



Wilburton Vision Implementation

2024 Proposed Comprehensive Plan Amendment (CPA)

June 25, 2024

Emil King

Thara Johnson

Janet Shull

Justin Panganiban

Community Development

Vishal Bhargava

Planning Commission Chair



Direction

Consider directing staff to return with an Ordinance approving the 2024 proposed Comprehensive Plan Amendment as recommended by the Planning Commission.





Agenda


1. Background:
Comprehensive Plan
2. Wilburton Vision
Implementation CPA:
Overview
3. Planning Commission
Recommendations



Proposed Plan Amendment

- Add Wilburton/N.E. 8th Street Subarea Plan narrative and policies for Wilburton TOD area
- Modify Wilburton/N.E. 8th Street Subarea Plan policies inconsistent with House Bill 1110
- Modify subarea boundaries for Wilburton/N.E. 8th Street and BelRed
- Update land use map for Wilburton TOD area
- Update Glossary with new land use designations
- **Recommendation approved by Planning Commission, 6-0 vote**

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



Background: Comprehensive Plan



Guiding Principles



Equity

- Equitable outreach to the community
- Ensure policies have equitable impacts



Environmental Sustainability

- Reduce contribution to causes of climate change
- Take measures to prepare for a changing climate



Housing

- Ensure housing affordable is available throughout the city to all
- Address housing instability



Citywide Overall Growth Strategy

- Focus growth capacity in Mixed Use Centers, especially Downtown, BelRed, and Wilburton TOD area
- Broad range of housing choices
- Enhance health and vitality of Bellevue neighborhoods
- Provide commercial uses and development serving community needs

| | Percent of Citywide Growth (2019-2044) | | Total Growth (2019-2044) | |
|--------------------------------------|---|---------------|--------------------------|---------------|
| | Jobs | Housing Units | Jobs | Housing Units |
| Neighborhoods with Mixed Use Centers | 95% | 93% | 66,300 | 32,600 |
| BelRed | 29% | 25% | 20,400 | 8,800 |
| Crossroads | 1% | 2% | 900 | 700 |
| Downtown | 54% | 42% | 37,600 | 14,500 |
| Eastgate & Factoria | 3% | 13% | 2,500 | 4,600 |
| Wilburton | 7% | 12% | 4,900 | 4,000 |
| All Other Neighborhoods | 5% | 7% | 3,700 | 2,400 |



Relationship to Wilburton CPA



Continuous Community Engagement



Wilburton Vision Implementation CPA

Overview

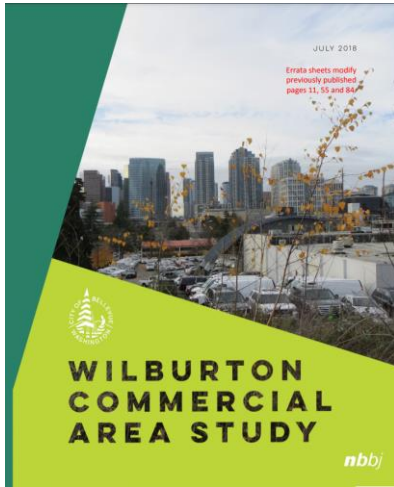


Council Launch Direction

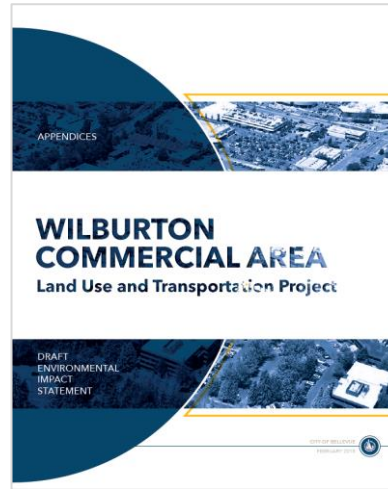
- Use 2018 Citizen Advisory Committee work as baseline and starting point
- Incorporate updates for:
 1. Housing policy, including affordable housing
 2. Growth targets
 3. Grand Connection impacts and integration
 4. Sustainability
 5. Equitable access
 6. Multimodal transportation
 7. Universal design



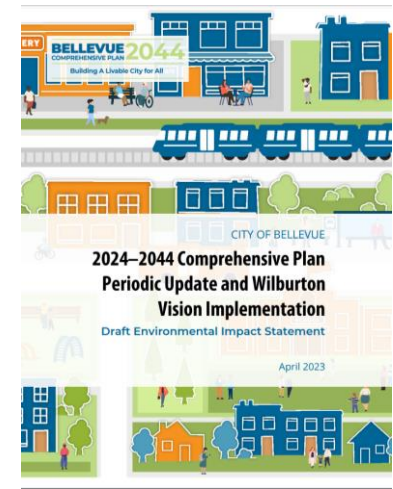
Integration of Plans, Studies, and Priorities



