



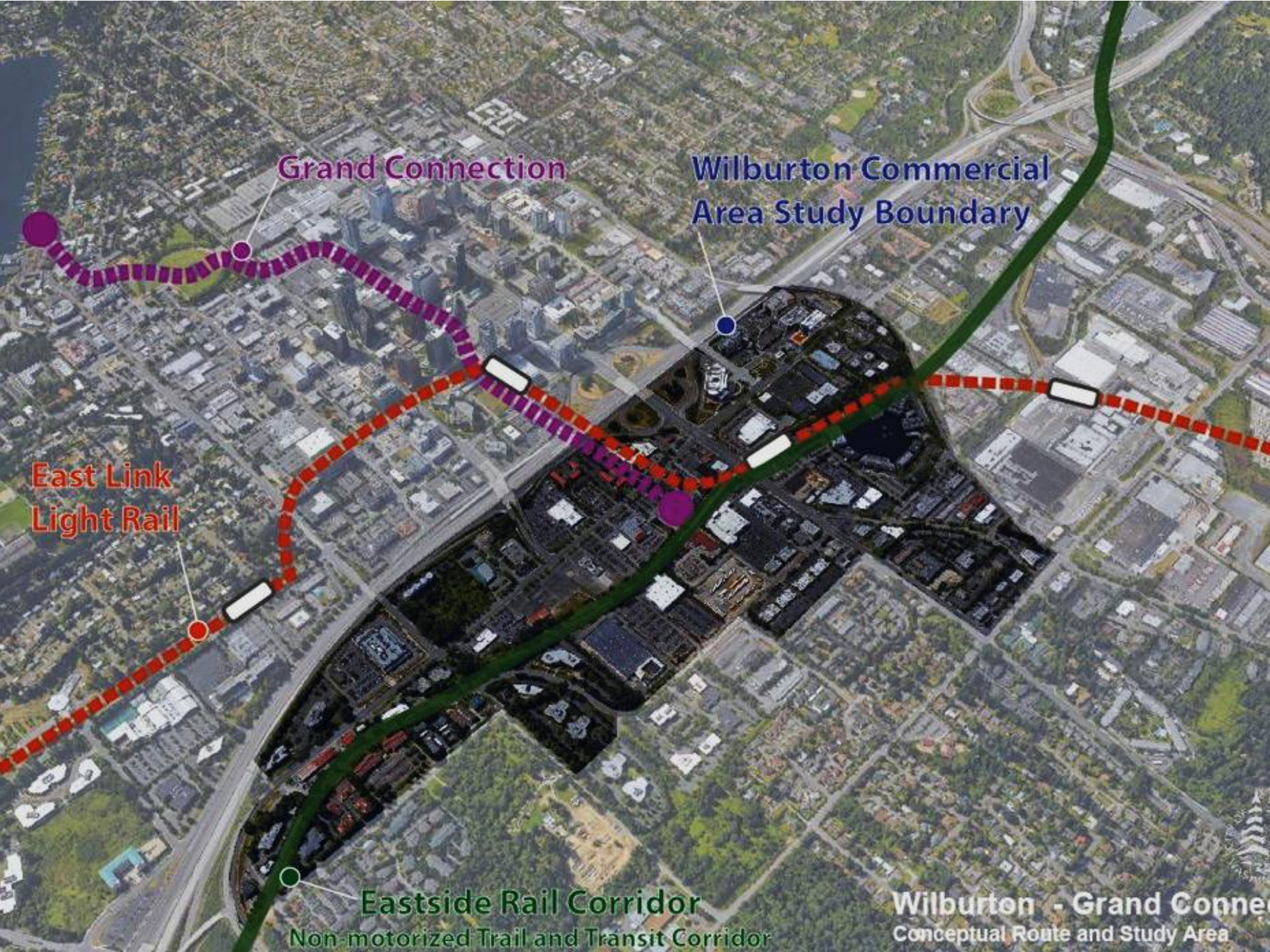
WILBURTON COMMERCIAL AREA

BELLEVUE DOWNTOWN ASSOCIATION

LAND USE AND LIVABILITY COMMITTEE

BRADLEY CALVERT, AICP
COMMUNITY DEVELOPMENT PROGRAM MANAGER

March 8th, 2018



