

Wilburton/N.E. 8th Street Subarea Plan

Goal:

- To ~~separatedistinguish~~ residential, recreational, ~~and~~ open space, ~~commercial, and mixed-use~~ areas from ~~commercial areas and to one another.~~
- To protect ~~and enhance natural systems and~~ open spacespaces.
- To improve ~~pedestrianactive transportation connections, transit~~ accessibility, and attractiveness of commercial ~~and mixed-use~~ areas for ~~residents of Bellevuecommunity members.~~
- To support ~~higher-density mixed use development in the provision of commercial services in Wilburton Transit-Oriented Development (TOD) area that complementcomplements~~ Downtown, ~~such as large retail and auto sales; that provide mixed-use provides new housing and job opportunities; and that provideprovides~~ convenient ~~shopping access to transit, amenities, and services~~ for the adjacent neighborhoods.
- To provide for a transition in scale and use between the Wilburton TOD area and ~~adjacent residential areas.~~

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 20th century when farms, a logging mill, a railroad and a commercial area near 116th and N.E. 8th Street were established. ~~The construction of the Wilburton trestle over Mercer Slough brought workers into Wilburton by rail, including Japanese farmers who bought property in Wilburton for agricultural production. While logging and milling declined with the lowering of Lake Washington in 1916, the area prospered through the 1930s for the growing, packing, and distributing of agricultural goods. After the attack on Pearl Harbor during World War II, the Japanese population was moved to internment camps, forcing Japanese farmers in Wilburton to sell their crops and lands. Following World War II, many Japanese families who settled in the area did not return.~~

With the openings of the floating bridges ~~across Lake Washington~~ in 1940 and 1963, there was rapid growth of homes during the 1950s and 1960s in the area. ~~In the 1950s, several car dealerships and inns moved into Wilburton along 116th Avenue NE, referred to as Auto Row today. Construction of the Overlake Hospital began in the late 1950s.~~ Wilburton was annexed to the City between 1964 and 1967.

Today the Wilburton/N.E. 8th Street 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~~community members.

The Wilburton-/N.E. 8th Street Subarea encompasses approximately 1,600 acres. Its boundaries are generally ~~Interstate-405~~ to the west, ~~Bellevue-Redmond~~Bel-Red Road to the north, 148th Avenue N.E. to the east, and the Lake Hills Connector to the south. ~~It is comprised of commercial areas along~~Within the ~~subarea is an approximately 300 acre mixed-use Wilburton Transit-Oriented Development (TOD) area, the boundaries generally being Interstate-405, 116th Avenue N.E., to the west, N.E. 12th Street to the north, Lake Hills Connector to the south, and N.E. 8th Street corridors while large~~124th Avenue N.E. and 118th Avenue S.E. to the east. Large areas of single-family residences make up the remainder of the Subarea. Multifamily development is ~~mostly confined to~~most prevalent along the N.E. 8th Street corridor, along ~~the~~ 118th Avenue S.E. and 122nd Avenue N.E. and west of 140th north of N.E. 8th Street. Recreational open space includes the Glendale Golf Course, Kelsey Creek Park, and Wilburton Hill Park.

~~The~~Today, the Interstate-405 business corridor, Lake Bellevue area, and the ~~N~~N.E. 8th Street corridor is home to Overlake ~~Hospital, Group Health~~Medical Center, Kaiser Permanente Bellevue Medical Center, Auto Row, and a variety of retail uses. Many of the retail areas ~~may be ready~~are anticipated for redevelopment as they evolve from older suburban commercial strips to emerging urban, mixed-use areas that take advantage of proximity to light rail and public infrastructure investments including the East rail corridor and the Grand Connection. The area east of approximately 120th Avenue features large, ~~single-family~~lower-density residential neighborhoods, some with large lots that may provide opportunities to subdivide and add new housing.

~~As of~~Based on 2017-2021 5-Year American Community Survey (ACS) Estimates and 2020 Longitudinal Employer-Household Dynamics (LODES) data from the ~~2000~~ Census Bureau, about ~~8,900~~11,300 people live, and approximately ~~10,400~~18,500 people work, in the Wilburton/~~N~~N.E. 8th Street Subarea. There are about 1, ~~250~~320 units of single-family housing and 3, ~~120~~410 units of multifamily housing. Wilburton Hill Park provides over 100 acres of open space, sports fields, and a botanical garden.

~~Protecting residential neighborhoods~~Limiting impacts from increased ~~commercial~~ development and traffic, enhancing existing retail and mixed-use areas, and establishing clear ~~boundaries~~transitions between differing land uses are the Subarea's major issues.

Land Use

Policies

POLICY S-WI-1. Protect residential areas from impacts of other uses by maintaining the current boundaries Distinguish between residential, and non-residential, and mixed-use areas through appropriate measures that limit impacts of more intensive uses.

Discussion: This plan establishes appropriate areas for non-residential uses. Beyond these areas, non-residential uses, except for those normally permitted in residential areas, (such as parks, churches, schools, utilities, and home occupations) should not be permitted to encroach into residential areas. This does not limit the potential for development that mixes residential uses with commercial, institutional or other uses in areas that are predominately non-residential.

