



WILBURTON COMMERCIAL AREA CAC VISION

BELLEVUE CITY COUNCIL

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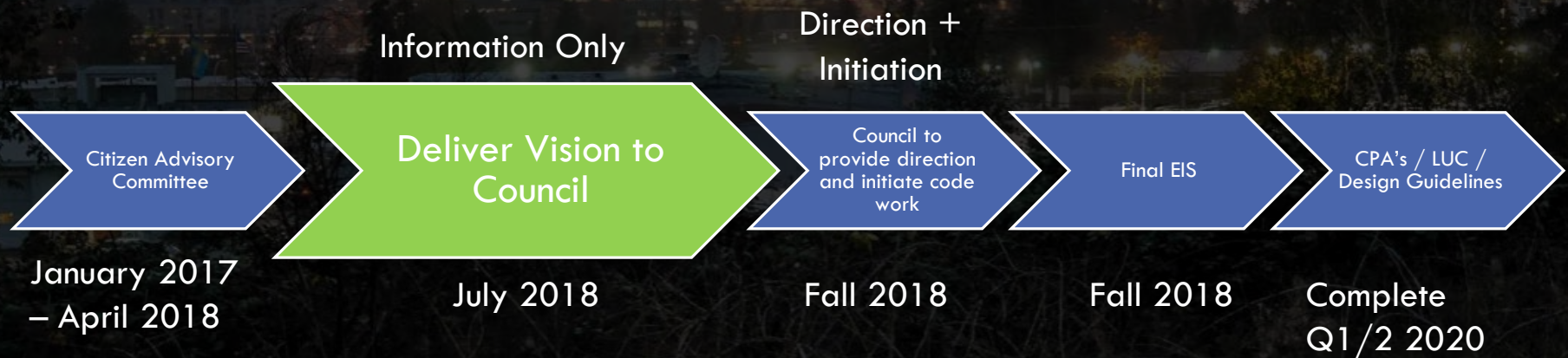
July 2nd, 2018

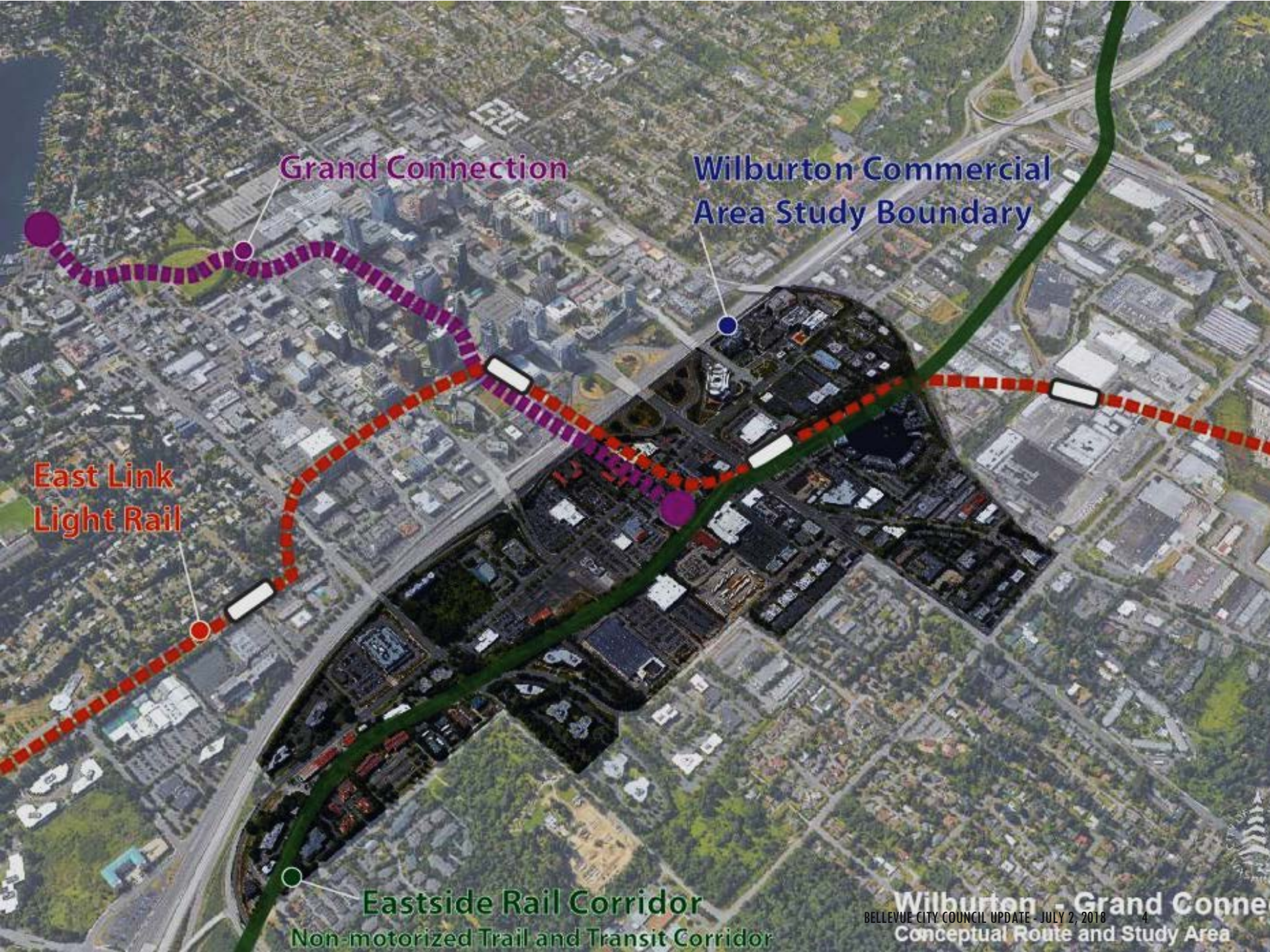
TONIGHT'S MEETING

- Discuss the Wilburton Commercial Area Citizen Advisory Committee CAC Process
- Present key elements to the Wilburton Commercial Area vision
 - Development density and organization
 - Transportation
 - Parks and Open Space
- Transmit the official CAC vision for the Wilburton Commercial Area
- Information only – no action requested

