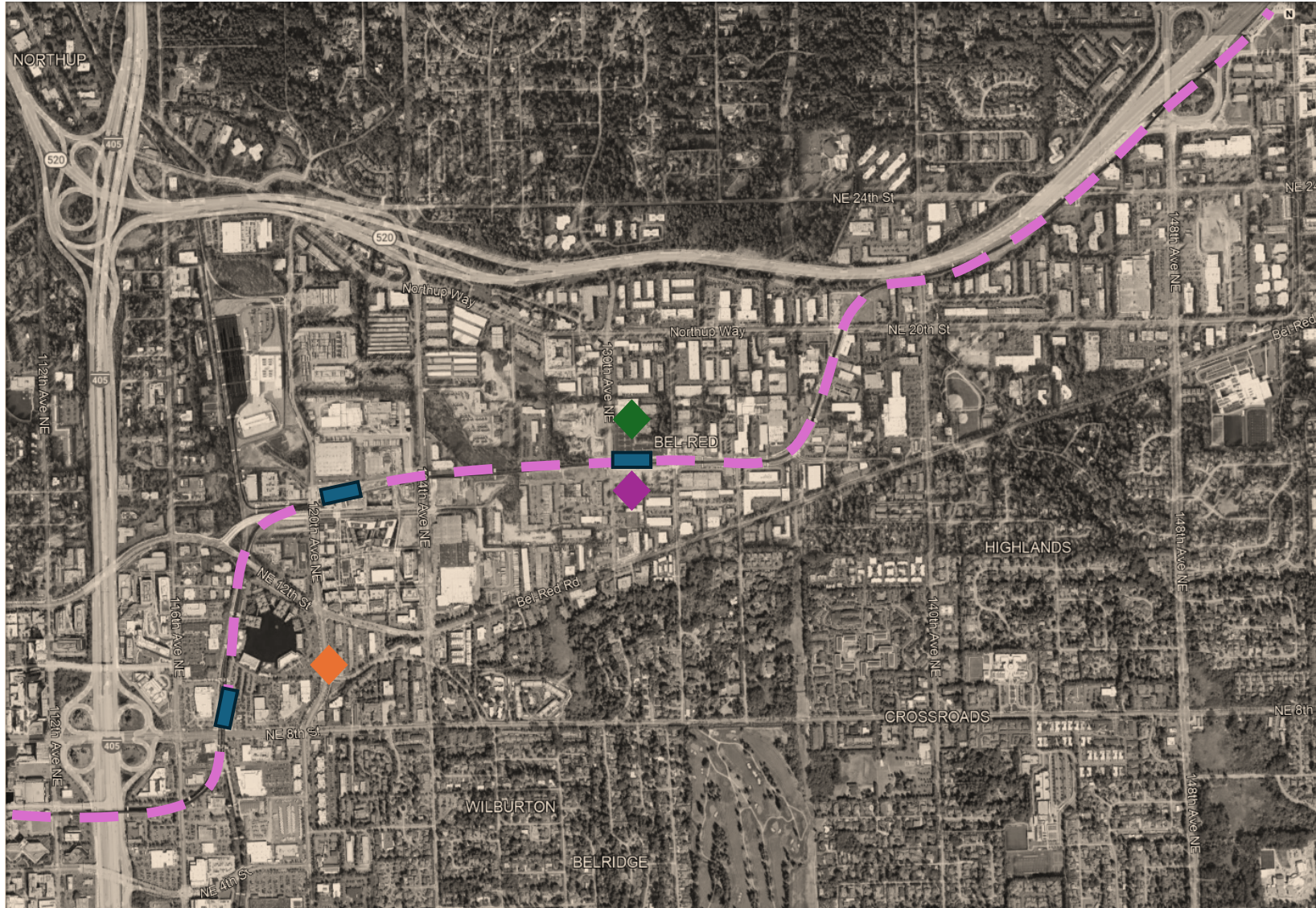




City of Bellevue Competitive Procurement: Wilburton/BelRed Sites



Wilburton/BelRed Property Sites



Kelly TOD Site:

- Purchased to support delivery of park-and-ride + Spring Blvd. Identified for affordable housing.

