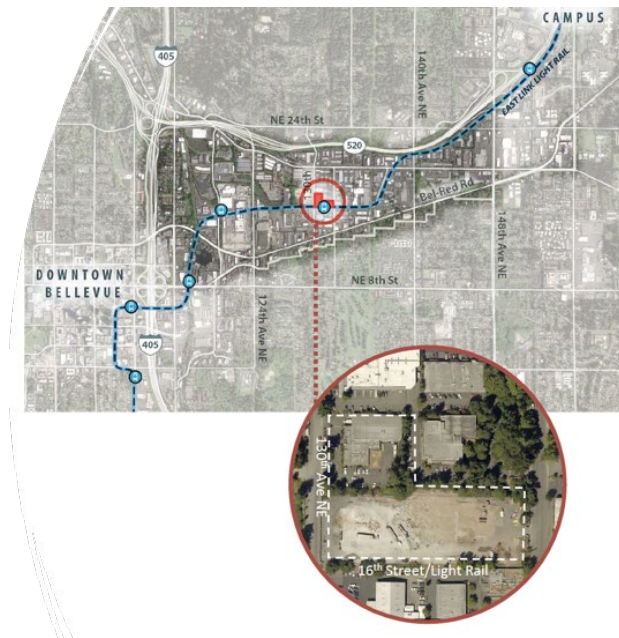




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## Request for Proposals

### 130<sup>th</sup> Transit-Oriented Development Parcels | Park-and-Ride Facility



Published: March 10, 2025

Responses due by: June 02, 2025, 5:00 p.m. (PST)

## Section I. Introduction

The City of Bellevue (the “City”) is seeking a development partner (“Development Partner”) to design and construct a mixed-use project, which will include the integration of a 302-parking stall park-and-ride facility serving the adjacent Sound Transit BelRed Link Light rail station. Following completion, the parking facility will be owned and operated by Sound Transit for Link light rail users.

Key objectives for the mixed-use project include:

1. Purchase three City-owned properties located north of Spring Boulevard between 130th Ave NE and 132nd Ave NE, which include Parcels #2825059040, #2825059159, and #2825059191. These properties (collectively, the “130th Parcels”) total approximately 4.04 acres and are classified as Bellevue Land Use Code BR-RC-1.
2. Design and build 302 parking stalls and related transit access improvements (the “ST Facility”) on a portion of the 130th Parcels in cooperation with the City and in compliance with Sound Transit’s transit access improvement (TAI) requirements.
3. Develop a mixed-use project (housing and retail) with the ST Facility integrated in accordance with the BelRed Land Use Code (the “Project”).

The City’s partnership with a Development Partner to integrate the ST Facility within the Project presents a strategic opportunity. By aligning with the BelRed Land Use Code and constructing the ST Facility, this collaboration will support transit accessibility and maximize density in the BelRed regional growth center and around the BelRed Link light rail station.

## Section II: Timing and Process

### A. Proposals.

The City shall make a final developer selection based on its evaluation of the proposals it receives (the “Proposals”), and the City’s ultimate determination that the Proposal is most advantageous to the City. At the City’s discretion, a proposer (“Proposer”) may be invited to participate in an interview as part of the developer selection process. The interview may be used to clarify Proposals, assess alignment with the City’s objectives, and further evaluate the Proposer’s experience, approach, and capabilities.

Upon selection of a Proposer, the City intends to negotiate and execute an Exclusive Negotiations Agreement (the “ENA”) with the highest-ranked Proposer in substantially the same form as attached as **Exhibit A** to this RFP. If the City and the highest-ranked Proposer

are unable to come to mutual agreement on the terms of the ENA, the City shall have the right to terminate the negotiations with the Proposer.

The City otherwise reserves the right to terminate the negotiation process at any time, and to begin contract negotiations with the Proposer submitting the next-highest ranked Proposal.

#### B. Target dates for selection, completion of negotiations, and approval.

The City will review Proposals to select a Proposer with whom it intends to enter into an ENA by July 2025. The selected Proposer will work with the City to solidify the Project concept and development deliverables as well as negotiate all deal terms. The transfer of site control will require Bellevue City Council authorization.