WHERE WE ARE

Wilburton Commercial Area Planning Process





Grand Connection

Wilburton Commercial
Area Study Boundary

East Link
Light Rail

Eastside Rail Corridor

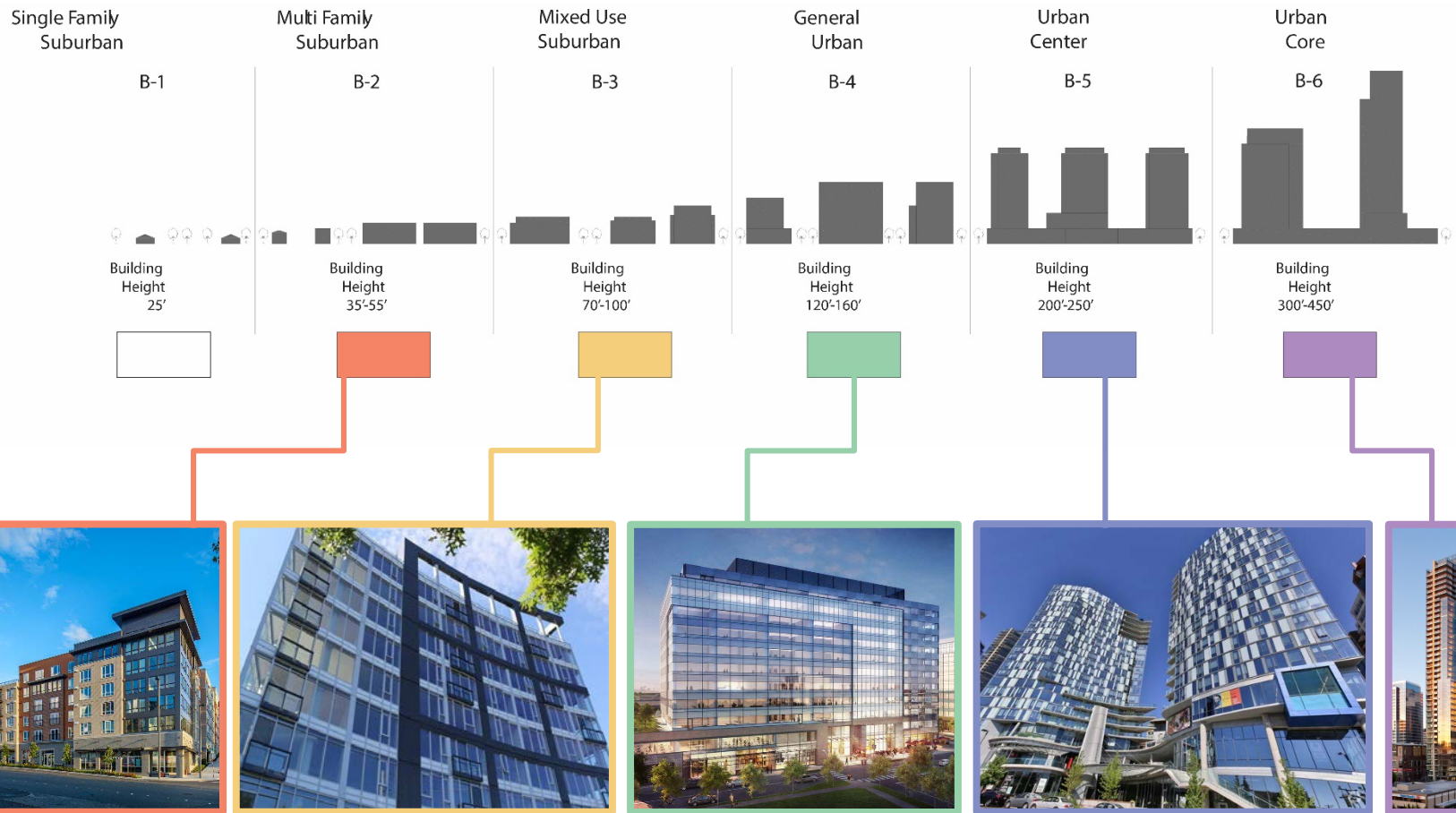
Non-motorized Trail and Transit Corridor

COMMITTEE AND SCOPE

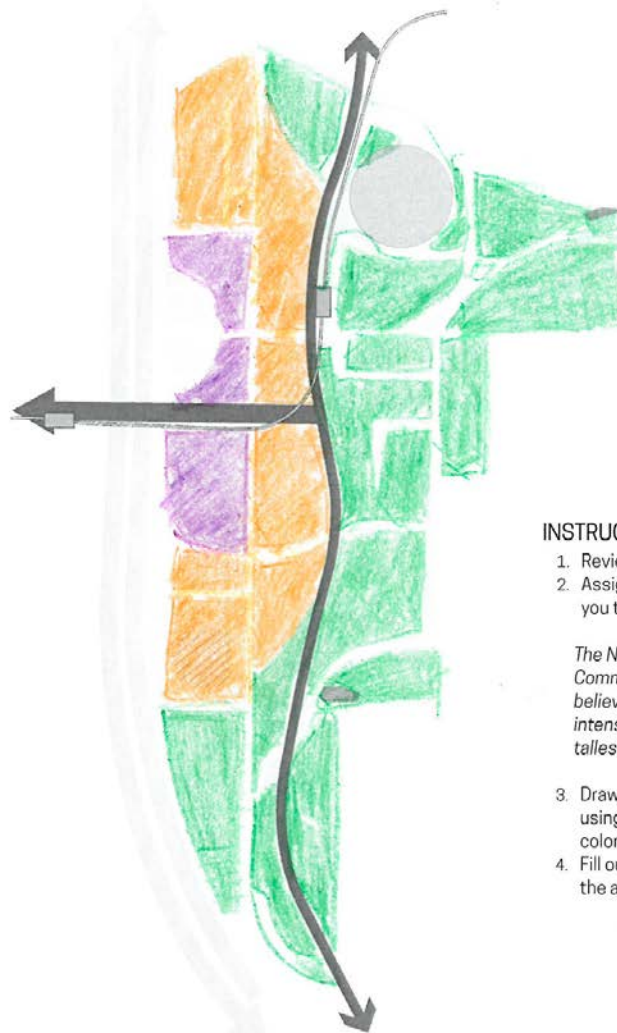
- 15 Member Committee
- Scope
 - Land Use
 - Transportation
 - Urban Design
- What is its relationship to the context
 - Downtown
 - BelRed/Spring District
 - Wilburton Hill Neighborhood
- How to leverage assets
 - Grand Connection
 - Eastside Rail Corridor
 - East Link Light Rail
 - Global Innovation Exchange