Wilburton TOD Site:

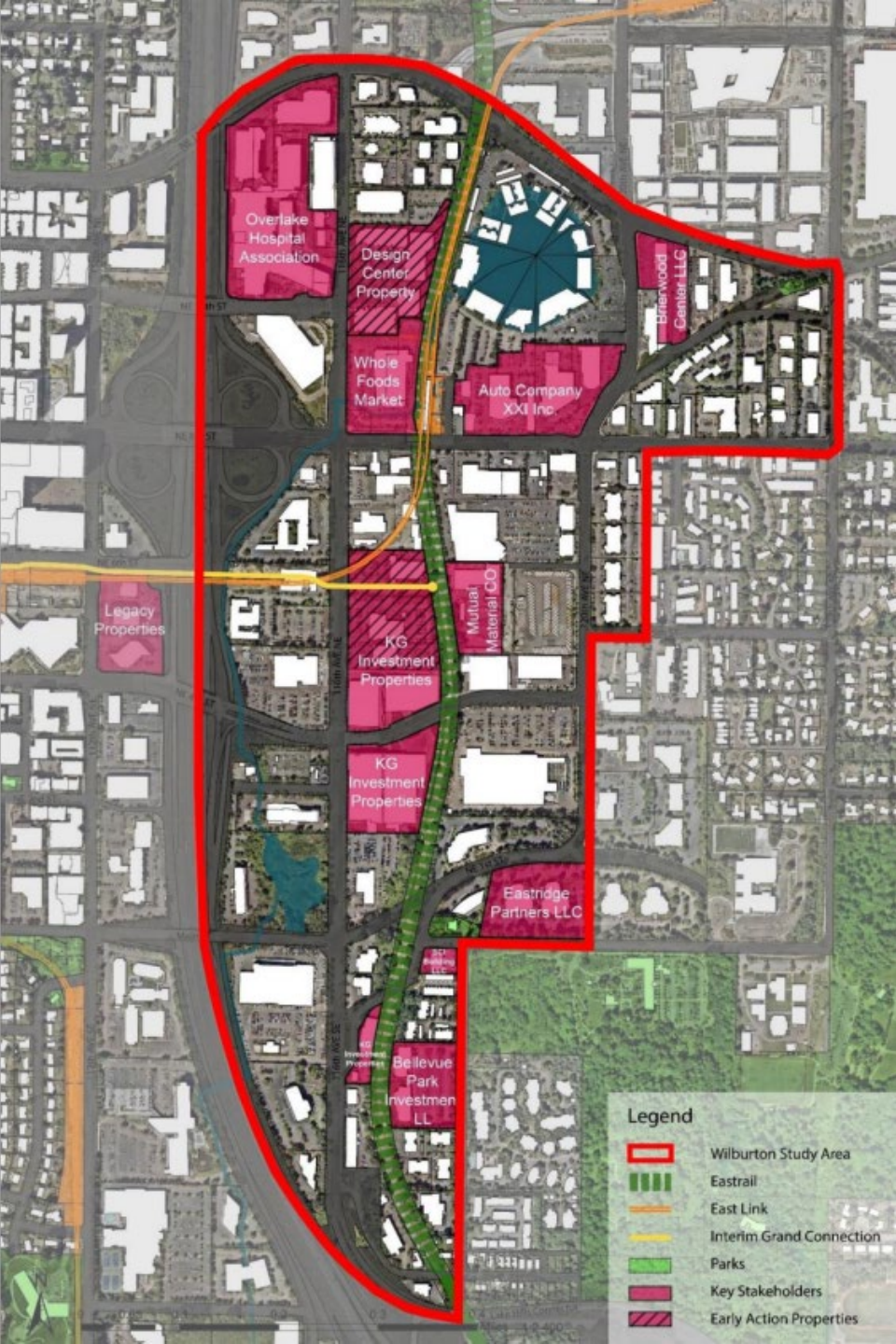
- Purchased for transportation project. Surplus portion identified for affordable housing.

