

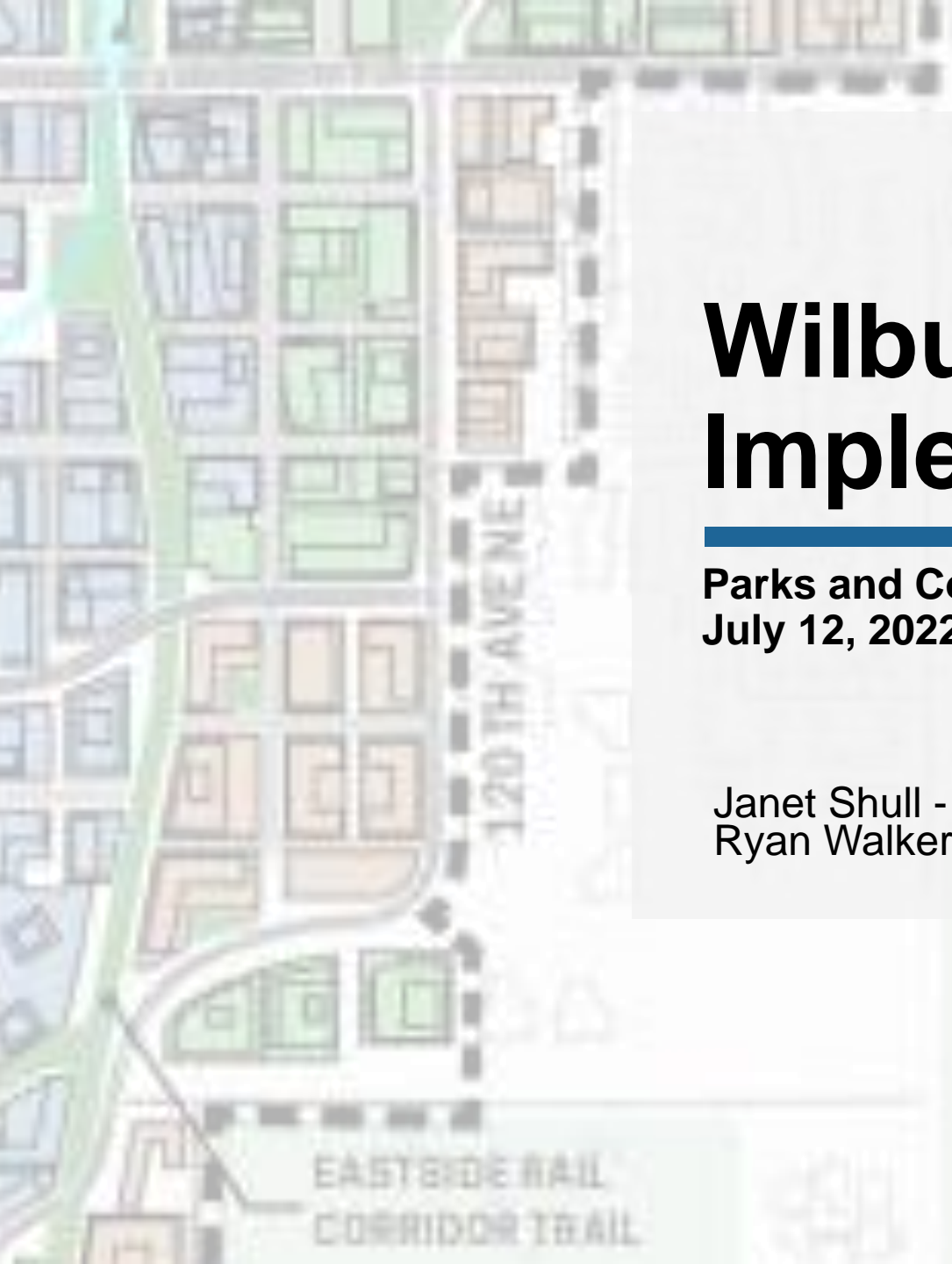


# Wilburton Vision Implementation

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**Parks and Community Services Board  
July 12, 2022**

Janet Shull - *Community Development*  
Ryan Walker – *Parks and Community Services*





# Agenda

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1. Wilburton Vision  
Implementation initiative
2. What is the Wilburton  
Vision?
3. Scope and Timeline
3. Next steps





A 3D architectural rendering of a city planning area, likely the Wilburton area. It shows a mix of building heights and colors: purple and blue for taller structures, green for mid-rise, and orange for lower-density areas. A green park area is visible in the foreground, and a road or transit line runs through the middle. The background shows a dense urban area with many small grey buildings.