PROCESS



PROCESS

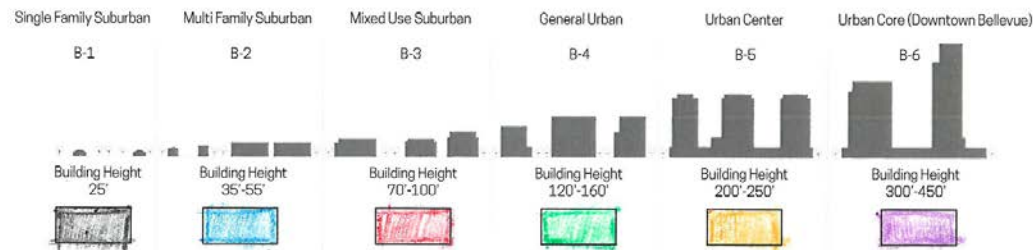


INSTRUCTIONS

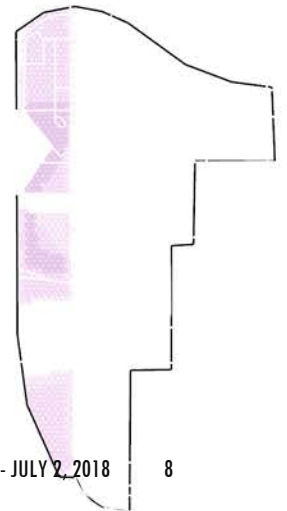
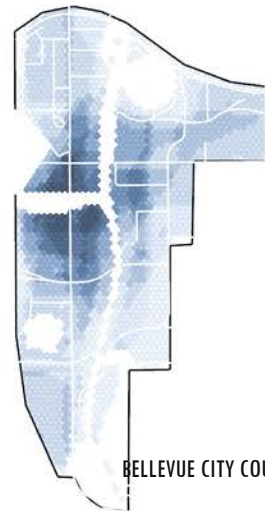
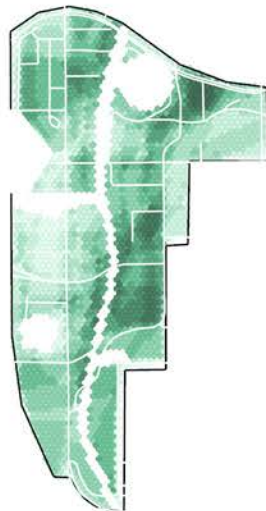
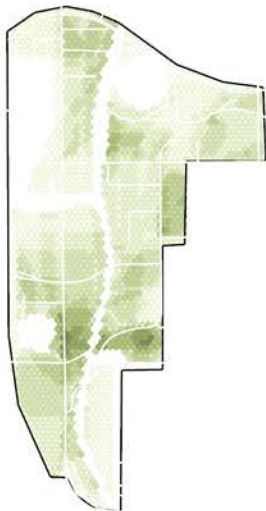
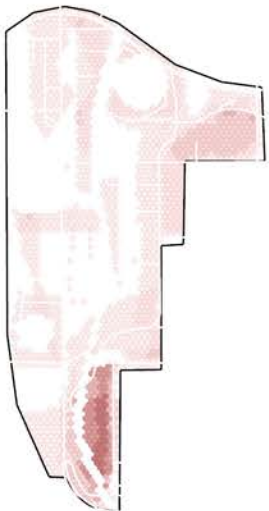
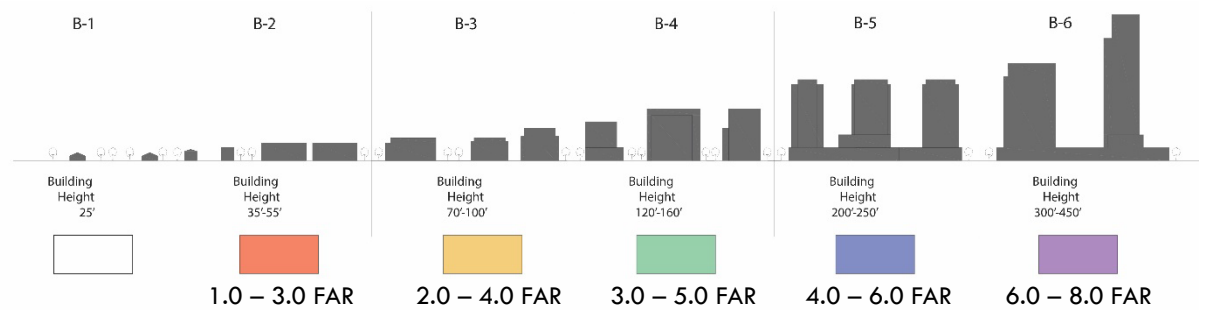
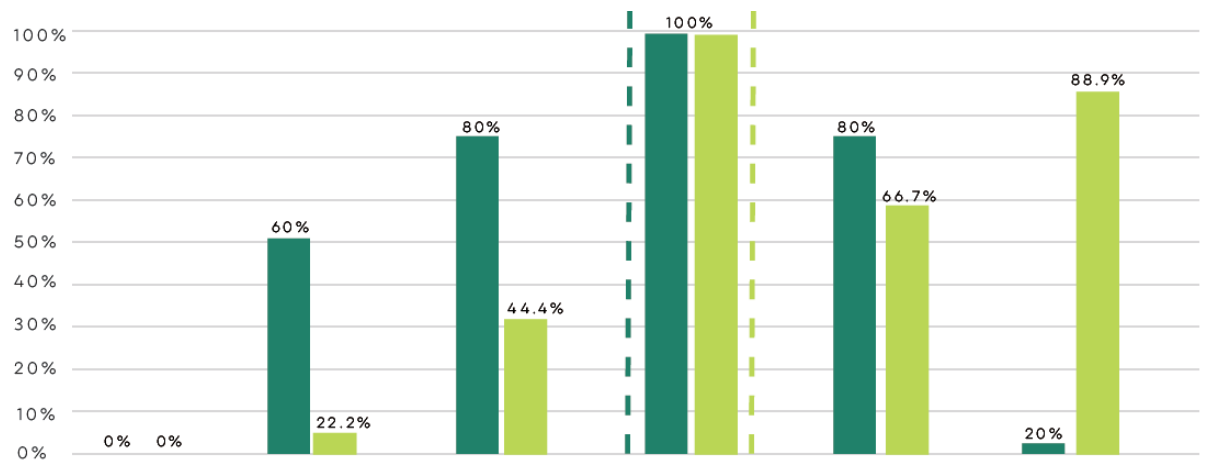
1. Review the Bellevue Urban transect diagram.
2. Assign a color to each environment (below) that you think should be in the Wilburton study area.

The Neighborhood Core for the Wilburton Commercial Area will reflect what you believe should be the highest density and intensity of uses (greatest mix of uses and tallest structures).

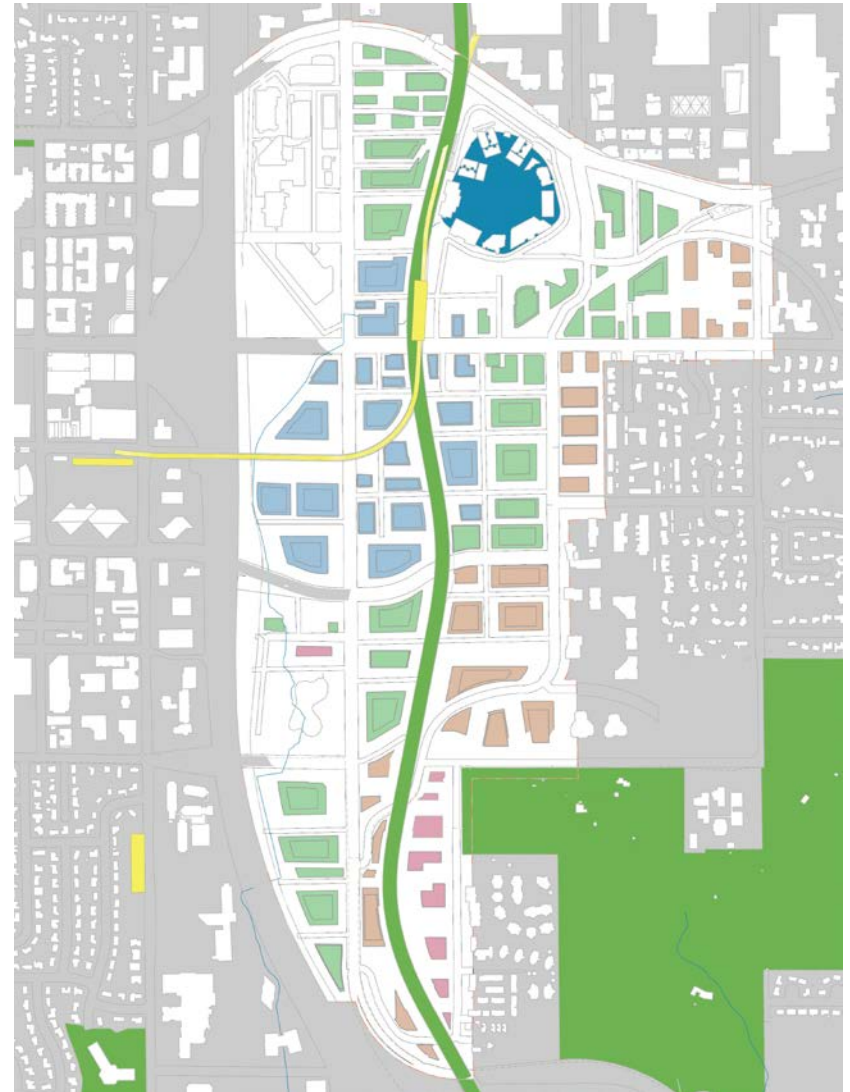
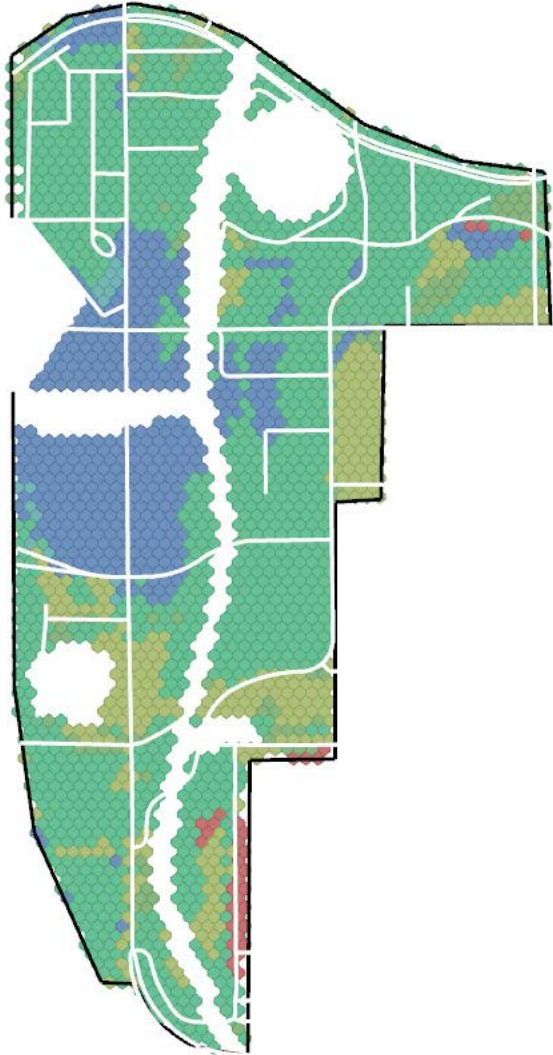
3. Draw the Neighborhood Core on the map using the corresponding color. Be sure to fill in colored area completely.
4. Fill out the rest of the map with the applicable colors.



