



# Wilburton Vision Implementation

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**Bellevue Planning Commission Study Session  
June 8, 2022**

Emil King, Janet Shull - *Community Development*



# Agenda

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1. Overview of the Wilburton Vision
2. Discussion and Q & A





# 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.

An aerial, isometric view of a city skyline. The buildings are represented as 3D blocks of varying heights and colors, including grey, white, blue, purple, green, and orange. A network of roads and a small blue pond are visible within the urban layout. The foreground shows a green field with some white patches.

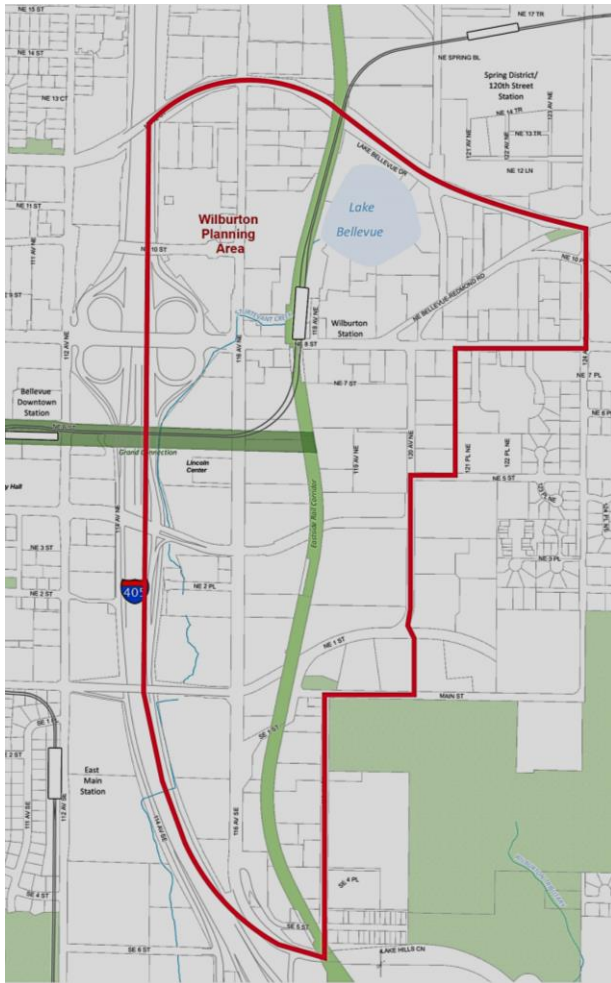
# Vision Statement

(2018 Committee letter to the Mayor/Council)

*“Our vision is that the Wilburton Commercial Area become Bellevue’s next urban mixed-use community that enhances livability, promotes healthy living, supports economic vitality, and serves the needs of a diverse and growing population. As Bellevue’s cultural and innovative hub, it serves as a regional and international destination that connects people and fosters community by leveraging its existing assets to define a distinctive sense of place and character.”*