POLICY S-WI-2. Support the provision of commercial services in Wilburton that complement Downtown such as large retail and auto sales; mixed use opportunities; and services that provide convenient shopping for the adjacent neighborhoods. Implement this through zoning and development regulations.

Discussion: The Wilburton/NE 8th Street subarea includes a variety of commercial areas.

The eastern portion of the subarea includes small commercial sites that primarily serve the immediate neighborhood.

The western portion of the subarea includes more intense commercial areas between 116th and 120th Avenues and near Lake Bellevue that serve the broader community. Some of these areas may be ready for redevelopment into new commercial or mixed uses.

The area west of the BNSF corridor is appropriate for auto and motorcycle sales, large retail uses, office and hotel uses.

The vision for the area on the west side of 120th Avenue, between NE 8th Street and the existing Home Depot property is for the development of a "retail village" that is an inviting, attractive, and pedestrian friendly retail area comprised of a mixture of community-oriented and neighborhood-oriented retail and residential uses.

POLICY S-WI-3. Support the long term development of a "retail village" in the commercial area on the west side of 120th Avenue to provide a transition from more intense commercial areas to the west and the residential area to the east. Designate the area west of 120th Avenue NE between NE 8th and about NE 4th Streets, and on the east side of 116th Avenue from about NE 4th to SE 1st Streets General Commercial/Community Business (GC/CB). Without access improvements, the area remains appropriate for General Commercial uses. As NE 4th Street (East Bellevue Transportation Plan project #582) is extended to increase access to the area, Community Business uses are appropriate.

Discussion: The intent is to increase transportation capacity as redevelopment occurs. It is recognized that the complexity of construction and property ownership may require phasing of

the street project. Phasing may be accepted through a development agreement that assures adequate right of way and timely completion of the entire connection.

The extension of NE 4th Street may occur as a city-funded capital project, associated with private development, or through an alternative financing mechanism, such as a local improvement district. If private financing is used, the city may facilitate methods of allowing others in the district to contribute as redevelopment occurs, such as through latecomers agreements.

POLICY S-WI-4. Recognize the area between I-405 and the BNSF corridor, and between NE 8th Street and SE 1st Street, as appropriate for a 75-foot height limit. Increased heights limits for the portion of this area east of 116th Avenue should be limited to those areas rezoned for more intense uses consistent with Policy S-WI-3 or future subarea plan amendments.

POLICY S-WI-5. Explore the potential for transit supportive land use designations for the area between I-405 and the BNSF corridor and NE 4th and NE 8th Streets.

Discussion: This policy signals the future potential for this area and its opportunity for a unique use especially given its relationship to future transit.

POLICY S-WI-6. Retail auto and motorcycle sales are appropriate along Auto Row in GC, CB and OLB districts on both sides of 116th Avenue from the SE 8th Street exit off I-405 to NE 8th Street.

Discussion: The 116th Avenue Corridor between the SE 8th Street exit off I-405 and NE 8th Street is regionally known as "Auto Row", an area of dealerships featuring cars of domestic and foreign automobile manufacturers. Maintaining this area as a place to purchase and service automobiles enhances the convenience for the citizens of Bellevue and preserves an important retail function. Although the west side of this corridor is designated OLB with specific freeway-oriented urban design objectives, auto sales shall be permitted along with modified landscape standards for retail auto sales only. All other design standards shall apply.

POLICY S-WI-7. Provide for medical institution development within the area bounded by NE 8th and NE 12th Streets, 116th Avenue NE and I-405

Discussion: The medical institution use in this area provides a vital public service for the Eastside community. The City should facilitate development of a long-term master plan that addresses the continued evolution and updating of this facility. Special dimensional standards are appropriate to accommodate the needs of the major medical institution and related uses, provided the facility provides a high quality of design that recognizes this site as a prominent community landmark. Building and site design should create a visual identity for the facility that contributes to the streetscape, is compatible with adjacent and nearby neighborhoods, and is sensitive to views from the freeway and views of the skyline. Design should also create a

visually pleasing and safe environment for the public, incorporating features such as public spaces, gateways, streetscape improvements, and safe pedestrian linkages.

POLICY S-WI-82. Encourage developers of property located on the south side of N.E. 8th Street between 124th and 126th Avenues N.E., the adjacent single-family neighbors, and city staff to harmoniously resolve landscape screening issues in the Transition Area buffer.

POLICY S-WI-93. A Multifamily Low-density designation is appropriate for the area north of the Lake Hills Connector, south of Wilburton Hill Park, and east of the Wilburton Addition as shown on the Land Use Plan (Figure S-WI.1). ~~The density should not exceed five dwelling units per acre in compliance with the Land Use Code Section 20.25H.100 Density/Intensity Calculations.~~ No access should be permitted from east of the site.

~~**POLICY S-WI-10.** The area between the Burlington Northern Railroad tracks and 118th Avenue S.E., if extended to the north, and approximately 190 feet north of S.E. 5th Street and south of the Main Street extension is appropriate for Office and Multifamily Medium-density residential uses in accordance with the Land Use Plan (Figure S-WI.1). Proposed projects within the area should be subject to design review to insure that structures are residential in design, height, and bulk. Properties north of Main Street need not be residential in design, height, and bulk if access and orientation are to N.E. 1st Street and if the structures are visually screened from properties to the south.~~

POLICY S-WI-411. The Wilburton Addition area along both sides of S.E. 4th and 5th Streets and east of 118th Avenue S.E. is appropriate for Multifamily Medium-density uses in accordance with the Land Use Plan (Figure S-WI.1). Proposed development should be subject to design review to encourage preservation of significant views from the adjacent park land and to encourage structures which are similar in design, height, and bulk to structures along the western portion of 118th Avenue S.E..

Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.

POLICY S-WI-512. The Galeno property adjacent to and north of Main Street at 124th Avenue N.E. is appropriate for Single-family Medium-density in accordance with the Land Use Plan (Figure S-WI.1). Traffic impacts associated with development of this property should be mitigated by the developers.

POLICY S-WI-613. The WISC (Wilburton Instructional Service Center) property at Main Street and 124th Avenue is appropriate for Single-family High-density use in accordance with the Land Use Plan (Figure S-WI.1). ~~Density should not exceed four dwelling units per acre and traffic~~ Traffic impacts associated with future development of the area should be mitigated by the developer.

POLICY S-WI-147. The City-owned land (exclusive of the West Slope area) between 118th Avenue S.E., Main Street, 128th Avenue S.E. and approximately S.E. 5th Street is appropriate for park uses and should be designated public facility/park in accordance with the Land Use Plan (Figure S-WI.1). Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization.

POLICY S-WI-158. The land east of 118th Avenue S.E. commonly referred to as the “West Slope” is appropriate for Multifamily Medium-density uses in accordance with the Land Use Plan (Figure S-WI.1). ~~Thirty percent of the dwelling units should be for moderate income families/ seniors.~~ A child care center for not less than 40 children should be developed adjacent to the multifamily use. Design of this center should be complementary to the multifamily use. Appropriate mitigation measures should be required of development to ensure that traffic does not significantly impact the neighborhoods to the east. Mitigation measures may include traffic diverters and signalization. Development should be subject to design review to encourage the preservation of significant views westward from the park and to encourage development that is similar in design, height, and bulk to structures along the western portion of 118th Avenue S.E.. Development of the site should include trail easements from the adjacent park land to 118th Avenue S.E.. Location of these easements should be designated by the Parks Department.

Natural Determinants

Policies

POLICY S-WI-916. Protect and enhance streams, drainage ways, and wetlands in the Kelsey Creek Basin.

POLICY S-WI-107. Prevent development from intruding into the floodplain of Kelsey Creek.

POLICY S-WI-118. Development should not interfere with Lake Bellevue as a drainage storage area identified in the City’s Storm Drainage Plan.

Residential Development

Policies

POLICY S-WI-129. Enhance the cohesiveness of established single-family and multifamily residential areas.

Discussion: Neighborhood cohesiveness can be enhanced by: improving nonmotorized systems along streets and between properties, siting neighborhood identification signs, and encouraging community clubs, facilities, and centers.

POLICY S-WI-1320. Encourage multifamily development to provide adequate play areas and other amenities for families.

POLICY S-WI-1421. The impacts of traffic and the building scale of non-residential uses (such as churches and schools) located in residential areas should be considered during development review.

Discussion: The visual impression of the size (height and bulk) of these buildings should be compatible with the development in the surrounding neighborhood.

~~**POLICY S-WI-22.** Seek affordable and “work force” housing in new mixed use developments through regulatory and incentive approaches.~~

~~*Discussion: The area west of 120th Avenue NE may be an appropriate location for housing when it is rezoned to CB due to its proximity to Downtown and convenient access. The City Council initiated a citywide workforce/affordable housing work program on October 15, 2007. Housing development capacity created as part of a change in zoning in this area should be consistent with the citywide workforce/affordable housing provisions derived through this work program.*~~

~~*“Affordable” housing is defined in the Glossary as that which is affordable to a family that earns up to 80 percent of median income. “Work force” housing is considered to be housing affordable to a family that earns up to 120 percent of median income.*~~

Circulation

Policies

POLICY S-WI-2315. No extension of 124th Avenue south of Main Street should be permitted.

POLICY S-WI-2416. Preserve the safety of residential streets and the livability of local neighborhoods by discouraging non-local traffic with traffic management methods.

Discussion: The neighborhoods that lie between Kelsey Creek Park and the commercial development along 120th Avenue N.E. are concerned about traffic growth on their residential streets due to: the development of Kelsey Creek and Wilburton Parks, cutthrough traffic generated by commercial developments, and traffic avoiding I-405.

~~**POLICY S-WI-25.** Improve local access, street system connectivity and traffic flow by providing additional east-west transportation connections, including an arterial street connection at NE 4th Street between 116th and 120th Avenues and HOV and non-motorized access at NE 6th Street between Downtown and 120th Avenue NE.~~

~~**POLICY S-WI-26.** Require new commercial developments to provide internal streets and adjoining lot connections, where appropriate, to reduce arterial street connections and turning movements.~~

POLICY S-WI-2717. Coordinate off-street biking and walking facilities with on-street walking and biking facilities to provide safe connections to destinations such as schools, parks, shopping, and transit service.

POLICY S-WI-2818. Improve arterial streets to provide enhanced pedestrian and bicycle access, safety and comfort throughout the non-residential areas of the subarea.