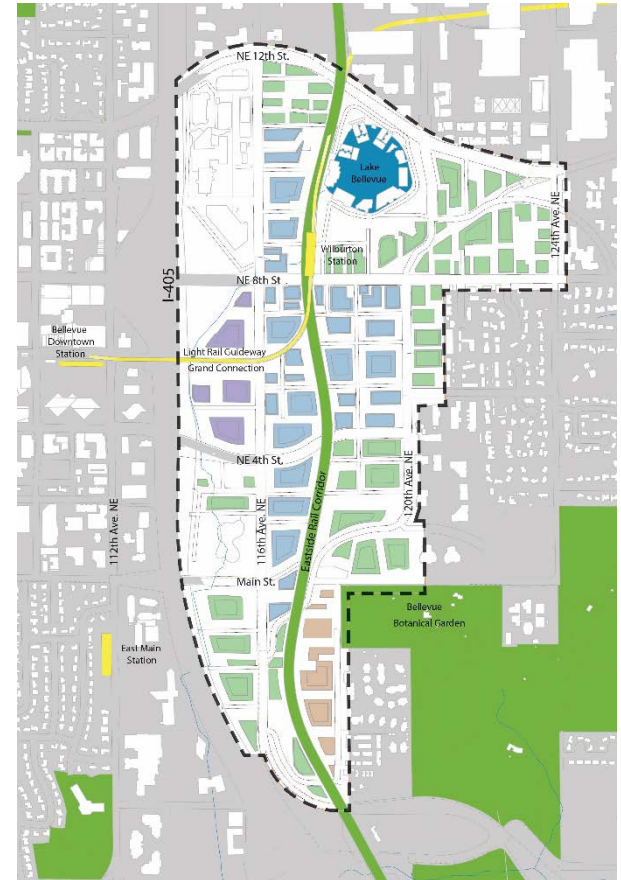
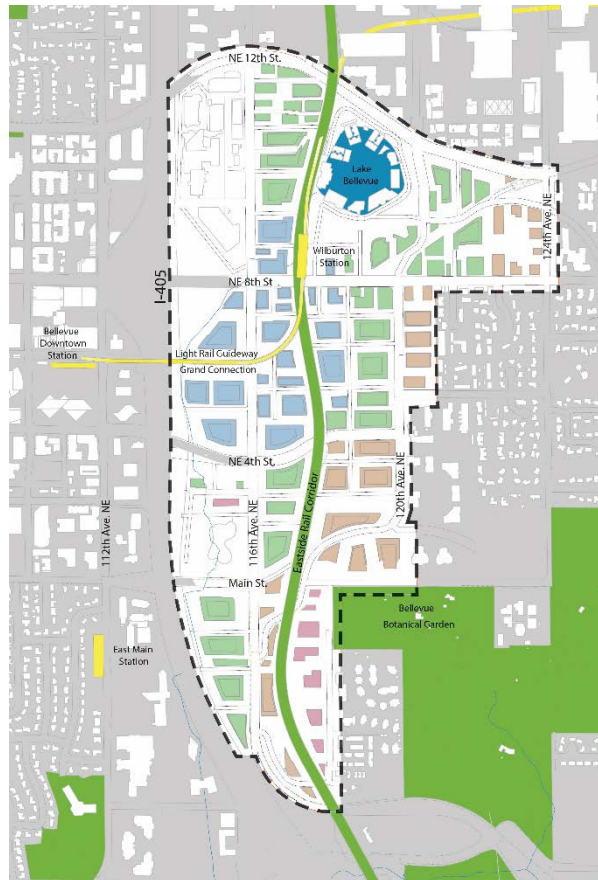
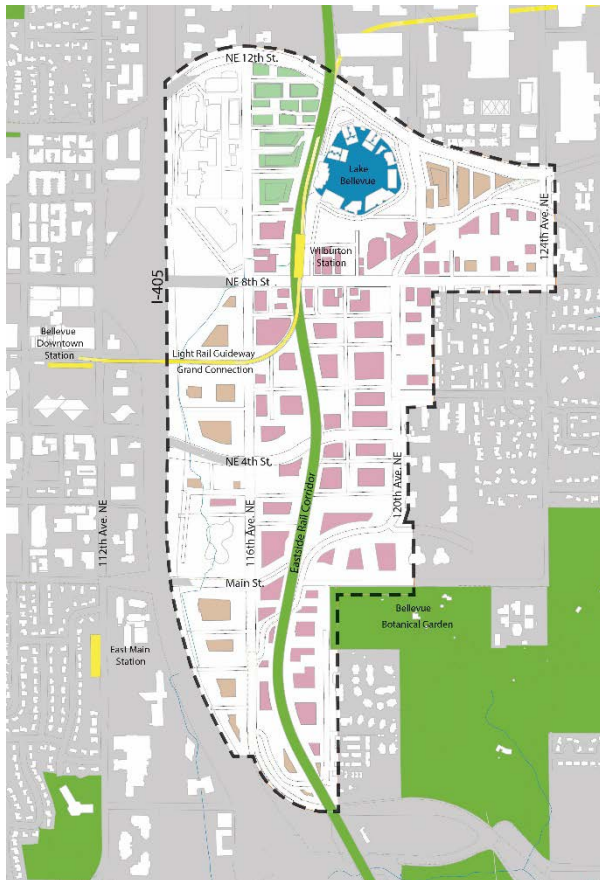
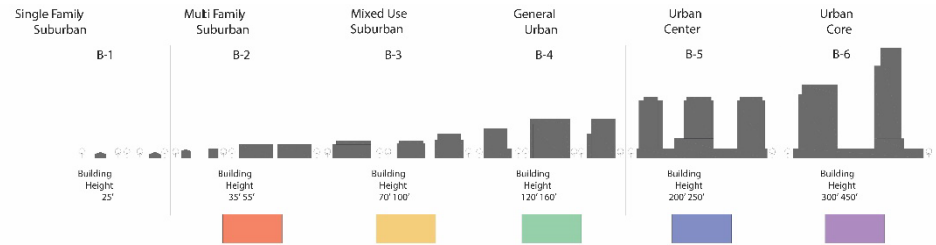
PROCESS



