



# WILBURTON COMMERCIAL AREA

CITIZEN ADVISORY COMMITTEE MEETING #1

January 5<sup>th</sup>, 2017

6:00 – 8:00 pm

# OVERVIEW

- Committee
- Context and Study Area
- Work to Date
- Scope and Process
- Materials

# THE COMMITTEE

# CITIZEN ADVISORY COMMITTEE

- 15 member committee

- Composition

- (1) Planning Commission
- (1) Transportation Commission
- (1) Arts Commission
- (1) Parks and Community Services Board
- (1) Human Services Commission
- (1) Business Interest
- (1) Institutional Interest
- (1) Chamber of Commerce
- (1) Bellevue Downtown Association
- (6) Residents

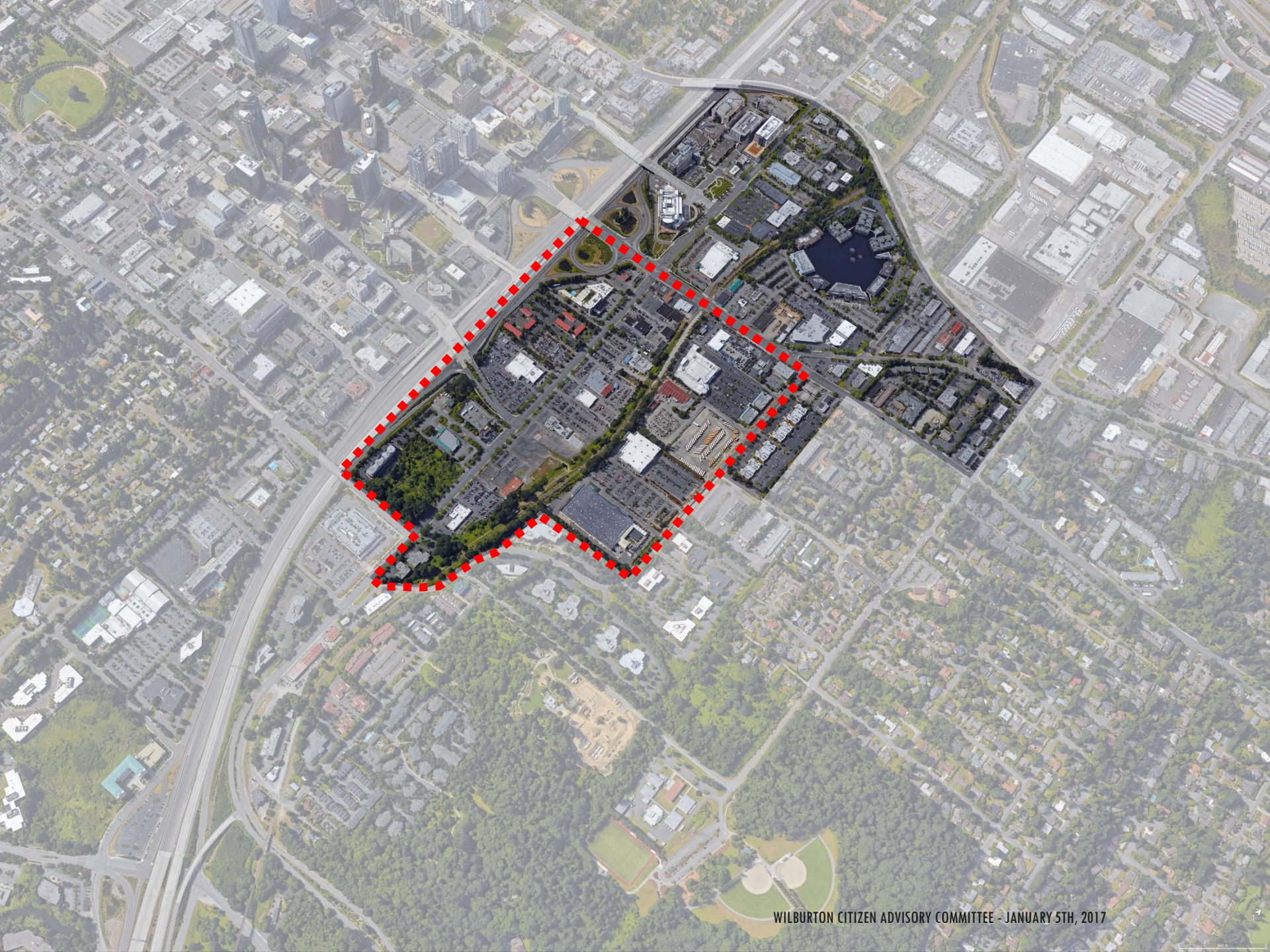
## Members

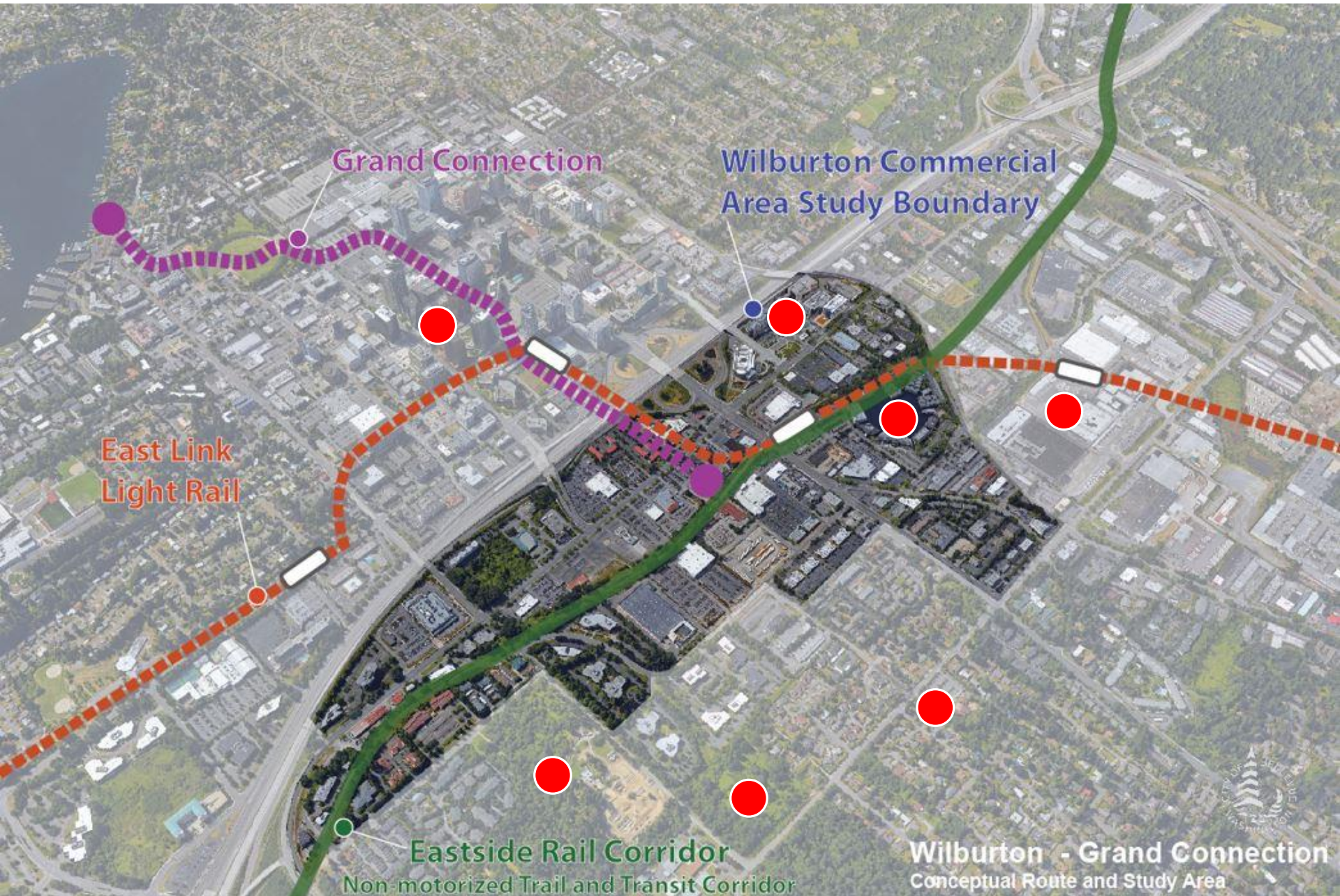
- Jeremy Barksdale – Planning Commission (Co-chair)
- Lei Wu – Transportation Commission (Co-Chair)
- Maria Lau Hui – Arts Commission
- Debra Kumar – Parks and Community Services Board
- James McEachran – Human Services Commission
- Alison Washburn – Business Representative (REI)
- Jonathan Duarte – Institutional Representative (Overlake)
- Chris Johnson – Chamber of Commerce
- Matt Jack – Bellevue Downtown Association
- Don Weintraub – Resident
- Sarah Chong – Resident
- Andrew Pardoe – Resident
- Glen Griswold – Resident
- Daniel Renn – Resident
- Jay Hamlin – Resident

# CONTEXT AND STUDY AREA

# PROJECT OVERVIEW

- Establish a vision for the Wilburton Commercial Area
  - Land Use
  - Urban Design
  - Transportation
  - Station Area Planning
- Capitalize on existing and forthcoming assets
  - Eastside Rail Corridor
  - Grand Connection
  - Proximity to Downtown and BelRed
  - GIX
  - East Link Light Rail
  - Medical District
- Define the unique niche of the study area
  - Character
  - Urban Design
  - Uses