130th TOD Site:

- Conveyed by Sound Transit to build park-and-ride as part of integrated TOD.

Wilburton Plan Goals

- Provide **diverse, affordable housing** options
- Provide **mix of residential, commercial, public** spaces
- District designed to incorporate **energy-efficient technologies** and **green infrastructure**





Wilburton TOD Goals

AMI Target:

- 60% or less AMI

Development Targets:

- Minimum of 100 units
- Studio/one-bedroom units
- 100% affordability
- Maximize density
- Small Business Retail





Wilburton TOD Public Benefits

- **Micro-apartments near light rail stations**
- **Small Business Retail**
- **Sustainability Targets**
 - Evergreen Sustainable Development Standards





Wilburton TOD Site

Site Information:

- Area: 22,132 sf (0.51 acre)
- FAR: unlimited for affordable housing
- Max Lot Coverage: 100%

Land value: \$4.5M

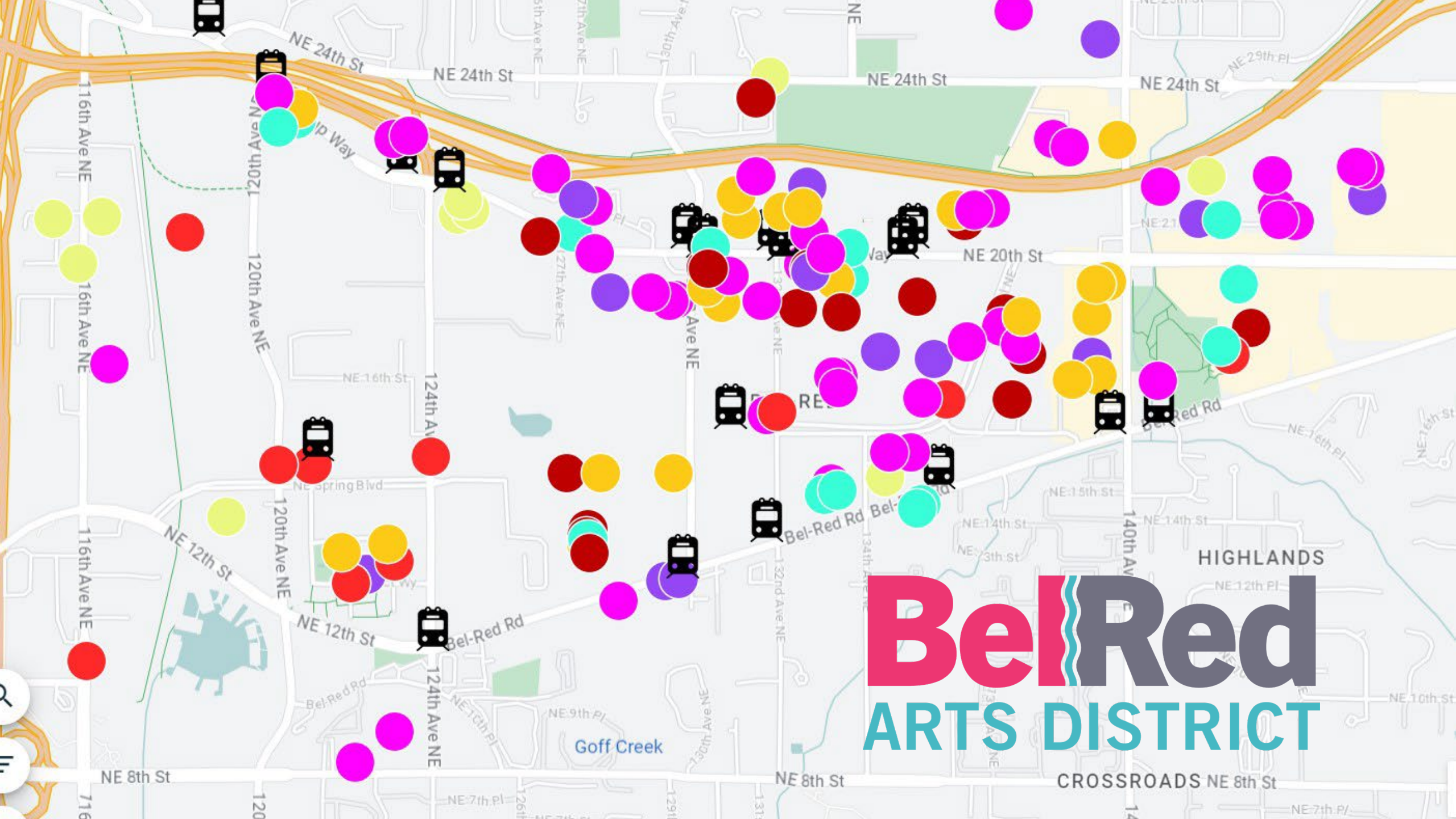
Status: Wilburton Vision LUCA Q1 2025





BelRed Subarea Plan Goals

- **Maximize** development scale around light rail stations
- Provide for a **mix of housing, retail, and services**
- **Arts district** focusing on arts education and production



