

# Wilburton Vision Implementation

Emil King, *Community Development*  
Janet Shull, *Community Development*  
Justin Panganiban, *Community Development*

**Public Hearing**  
**2024 Comprehensive Plan Amendment: Wilburton Vision Implementation**  
May 1, 2024



# Planning Commission Direction

---

Hold the Public Hearing on the proposed CPA and, following the Public Hearing, recommend to the City Council approval of the proposed CPA



# Agenda

---


1. Proposed CPA
2. CPA Process
3. Outreach Summary
4. Decision Criteria Overview
5. Next Steps
6. Planning Commission Direction



# Proposed CPA

1. Proposed Policies
2. Proposed Land Use Map & Glossary
3. Proposed Subarea Boundary Revisions

WILBURTON/N.E. 8TH STREET →



## WILBURTON/N.E. 8TH STREET

**WHAT YOU WILL FIND IN THIS PLAN**

The community Overview, Goals, and Policies for Wilburton/N.E. 8th Street including the 2024 update adding the Vision, Goals, and Policies for the Wilburton Transit-Oriented Development (TOD) area.

The Subarea Plan was recently updated to address policies pertaining to the Wilburton TOD area. Updates to the full Subarea Plan will be addressed as part of the neighborhood area planning process.

**GOAL**

- To distinguish residential, recreational, open space, commercial, and mixed-use areas from one another.
- To protect and enhance natural systems and open spaces.
- To improve active transportation connections, transit accessibility, and attractiveness of commercial and mixed-use areas for community members.
- To support higher-density mixed use development in the Wilburton Transit-Oriented Development (TOD) area that complements Downtown, provides new housing and job opportunities, and provides convenient 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.

CITY OF BELLEVUE COMPREHENSIVE PLAN - WILBURTON/N.E. 8TH STREET - PAGE 281

# Proposed CPA

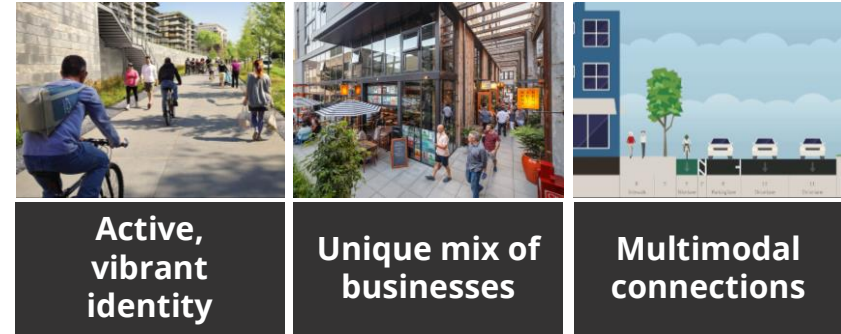
## 1. Proposed Policies

- Amend Wilburton/N.E. 8<sup>th</sup> Street Subarea Plan to reflect vision and key policy moves
- Amend policies no longer consistent with vision or House Bill 1110 (Middle Housing) legislation

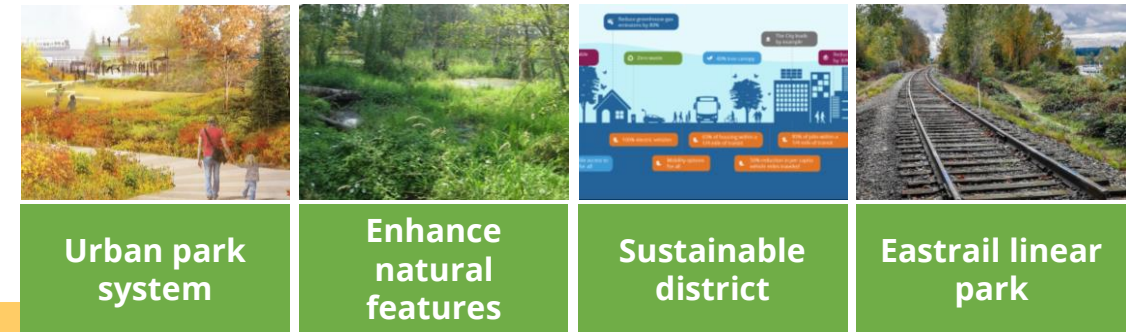
## Planning Commission Direction

- Generally affirmed policy direction, with some feedback to consider for further refinement, at 5/24, 7/12, and 7/26 PC meetings

