AGENDA

Project Timeline

Vision Statement

Urban Design Precedents

Existing Conditions
  Zoning
  Development

Urban Framework Diagrams
  Connectivity
  Public Space
  Neighborhood Core

Interactive Exercises
  Interactive ‘Dot’ Exercise
    Summary
    Drawing Exercise

Questions
Who should the Wilburton Commercial Area serve?

- Aging in Place Community
- Artist Residences/Workspace
- Entrepreneurs
- Families
- High Income Residents
- Low Income Residents
- Multi-Cultural
- Young Professionals
Characters, Uses, and Vision
Draft Vision Statement

The Wilburton Commercial Area is Bellevue’s next urban mixed-use community that enhances livability, promotes healthy living, supports economic vitality, and serves the needs of a diverse 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 unique sense of place and character.
CATEGORIES

- CONNECTIVITY
  - Activated Alley
  - Separated Bike / Pedestrian Path
  - Shared Street / Woonerf
  - Multi-Modal Boulevard
  - Grid
  - Circulation and Access
  - Streets (Arterials and Collectors)
  - Planned ERC
  - Grand Connection
  - Light Rail Extension
  - Mid-Block Connectors

- SUSTAINABLE INFRASTRUCTURE
  - Urban Raingarden / Bioswale
  - Creek Daylighting
  - Eco-district
  - Urban Agriculture
  - Green Streets
  - Stormwater / Water Quality
  - High Performance Buildings

- PUBLIC SPACE
  - Park / Civic Space
  - Neighborhood / Water Oriented Park
  - Pocket Park
  - Linear Park
  - Natural Resources

- PLACEMAKING
  - Gateway / Node
  - Edge
  - Remnant Urban Space
  - Public Art
PRECEDE\textsc{ents}: CONNECTIVITY

**ACTIVATED ALLEY**
- Provides a safer and unique pedestrian experience which adds vitality and connectivity to a neighborhood
- Allows access for service vehicles during certain periods of the day

**SEPARATED BIKE / PEDESTRIAN PATH**
- Safe and appealing bike path encourages additional bike and walk trips
- Elevates non-motorized infrastructure in importance

\textsc{Belden Place, San Francisco, CA}

\textsc{Bicycle Snake, Copenhagen, DK}
PRECEDE NTS: CONNECTIVITY

SHARED STREET / WOONERF
- Flexible space for community events, while still allowing vehicle access
- Design details such as curbless streets and textured materials encourage slower traffic and pedestrian uses

RIVER STREET, BATAVIA, IL

MULTI-MODAL BOULEVARD
- Protected lane for bicycles encourages bike trips
- Inner lanes move faster for through traffic, while outer lanes allow local access
- Wide sidewalks and planting zones provide a buffer for safe and pleasant pedestrian experience alongside a busy road

AVINGUDA DIAGONAL, BARCELONA, ES
PRECEDENTS: SUSTAINABLE INFRASTRUCTURE

URBAN RAINGARDEN / BIOSWALE
- Filters rainwater using natural systems to reduce pollution and slow stormwater flow into the municipal system
- Buffered planting zone makes for a safer and more pleasant pedestrian experience

CREEK DAYLIGHTING
- Daylighting streams helps to manage and filter stormwater
- Creates public greenspace, access to a natural system in an urban center

SWALE ON YALE, SEATTLE, WA

CHEONGGYECHEON, SEOUL, SOUTH KOREA
**PRECEDE NTS: SUSTAINABLE INFRASTRUCTURE**

**ECODISTRICT**
- Naturally powered using solar and ground source energy for homes and cars
- Community gardens foster both healthful living and a connected community
- Mixed-use neighborhoods reduce need for car travel
- Integrated stormwater management (permeable pavement, bioswales along streetscapes, “percolation parks”)

**GEOS NET-ZERO NEIGHBORHOOD, ARVADA, CO**

**URBAN AGRICULTURE**
- Can provide access to fresh produce in urban food deserts
- Learning opportunity for community, children

