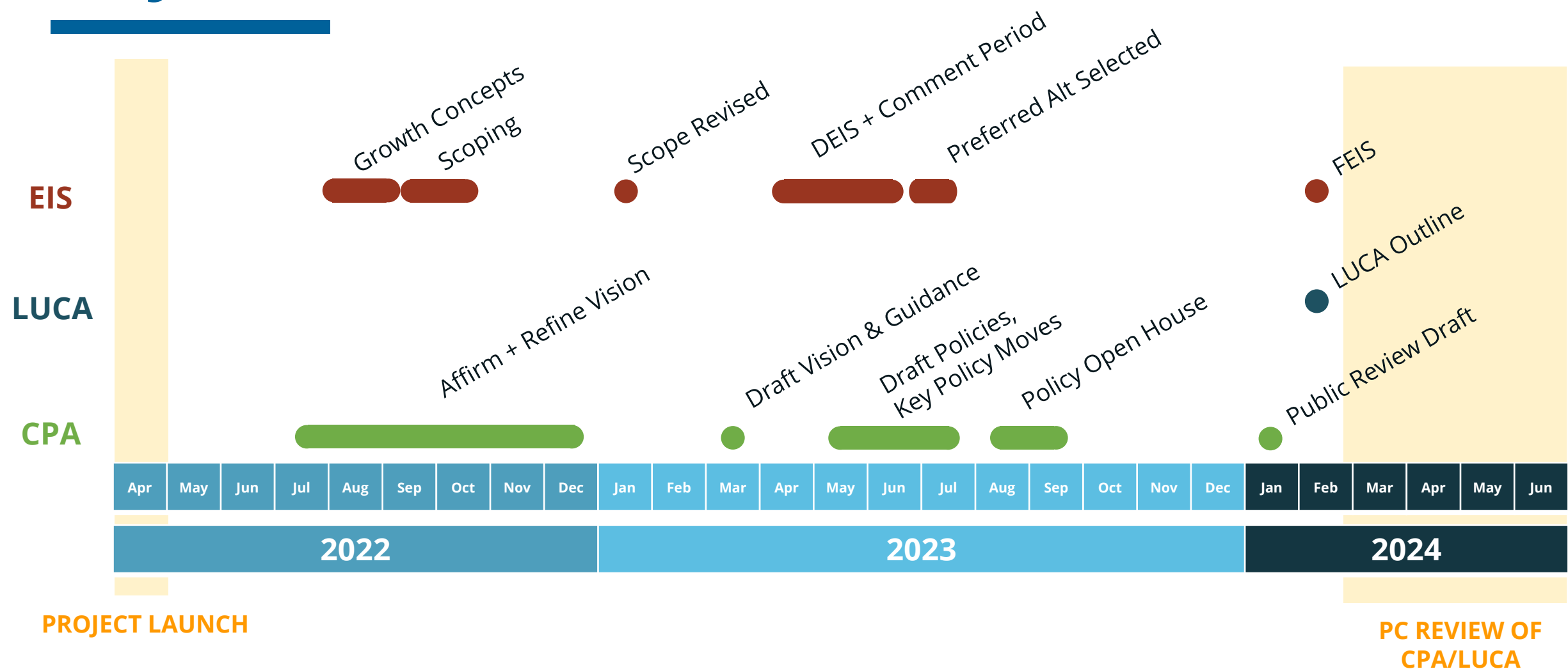
# Introduction

Council launched initiative in April 2022 to:

- **Adopt Comprehensive Plan Amendments (CPA) for Wilburton/N.E. 8<sup>th</sup> Street** to support the Wilburton TOD area vision
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines to implement policies
- **Adopt legislative rezone** for parcels in the Wilburton TOD area

