

A stylized illustration of a town scene. In the foreground, a woman in a blue shirt and white skirt walks a young girl in a blue dress. A red car is parked on the street. In the background, there are blue buildings, a white train on a track, a red and white striped awning, and a blue bus. A person is riding a bicycle, and another person is walking. The scene is set against a light blue sky and green hills.

Wilburton Vision Implementation

Progress on the Overall Wilburton Vision Implementation Initiative

June 25, 2024

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Information Only

Overview of progress on Wilburton Vision Implementation items informed by the Comprehensive Plan Amendment (CPA).



Policy Guidance from CPA

WILBURTON/N.E. 8TH STREET →



WILBURTON/N.E. 8TH STREET

WHAT YOU WILL FIND IN THIS PLAN

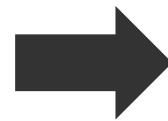
The community Overview, Goals, and Policies for Wilburton/N.E. 8th Street including the 2024 update adding the Vision, Goals, and Policies for the Wilburton Transit-Oriented Development (TOD) area.

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.

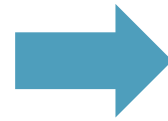
GOAL

- 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.

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Land Use Code Amendments



Affordable Housing Approach



Sustainable District Framework



Multimodal Access and Walkability

provides guiding framework for



Implementation Tools

- Policy priorities implemented through LUCA and further planning work, programs, and partnerships

Land Use Code

Land Uses

Site Organization

Density/Dimensional Standards

Design Standards/Guidelines

Landscaping/Trees

Incentives

and others . . .

Outside the Land Use Code

Public-Private Partnerships

Other Plans & Programs

Other City Codes

Capital Improvements

Interagency Coordination

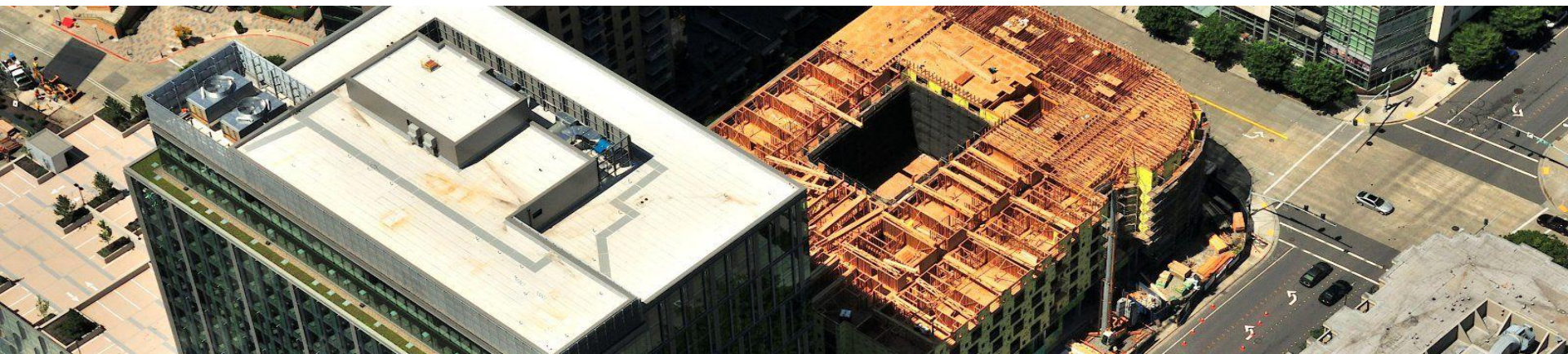
Financing Mechanisms

and others . . .

Land Use Code Amendments (LUCA)



- Development regulations for Wilburton TOD area
 - Allowed land uses
 - Density, dimensional standards
 - Amenity incentives
 - Streets and access
- Public draft released May 31: options on affordable housing approaches, parking requirements, etc.
- Stakeholder engagement over the summer



LUCA Stakeholder/Community Touchpoints

- Notifications to project mailing list
- Staff available to meet stakeholders and answer questions
- Stakeholder touchpoints:
 - **June 5:** Wilburton Property Owners Group
 - **June 12:** Bellevue Development Committee
 - **June 18:** Bellevue Downtown Association
 - **June 28:** Affordable housing groups
- Community information session planned for later this summer



What Have We Heard So Far?