**ROOFTOP HAVEN FOR URBAN AGRICULTURE, CHICAGO, IL**
**PRECEDENTS: PUBLIC SPACE**

**URBAN PARK / CIVIC CENTER**
- Iconic urban park that helps to define neighborhood character
- Amenities such as playground, garden, dog park provide a space for a diverse community
- Central gathering space that can be used for community events

![Image of a park](image1.jpg)

**MARY BARTLEME PARK, CHICAGO, IL**

**NEIGHBORHOOD / WATER-ORIENTED**
- Larger park oriented around natural water systems

![Image of a park](image2.jpg)

**GREENLAKE PARK, SEATTLE, WA**
**LINEAR PARK**
- Provides active and passive recreational space within a minimal footprint
- Can serve as a primary connection for pedestrians

**POCKET PARK**
- Small refuge space in an urban environment
- Can be a plaza, play park, garden, etc
- Several small / pocket parks throughout neighborhood help to break up the urban experience
PRECEDE NTS: PLACEMAKING

GATEWAY / NODE
- Gateways help to define neighborhood character, and act as an element in wayfinding programs
- Nodes occur at the intersection of paths and are sites of activity, attracting people to both stay in and move through space

NEIGHBORHOOD GATEWAYS, SAN DIEGO, CA | UNIVERSITY STREET PAVEMENT PARK, SEATTLE, WA

EDGE
- Unavoidable edges (such as freeways) can be an opportunity for public art, neighborhood definition

UNIVERSITY OF WASHINGTON, SEATTLE, WA | WEST GALER STREET FLY OVER AT ELLIOTT WAY (DNA WAVE PATTERN), SEATTLE, WA
PRECEDENTS: PLACEMAKING

REMNANT URBAN SPACE
- Areas left undeveloped or undevelopable around major infrastructure can be an opportunity to create public space

PROJECT UNDERWAY, ROCKAWAY, NY

PUBLIC ART
- Help to define neighborhood character and connect to local community/culture by engaging local artists
- Enliven public space and attract visitors, bringing economic benefit to neighborhood
- Act as a wayfinding tool helping residents and visitors to navigate space

EMBARCADERO, SAN DIEGO, CA | MUSEUMPLEIN, AMSTERDAM, NL | PHILLY PAINTING PROJECT, PHILADELPHIA, PA
EXISTING CONDITIONS: ZONING

LEGEND
- Park
- Multi-Family Residential
- Medical Office
- Single Family Residential
- Commercial
- Office / Limited Business
EXISTING CONDITIONS: CURRENT DEVELOPMENT

EXISTING STRUCTURES

LEGEND
Colors reflect existing zoning, building footprint and massing
- Multi-Family Residential
- Medical Office
- General Commercial
- Office / Limited Business
- Single Family Residential
MEDIUM DEVELOPMENT SCENARIO

Building Area Coverage (% of Building Area)
- LOW 45% - 61%
- MEDIUM 61% - 78%
- HIGH 78% - 95%

Existing Zoning
- Current Development Criteria
  - General Commercial Assumptions
    - Max. Lot Coverage: n/a
    - Building Height: 30' max.
    - Setback: 15' Front
    - No Side or Rear Setback
    - Max. Impervious Surface Area: 85%

EXISTING CONDITIONS: POSSIBLE DEVELOPMENT

FUTURE DEVELOPMENT SCENARIO ASSUMPTIONS

- Building Area Coverage (% of Building Area)
  - LOW 45%-61%
  - MEDIUM 61% - 75%
  - HIGH 78% - 95%

- Existing Zoning
- Current Development Criteria

*General Commercial Assumptions

LEGEND
Colors reflect existing zoning, building footprint and massing

- Multi-Family Residential
- Medical Office
- General Commercial
- Office / Limited Business
- Single Family Residential

EXISTING CONDITIONS
URBAN FRAMEWORK DIAGRAMS
URBAN FRAMEWORK DIAGRAMS

• CONNECTIVITY
  Connectivity is recognized as a primary influencer for the future of the Wilburton Commercial Area.

• PUBLIC SPACE
  Each of the following diagrams assumes the future Grand Connection and Eastside Rail Corridor (ERC) will be implemented as a public space.

