



# Wilburton Vision Implementation

Transportation Commission  
July 14, 2022

Janet Shull - *Community Development*





# 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. The image shows a mix of building heights and colors: purple and blue for taller buildings, green for mid-rise, and orange for lower-density residential. A green park area is visible in the foreground, and a road with a bridge crosses a waterway in the background.

# 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

An aerial photograph of the Wilburton area in Bellevue, Washington. The image shows a mix of urban development, including several tall office buildings, residential structures, and green spaces. A major road or transit corridor runs through the center of the area.

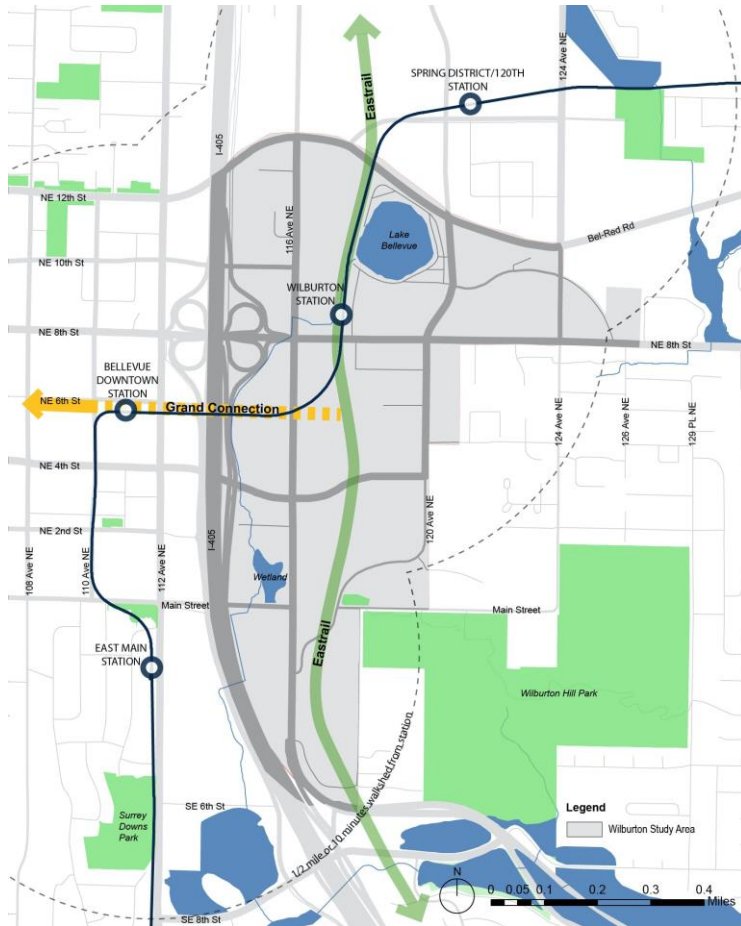
# Importance of the Wilburton Effort

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- Opportunity to be one of the most successful transit-oriented, livable, sustainable and equitable communities in the region.
- Incorporate the Wilburton Eastrail Framework Plan in both the CPA and LUCA
- 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.