PROCESS



ALTERNATIVES



NO ACTION



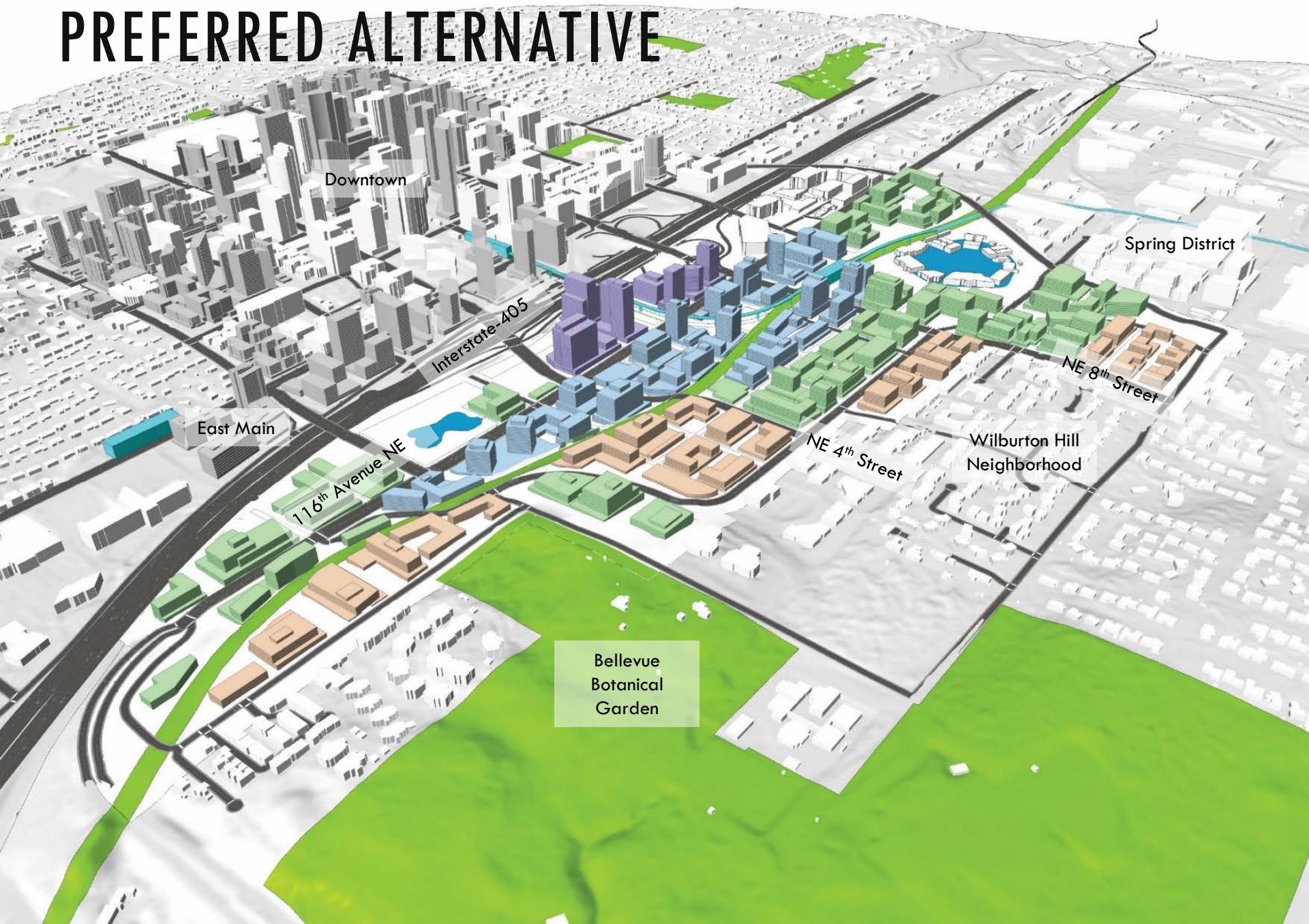
ALTERNATIVE ONE



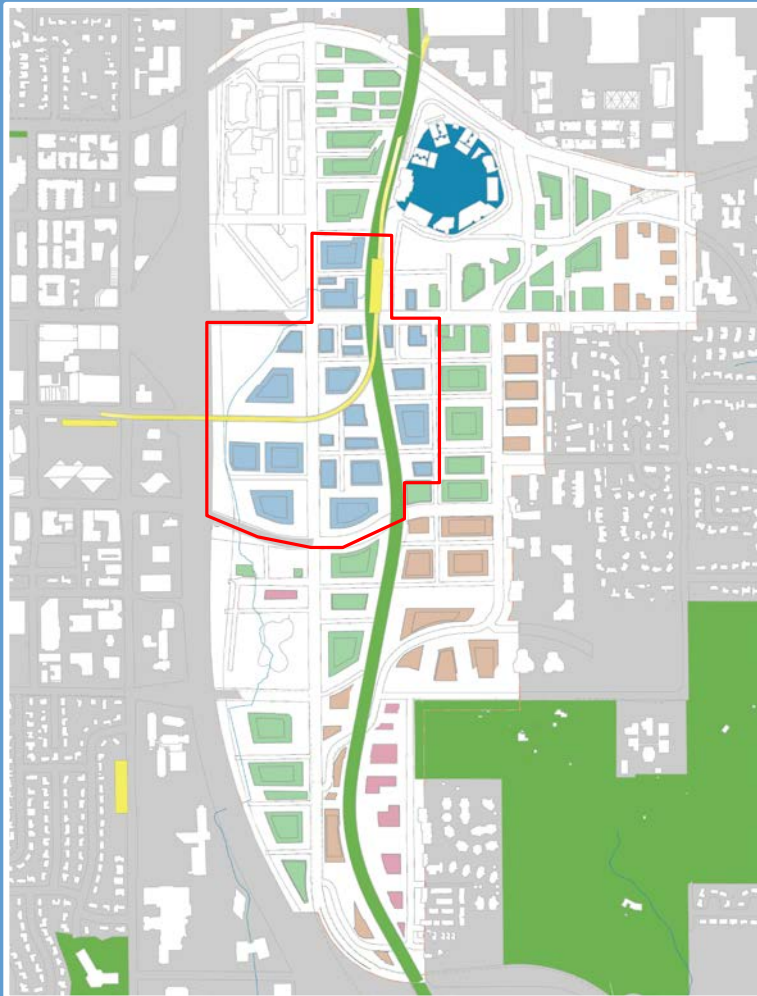
ALTERNATIVE TWO



PREFERRED ALTERNATIVE



DESIGN PRINCIPLES



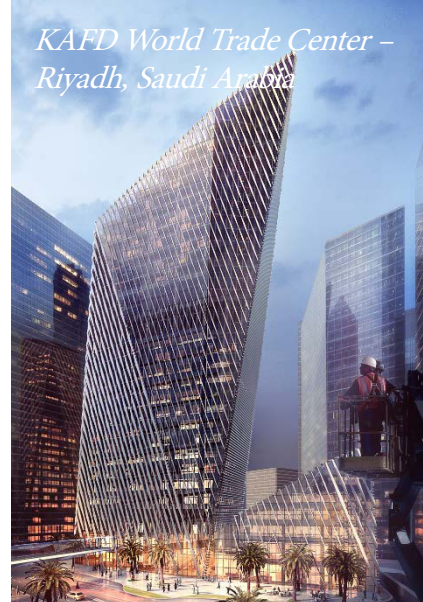
Dream Center – Shanghai



“It’s a destination where people want to be at all hours.”

Inspired design that preserves key public views and separation.

