



City of Bellevue

BelRed Arts

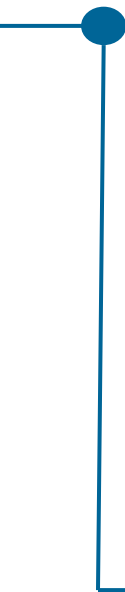
Public-Private Partnership Development Agreement ("P3DA")

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August 4, 2026



Direction

Consider directing staff to enter into Development Agreement (DA) negotiations with BRIDGE Housing for the BelRed Arts TOD site and prepare the DA for a public hearing at a future meeting.

AGENDA



Project Background



Process Overview



Modifications and Public Benefits



Next Steps

Project Background

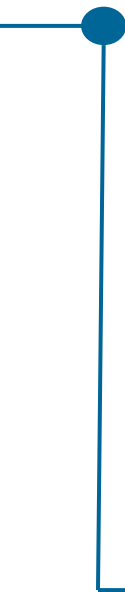
- 1500 130th Ave. NE
 - Area: 50,138 sf (1.15 acre)
- Formerly the Kelly Autobody shop
- City purchased in 2020 for Spring Blvd. improvements and interim parking



Project Background

- **March 2025:** RFQ for teams to develop 100% affordable housing development with arts component
- **July 2025:** City selected BRIDGE Housing
- **June 2026:** Council approved Pre-Development Agreement and draft Ground Lease



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Process Overview

What is a Development Agreement?

A Development Agreement (DA) is a **voluntary**, legally binding contract between a **city** and a **property owner or developer**.

- Authorized under Washington law (Chapter 36.70B RCW – Local Project Review Act).
- Establishes the development regulations, standards, and conditions for a specific project.
- Approved by **City Council** and runs with the land.

Purpose

- Provides regulatory certainty for developers.
- Allows the City to secure public benefits, such as infrastructure, impact mitigation, phasing commitments, and public amenities.



Bellevue P3 Development Agreements

- Council established a new Development Agreement pathway for public-private partnership (P3) projects.
- Allows greater zoning and development flexibility when the City has property ownership, control, or provides significant project funding.
- Supports delivery of key City policy priorities such as affordable housing, sustainability, and economic development.



DA Roles and Responsibilities

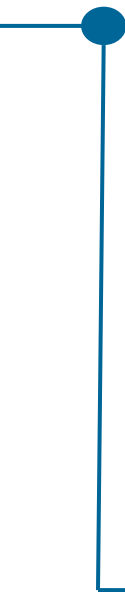
- **DS Director:** Negotiation leadership and permit review
- **Office of Housing:** Represents City as property owner
- **BRIDGE Housing:** Developer and permit applicant
- **City Council:** Authorizing body and final decision



City Council Decision Criteria

Pursuant to LUC 20.30C.030, the City Council may approve a development agreement if the development agreement:

- Is authorized under LUC 20.30C.020;
- Complies with all applicable requirements of the Land Use Code; except as modified
- Complies with all applicable requirements of the Bellevue City Code; except as modified
- Is consistent with the vision, goals, and policies of the Comprehensive Plan; and,
- Results in a development that includes public benefits beyond what would be provided without the development agreement.



