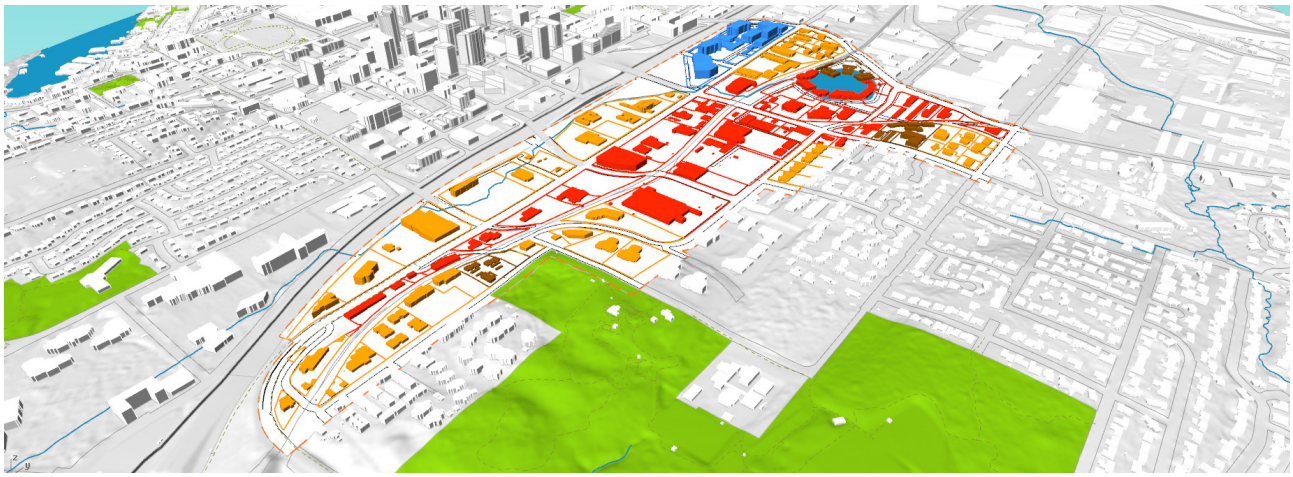
WILBURTON COMMERCIAL AREA STUDY

NO ACTION ALTERNATIVE: BASELINE SUMMARY

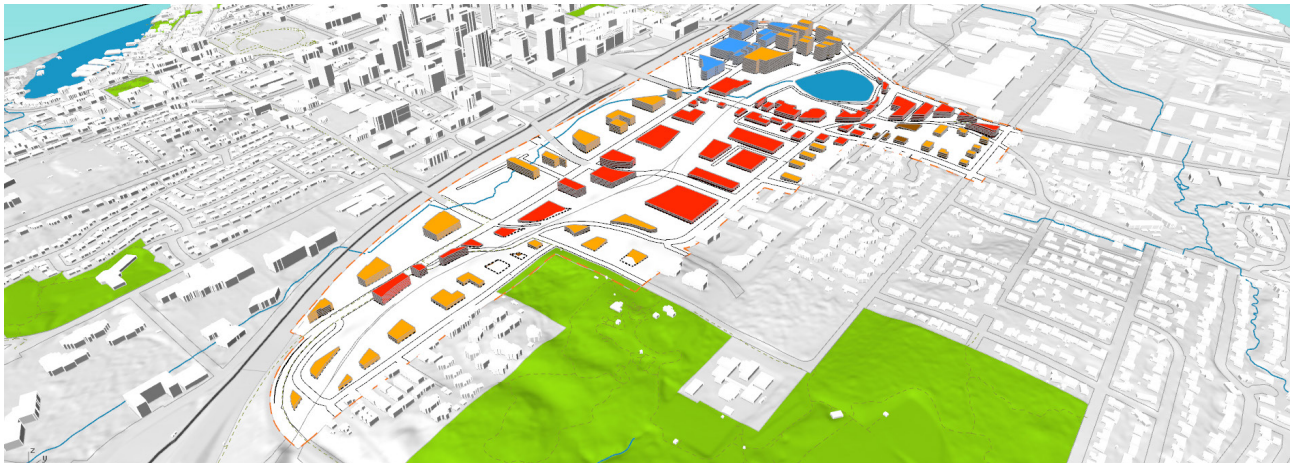
EXISTING ZONING / BUILDING LOCATIONS



MULTI-FAMILY RESIDENTIAL | MEDICAL INSTITUTION | COMMERCIAL | OFFICE / LIMITED BUSINESS

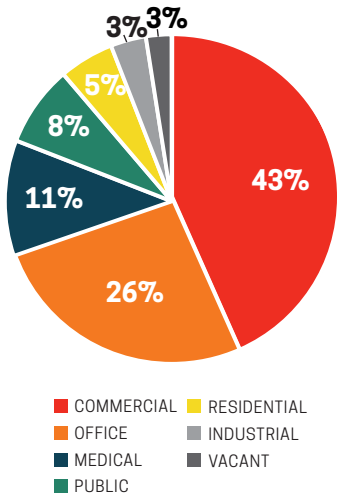
MEDIUM DEVELOPMENT SCENARIO

(BASED ON AN ASSUMED EXPANSION OF BUILDING AREA COVERAGE PER PARCEL OF 61-78%)



MULTI-FAMILY RESIDENTIAL | MEDICAL INSTITUTION | COMMERCIAL | OFFICE / LIMITED BUSINESS

CURRENT LAND USE DISTRIBUTION



DEVELOPMENT ASSUMPTIONS

	MULTI-FAMILY RESIDENTIAL	MEDICAL INSTITUTION (DA1, DA2, DA3)	COMMERCIAL	OFFICE/ LIMITED BUSINESS
Max. Lot Coverage	35%	75% (All)	N/A	35%
Building Height	30'-40'	▪ DA1: 75', 100' (Ambul. Health Care Center), 200' (Hospital) ▪ DA2: 60', 140' (Medical Office) ▪ DA3: 100'	30' Max	45'
Setback	20' front, 25' rear, 5' side	▪ DA1: 30' (I-405 ramps), 50' (I-405), 0' (116th/12th) ▪ DA2: 0' (116th/12th), 30' (10th) N/A (I-405/ I-405 ramps), ▪ DA3: 0' (116th/12th) N/A (I-405, I-405 ramps, 10th)	15' front, no side or rear	50' front, 50' rear, 30' side
Max. Impervious Surface Area	80%	N/A	85%	80%

CAC 4 DOT EXERCISE

At the April 6 CAC meeting, participants were asked to provide input on each of the three Urban Frameworks (Connectivity, Public Space, Neighborhood Core). Participants were provided a series of sticky 'dots' to be used to identify initial preferences on the Urban Framework Diagrams.

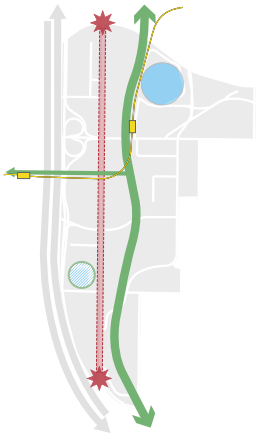
The Urban Framework Diagrams helped to guide the CAC discussions on the physical organizational structure for the future Wilburton Commercial Area. This initial input will help the consultant team develop up to three preliminary alternative scenarios that will be presented to the CAC at a later date for further evaluation.