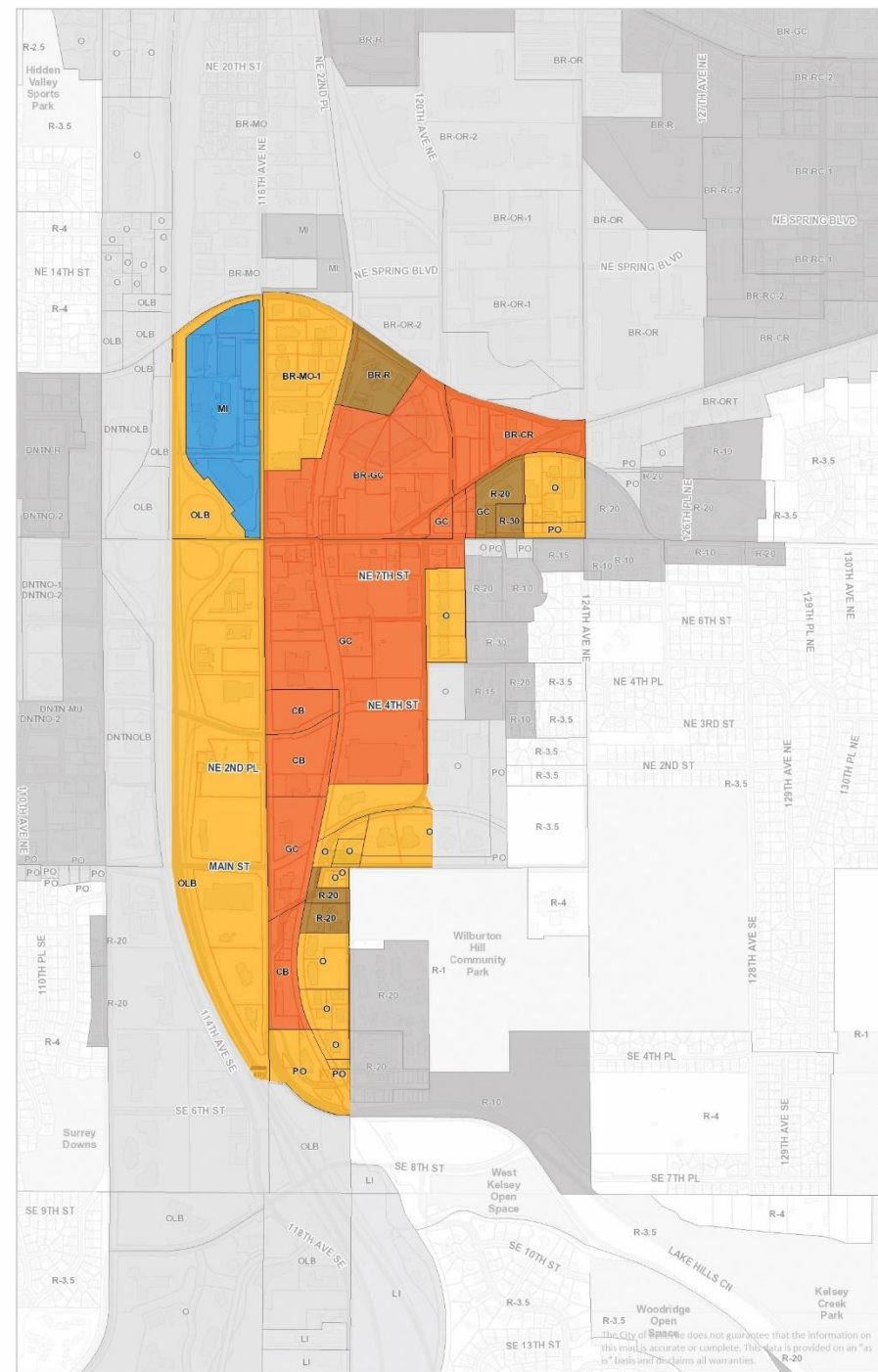






# EXISTING LAND USE

- Medical Institution
- BelRed
- OLB
- Office and Commercial
- Multi-Family Residential
- 30 – 45' Building heights
- 10 – 30 Dwelling Units per acre
- .5 – 4 Floor Area Ratio



