

# Wilburton Sustainable District Incentives

The transformation of the Wilburton Transit-Oriented Development (TOD) area into a livable, walkable, and mixed-use neighborhood presents one of the most significant opportunities in the City of Bellevue for creating more sustainable forms of urban development. The City envisions the Wilburton Sustainable District as a **model of sustainable urban design, integrating energy-efficient buildings, resilient infrastructure, and community-centered design principles**, with policies in Bellevue's Comprehensive Plan to implement this bold vision.

A sustainable district can take many forms. As an arts district embeds art into every aspect of a place, a sustainable district is a geographic area where sustainable practices are integrated throughout – in buildings, open spaces, and in the public's interactions with the space.

Through the Wilburton Land Use Code update (adopted in 2024), the City created an amenity incentive program that allows additional density for new developments that advance the

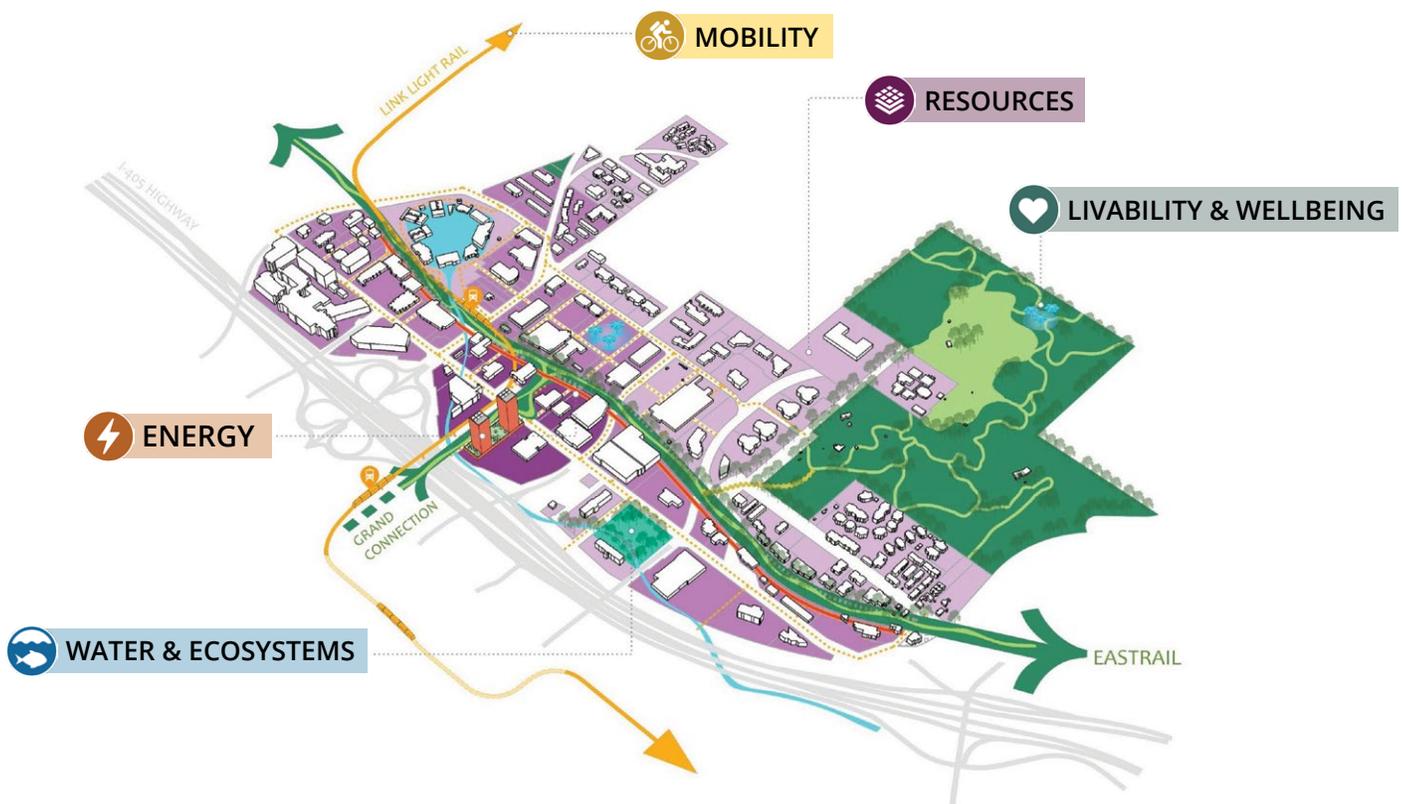
## Related Comprehensive Plan Policies

**S-WI-42.** Support the development of an environmentally resilient neighborhood through a **sustainable district** framework, code updates, and public-private partnerships.

**CL-64.** Provide education and incentives to support the implementation of **low impact development practices, integrated site planning and green building**, with a focus on early consideration of these in the site development process.

**CL-69.** Support opportunities for district energy and incorporate **district-level sustainability** features in growing areas.

sustainable district vision through several amenity options. These incentives apply to Mixed-Use Land Use Districts identified in LUC Part 20.25R. This menu-based approach emphasizes flexibility while focusing on different sustainability priorities.



These incentives are organized into the following key district focus areas:

- **Energy and Resources**
- **Livability and Wellbeing**
- **Mobility and Access**
- **Water and Ecosystems**

Bonus points are earned based on the identified requirements and are equal to the total additional building floor area available to the development, up to the maximum for the Land Use District described in LUC 20.20.010. Points are found in the tables for each category, with the bonuses earned outlined in LUC 20.25R.050.D.