Grand Connection

Wilburton Commercial
Area Study Boundary

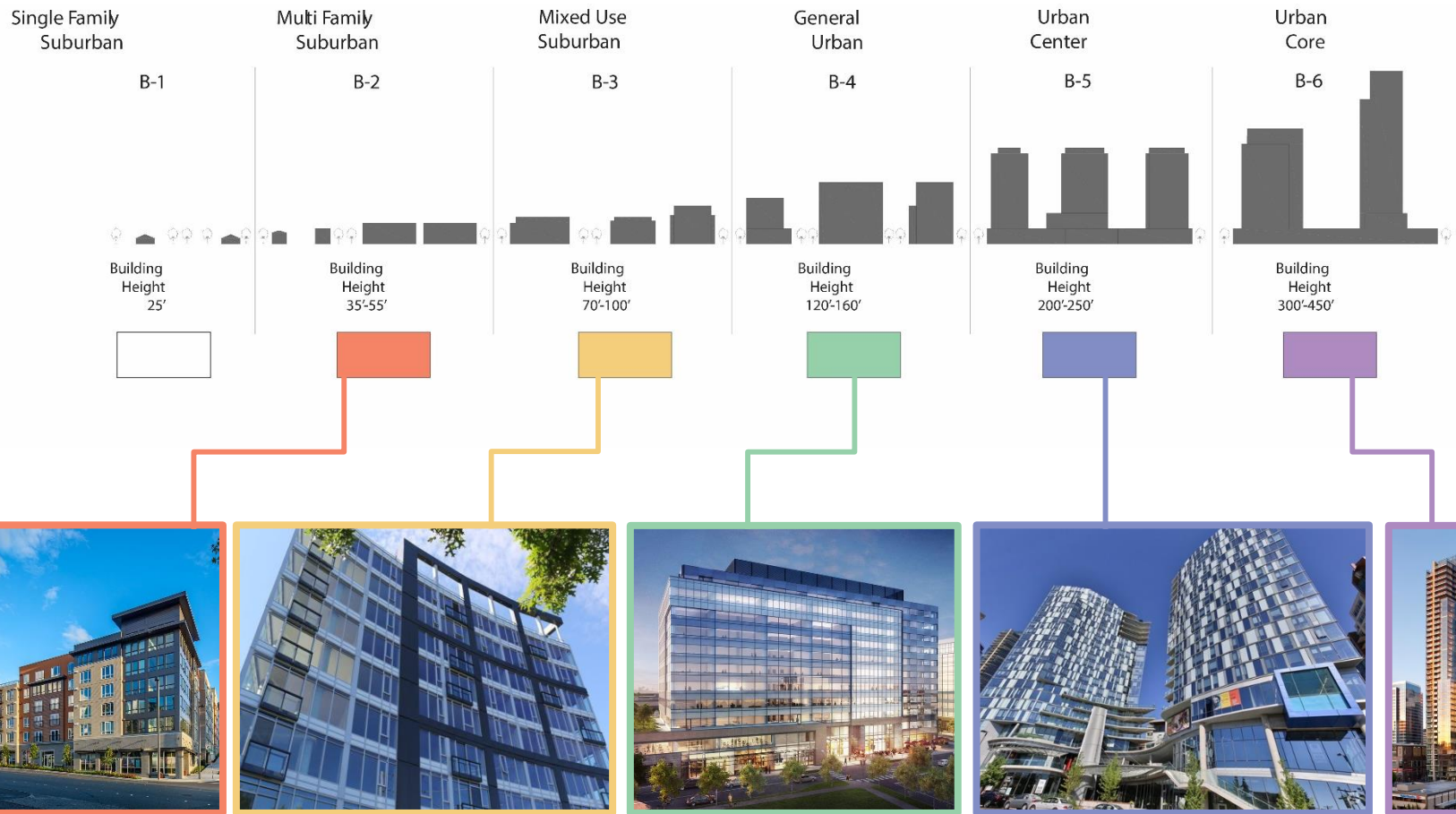
East Link
Light Rail

Eastside Rail Corridor

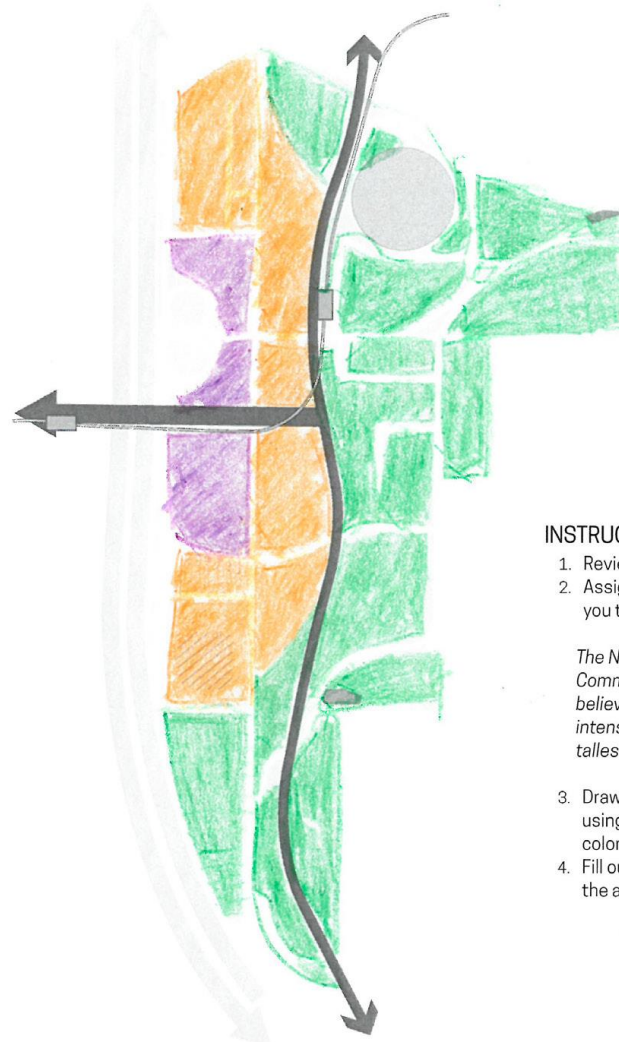
Non-motorized Trail and Transit Corridor

