



LAND USE & LIVABILITY COMMITTEE

Wilburton DEIS Review & Discussion

DATE: Thursday, March 8, 2018
TIME: 12:00 p.m. – 1:30 p.m.
PLACE: Bellevue Downtown Association | Second Floor Conference Room
Co-Chairs: Brian Brand & Warren Koons
Guests: Bradley Calvert, Community Development Program Manager

BACKGROUND & OBJECTIVE

The City released the Wilburton Draft Environmental Impact Statement (DEIS) earlier last month for public review and feedback. The deadline for public comment is Monday, March 19.

The Wilburton DEIS presents three alternatives for consideration.

- **No Action Alternative** - from about 3.6 million square feet of development to potential 4.2 million square feet of development.
- **Alternative 1** - potential development growth to 13.1 million square feet of development.
- **Alternative 2** - potential growth could to 16.3 million square feet of development.

AGENDA

1. Welcome and Introductions
2. Wilburton DEIS Review and Discussion
 - a. City Staff Presentation
 - b. Committee Feedback

ATTACHMENTS

- **Maps of Alternatives** – Heights, 3D Modeling, & Transportation Projects
- **Fact Sheet Summary** – Two-page review of the proposed Alternatives



Exhibit 1-3 Building Form, Height, and Volume



No Action Alternative: Future Baseline

Building Form About 4.2 Million Square Feet

(0.6 Million Square Feet above Existing 3.6 Million Square Feet)

The No Action Alternative is required by SEPA, meaning future development could occur under current plans and codes. Assumed growth could be about 626,000 square feet of building space in addition to the 3.6 million square feet of development that exists in 2017.



Alternative 1: Medium

13.1 Million Square Feet 2035 Space

About 16.3 Million Square Feet Ultimate Space

About 8.8 million square feet more than the No Action

Alternative by 2035 and about 12.1 million square feet more than the No Action Alternative at buildout

Alternative 1 reflects CAC discussions about creating a cohesive urban form that capitalizes on regional investment in the light rail station and the Eastside Rail Corridor, and attracting a mix of land uses including office, retail and residential while respecting the lower intensity development that surrounds the Study Area.



Alternative 2: High

16.3 Million Square Feet 2035 Space

About 22.8 Million Square Feet Ultimate Space

About 12.1 million square feet more than the No Action

Alternative by 2035 and about 18.6 million square feet more than the No Action Alternative at buildout

Alternative 2 reflects the input of several property owner and stakeholders, as well as CAC discussions about creating a dense urban neighborhood along the Eastside Rail Corridor and near the light rail station, and greater intensity directly adjacent to the interstate.