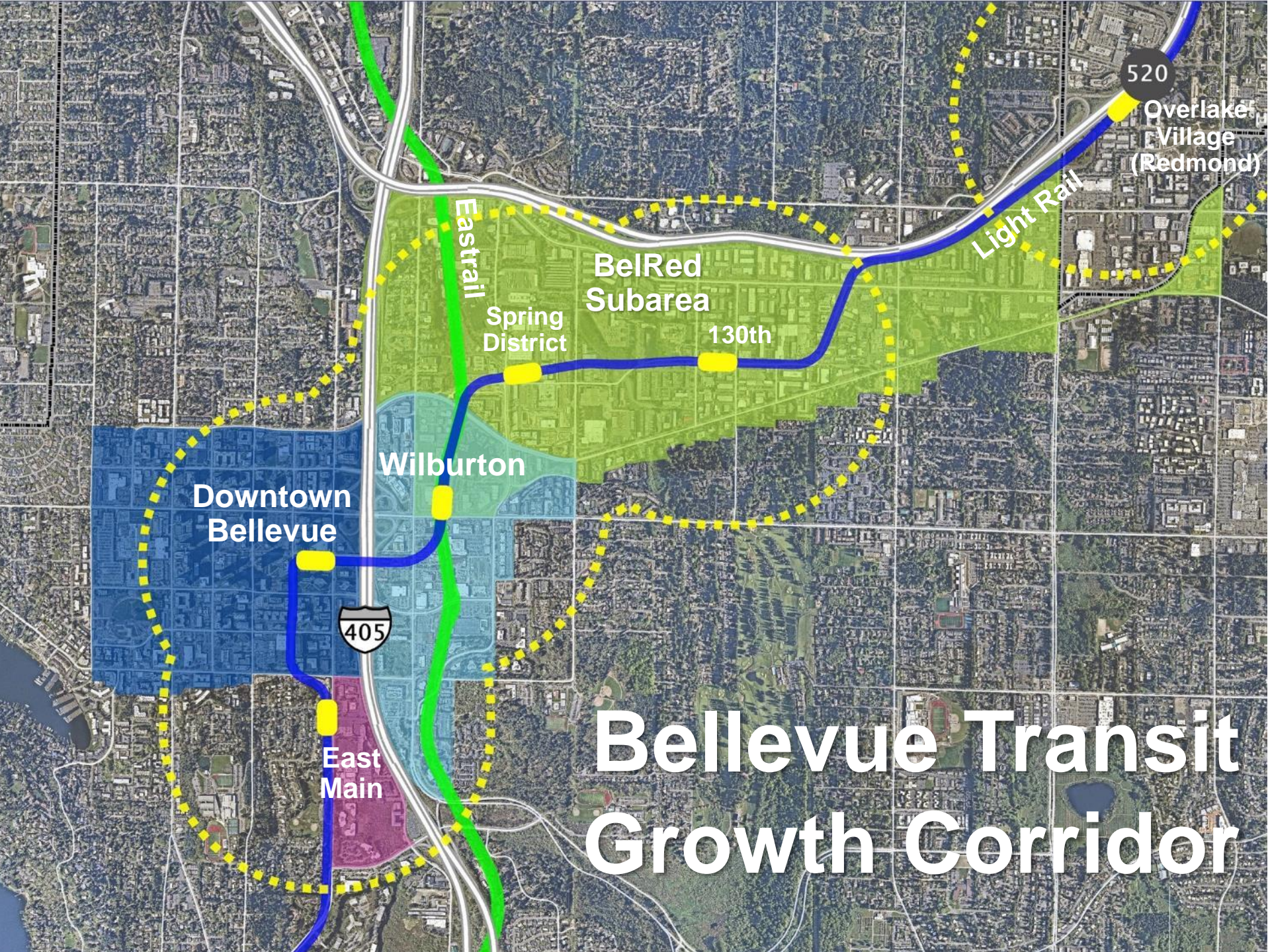
# Study Area and Preferred Alternative



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



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-density residential, and green for parks or open spaces. A green line, possibly a transit route, winds through the city. The background shows a dense urban grid with streets and existing buildings.

# Developing the Vision

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- 15-member Council-appointed Citizen Advisory Committee
- Lei Wu from the TC Co-Chaired with Jeremy Barksdale (from the PC at the time)
- 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.**