~~**POLICY S-WI-29.** Make use of available right of way space to develop north and south bicycle lanes or additional traffic lanes on 116th Avenue NE if use of the auto delivery zone is discontinued.~~

POLICY S-WI-3019. Where capital projects are not imminent, encourage the City to make interim improvements for nonmotorized transportation.

~~*Discussion: Nonmotorized facilities along the following routes are a high priority:*~~

- ~~• 126th Avenue N.E. from N.E. 8th Street to N.E. 7th Street,~~
- ~~• N.E. 7th Street from 126th Avenue N.E. to 128th Avenue N.E.,~~
- ~~• 128th Avenue N.E./S.E. from N.E. 7th Street, and~~
- ~~• S.E. 7th Street between 128th Avenue S.E. and the Lake Hills Connector.~~

~~*Sidewalks are preferred along this route, but if a sidewalk project is not imminent, then interim facilities are supported.*~~

~~*Interim nonmotorized improvements can be accomplished in several ways from the addition of a shoulder in conjunction with a street resurfacing project to modifications to the channelization (or street painting configurations). Interim nonmotorized improvements should be designed so that they cannot be used for parking. The Neighborhood Enhancement Program when available would be a funding source for interim improvements.*~~

~~**POLICY S-WI-31.** Recognize the transportation and recreation uses under consideration for the BNSF rail corridor when considering public and private improvements adjacent to the corridor and preserve the opportunity for future multi-modal transportation use and access.~~

~~*Discussion: The Port of Seattle has proposed acquiring the rail corridor from Burlington-Northern Santa Fe (BNSF) for future use as a regional pedestrian/bicycle trail and/or a transportation/rail corridor. As development adjacent to the corridor occurs, the design and placement of streets, driveways, infrastructure, and buildings should take the potential future use of the rail corridor into account so as to avoid inherit conflicts.*~~

Parks, Recreation, and Open Space

Policies

POLICY S-WI-2032. Retain the parks in the Subarea and ensure that they remain park facilities (including Wilburton Hill and Kelsey Creek Parks).

POLICY S-WI-2133. Retain and develop open spaces for a variety of purposes.

Discussion: In addition to recreation, both active and passive, parks serve to preserve views, define neighborhoods, and provide relief from pavement and development.

POLICY S-WI-2234. The City strongly encourages the continuation of the golf course use at the Glendale Golf Course.

POLICY S-WI-2335. Prepare designs for proposed parks with the participation of the community affected and served.

POLICY S-WI-2436. Support ~~the enhancement continuation~~ of the Lake-to-Lake Trail ~~and Greenway~~ through Wilburton, ~~with improvements along the Main Street Corridor and connections to multimodal facilities on the Eastrail, 116th Avenue NE, and 120th Avenue NE.~~

Discussion: The trail should connect from the N.E. 4th Street interchange at I-405 to the Wilburton Hill Park to Kelsey Creek Park to the Lake Hills Greenbelt and Richards Valley.

POLICY S-WI-2537. The City should consider acquisition of surplus school district sites which might be appropriate for park and recreation uses.

POLICY S-WI-2638. 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.

Discussion: If this property is developed as a park, safe and obvious pedestrian access should be encouraged from surrounding apartments to this property. It may be appropriate to trade this site for another park site, north of N.E. 8th Street, which would better serve the multifamily community in this area of Wilburton.

POLICY S-WI-2739. Support implementation of the Wilburton Hill Park Master Plan, including neighborhood park elements.

Community Design

Policies

POLICY S-WI-2840. Retain, reveal, and enhance ~~the public~~ views of prominent land forms, vegetation, watersheds, drainage ways, Downtown and significant panoramas in the Subarea.

Discussion: Within the Subarea, there are numerous views, some of which are the view west from NE 8th Street and NE 5th Street on the ridge between 122nd and 123rd Avenues, the view south from the Lake Hills Connector north of SE 8th Street, the view east from SE 4th Street toward Kelsey Creek Park and the view from SE 1st Street and Main Street at the power line right-of-way at 136th Avenue. As development or public improvements occur, efforts should be

~~made to provide public access to these viewing areas. Impacts to significant views may be minimized by encouraging alternative building orientation, roof designs, and the location of rooftop equipment during the design review process.~~

POLICY S-WI-2941. Improve the appearance of public streets by completing the sidewalk system and adding pedestrian amenities such as benches, bus shelters, public art, and landscape barriers where appropriate.

POLICY S-WI-3042. Develop street tree plans for arterial streets and non-residential areas. Investigate ways to encourage property owners to implement the City's street tree plan.

POLICY S-WI-3143. Encourage the undergrounding of utility distribution lines in developed areas and require the undergrounding of utility distribution lines in new developments when practical.

POLICY S-WI-3244. Utilities should be provided to serve the present and future needs of the Subarea in a way that enhances the visual quality of the community (where practical).

