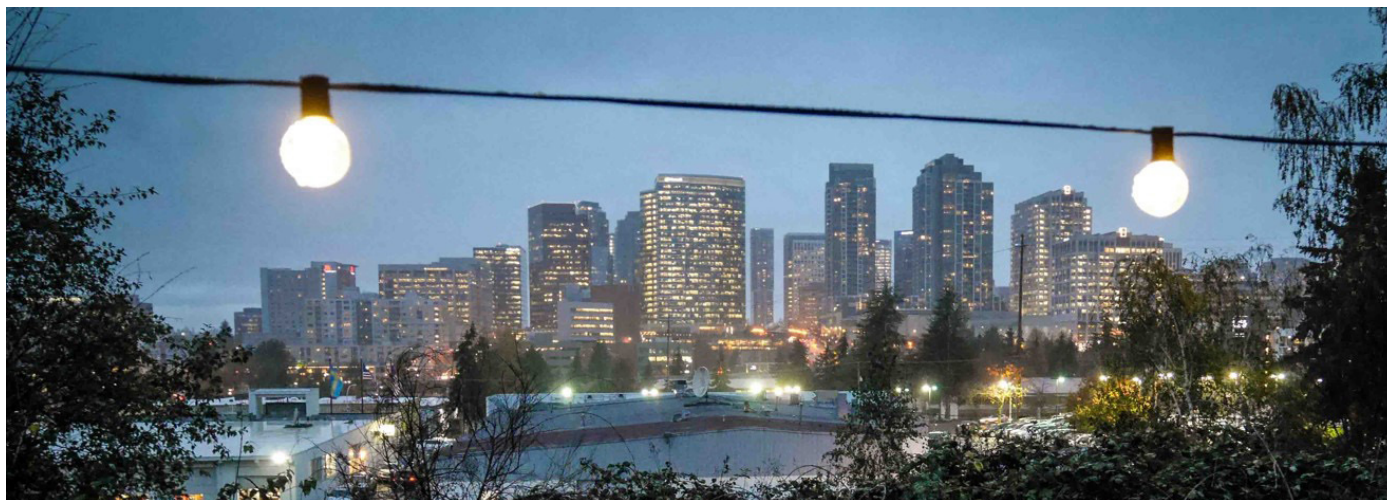




Wilburton - Grand Connection Planning Initiative

September 2017 Update



Wilburton Commercial Area

Impetus for change in the Wilburton Commercial Area has been generated by tremendous growth around the study area. Positioned between Downtown and BelRed, the Wilburton Commercial Area affords an opportunity to be re-imagined as a new urban neighborhood. The study area is at the confluence of the East Link light rail expansion, Eastside Rail Corridor, and the Grand Connection planning effort (www.bellevuegrandconnection.com). These changes will assist in creating a sweeping new vision for connectivity and urban experience.

The City is currently engaged in a planning process to create a new long term vision for over 300 acres that comprise the study area. The City has employed a 15 member Citizen Advisory Committee (CAC) to address opportunities in land use, character, urban design, and transportation. The culmination of their work will provide a new vision. This vision will lead to changes in the Comprehensive Plan and updates to the Land Use Code.

The Citizen Advisory Committee is tasked with identifying a guiding vision and recommendations for the following:

- Density
- Height and Form
- Land Use
- Transportation & Connectivity
- Urban Design
- Parks & Open Space
- Implementation

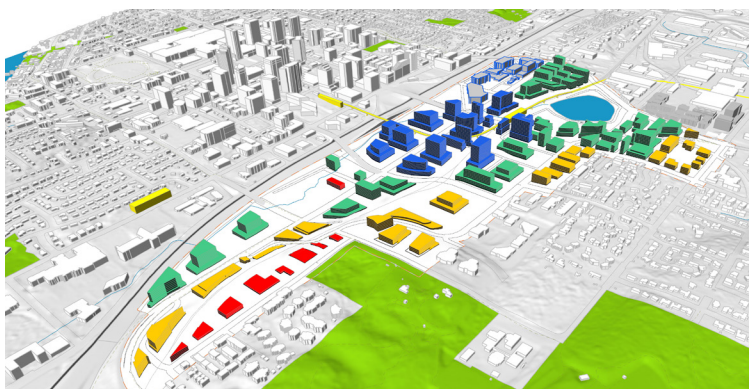
Council Principles:

1. **Grand Vision:** Ensure that the vision for the Wilburton project area is extraordinary and fully capitalizes on the special opportunities created by the area's outstanding location and access.
2. **Special Niche:** Create alternatives and explore innovations that will provide Wilburton an economic niche that complements and adds to the vitality of Bellevue and the Eastside.
3. **Grand Connection:** Ensure that the vision for the Grand Connection encompasses the entire corridor from the Meydenbauer Bay waterfront to the Eastside Rail Corridor, and that it positions the corridor to serve as both a memorable and transformative public space as well as a means of non-motorized transportation.
4. **Neighborhood Identity:** Develop placemaking and urban design strategies that create a strong and unique neighborhood for Wilburton.
5. **Emerging Opportunities:** Address changes and opportunities that have emerged since the last major update of the land use plan for Wilburton.
6. **Integrated Station Area Planning:** Integrate station area planning for the Wilburton light rail station with the balance of the Wilburton Plan, while utilizing this station as an opportunity to establish connectivity between the two areas bisected by NE 8th Street.
7. **Community Benefit:** Create community benefit and value for surrounding neighborhoods of Downtown, BelRed, and the greater subarea of Wilburton. Benefit and value should be derived from connectivity, access to services, and improved amenities that serve all residents and businesses.
8. **Affordable Housing Opportunities:** Consider opportunities for land use changes in the area to provide for affordable housing.
9. **Impact Mitigation:** Ensure sensitivity to potential adverse impacts of change on nearby residential neighborhoods, and provide for a graceful transition between new development and established neighborhoods.
10. **Economic Vitality:** Enhance economic vitality and advance the goals of the City's Economic Development action plan.
11. **Timing:** Explore means by which key elements of the vision can be in place by the 2023 initiation of light rail service. This includes pedestrian connectivity across I-405 and NE 8th Street, as well as catalytic land use elements.
12. **Public Engagement:** Utilize effective public engagement to involve diverse stakeholders in conversation about the project.



Wilburton - Grand Connection Planning Initiative

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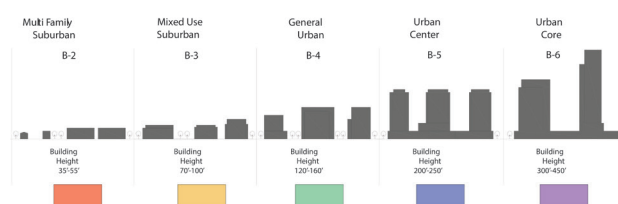


Alternative Two



Alternative Three

Legend and Studied Precedents



Open Space and Connectivity



Emerging Vision & Next Steps

The City has conducted outreach with the public through an EIS Open House, online surveys, and interviews with key stakeholders. The combination of this outreach, along with the Citizen Advisory Committee has discovered emerging concepts and ideas. Some of the ideas that have been most prominent include:

- The Eastside Rail Corridor and future parks creating a network of green public spaces.
- Pursue opportunities that support incubator, technology, arts, and retail start ups.
- A strong desire for smaller scale community-oriented businesses.
- Businesses that front the Eastside Rail Corridor, serving as the spine to the study area.
- Improved pedestrian and cyclists connectivity and access.
- Internal networks of streets or alleys that support dynamic uses and improved connectivity through the study area.

- Transforming 116th Avenue NE into a signature boulevard.
- Density that serves as a destination for the Grand Connection and embraces the opportunities of the light rail stations.
- Continuity and transitions between important neighborhoods such as the Spring District and the Wilburton Hill Neighborhood.

The Committee has also considered opportunities for height and density distribution throughout the study area. As part of the SEPA review process, three alternatives will be considered, including a no action alternative (Alternative One).

The remaining alternatives seek to capitalize on the heart of the study area being located at the intersection of the Grand Connection and the Eastside Rail Corridor, as well as capturing opportunities near the forthcoming Wilburton light rail station. This concept is consistent with the desire to locate the heart of the neighborhood around transit,

pedestrian, and cyclists connections. Respecting the surrounding context of single family homes and the Wilburton Hill Park, the alternatives consider a gentler density to create a transition from the heart of the study area.

A draft EIS of the alternatives is expected to be released for public review in October 2017.

As part of the study the Committee and public have, and will continue to, evaluate precedents and other opportunities for inspiration and ideas in projects and cities such as:

- Atlantic Station - Atlanta, Georgia
- Arts District - Dallas, Texas
- Olympic Village - Vancouver, British Columbia
- City Creek Center - Salt Lake City, Utah
- South Waterfront Eco-district - Portland, Oregon
- Rockville Town Centre - Rockville, Maryland
- Atlanta BeltLine - Atlanta, Georgia