# EXISTING CHARACTER

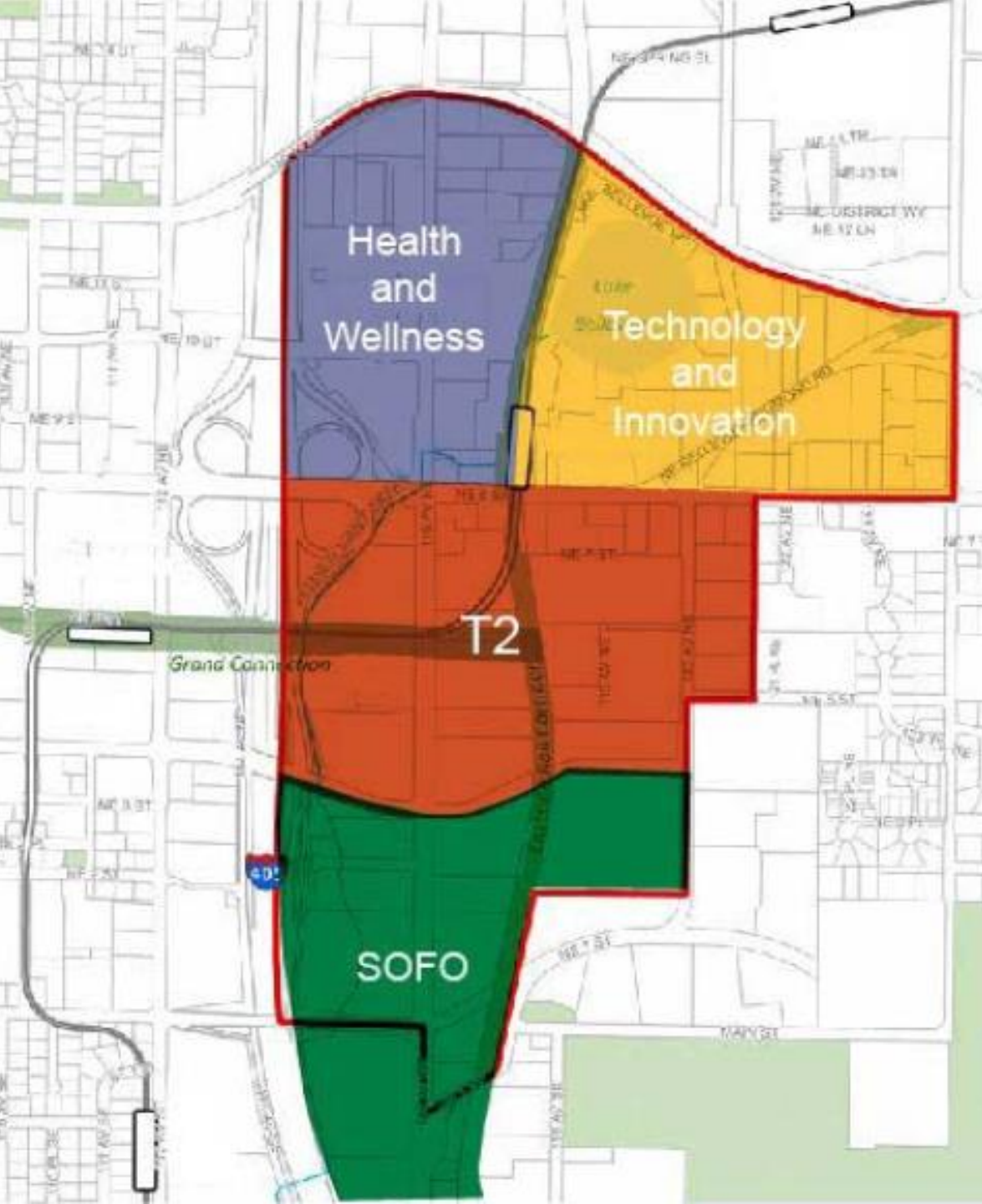


WORK TO DATE

ULI NATIONAL ADVISORY  
PANEL

# ULI NATIONAL ADVISORY PANEL

- Panel of 7 experts
- Fresh perspective and ideas
  - Assist in developing a vision for growth and innovation
  - How to best leverage existing and anticipated assets
  - Provide precedents
  - Provide recommendations
    - Design
    - Policy
    - Implementation
- 5 Day Process
  - Briefing, tours, & public open house
  - Interviews
  - 2 Day work session
  - Report out



# STRATEGY

- Districts
  - Created by existing and future infrastructure
- Health and Wellness
  - Medical Office
  - Senior Car
  - Workforce Housing-Medical Employess
- Technology and Innovation
  - Small scale flexible space
  - Co-working
  - Artists
  - Repurpose existing stock prior to gradual upzoning
- T2 (Trail/Transit Oriented Development)
  - Central open space
  - Artistic+green
  - Mid-rise mixed use
  - Education + Recreation
  - Creative office space
  - Entertainment
- SoFo
  - Spillover mixed-use
  - Vertical Auto Mall



# DESIGN

- Multiple east-west connections to Eastside Rail Corridor
- Connect to Botanical Garden
- Wilburton is not “East Downtown”
- Change the street character
- Embrace small scale changes/tactical urbanism
  - Trailside Cafe

# ULI: IMPLEMENTATION

- Adopt a hybrid Form Based Code
- Simplify the use codes
- Adopt a Complete Streets Policy
- Enable street based business
- Establish a “green necklace” enhanced by tech
- A gradual upzone
  - Prevent overbuilding and fragmented development
- Workforce housing requirement
  - 50-80% AMI



ENLIVEN WILBURTON











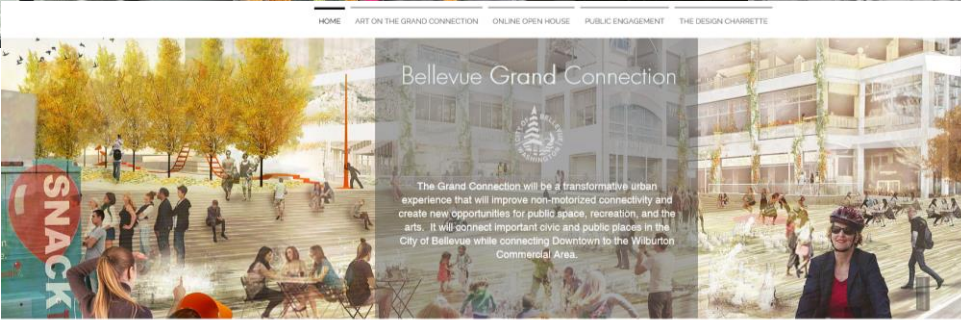
I imagine...  
running & hiking  
with my buddy Greg