Wilburton - Grand Connection
Conceptual Route and Study Area

PROCESS



PROCESS

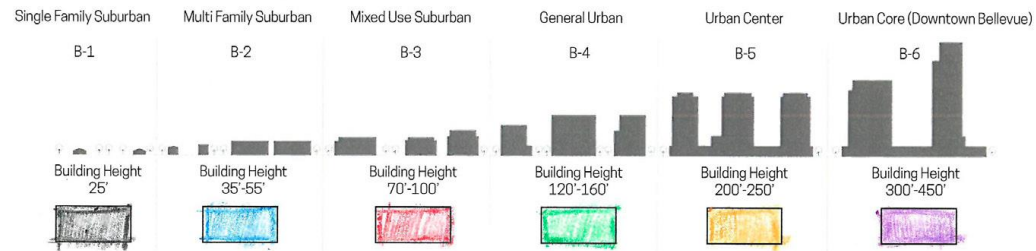


INSTRUCTIONS

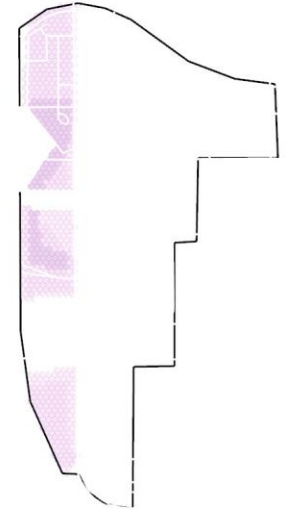
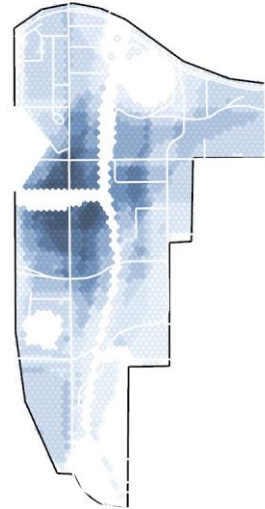
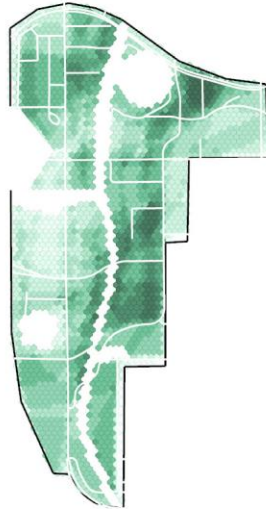
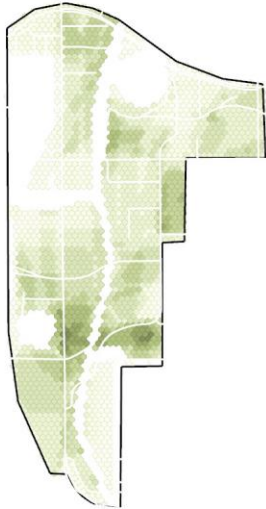
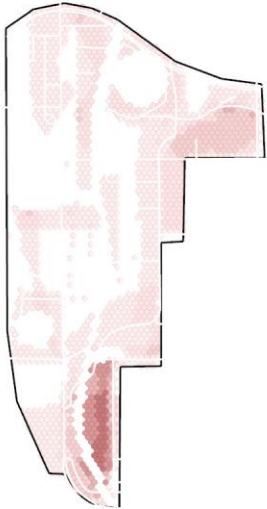
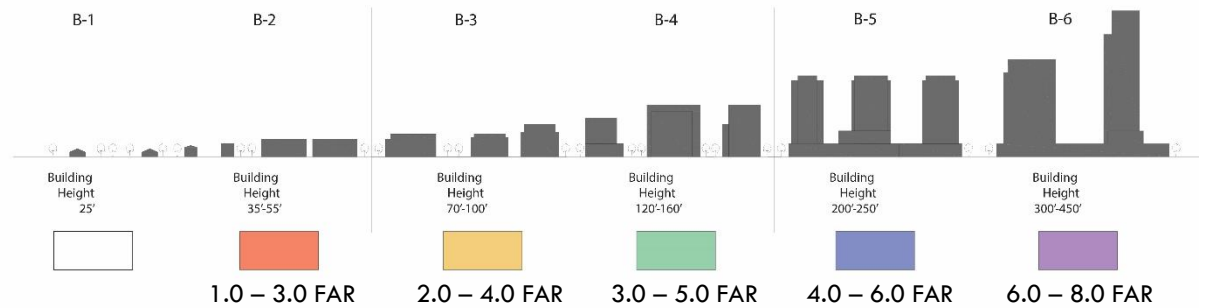
1. Review the Bellevue Urban transect diagram.
2. Assign a color to each environment (below) that you think should be in the Wilburton study area.

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).

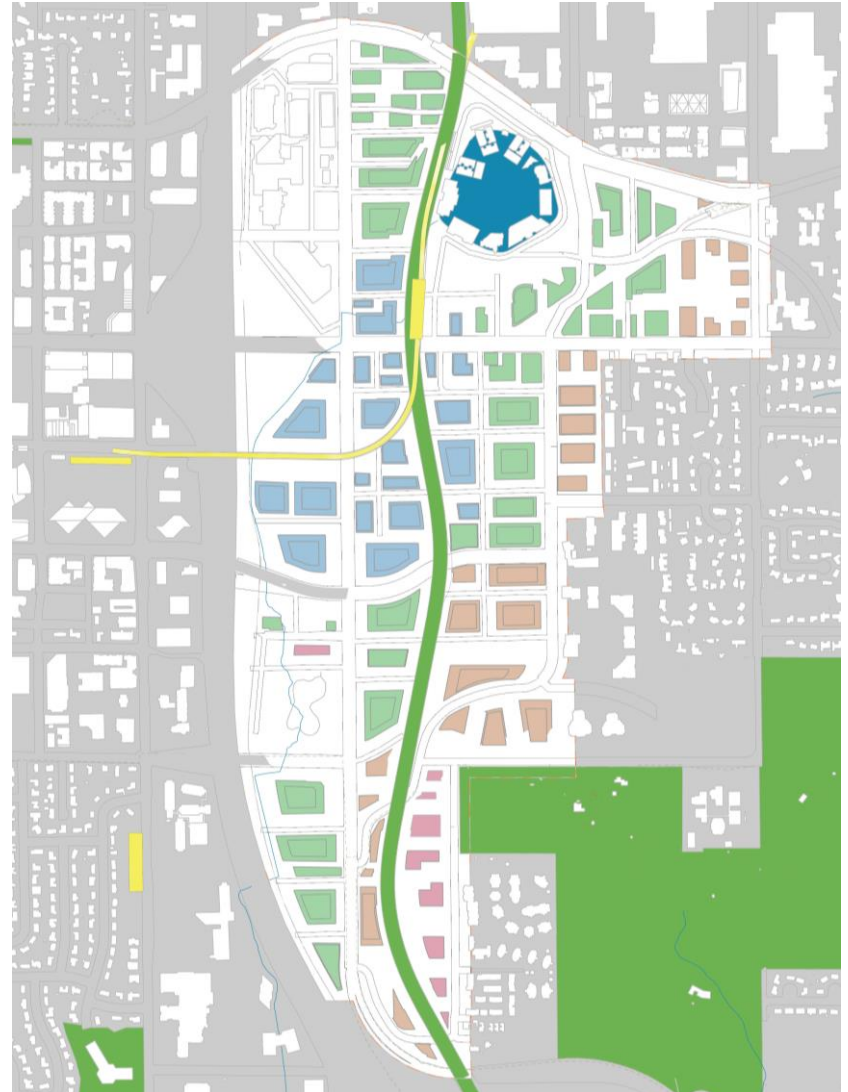
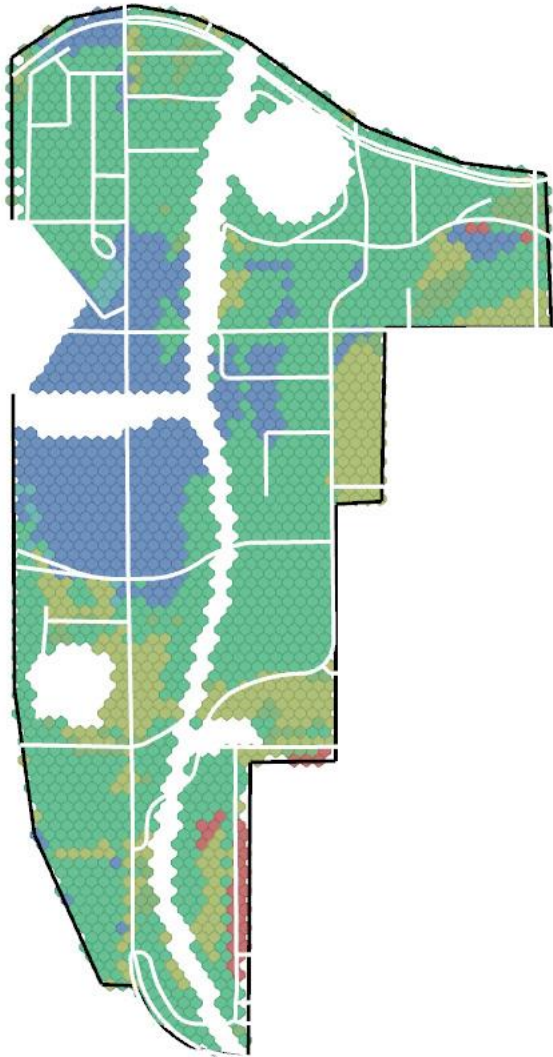
3. Draw the Neighborhood Core on the map using the corresponding color. Be sure to fill in colored area completely.
4. Fill out the rest of the map with the applicable colors.