# Study Area and Preferred Alternative

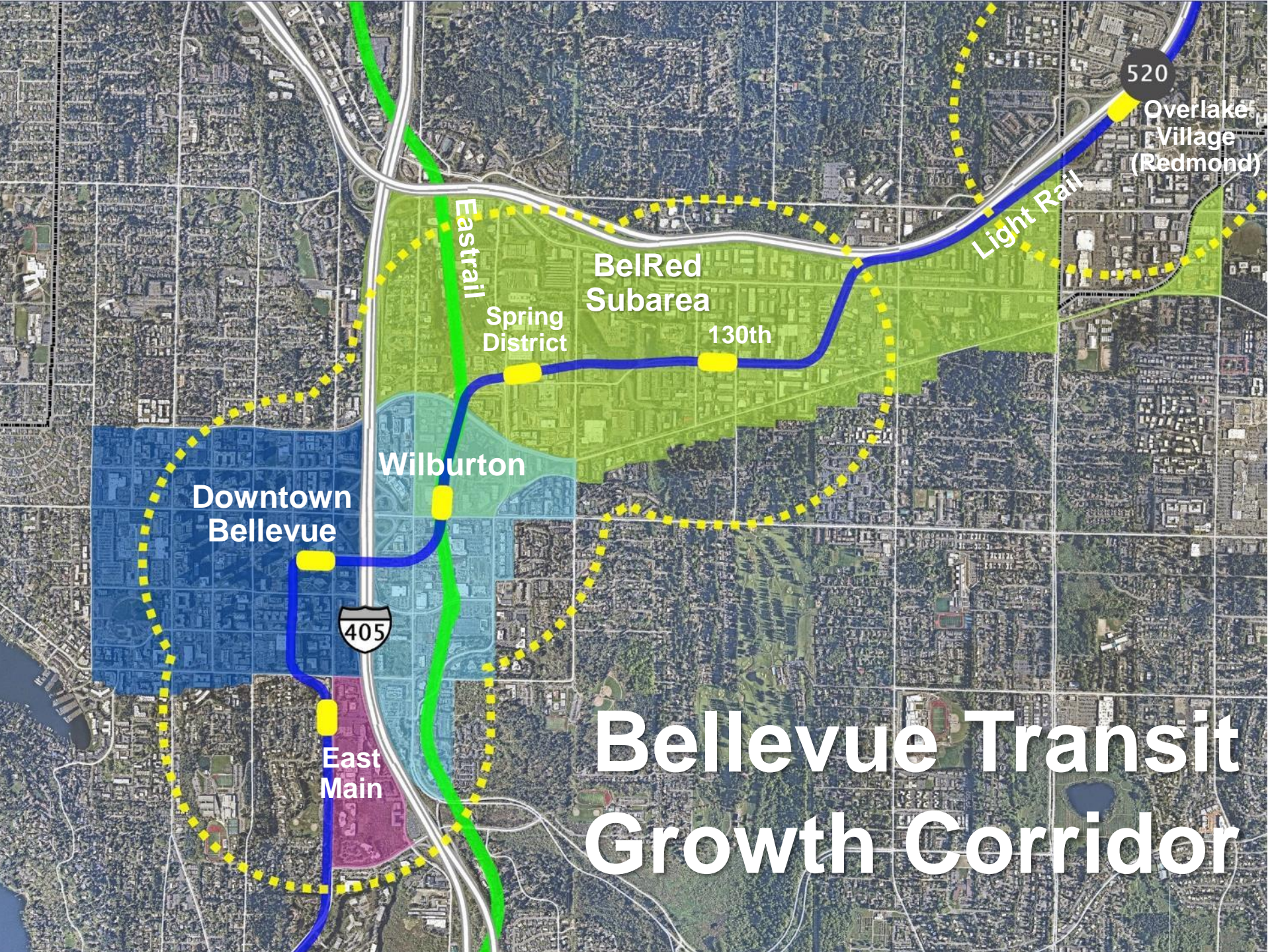


Wilburton Study Area



Wilburton Vision 2018





520

Overlake  
Village  
(Redmond)

Light Rail

East  
rail

BelRed  
Subarea

Spring  
District

130th

Wilburton

Downtown  
Bellevue

405

East  
Main

**Bellevue Transit  
Growth Corridor**



# Developing the Vision

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- 15-member Council-appointed Citizen Advisory Committee
- Guided by 12 Council Principles (Attachment B)
- CAC members included: board and commission members, businesses, institutions, civic organizations and neighborhood residents.
- Convened in 2017 and met for over 1 year
- CAC examined the study area in depth and developed a preferred land use and transportation vision.
- **Per Council direction on 4-25-22 we are to use this vision as the baseline for our work on implementation through CPA and LUCA.**

