



# Wilburton Vision Implementation

**Bellevue Planning Commission Study Session  
May 11, 2022**

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# Agenda

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1. Importance of this Effort
2. Background and Context
3. Objectives Opportunities, and Priorities
4. Scope and Timeline
5. Community Engagement
6. Next Steps



# Importance of the Wilburton Effort

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- Opportunity to be one of the most successful transit-oriented, livable, sustainable and equitable communities in the region.
- Rapid changes occurring in the city, including unprecedented office growth.
- Wilburton essential for expanded housing capacity and choice.
- Fully coordinated planning will ensure responsiveness to emerging needs.
- Aggressive schedule to complete CPA/LUCA for Wilburton.



Wilburton CAC Vision 2018



# Background and Context

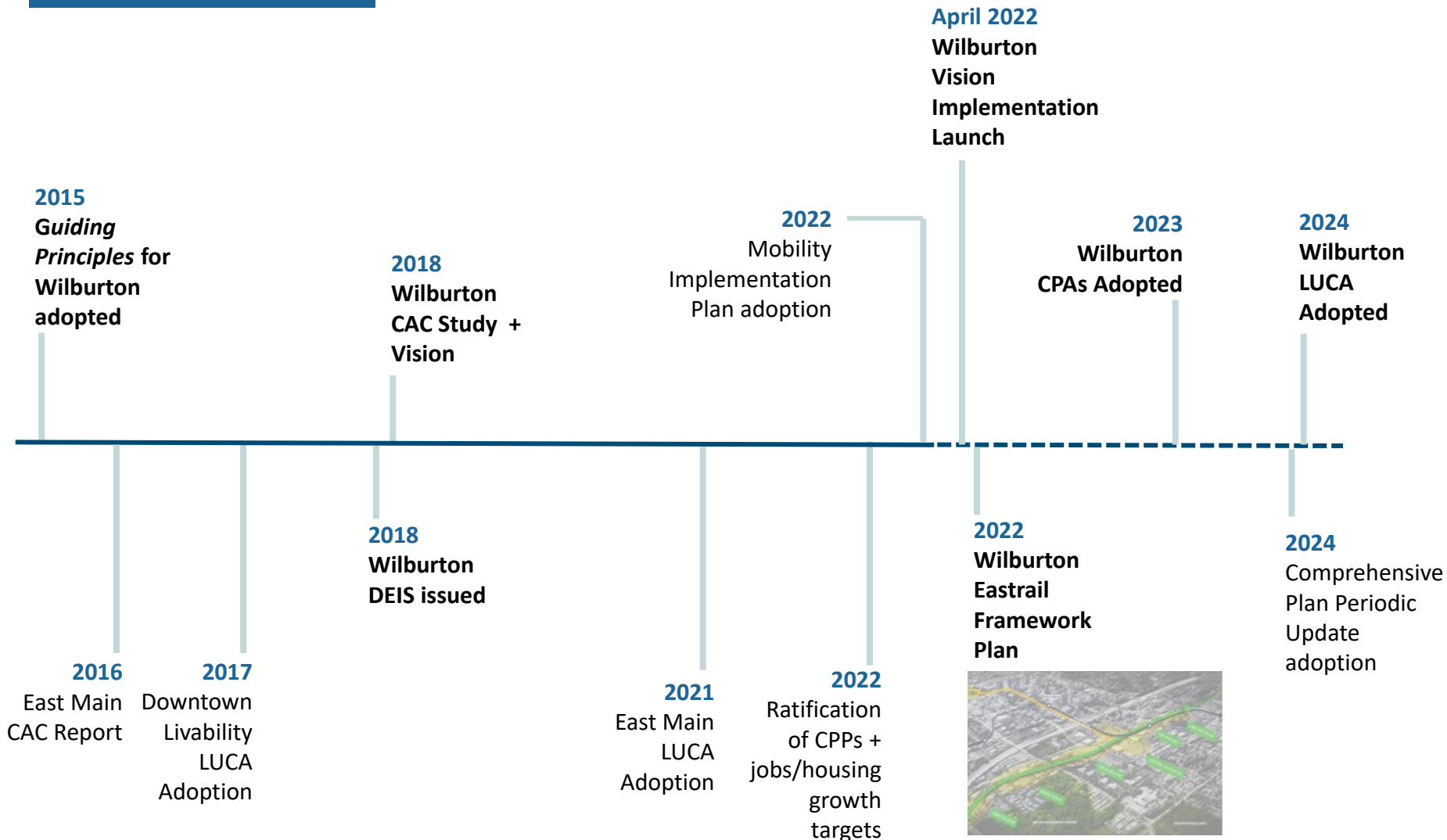


## Wilburton Study Area



# Wilburton Vision 2018

# Background and Context



# Objectives

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- **Adopt Comprehensive Plan Amendments (CPA)** to support the vision for the Wilburton planning area
- **Adopt Land Use Code Amendment (LUCA)** to establish development standards and design guidelines to implement the vision, goals and policies in the Wilburton CPA
- **Adopt legislative rezone** for parcels in the Wilburton planning area



Wilburton CAC Vision 2018



# Opportunities

- **Staff and resource efficiencies** by coordinating Wilburton with citywide future land use alternatives analysis
- **Improved understanding and communication** of potential impacts to broader community
- **Incorporate the Wilburton Eastrail Framework Plan** in both the CPA and LUCA
- **Increase Housing** capacity for the Wilburton planning area
- **A sustainable and equitable neighborhood**



# Policy & Priorities

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## Wilburton Vision Implementation considers:

- Its role in Growth Management Act (GMA) Compliance
  - Housing capacity and choice, growth targets
- Diverse and Connected Neighborhoods
  - Connectivity within and to-from Wilburton
  - NE 6th Street extension
  - Grand Connection
- City in a Park
  - Open and inclusive community spaces
- Sustainability and Equity
  - Enhanced natural systems
  - Sustainable transportation
  - Economic opportunity, including Mom and Pop Shops
  - Welcoming and inclusive