Image Source: NBBJ, 2017

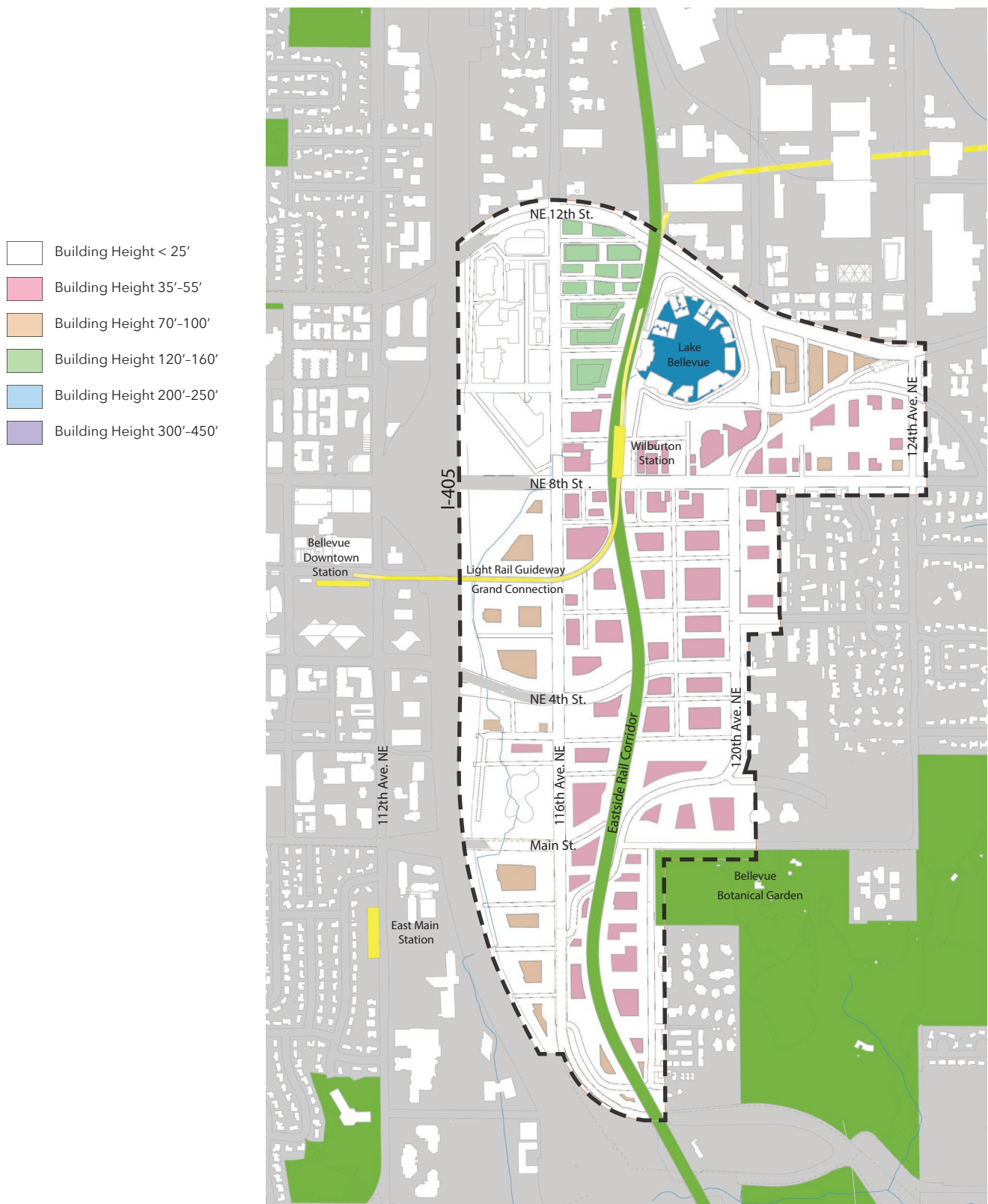


Exhibit 2-2 No Action Alternative Plan View

Source: NBBJ, 2017



Exhibit 2-3 Alternative 1 Plan View

Source: NBBJ, 2017

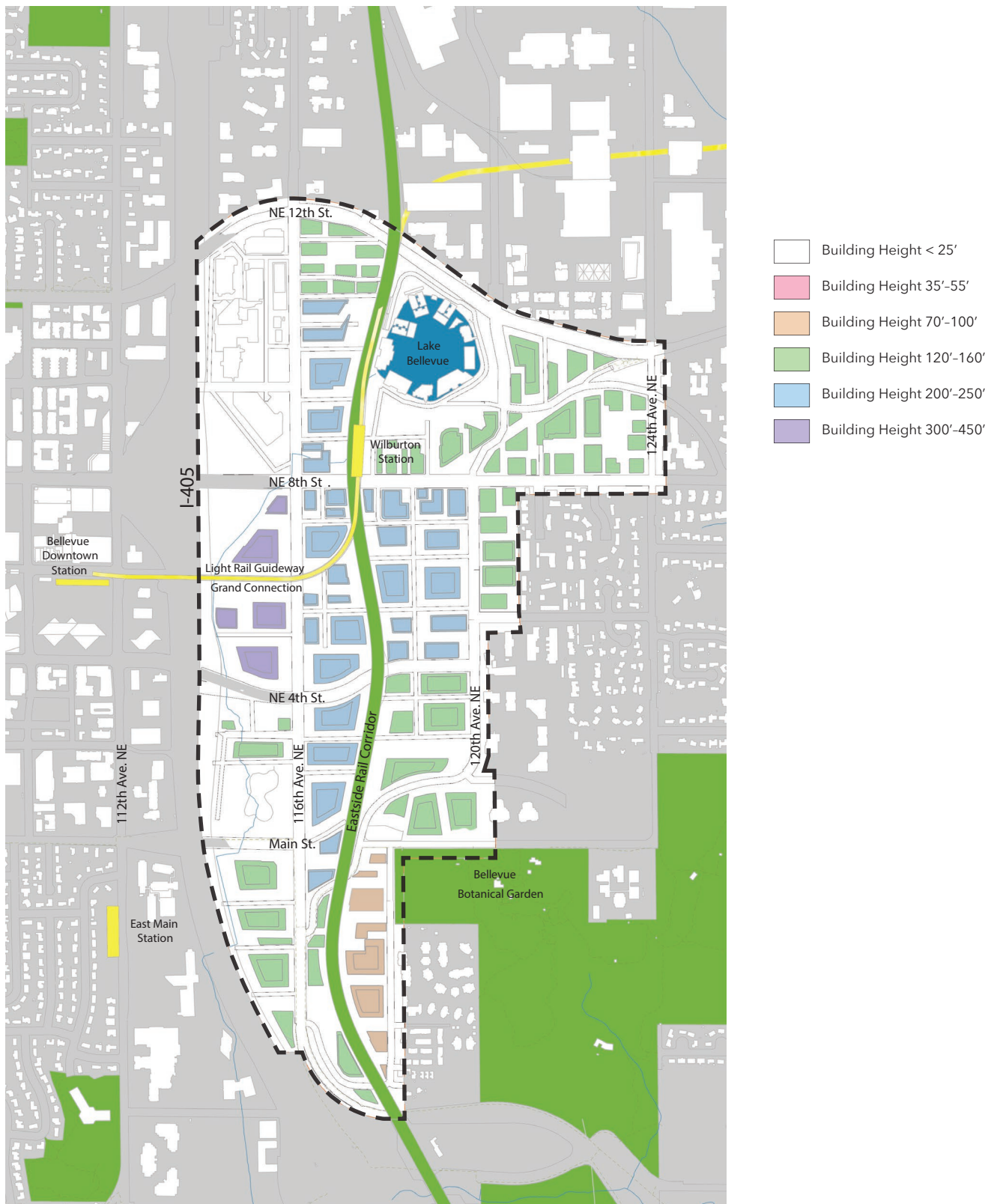