# GRAND CONNECTION



# PUBLIC ENGAGEMENT



Subscribe for project updates

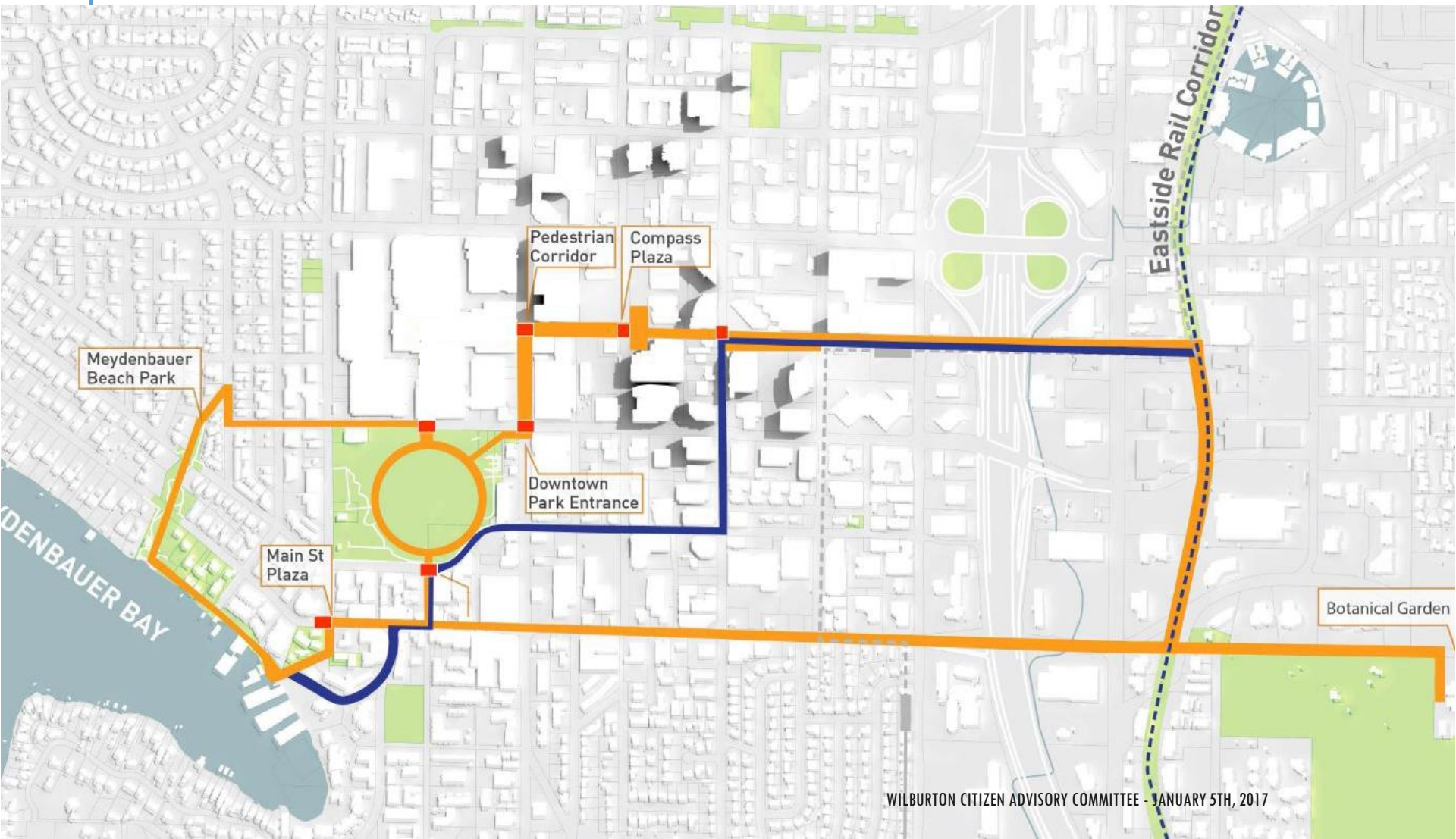
Email Address

- Grand Connection in the News
- **Daily Journal of Commerce - Design Perspectives:** Can we put a lid over our urban sprawl?
  - **Puget Sound Business Journal:** "Take Seattle, Bellevue also considering ambitious goal of building a lid over the freeway"
  - **King 5:** "Bellevue wants input on Grand Connection"