# 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

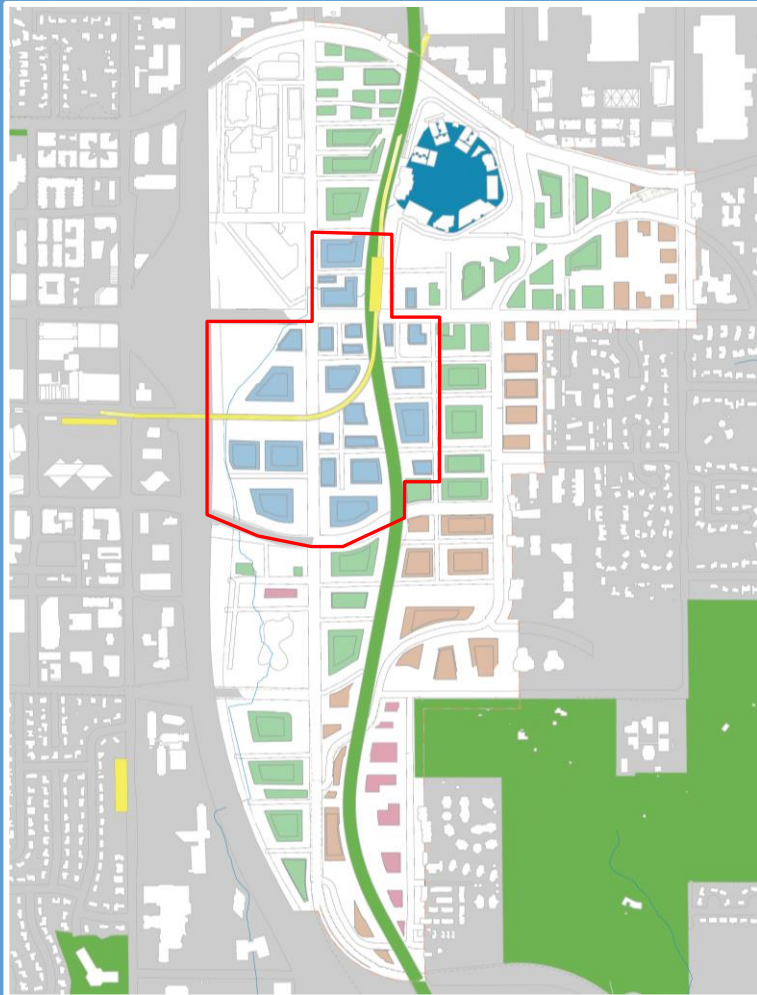


# Future Development Character

- 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*