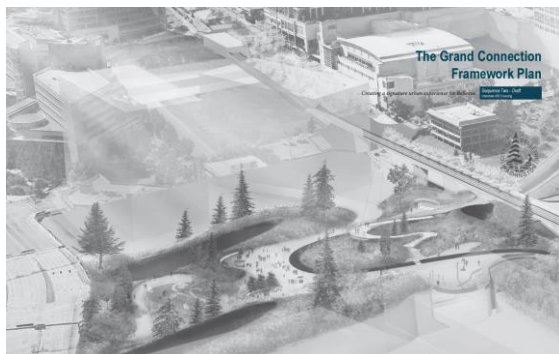
Wilburton Commercial Area Study (July 2018)



Wilburton Commercial Area DEIS (Feb 2018)



CPPU & Wilburton EIS (2022-2024)



Grand Connection Framework Plan (2017-2018)



Environmental Stewardship Plan (Dec 2020)



Eastrail Framework Plan (Sep 2023)

Community Engagement



Key Themes from Engagement



Tree Canopy

- Increased tree canopy cover
- Native landscaping
- Preserving mature trees

Small Businesses

- Programs and incentives to help small businesses thrive
- Local retailer opportunities

Future Density / Building Heights

- Transitions in scale
- Appropriate parking considerations
- Standards that provide light, air, and public views

Affordable Housing

- Housing for seniors and families
- Includes all income levels

Major Policy Moves

Cultural & Community Connections



Active, vibrant identity



Unique mix of businesses



Multimodal connections

Future Land Use



Trail- and transit-oriented



Diverse and affordable housing



Range of implementation tools

Open Space & Natural Systems



Urban park system



Enhance natural features



Sustainable district



Eastrail linear park

Key Theme: Open Space and Natural Systems

Policy Elements

- **Sustainable district opportunities:** green buildings, district energy, sustainable mobility
- **Expansion of green infrastructure:** tree canopy, stormwater infrastructure, landscaping
- **Enhancement of existing natural features:** wetlands, streams



Key Theme: Open Space and Natural Systems

Policy Elements

- **Connected urban open space system:** neighborhood parks, gathering spaces, and trails
- **Streetscapes** as open space opportunities
- **Eastrail corridor** as major greenspace amenity
- **Major civic public spaces** as part of the Grand Connection



Key Theme: Cultural and Community Connections



Policy Elements

- **Placemaking and cultural activation**, including along the Eastrail and Grand Connection
- **Active, pedestrian-oriented design**: streets, trails, building facades, and open spaces
- **Diverse economic opportunities** for people to work, shop, and gather

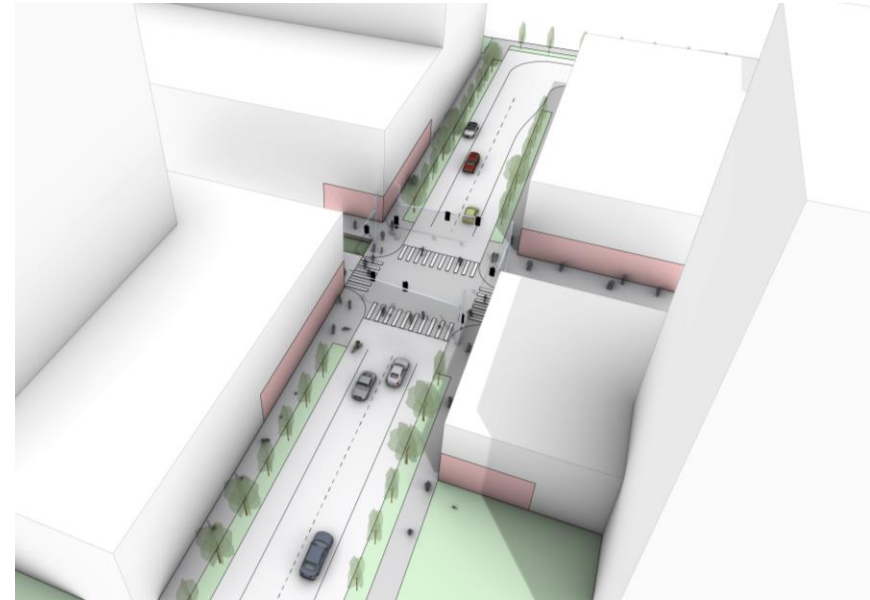


Key Theme: Cultural and Community Connections



Policy Elements

- **System of safe, accessible multimodal connections** throughout neighborhood
- **Arterial streetscape enhancements** to enhance safety, comfort, and attractiveness
- **Walking and cycling connections to and along the Eastrail** integrated into future development