DOT EXERCISE RESULTS
CONNECTIVITY

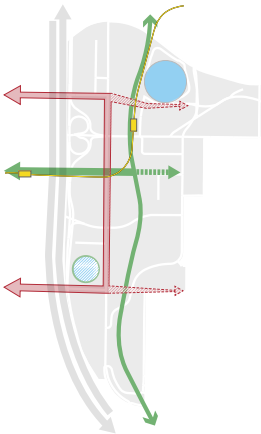
The ***Connectivity*** *category illustrates three options for consideration. CAC members were asked to pick a preference choosing between Options A through C. Participants could pick a single option, or pick up to 2 preferences.*

Key question for consideration:
Connectivity is a central theme for the future Wilburton area. From a physical 'connectivity' perspective, which of the options may best improve overall circulation and access to and through the Wilburton area?

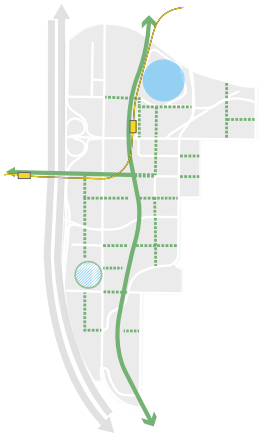
OPTION A:
DOUBLE SPINE



OPTION B:
EAST-WEST CONNECTION

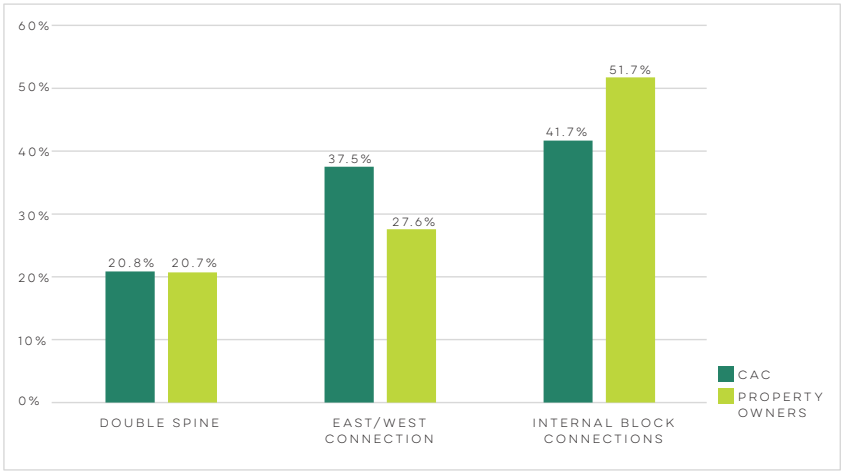


OPTION C:
INTERNAL BLOCK CONNECTIONS



RESULTS

- CAC and property owners generally agree on order of priorities.
- Many participants likely chose both east/west Connection and Internal Block Connections.



CLARIFYING QUESTIONS

- *What specific elements do you like about each option? E.g. If improving east/west connections was generally supported, are improvements to 116th St NE also an important consideration?*

- *If you were given a third dot, where would you place it and why (you may choose to add the dot for extra support to one of the options you already chose)?*

DOT EXERCISE RESULTS

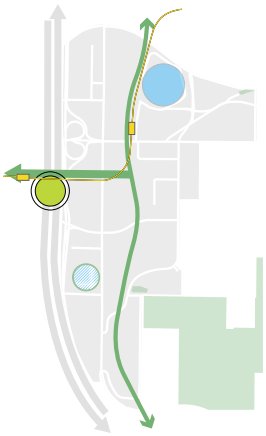
PUBLIC SPACE

The ***Public Space*** *category illustrates five options for consideration. CAC members were asked to pick a preference choosing between Options A through E. Participants could pick a single option, or pick up to 2 preferences.*

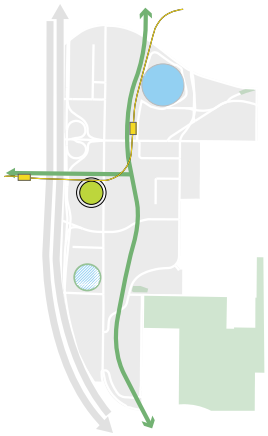
Key question for consideration:

Public space is an important consideration for the future Wilburton neighborhood. Access to parks, open spaces and urban trail linkages as park space can all contribute to the success of the Wilburton study area. From the range of options presented, what type of public space is most important to you?

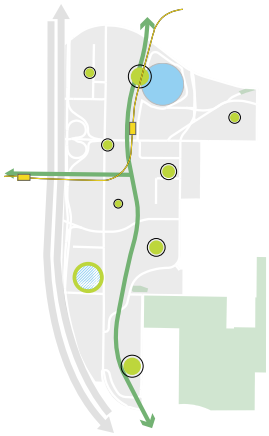
OPTION A: GRAND CONNECTION LID



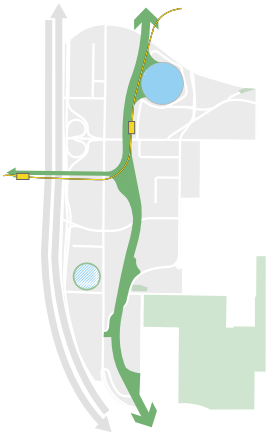
OPTION B: CIVIC CENTER



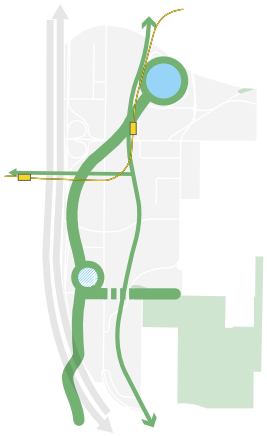
OPTION C: NEIGHBORHOOD GREEN



OPTION D: ERC LINEAR PARK

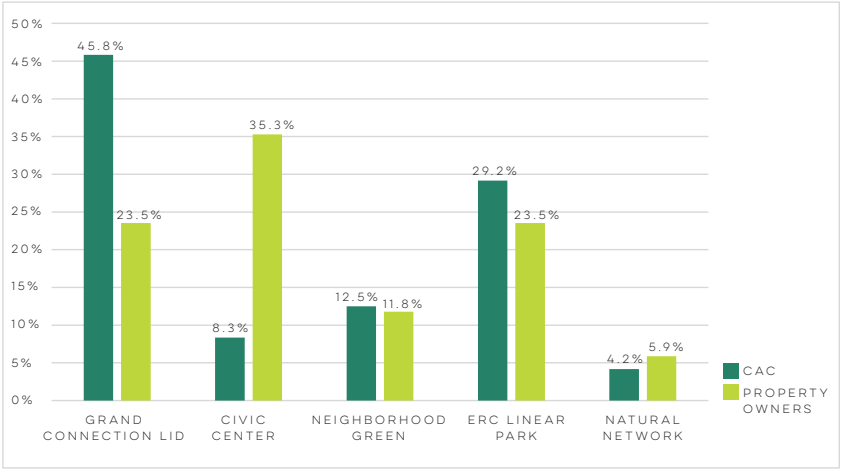


OPTION E: NATURAL NETWORK



RESULTS

- The CAC liked the Grand Connection Lid and the ERC Linear Park best.
- Many likely chose both the Grand Connection Lid and the ERC Linear Park (were given two dots).