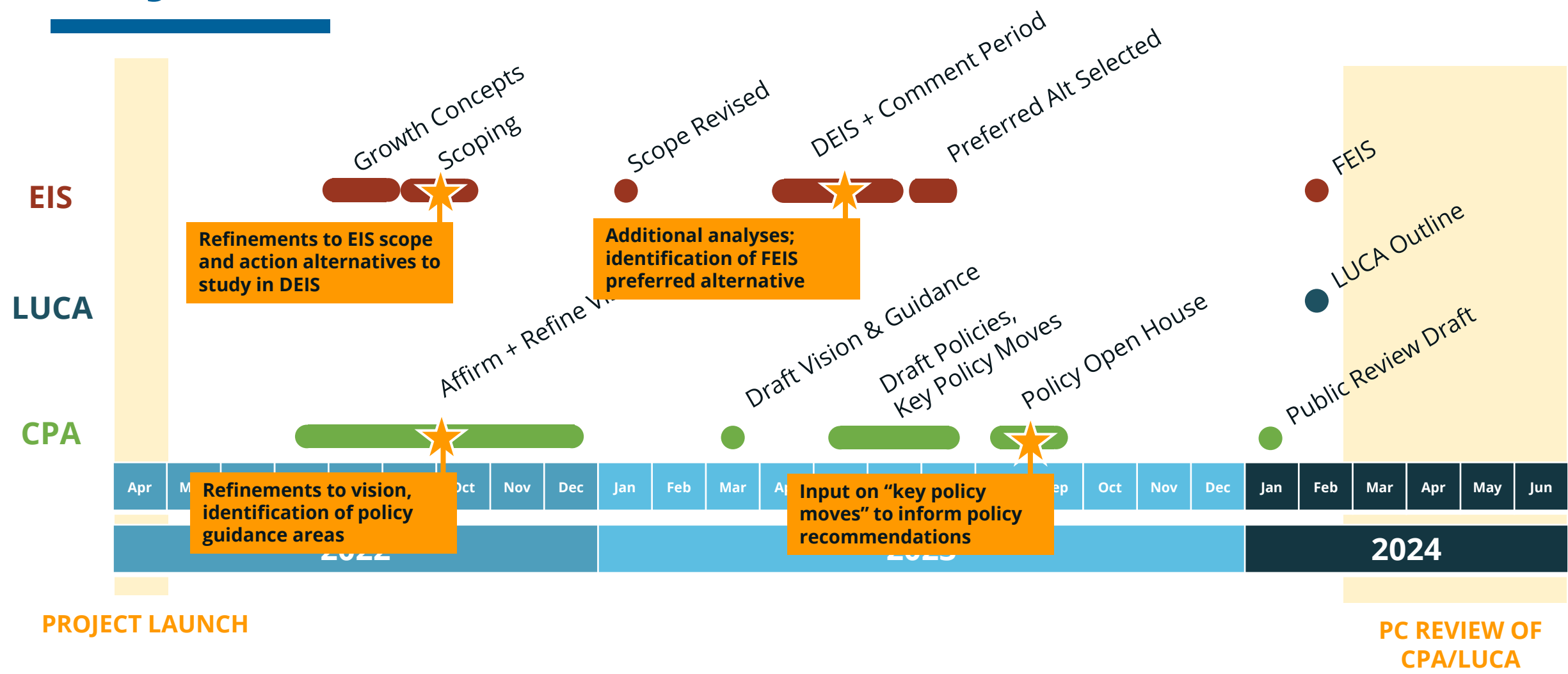


# Project Milestones



# Project Milestones

★ Key community input opportunities





# Wilburton TOD Vision (to be included in updated subarea plan)

*Bellevue's next urban, trail- and transit-oriented mixed-use community.*

1

Creating a pedestrian-oriented district

- Proximity to light rail, Grand Connection, Eastrail, and nearby neighborhoods and parks
- New multimodal connections, street-level amenities, and gathering spaces
- Bold sustainability strategies

2

Defining the future growth pattern

- Greatest density and mix centered along Grand Connection and Eastrail intersection
- Mixed-use development along 116<sup>th</sup> Avenue
- Transition to lower-scale, residentially-focused mixed-use at the edges

3

Identifying distinct identity points

- Revitalized Wilburton Trestle gateway along the Eastrail
- Grand Connection between I-405 and the Eastrail Corridor
- Lake Bellevue

