Wilburton Vision Implementation

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Planning Commission
Study Session: Future Land Use
April 3, 2024

Agenda

Comprehensive Plan Amendment

1. Follow-Up to 2/28 Planning Commission Direction: Future Land Use Map

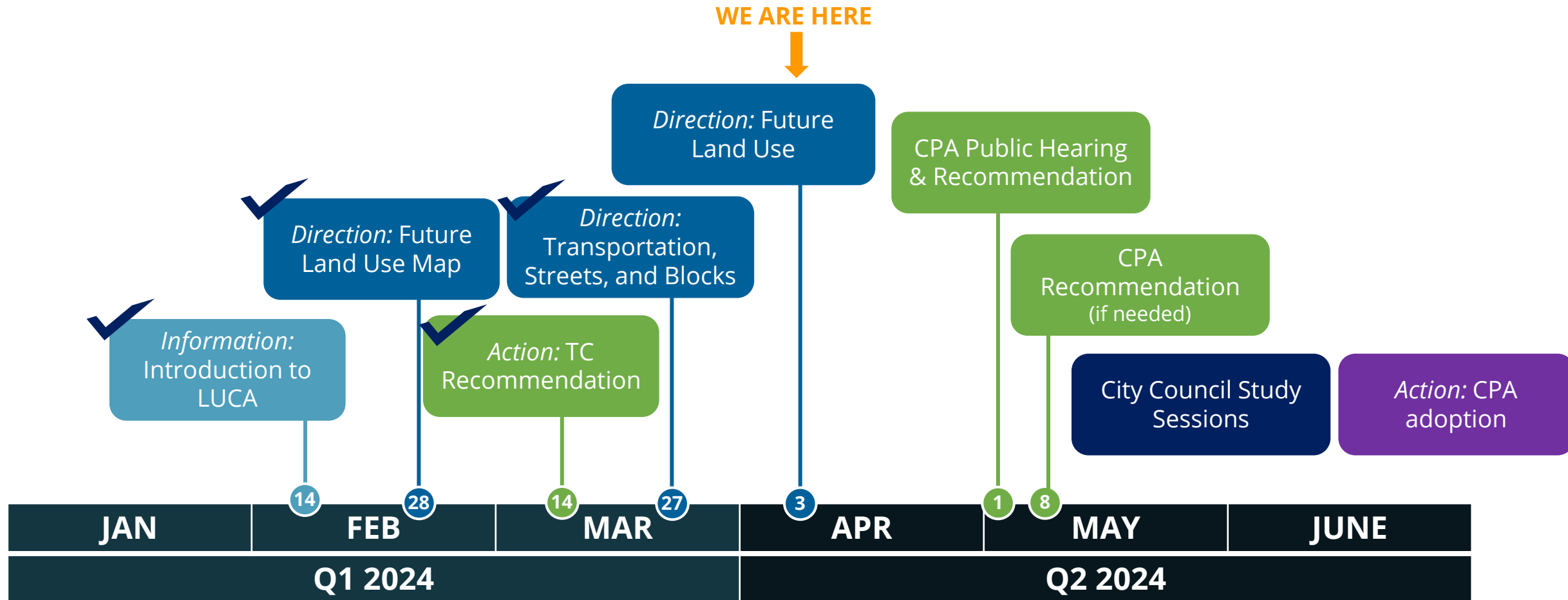2. Direction on CPA Public Hearing
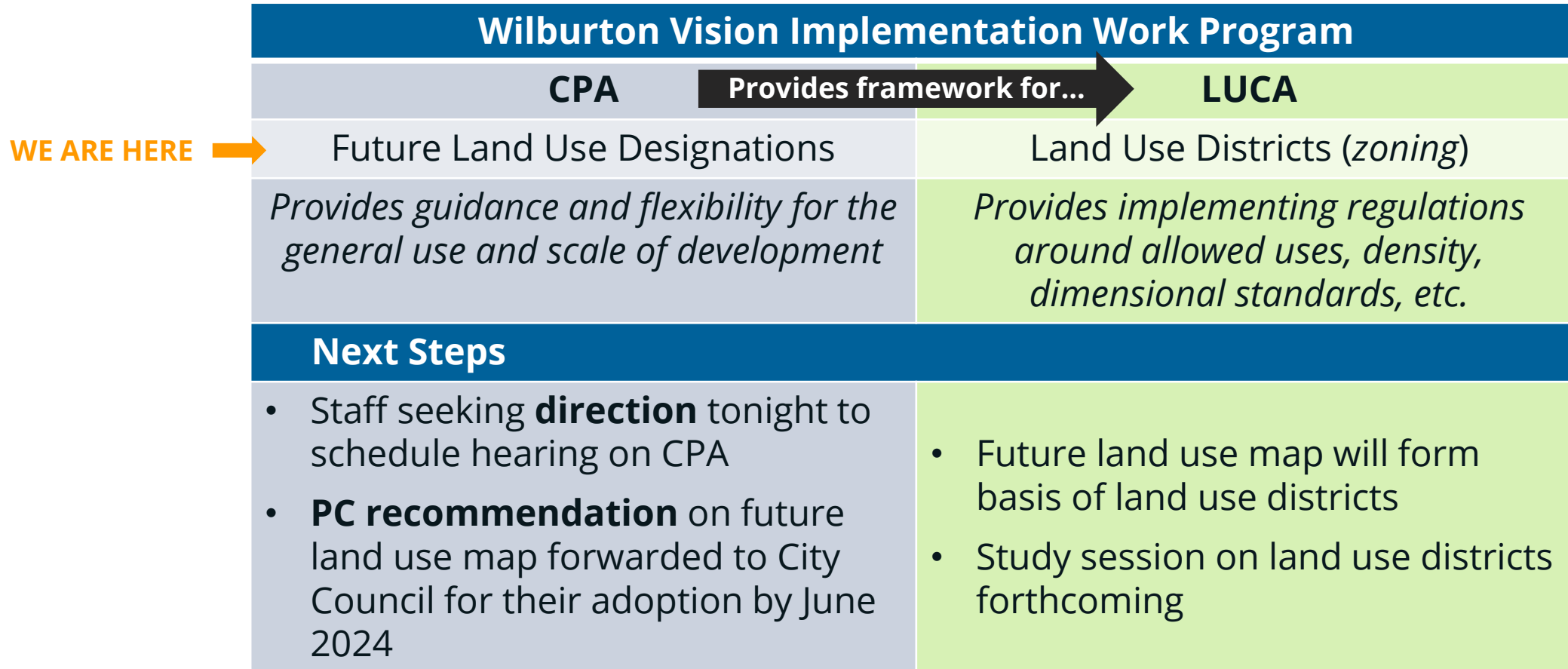
Direction

Comprehensive Plan Amendment (CPA)

- **Discuss** outstanding issues on the staff recommended Future Land Use Map before moving to final draft