# 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

# Opportunities

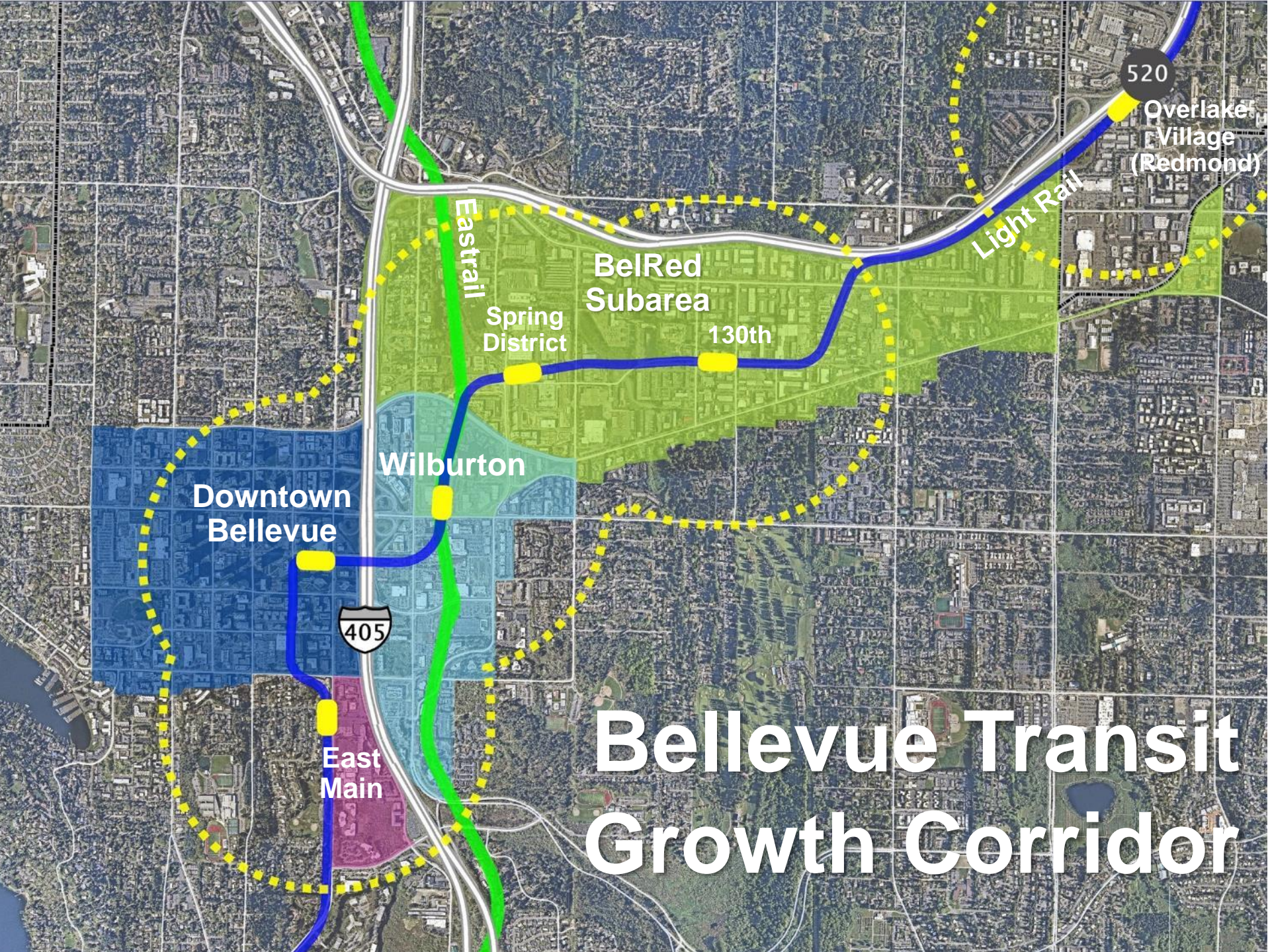
- **Staff and resource efficiencies** by coordinating Wilburton with citywide future land use alternatives analysis
- **Improved understanding and communication** of potential impacts to broader community
- **Incorporate the Wilburton Eastrail Framework Plan** in both the CPA and LUCA
- **Increase Housing**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











520

Overlake  
Village  
(Redmond)

Light Rail

BelRed  
Subarea

Spring  
District

130th

Wilburton

Downtown  
Bellevue

405

East  
Main

# Bellevue Transit Growth Corridor



An aerial photograph of a city area, overlaid with 3D architectural models of buildings. The models are color-coded: purple for taller buildings, blue for mid-rise, orange for lower-rise, and green for smaller structures. A green line, possibly a transit route or parkway, runs through the center of the development. The background shows a dense urban grid with existing buildings and streets.

# Developing the Vision

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- 15-member Council-appointed Citizen Advisory Committee
- Guided by 12 Council Principles
- 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.**

An aerial photograph of a city development plan. The plan shows a grid of streets with various colored blocks representing different types of development. Purple and blue blocks are clustered in the center, while green blocks are scattered throughout. A large green area is visible in the bottom left corner. The plan is overlaid on a grayscale aerial image of the city.