• NEIGHBORHOOD CORE
  The future Wilburton Commercial Area likely will include a greater mix of uses and a range of building typologies/forms. The areas with the highest intensity (mix of uses and density) is referred to as the ‘neighborhood core.’
CONNECTIVITY
OPTION A: DOUBLE SPINE

MULTI-MODAL BOULEVARD

LINEAR PARK AS PUBLIC AMENITY
CONNECTIVITY

OPTION A: DOUBLE SPINE

BENEFITS
- 116th St. and the ERC are primary multi-modal corridors
- 116th St. serves as major boulevard ‘grand street’ feature
- Gateway opportunities on 116th St.

LIMITATIONS
- Maintains current connections to the neighborhoods to the east (no significant changes)
CONNECTIVITY
OPTION B: EAST-WEST CONNECTION

SEPARATED BIKE / PEDESTRIAN FACILITY

CYCLE TRACK INTEGRATED WITHIN EXISTING STREET RIGHT-OF-WAY
CONNECTIVITY
OPTION B: EAST-WEST CONNECTION

BENEFITS
- Grand Connection, Main, 10th and 116th St. improved as multi-modal corridors with strong pedestrian connections to and from downtown
- Continues pedestrian connections to the east
- Provides direct connection to the ERC

LIMITATIONS
- New connections may require access easements
CONNECTIVITY
OPTION C: INTERNAL BLOCK CONNECTIONS

ALLEYWAY CONVERSION
FLEXIBLE STREET DESIGN ENCOURAGING ACTIVE USES
CONNECTIVITY
OPTION C: INTERNAL BLOCK CONNECTIONS

BENEFITS
- New streets & pedestrian connections (public / private) developed throughout
- New smaller blocks enhance pedestrian realm
- Connections could include active alleyways, streets, ‘woonerfs’ or other pedestrian / bicycle connections

LIMITATIONS
- May impact maximization of development areas for parcels
PUBLIC SPACE
OPTION A: GRAND CONNECTION LID

FREEWAY, DALLAS, TX (BEFORE)

KLYDE WARREN PARK (LIDS OVER FREEWAY ABOVE)
PUBLIC SPACE
OPTION A: GRAND CONNECTION LID

BENEFITS
- Strengthens connection to downtown
- Maximizes development land in study area
- Recognizes need to connect Grand Connection with ERC
- Serves as major public park space ‘bookend’ in downtown Bellevue

LIMITATIONS
- Civic space located outside study area
- Lid concept cost
- Walk distance to the park from neighborhoods to the east
PUBLIC SPACE
OPTION B: CIVIC CENTER

CIVIC PARK DESIGN

DOWNTOWN PHOENIX ASU CAMPUS / CIVIC PARK
PUBLIC SPACE
OPTION B: CIVIC CENTER

BENEFITS
- Leverages city & private property to create new civic space
- Establishes a central placemaking feature
- Civic park space is at the physical core of the study area
- Potential to increase land values of adjacent properties
- Serves as major public park space ‘bookend’ in downtown Bellevue

LIMITATIONS
- Focuses open space opportunity in one single location
- Land cost to create civic park space
PUBLIC SPACE
OPTION C: NEIGHBORHOOD GREEN

CHILDREN PLAY AREA AT NEIGHBORHOOD PARK

URBAN POCKET PARK
PUBLIC SPACE
OPTION C: NEIGHBORHOOD GREEN

BENEFITS
- Provides multiple park / open spaces throughout study area
- Provides different types of space: pocket parks, plazas, neighborhood parks, nature parks, etc
- Shortens distance between public spaces (LEED-ND Requirement)
- Opportunity to link individual parks to sub-areas

LIMITATIONS
- No clear central park feature
PUBLIC SPACE
OPTION D: ERC Linear Park

HIGHLINE PARK, NYC

CONVERTED EASEMENT AS PARK AMENITY
PUBLIC SPACE
OPTION D: ERC LINEAR PARK

BENEFITS
- Maximizes the ERC as open space
- Multiple park spaces (nodes) connect to trail
- Linear park encourages walk and bike trips
- Adjacent uses have opportunity to activate public spaces