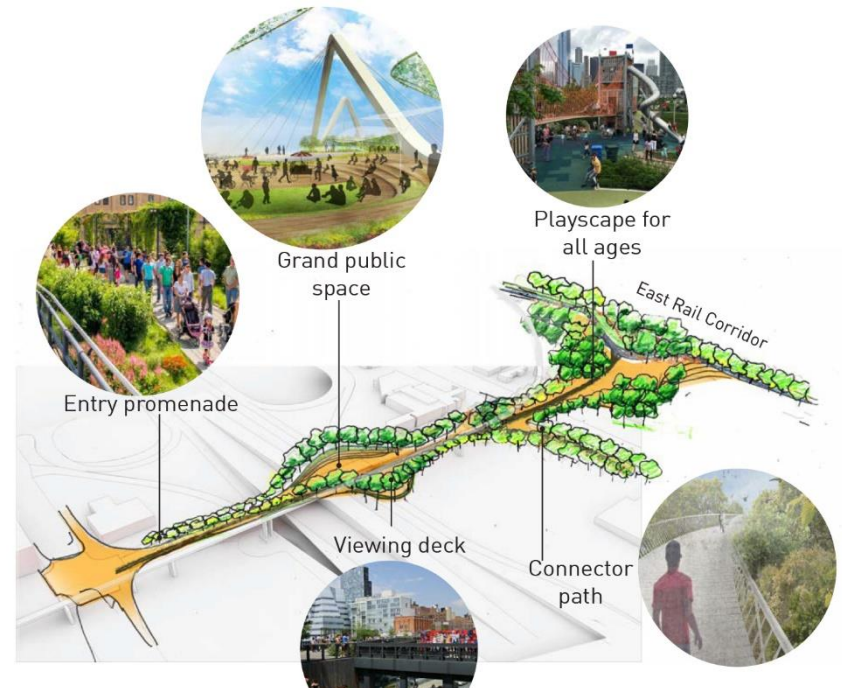
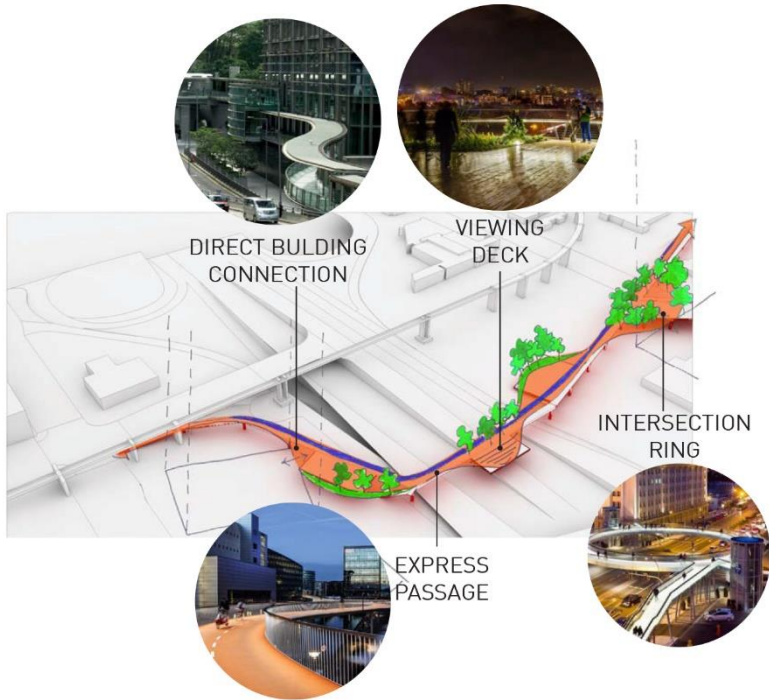
# THE CHARRETTE



# THE ROUTE



# I-405 CROSSING



# SCOPE AND PROCESS

# SCOPE AND CONSIDERATION

- Building Height and Form
- Contextual Relationships (Downtown, BelRed, Wilburton Hill Neighborhood)
- Design Guidelines
- Environmental Sustainability
- Interface with the Eastside Rail Corridor (Trail Oriented Development)
- Interface with the Grand Connection
- Permitted Uses and Zoning
- Parking Requirements
- Station Area Planning (Transit Oriented Development)
- Streetscapes
- Urban Design and Character

# COUNCIL PRINCIPLES

- Unique market niche
- Neighborhood identity
- Station area planning
- Community benefit
- Affordable housing
- Contextually sensitive
- Timing (phasing)
- Public Engagement



## Wilburton/Grand Connection Project Council Principles

The following Council Principles are intended to provide consistent direction over the course of this project.

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 identity 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/Hospital 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 8<sup>th</sup> Street.
7. **Community Benefit.** Create community benefit and value for the surrounding neighborhoods of Downtown, Bel-Red, and the greater subarea of Wilburton. Benefit and value should be derived from connectivity, access to services, and improved urban 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 8<sup>th</sup> Street, as well as catalyst land use elements.
12. **Public Engagement.** Utilize effective public engagement strategies to involve diverse stakeholders in conversation about the project.

# PROCESS

Vision

Policy

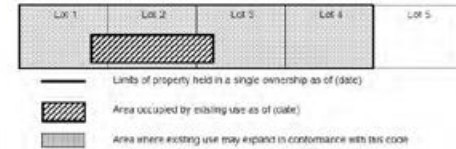
Concept

Code



**Policy S-WI-31.** Recognize the transportation and recreation uses under consideration for the BNSF rail corridor when considering public and private improvements adjacent to the corridor and preserve the opportunity for future multi-modal transportation use and access.

*Discussion:* The Port of Seattle has proposed acquiring the rail corridor from Burlington-Northern Santa Fe (BNSF) for future use as a regional pedestrian/bicycle trail and/or transportation/rail corridor. As development adjacent to the corridor occurs, the design and placement of streets, driveways, infrastructure, and buildings should take the potential future use of the rail corridor into account so as to avoid inherent conflicts.