# Vision Statement

(Committee letter to the Mayor)

*“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.”*



# 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
- Placemaking Precedents
- Recommended Implementation Strategies

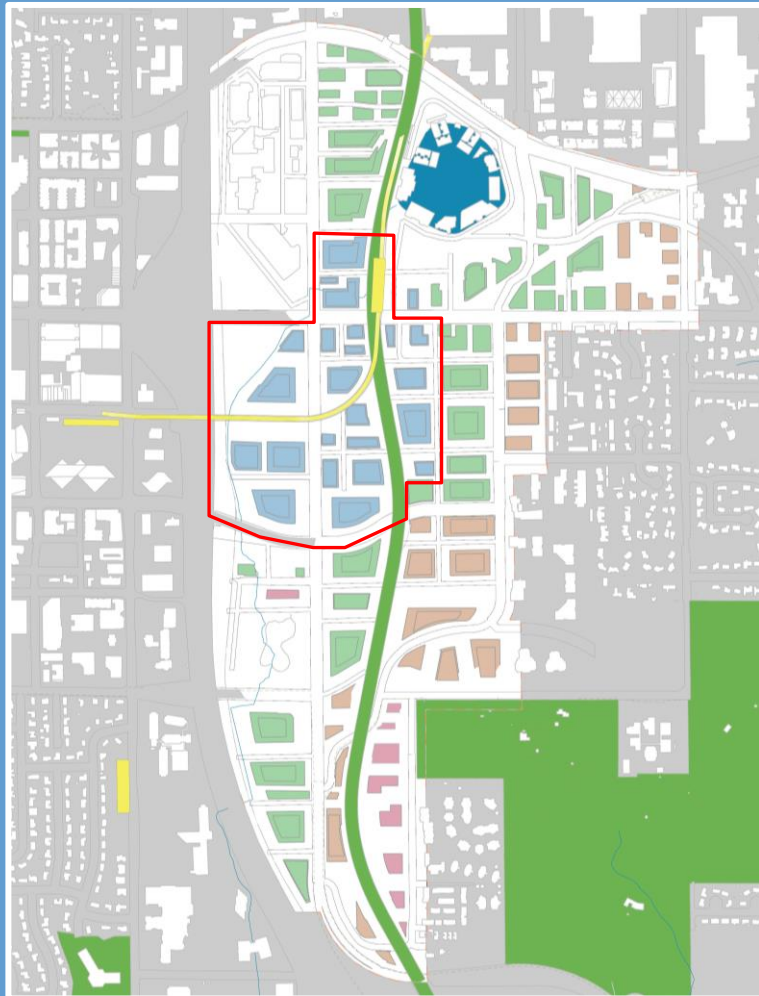


# Future Development Character

- Most intensive development (towers) near I-405 and the future Grand Connection
- Midrise mixed use along the Eastrail corridor
- Transitioning to lower density residential areas east of the study area.