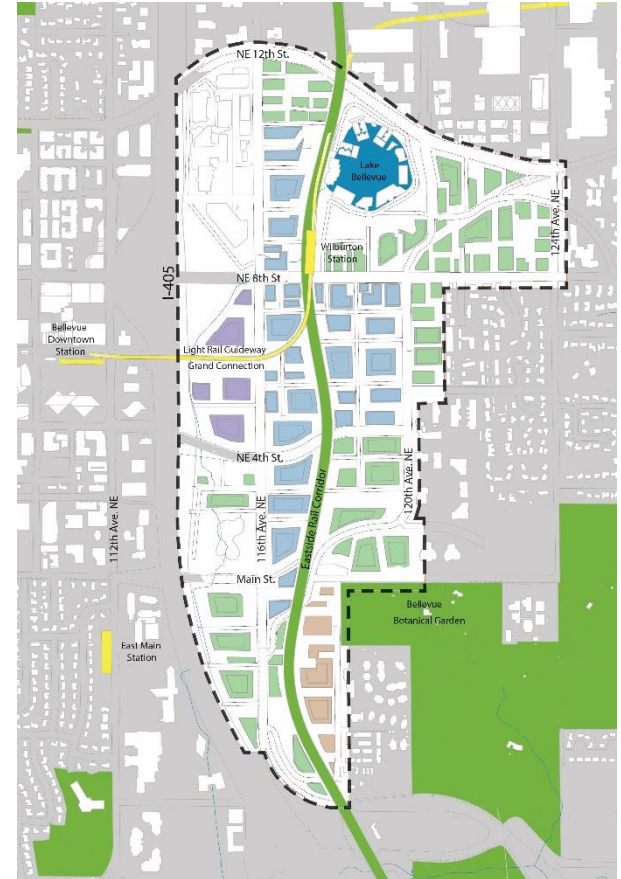
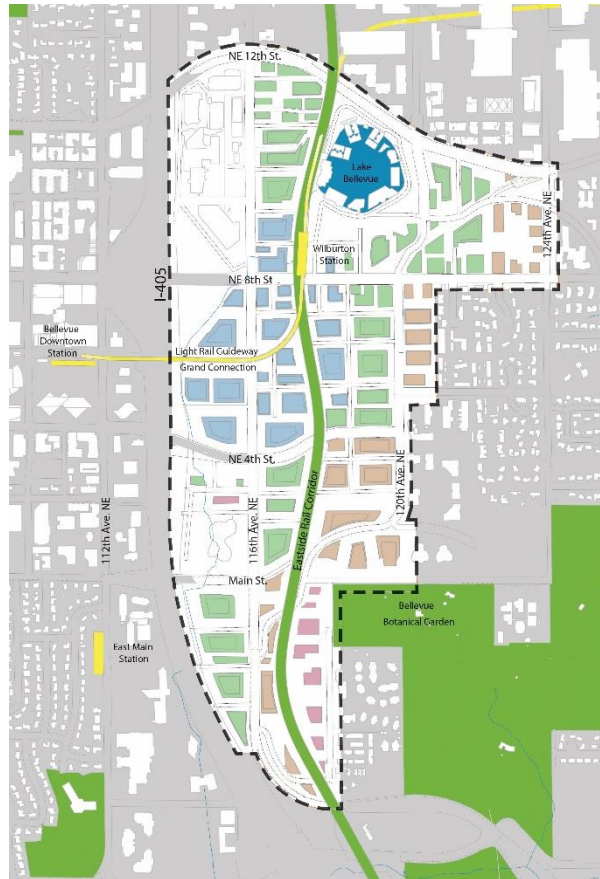
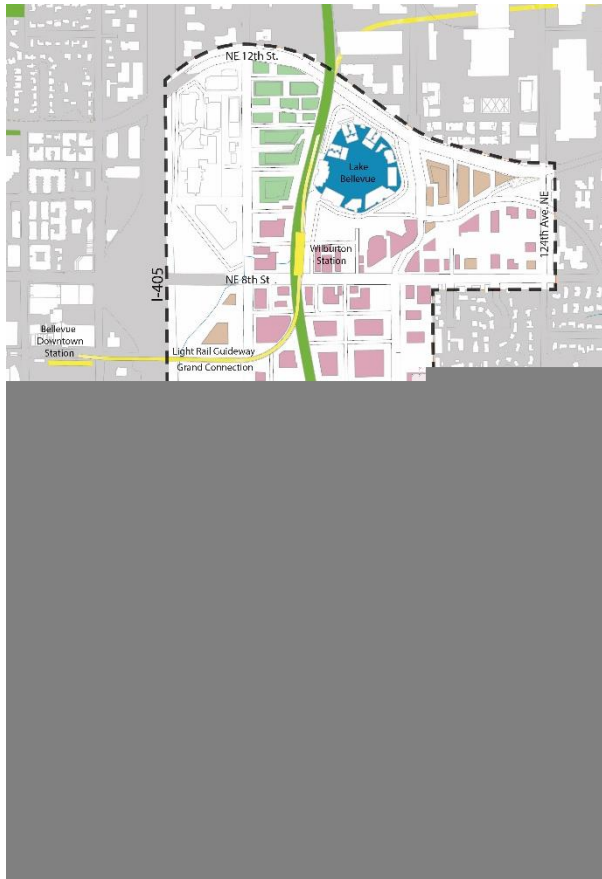
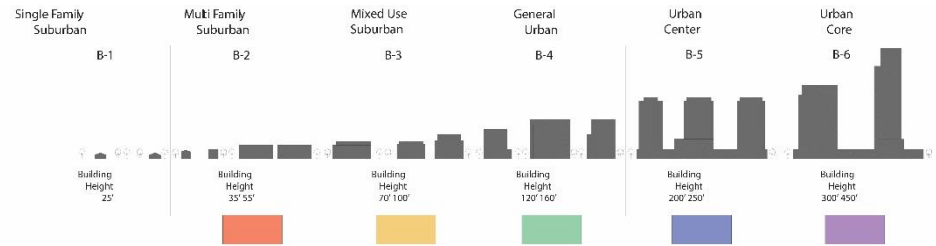
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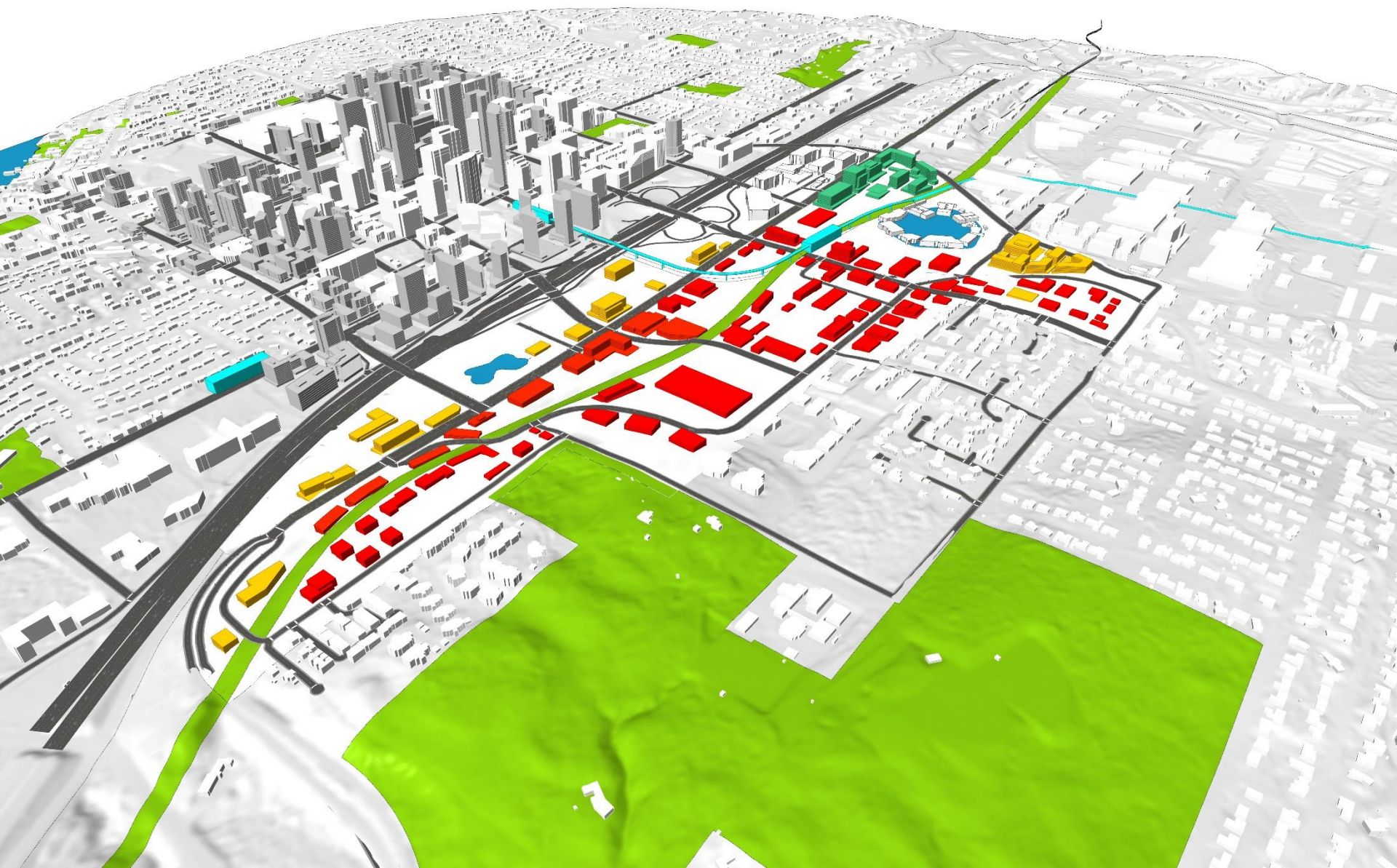