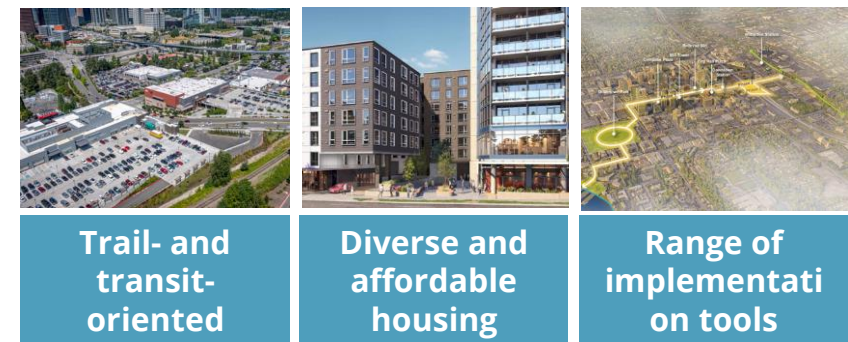
## Cultural & Community Connections



## Open Space & Natural Systems



## Future Land Use



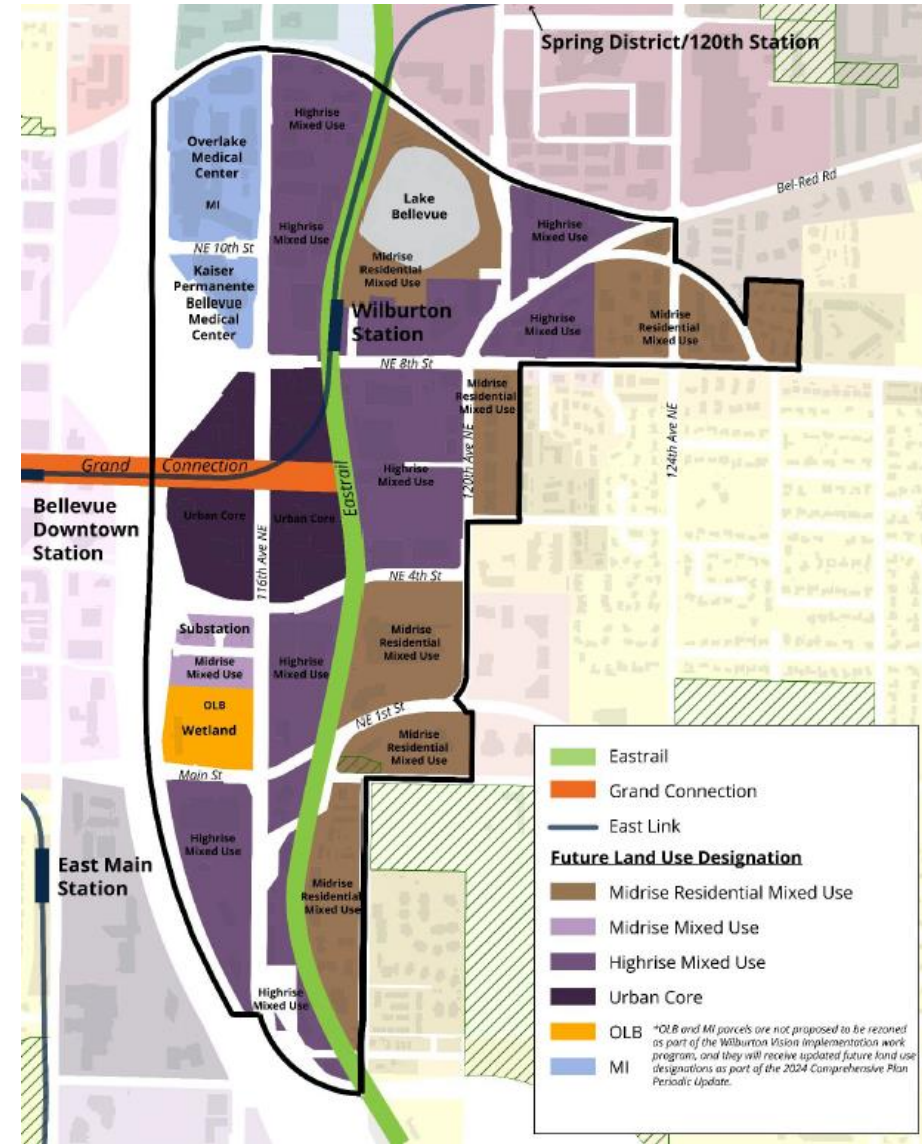
# Proposed CPA

## 2. Proposed Land Use Map & Glossary

- Amend land use map consistent with proposed land use policies and Alternatives studied in EIS
- Add future land use designations to Glossary