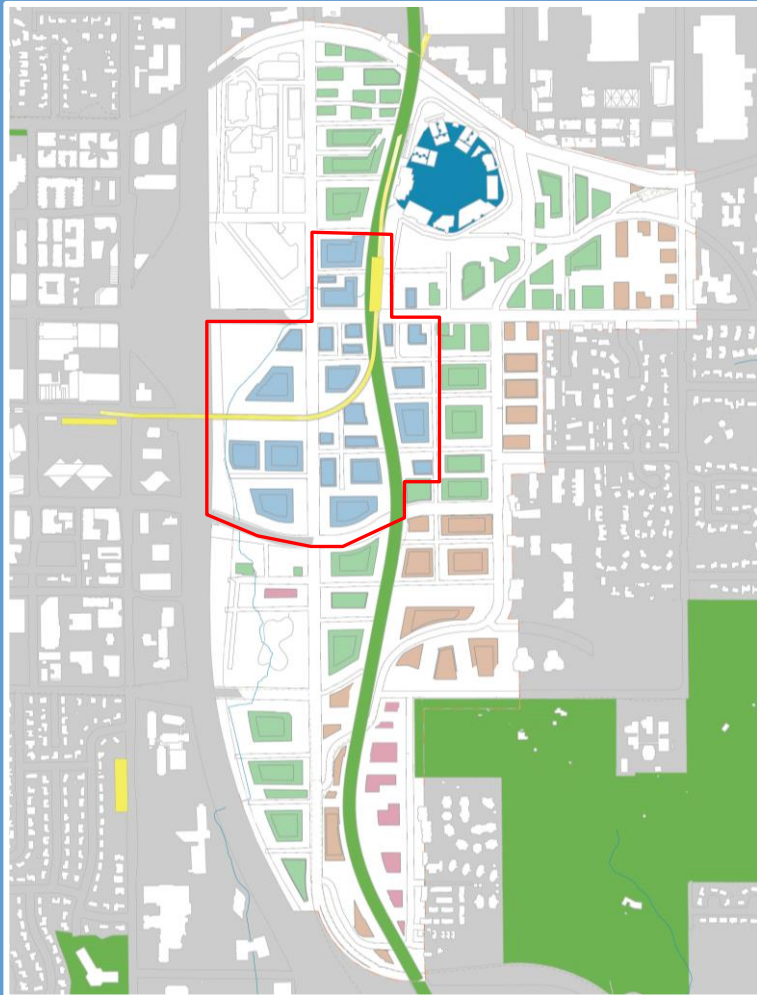
# What does the Vision include:

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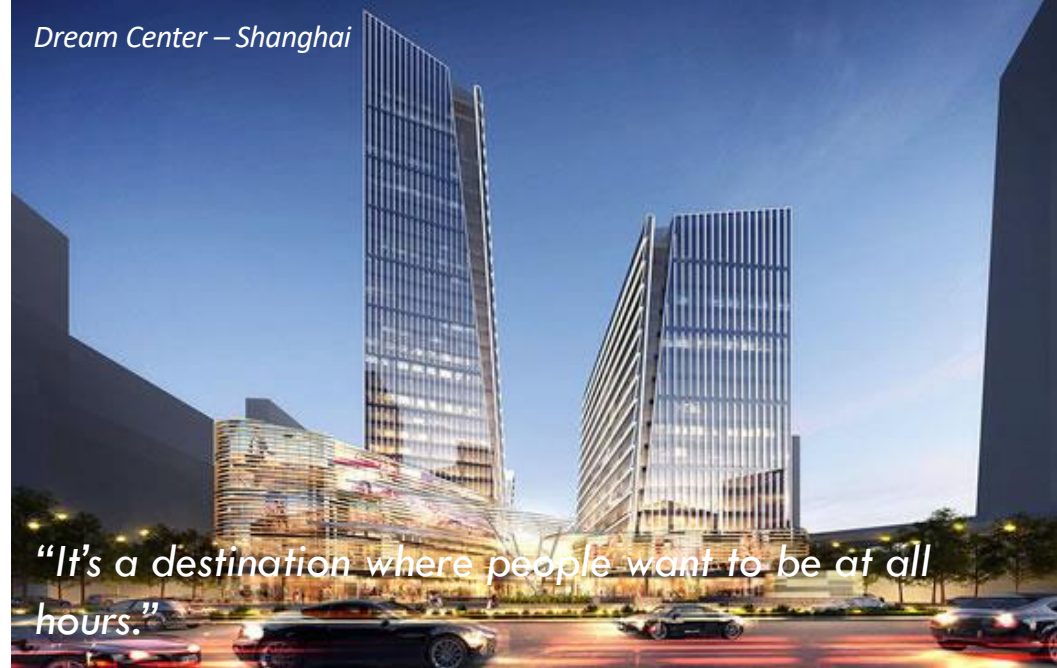
- Preferred Urban Design Framework
- Design Principles
  - Building design and character
  - Transportation, streets and streetscape
  - Parks and open space
- Affordable Housing
- Precedents
- Recommended Implementation Strategies