# Key Policy Moves (shared Spring/Summer 2023)

## Cultural & Community Connections



Active, vibrant  
identity



Unique mix of  
businesses



Multimodal  
connections

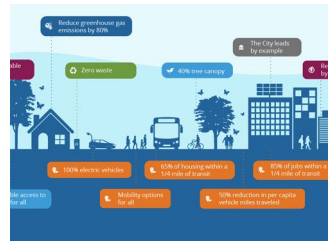
## Open Space & Natural Systems



Urban park  
system



Enhance  
natural  
features



Sustainable  
district



Eastrail linear  
park

## Future Land Use



Trail- and  
transit-  
oriented



Diverse and  
affordable  
housing

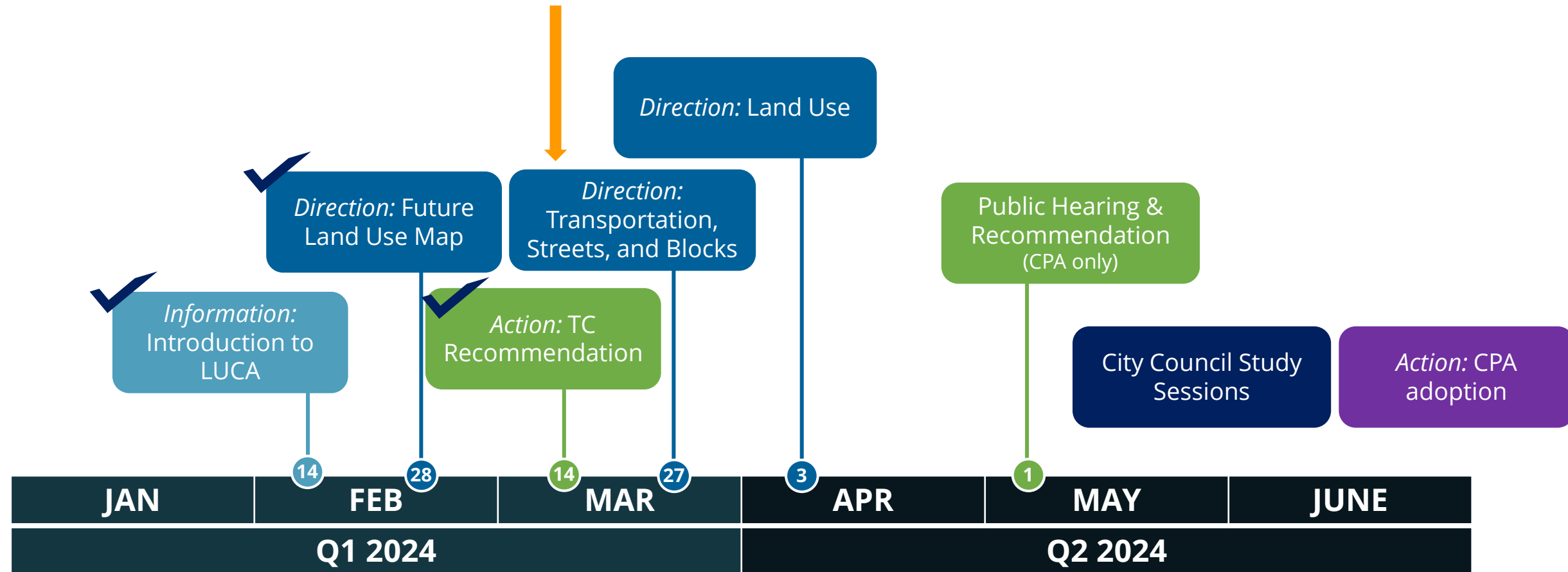


Range of  
implementation  
tools



# Anticipated CPA/LUCA Schedule: 2024

WE ARE HERE



# CPA/LUCA Relationship

Policy	Code
Informs decision-making	Informs implementation of decisions
General direction and support	Detailed and specific
Leaves room for flexibility and interpretation	Provides clear direction

## Tools within the Land Use Code

**Land Uses**

**Site Organization**

**Density/Dimensional Standards**

**Design Standards/Guidelines**

**Landscaping/Trees**

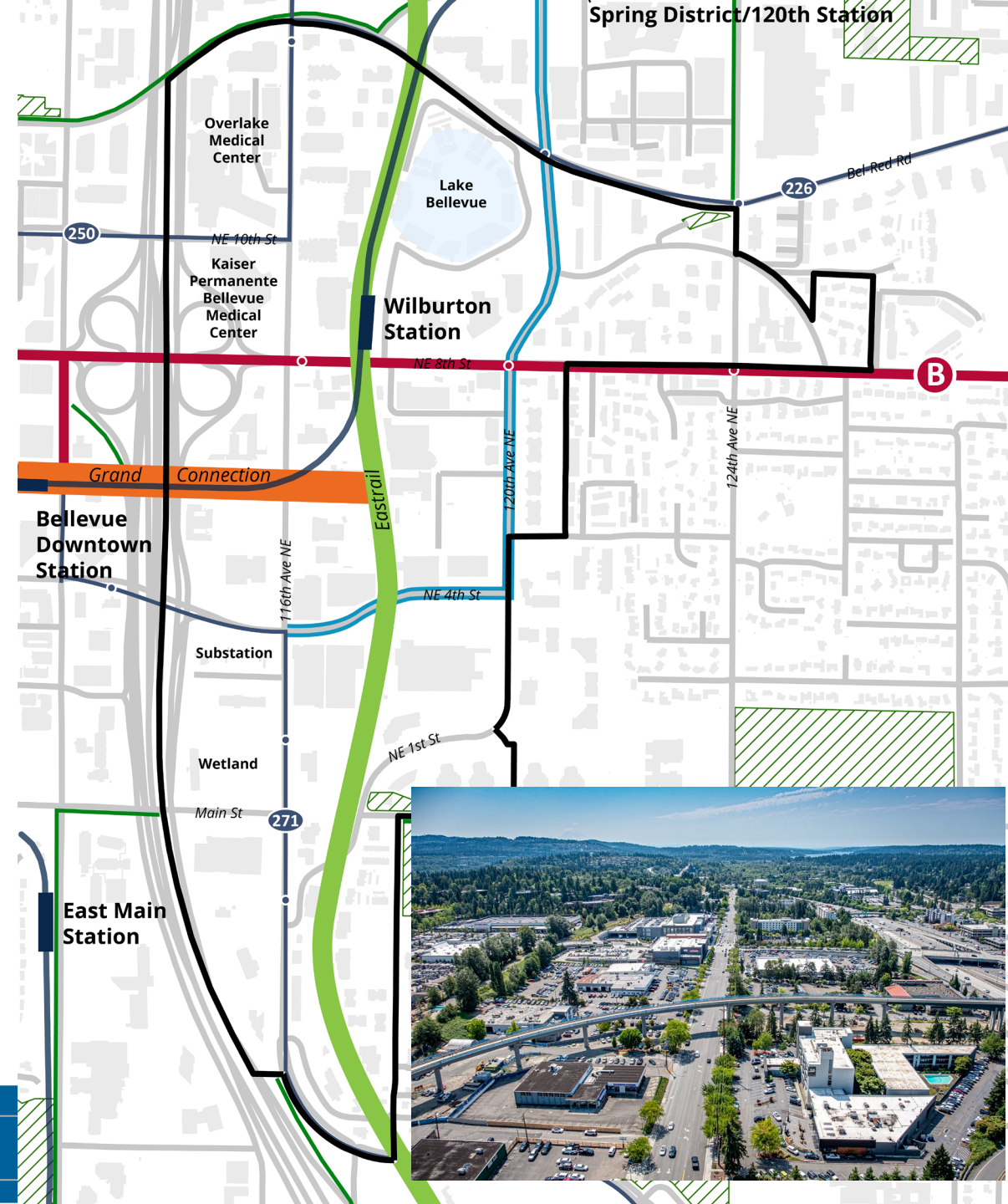
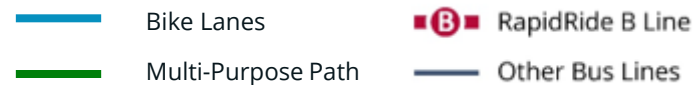
**Incentives**