### Planning Commission Direction

- Generally affirmed proposed future land use map, with questions on aesthetic impacts, uses, and walksheds
- Staff refined map to change designation across from Overlake Center at 4/3 PC meeting: Highrise Medical Office to Highrise Mixed Use



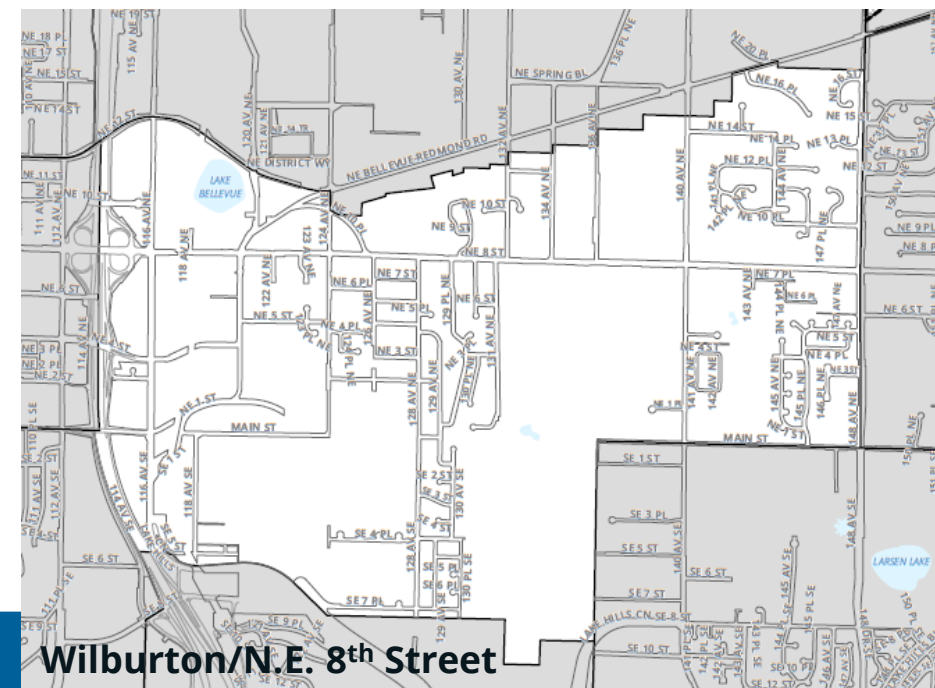
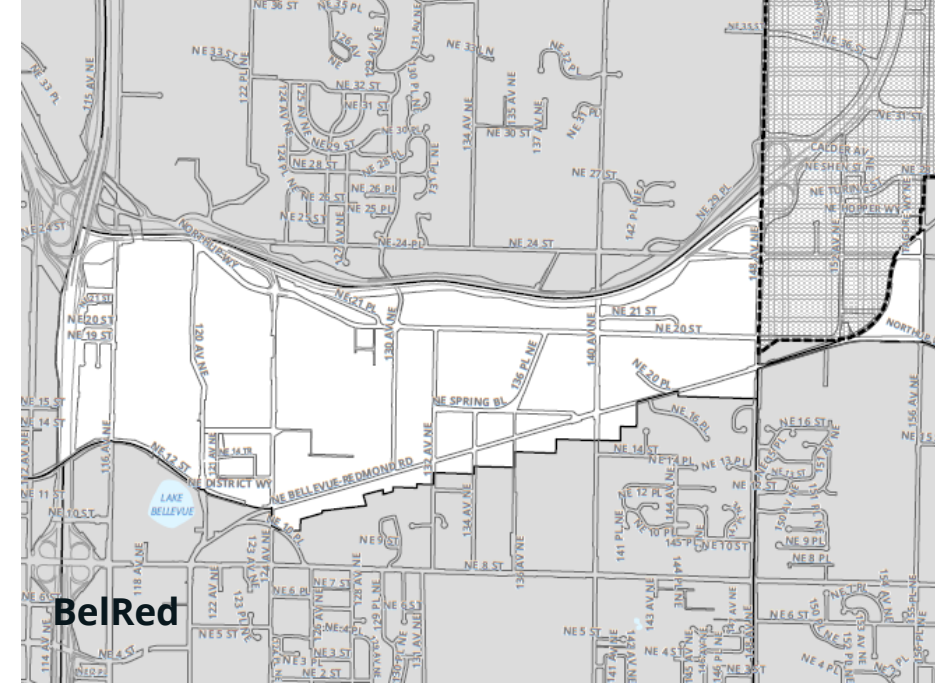
# Proposed CPA