#### C. Timeline.

In requesting and analyzing the Proposals, the City will follow the timeline below:

Proposed Schedule	
RFP release	March 10, 2025
Written questions due, 5:00 p.m. PST	April 11, 2025
Addendum issued (if needed)	April 25, 2025
Proposals due, 5:00 p.m. PST	June 02, 2025
Interviews (if conducted)	Week of June 16, 2025
Development Partner Selection (enter ENA)	July 2025
Purchase & Sale Agreement (PSA) in final	Q4, 2025
City Council review and approval of PSA	Q4, 2025

## Section III. Site Information and Context

### A. Property Information

1. Environmental Due Diligence Reports: The City hired Parametrix to provide a summary report attached as **Exhibit B**, detailing the site characterization and cleanup activities at the 130th Parcels. Currently, the City is collaborating with the Washington State Department of Ecology to obtain a formal opinion on the cleanup actions, with the goal of removing the remaining restrictive covenant on the property and achieving "No Further Action" (NFA) status. The environmental cleanup may also involve the Development Partner, who will need to propose a plan to address the remaining cleanup efforts.

2. Property Appraisal: The property sale will be negotiated with the Development Partner based on the appraised value of \$36M, as outlined in the Property Appraisal attached as **Exhibit C**. The sale is expected to close upon completion of permitting and confirmation of financing for the Project.
3. Geotechnical Report: The Geotechnical Report attached as **Exhibit D** outlines findings from the geotechnical study of the 130<sup>th</sup> Parcels.
4. Development Feasibility Studies: The City has conducted massing models and feasibility studies to evaluate the development potential of the 130<sup>th</sup> Parcels, with key assessments provided by Heartland and Tisareno Associates, included as **Exhibits E and F**. While these studies offer valuable insights into the site's potential, their financial assumptions and proposed public benefits are outdated and may no longer align with current market dynamics or Project requirements.
5. Owner's Policy: The Owners Policy attached as **Exhibit G** provides information on the legal description, and any easements and agreements recorded on the 130<sup>th</sup> Parcels.
6. 130<sup>th</sup> Park-and-Ride Design Plans: The plans attached as **Exhibit H** provide detailed information on the site's current condition as a surface park-and-ride facility, including survey data, sidewalk setbacks, and other relevant details.
7. BelRed Land Use Code Update: In 2009, in anticipation of the East Link light rail, the City Council adopted a new subarea plan and land use code for the BelRed area. The City is currently reviewing the plan and land use code to determine if the BelRed vision is being achieved. On October 22, 2024, the City Council adopted the BelRed Look Forward Comprehensive Plan Amendment (CPA) through Ordinance No. 6810, which saw updates to the BelRed Subarea Plan. A Land Use Code Amendment (LUCA) process is now underway and is expected to be adopted by the end of 2025.

According to the Future Land Use Map in the Comprehensive Plan, the site is designated as "Highrise Residential Mixed Use," which would allow building heights of up to 250 feet. It is anticipated that this designation will be adopted as part of the LUCA process. Given the active consideration of these changes, it may be strategic to assume this land use designation and height limit when analyzing site capacity and planning development scenarios. This approach

would align with the anticipated zoning updates and provide a more accurate assessment of the site's potential.

## B. City and Sound Transit Partnership

Sound Transit purchased the 130th Parcels for construction staging for the construction of BelRed Station and following construction, for the development of parking stalls and related transit access improvements serving BelRed Station. Pursuant to the terms of a 2015 Memorandum of Understanding ("MOU") and a 2019 Conveyance Agreement for Property at 130<sup>th</sup> Station ("Conveyance Agreement") between the City and Sound Transit, the City took ownership of the 130th Parcels and agreed to deliver the ST Facility. The City previously delivered the surface parking lot currently on the 130th Parcels and now seeks to deliver the ST Facility integrated into a transit-oriented development (TOD).

Such approach aligns with the City's BelRed Subarea Plan goals, which focus on maximizing development around light rail stations, promoting a mix of uses and services, and supporting the BelRed Arts District. The concept was formalized through the MOU between the agencies as part of the broader package that brought Link light rail to the Eastside as well as the Conveyance Agreement. As part of the Conveyance Agreement, the City and Sound Transit entered into a Design and Construction Agreement – Transit Access Improvements at 130<sup>th</sup> Station, that outlines the requirements for design and construction of the ST Facility. Sound Transit and the City also recorded the following easement and restrictive covenant against the 130<sup>th</sup> Parcels: (1) Transit Access Improvements Easement Agreement (TAI Easement, King County Recording No. 20201202001405) and (2) Covenant to use Land for Transit Oriented Development (TOD Covenant, King County Recording No. 20201201002252).

## C. Neighborhood Overview

The City of Bellevue, located approximately six miles east of Seattle, serves as the commercial and population center for King County's Eastside, with a population of 592,000. The region is expected to grow by 150,000 people in the next five years. The broader Seattle-Tacoma-Bellevue Metropolitan Statistical Area, which includes Bellevue, has a population exceeding 4.2 million, with a median household income of \$82,133.