Key Theme: Future Land Use



Policy Elements

- **Grand Connection and light rail as focus** for high density mixed-use development
- **Transition in scale** toward neighborhoods to east and southeast
- **Mix of trail- and transit-oriented uses** to create engaging pedestrian environment



Key Theme: Future Land Use

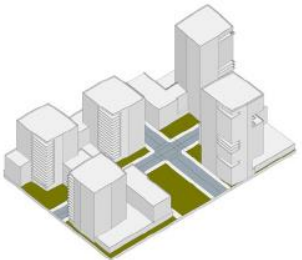


Policy Elements

- **Diversity of affordable housing and unit types**
- **Access to neighborhood amenities and services** from where people live and work
- **Implementation tools** to deliver affordable housing, open space, and cultural amenities as public benefits



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).

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).

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).

Application in Wilburton TOD

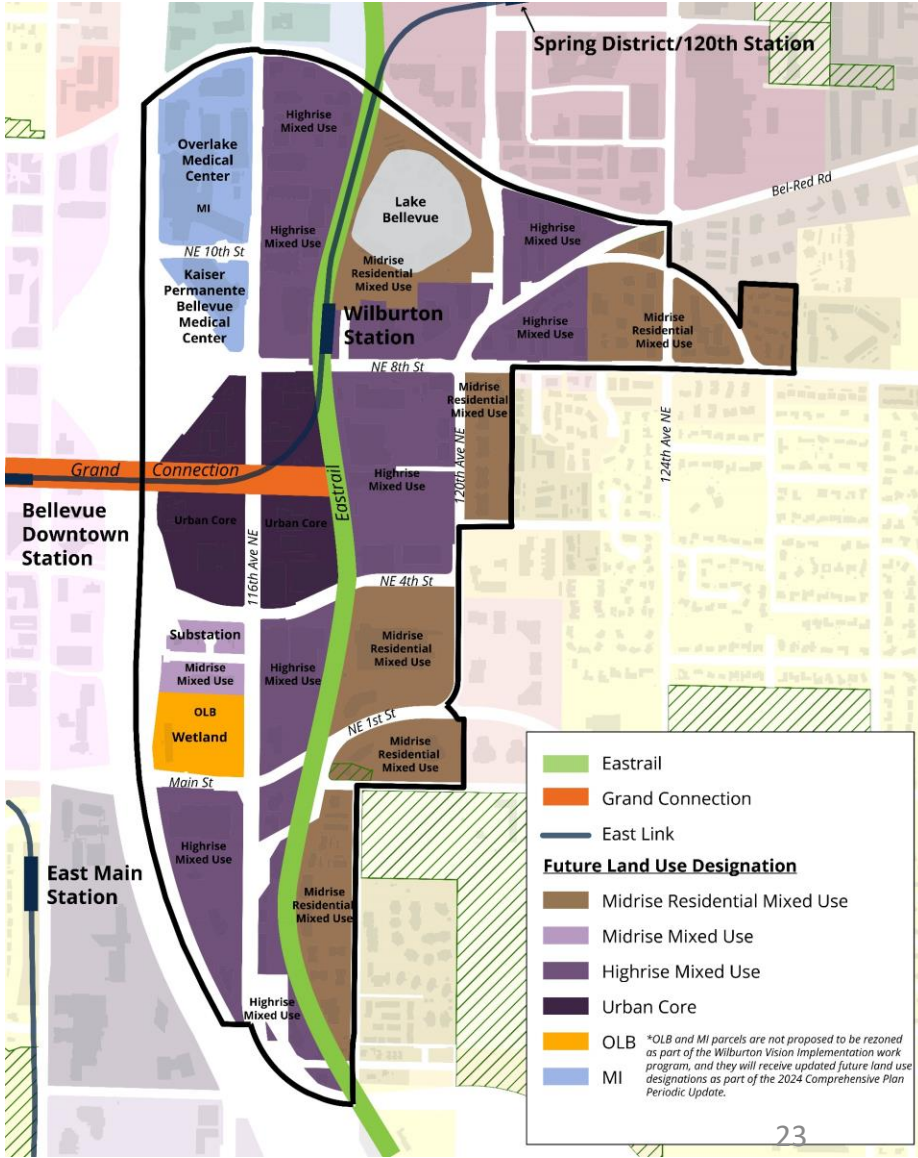
- Along Grand Connection alignment between I-405 and Eastrail
- Along major arterials: 116th Avenue NE, NE 8th St, and 120th Ave NE
- North of Main Street wetland along I-405
- Along east and southeast edges of Wilburton TOD area