- **Direct** staff to proceed with scheduling a Public Hearing on the Wilburton CPA for May 1, 2024

WILBURTON
VISION IMPLEMENTATION

Anticipated CPA/LUCA Schedule: 2024

WE ARE HERE

Direction: Future Land Use

CPA Public Hearing & Recommendation

Direction: Future Land Use Map

Direction: Transportation, Streets, and Blocks

CPA Recommendation (if needed)

Information: Introduction to LUCA

Action: TC Recommendation

City Council Study Sessions

Action: CPA adoption

JAN	FEB (14) (28)	MAR (14) (27)	APR (3)	MAY (1) (8)	JUNE
Q1 2024			Q2 2024		

Background:
Land Use Designations vs. Land Use Districts

Wilburton Vision Implementation Work Program	
CPA	**LUCA**
Provides framework for... →	
Future Land Use Designations	Land Use Districts (*zoning*)
Provides guidance and flexibility for the general use and scale of development	*Provides implementing regulations around allowed uses, density, dimensional standards, etc.*
Next Steps	
• Staff seeking **direction** tonight to schedule hearing on CPA • **PC recommendation** on future land use map forwarded to City Council for their adoption by June 2024	• Future land use map will form basis of land use districts • Study session on land use districts forthcoming

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Background: CPA Touchpoints

Date	Topic
5/11/22	Project overview
6/8/22	Discussion of vision refinements
3/22/23	Preliminary vision and policy guidance to inform CPAs
5/24/23	Open Space & Natural Systems policies
7/12/23	Community & Cultural Connections policies
7/26/23	Future Land Use policies
Aug-Sep '23	Community engagement on key policy moves
11/29/23	Discussion of community input on key policy moves and potential refinements
2/28/24	Future Land Use Map
3/27/24	Transportation, Streets & Blocks
4/3/24	Future Land Use Map (follow-up)

- Final draft policy (**Attachment A**) a reflects refinements based on PC direction, technical analyses and community input through fall/winter 2023

- Refinements provide clearer direction or articulation of policy priorities

Background:
Developing the Vision

- 15-member Council-appointed Citizen Advisory Committee

- Guided by 12 Council Principles

- CAC members included: board and commission members, businesses, institutions, civic organizations and neighborhood residents.

- Convened in 2017 and met for over 1 year

- CAC examined the study area in depth and developed a preferred land use and transportation vision.

- **Per Council direction on 4-25-22 we are to use this vision as the baseline for our work on implementation through CPA and LUCA.**

Background:
Future Land Use Designations

Urban Core
The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the **highest scale and density** (see illustration), close to Downtown and light rail stations.
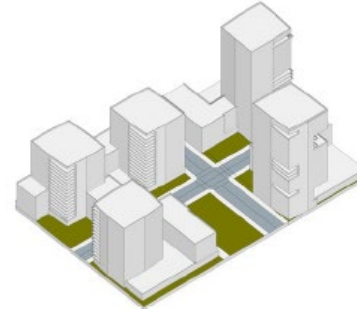
Highrise Mixed Use
The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a **high scale and density** (see illustration).

Highrise Residential Mixed Use
The purpose is to provide primarily housing with a mix of retail, service, office and uses that compliment with a focus on housing at a **high scale and density**

Highrise Medical Office
The purpose is to provide a mix of laboratories, office, housing, retail, service, and complementary uses with a focus on medical uses at **high scale and density**
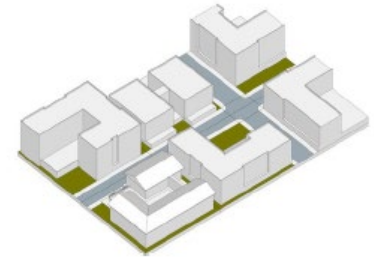
Midrise Residential Mixed Use
The purpose is to provide primarily housing with a mix of retail, service, office and uses that compliment with a focus on housing at **middle scale and density** (see illustration).
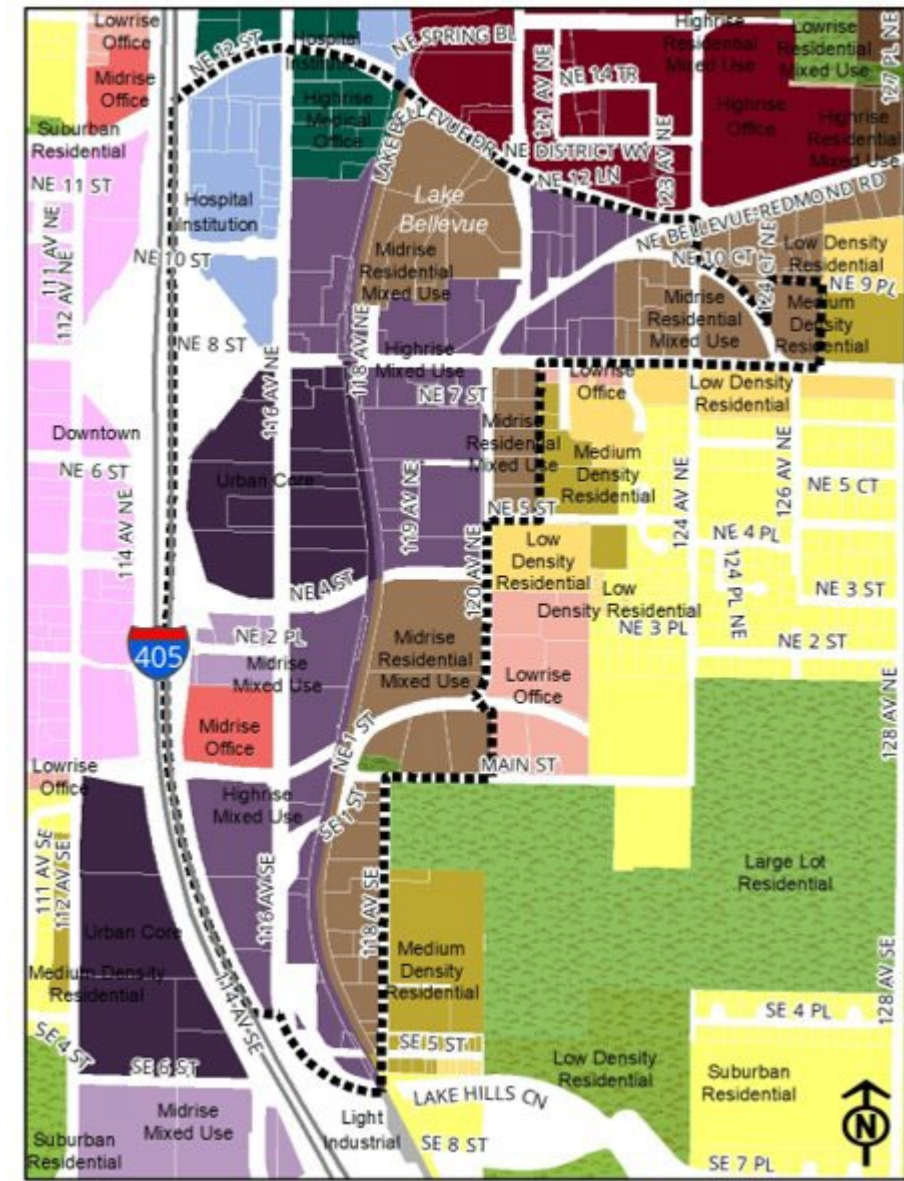
Midrise Mixed Use
The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a **middle scale and density** (see illustration).