LIMITATIONS
- Benefits primarily properties adjacent to ERC
- May require new public use easements
PUBLIC SPACE
OPTION E: NATURAL SYSTEMS

DAYLIGHTED CREEK

URBAN LAKE PARK
PUBLIC SPACE
OPTION E: NATURAL SYSTEMS

BENEFITS
- Celebrates existing natural elements
- Opportunities for sustainable best practice design
- Creates smaller loop walks

LIMITATIONS
- Land ownership around Lake Bellevue
- Public cost to redesign Lake Bellevue and stormwater systems
NEIGHBORHOOD CORE: BLOCK AND PARCEL SIZE

*Showing 1 square mile for each example
The future Wilburton Commercial Area likely will include a greater mix of uses and a range of building typologies/forms.

The neighborhood core area reflects the:
- highest intensity (mix of uses)
- density
- tallest structures.
NEIGHBORHOOD CORE
OPTION A: NORTH / SOUTH CORE

BENEFITS
- Significant buffer from single-family neighborhood to the east
- Establishes a linear core along I-405
- Allows transitional density to step down to the ERC corridor

LIMITATIONS
- Smallest urban core footprint
- Includes health care campus (may not apply)
- Development at wetland area is problematic
NEIGHBORHOOD CORE
OPTION B: CENTRALIZED CORE

BENEFITS
- Concentrated in the ‘valley,’ greatest potential for increased development
- Significant buffer from single-family neighborhood to the east
- Strengthens 116th as primary corridor
- Direct access to the ERC

LIMITATIONS
- Does not strongly connect to transit
- Development at wetland area is problematic
NEIGHBORHOOD CORE
OPTION C: ERC CORE

BENEFITS
- Development concentrated at Wilburton Station
- Includes most of the largest parcels in the study area
- Connects to Spring District & downtown

LIMITATIONS
- Core area may be too large to support market demand
- High density area begins to encroach near neighborhood to the east
NEIGHBORHOOD CORE
OPTION D: 8TH / 116TH CORE

BENEFITS
- Connects with Spring District & downtown
- Aligns with 116th and 8th as primary corridors
- Core connects to proposed transit station

LIMITATIONS
- Extends core area to east away from walk zone to transit station
- No buffer to residential neighborhood to the east
INTERACTIVE EXERCISES
INTERACTIVE ‘DOT’ EXERCISE

CONNECTIVITY (2 dots)
Which options best improve overall circulation and access to and through the Wilburton area?

PUBLIC SPACE (2 dots)
What type of public space is most appropriate for this neighborhood?

NEIGHBORHOOD CORE (1 dot)
Where should the highest level of density and intensity (mix) of uses be located?
Step 1: Review the Bellevue Urban transect diagram.
Step 2: Assign a color to each environment (below) that you think should be in the Wilburton study area.
The Neighborhood Core for the Wilburton Commercial Area will reflect what you believe should be the highest density and intensity of uses (greatest mix of uses and tallest structures).
DRAWING EXERCISE

Step 3: Draw the Neighborhood Core on the map using the corresponding color. Be sure to fill in colored area completely.
Step 4: Fill out the rest of the map with the applicable colors.

(Coloring outside the lines is encouraged!)
DRAWING EXERCISE: EXAMPLE
**DRAWING EXERCISE**

1. Assign a color to Public Space.
2. Decide where public/civic space should be located. Keep in mind that this can be any type of public space, not just parks.
3. Draw the location(s) where you want to see public space on the map.
4. When complete please scan or photograph and send to: bcalvert@bellevuewa.gov

**PUBLIC SPACE**

**INSTRUCTIONS**

1. Assign a color to Connections.
2. Decide where connections are most important to you in the study area.
3. Draw where you want to see connections on the map.
4. When complete please scan or photograph and send to: bcalvert@bellevuewa.gov

**CONNECTIONS**

**INTERACTIVE EXERCISE**
QUESTIONS?