# DESIGN PRINCIPLES



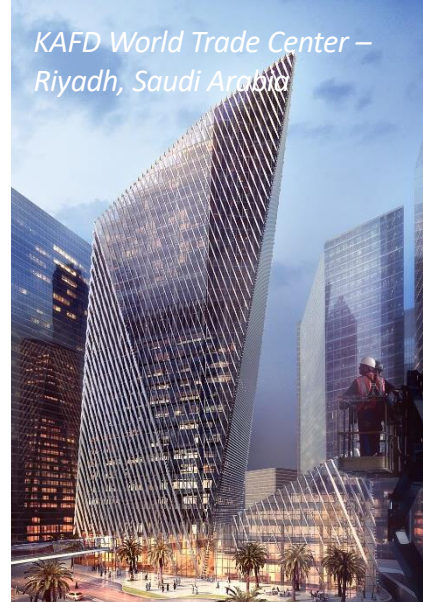
*Dream Center – Shanghai*



*"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*

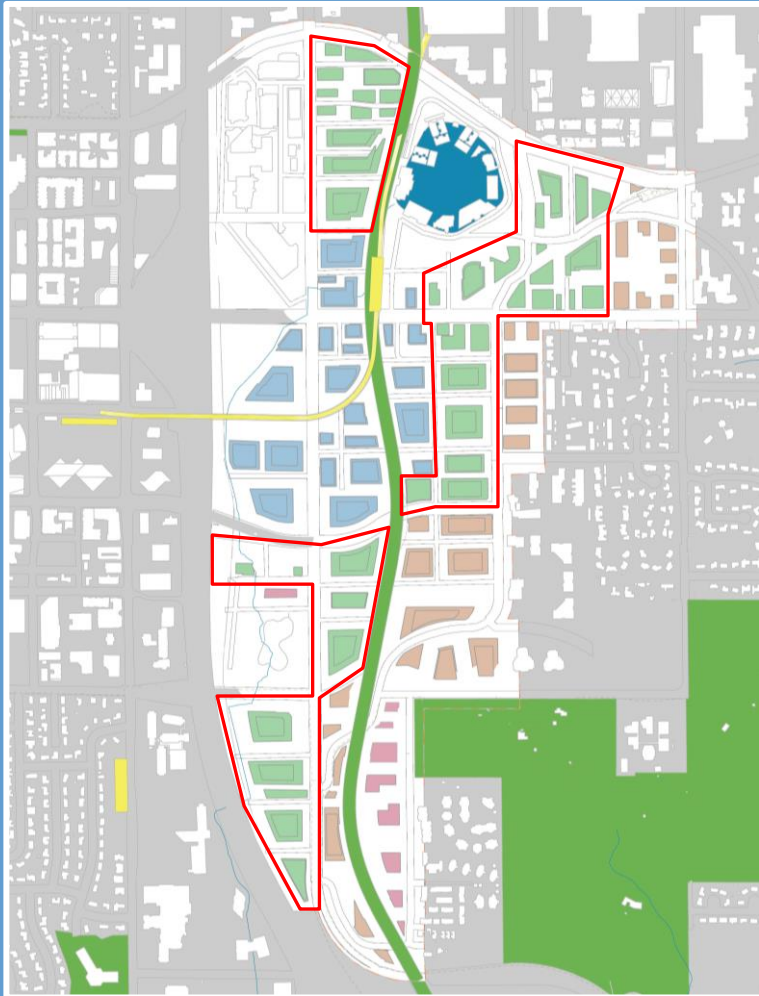
*Hamilton Residence – Hamilton, ON*



*Complexity in massing to diminish scale*