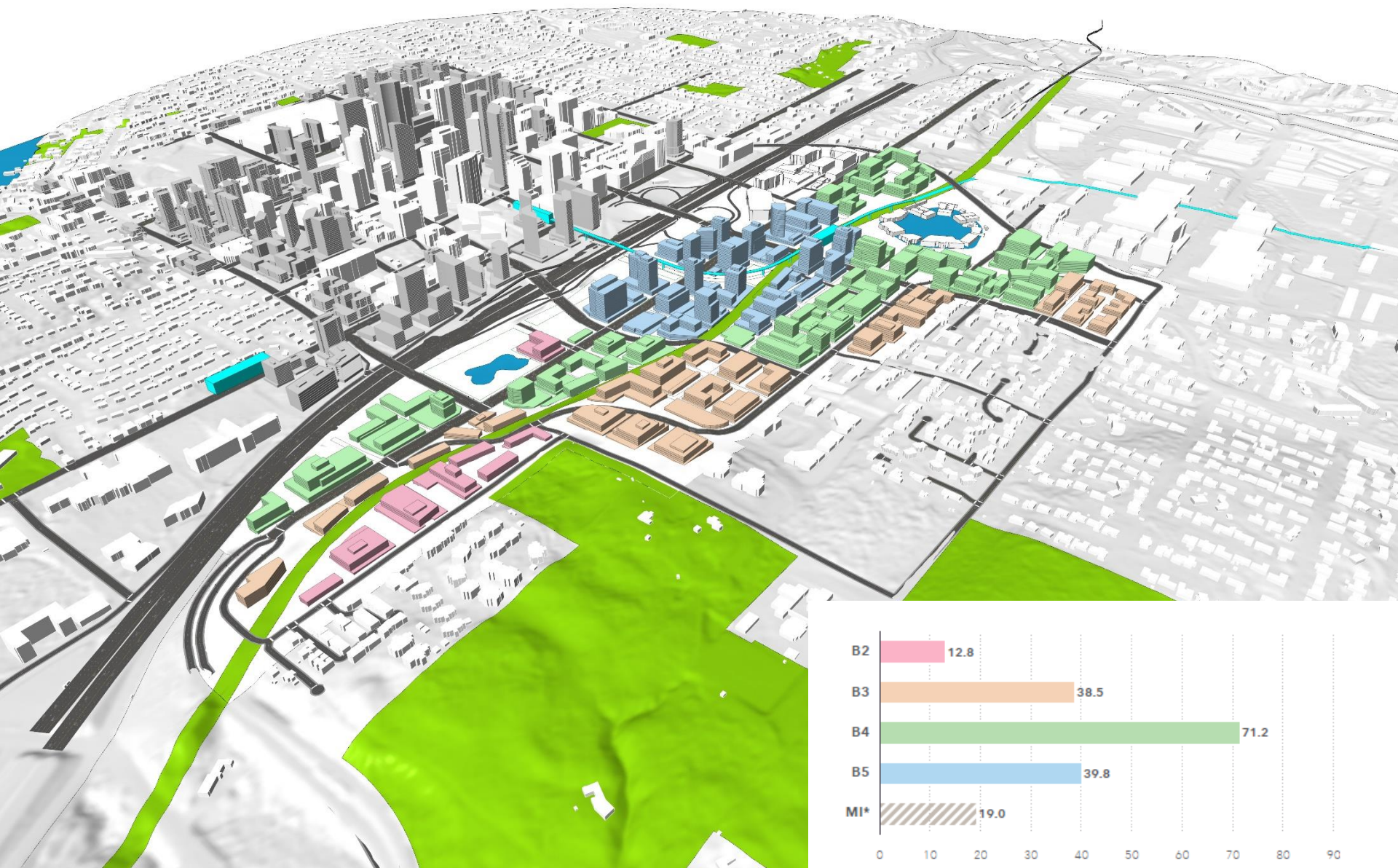
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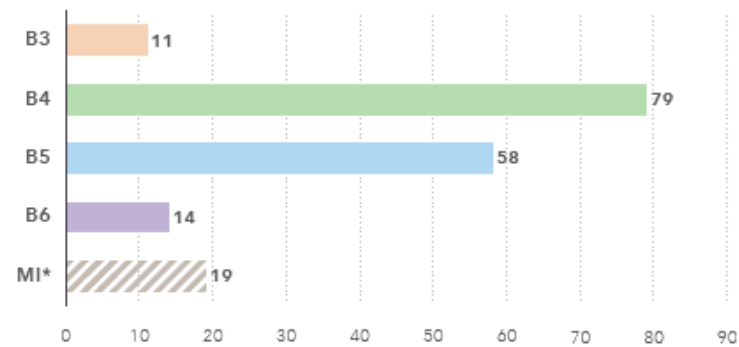
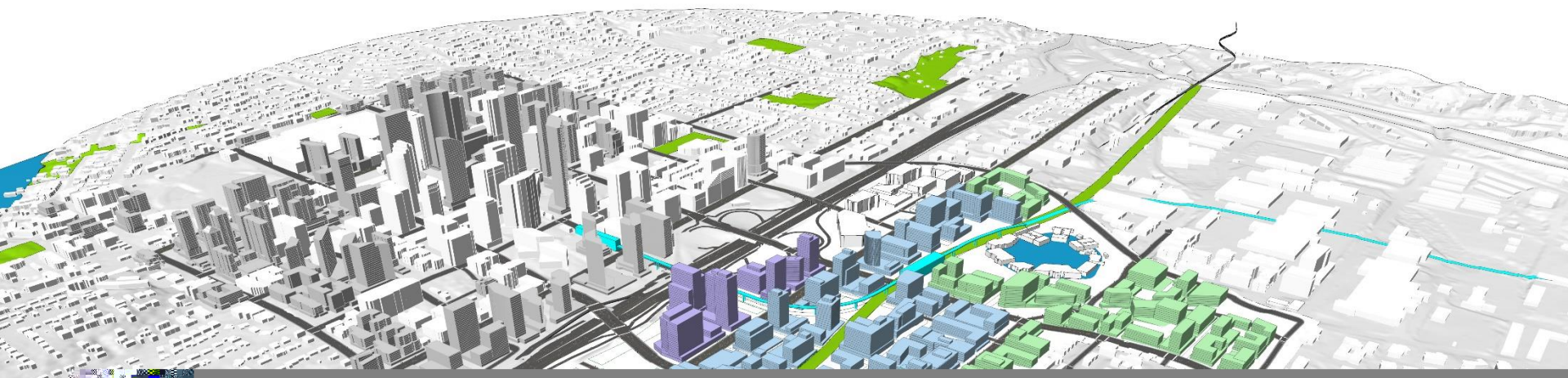