**and others . . .**

# Streets and Blocks

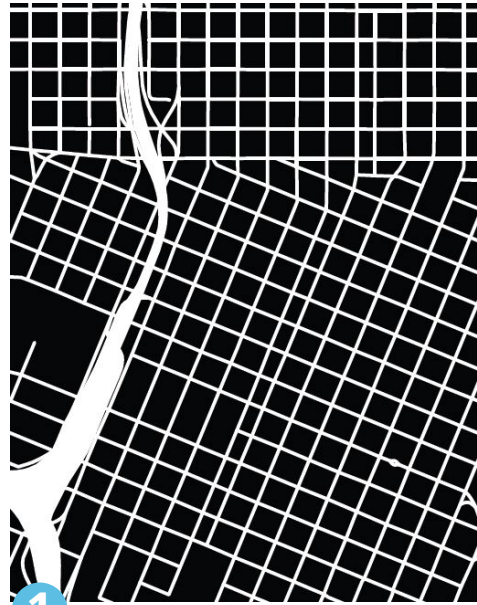
## Current Conditions

- Multi-lane arterials with few pedestrian crossings outside intersections
- Limited bicycle infrastructure
- Minimal pedestrian and cyclist permeability within larger blocks, including around light rail
- Bus routes along 8<sup>th</sup> and 116<sup>th</sup>



# Streets and Blocks

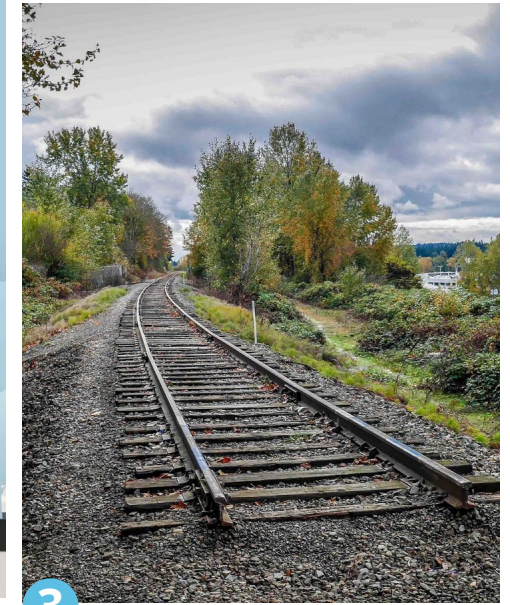
- Policies recommended by the Transportation Commission on March 14
- Facilitates development of a **connected, walkable** transportation network
- Supports **trail- and transit-oriented** future land use pattern