# DESIGN PRINCIPLES



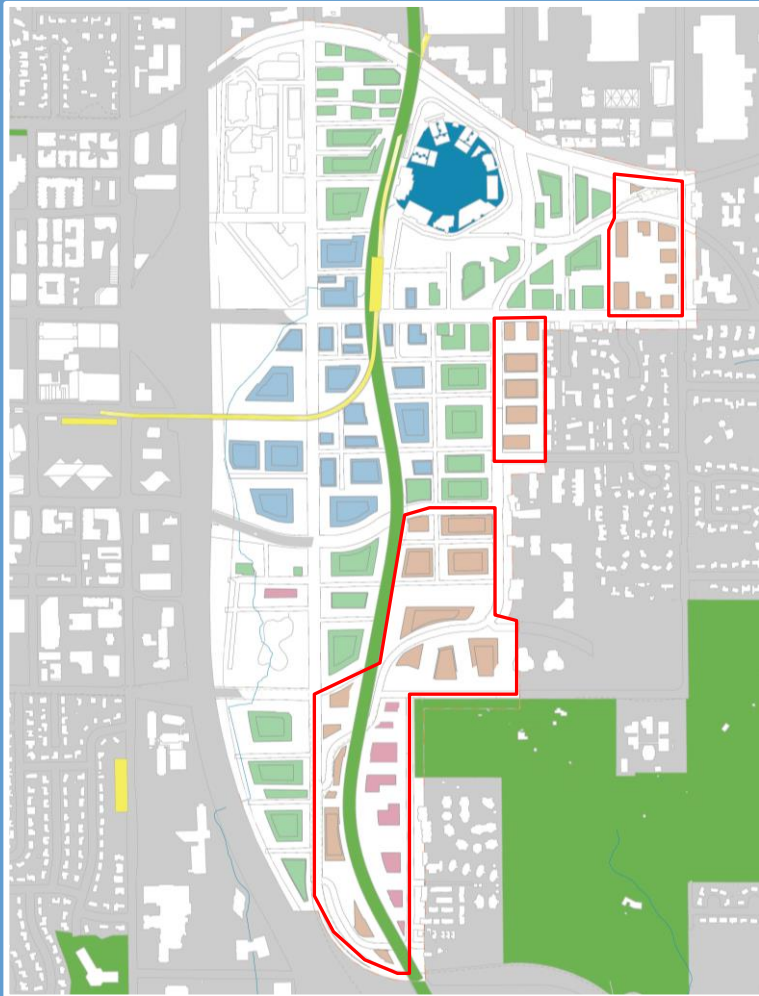
*Olympic Village – Vancouver, BC*



*The Ratcliffe – Charlotte, NC*



# DESIGN PRINCIPLES



*Downtown Woodstock – Woodstock, GA*

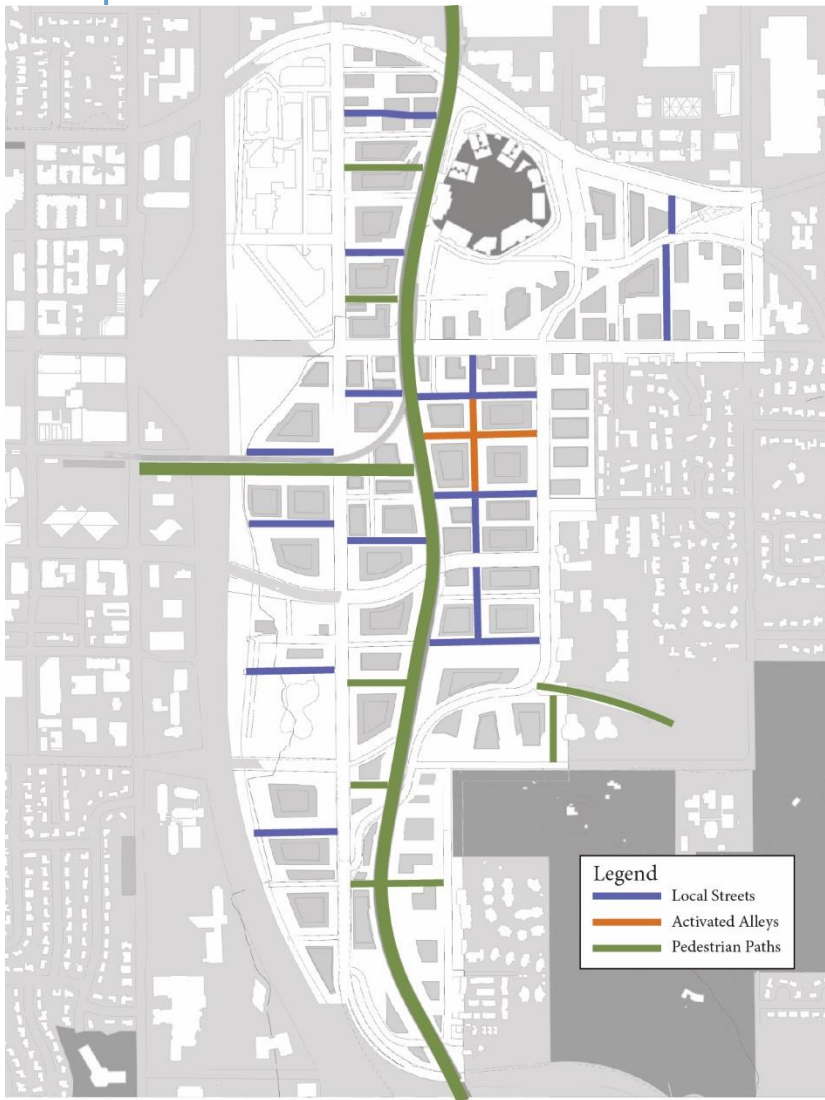


*Gentle density, respectful of its surrounding context.*