## 3. Proposed Subarea Boundary Revisions

- Amend boundaries so Wilburton TOD area located in BelRed is within Wilburton/N.E. 8<sup>th</sup> Street Subarea
- Amend BelRed Subarea policies for area proposed to be in Wilburton/N.E 8<sup>th</sup> Street Subarea

## Planning Commission Direction

- Affirmed proposed boundary revisions at 7/26 PC meeting



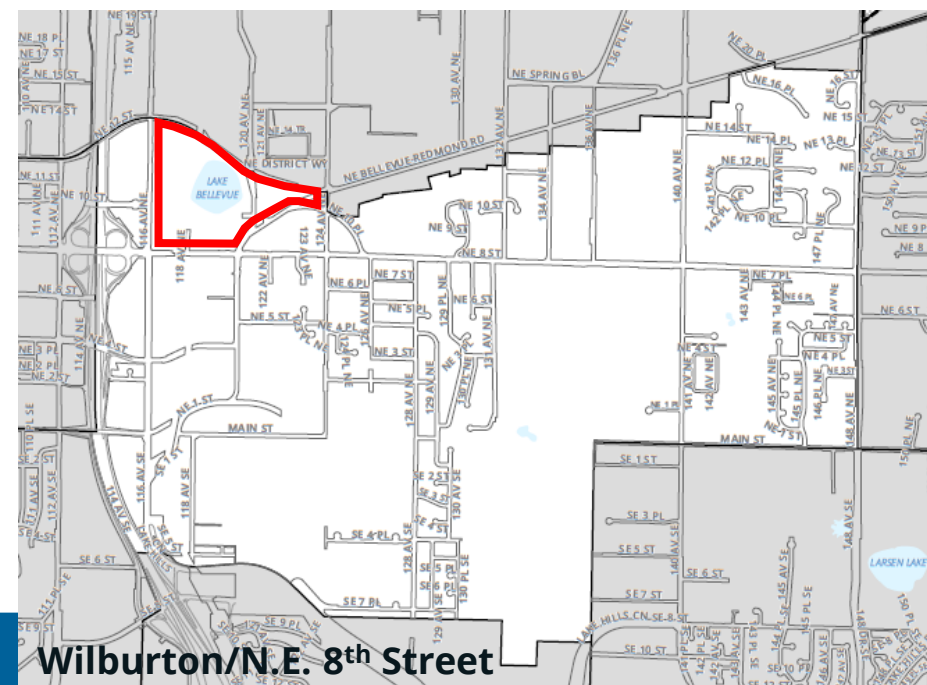
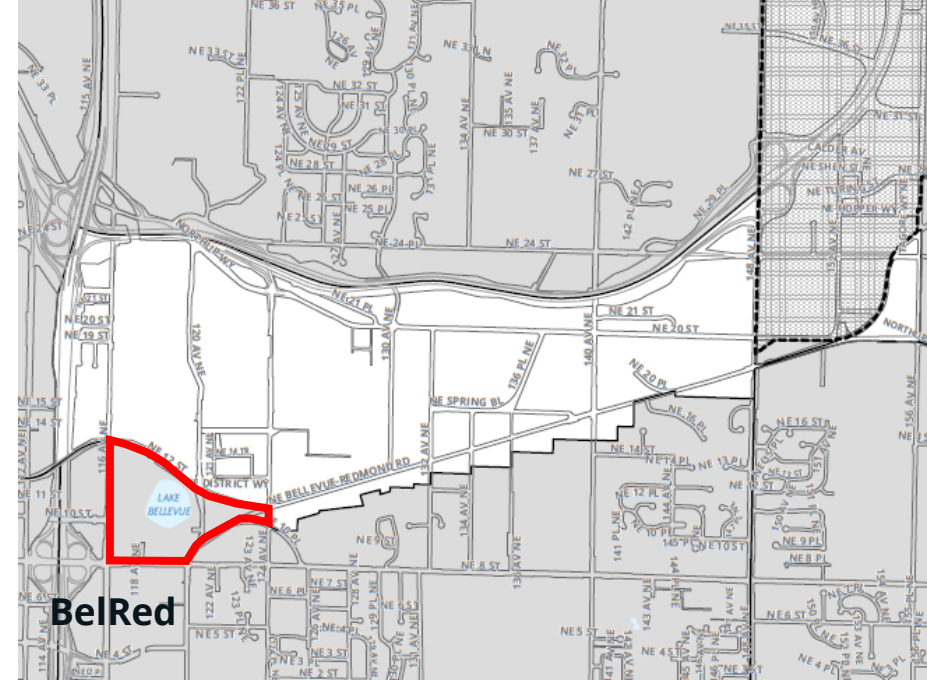
# Proposed CPA

## 3. Proposed Subarea Boundary Revisions

- Amend boundaries so Wilburton TOD area located in BelRed is within Wilburton/N.E. 8<sup>th</sup> Street Subarea
- Amend BelRed Subarea policies for area proposed to be in Wilburton/N.E 8<sup>th</sup> Street Subarea

## Planning Commission Direction

- Affirmed proposed boundary revisions at 7/26 PC meeting





# CPA Process

## Planning Commission Study Sessions

Date	Topic
5/11/22	Project overview
6/8/22	Discussion of vision refinements
7/13/22	Growth concepts to inform EIS *
9/28/22	Growth alternatives to inform EIS *
3/22/23	Preliminary vision and policy guidance to inform CPAs
5/24/23	Open Space & Natural Systems policies
6/14/23	Discussion of DEIS analyses *
6/21/23	Direction on FEIS Preferred Alternative *
6/28/23	Recommendation on FEIS Preferred Alternative *

Date	Topic
7/12/23	Community & Cultural Connections policies
7/26/23	Future Land Use policies
11/29/23	Discussion of community input on key policy moves and potential refinements
2/14/24	Overview of general structure and schedule of CPA/LUCA
2/28/24	Future Land Use Map *
3/27/24	Transportation, Streets & Blocks
4/3/24	Future Land Use Map (follow-up)