Local access and smaller blocks



Multimodal connections to and through Wilburton



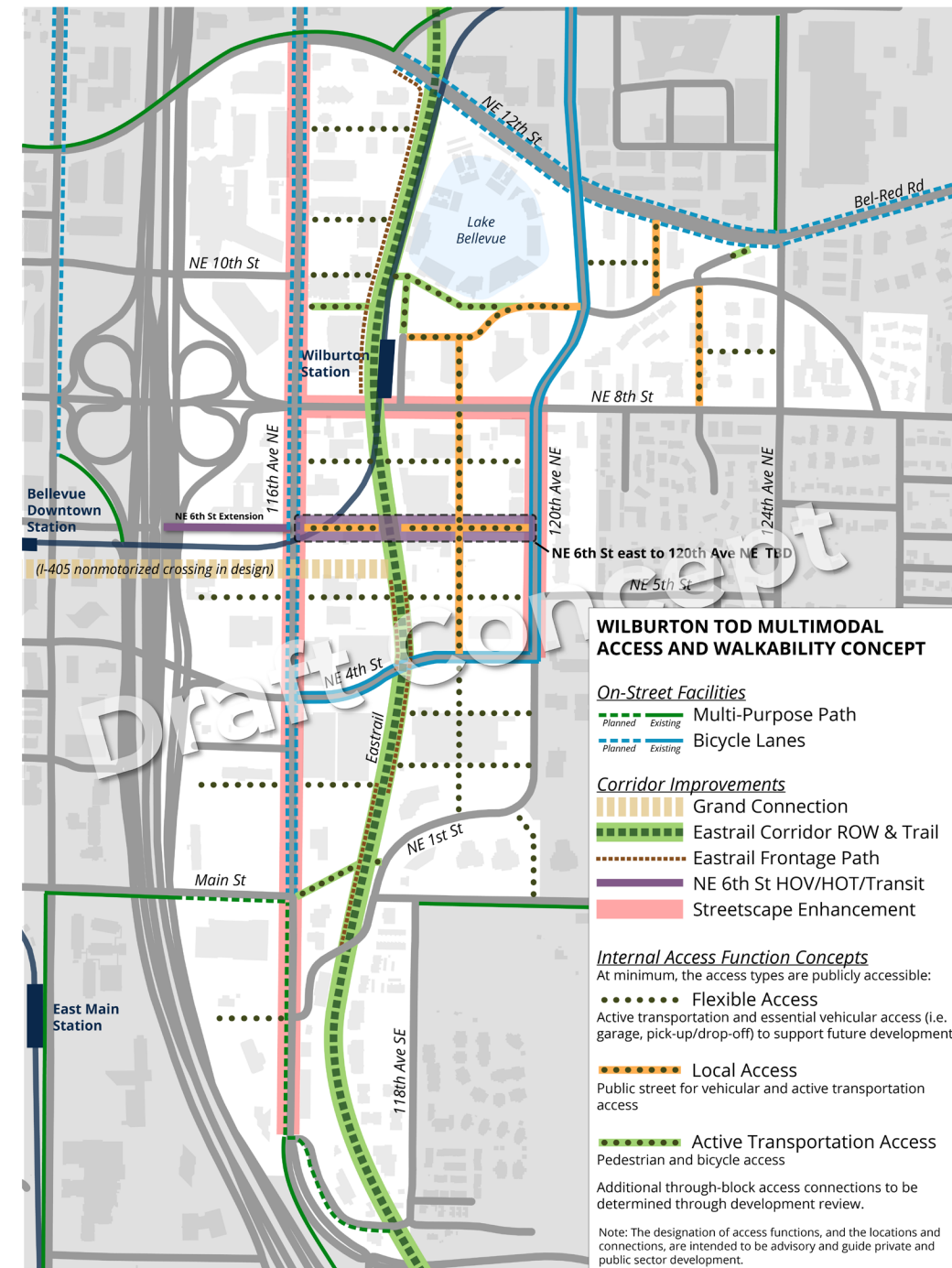
Eastrail as a defining trail and park corridor



# Streets and Blocks

## Future State: Multimodal Access & Walkability

- Compact, multimodal, and walkable TOD area
- New access opportunities connecting people to Eastrail, Grand Connection, and transit
- Supports specific access needs for future development, such as parking and loading
- Streetscape enhancements contribute to mobility, sustainability, and a high-quality public realm