CLARIFYING QUESTIONS

- *What specific elements do you like about each option?*

- *What opportunities exist to possibly combine key elements?*

- *If you were given a third dot, where would you place it and why (you may choose to add the dot for extra support to one of the options you already chose)?*

DOT EXERCISE RESULTS

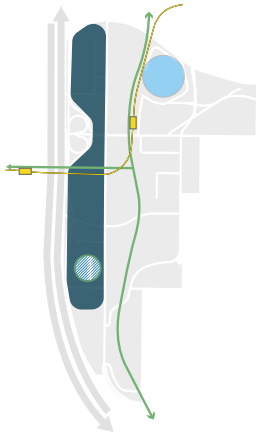
NEIGHBORHOOD CORE

The Neighborhood Core category illustrates four options for consideration. CAC members were asked to pick a single preference choosing between Options A through D.

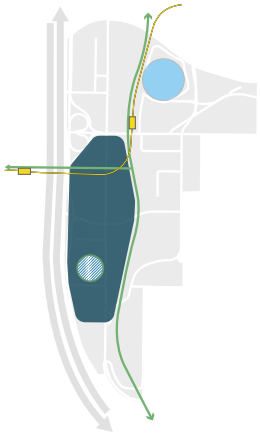
Key question for consideration:

Given the future of light rail access, an increase in density and intensity of uses in the Wilburton Area is likely to occur over time. From the range of options presented, where should the highest level of density and intensity (mix) of uses be located?

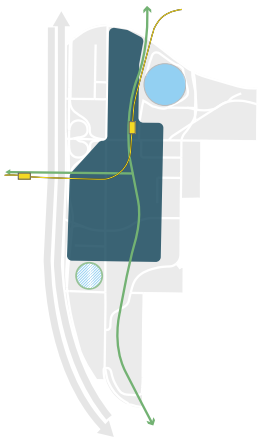
OPTION A:
NORTH / SOUTH CORE



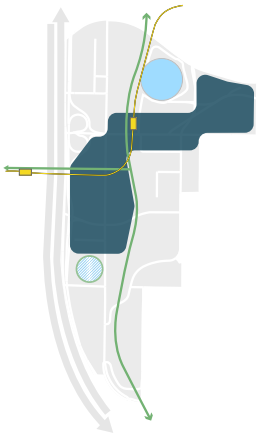
OPTION B:
CENTRALIZED CORE



OPTION C:
ERC CORE

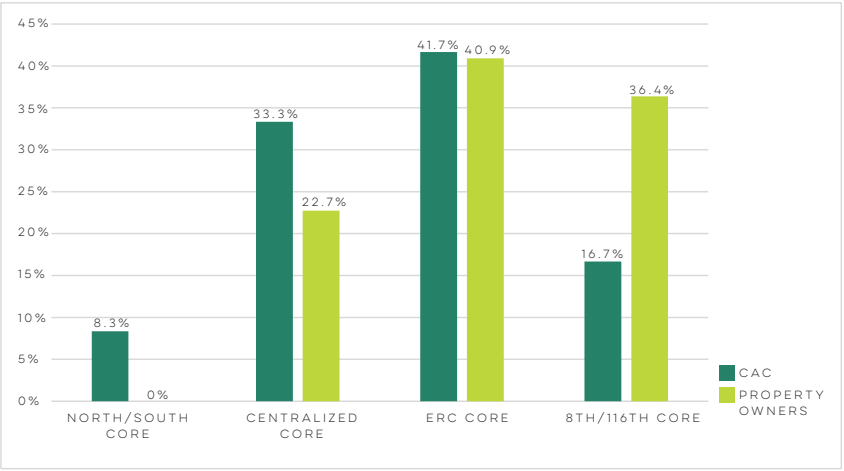


OPTION D:
8TH / 116TH CORE



RESULTS

- The CAC liked both Centralized Core and ERC Core with a difference of only one dot.
- The property owners liked both ERC Core and 8th/116th Core with a difference of only one dot.



CLARIFYING QUESTIONS

- *What specific elements do you like about each option?*

- *What opportunities exist to possibly combine key elements?*

- *If you were given a third dot, where would you place it and why (you may choose to add the dot for extra support to one of the options you already chose)?*

DRAWING EXERCISE RESULTS

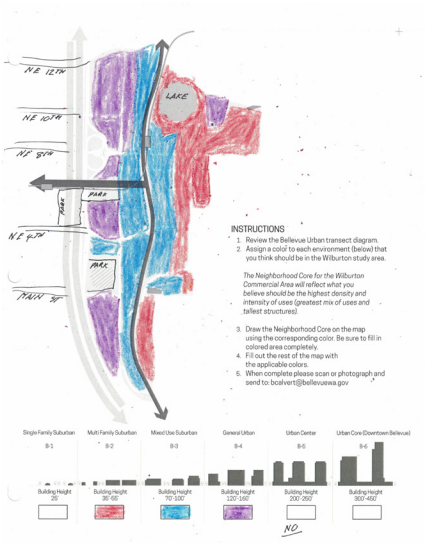
At the April 6 CAC meeting, participants were also asked to provide preliminary guidance on heights throughout the study area. Participants were provided blank maps of the study area as well as a box of crayons. The instructions given were as follows:

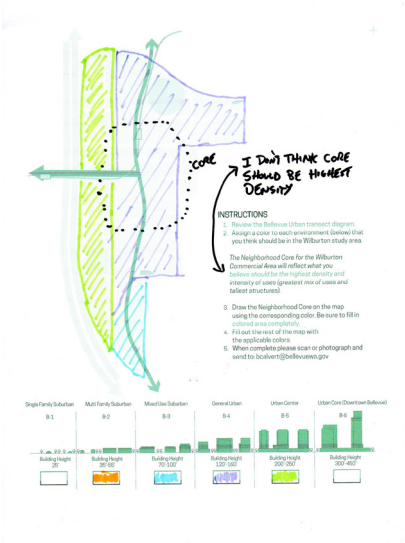
1. Review the Bellevue Urban transect diagram.
2. Assign a color to each environment that you think should be in the Wilburton study area. *The Neighborhood Core for the Wilburton Commercial Area will reflect what you believe should be the highest density and intensity of uses (greatest mix of uses and tallest structures).*
3. Step 3: Draw the Neighborhood Core on the map using the corresponding color. Be sure to fill in colored area completely.
4. Step 4: Fill out the rest of the map with the applicable colors.