\* Joint presentation with Comprehensive Plan Periodic Update



# Outreach Summary

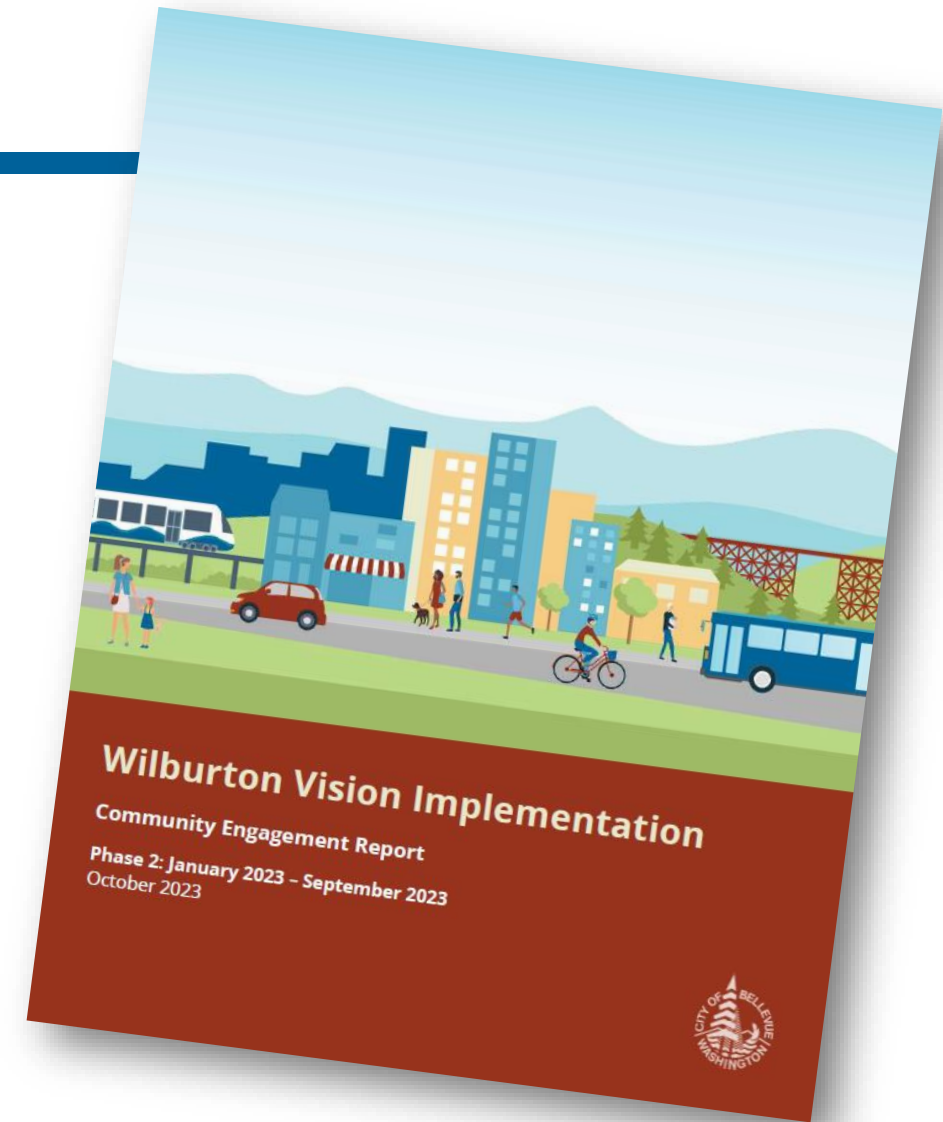
---

- Notice of public hearing published **April 11, 2024**
- Engaging Bellevue, mailers, city publications, and social media used to promote ongoing engagement
- **Phase 1 Engagement (*Affirming + Enhancing Vision*)**
  - Walking tours and tabling events
  - Small business canvassing
  - Presentations to community groups and organizations
  - Meetings with property owners
  - Engaging Bellevue – 100 responses to online questionnaire and 60 pins placed on interactive map