NE 8th Street Corridor

~~**POLICY S-WI-45.** Develop an entrance in the N.E. 8th Street corridor to create a sense of entry to the corridor.~~

~~*Discussion: The existing Burlington Northern crossing lights and the change in grade at that point act as an entrance. A pedestrian entrance encouraged by this policy should be located as near as possible to the crossing lights to enhance and to increase its presence in the corridor. An entrance may include (on both sides of N.E. 8th Street): district signage, major landscaping, pedestrian shelters, and structures of a large enough scale to signify entry into Wilburton and into the Downtown and I-405.*~~

~~**POLICY S-WI-46.** Consistent with future transportation improvements, enhance the traffic island and the eastern corner where old Bellevue-Redmond Road intersects with N.E. 8th Street, as major focal points.~~

~~*Discussion: These focal points are suitable for major landscaping, public art, pedestrian shelters, special paving, and historical markers as well as islands for pedestrians to cross from one side of N.E. 8th Street to the other. The scale of these features should have a large enough presence to balance the expanse of the N.E. 8th Street arterial and to be easily identified in the corridor.*~~

~~**POLICY S-WI-47.** Pedestrian walkways should be clear and continuous from surrounding residential areas to the corridor, through the corridor, and from the sidewalks to the entrances of buildings.~~

POLICY S-WI-48. Promote pedestrian amenities which include the provision of sidewalks, street trees, landscape strips, and bus passenger shelters. Building facades should have awnings, windows, offsets, and material texture or color that add interest for the passing motorist and pedestrian. Signage should be integrated with building design.

Discussion: The commercial corridor along N.E. 8th Street is along a wide arterial and the sidewalk and street landscaping dimensional requirements should be greater than the current development standards for N.E. 8th Street. Street trees should be the same as street trees planted along N.E. 8th Street east of 120th Avenue N.E. Other landscaping should include hardy, pollution resistant, evergreen shrubs that are planted to form a solid band of separation (except driveway cuts and utilities) between the sidewalk and the street for the entire length of the corridor. The purpose of the landscaping is to protect pedestrians and provide a more comfortable pedestrian environment.

The CIP #PW-W/B-29 for this section of N.E. 8th Street will include curb, gutter, and an eight-foot sidewalk along the curb. Where feasible, the sidewalk should be set back a minimum of four feet from the curb to allow for landscaping and street trees. The City should provide the best landscaping and pedestrian improvements possible, allowing for flexibility so that as redevelopment occurs or as additional funding is procured, this policy can be implemented.

POLICY S-WI-49. Allow flexibility for commercial buildings to be sited near frontage property lines.

POLICY S-WI-50. Apply the Public Places and Connections policies from the Urban Design Element of the Comprehensive Plan and the attached Conceptual Design Plan (Figure S-WI.2) to the N.E. 8th Street Corridor.

Discussion (Policies S-WI-34 through 39): The N.E. 8th Street corridor between 116th Avenue N.E. and 122nd Avenue N.E. (see Conceptual Design Plan, Figure S-WI.2.) is an area in a state of transition from an older suburban commercial strip to urban development. This corridor is a highly visible entry because it is the major passage for traffic between Downtown/I-405 and the east part of Bellevue. It is important to encourage cohesive, overall development and street improvements in the corridor. The enhancement of the corridor's appearance and function will help make it an identifiable district and an amenity to the community. This corridor should be an attractive and comfortable environment for the pedestrian to use when walking between Wilburton and Downtown.

Auto Row Corridor – 116th Avenue NE and 120th Avenue NE

POLICY S-WI-51. Encourage buildings developed in the Auto Row area, bounded by I-405, NE 8th Street, 120th Avenue NE, and SE 5th Street, to enhance the area's urban design character and pedestrian environment. Buildings should be sited near the street front, with limited intervening surface parking, and include street oriented pedestrian entrances. Where buildings are visible from streets and pedestrian corridors they should be designed with visual interest and landscaping.

POLICY S-WI-52. Provide aesthetic and landscaping enhancements on 116th Avenue NE consistent with its designation as a Boulevard (see Urban Design Element).

POLICY S-WI-53. Provide enhanced street edge landscaping and, where appropriate, landscaped medians on 120th Avenue NE between NE 8th Street and NE 1st Street to soften the impact of commercial areas on the residential area to the east.

Wilburton Transit-Oriented Development (TOD) Area Vision

The Wilburton Transit-Oriented Development (TOD) area is Bellevue’s next urban, trail- and transit-oriented mixed-use community. Anchored by Downtown Bellevue to the west, BelRed to the north, and residential neighborhoods and large city parks to the east, the Wilburton TOD area serves a diverse and growing population by providing excellent access to housing, transit, parks, retail, neighborhood services, and employment.

Land use changes in the Wilburton TOD area are supported by light rail, the development of the Eastrail corridor as an active linear park and regional trail, and the Grand Connection as defining entrances into the community. A pedestrian-oriented district is achieved through a fine-grained network of multimodal connections, street-level amenities, community gathering spaces, and higher-density building types that transition toward adjacent residential areas. The creation of a sustainable district within the Wilburton TOD area supports the implementation of bold sustainability strategies enhancing the resilience, livability, and quality of life of current and future generations.

Within this larger TOD area, the area between Interstate-405, NE 8th Street, the Eastrail corridor, and NE 4th Street is the primary TOD area, centered along the Grand Connection and its intersection with the Eastrail. This area accommodates the greatest amount and intensity of development, with a mix of housing, employment, services, and retail accessible from Wilburton Station, the Eastrail, and the Grand Connection. Development along the 116th Avenue corridor and NE 8th Street corridor accommodates mixed-use high-rise development while the east and southeast edges of the TOD area see buildings transitioning from high-rise to mid-rise scale toward adjacent residential areas and city parks.