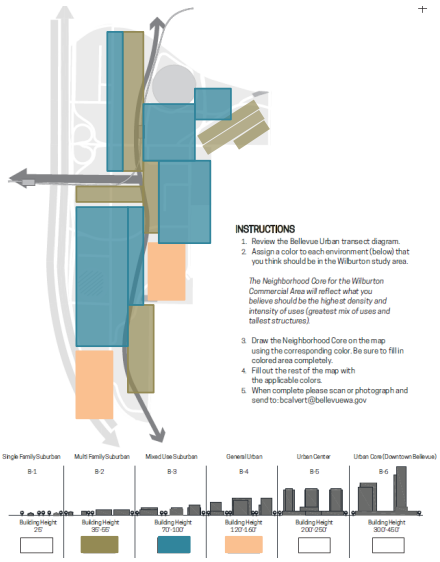
The completed drawings were scanned and aggregated to create 'heat maps' of the preferred heights throughout the study area. These results will help to inform future alternatives.

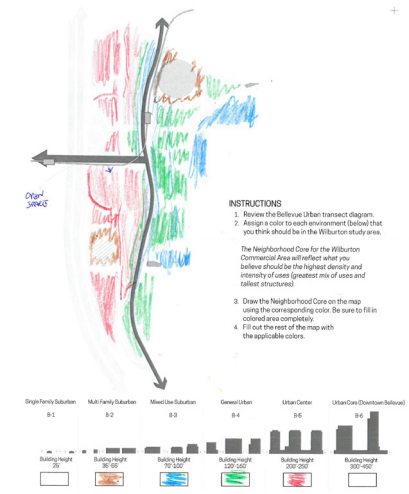
Maps completed by the CAC members are included here.