Future Land Use Map

- Eastrail
- Grand Connection
- East Link

Future Land Use Designation

- Midrise Residential Mixed Use
- Midrise Mixed Use
- Highrise Mixed Use
- Urban Core
- OLB
- MI



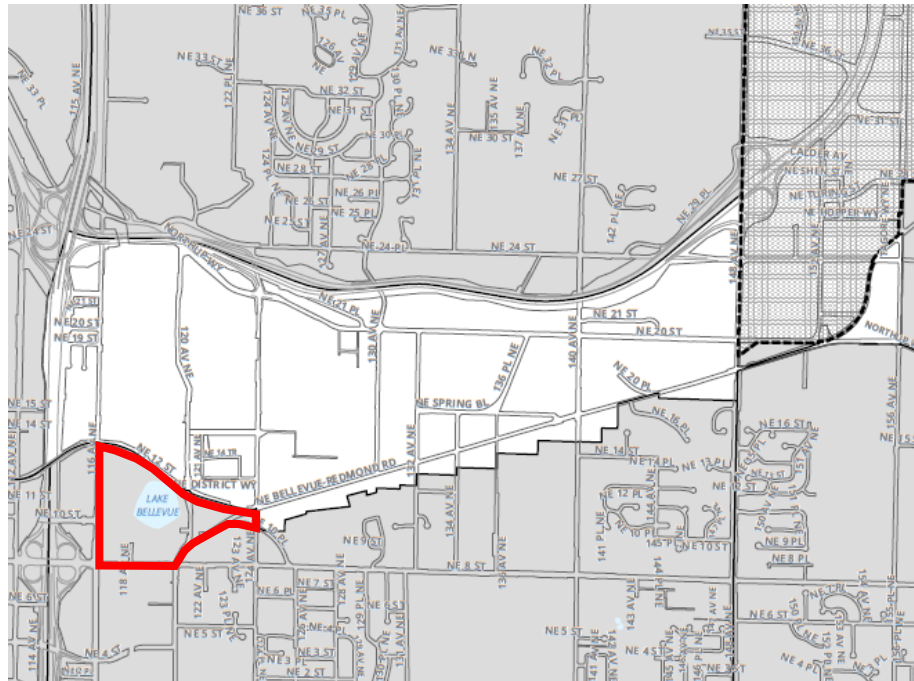
Future Land Use Designation

- Eastrail
- Grand Connection
- East Link
- Midrise Residential Mixed Use
- Midrise Mixed Use
- Highrise Mixed Use
- Urban Core
- OLB
- MI

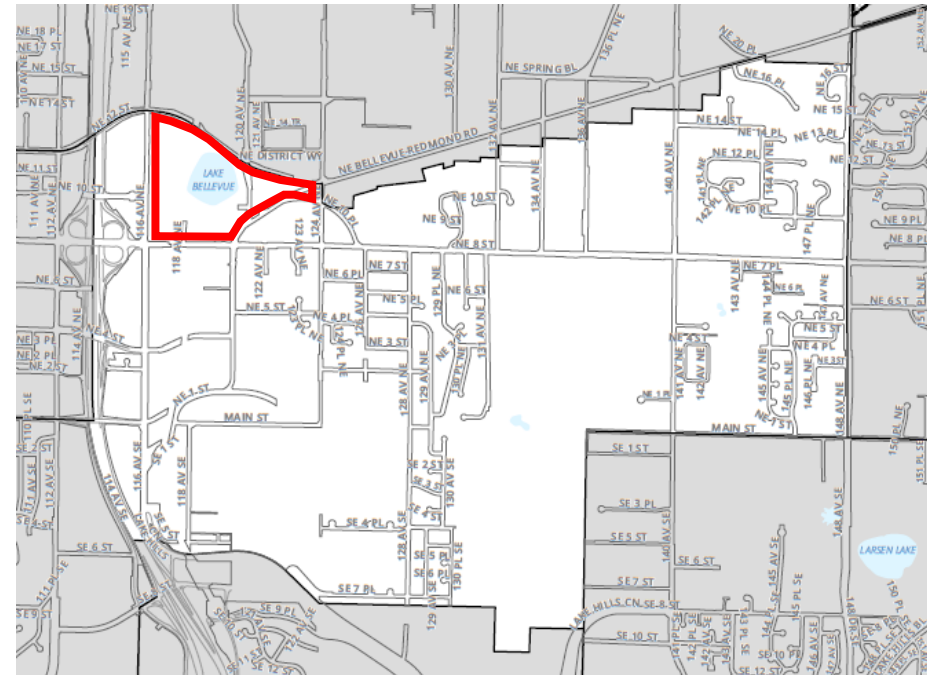
*OLB and MI parcels are not proposed to be rezoned as part of the Wilburton Vision Implementation work program, and they will receive updated future land use designations as part of the 2024 Comprehensive Plan Periodic Update.