The City's BelRed area is a key focus of this growth, transitioning from a historically light industrial and commercial area into a dynamic mixed-use community. This transformation is driven by the development of a transit-oriented, high-density district designed to support a blend of employment, retail, and residential uses.

The BelRed neighborhood is planned around “nodal development areas,” particularly along the NE 15th/16th corridor, which will be served by high-capacity transit. These areas are expected to accommodate more intense land uses, such as residential towers and commercial spaces, all designed to be pedestrian-friendly and transit-supportive. In total, BelRed is expected to grow to 33,000 jobs and 10,000 residents by 2035. Current development in the area includes over 5 million square feet of new construction, including 2,300 housing units, 2 million square feet of Class A office space, and 120,000 square feet of retail space. The zoning in the area supports this transition, with a focus on mixed-use, TOD.

A key feature of BelRed’s development plan is its commitment to creating vibrant community and environmental amenities for both the new residents and employees in the area, as well as for nearby neighborhoods and the wider city. These amenities are expected to play a critical role in supporting BelRed’s redevelopment and the infrastructure necessary for sustainable growth.

The BelRed Arts District, formally recognized by the City of Bellevue in 2009 as part of the BelRed Subarea Plan, has long been known as a hub for arts and culture. The City’s 2022 [BelRed Arts District Implementation Plan](#), attached as **Exhibit I** outlined clear strategies and action items for developing the district’s arts and cultural presence, drawing on best practices from successful arts districts across the country. As part of this effort, the BelRed Arts District Community Alliance was formed in 2023, achieving non-profit status and taking an active role in promoting the district. This organization has already helped lead programming and events, including activities at the BelRed Station during the Light Rail 2 Line opening.

## Section IV: Project Priorities

The City’s project priorities reflect the broader goals of stakeholders, community interests, and regulatory requirements, serving as guiding principles for the planning, design, and execution of the development project.

- **Construct ST Facility:**

Collaborate with the City to design and construct the ST Facility that meets Sound Transit’s requirements, while applying cost-efficient practices. Key components of the ST Facility will include 302 automobile parking stalls for use by transit customers, passenger loading areas, bicycle storage, and service and maintenance access.

- **Promote Public-Private Partnerships:**  
Establish a strong partnership with the City and Sound Transit, to ensure successful delivery of the ST Facility and the Project within budget and on time. Support delivery of additional public benefits, including affordable housing and open space.
- **Catalyze Development in the BelRed Growth Center:**  
Support the transformation of the BelRed neighborhood by maximizing density and providing a vibrant mix of uses that aligns with the BelRed Land Use Code. The Project will serve as a model for TOD and public infrastructure to promote sustainable urban growth.

## Section V. Project Requirements

### A. Mixed-Use Development

The City's massing models for a mixed-use development, integrated with the ST Facility, estimate that the 130th Parcels could accommodate over 455 housing units, along with ground-floor retail and public realm improvements, including open space. The specific number of units, retail space, etc. would be determined through the permitting phase of the Project.

### B. Sound Transit Park-and-Ride Facility

The ST Facility includes several critical components:

- **Design:** The Development Partner shall design the ST Facility in accordance with Sound Transit requirements, including those described in the Sound Transit's Project Delivery Standards, specifically, Sound Transit's Requirements Manual – Section 830: Parking Facilities Layout (page 1215) attached as **Exhibit J**, which governs all design aspects such as parking areas, passenger loading zones, bicycle storage, pedestrian circulation, and maintenance access.
- **Sound Transit Coordination:** The City will lead coordination between Sound Transit and the Development Partner on the ST Facility design and construction. The City will provide Sound Transit with the plans and specifications at the 30%, 60%, and 100% design stages for Sound Transit's review and approval, with required quarterly meetings for schedule and status updates. During construction, Sound Transit will designate a representative to assist in responding to requests for information, proposed changes, and other design and construction issues related to the ST Facility. Additional meetings with Sound Transit and the Development Partner can be scheduled as needed. The Development Partner will establish a collaborative

framework to facilitate information sharing and address design and construction related questions with Sound Transit and City staff.