ALTERNATIVES









THE NUMBERS

LAND USE TYPE	EXISTING	NET NEW DEVELOPMENT			TOTAL DEVELOPMENT		
		No Action Alternative	Alternative 1 (Medium)	Alternative 2 (High)	No Action Alternative	Alternative 1 (Medium)	Alternative 2 (High)
Housing Square Feet	250,000	85,440	3,548,600	4,800,000	335,440	3,798,600	5,050,000
Housing Units	246	89	3,700	5,000	335	3,946	5,246
Office Square Feet	980,000	370,299	3,807,400	5,150,000	1,350,299	4,787,400	6,130,000
Retail/Commercial Square Feet	955,000	126,010	533,800	722,000	1,081,010	1,488,800	1,677,000
Hotel Square Feet	250,000	42,904	720,900	975,000	292,904	970,900	1,225,000
Hotel Rooms	452	86	1,200	1,500	538	1,652	1,952
Medical: Institutional & Office Square Feet	1,140,000	see office	813,300	1,100,000	1,140,000	1,953,300	2,240,000
Industrial Square Feet	30,000	983	0	0	30,983	30,000	30,000
Square Feet 2035	3,605,000	625,636	9,424,000	12,747,000	4,230,636	13,029,000	16,352,000
Ultimate Full Buildout Post 2035 Space		625,636	12,747,000	19,195,500	4,230,636	16,352,000	22,800,500