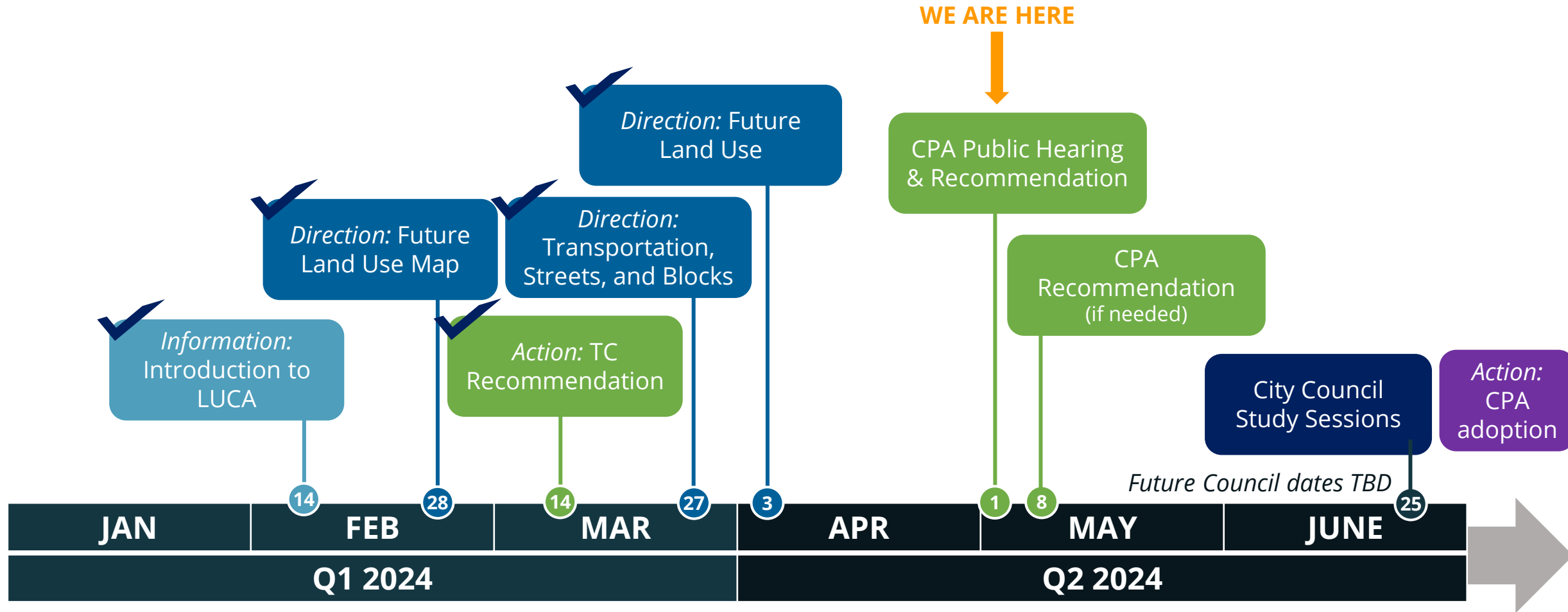
# Outreach Summary

- **Phase 2 Engagement (*Subarea Plan Amendments*)**
  - **Over 900 mailers** distributed to residents and businesses within the Wilburton TOD area on opportunities to participate
  - **Over 350 people** engaged across different engagement activities: community events, information sessions, workshops with youth, presentations and tabling
  - **Community Open House in August** attended by **over 80 people**
  - **Companion Engaging Bellevue** questionnaire after the Open House (**169 responses**)
- Continued public feedback through the formal Planning Commission process



- A. The proposed amendment is not an amendment resulting from an obvious technical error in the pertinent Comprehensive Plan provision, so the decision criterion **does not apply**.
- B1. The proposed amendment is **consistent with the Comprehensive Plan**.
- B2. The proposed amendment **addresses the interests and changed needs of the entire city**.
- B3. The proposed amendment **addresses [significantly changed conditions](#)** (since the last time the pertinent map or text was amended).
- B4. The proposed amendment is not a site-specific amendment in property terms so the decision criterion for development suitability **does not apply**.
- B5. The proposed amendment **demonstrates a public benefit and enhances the public health, safety and welfare**.

# Next Steps



# Planning Commission Direction

---

Hold the Public Hearing on the proposed CPA and, following the Public Hearing, recommend to the City Council approval of the proposed CPA