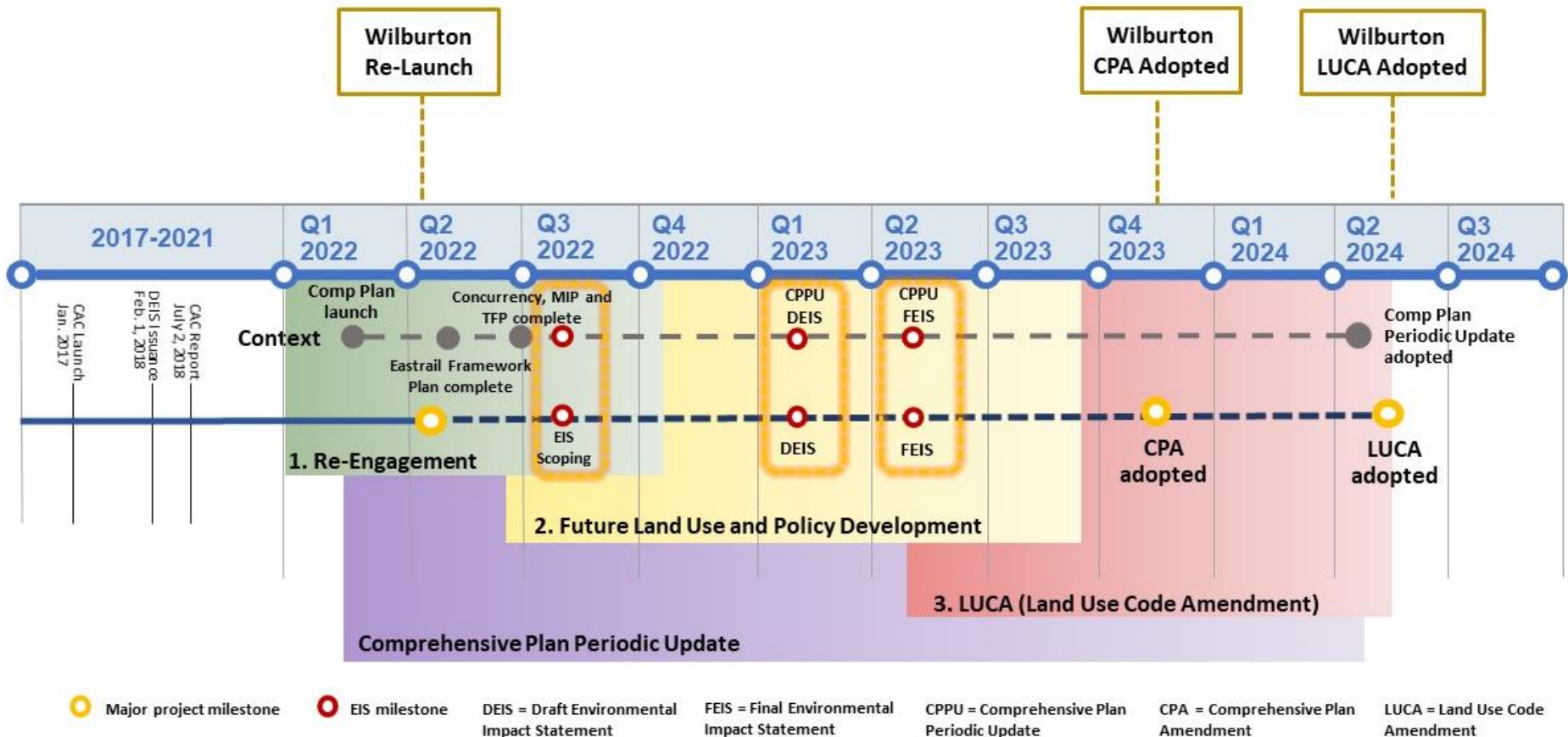
# Scope and Timeline - SEPA

## Environmental Review – EIS:

- Assess probable adverse environmental impacts from proposed changes:
  - Land use/housing
  - Transportation/traffic
  - Aesthetics
  - Public services and utilities
  - Environment – air, water, geology
- Draft EIS issued in 2018 – since then:
  - Significant office development in growth corridor
  - New housing targets exceed supply
  - Growth forecast for 2044 (not 2035 as in DEIS)
  - Need for supplemental transportation analysis
  - Mobility Implementation Plan adopted
  - Eastrail Framework Plan development



# Scope and Timeline



## Planning Commission Involvement:

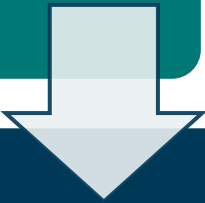
- Review of draft alternatives for EIS: July 2022
- Review and recommendation to CC on CPA: Q4 2022 – Q3 2023
- Review and recommendation to CC on LUCA: Q2, 2023 – Q1 2024
- Anticipate regular study sessions during CPA and LUCA phases – 2023 focused effort.

# Community Engagement

**COMMUNITY RE-ENGAGEMENT, Now – Sept 2022:** Inform community about the Wilburton Vision and re-engage with stakeholders. **Commission briefings, stakeholder presentations conversations, expanding our reach.**

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**INPUT ON FUTURE LAND USE AND CPA, Oct 2022 – Sept 2023:** Community input on land use alternatives. Policies to implement the vision are informed by community. **Focus on EIS public comment process and coordinate with Comp Plan land use alternatives engagement.**

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**INPUT ON CODE THAT SHAPES THE FUTURE, June 2023 – June 2024:** Inform community of proposed land use districts. Provide opportunity to assess how development standards and design guidelines will apply to future development. **Test run application of LUCA with stakeholders.**



# Next Steps

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## Community Re-engagement (now – Sept 2022)

1. Project launch briefings with Commissions
  - Planning Commission - May 11
  - Parks and Community Services - July 12
  - Transportation Commission - July 14
2. Update and expand stakeholder and interested party lists
3. Outreach to interested parties re: project launch
4. Identify equity outcomes to be considered in policy development
5. Align the Wilburton Vision with citywide goals and growth targets





# Thank you

Emil King, Janet Shull  
- *Community Development*

Nick Whipple  
- *Development Services*