- **Purchase Price:** The City conducted initial cost estimates for the construction of the ST Facility in 2023. The City intends that the City and Development Partner will ultimately negotiate a purchase price for the ST Facility based on joint cost estimates, to be agreed upon and memorialized at or near the completion of the ST Facility design.
- **Financing and Development Risk:** The Development Partner will be solely responsible for financing the design and construction of the ST Facility and will assume all risks associated with potential cost overruns. Upon completion, the City will purchase the ST Facility from the Development Partner. As stipulated in the Conveyance Agreement, Sound Transit will not provide funding for the ST Facility's delivery.
- **Ownership Structure:** The Development Partner will convey ownership of the ST Facility to the City via a condominium structure, at a time to be negotiated. The City, in turn, will ultimately transfer ownership of the completed ST Facility to Sound Transit at no cost. The City intends to negotiate a Condominium Declaration and related documents (Association bylaws, etc.) as well as a separate operations and maintenance agreement with the Development Partner, with terms acceptable to Sound Transit, that will define the terms of the operation and maintenance responsibilities within the common areas of the Project.
- **Project Schedule:** The City has specific timeline requirements for delivering the ST Facility to Sound Transit, as outlined in legal agreements. The ST Facility must be complete and in a fully functional condition, and accepted by Sound Transit for use by ridership, within 36 months after the date on which any of the existing parking stalls on the 130th Parcels are closed. The goal is to have the ST Facility open and operational by 2030. To meet this target, key design and construction milestones are outlined below.



Project Milestone	Target Date
Contract Negotiations	2025
Design and Permitting	2026-2027
Construction	2028-2029
ST Facility Opening	2030

- **Regulatory Compliance:** To the extent applicable, the Development Partner will comply with all public works laws, regulations, and ordinances, including but not limited to those related to prevailing wages (see RCW 39.12), retainage (see RCW 60.28), bonding (see RCW 39.08), use of licensed contractors (see RCW 39.06) and apprenticeship (see RCW 39.04).

### C. Interim Parking

Sound Transit currently operates a surface park-and-ride lot on the 130th Parcels, which opened in 2024 with the launch of Link light rail service. This lot will need to be demolished to make way for the Project and ST Facility. To ensure continuous parking availability for transit users, the City must construct an interim surface park-and-ride lot on a nearby Sound Transit-owned parcel or other location in the immediate vicinity of BelRed Station. This interim parking lot must be operational before groundbreaking for the Project.

### D. Required Public Benefits

The selected Development Partner is required to deliver specific public benefits that align with the City's land use requirements and long-term goals for the BelRed neighborhood. These benefits will contribute to the creation of a vibrant, diverse, and sustainable community.

- **BelRed FAR Bonus Requirements:** The Development Partner is required to provide onsite affordable housing in compliance with the BelRed FAR Amenity Incentive System. This commitment ensures that the Project contributes to the City's affordable housing objectives while supporting a diverse and inclusive community within the development.
- **Open Space:** The Project will feature a public open space in the southeast corner of the 130th Parcels in response to capping Goff creek. The City will collaborate with the Development Partner to design this area with an emphasis on arts and culture,

enhancing the character of the BelRed Arts District and creating a vibrant community gathering space.

## Section VI. Encouraged Goals

The City seeks to create a mixed-use development that not only meets functional and financial objectives but also contributes positively to the broader community and aligns with long-term city planning goals and commitment to diversity. Proposers are encouraged to incorporate the following goals into their development plans. These goals reflect the City's priorities for fostering economic vitality, expanding affordable housing, supporting local culture and diverse communities, and advancing environmental sustainability.

- **Support for Small Businesses:** The City encourages the Development Partner to integrate micro-retail units within the Project or other approaches that foster small business. These units could support small businesses by providing affordable and accessible rents, fostering local entrepreneurship, and enhancing the neighborhood's economic vitality.
- **Contributions to the BelRed Arts District and Neighborhood:** The Project is encouraged to incorporate elements that support the BelRed Arts District's emphasis on arts and the creative economy. This may include building design that celebrates the district, signage referencing the BelRed neighborhood and light rail stop, spaces for art installations, galleries, or gathering spaces for community events that reinforce the district's cultural identity and strengthening community engagement.
- **Diversity, Equity, and Inclusion (DEI):** The City encourages the Development Partner to prioritize diversity, equity, and inclusion throughout the Project. This includes ensuring diverse representation in the development team, workforce, and contractors, as well as creating opportunities for underrepresented groups. Strategies may include outreach to minority- and women-owned businesses, workforce diversity initiatives, and inclusive design features that promote accessibility for all residents.
- **Sustainability and Environmental Stewardship:** The Project should strive to achieve ambitious sustainability targets, potentially including LEED certification or Built Green, energy efficiency measures, and low-impact development practices. These initiatives should align with the City's goals for environmental stewardship and sustainable urban growth.