Citizen Advisory  
Committee Report

Comprehensive Plan  
Update

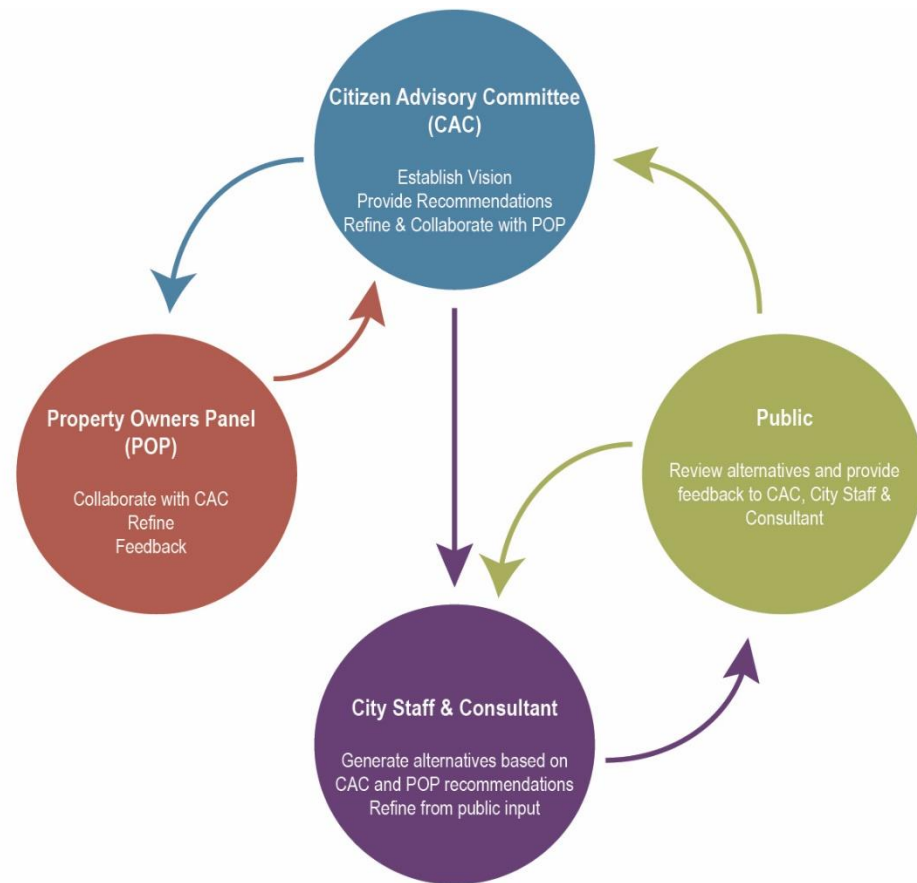
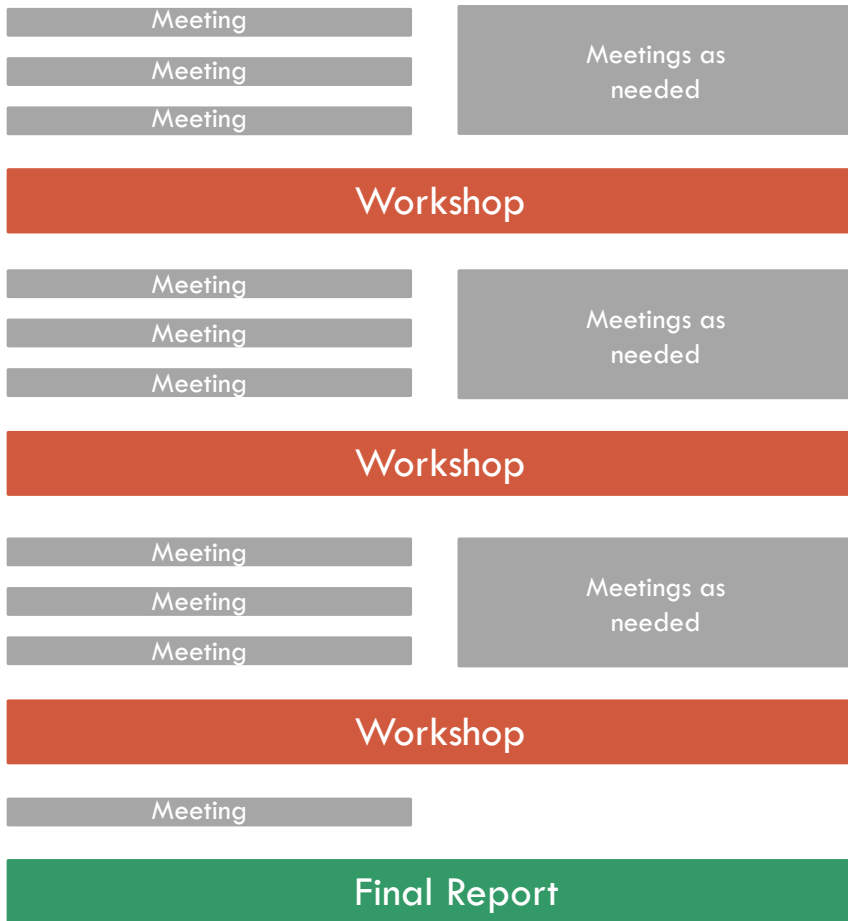
Land Use Code  
Amendments



# PROPERTY OWNERS PANEL

## CAC

## POP



# STAKEHOLDERS

- Property Owners
- Business Owners
- Residents
- Institutions
  - Overlake
  - Group Health
- Adjacent and Impacted Neighborhoods
  - Wilburton Hill
  - Downtown
- Civic Organizations
- The Bellevue Community