PC Direction: Future Land Use Map

Request for additional information or reconsideration:

1. Relationship between walksheds, park and natural areas, transit, etc. on proposed density & use

2. Impact on shade, shadow, and pedestrian experience – Botanical Garden, Eastrail, and Grand Connection

3. Medical Office designation along 116th Ave NE

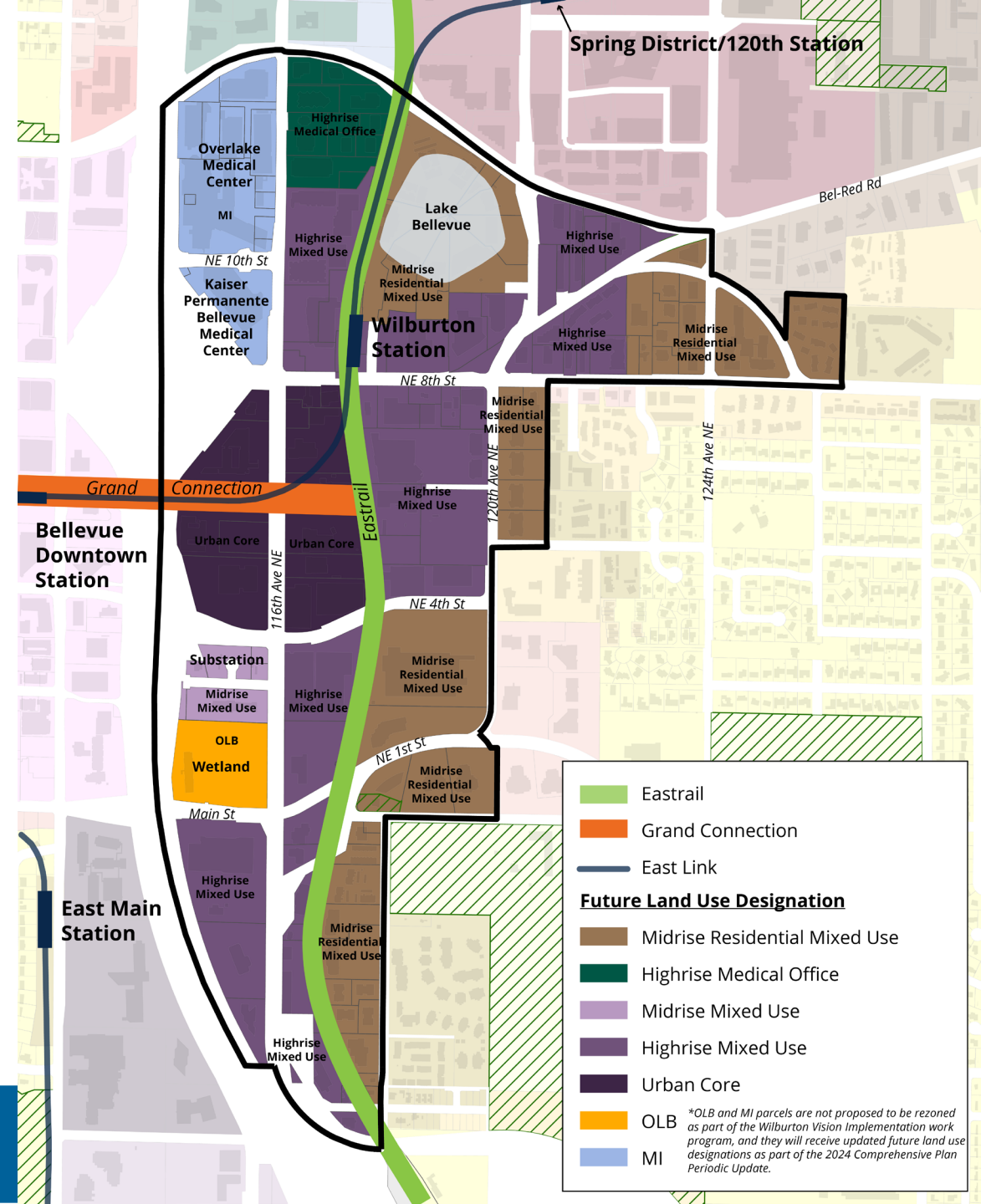4. Residential Mixed Use vs. Mixed Use designation east of Grand Connection/Eastrail and 120th Ave NE

Shared at February 28 PC Meeting

# PC Direction: Future Land Use Map

Additional Map Clarifications to 2/28 FLUM:

- Grand Connection, Eastrail, and light rail stations added to map for context

- Overlake and Kaiser Medical Center, wetland undergoing no proposed zoning changes; maintaining existing land use designations

  - Citywide land use designations being updated as part of Comprehensive Plan Periodic Update

Legend:

Eastrail
Grand Connection
East Link

Future Land Use Designation

Midrise Residential Mixed Use
Highrise Medical Office
Midrise Mixed Use
Highrise Mixed Use
Urban Core
OLB
MI

*OLB and MI parcels are not proposed to be rezoned as part of the Wilburton Vision Implementation work program, and they will receive updated future land use designations as part of the 2024 Comprehensive Plan Periodic Update.
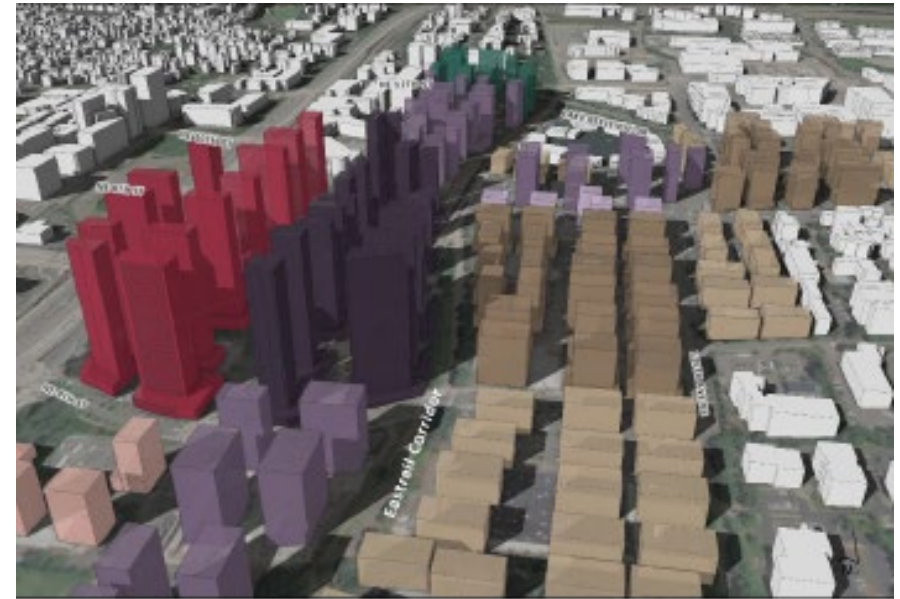
Analysis: Aesthetic Impacts