Distinct identity points include the historic revitalized Wilburton Trestle gateway into the Wilburton TOD area; the Grand Connection between I-405 and the Eastrail corridor; and Lake Bellevue, which can be revealed and enhanced as a unique public amenity through future redevelopment.

Land Use

Goal: To develop a land use pattern that leverages investments in light rail, the Eastrail corridor, and the Grand Connection.

Policies

POLICY S-WI-33. Allow for the tallest buildings along Interstate-405 and around the Grand Connection, transitioning down in height toward the east.

POLICY S-WI-34. Provide for mixed-use development with convenient access to transit, jobs, daily necessities, services, and activities consistent with the Future Land Use Map.

POLICY S-WI-35. Provide for ground floor uses and publicly accessible open spaces that support an engaging pedestrian experience.

POLICY S-WI-36. Use appropriate vehicle and bicycle parking supply and requirements to reflect trail and transit proximity and access, and local access needs.

POLICY 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.

Economic Development

Goal: To enable existing and new businesses to thrive and contribute toward vibrant places and corridors.

Policies

POLICY S-WI-38. Accommodate the continued operation of existing service and commercial uses and allow new service and commercial businesses that are compatible with planned land uses.

POLICY S-WI-39. Increase access to affordable commercial space for small-scale retailers, emphasizing trail-oriented retail along the Eastrail corridor and the Grand Connection.

POLICY S-WI-40. Provide flexibility toward developing building floorplates that support a diverse business mix within higher density development.

POLICY S-WI-41. Promote uses that create third place for people to gather, connect, and build community.

Environment

Goal: To lead innovations in environmental sustainability that enhances the area's natural features and contributes toward the city's climate goals.

Policies

POLICY S-WI-42. Support the development of an environmentally resilient neighborhood through a sustainable district framework, code updates, and public-private partnerships.

POLICY S-WI-43. Support strategies for net-zero and net-positive development, including renewable energy, net-zero carbon emissions, and net-zero waste.

POLICY S-WI-44. Support and pursue partnerships toward the development of a district energy system.

POLICY S-WI-45. Promote uses that create third place for people to gather, connect, and build community.

POLICY S-WI-46. Identify opportunities to pilot low-carbon building design principles toward the reduction of embodied carbon and greenhouse gas emissions throughout the project life cycle.

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

POLICY S-WI-48. Encourage improvements that enhance the aesthetic and functional qualities of natural features, such as Sturtevant Creek, Lake Bellevue, and the wetland at 116th Avenue NE and Main Street.

POLICY S-WI-49. Seek opportunities through the development process to expand green stormwater infrastructure, tree canopy, and landscaping that enhances ecological functions and urban wildlife habitat connectivity.

Housing

Goal: To expand diverse housing across unit types and affordability levels.

Policies

POLICY S-WI-5022. Seek ~~Cultivate~~ mixed-income communities that integrate market rate development with subsidized affordable and “work force” housing in new mixed use developments through regulatory and incentive approaches.

Discussion: The area west of 120th Avenue NE may be an appropriate location for housing when it is rezoned to CB due to its proximity to Downtown and convenient access. The City Council initiated a citywide workforce/affordable housing work program on October 15, 2007. Housing development capacity created as part of

a change in zoning in this area should be consistent with the citywide workforce/ affordable housing provisions derived through this work program.

“Affordable” housing is defined in the Glossary as that which is affordable to a family that earns up to 80 percent of median income. “Work force” housing is considered to be housing affordable to a family that earns up to 120 percent of median income.

POLICY S-WI-51. Increase opportunities for a range of residential unit types, including for seniors and families, that are close to and/or integrated with neighborhood amenities and services.

POLICY S-WI-52. Provide for housing that supports a workforce representing a broad spectrum of professions and income levels being able to live in proximity to where they work.

POLICY S-WI-53. Provide for housing units and amenity spaces that are directly accessible at ground level.

Parks, Recreation, and Open Space

Goal: To provide for a variety of public community recreation and gathering spaces that will serve a growing community.

Policies

POLICY S-WI-54. Acquire land or rights to develop a network of neighborhood parks of various sizes to serve the needs of the Wilburton TOD area and complement the citywide parks and open space system

POLICY S-WI-55. Seek, through the development process, small-scale facilities, such as neighborhood parks, plazas, active recreation facilities, and natural features as public amenities to increase community access to open space opportunities.

POLICY 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.

POLICY S-WI-57. Enhance active transportation and through-block connections with landscaping and amenities to serve as linear open spaces.

POLICY S-WI-58. Enhance Lake Bellevue to become a unique public amenity.

POLICY S-WI-59. Provide for centrally located public space as part of the Grand Connection between and including the I-405 lid park and the Grand Connection intersection with the Eastrail.

POLICY 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.

POLICY S-WI-61. Collaborate with King County, Sound Transit, and adjacent property owners to develop the Eastrail corridor into a linear park, including recreational and natural features within and adjacent to the corridor.