# DESIGN PRINCIPLES



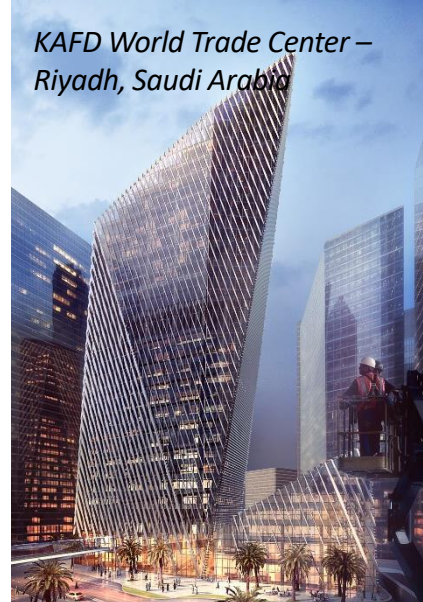
*Dream Center – Shanghai*

***“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*

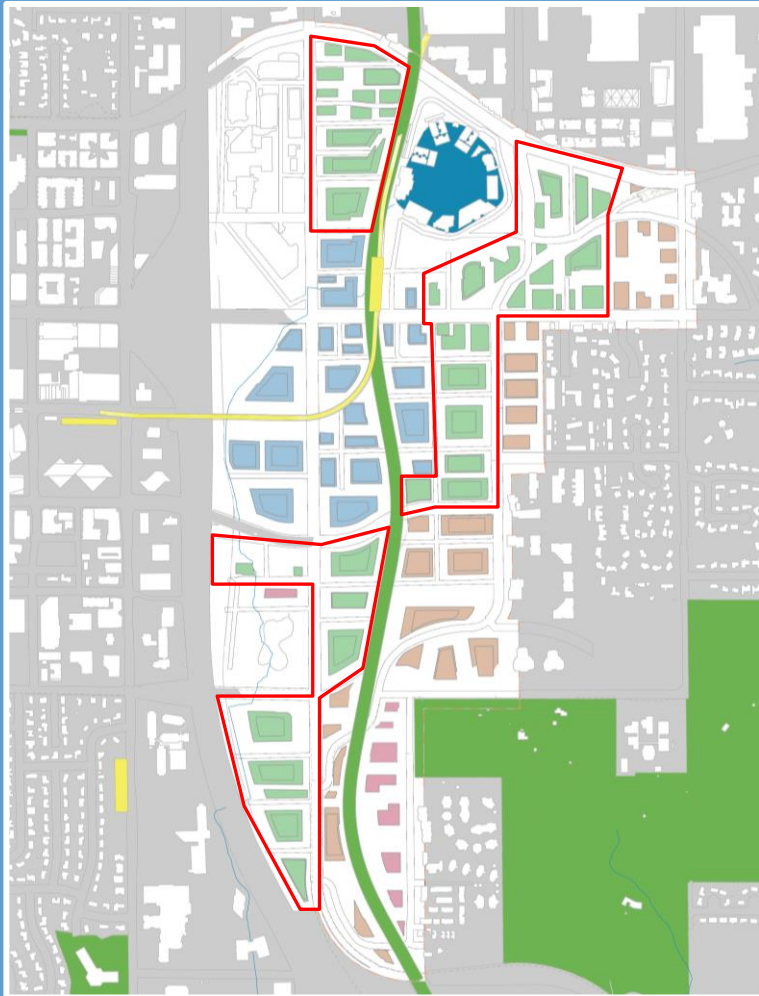
*Hamilton Residence – Hamilton, ON*



*Complexity in massing to diminish scale*