Exhibit 2-4 Alternative 2 Plan View

Source: NBBJ, 2017



Exhibit 3.8-3

Overall View (Looking
Southeast)—No Action
Alternative

Source: NBBJ, CH2M, 2017



Exhibit 3.8-4

Overall View (Looking
Southeast)—Alternative 1

Source: NBBJ, CH2M, 2017



Exhibit 3.8-5

Overall View (Looking
Southeast)—Alternative 2

Source: NBBJ, CH2M, 2017



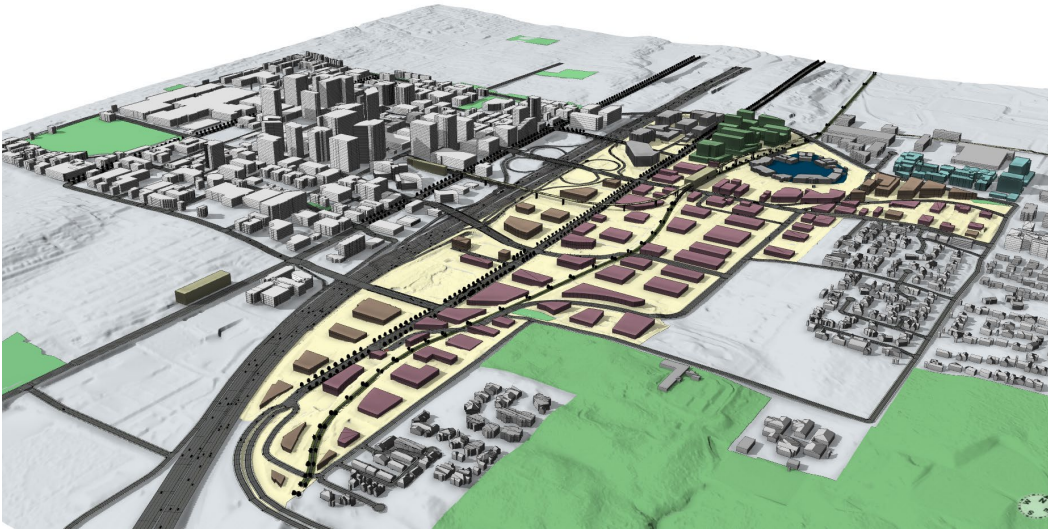


Exhibit 3.8-6
Overall View (Looking
Northwest)—No Action
Alternative