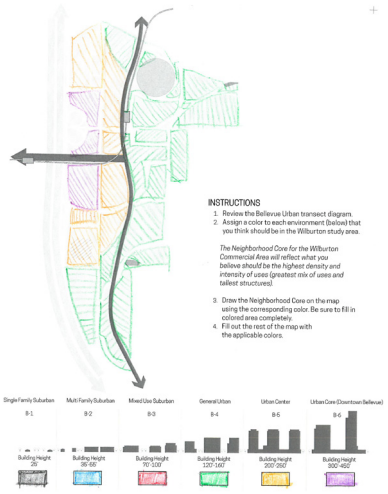
CAC COMPLETED DRAWINGS

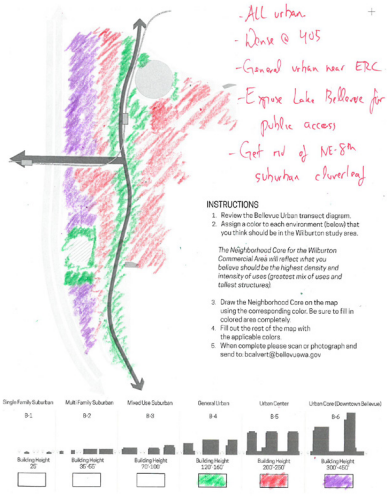




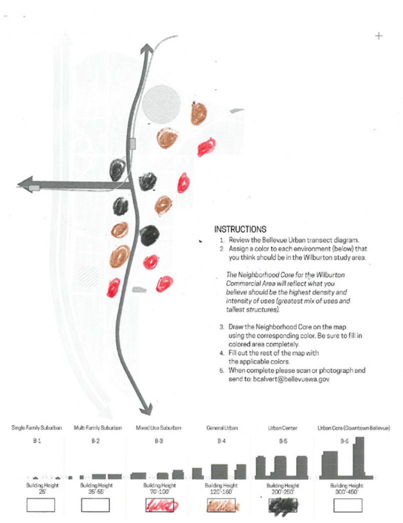


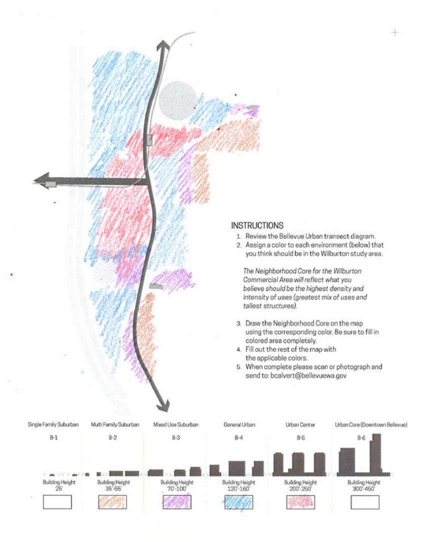


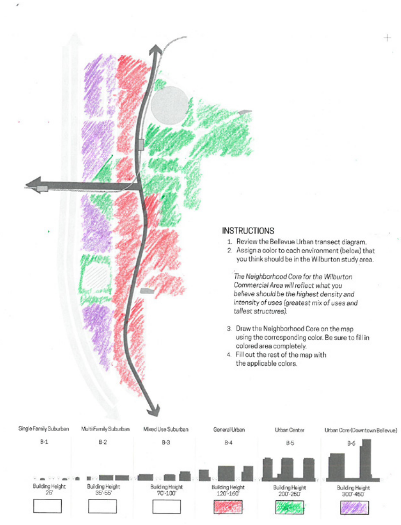


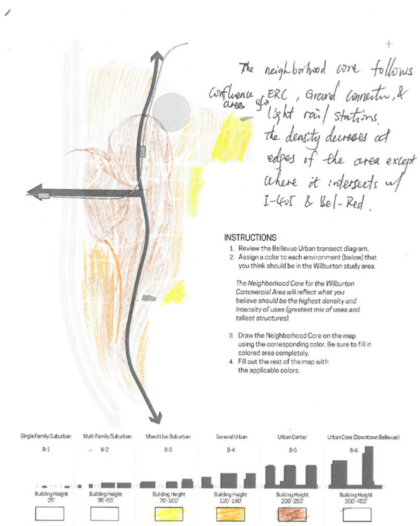


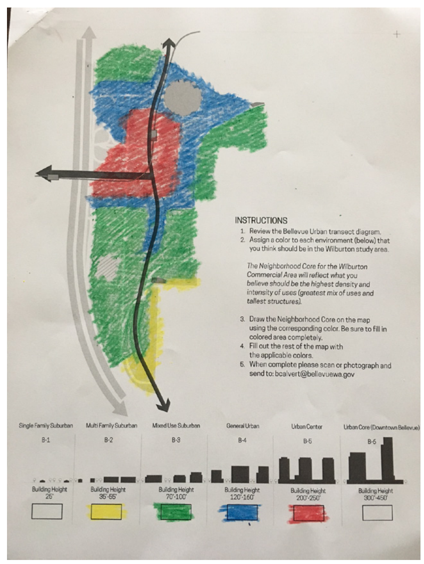
DRAWING EXERCISE RESULTS

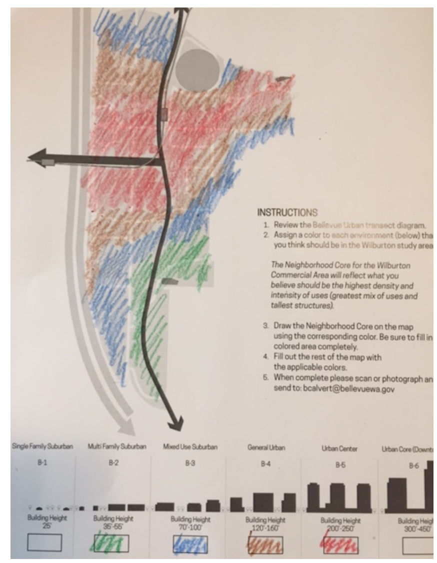


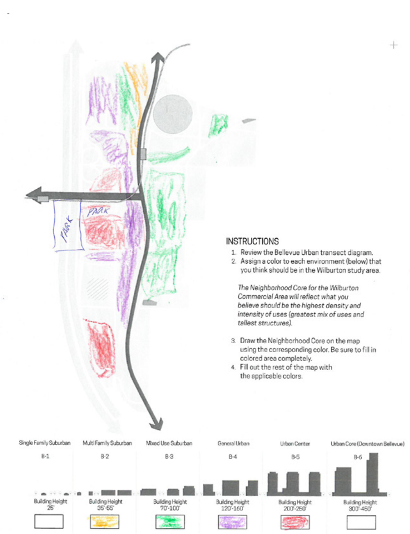


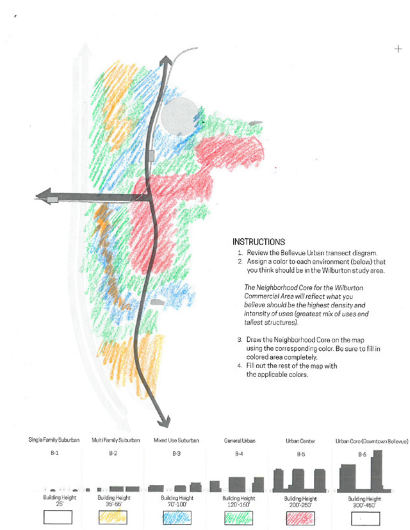












DRAWING EXERCISE RESULTS

CAC & PROPERTY OWNER RESPONSES

RESULTS

- The CAC prefers a greater variety of height ranges (average of 3.4) while the property owners preferred fewer (average of 2.9).
- The CAC prefers Urban Center (200'-250') as the heighest building height while the property owners prefer Urban Core (300'-450').
- General Urban (120'-160') is included in every drawing.
- CAC prefer Multi-Family Suburban (35'-55') as the lowest building height and property owners prefer General Urban (120'-160').
- Single Family Suburban (25') was not show in the Wilburton Commercial Area by either the CAC or the property owners.

CLARIFYING QUESTIONS

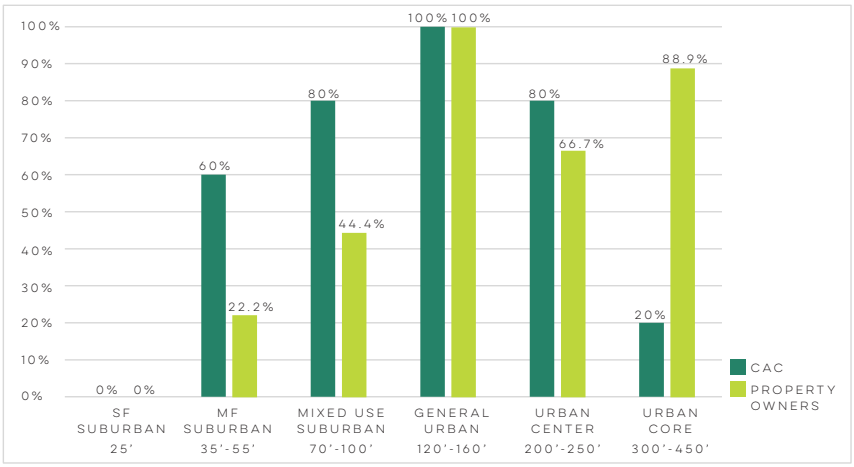
- *Do you think that downtown Bellevue building height (Urban Core) should be matched anywhere in Wilburton? (Y/N)*

- *Should the tallest building heights be in the core? (Y/N)*

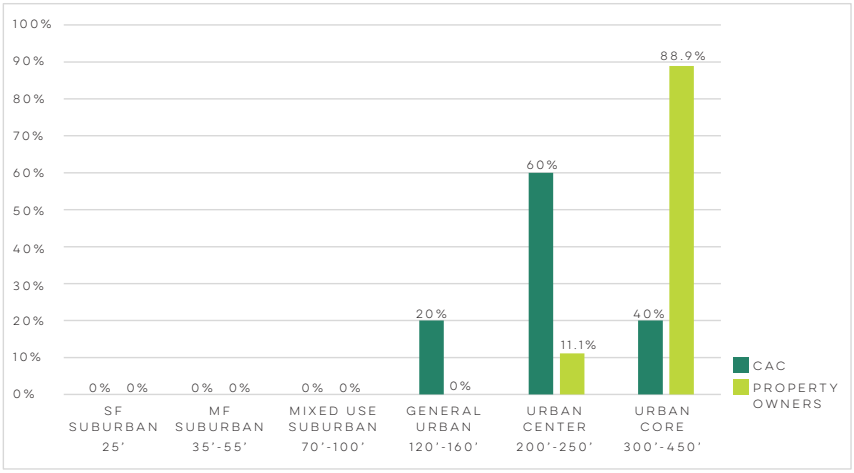
- *What is the role/goal of the core?*

- *How many building height ranges (transect levels) should be in the Wilburton study area?*