# DESIGN PRINCIPLES



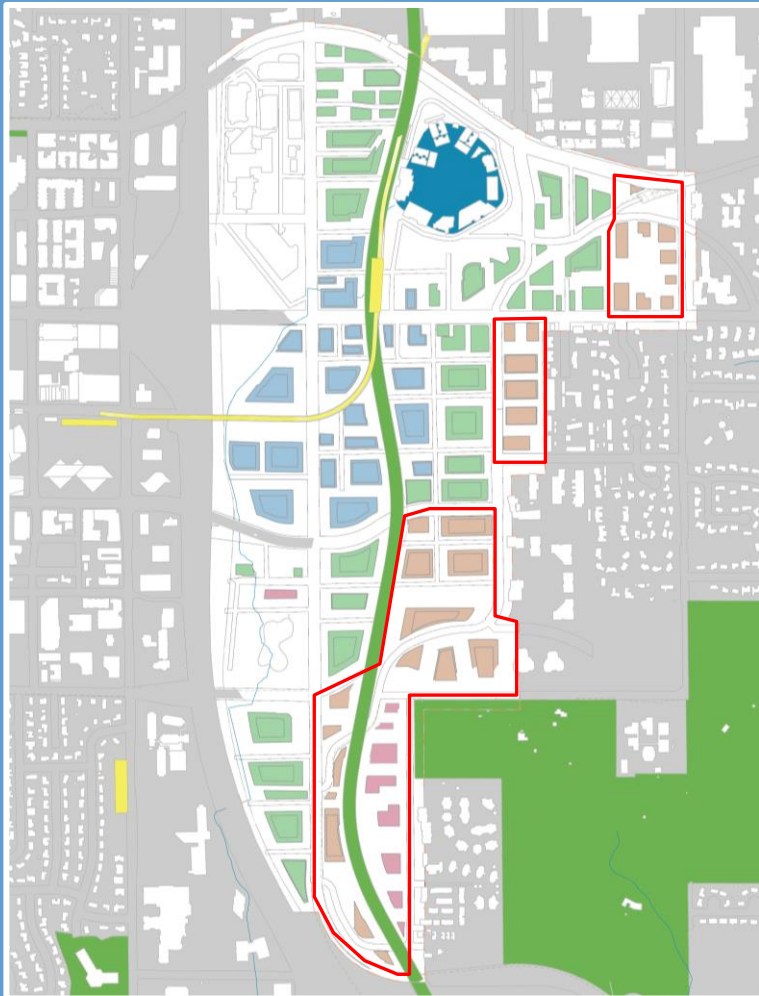
*Olympic Village – Vancouver, BC*



*The Ratcliffe – Charlotte, NC*



# DESIGN PRINCIPLES



*Downtown Woodstock – Woodstock, GA*



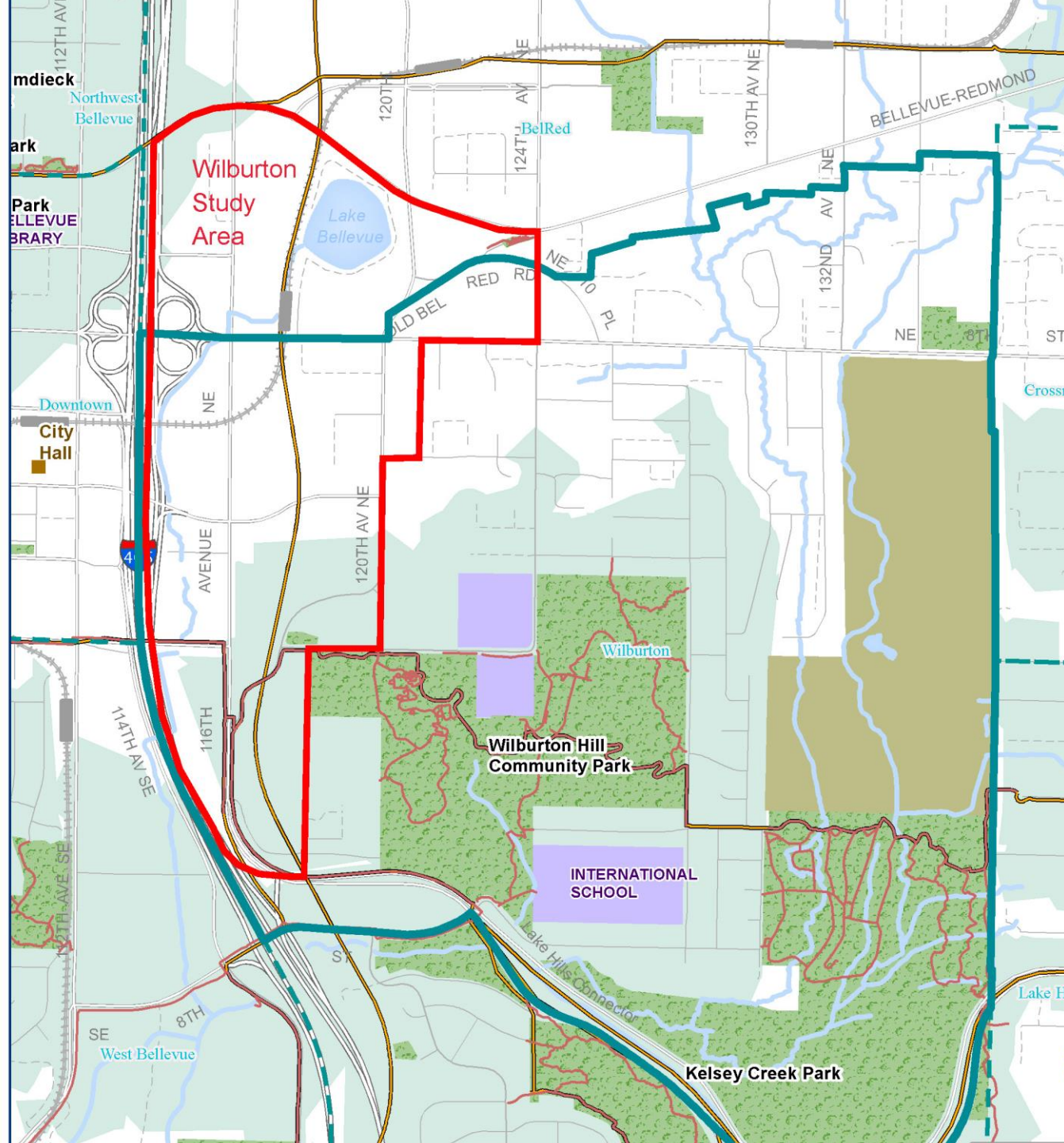
*Gentle density, respectful of its surrounding context.*