Source: NBBJ, CH2M, 2017

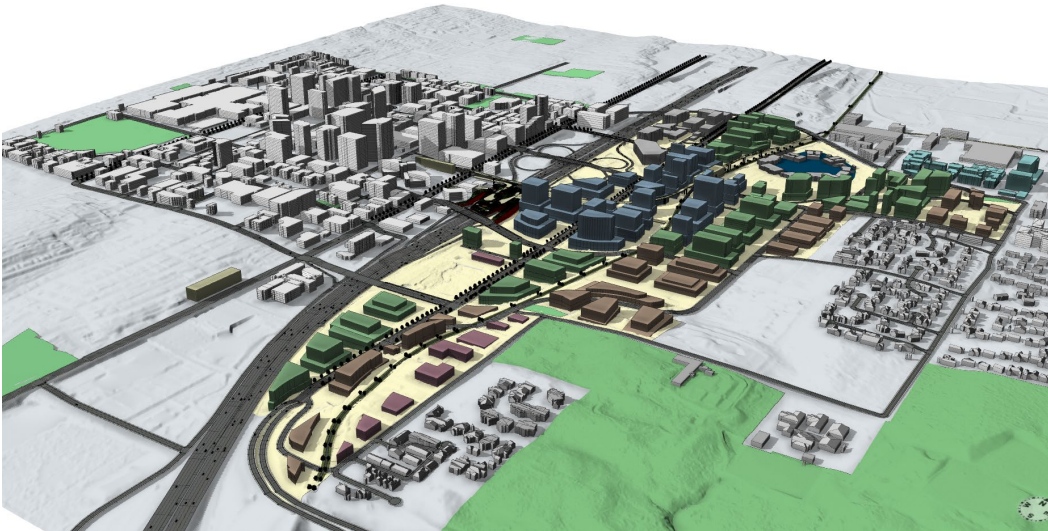


Exhibit 3.8-7
Overall View (Looking
Northwest)—Alternative 1

Source: NBBJ, CH2M, 2017

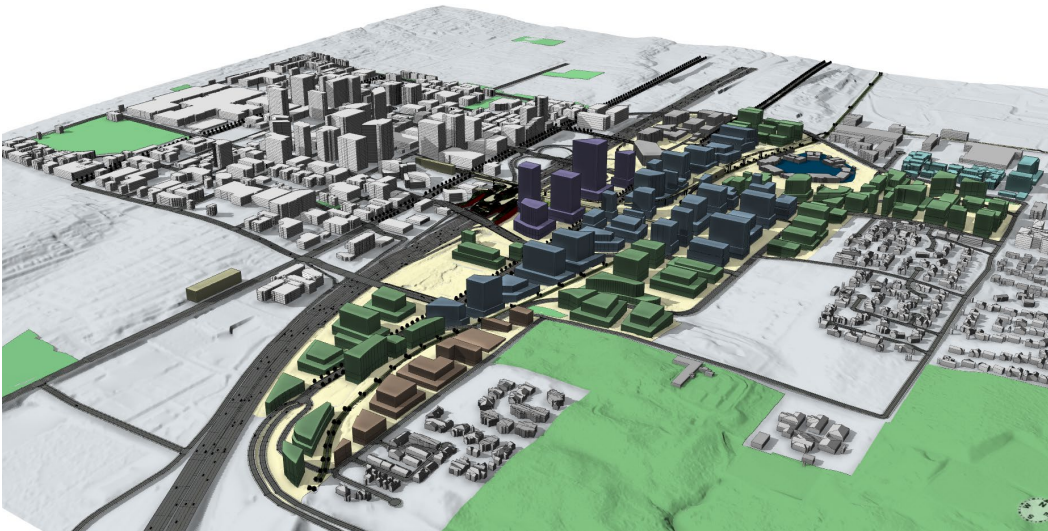
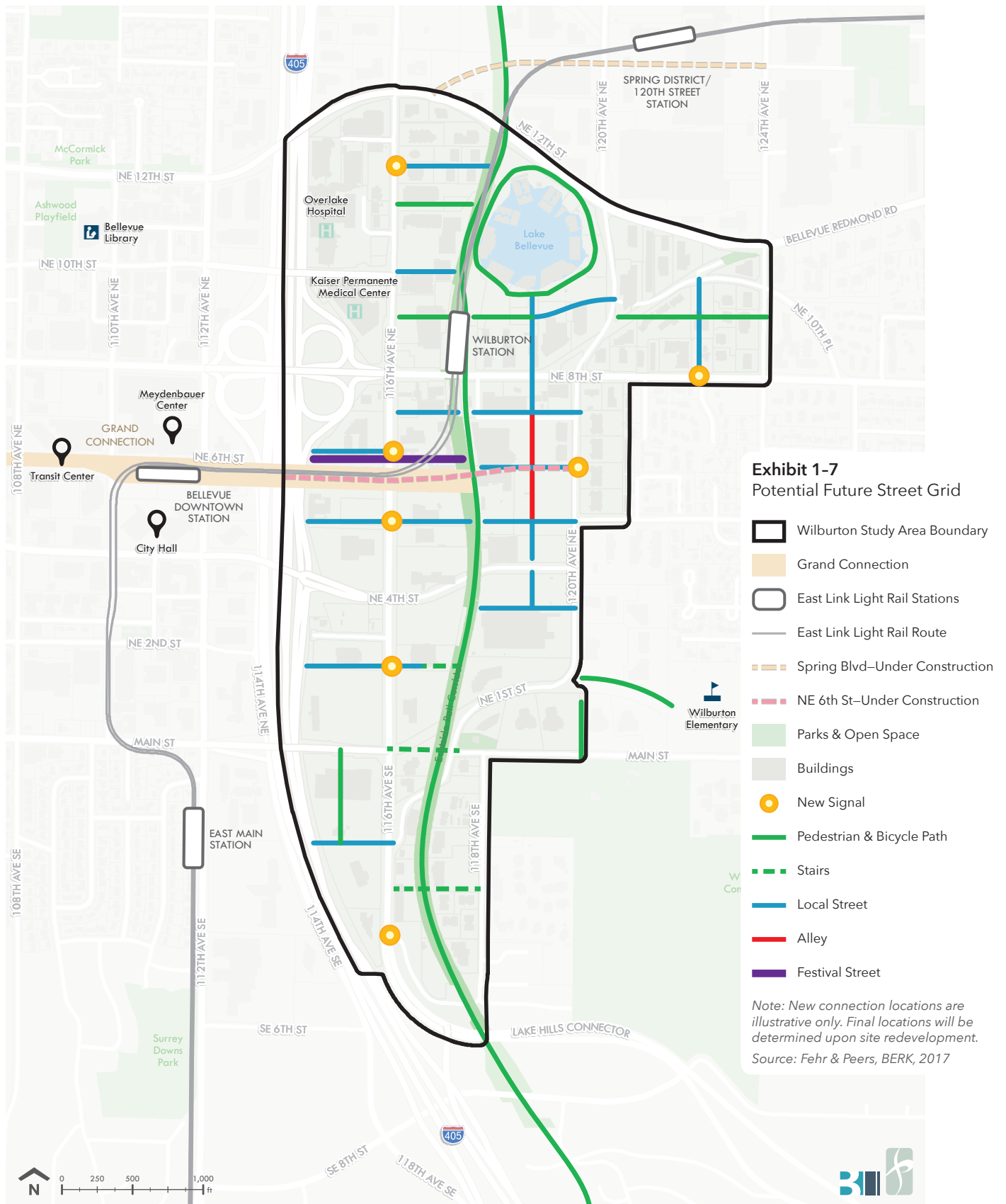


