OVERVIEW

- Wilburton Commercial Area
  - Planning Process
  - Emerging Vision
  - Where We Are
  - Next Steps

- Grand Connection
  - Draft Framework Report
  - I-405 Crossing Alternatives
WILBURTON COMMERCIAL AREA
WHY WILBURTON, WHY NOW?

• East Link Light Rail
• Eastside Rail Corridor
• Grand Connection

• Context
  • BelRed / Spring District
  • Global Innovation Exchange
  • REI
  • Downtown
COUNCIL PRINCIPLES

1. Ensure Wilburton capitalizes on its special opportunities
2. Unique niche
3. Strong urban identity
4. Integrated TOD planning
5. Community benefit
6. Affordable housing
7. Impact mitigation (transition to other neighborhoods)
8. Economic vitality
9. Timing with completion of major projects (2023)
10. Complement not compete with Downtown
PLANNING PROCESS

• 15 member Committee
  • First Thursday of every month
  • Expected completion in January of 2018

• Topics include land use, transportation, urban design, character, implementation strategies

• Develop three alternatives

• Environmental Impact Statement Process

• CAC → Comprehensive Plan Amendments → Land Use Code Amendments
WHAT WE’VE HEARD
(CAC + PUBLIC)

• Not Downtown
• Community oriented businesses
• Missing middle housing
• Incubator and tech startup space
• Parks and open space
• Transit & trail oriented development
• Diverse
DENSITY AND HEIGHT
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TRANSPORTATION

• What role will light rail, Grand Connection, and Eastside Rail Corridor play in creating a multi-modal hub?

• What are the big transportation moves?
  • Already significant improvements
  • Little flexibility to add new major roads
  • NE 6th Street Extension
  • Eastside Rail Corridor Crossings
  • Character of 116th Avenue NE
  • Permeability through the blocks
    • Eastside Rail Corridor
    • Fluid movement through the study area
TRANSPORTATION

• NE 6th Street Extension
• Eastside Rail Corridor Crossings
• Character of 116th Avenue NE
• Block permeability

OPTION A: DOUBLE SPINE

OPTION B: EAST-WEST CONNECTION

OPTION C: INTERNAL BLOCK CONNECTIONS
TRANSPORTATION

Image Source: Collins Woermann Architects & KG Investments

BELLEVUE TRANSPORTATION COMMISSION - JUNE 8TH, 2017
NEXT STEPS

• Draft EIS – September
• Refine Alternatives
• Select Alternatives
• Urban Design / Open Space
• Implementation
  • Key to bridging that divide between aspirational and pragmatic
  • Permitted uses?
  • FAR Incentive System?
• Character
• Design
TIMELINE
GRAND CONNECTION
WHERE WE HAVE BEEN

• Early Visioning and Public Engagement – Sequence One
WHERE WE HAVE BEEN

• Design Refinement – Sequence One
OPTION ONE

Non-structural Sculptured build-up

Open lamella barrier as an acoustic filter to mitigate noise

MOB/BIKE

36 ft

5 ft

80-100 ft
OPTION TWO

Slab Thickness Range = 2 - 4 ft

Shape/curves react to nature of the bridge

40 ft
OPTION THREE
• Release June 20th
• Recommendations
• Interstate 405 Crossing Alternatives
• Document open to the public – Summer of 2017
• Interstate 405 Crossing Alternatives evaluated as part of Wilburton EIS
QUESTIONS?