POLICY S-WI-62. Pursue strategic land acquisitions around the Eastrail corridor, the Grand Connection, north end of Wilburton Trestle, and Lake Bellevue to expand connection, public access, and activation opportunities.



Concept for Wilburton TOD area parks and open space network. Park areas are shown conceptually to illustrate park needs for the area.

Transportation

Goal: To create a safe, walkable, bikeable, and transit-rich urban neighborhood.

Policies

POLICY S-WI-6329. Make use of available right of way space to develop north and south bicycle lanes or additional traffic lanes on 116th Avenue NE if use of the auto-delivery zone is discontinued. Redesign and develop the 116th Avenue NE corridor to include planned bicycle facilities, sidewalks, and landscaping.

POLICY S-WI-64. Incorporate an integrated system of local access and active transportation facilities to support the intended transit-oriented and trail-oriented land use pattern.

POLICY S-WI-65. Require publicly accessible internal access corridors to facilitate mobility and livability through development review.

POLICY S-WI-66. Work with developers to provide vehicle access onto their site via internal access corridors rather than along arterial streets.

POLICY S-WI-67. Design and implement a wayfinding program within the neighborhood and along the Grand Connection to the benefit of active transportation and transit users.

POLICY S-WI-68. Coordinate with WSDOT to improve the NE 4th Street I-405 overpass to provide safer and more comfortable active transportation connections.

POLICY S-WI-69. Coordinate with WSDOT to support the planned extension of NE 6th Street to 116th Avenue NE for high occupancy vehicle (HOV), high occupancy toll (HOT), and transit access to I-405.

POLICY S-WI-70. Provide for emergency and maintenance vehicular access to the Eastrail.

POLICY S-WI-71. Secure abundant active transportation access to the Eastrail and along/adjacent to the Eastrail through development review.

POLICY S-WI-72. Collaborate with King County to incorporate trail paving and safety-related design treatments within the Eastrail corridor.

POLICY S-WI-73. Use transportation facility design guidelines and standards that support the intended land use pattern, ensure safety and accessibility for all users, and advance an efficient development review process.

Urban Design

Goal: To achieve an inviting, pedestrian-oriented experience reflected in future streetscapes, buildings, trails, and open spaces.

Policies

POLICY S-WI-7445. Develop Use distinctive gateway features at key entry points into the area that an entrance in the N.E. 8th Street corridor to create a sense of arrival from Wilburton Station, the Eastrail, the Grand Connection, and major corridors into the neighborhood-entry to the corridor.

Discussion: The existing Burlington Northern crossing lights and the change in grade at that point act as an entrance. A pedestrian entrance encouraged by this policy should be located as near as possible to the crossing lights to enhance and to increase its presence in the corridor. An entrance may include (on both sides of N.E. 8th Street): district signage, major landscaping, pedestrian shelters, and structures of a large enough scale to signify entry into Wilburton and into the Downtown and I-405.

POLICY S-WI-7549. Allow flexibility for commercial buildings to be sited near frontage property lines to provide for activation along the building's frontage zone.

POLICY S-WI-7652. Provide aesthetic and landscaping enhancements on City Boulevards, including 116th Avenue NE, NE 8th Street, and 120th Avenue NE 116th Avenue NE consistent with its designation as a Boulevard (see Map UD-1 of the Urban Design & The Arts Element) so they become visually attractive, safe, and comfortable corridors to and through the area.

POLICY 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.

POLICY S-WI-78. Support a wide range of active uses and gathering spaces, prioritizing these opportunities fronting the Eastrail corridor and the Grand Connection.

POLICY S-WI-79. Integrate unique and easily understandable wayfinding into streetscapes and public spaces to enhance neighborhood identity.

POLICY S-WI-80. Require buildings to be developed in a manner that provides direct connections to the Grand Connection.

POLICY 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.

POLICY S-WI-82. Allow adjacent developments to provide upper-story or podium connections to the Eastrail where there is significant elevation difference between the Eastrail corridor and adjacent properties.

POLICY S-WI-83. Maximize usable Eastrail corridor space for programmable area accessible to the public and allow for integration with adjacent development where there is public benefit.

POLICY S-WI-84. Ensure that spaces and amenities developed within the Eastrail corridor are designed to be clearly public and foster a sense of welcoming to all.

Arts and Culture

Goal: To connect people to arts and multicultural opportunities within the Wilburton TOD area and throughout the city.

Policies

POLICY S-WI-85. Recognize Wilburton’s diverse histories and heritages, while elevating contributions of historically marginalized or underserved communities in the area, through placemaking and activation.

POLICY S-WI-86. Coordinate with Sound Transit on activation opportunities for underutilized space beneath the light rail guideway that is consistent with transit safety and operations.

POLICY S-WI-87. Pursue partnerships for the development and activation of indoor and outdoor facilities for arts and cultural activities, prioritizing these opportunities along the Eastrail corridor and the Grand Connection.

Implementation

Goal: To develop tools that are effective in attracting and sustaining investment and deliver equitable public benefit.

Policies

POLICY S-WI-88. Use land use code tools that enable development contributions toward public benefit, including affordable and family-sized housing units, open space, and community and cultural spaces.

POLICY S-WI-89. Use existing and new financial tools to support the construction and maintenance costs of public infrastructure and amenities needed to support the Wilburton TOD area vision.