- Aesthetic impacts studied in EIS, assumed full buildout of TOD area

- Density and dimensional standards will address bulk and scale of new development

- No shade/shadow impacts to Bellevue Botanical Garden

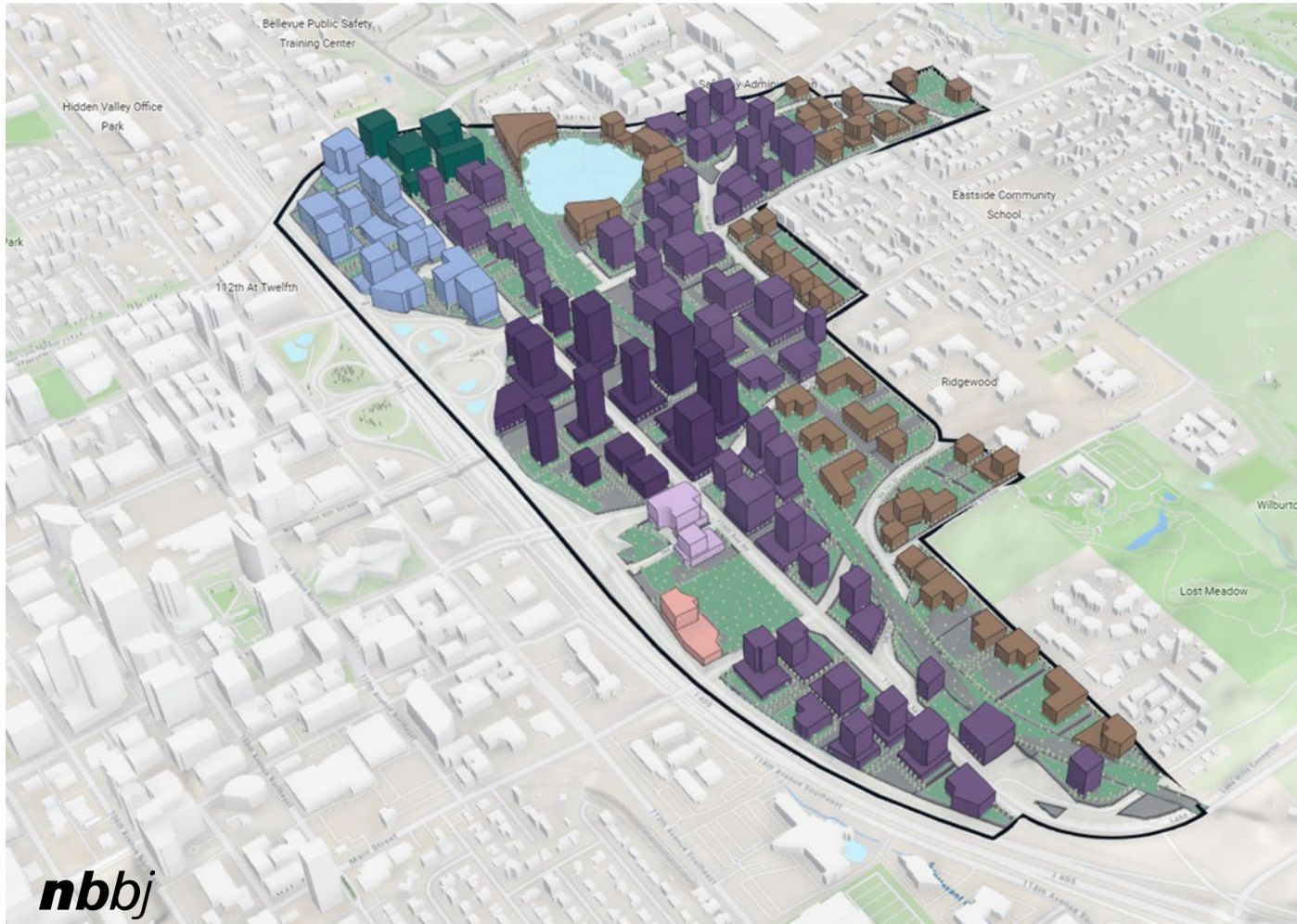- Some shade/shadow impacts to Eastrail
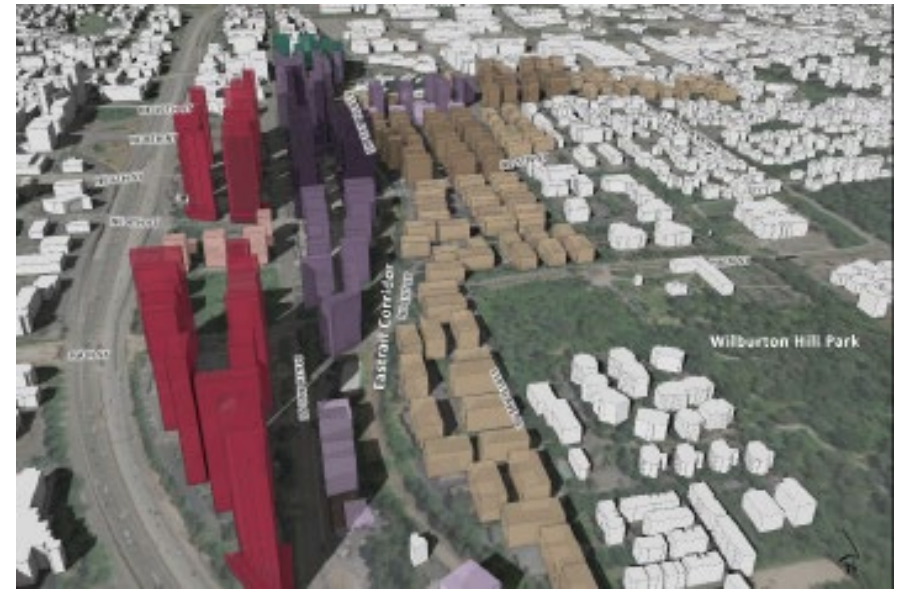
Impacts to Bellevue Botanical Garden (FEIS)


Impacts to Eastrail (FEIS)

Analysis: Aesthetic Impacts

- Illustrative of potential design parameters
- Further work done through LUCA on developing design standards to restrict building bulk and scale

Analysis: Aesthetic Impacts

- Density and dimensional, building design, and public realm standards address aesthetic impacts of higher-density development