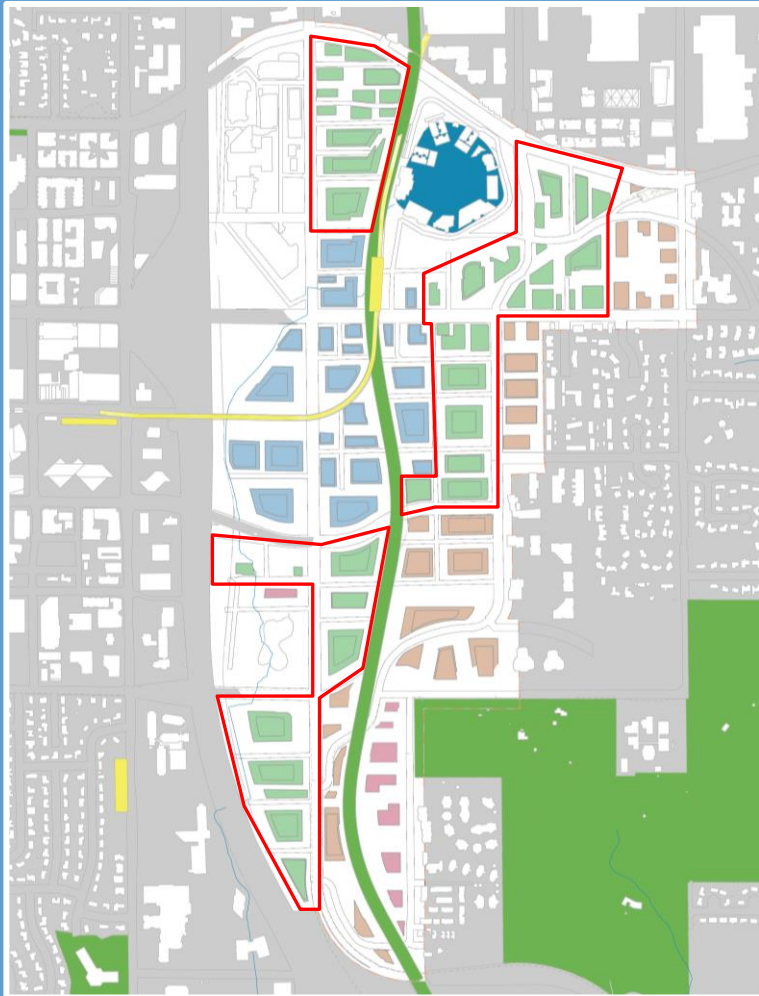
*Hamilton Residence – Hamilton, ON*



*Complexity in massing to diminish scale*



# DESIGN PRINCIPLES



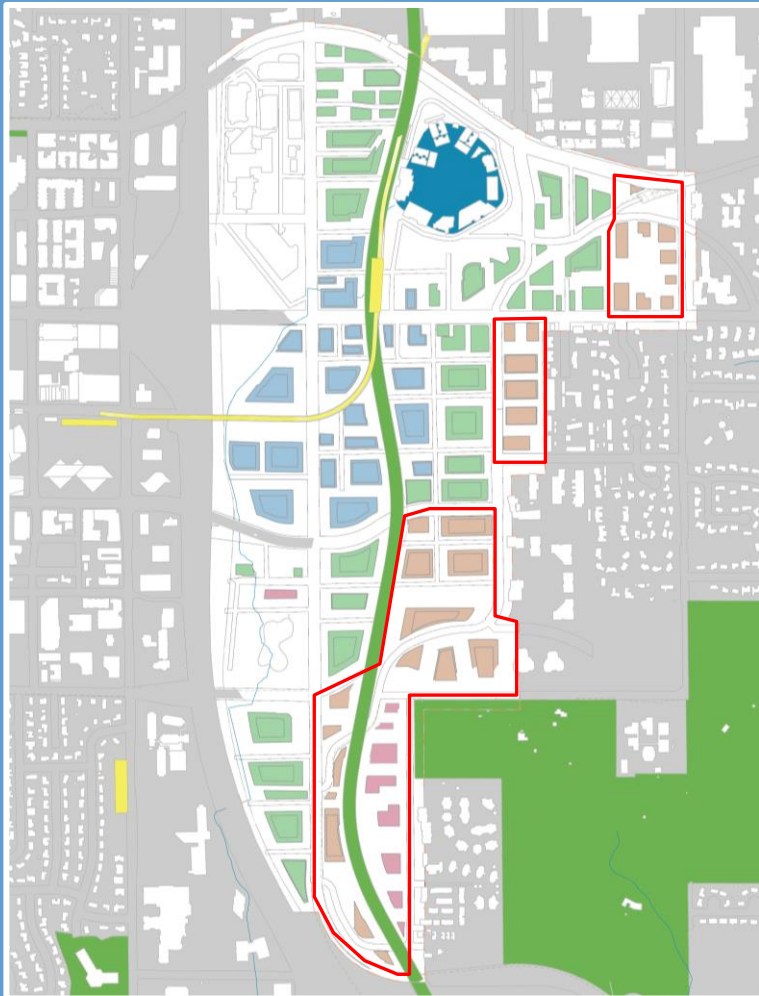
*Olympic Village – Vancouver, BC*