Boundary Adjustment

- Update subarea boundaries so Wilburton TOD area is in Wilburton/N.E. 8th Street subarea



BelRed Subarea

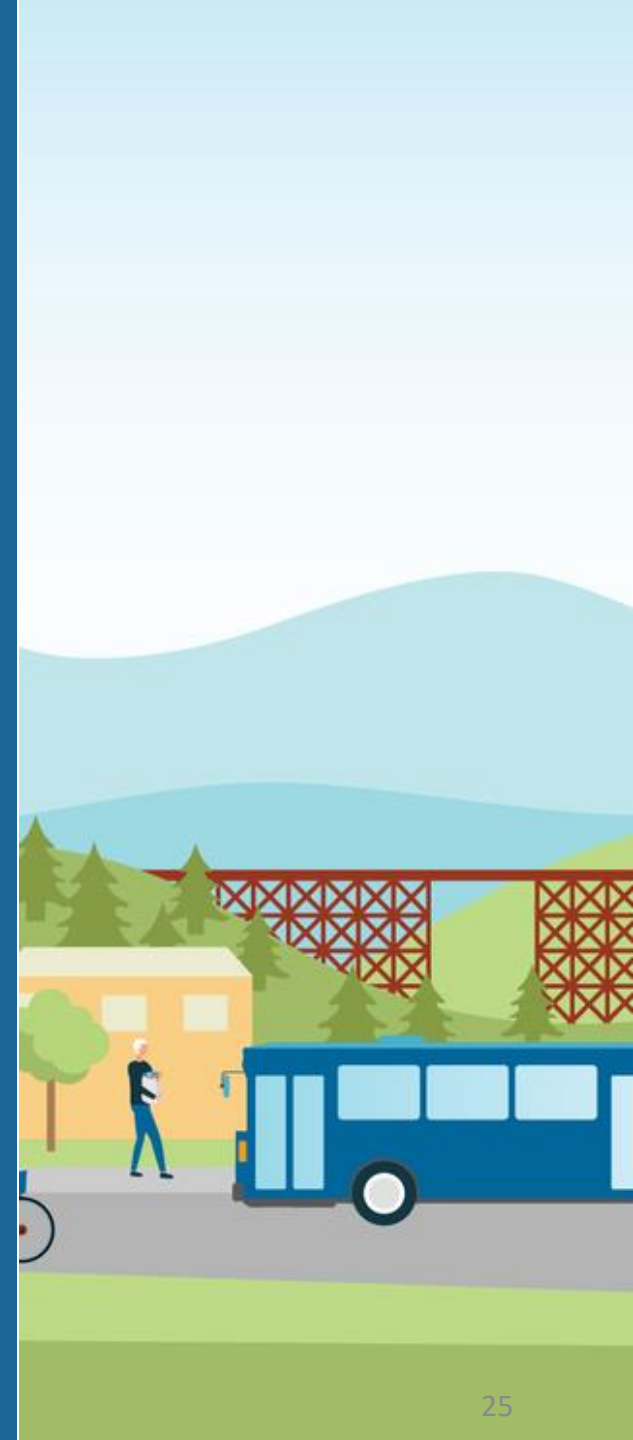


Wilburton/N.E. 8th Street Subarea



Planning Commission Recommendation

*Vishal Bhargava,
Planning Commission Chair*





Planning Commission Review

* Joint presentation with Comprehensive Plan Periodic Update

| 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) |
| 5/1/24 | CPA Public Hearing & Recommendation |

CPA Process Engagement

- Many public comment letters received throughout Planning Commission process
- 3 Final Review commenters submitted written comments
- 13 speakers at the Public Hearing





Direction

Consider directing staff to return with an Ordinance approving the 2024 proposed Comprehensive Plan Amendment as recommended by the Planning Commission.