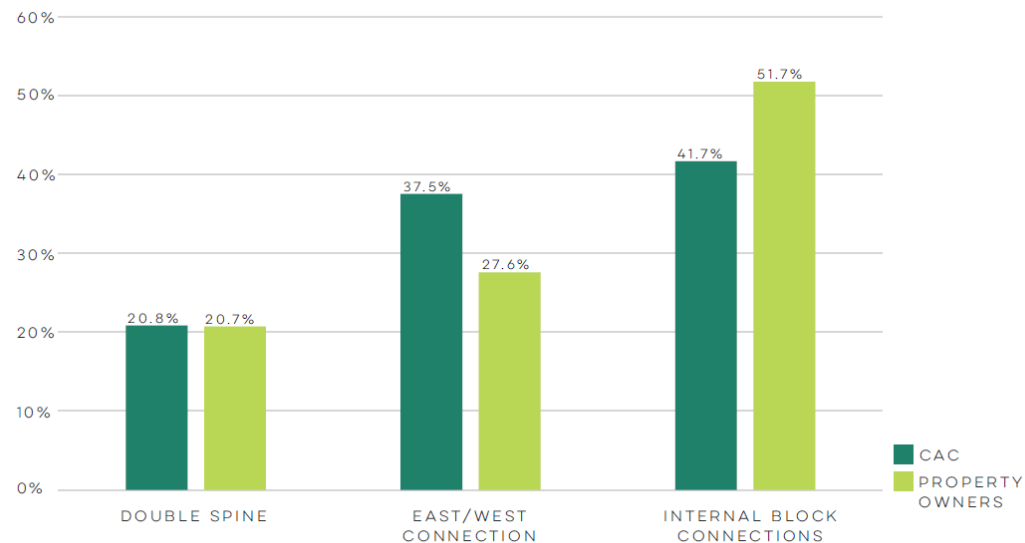


*700 North Church, Charlotte, NC*

# TRANSPORTATION & CONNECTIVITY



- Connections to the Eastside Rail Corridor
- Activated alleys as public spaces
- 116<sup>th</sup> 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.”*