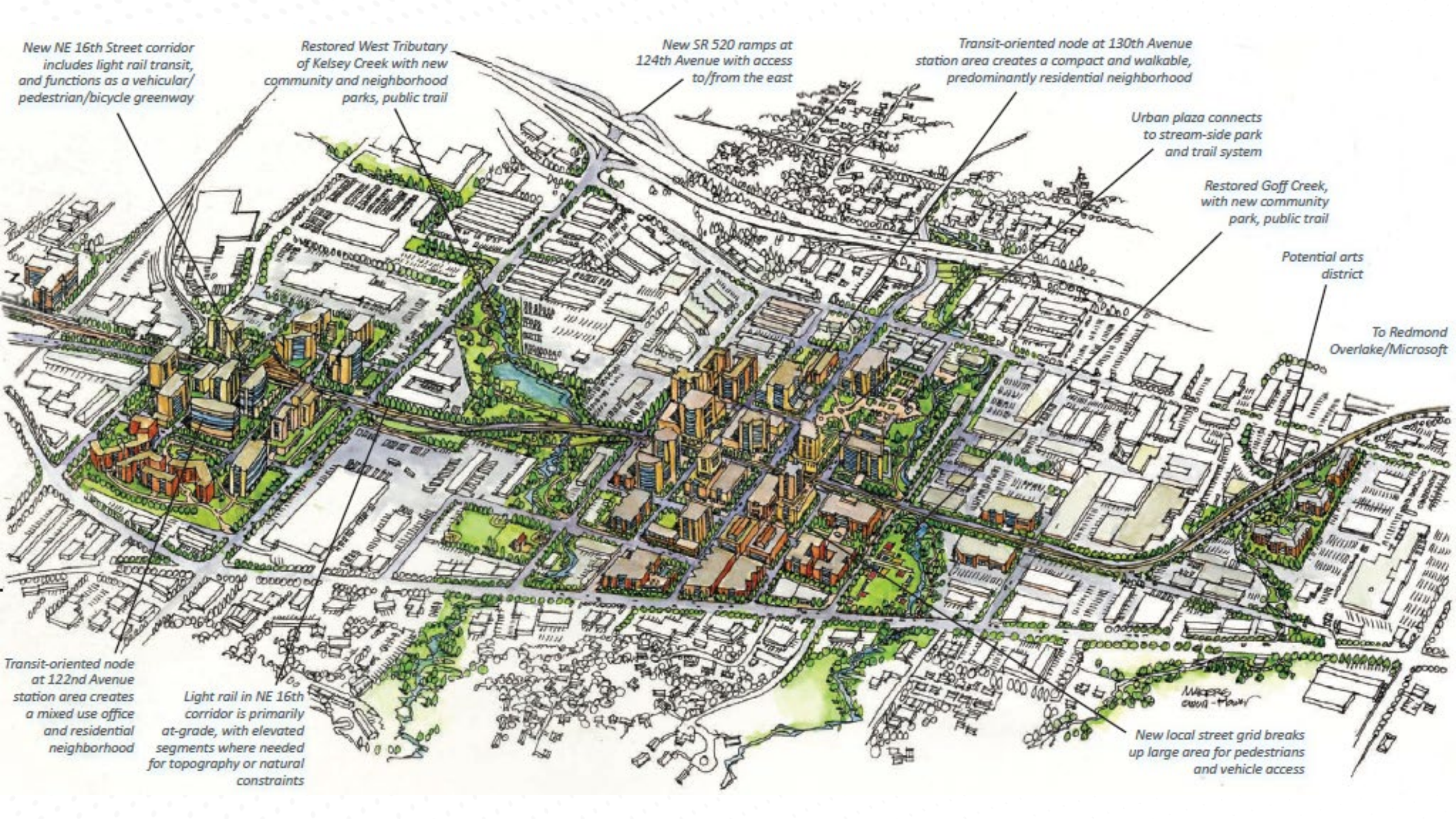
BelRed

ARTS DISTRICT

HIGHLANDS

Goff Creek

CROSSROADS NE 8th St



New NE 16th Street corridor includes light rail transit, and functions as a vehicular/pedestrian/bicycle greenway

Restored West Tributary of Kelsey Creek with new community and neighborhood parks, public trail

New SR 520 ramps at 124th Avenue with access to/from the east

Transit-oriented node at 130th Avenue station area creates a compact and walkable, predominantly residential neighborhood