# TIMELINE



# ANTICIPATED MEETING SCHEDULE

Meeting Date	Topic
January 5th, 2017	Project Context
February 2nd, 2017	Existing Conditions and Opportunities
March 2nd, 2017	Development of Preliminary Land Use and Urban Design Concepts*
April 6th, 2017	Transportation Conditions and Opportunities
May 4th, 2017	Development of Transportation Strategies / Open House
June 1st, 2017	Property Owners Panel Workshop*
July 6th, 2017	Preliminary Land Use and Transportation Scenarios
August 3rd, 2017	No Meeting
September 7th, 2017	Develop Preferred Land Use and Transportation Scenarios / Open House
October 5th, 2017	Property Owners Panel Workshop*
November 2nd, 2017	Select Preferred Land Use and Transportation Scenario
December 7th, 2017	Ratify Land Use and Transportation Alternative
January 4th, 2018	Urban Design Guidelines

\*Denotes Property Owners Panel Workshop

**MATERIALS**

# BRIEFING BOOK AND WORKBOOK

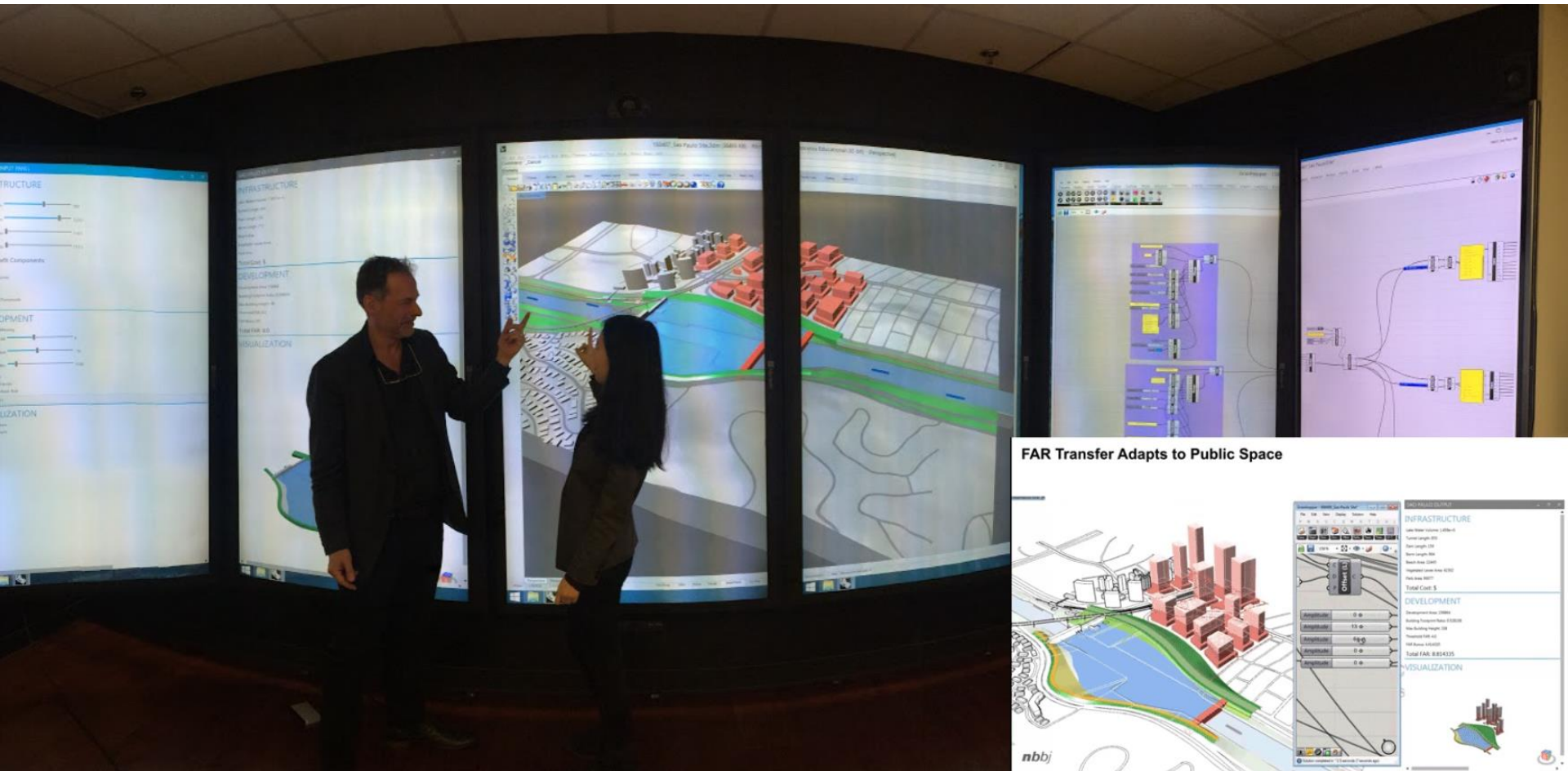
## Wilburton Commercial Area

Wilburton-Grand Connection Planning Initiative



- Baseline existing conditions
- Work to date
- Future additional information will be included in the workbook
- Staff is here to accommodate information requests from the Committee – include in monthly meeting packets

# DESIGN COMPUTATION



QUESTIONS?