POLICY S-WI-90. Pursue opportunities to preserve and expand city-owned land for public use using a combination of strategic acquisitions, incentives, and development requirements.

POLICY 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.

POLICY S-WI-92. Coordinate with state and regional agencies on the planning and provision of city desired amenities, including the Eastrail and the Grand Connection.

Figure S-WI.1 proposed to be updated with revised future land use map designations and subarea

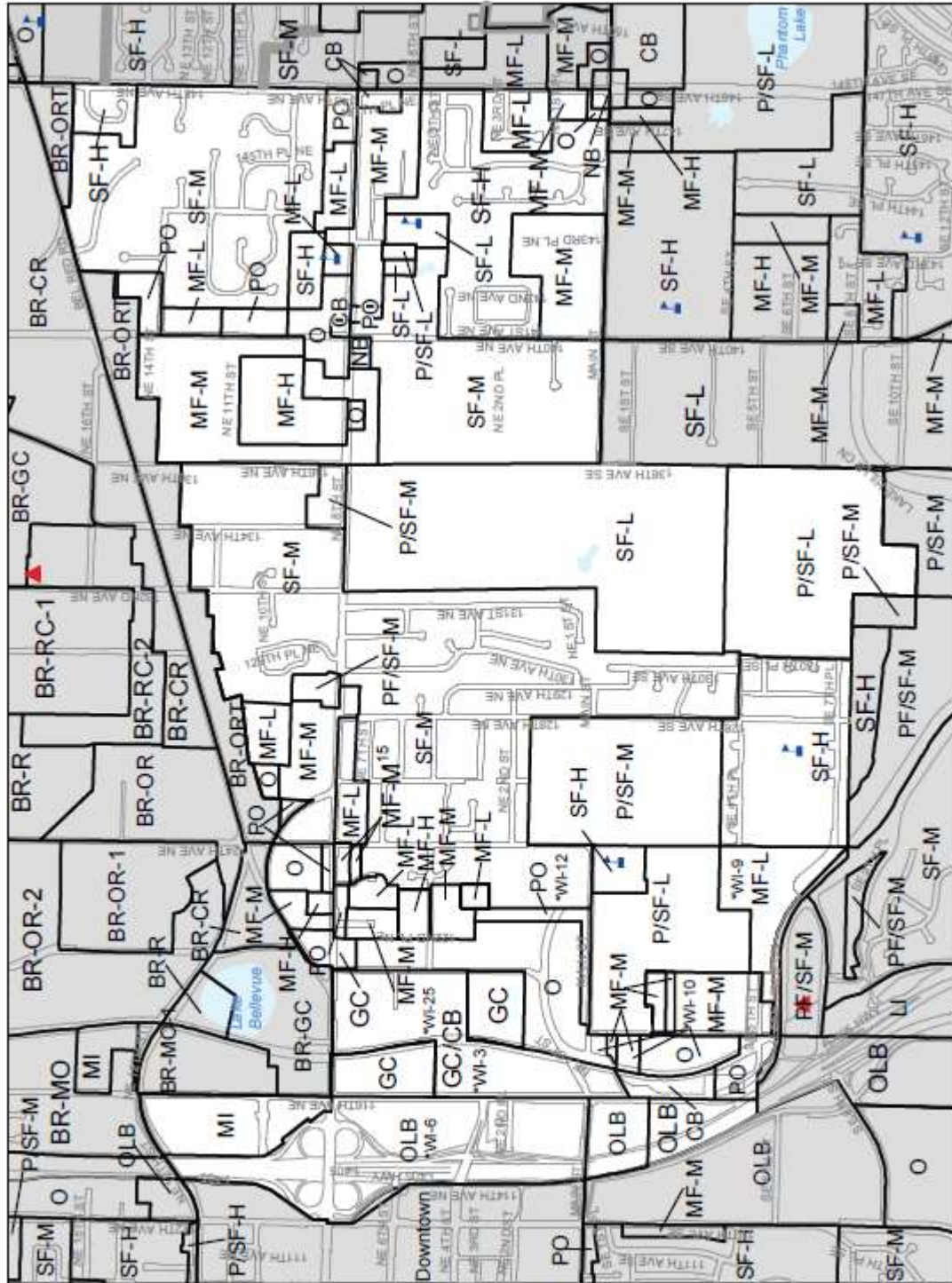


FIGURE S-WI.1
Wilburton/NE8th Land Use Plan

- | | | | | | | | |
|-----|-------------------|--------|--------------------------|----|--------------------|---|-----------------------------|
| SF | Single Family | PO | Professional Office | GC | General Commercial | ▲ | Fire Stations |
| MF | Multi Family | O | Office | LI | Light Industrial | + | Public Schools |
| -L | Low Density | OLB | Office, Limited Business | P | Public Facility | ▬ | Planning Districts |
| -M | Medium Density | OLB-OS | Office, Open Space | P | Park | ▬ | Bellevue City Limits (2006) |
| -H | High Density | NB | Neighborhood Business | | | ■ | Lakes |
| -UR | Urban Residential | CB | Community Business | | | | |

Figure S-WI.2 proposed for deletion - exhibit is outdated

Figure S-WI.2 NE 8th Street Corridor Conceptual Design Plan