*The Ratcliffe – Charlotte, NC*



# DESIGN PRINCIPLES



*Downtown Woodstock – Woodstock, GA*



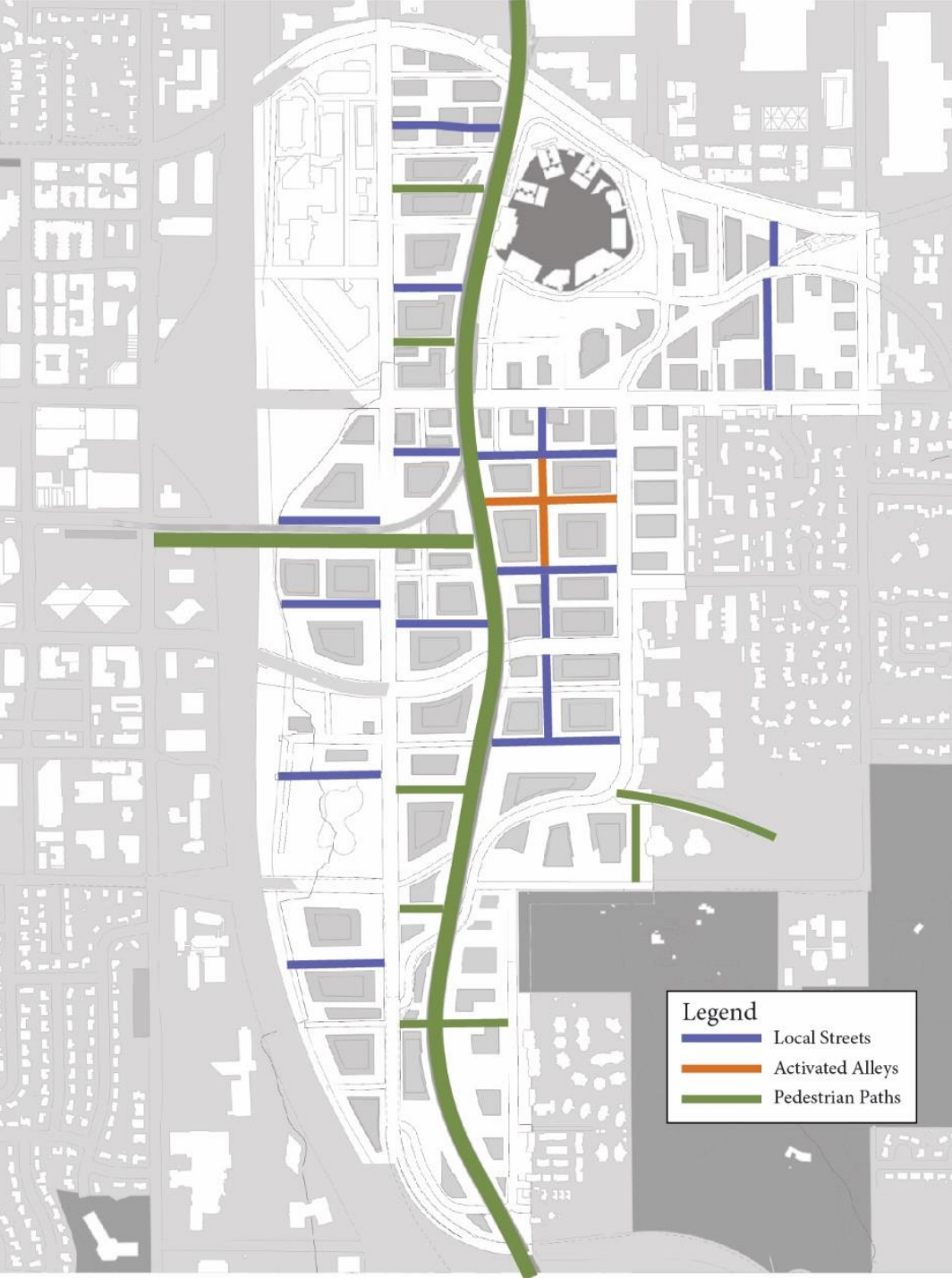
*Gentle density, respectful of its surrounding context.*