THE NUMBERS

	EXISTING	2035		
		No Action Alternative	Alternative 1	Alternative 2
Residential Units (Multifamily)	246	89	3,700	5,000
Households*	229	83	3,441	4,650
Population**	394	160	6,641	8,975
Total 2035 Population		553	7,035	9,368

Total Residential Units

	NO ACTION ALT.	ALT. 1	ALT. 2
Potential New Residential Units by 2035	89	3,700	5,000
Potential New Units per Year	5	218	294
Range of Potential Affordable Units by 2035 ¹	4	278-370	375-500
Range of Potential Affordable Units per Year	0.3	16-22	22-29

Total Affordable Units

SCENARIO	POPULATION	JOBS	TOTAL ACTIVITY UNITS	ACTIVITY UNITS/ACRE	RELATIONSHIP TO TARGET 45 ACTIVITY UNITS/ACRE
Existing	394	10,366	10,760	45	Meets
No Action Alt.	553	12,055	12,608	53	Exceeds
Alternative 1	7,035	28,102	35,137	148	Exceeds
Alternative 2	9,368	34,356	43,724	184	Exceeds

Total Jobs and Population

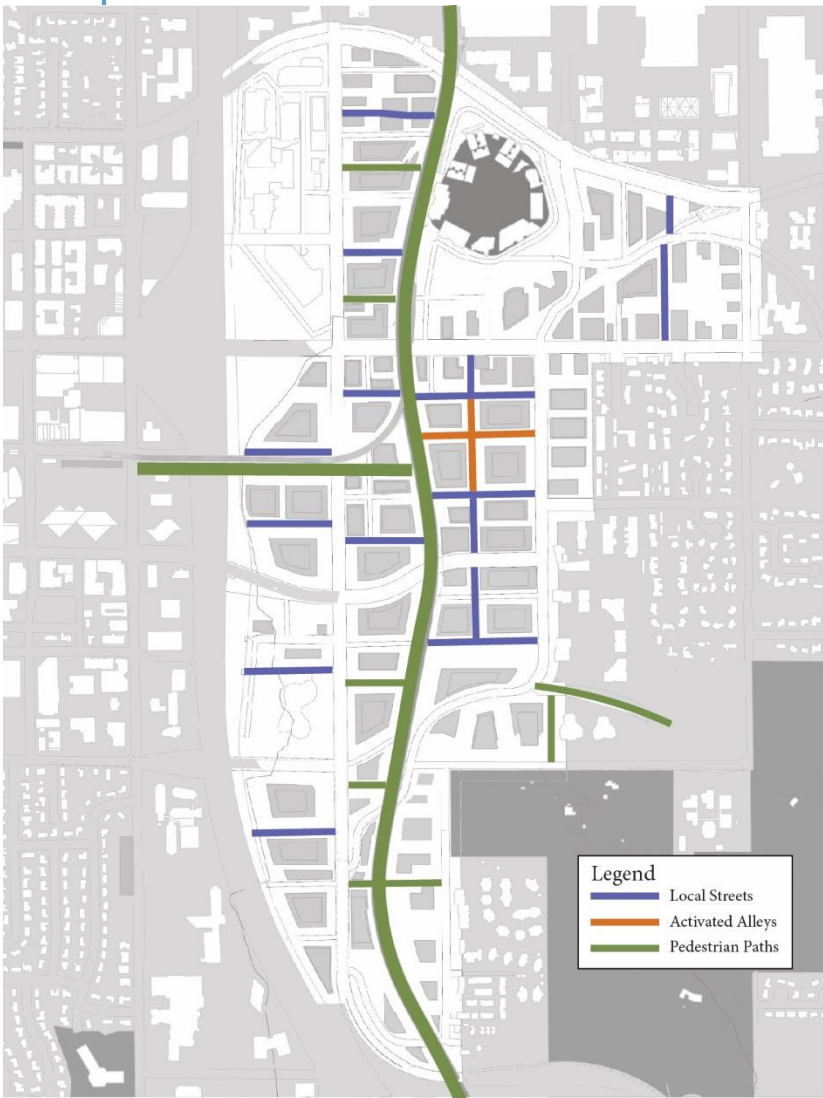
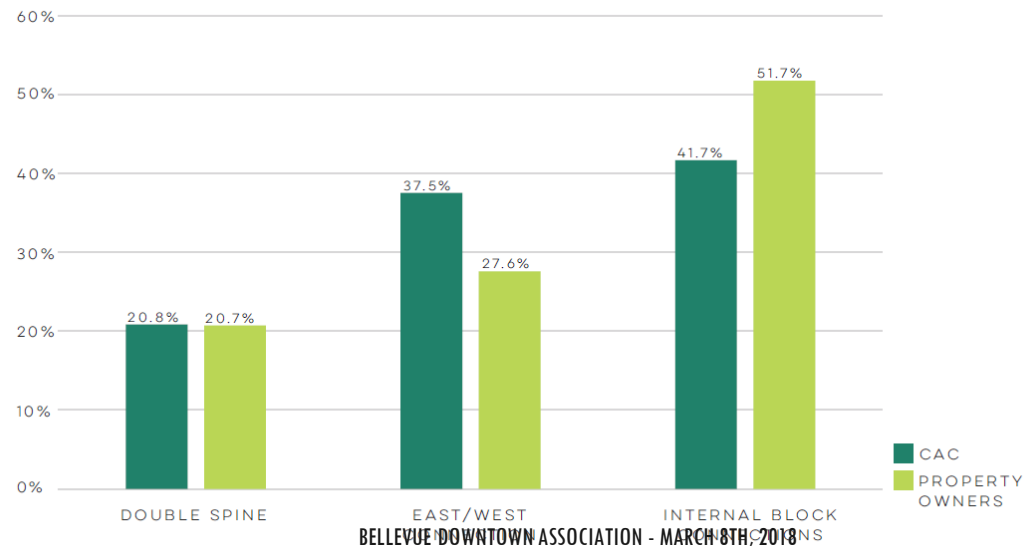


EMERGING VISION — STREET LEVEL

*Emphasis on the Pedestrian
Realm*

EMERGING VISION — TRANSPORTATION

- Connections to the Eastside Rail Corridor
- Activated alleys as public spaces
- 116th 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)





Melbourne Laneways— Melbourne, AU

“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.”