Exhibit 3.8-8
Overall View (Looking
Northwest)—Alternative 2

Source: NBBJ, CH2M, 2017





FACT SHEET

PROJECT TITLE

Wilburton Commercial Area Land Use and Transportation Project

PROPOSED ACTION AND ALTERNATIVES

The Wilburton Commercial Area (Study Area) is located between two high growth centers in Bellevue—Downtown and BelRed. The City is now planning for the future of the Wilburton Commercial Area to create a new urban neighborhood with a unique design aesthetic, a mix of many uses, new streets to define small blocks, and additional transportation connections, including a light rail station, the Eastside Rail Corridor (non-motorized) and the Grand Connection that will define the Wilburton Commercial Area and establish new connections with Downtown. Based on a vision developed with the guidance of a Citizen Advisory Committee (CAC) that is currently in process, amendments to the City's Comprehensive Plan, Land Use Code, and Zoning Map will be made for City Council consideration.

This Environmental Impact Statement (EIS) tests these land use and transportation proposals by examining a No Action Alternative and two action alternatives:

No Action Alternative: The No Action Alternative is required by the State Environmental Policy Act (SEPA) and assumes the current Comprehensive Plan, Land Use Code, and Zoning Map are retained. The Wilburton Commercial Area could grow from about 3.6 million square feet of development to 4.2 million square feet of development. Most of the growth could be in office and retail space with small amounts of hotel and residential use. This includes portions, north of NE 8th Street and east of 116th Avenue NE, that were part of the BelRed planning initiative and were rezoned under that process. Existing zoning allows for building heights in the range of 35 to 70 feet, with a small portion near the Medical Institution District that allows heights up to 200 feet. There would be no new design guidelines or development standards for the Study Area. City-planned transportation investments in the current Comprehensive Plan Transportation Element could be made. However, the Grand Connection would be assumed to not be developed



under the No Action Alternative. As a King County-led initiative, the Eastside Rail Corridor would be completed under the No Action Alternative.

Alternative 1: Under Alternative 1 the Wilburton Commercial Area Land Use & Transportation Project could encourage development of a more intense urban form and promote additional multimodal connections. New Land Use Code standards could increase allowable building heights and floor area ratios while providing custom design standards for buildings to create compatible urban forms. There could be a greater concentration of development and mix of uses, with an emphasis on adding housing, office/medical, retail, and hotel space. The amount of potential development could grow to 13.1 million square feet of development, or about 8.8 million square feet more than the No Action Alternative. The greatest intensity of land use could occur south of the new Wilburton light rail station, primarily between NE 8th Street to the north, NE 4th Street to the south, Interstate 405 to the west, and the Eastside Rail Corridor to the east. The Eastside Rail Corridor (ERC) could connect to the eastern terminus of the Grand Connection and could improve pedestrian and bicycle connections. Additional street connections could allow for smaller blocks different development patterns and opportunities. The range of building heights could be 35 feet to 250 feet, with a range between 120 feet and 160 feet being the most predominant building form.

Alternative 2: Alternative 2 is similar to Alternative 1 except that potential growth could be about one-third higher, up to 16.3 million square feet of development, or 12.1 million square feet more than the No Action Alternative, and the urban form could be more intense across the Study Area. Building heights between NE 8th Street, NE 4th Street, and west of 116th Avenue NE could reach 300 to 450 feet in height, with ranges between 200 and 250 feet, and 120 and 160 feet being the most predominant. Additional street connections could allow for smaller blocks and a different development pattern and opportunities from the No Action Alternative.

LOCATION

The Wilburton Commercial Area Study Area is bound by NE 12th Street to the north, I-405 to the west, SE 5th Street to the south, 120th Avenue NE to the east, and a smaller area bound by NE 8th Street and 124th Avenue NE to the east.