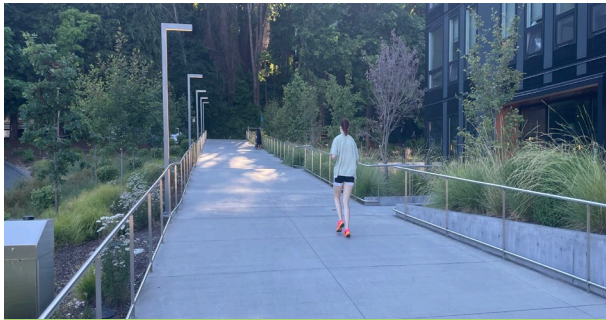






## Local Access

Public street for vehicular and active transportation access



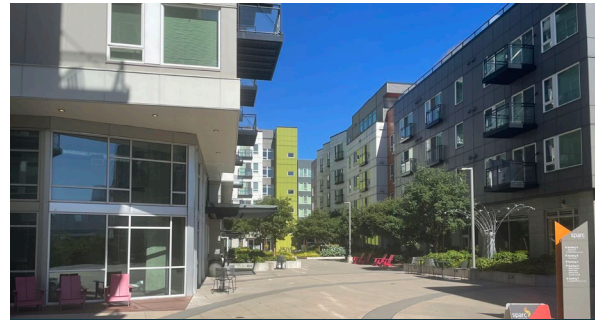
## Active Transportation Access

Pedestrian and bicycle access



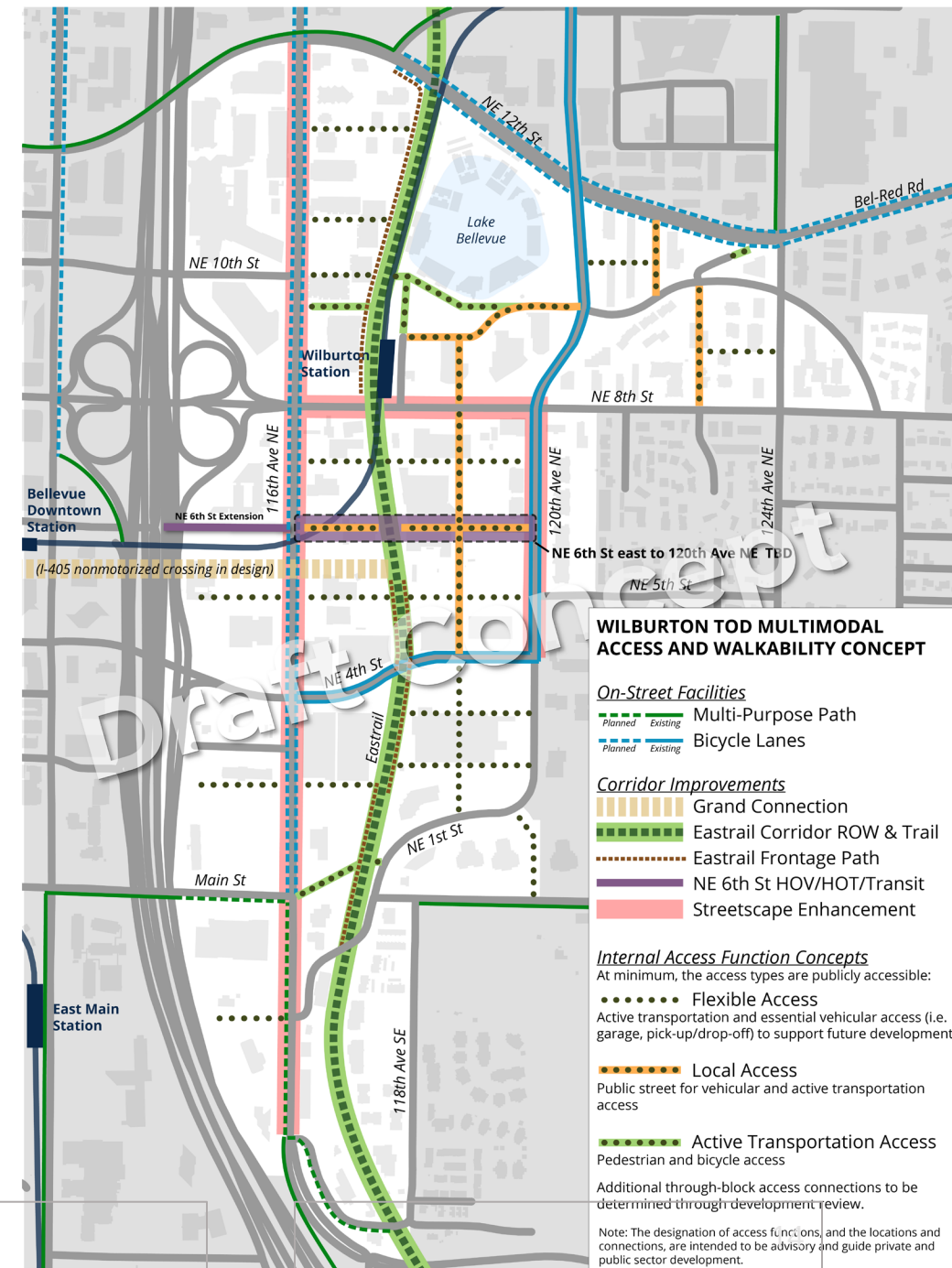
## Flexible Access

Active transportation and essential vehicular access to support future development.




## Through-Block Access

Access through and between larger blocks or development sites





# Proposed CPAs related to Streets and Blocks


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 Further refinement identified since 2023

## Land Use

-  **S-WI-36.** Use appropriate vehicle and bicycle parking supply and requirements to reflect trail and transit proximity and access, and local access needs.
-  **S-WI-37.** Develop compact, mixed-use site and neighborhood configurations that support through-block and active transportation access to transit, the Eastrail corridor, the Grand Connection, and adjacent developments.


## Environment

-  **S-WI-47.** Promote sustainable mobility through integrated transportation and land use planning, increased access to low carbon transportation options, and innovative technologies.



## Implementation

-  **S-WI-91.** Coordinate with public and private development so that planned infrastructure, amenities, and uses are provided efficiently and integrated with the surrounding environment.

# Proposed CPAs related to Streets and Blocks

 Further refinement identified since 2023

## Parks, Recreation & Open Space

-  **S-WI-56.** Provide a system of active transportation connections that links park facilities, including Bellevue Botanical Gardens and Wilburton Hill Park, with other parks and points of interest, including transit, employment, and medical facilities.
-  **S-WI-57.** Enhance active transportation and through-block connections with landscaping and amenities to serve as linear open spaces.
- S-WI-60.** Encourage and support public access and open space opportunities linking the Grand Connection to 120th Avenue NE and residential neighborhoods east of 120th Avenue NE.

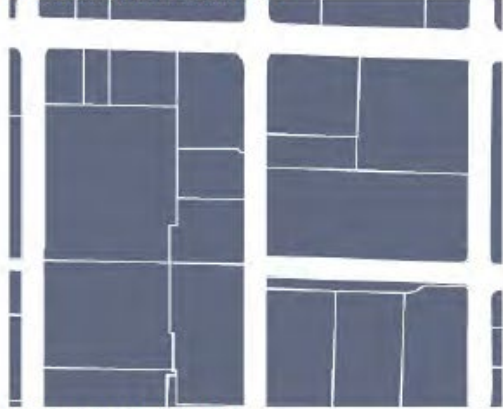
## Urban Design

- S-WI-77.** Use design guidelines and standards that promote a high-quality, attractive, and safe pedestrian environment with ample access to sunlight, air, and weather protection.
- S-WI-81.** Use design guidelines and standards for development within and adjacent to the Eastrail corridor that consider unique characteristics, topography, and different user groups along the corridor.