EMERGING VISION — TRANSPORTATION PRECEDENTS

Activated Alleys



Indianapolis Cultural Trail— Indianapolis, IN



Pedestrian Boulevard— St. Petersburg, Russia

EMERGING VISION — TRANSPORTATION PRECEDENTS

*Pedestrian & Cyclist
Infrastructure*



EMERGING VISION — TRANSPORTATION PRECEDENTS

Sustainable and Green

Passeig de St. Joan – Barcelona, ES



Olympic Village – Vancouver, BC



EMERGING VISION – TRANSPORTATION PRECEDENTS

Inspired Design



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

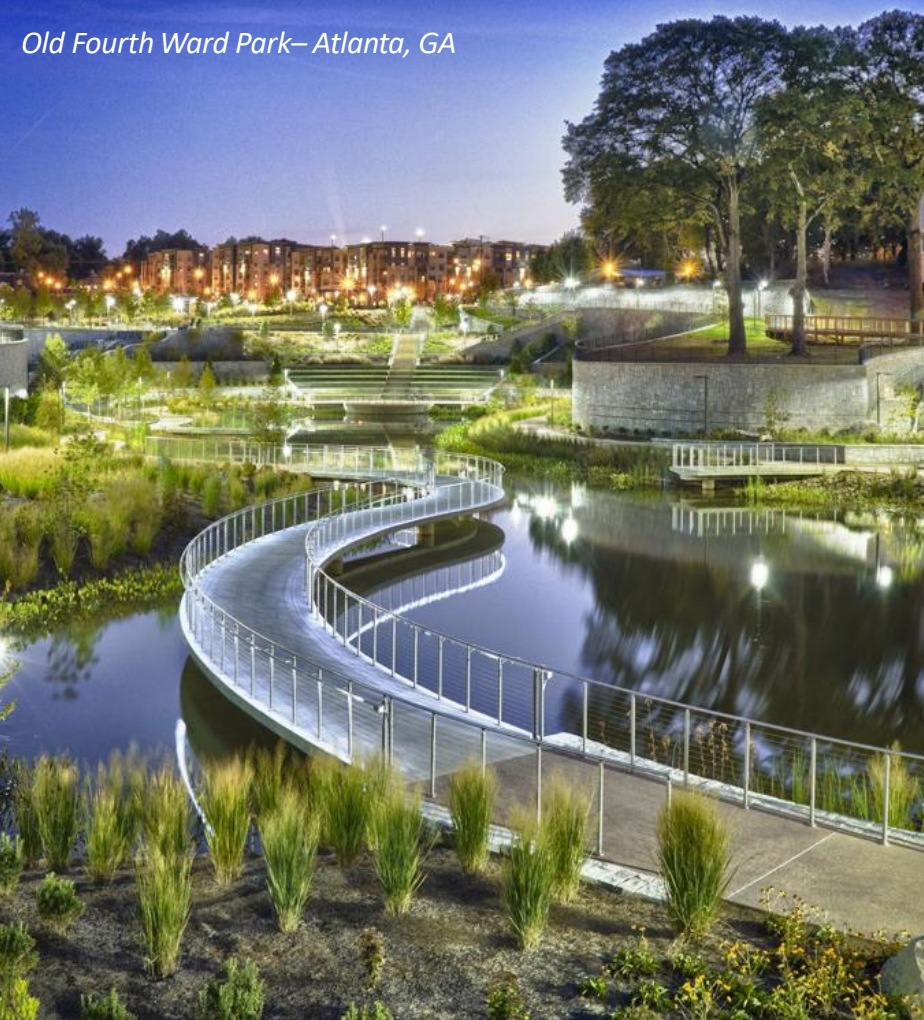
*Activated Eastside Rail Corridor
Trail Oriented Development*



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

Large Central Civic Space

Old Fourth Ward Park— Atlanta, GA



City Creek Center – Salt Lake City, UT



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

Natural Assets as Amenities

CBC Plaza—Vancouver, BC



Bryant Park—New York, NY



EMERGING VISION — PARKS & OPEN SPACE PRECEDENTS

*Activated Pocket Parks and
Plazas*

DEIS

- Released February 1st, 2018
- 45 Day Comment Period
- Comment Period Closes March 19th, 2018
- <https://planning.bellevuewa.gov/planning/planning-initiatives/wilburton-grand-connection/public-engagement/>
- CAC vision → Council Summer of 2018
- Comprehensive Plan Amendments / Land Use Code / Design Guidelines - 2019

SELECTION AND REFINEMENT OF A PREFERRED ALTERNATIVE

- Early Committee Comments
- Leveraging city owned assets for affordable housing and community services
 - Cultural center
 - Recreational resources
- Substantial increase in density
 - More housing = more opportunities for more affordable housing
 - Greater opportunities for community services and open space
 - Affordable housing that provides culturally relevant amenities and services
 - Supportive services
- Emphasis on character and design
 - Make the Wilburton Commercial Area distinct from Downtown and BelRed

GRAND CONNECTION DESIGN GUIDELINES

- Council adopted the *Grand Connection Framework Plan* – December 2017
- Initiated Comprehensive Plan Amendments – Land Use Code Updates – Design Guidelines
- Begin work in April 2018
 - Stakeholder workshops
- Comprehensive Plan Amendments – December 2018
- Land Use Code / Design Guidelines – February 2019



QUESTIONS?

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