For questions on how to calculate bonus points, contact [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov)



## Energy and Resources

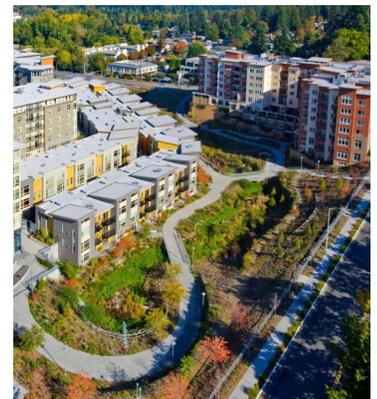
Wilburton's energy and resource goals align with the ambitious goals set forth by the state of Washington and the city of Bellevue. These goals are centered on creating energy-efficient, resilient, and green urban environments that significantly reduce carbon emissions and promote long-term sustainability, and embracing advanced approaches in material, resources, and waste management in existing and newer buildings.

### Incentive: Green Building

#### Sustainable District Benefit

Buildings that undergo green building certification demonstrate potential for significant reductions to greenhouse gas emissions and energy consumption –

resulting in lower operational costs, improved air quality for district residents, and greater energy system security and resilience.



#### Overview of Bonus Points

Bonus points are earned based on tier. Tier 1 projects earn 0.3 points per GSF of building certified LEED gold or equivalent. Tier 2 projects earn 0.4 points per GSF of building certified LEED platinum or equivalent. Additional performance requirements are described in the Green Building Rule.

#### References

- LUC 20.25R.050.D.2.g
- Green Building Rule (LUC 20.20.420): [bellevuewa.gov/city-government/departments/development/codes-and-guidelines/directors-rules](https://bellevuewa.gov/city-government/departments/development/codes-and-guidelines/directors-rules)

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# Mobility and Access

Expanding walkability and bicycle infrastructure in Wilburton is a key part of the community vision and the city's sustainability goals. A sustainable district could help to align and integrate this focus on pedestrian experience, safety, access to transit and amenities, and increasing use of active transportation modes.

## Incentive: Access and Connectivity

### Sustainable District Benefit

Access corridors contribute to district livability and safety by providing for desired pedestrian amenities; expanding walking and biking infrastructure; and creating better access to transit and nearby destinations.

### Overview of Bonus Points

Bonus points are earned for projects that construct access corridors that provide for an enhanced active transportation experience. Bonus points vary by corridor type and would need to be designed in accordance with applicable requirements for access and circulation.

### References

- LUC 20.25R.050.D.2.f
- Transportation Design Manual and Complete Streets Guide:  
[bellevuewa.gov/city-government/departments/transportation/permits-and-standards/transportation-design-manual](https://bellevuewa.gov/city-government/departments/transportation/permits-and-standards/transportation-design-manual)

### Staff Contact

Please contact [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov) or the Land Use Planner assigned to your project.



## Incentive: Eastrail Corridor Improvements

### Sustainable District Benefit

Trail improvements help realize the Eastrail corridor as a vibrant spine for the district, furthering its role as a regional trail and linear park that supports a range of gathering spaces, landscaping, and public amenities within the corridor.



Adjacent development is encouraged to provide direct building access from the trail, adding transparency, active uses, and visual interest for trail users.

### Overview of Bonus Points

Projects adjacent to the Eastrail corridor that construct mixing zones and/or frontage paths within the Eastrail right-of-way earn 16 bonus points per SF of improvement. The Eastrail Wilburton Framework Plan (see below) provides guidance on the location and design of these corridor elements.

### References

- LUC 20.25R.050.D.2.d
- Eastrail Wilburton Framework Plan:  
<https://bellevuewa.gov/city-government/departments/transportation/projects/capital-projects/eastside-rail-corridor-trail>
- [https://bellevuewa.gov/sites/default/files/media/pdf\\_document/2023/Eastrail%20Framework%20Plan.pdf](https://bellevuewa.gov/sites/default/files/media/pdf_document/2023/Eastrail%20Framework%20Plan.pdf)

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## Livability & Wellbeing

Enhancing livability for residents is a key goal for the district. The Wilburton sustainable district aims to integrate nature and green spaces into the urban environment, promoting biodiversity, enhancing residents' quality of life, and providing recreational opportunities, which are all critical for public health.

### Incentive: Open Space and Park Dedication

#### Sustainable District Benefit

Publicly accessible open spaces provide for gathering, respite, access to nature, and recreation – all of which enhance district livability for residents and improve physical and mental wellbeing.

#### Overview of Bonus Points

Projects that provide publicly accessible open space earn 0.5 bonus points per SF, with plazas and access corridors eligible for open space points if they meet criteria outlined in LUC 20.25R.030.C

45 bonus points are earned for every \$1,000 of land value dedicated to the City for park purposes.

#### References

- LUC 20.25R.050.D.2.c (Open Space)
- LUC 20.25R.050.D.2.k (Park Dedication)

#### Staff Contact

For park dedications:

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## Water and Ecosystems

As Bellevue continues to grow and develop, its environmental resources are at risk of being negatively impacted. Much of the existing habitat in the Wilburton TOD area is degraded, making restoration and enhancements a key district goal – particularly where they can be incorporated into neighborhood amenities such as parks and open space.

### Incentive: Critical Area Restoration & Enhancement



#### Sustainable District Benefit

Preserving and enhancing urban green spaces and natural habitats supports biodiversity, which is essential for ecosystem health and enhances livability for residents.

#### Overview of Bonus Points

66.7 bonus points per \$1000 spent are earned for projects that go beyond the minimum mitigation required for critical area restoration and enhancement.

#### References

- LUC 20.25R.050.D.2.i
- Critical Areas Handbook: [bellevuewa.gov/city-government/departments/development/zoning-and-land-use/environment-and-critical-areas](http://bellevuewa.gov/city-government/departments/development/zoning-and-land-use/environment-and-critical-areas)
- Critical Areas Ordinance Update

#### Staff Contact

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