*700 North Church, Charlotte, NC*

# Transportation & Connectivity

- Connections to the Eastrail Corridor
- Activated alleys as public spaces
- 116<sup>th</sup> Avenue NE as a grand boulevard
- Local streets
- Smaller blocks and mid-block connections
- NE 6<sup>th</sup> Street Extension  
(116<sup>th</sup> Avenue NE or 120<sup>th</sup> Avenue NE)





*“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

- 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*



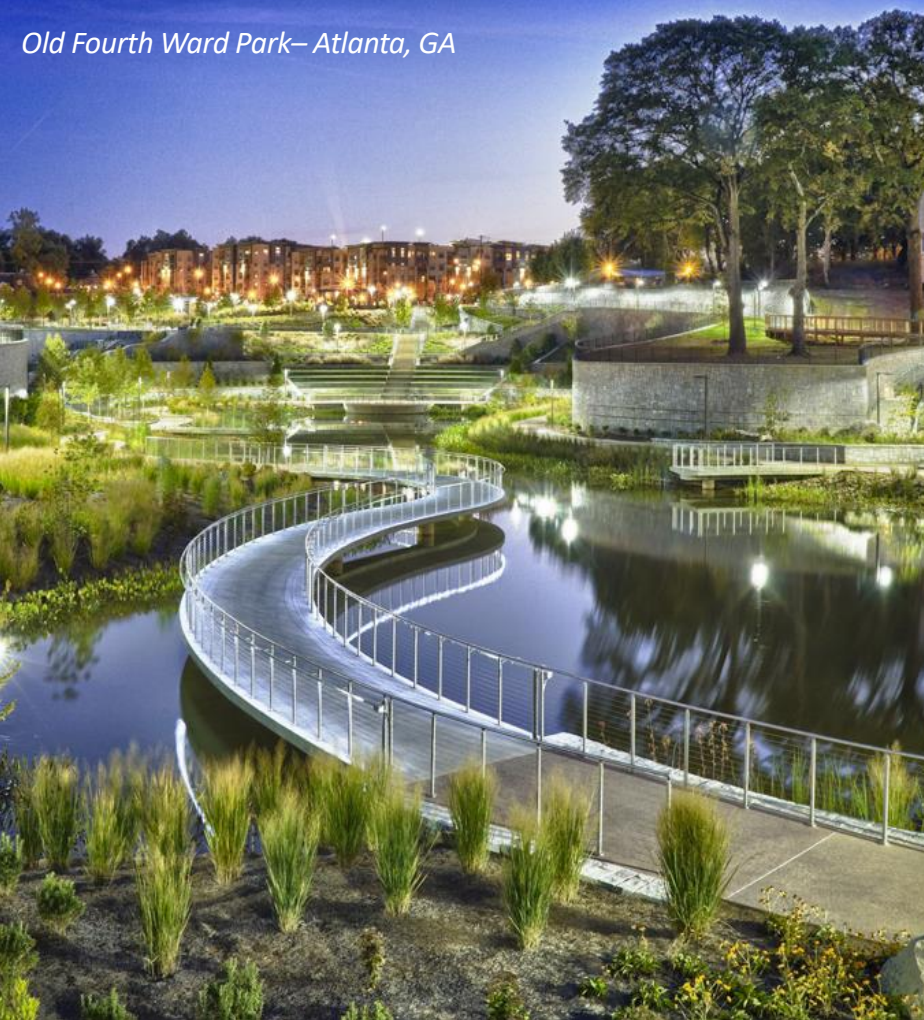


# PARKS & OPEN SPACE PRECEDENTS

*Large Central Civic Space*



Old Fourth Ward Park— Atlanta, GA



City Creek Center – Salt Lake City, UT