- **Example:** Access corridors provide for light and air, wider landscaping and sidewalks, street trees, and pedestrian amenities
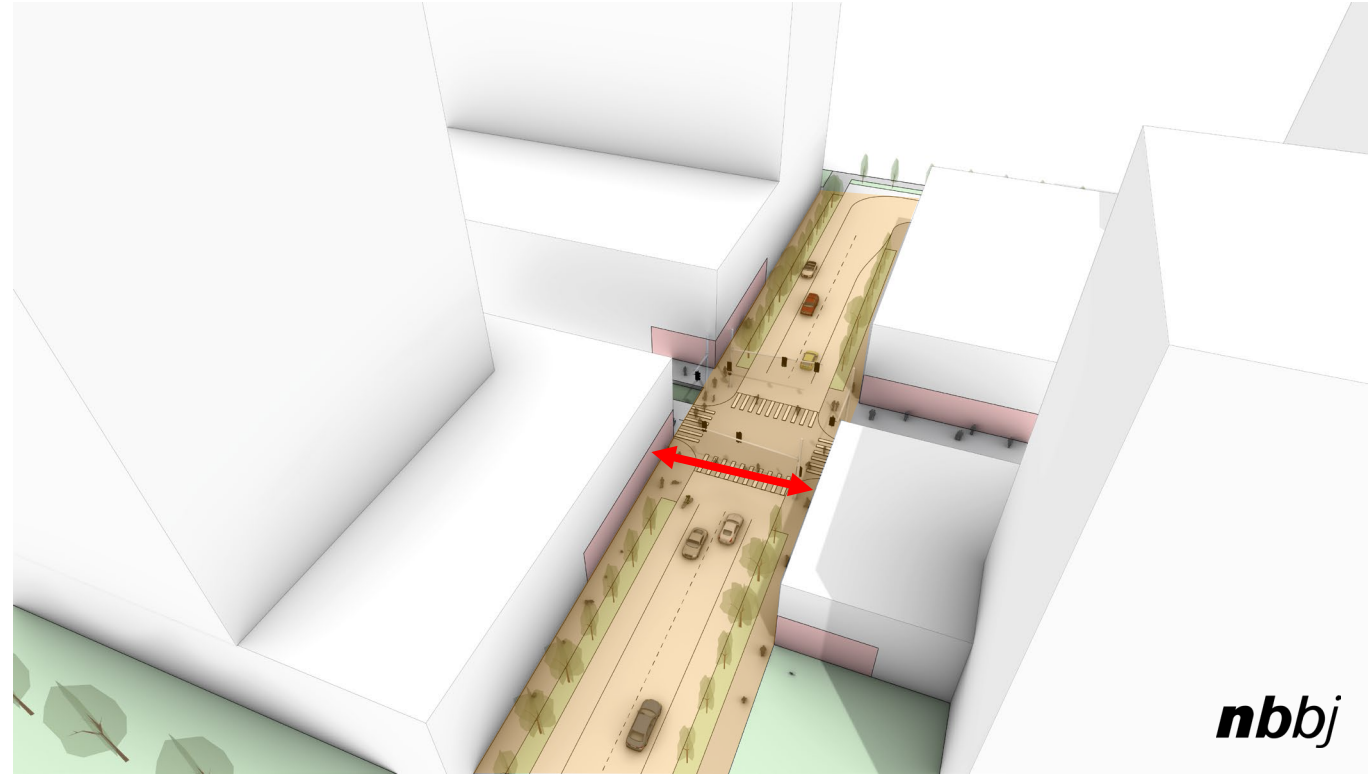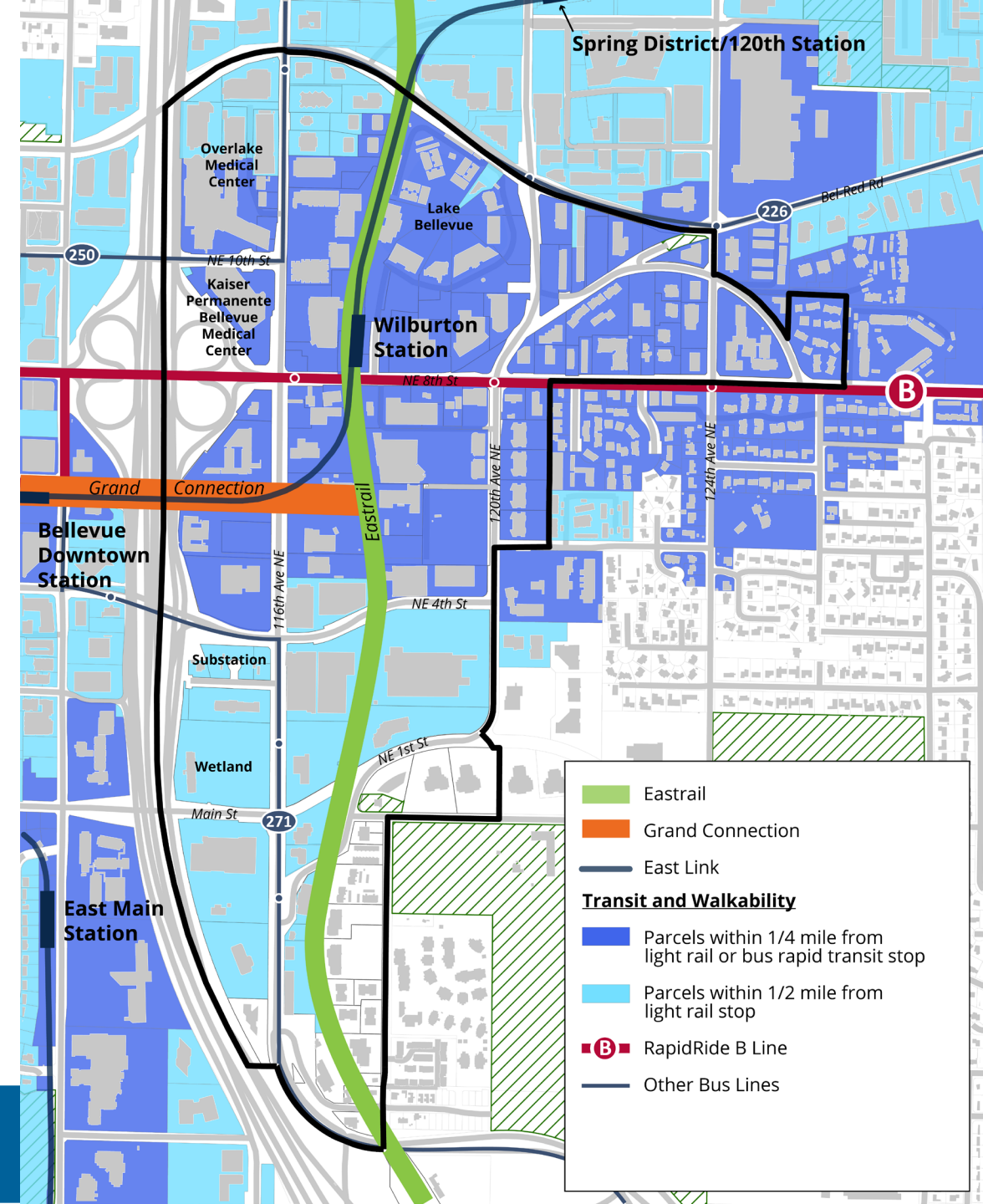