*700 North Church, Charlotte, NC*



# Parks & Open Space System





# Parks & Open Space

- Eastrail 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*



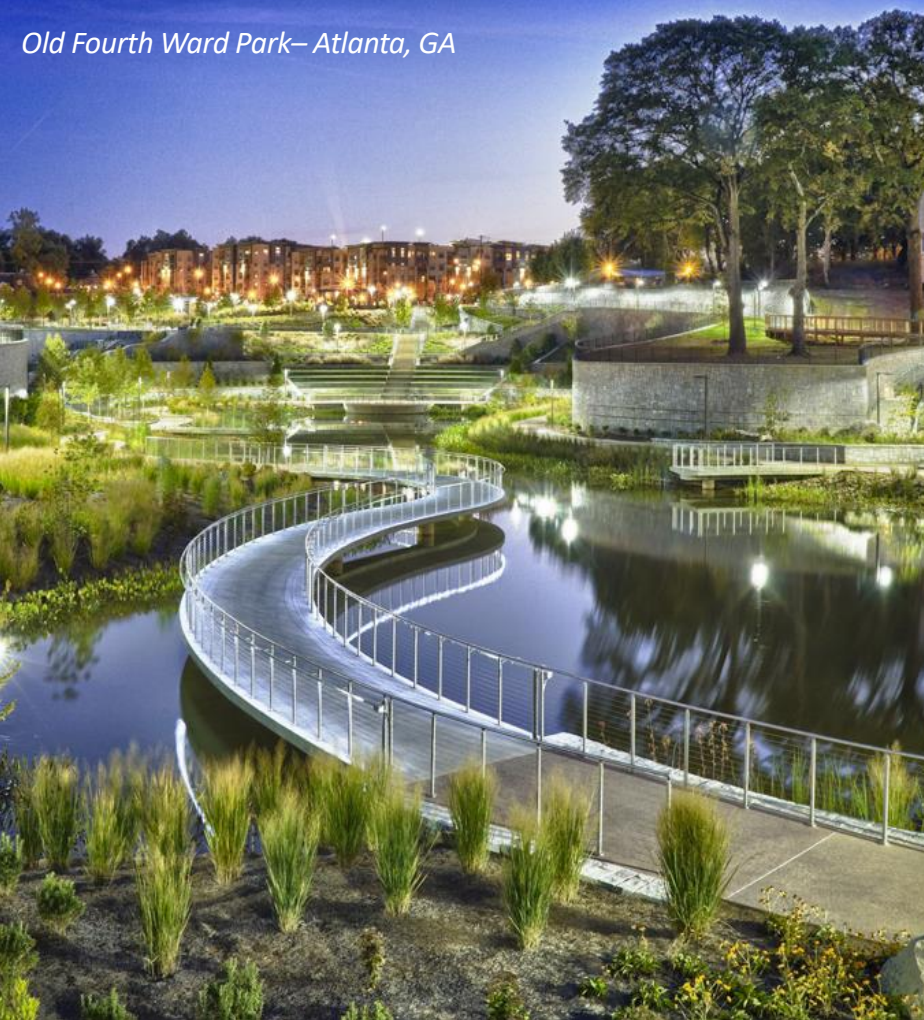


# PARKS & OPEN SPACE PRECEDENTS

*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*

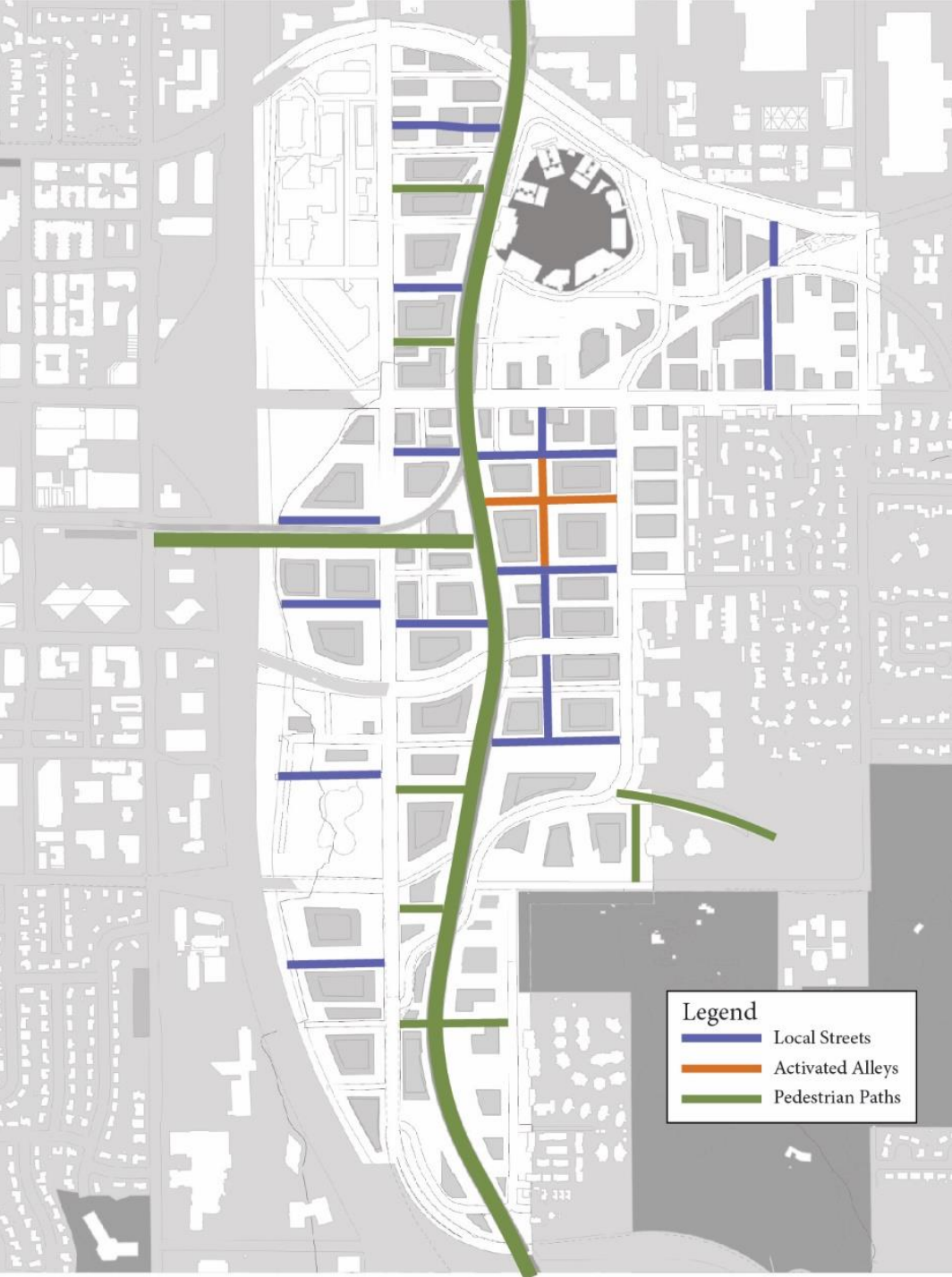




- Eastrail development and connections
- Grand Connection development
- Park acquisition and development
- Lake Bellevue access
- Open space & natural systems enhancement

# Transportation & Connectivity

- Connections to the Eastrail Corridor
- Activated alleys as public spaces
- 116<sup>th</sup> Avenue NE as a grand boulevard
- Local streets and woonerfs
- Smaller blocks and mid-block connections