# LUCA Policy Discussion

## *Block perimeter/length*

Downtown Bellevue



40-acre capture: 1,200x1,452 feet

South Lake Union, Seattle



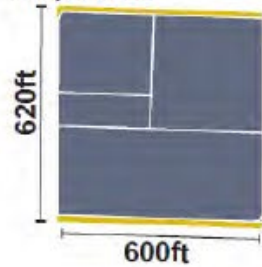
40-acre capture: 1,200x1,452 feet

Downtown Portland

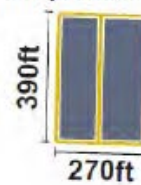


40-acre capture: 1,200x1,452 feet

Sample Block



Sample Block



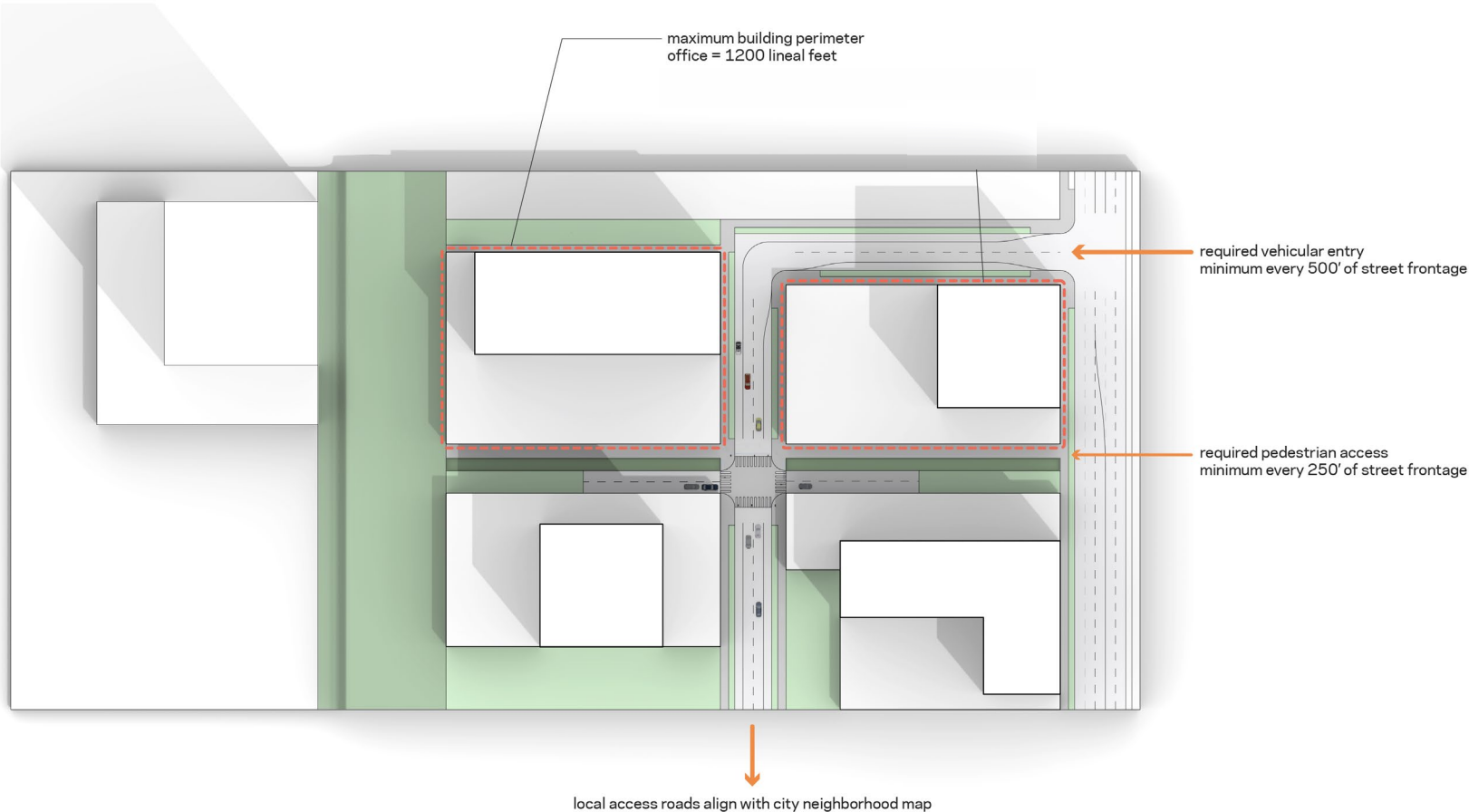
Sample Block





# LUCA Policy Discussion

## *Block perimeter/length*



### Block Size Standards

- Maximum total perimeter distance: **1200 ft**
- Vehicular access: **Every 500'** of public right-of-way frontage
- Non-motorized access: **Every 250'** of public right-of-way frontage