Modifications & Public Benefits

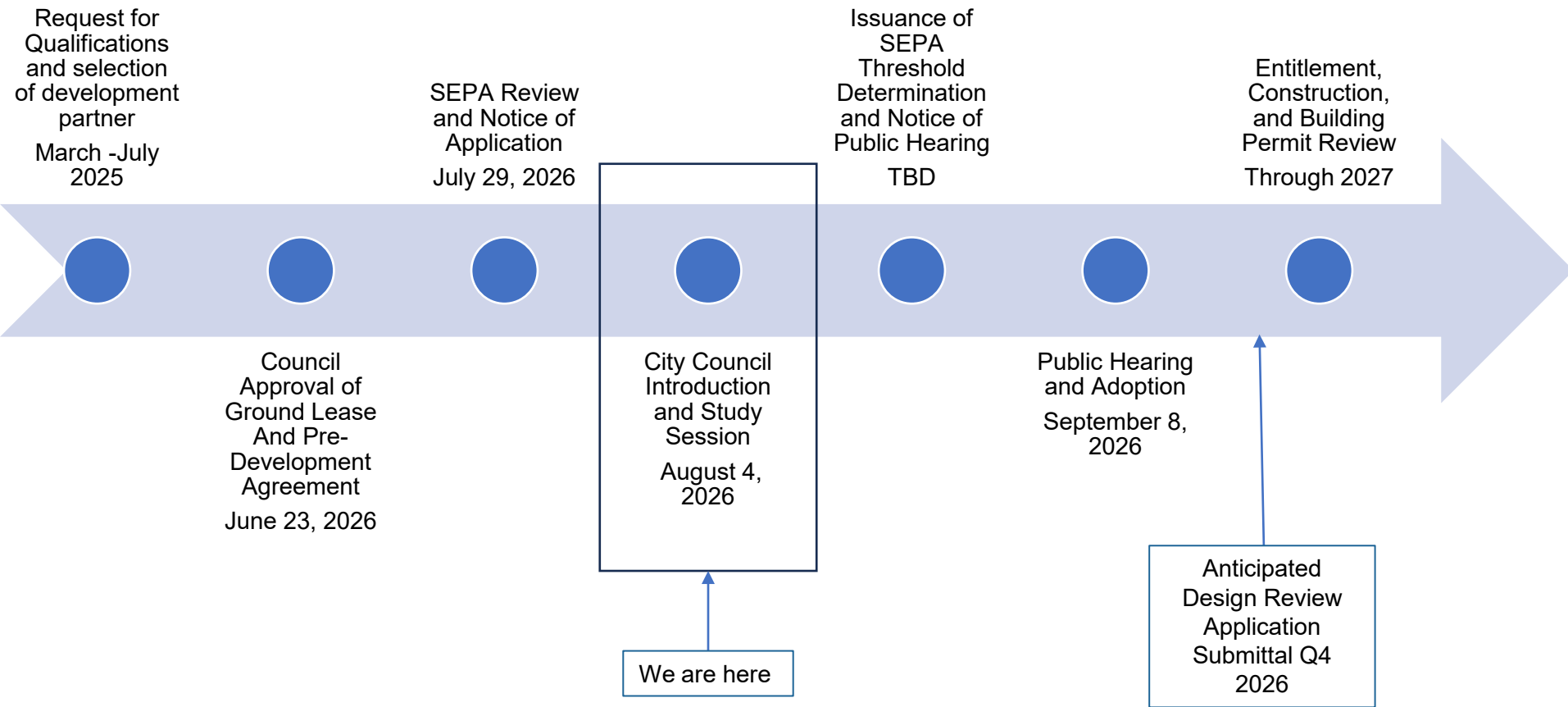
Public Benefits

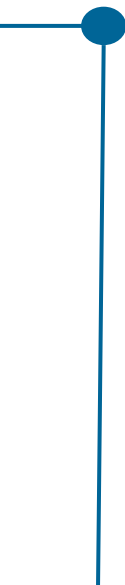
- 100% Affordable Housing:
 - Provide 140-172 new homes affordable at 60% AMI or below
 - Includes family-sized units
 - Includes units serving households with disabilities
- Partnership with local arts organization, located in ground floor community arts space
- Artist-focused design
- Utilizes city-owned parcel for affordable housing and arts community space, near transit

Requested Modifications

Dimensional Requirements	• Increased Affordable Housing Yield • Larger floorplates allow flexibility in providing family-sized units and better layouts
Building and Site Design	• Activated Public Realm and Arts Visibility • Public Gathering Areas, Commercial/Retail
Commercial Parking Reduction	• Housing Density Near Transit • Reduced Overall Project Cost
Allowed Ground Floor Uses	• Dedicated Arts and Cultural Facilities • Arts Spaces and programming advance the BelRed Arts District Vision

Next Steps





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