KAFD World Trade Center – Riyadh, Saudi Arabia



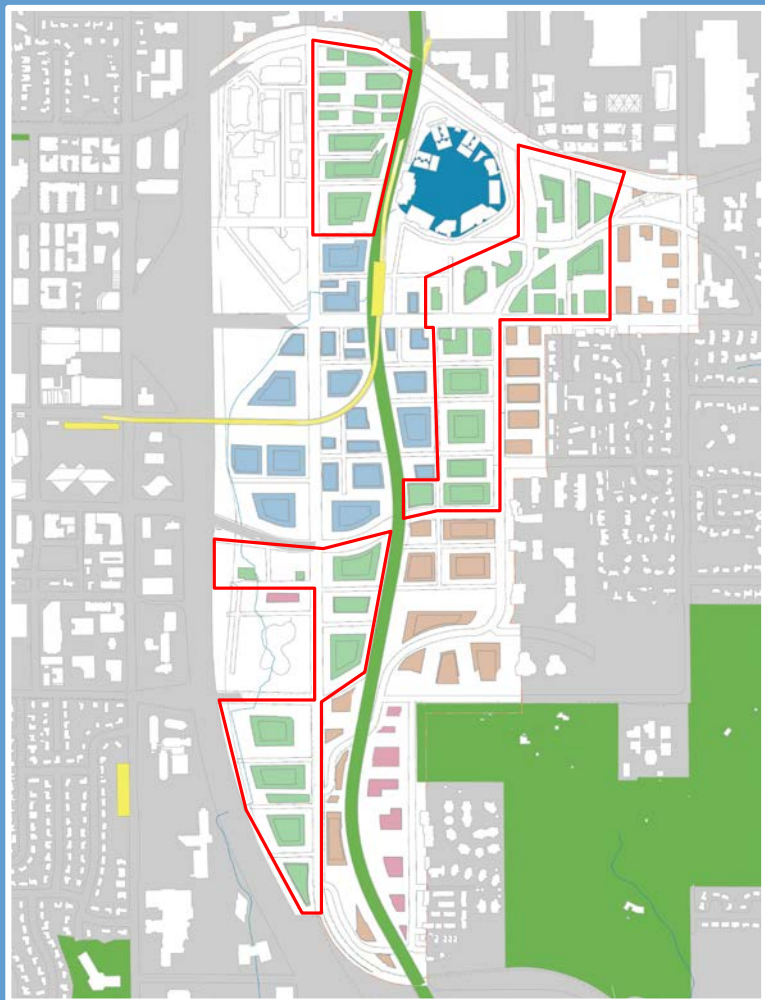
Unique architectural forms

Hamilton Residence – Hamilton, ON



Complexity in massing to diminish scale

DESIGN PRINCIPLES

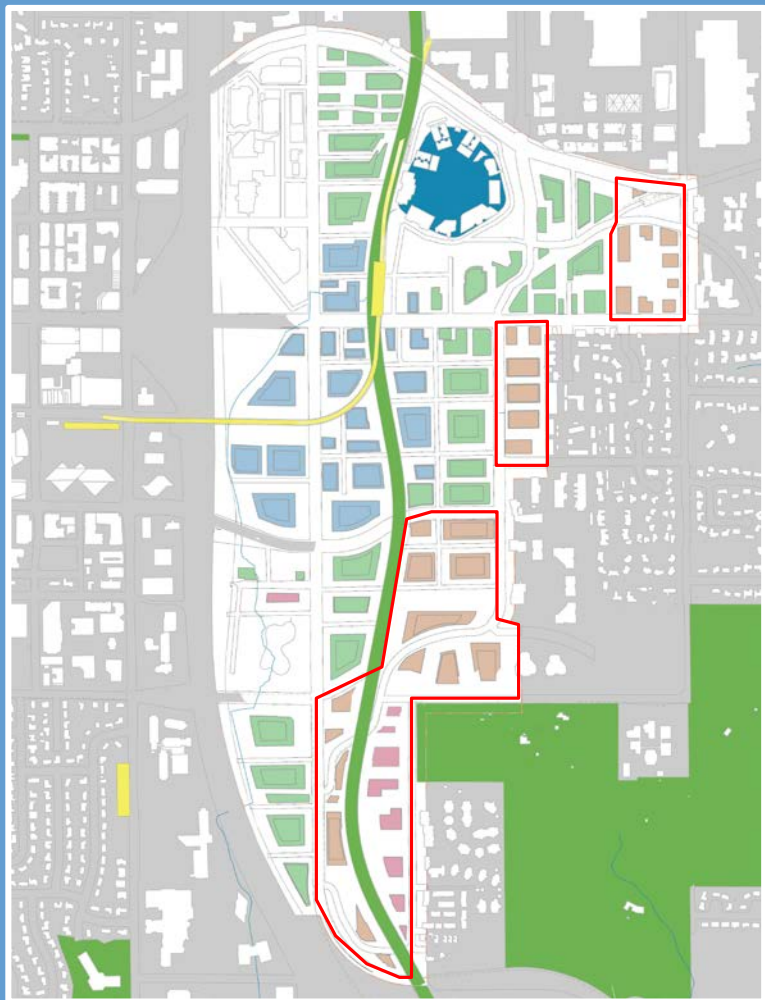


Olympic Village – Vancouver, BC



The Ratcliffe – Charlotte, NC

DESIGN PRINCIPLES



Downtown Woodstock – Woodstock, GA



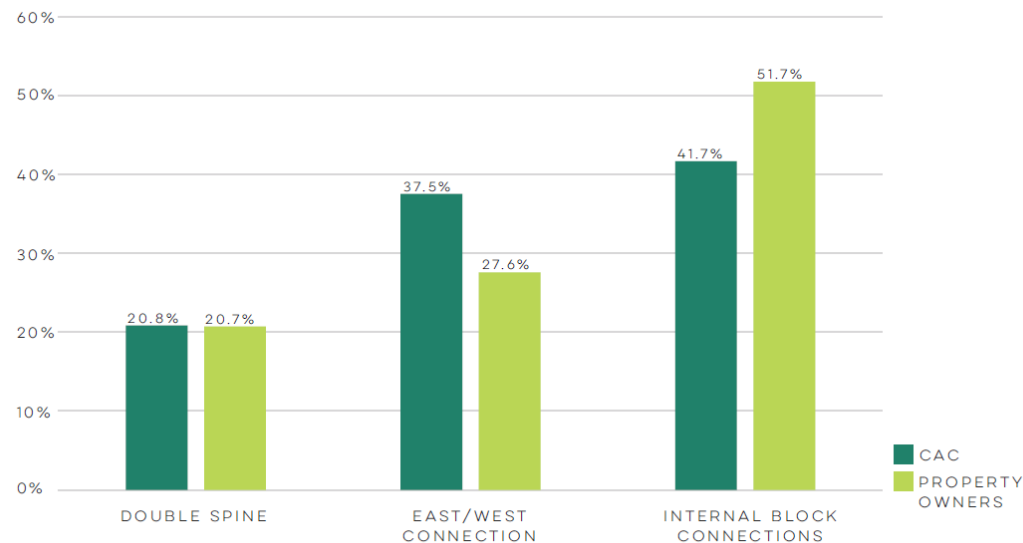
Gentle density, respectful of its surrounding context.



700 North Church, Charlotte, NC

EMERGING VISION — TRANSPORTATION

- Connections to the Eastside Rail Corridor
- Activated alleys as public spaces
- 116th Avenue NE as a grand boulevard
- Local streets and woonerfs
 - Smaller blocks and to provide service areas in lieu of back of house (Eastside Rail Corridor)



“The Committee vision to date has supported the concept of a pedestrian destination. It’s warm and inviting. It has character and texture with corners and alleys.”