*for illustrative purposes only

System-Level Analyses
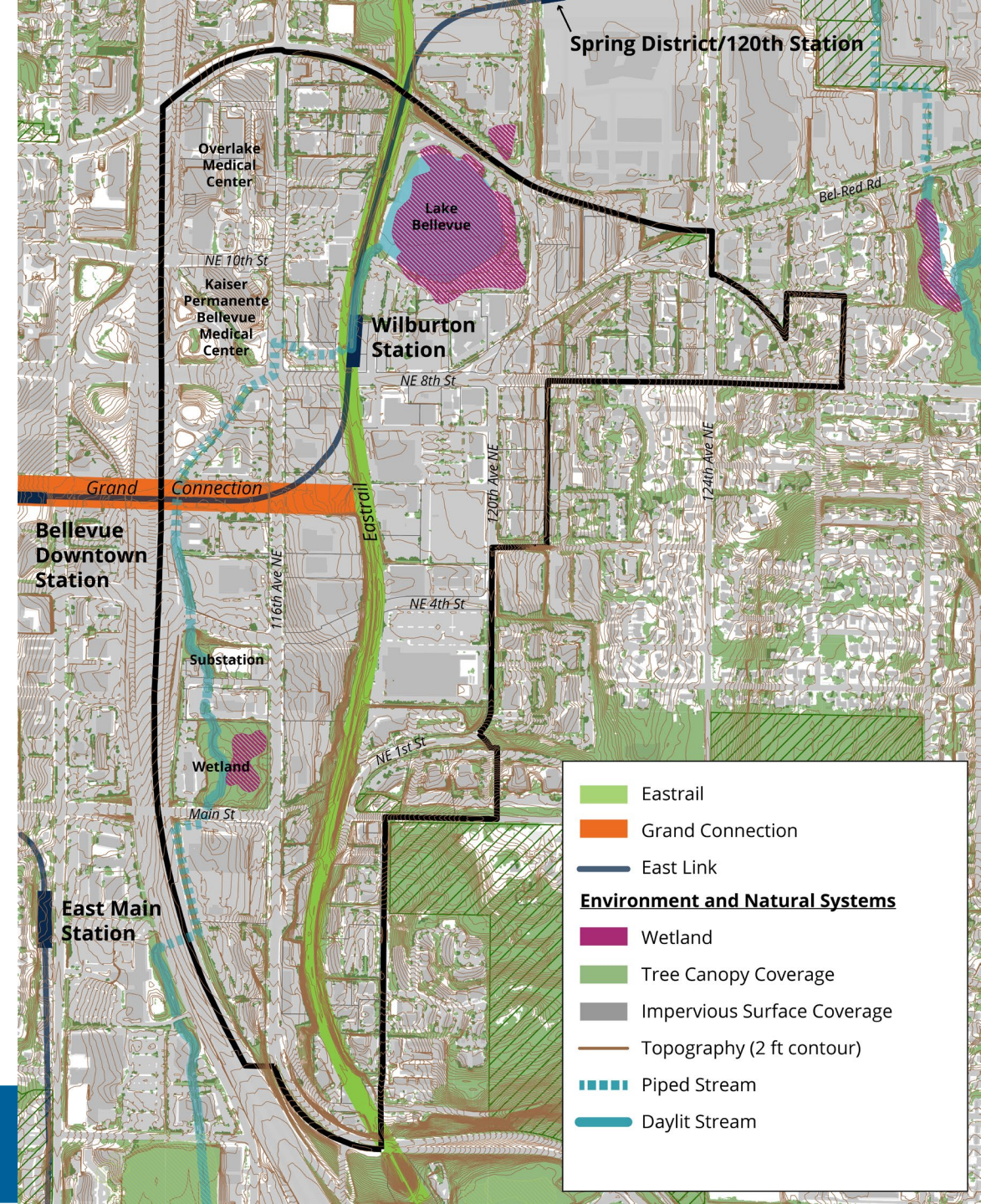
Transit and Walkability

- Most of Wilburton TOD area within ½ mile from light rail stops

- Highest density and mix of uses generally located within ¼ mile of Wilburton Station

- Stepdown to midrise was identified where adjacent to lower-density residential areas or environmentally critical areas

System-Level Analyses
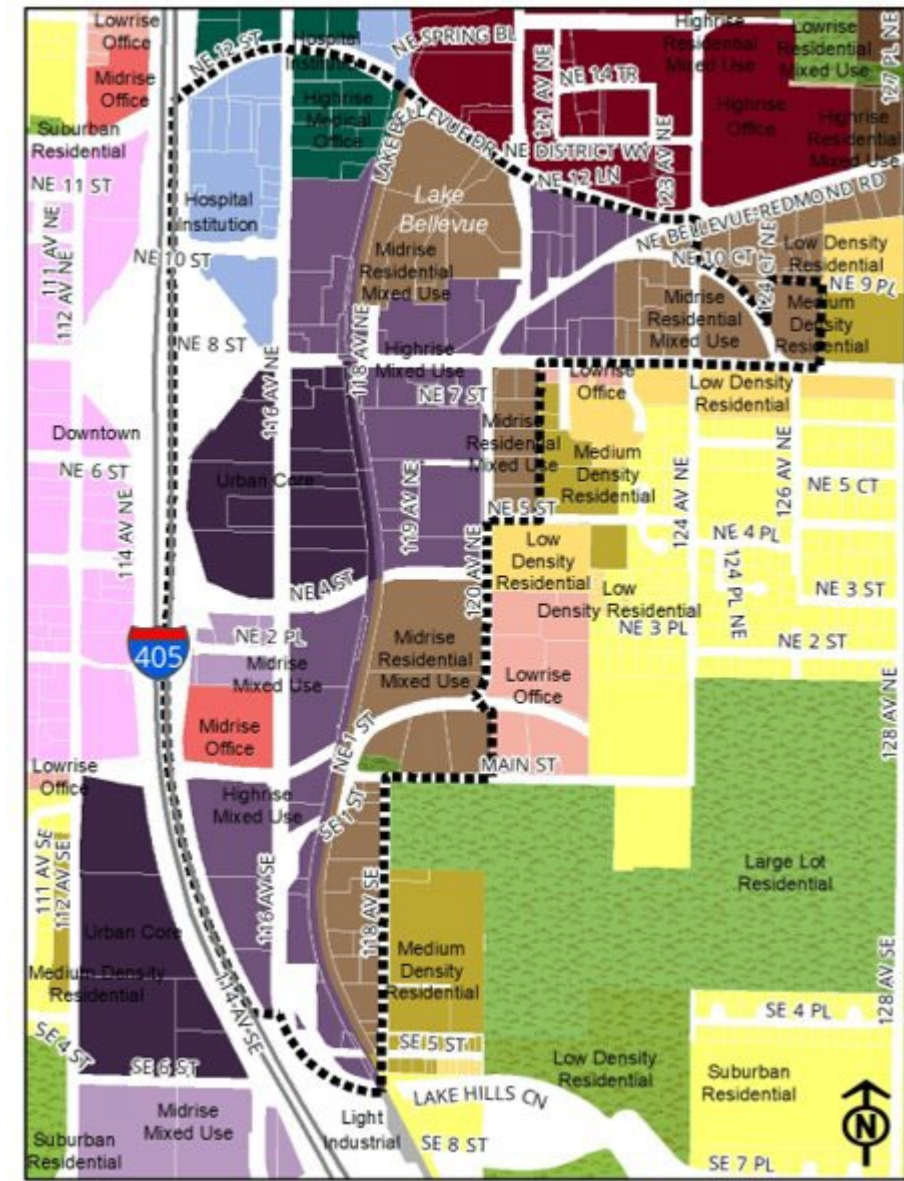
Environment and Natural Systems