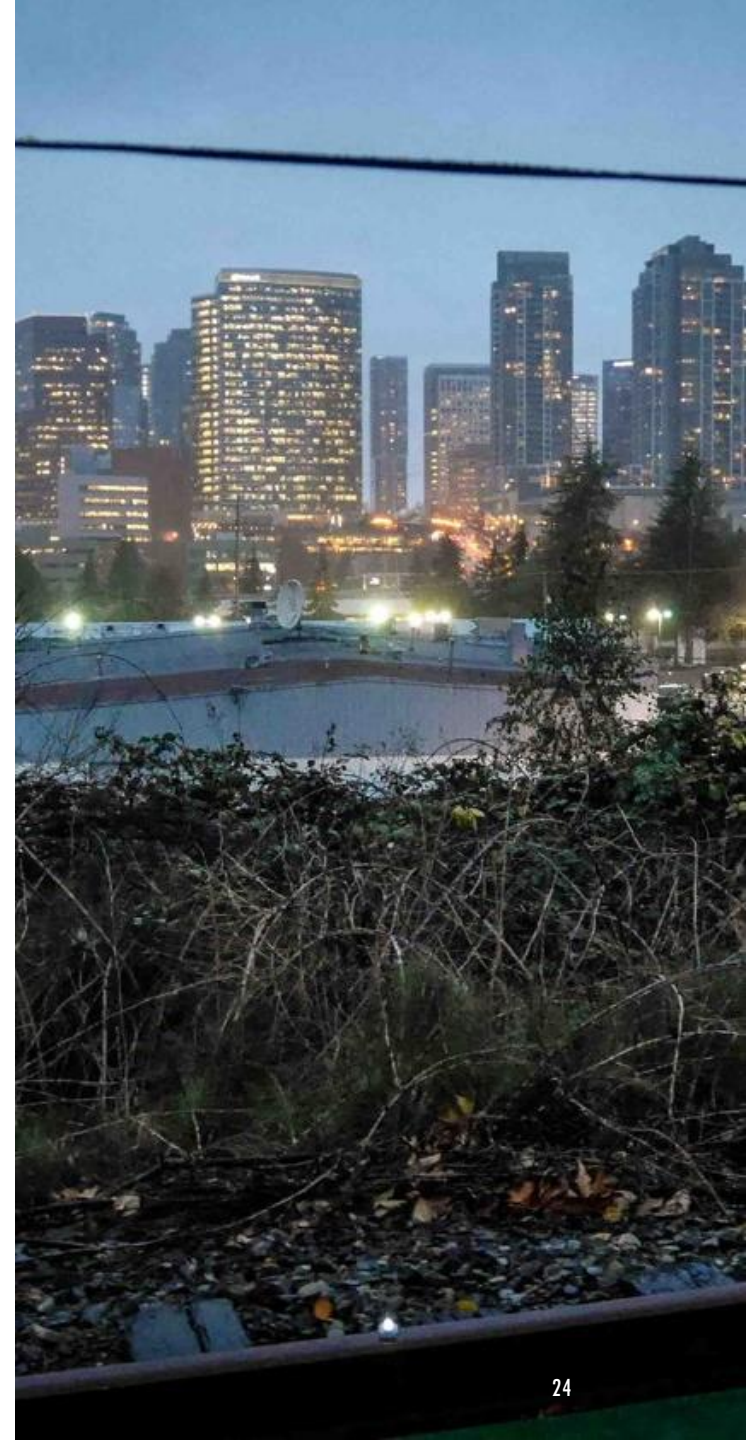
# PARKS & OPEN SPACE PRECEDENTS

*Natural Assets as Amenities*



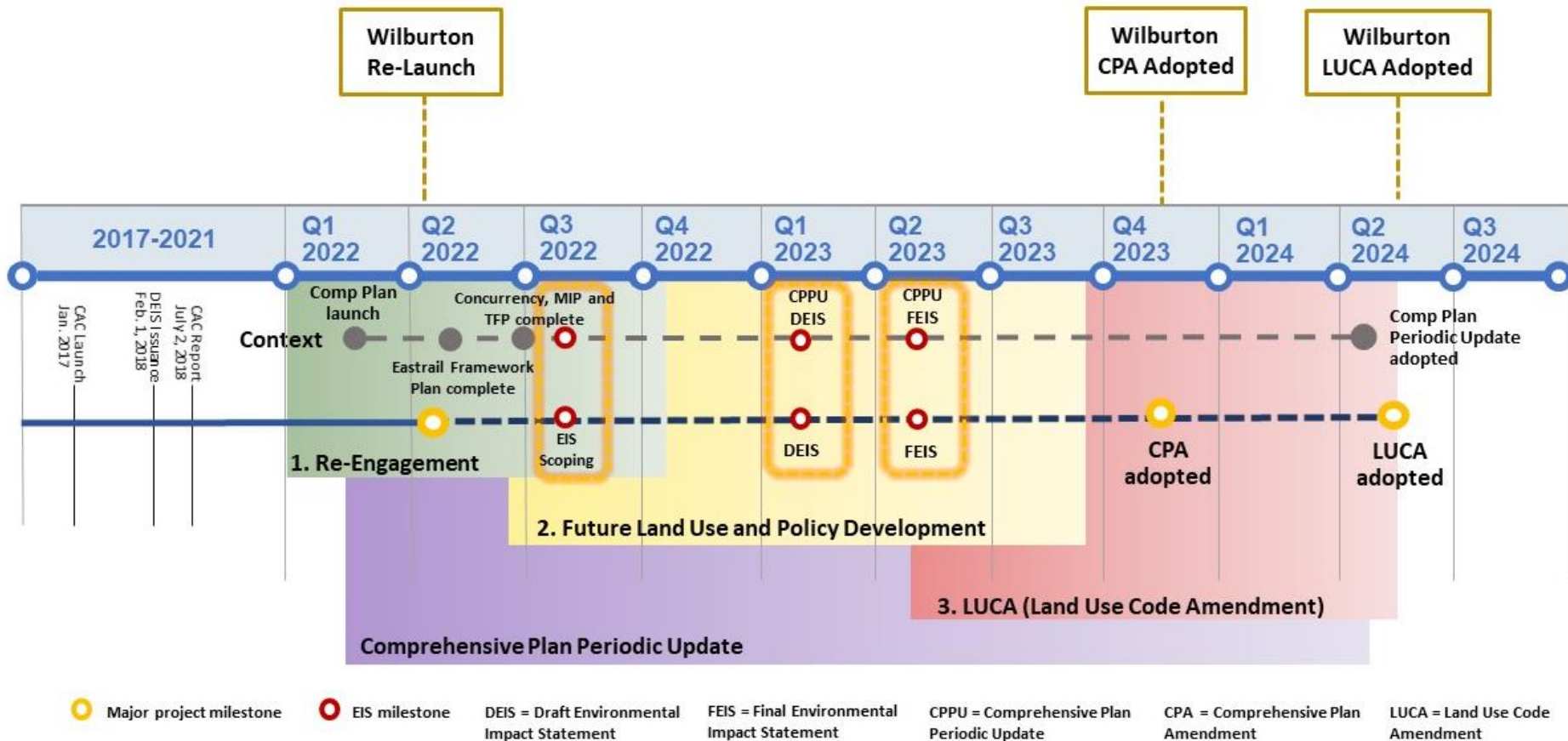
# Affordable Housing

- 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.**

A large, light blue downward-pointing arrow indicating the flow from the first stage to the second.

**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.**

A large, light blue downward-pointing arrow indicating the flow from the second stage to the third.

**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

Janet Shull  
- *Community Development*

[Wilburton Vision | City of Bellevue](#)  
[\(bellevuewa.gov\)](#)