*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*



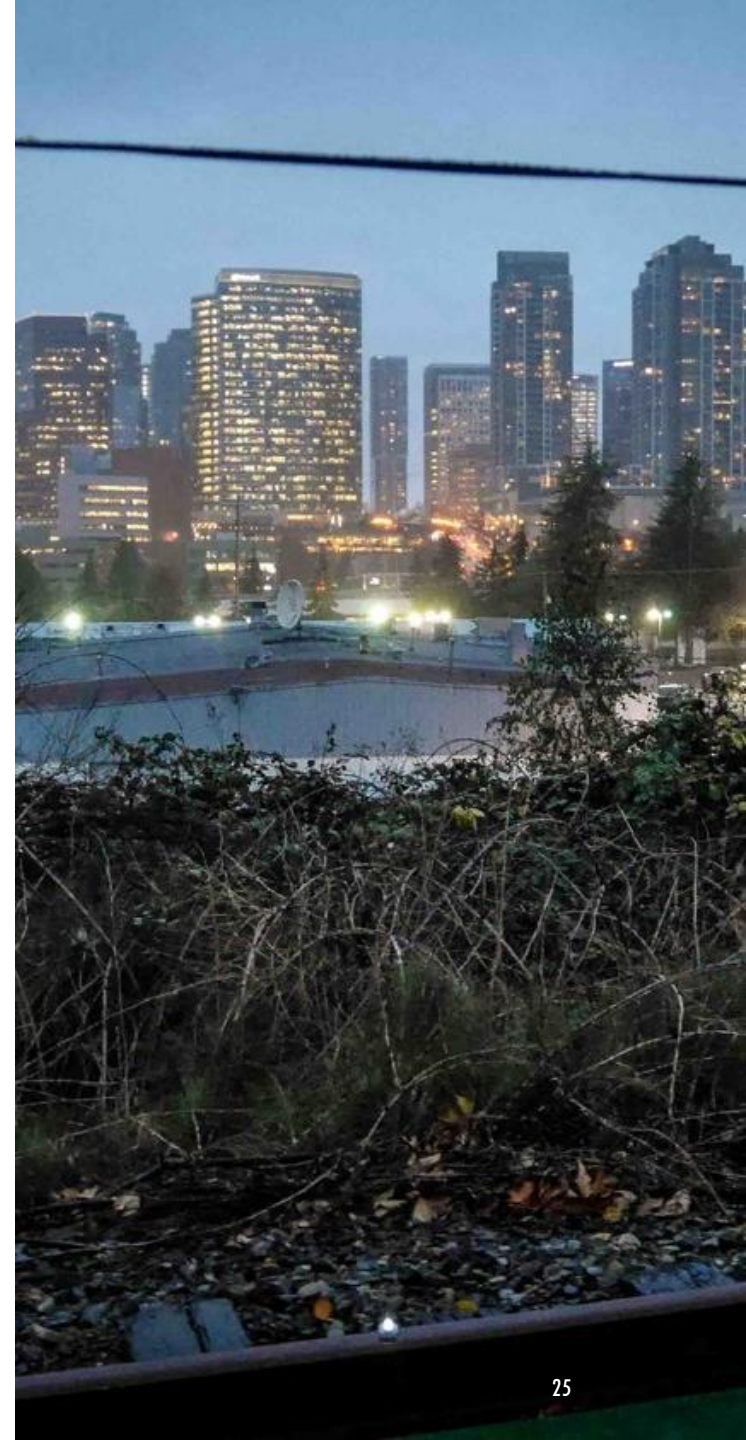
# TRANSPORTATION PRECEDENTS

*Inspired Design*



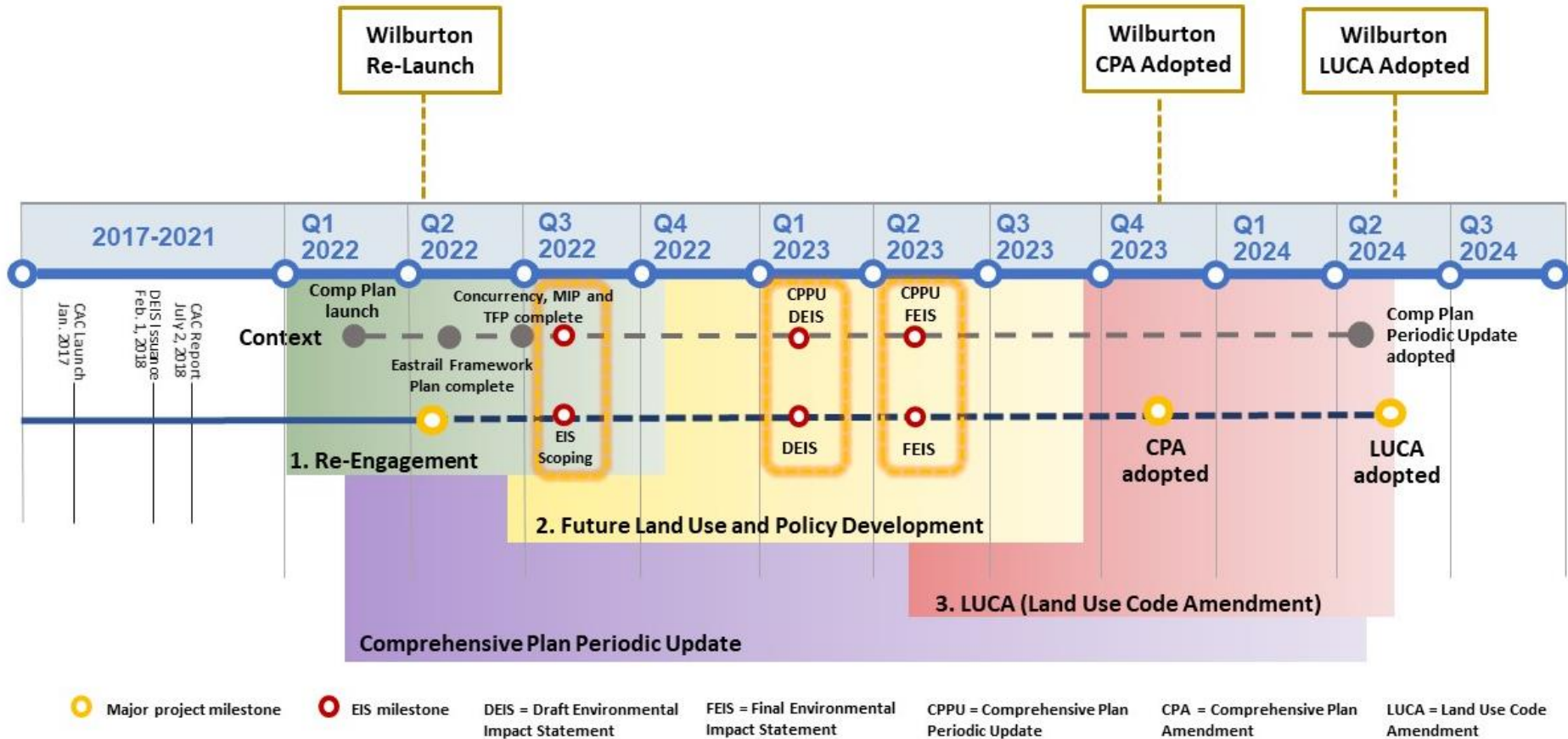
# Affordable Housing

- 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





# Scope and Timeline






# 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.**



**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.**



**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

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

1. Project launch briefings with Commissions and Boards
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. Affirm the Wilburton Vision and align with citywide goals and growth targets





# Thank you

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Janet Shull

- *Community Development*

Ryan Walker

- *Parks and Community Services*

[Wilburton Vision | City of Bellevue  
\(bellevuewa.gov\)](http://bellevuewa.gov)