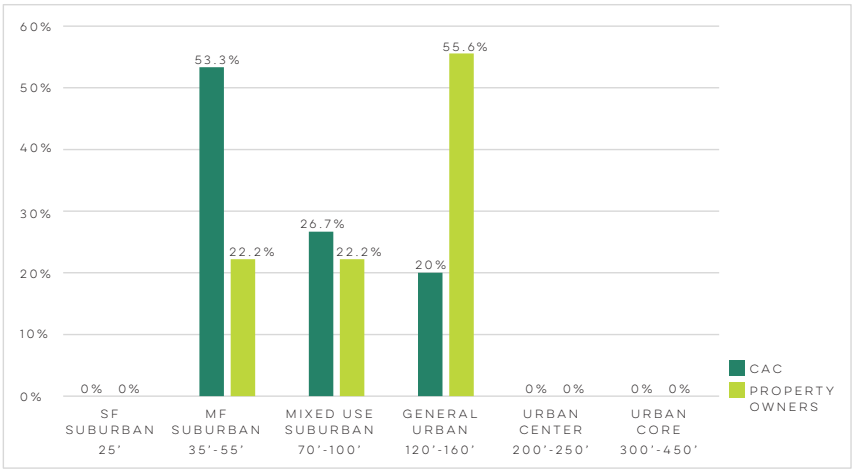
DENSITY DRAWINGS: TRANSECT LEVELS USED



DENSITY DRAWINGS: HIGHEST TRANSECT LEVEL USED



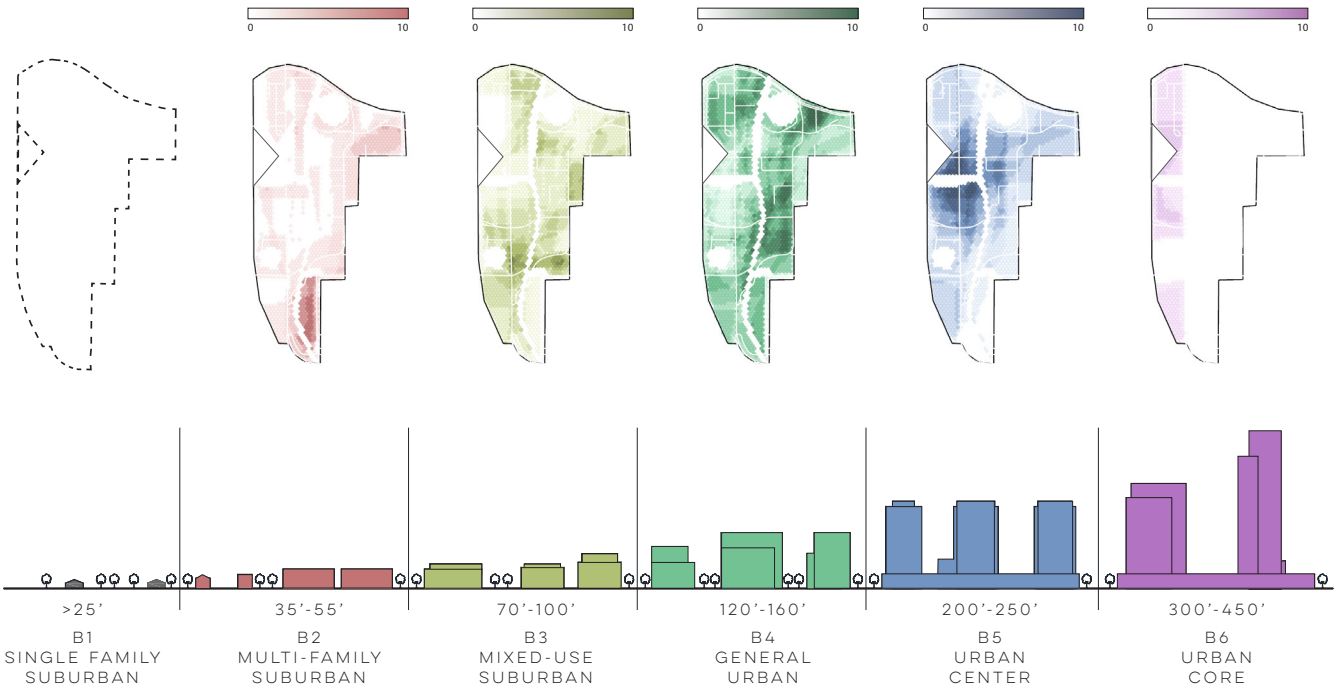
DENSITY DRAWINGS: LOWEST TRANSECT LEVEL USED



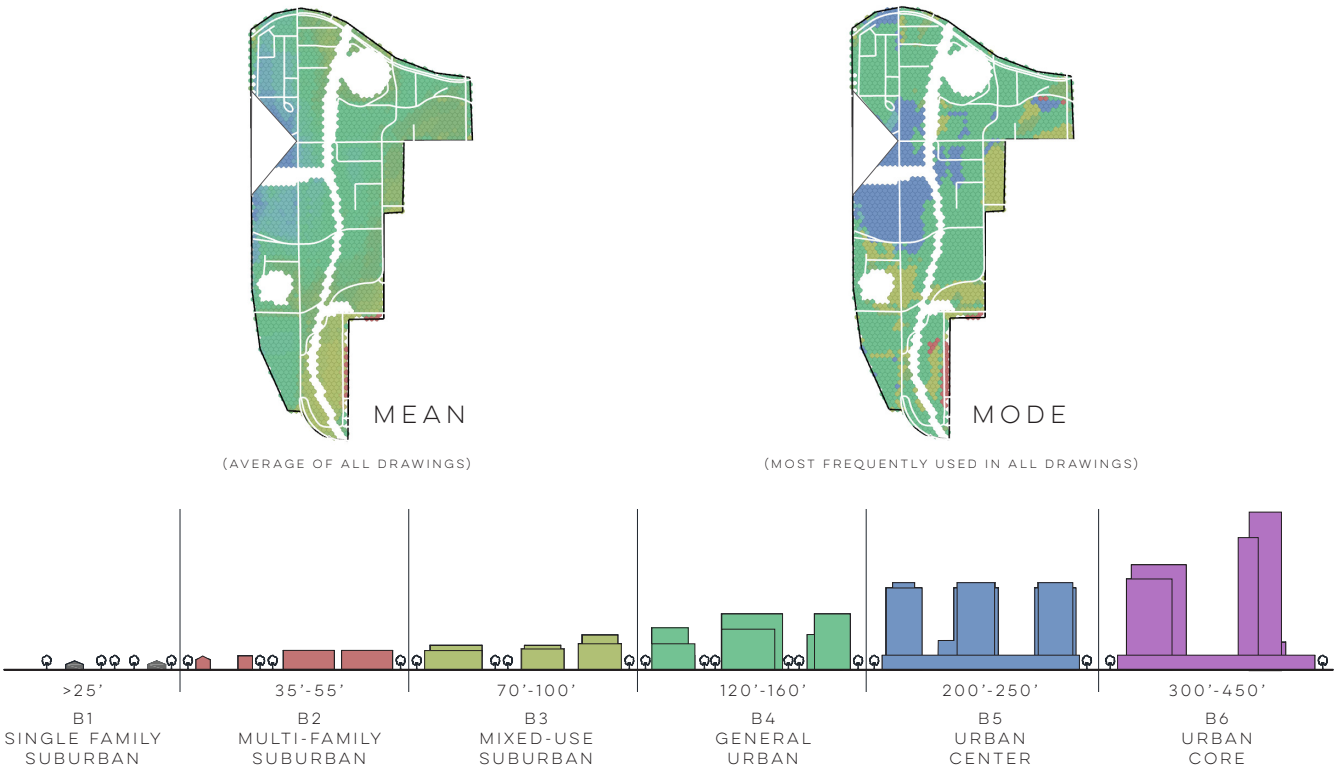
DRAWING EXERCISE RESULTS

CAC DATA SUMMARY MAPS

PREFERENCE BY TRANSECT TYPE



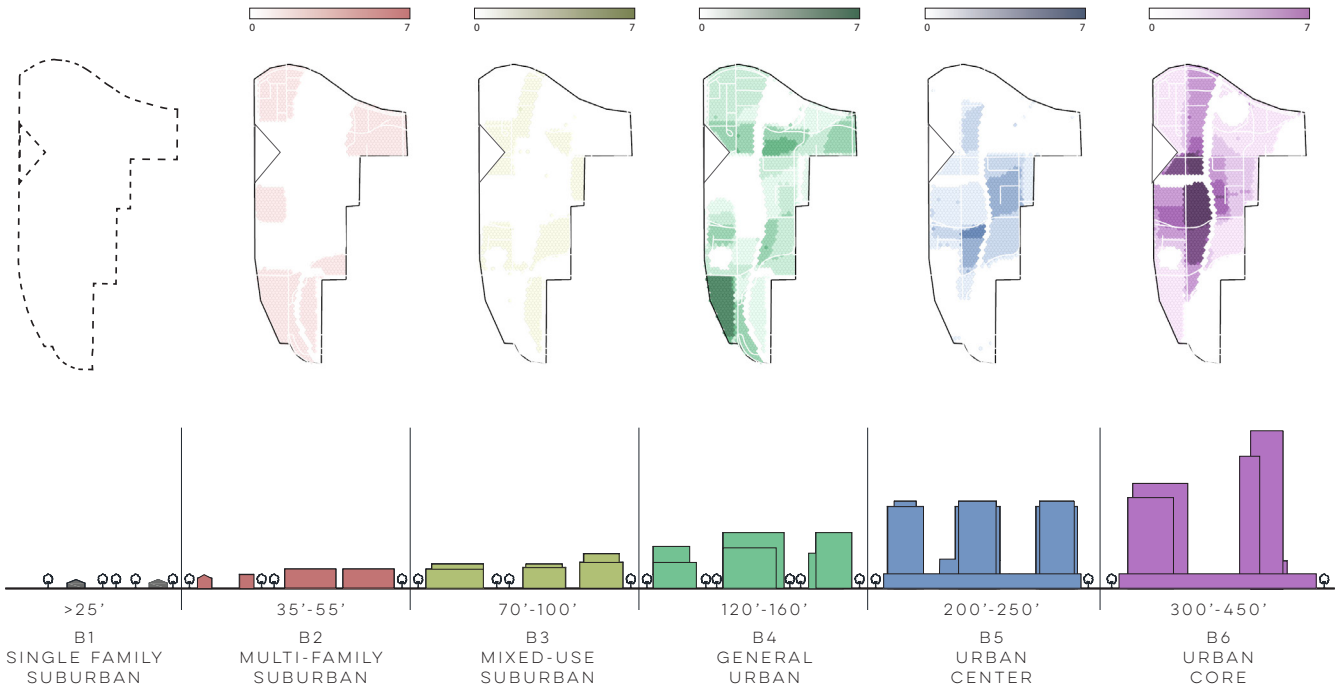
AGGREGATED RESULTS



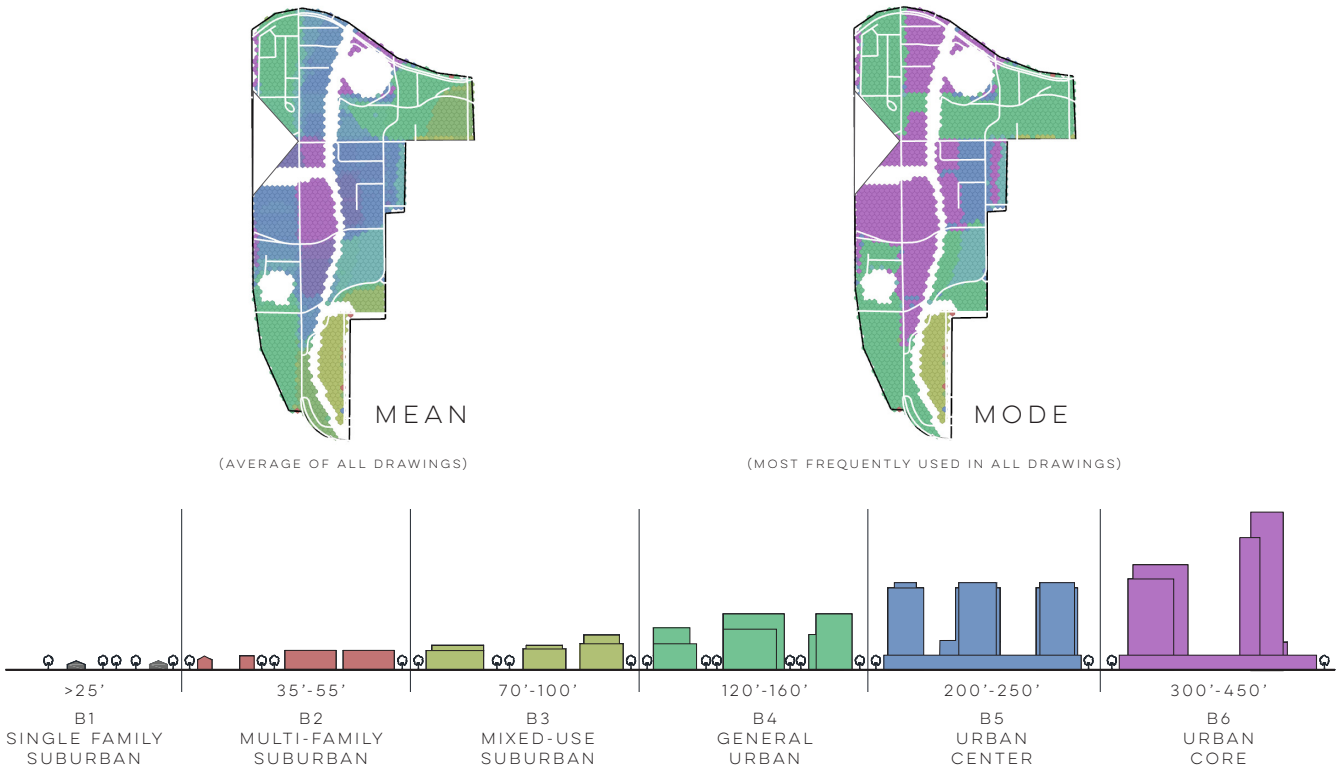
DRAWING EXERCISE RESULTS

PROPERTY OWNER DATA SUMMARY MAPS

PREFERENCE BY TRANSECT TYPE



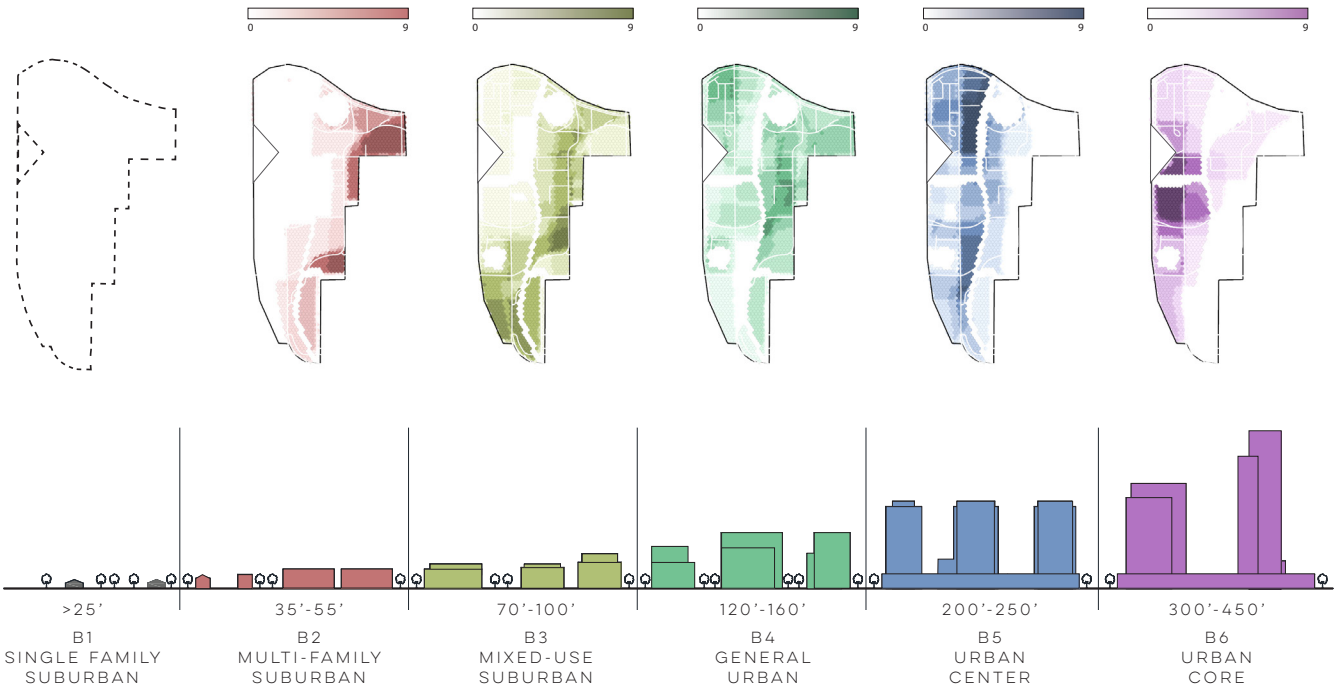
AGGREGATED RESULTS



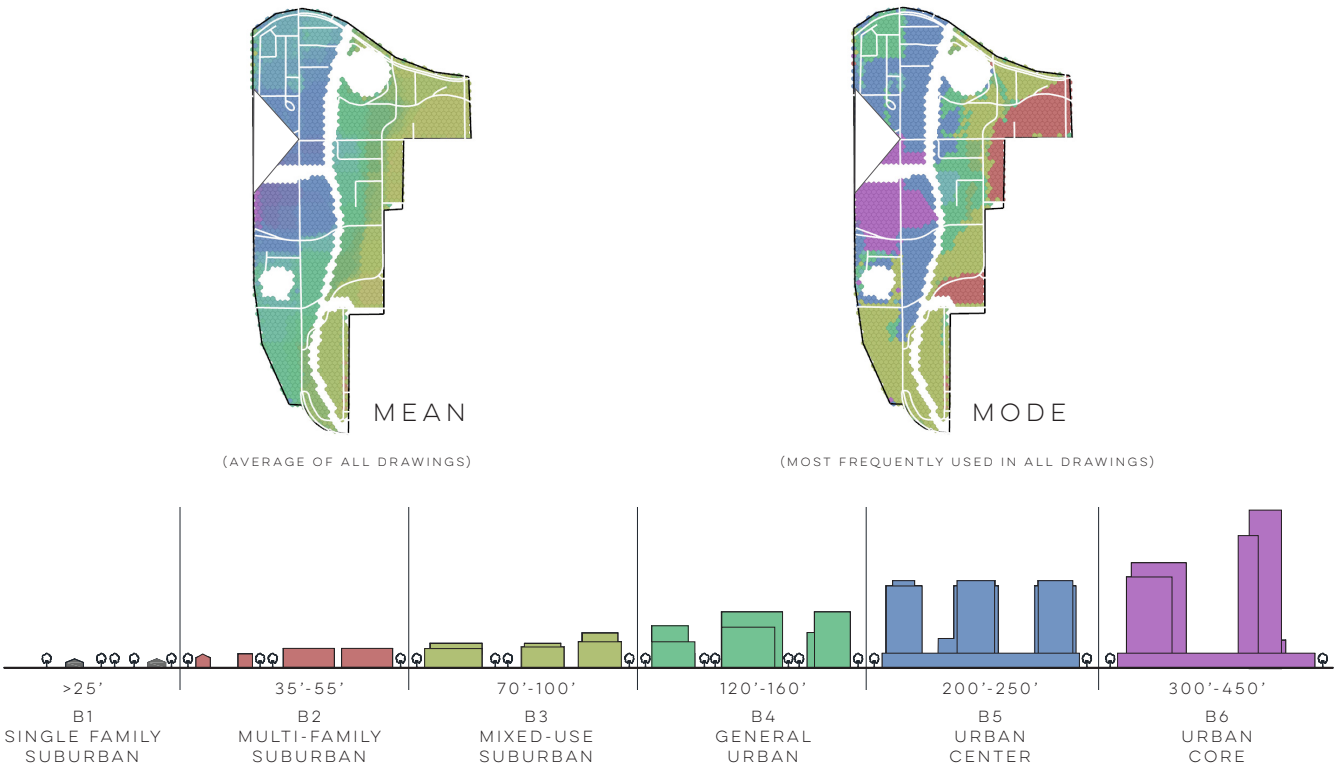
DRAWING EXERCISE RESULTS

CONSULTANT DATA SUMMARY MAPS

PREFERENCE BY TRANSECT TYPE



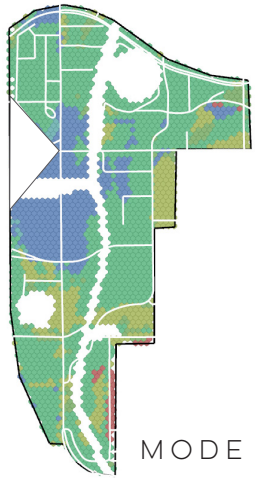
AGGREGATED RESULTS



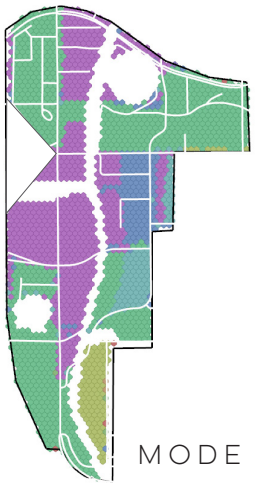