- Most of Wilburton TOD area has impervious surface coverage

- Midrise development in vicinity of existing wetlands

- Implementing regulations will consider increased provision of open space and tree canopy as part of future development.

Legend:
- Eastrail
- Grand Connection
- East Link

Environment and Natural Systems
- Wetland
- Tree Canopy Coverage
- Impervious Surface Coverage
- Topography (2 ft contour)
- Piped Stream
- Daylit Stream

PC Direction:
Future Land Use Map

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✓ 2. Impact on shade, shadow, and pedestrian experience – Botanical Garden, Eastrail, and Grand Connection

3. **Medical Office designation along 116th Ave NE**

4. **Residential Mixed Use vs. Mixed Use designation east of Grand Connection/Eastrail and 120th Ave NE**

Shared at February 28 PC Meeting

Medical Office Designation

- 70k resident growth target results in >1.1M SF Medical Office demand
  - 115k regional growth target

- Ensure capacity for diverse employment growth in Life Sciences + Healthcare
  - (800,000 – 2.0M SF demand)

- Residential allowed through Nursing Homes, Senior Living, etc.
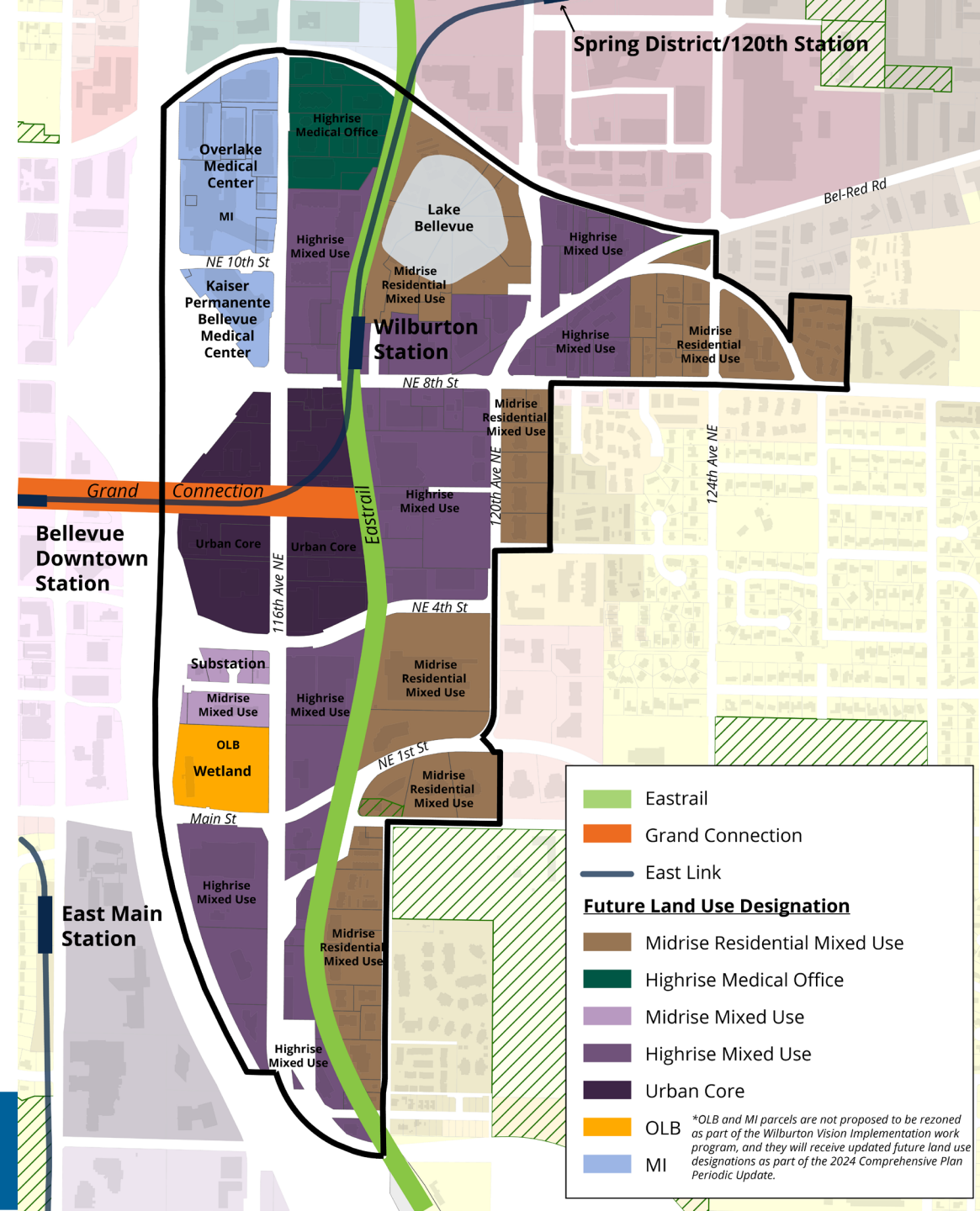
- Medical Institution demand
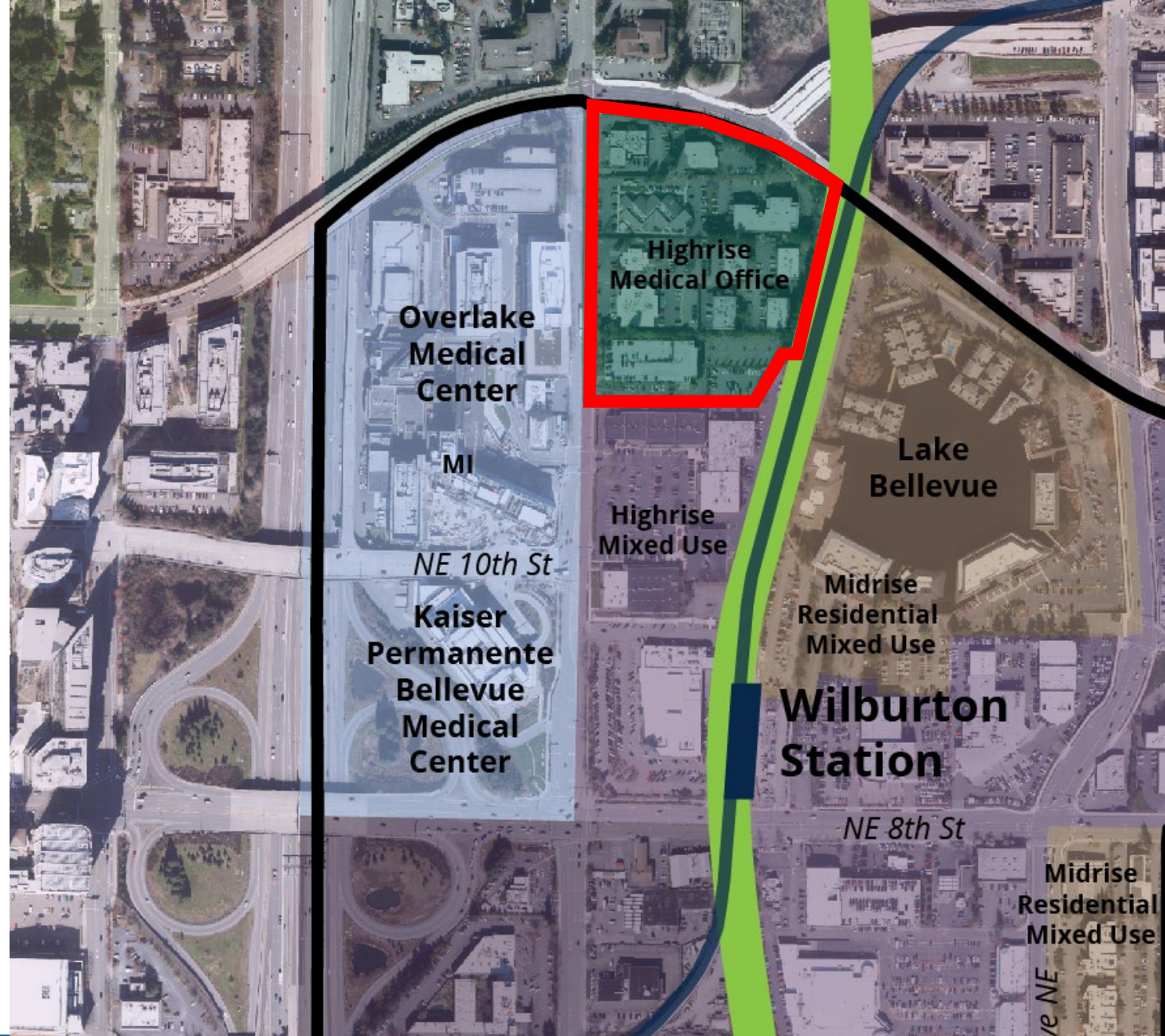
Mixed Use Designation