- Appreciate collaborative approach of staff presenting different options
- Appreciate emphasis on flexibility
- Concerns about current economic climate + high cost of proposed development regulations



LUCA Processing



Event/Milestone	Anticipated Dates
Planning Commission	Q3 2024
City Council	Q3 – Q4 2024

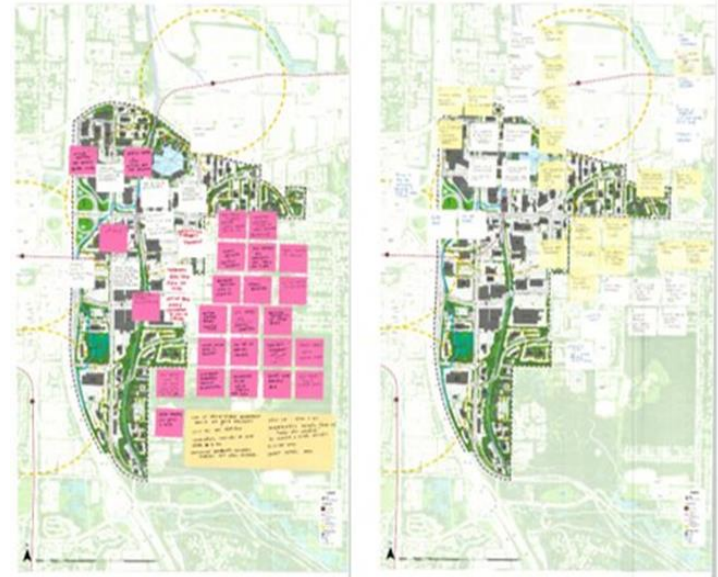
Affordable Housing Approach

- Advance housing priorities
- Evaluating 2 options:
 - Mandatory approach
 - Incentive-based approach
- Next steps:
 - Stakeholder testing
 - Planning Commission review (with LUCA)
 - PC recommends to Council



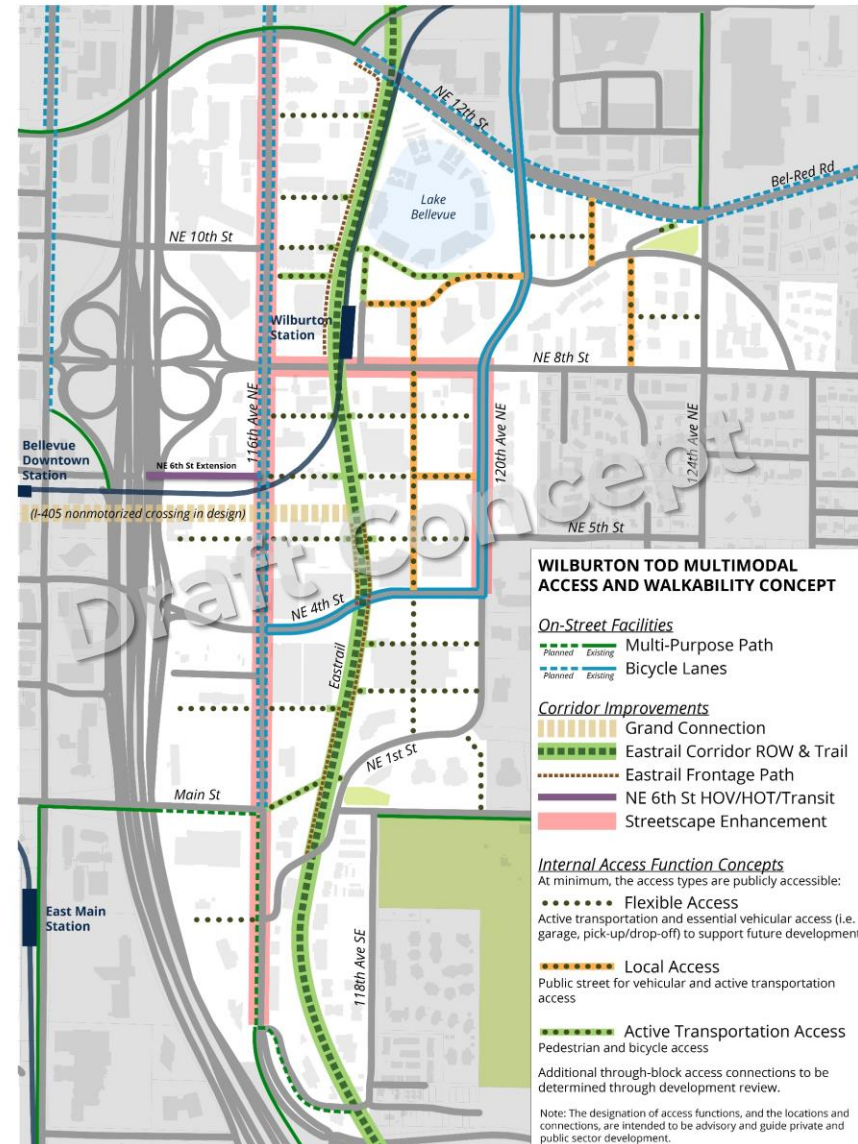
Sustainable District Framework

- Integrating green building, green factor, critical area enhancement, open space
- Evaluating implementation frameworks - LEED for Communities
- Continued stakeholder engagement on implementation strategy



Multimodal Access and Walkability

- Integrating block size, site access, local streets, Eastrail improvements
- Transportation Design Manual updates:
 - Project-specific access needs
 - Accommodations for walking and cycling on new access corridors
 - Streetscape enhancements
 - Eastrail connections
- Completion of work coincides with LUCA adoption





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