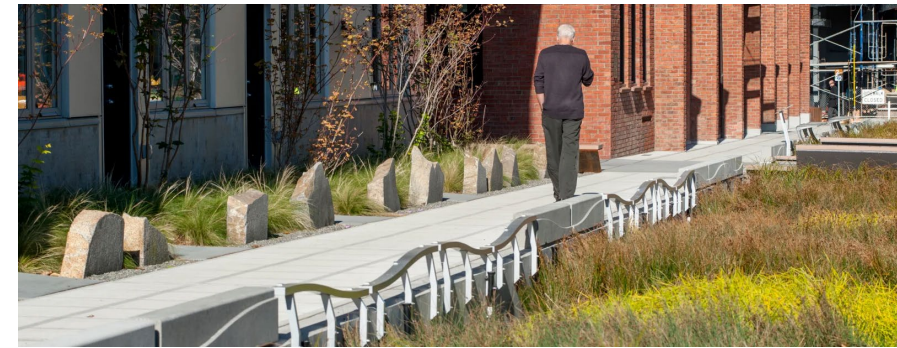
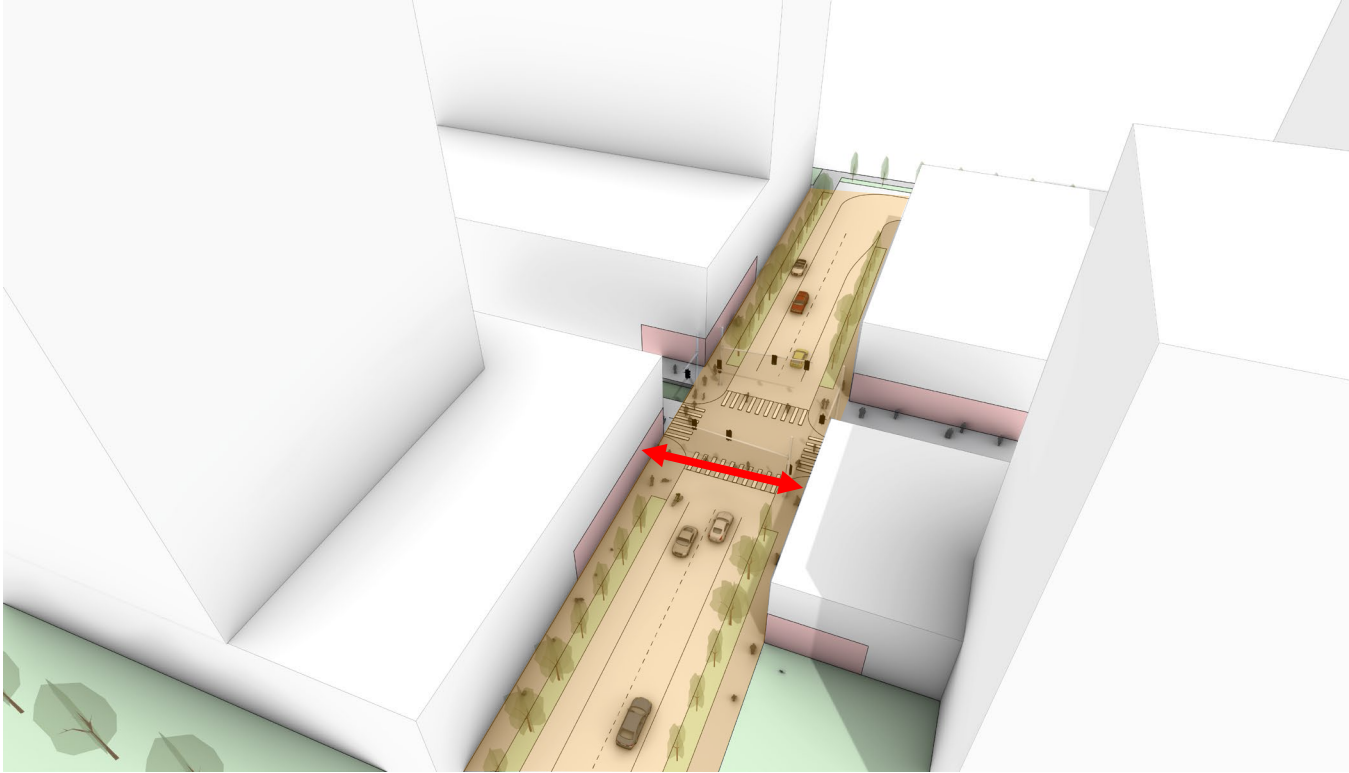
\*for illustrative purposes only



# LUCA Policy Discussion

## *Future access network*

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\*for illustrative purposes only

# LUCA Policy Discussion

## *Parking provisions*

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### Recommendation:

- Maximum parking applies
- No minimum parking requirement

### Rationale:

- Abundant access to transit, Eastrail, Grand Connection
- Future access network
- Existing parking supply
- Flexibility for new businesses and developments
- Streamline development review
- Parking will still be provided
  - Amenity for tenants
  - Required by lender



# Direction

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# Anticipated CPA/LUCA Schedule: 2024

WE ARE HERE



Direction: Land Use

✓  
Direction: Future Land Use Map

Direction: Transportation, Streets, and Blocks

Public Hearing & Recommendation (CPA only)

✓  
Information: Introduction to LUCA

✓  
Action: TC Recommendation

City Council Study Sessions

Action: CPA adoption



# Thank you!

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For more information, please visit:  
[BellevueWA.gov/Wilburton-Vision](https://BellevueWA.gov/Wilburton-Vision)  
or email:  
[WilburtonVision@bellevuewa.gov](mailto:WilburtonVision@bellevuewa.gov)