# TRANSPORTATION PRECEDENTS

*Activated Alleys*





*Indianapolis Cultural Trail— Indianapolis, IN*



*Pedestrian Boulevard— St. Petersburg, Russia*

# TRANSPORTATION PRECEDENTS

*Pedestrian & Cyclist  
Infrastructure*





# STREET LEVEL ACTIVATION

*Emphasis on the Pedestrian  
Realm*





# TRANSPORTATION PRECEDENTS

*Sustainable and Green*



*Passeig de St. Joan – Barcelona, ES*



*Olympic Village – Vancouver, BC*



# TRANSPORTATION PRECEDENTS

*Inspired Design*



# 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.”*



# PARKS & OPEN SPACE PRECEDENTS

*Activated Eastside Rail Corridor  
Trail Oriented Development*



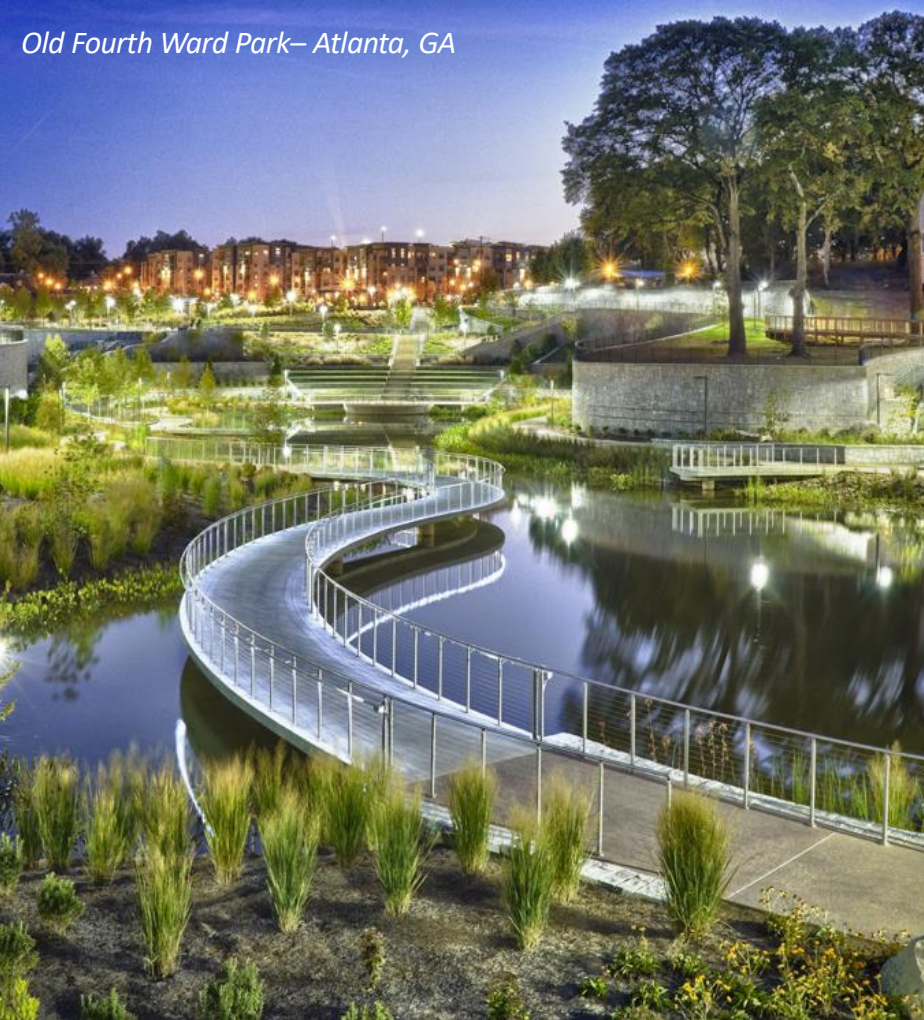


# PARKS & OPEN SPACE PRECEDENTS

*Large Central Civic Space*



Old Fourth Ward Park— Atlanta, GA



City Creek Center – Salt Lake City, UT



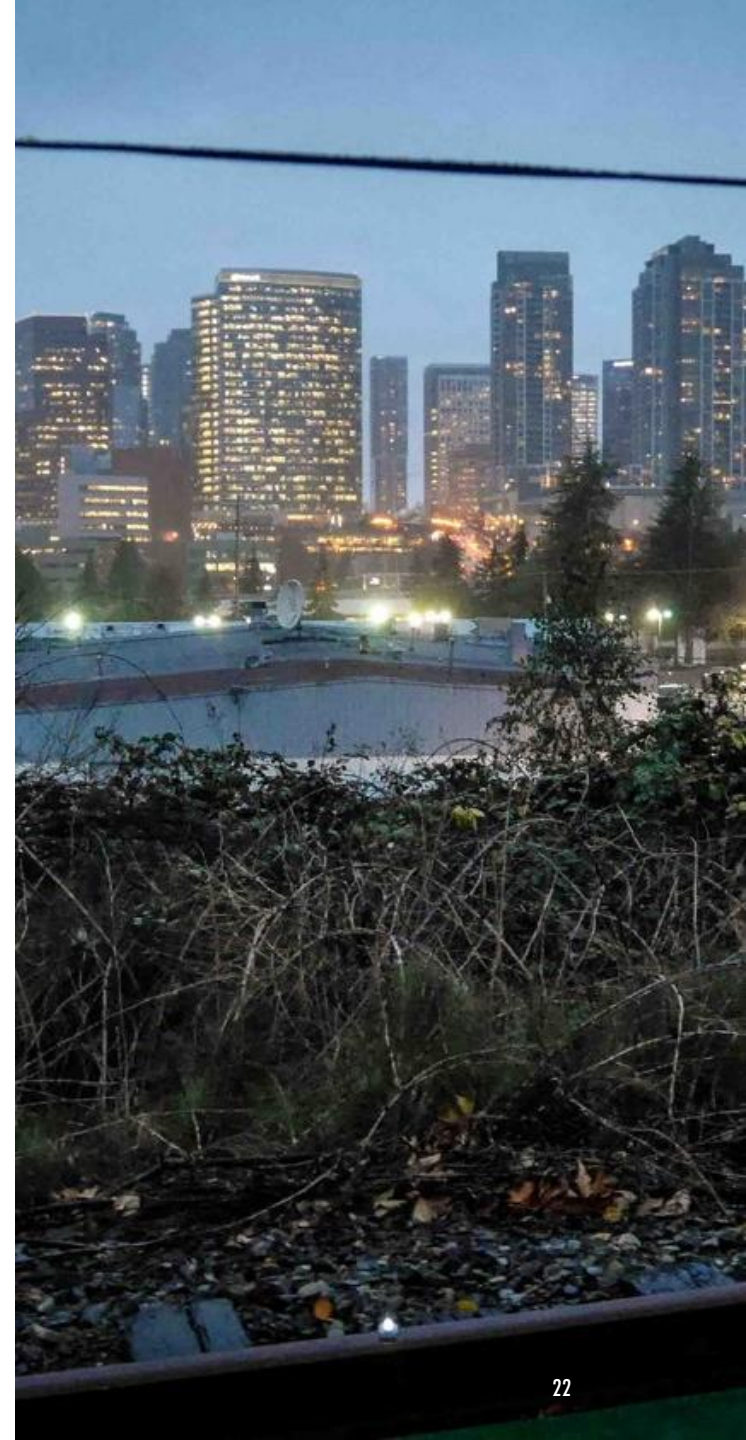
# PARKS & OPEN SPACE PRECEDENTS

*Natural Assets as Amenities*



# AFFORDABLE HOUSING

- A bold land use vision that adds capacity and additional opportunity to incentivize and encourage affordable housing
- 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





# Wilburton Vision

## Implementation considers:

- Wilburton's 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



## Discussion:

1. How might the Wilburton Vision be refined in response to changes that have taken place since the development of the vision in 2018?
2. What are some important considerations in aligning the Wilburton Vision with the Citywide vision?
3. How can the Wilburton Vision help Bellevue advance goals for housing, equity, sustainability, and economic opportunity?





# Thank you

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Emil King, Janet Shull  
- *Community Development*