DRAWING EXERCISE RESULTS

INSIGHTS AND QUESTIONS

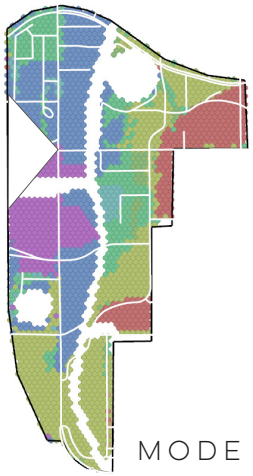
CAC



PROPERTY OWNERS



CONSULTANT



Please take some time to answer the following questions in order to have a productive discussion at the upcoming CAC meeting:

1. The CAC and property owners generally showed an upzone throughout the study area. Should every part of the study area be upzoned to some degree? (Y/N)

2. Neither the CAC nor the property owners showed Single Family Suburban in any of the drawings. Should this be applied to any part of the study area? (Y/N)

1. The property owners, but not the CAC showed Urban Core in many of the drawings. Should this be applied to any part of the study area? (Y/N)

3. The CAC and property owner drawings generally showed the greatest building heights at the intersection of the Grand Connection and 116th. Should the study area have one primary core, or should there be several cores throughout the study area? In either case, should the tallest buildings be in the neighborhood core?

4. The CAC shows no clear preference for one height over another in the northeast corner of the study area. What should the height limit for this area be, and how should the transition area between the Spring District and the study area be addressed?

5. Both the CAC and property owners generally showed the maximum height of the bottom of the study area at 160'. Given than this area is adjacent the the East Main Link Station area, which was just upzoned with height limits between 200'-300,' should this part of the study area be reconsidered for greater height limits?