Urban plaza connects to stream-side park and trail system

Restored Goff Creek, with new community park, public trail

Potential arts district

To Redmond Overlake/Microsoft

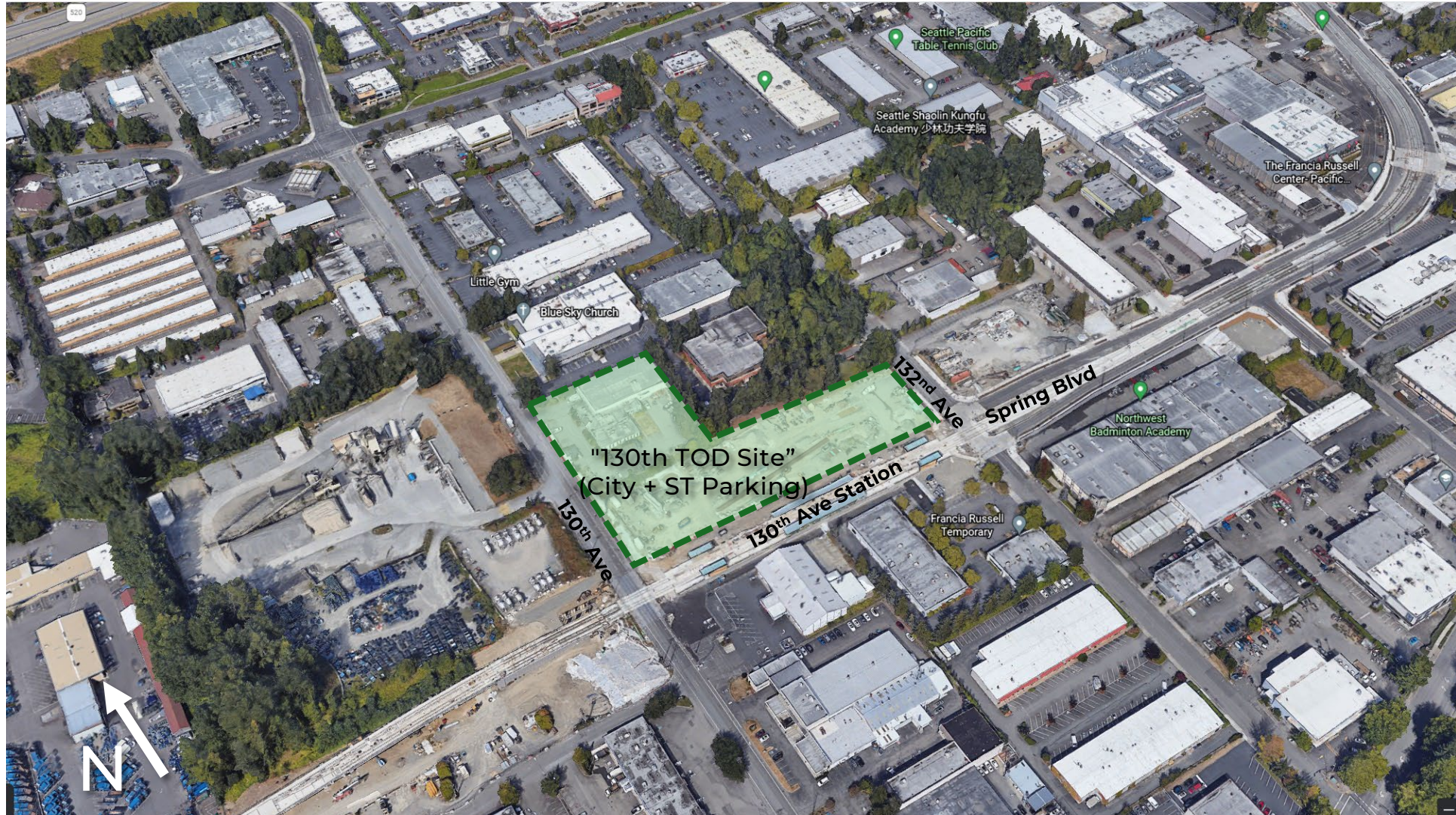
Transit-oriented node at 122nd Avenue station area creates a mixed use office and residential neighborhood

Light rail in NE 16th corridor is primarily at-grade, with elevated segments where needed for topography or natural constraints

New local street grid breaks up large area for pedestrians and vehicle access



130th TOD Site – 4.04 acres





130th TOD Public Benefits

- **Delivery of park-and-ride** in a mixed-use development
- Economic development opportunity for **micro retail spaces**
- **Plaza** with public access
- Provide on-site performance for **affordable housing (80% AMI)** from BelRed bonus program





Kelly TOD Site

Site Information:

- Area: 50,138 sf (1.15 acre)
- Developable area: 32,961 sf

Appraised Value: \$11M

Status:

- BelRed LUCA - Q4 2025





Kelly TOD Goals

AMI Target:

- 60% or less AMI

Development Targets:

- Minimum of 140 units
- Mix of units including family size (1-2 Br)
- 100% affordability
- Maximize density

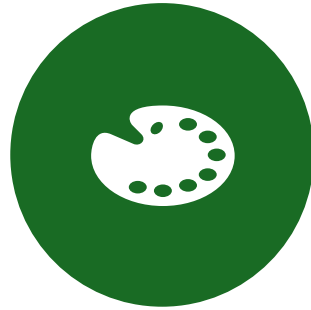




Kelly TOD Encouraged Goals



ARTIST HOUSING



ART FOCUSED
SPACES



SMALL
BUSINESS/RETAIL



SUSTAINABILITY
TARGETS



Affordable Artist Housing

- Live/work units with additional space for creative practice
- Additional features suitable for artists (e.g., ceiling height, durable surfaces, natural light)



Artspace Everett Lofts