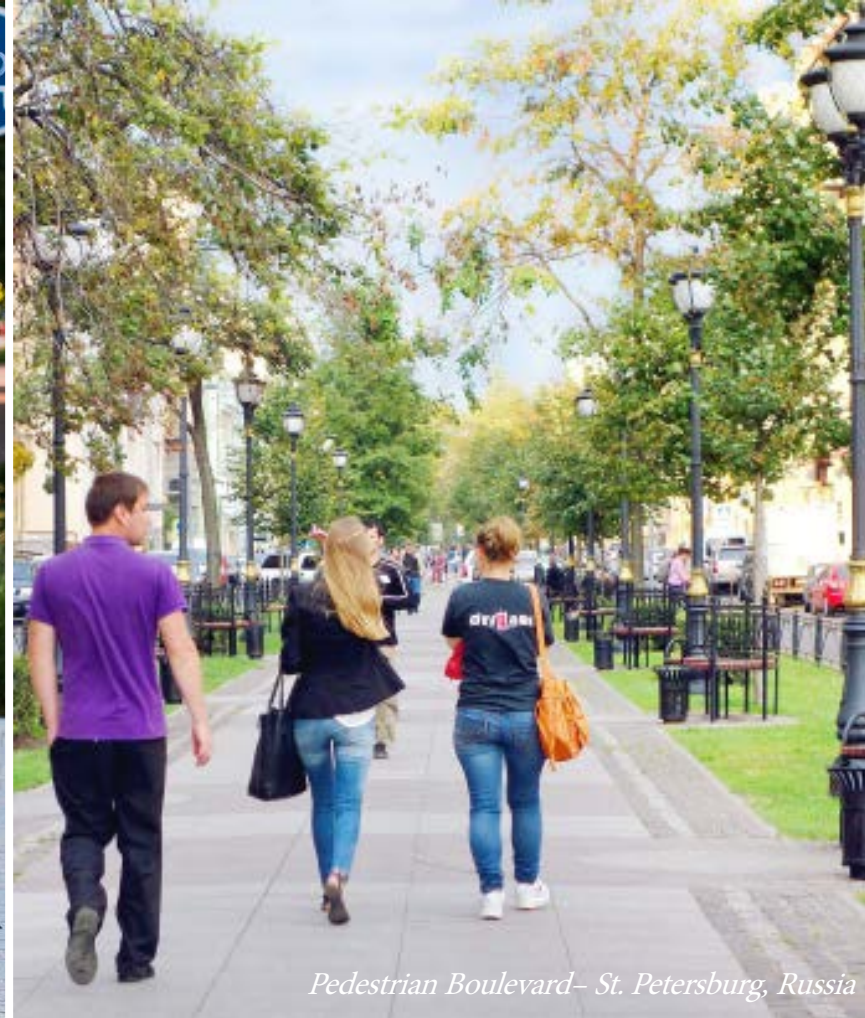


EMERGING VISION — TRANSPORTATION PRECEDENTS

Activated Alleys



*Indianapolis Cultural Trail– Indianapolis,
IN*



Pedestrian Boulevard– St. Petersburg, Russia

EMERGING VISION — TRANSPORTATION PRECEDENTS

*Pedestrian & Cyclist
Infrastructure*



EMERGING VISION — STREET LEVEL

*Emphasis on the Pedestrian
Realm*



EMERGING VISION — TRANSPORTATION PRECEDENTS

Sustainable and Green

Passeig de St. Joan – Barcelona, ES



Olympic Village – Vancouver, BC



EMERGING VISION – TRANSPORTATION PRECEDENTS

Inspired Design

EMERGING VISION — PARKS & OPEN SPACE

- Eastside Rail Corridor as a defining feature

- Active uses facing the trail
 - Restaurants
 - Shops
 - Services

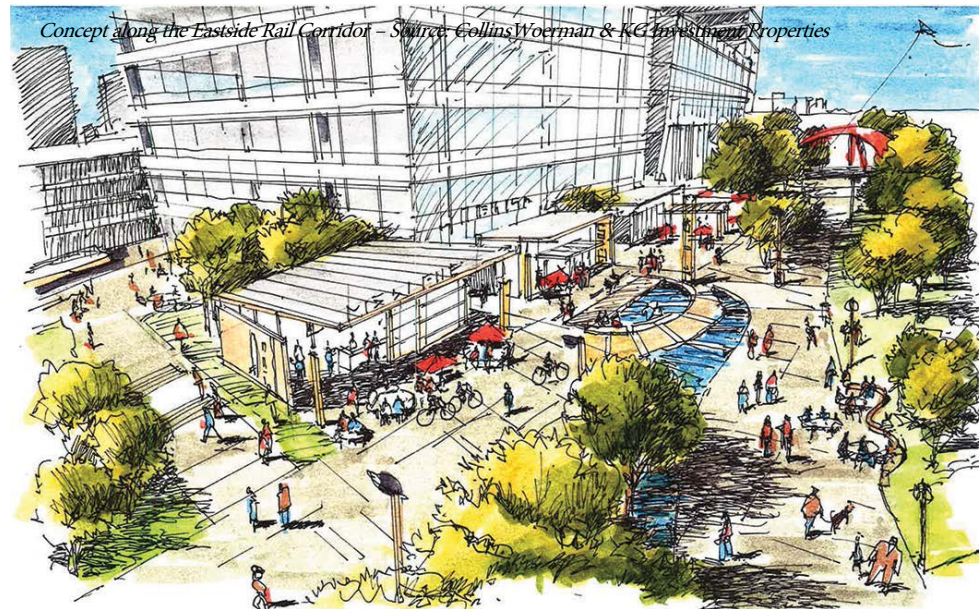


- Central civic space

- Natural assets as public amenities

- Sturtevant Creek
- Wetland

- Well designed pocket parks and plazas

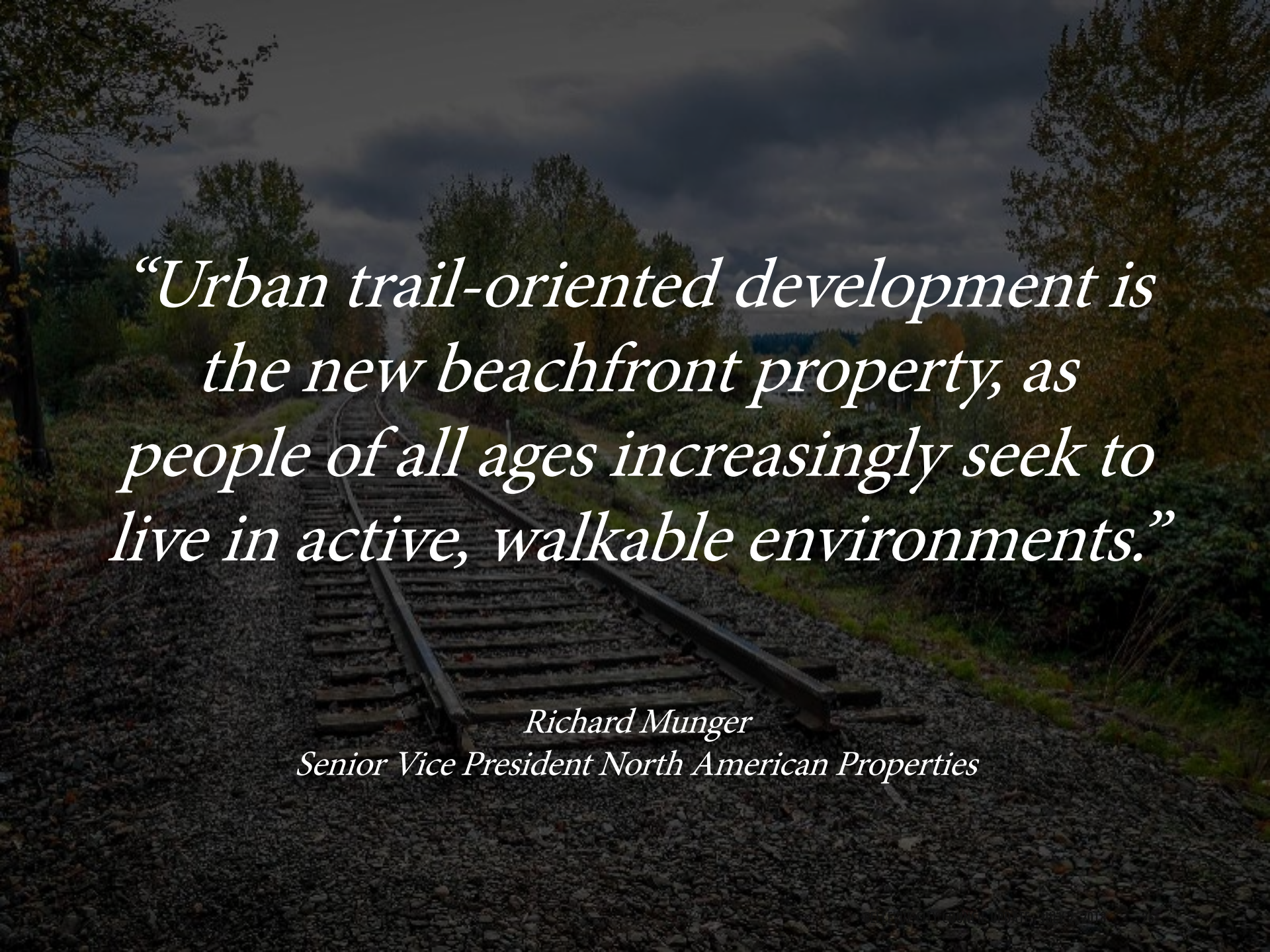


“Connectivity is critical. Support the Eastside Rail Corridor and Grand Connection to enrich the pedestrian experience.”



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

*Activated Eastside Rail Corridor
Trail Oriented Development*



“Urban trail-oriented development is the new beachfront property, as people of all ages increasingly seek to live in active, walkable environments.”