- **Highrise Mixed Use** recommended to better articulate development flexibility and respond to existing commercial mix

- Both **Highrise Mixed Use** and **Highrise Residential Mixed Use** designations to accommodate much greater housing capacity than what exists today

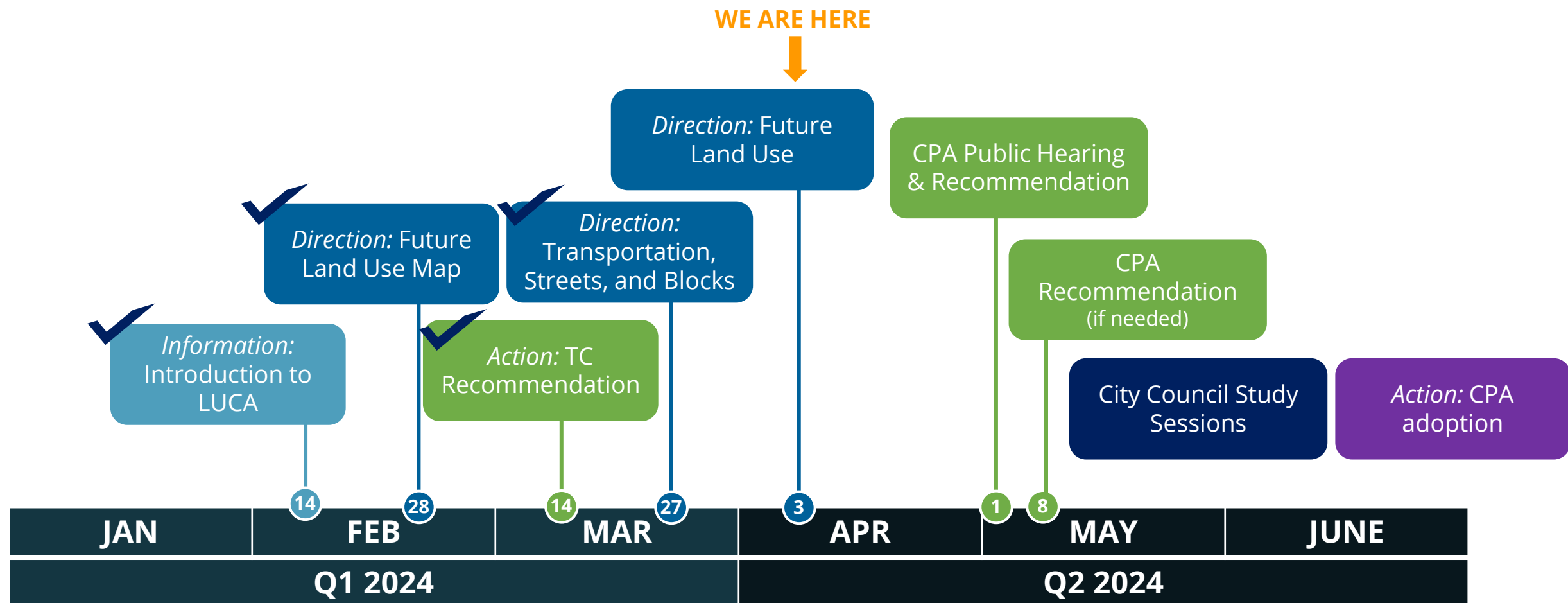- LUCA to consider provisions that support greater housing production

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Future Land Use Designation

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- Urban Core
- OLB
- MI

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Thank you!

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For more information, please visit:
BellevueWA.gov/Wilburton-Vision
or email:
WilburtonVision@bellevuewa.gov

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