

April 11, 2016

CITY COUNCIL STUDY SESSION ITEM

SUBJECT

A request for direction regarding the Wilburton Commercial Area study boundary.

STAFF CONTACTS

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POLICY ISSUES

On December 7, 2015 Council provided direction to proceed with the Wilburton-Grand Connection Land Use and Transportation project. Staff will provide an update regarding the Grand Connection Visioning process and Grand Connection Charrette. Staff also requests direction on whether the study area boundary should be expanded to include additional properties per the request of the property owners.

DIRECTION NEEDED FROM COUNCIL

X Action

X Discussion

X Information

In addition to project updates, Council will be asked to consider the expansion of the study area boundary to include the existing Lexus auto dealership and the Eastridge Corporate Center (see attachment 2).

Wilburton Study Area

On December 7, 2015, City Council approved, with modifications, the Wilburton Commercial Area study boundary (See Attachment 1). The current study area is bound by NE 12 Street to the north, I-405 to the west, Main Street and SE 1 Street to the south, and by 120 and 124 Avenues to the east. This study area would include the proposed Wilburton light rail station, Overlake and Group Health medical facilities, existing large scale retail, and much of the auto-oriented sales and services on both the 116 Avenue "Auto Row" and NE 8th Street.

Since the release of the study area boundary, staff has received requests to expand the study area boundary. These requests were submitted via email to staff and are included in Attachments 3 and 4. The subject properties are located at 11811 & 11911 NE 1 Street (Eastridge Corporate Center) and 101 116 Avenue SE (Lexus of Bellevue).

By expanding the study area to capture the Eastridge Corporate Center, properties located at 11660, 11747, and 11900 NE 1 Street would also need to be included in order to develop a contiguous study area boundary. Consideration would also need to be given to the properties at

12011 and 12111 NE 1 Street. The Lexus of Bellevue site was considered during the East Main Station Area Planning process, but no changes in zoning were proposed.

Staff has provided the follow pro/con assessment for the addition of each request to the existing study area boundary:

Eastridge Corporate Center

Pro	Con
<ul style="list-style-type: none">○ Within .5 mile of all three light rail stations.○ Will create more urban development within the transit station walksheds○ Provide uses and development that better compliments the Eastside Rail Corridor	<ul style="list-style-type: none">○ Current development pattern provides a graceful transition to the Wilburton Hill Park○ Including these areas will require the inclusion of properties at 11660, 11747 and 11900 NE 1 Street, as well as consideration to other parcels to ensure continuity in the study area.

Lexus of Bellevue

Pro	Con
<ul style="list-style-type: none">○ Within .25 mile of East Main Station○ Within .5 mile of the Downtown station○ Includes the Lexus property with all other auto dealerships in the area.	<ul style="list-style-type: none">○ Creates a boundary area that extends further south with few adjacent properties included.

Staff is requesting direction on whether to include these additional properties as part of the study area. In May of 2016 the Urban Land Institute (ULI) National Panel will begin, engaging stakeholders to identify alternatives for the land use and urban design of the study area. In anticipation of this event, staff would like to provide a firm study area boundary to result in the most comprehensive analysis form ULI.

Next Steps

Staff seeks Council direction on:

- Feedback regarding the charrette
- Expansion of the Wilburton study area boundary
- Establishing a firm study area boundary in advance of the ULI National Panel (May 2016)

Alternatives

1. Approve the requested study area boundary modification
2. Revise the requested study area boundary modification
3. Provide other direction to staff

Recommendation

Staff recommends to not include these additional properties in the study area.

Attachments

1. Original Study Area Boundary
2. Proposed Revised Study Area Boundary
3. Request for Study Area Boundary Modification (Eastridge Corporate Center)
4. Request for Study Area Boundary Modification (Lexus of Bellevue)