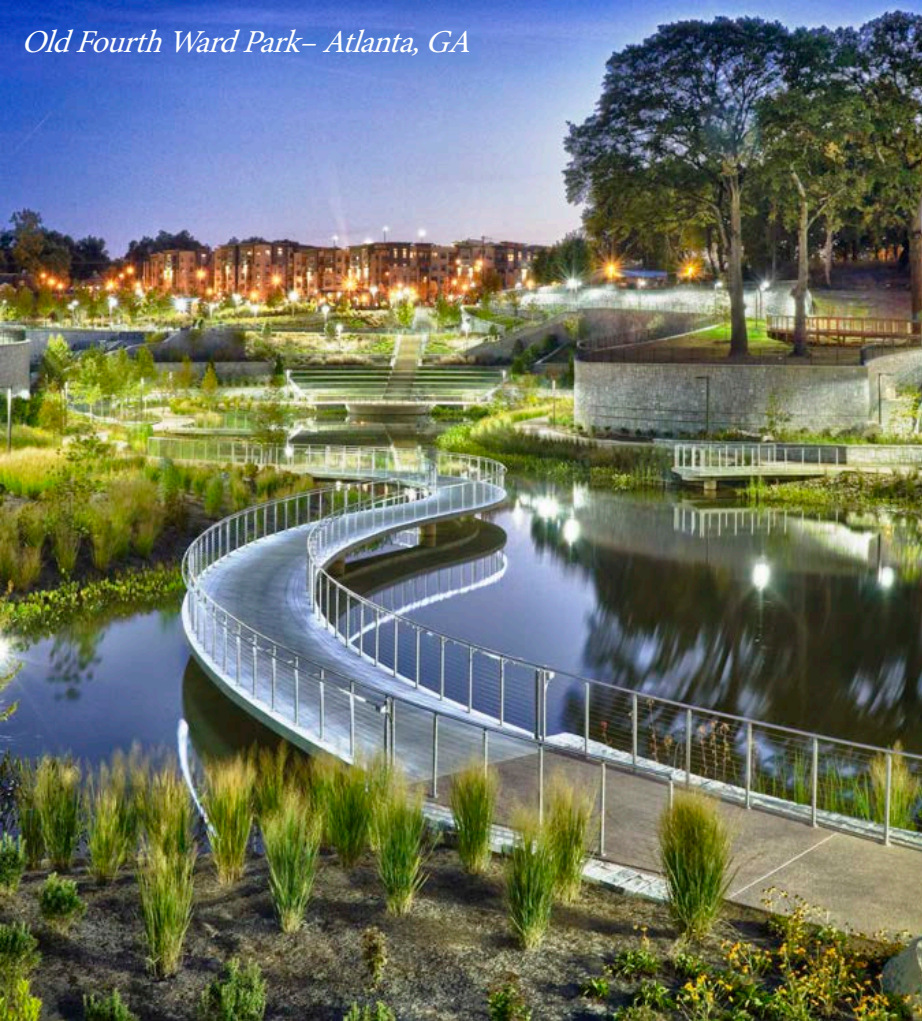
*Richard Munger
Senior Vice President North American Properties*



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

Large Central Civic Space

Old Fourth Ward Park– Atlanta, GA



City Creek Center – Salt Lake City, UT



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

Natural Assets as Amenities

CBC Plaza - Vancouver, BC



Bryant Park - New York, NY



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

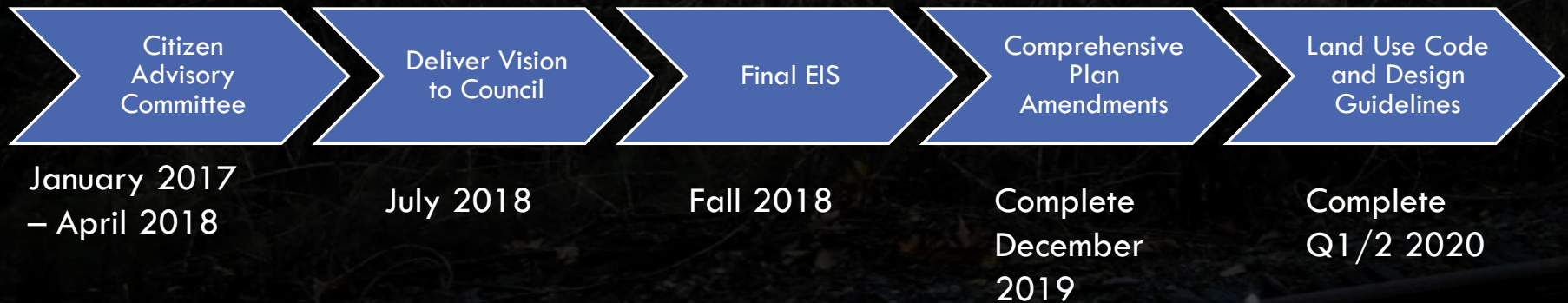
Activated Pocket Parks and Plazas

AFFORDABLE HOUSING

- A bold land use vision that adds capacity and additional opportunity to incentivize and encourage affordable housing
- Collaborative action that builds upon the Technical Advisory Group
- Leverage City assets and identify partnerships
- Emphasis on workforce housing
 - Those that work in the study area should be able to live in the study area
- Incentivize supporting services
 - Day care facilities
- Require culturally relevant amenities
 - Ex: El Centro de la Raza

NEXT STEPS

- Staff will return to Council in the Fall for initiation of Wilburton policy and code amendments
- Completion of Final Environmental Impact Statement





QUESTIONS?