- **Amazon Affordable Housing Partnership:** The City and Amazon are collaborating to enhance affordable housing outcomes at the 130th Parcels, with Amazon's Housing Equity Fund (HEF) providing support to achieve this goal. Through this partnership, the selected Development Partner could work directly with Amazon and the City to deliver affordable housing units that align with the City's vision for the BelRed neighborhood and support community needs. The Amazon Housing Equity Fund (HEF) offers financial resources, including low-interest loans and grants, to create and preserve affordable housing in the Puget Sound region, Arlington, Virginia/National Capital region, and Nashville, Tennessee. The HEF is specifically aimed at supporting households earning between 30% and 80% of Area Median Income (AMI) to address moderate- to low-income housing needs in these communities.

## Section VII. Submission Requirements

**Instruction for Proposals:** Proposals must be received no later than **5:00 p.m. PST** on June 2, 2025. Proposals must be submitted electronically in PDF format to the Cultural and Economic Development division at [BizSupport@bellevuewa.gov](mailto:BizSupport@bellevuewa.gov). Please title the email "130th Parcels- RFP Response" and include a link to **One Drive, Google Drive, Dropbox** or other file sharing services. All files should be clearly labeled. Sections with more than one document should have an independent folder with the title of the section.

The City of Bellevue is committed to increasing opportunities for Women- and Minority-Owned Businesses (WMBE), nonprofit, and community-based developers, and encourages responses from these firms.

**Questions:** City staff are prohibited from speaking with potential Proposers about the Project during the solicitation (Blackout Period). Once the RFP is published, Proposers must submit any questions in writing no later than **5:00 p.m.** on **April 11, 2025**, for staff to prepare any required responses by Addendum. Questions should be sent via email to [BizSupport@bellevuewa.gov](mailto:BizSupport@bellevuewa.gov). All questions received will be answered and posted on [130th TOD Parcels RFP](#) no later than **April 25, 2025**.

**Addendums:** In the event it becomes necessary to revise any part of this RFP, addenda will be created and posted at [130th TOD Parcels RFP](#). Addenda will also be conveyed to those Proposers providing an accurate email address. Those interested in receiving updates should subscribe via the link in the City website referenced above or directly at this link: [Subscribe for 130th TOD Parcels Addendum Updates](#).

## Section VIII. Evaluation Criteria

**Evaluation Criteria:** The City will review and evaluate Proposals in accordance with the following evaluation criteria (“Evaluation Criteria”) with a weighted score applied according to the relative importance of each criterion, as follows:

No.	Criterion	Weight
1.	<p><b>Experience, Qualifications of the Firm(s) and Key Individuals</b></p> <p>The City will evaluate Proposals based on the demonstrated experience and technical expertise of the Proposer, Development Partner team members (“Development Team”), and key individuals within the team. Evaluation will specifically focus on the Development Team’s experience in planning, financing, building, owning, and operating real estate developments, with additional consideration for experience in public-private partnerships (PPP) and delivering large-scale public infrastructure projects.</p> <p>The City will evaluate the expertise, knowledge, and relevant experience of the key Development Team members responsible for delivering the Project and ST Facility.</p> <p>Additionally, the City will assess the Development Team’s ability to operate as a unified, coordinated team working toward shared project goals. Proposers should clearly define the roles and responsibilities of each Development Team member, including their respective financial risks and obligations, to demonstrate a well-integrated team structure.</p>	35%
2.	<p><b>Project Delivery and Collaboration Approach</b></p> <p>The City will evaluate Proposers based on the Proposer’s ability to present a compelling project delivery and collaborative approach that aligns with the City’s goals for the Project.</p> <p>The City values strong partnerships among the Development Team, City staff, Sound Transit, and community stakeholders. Proposers must demonstrate a proven ability to work effectively with diverse stakeholders to deliver complex real estate projects and public improvements. Additionally, Proposals will be</p>	25%

	assessed on the Proposer's ability to provide a structured plan for ongoing communication, transparency, and responsiveness in addressing risks, challenges, and opportunities associated with the integration of the ST Facility within the Project.	
3.	<b>Project Feasibility and Financing</b>  The City will evaluate Proposals based on the Proposer's demonstrated ability to achieve both project and financing feasibility for the Project. This includes the Proposer's experience in securing financing for large-scale real estate projects, along with a clear financing strategy specific to this Project's mixed-use component. Additionally, the proposer should describe how their approach complies with zoning code requirements. Proposers will also be evaluated on their understanding of site conditions and challenges, as well as their overall high-level vision for the Project and ST Facility.	25%
4.	<b>Encouraged Goals</b>  The City will evaluate Proposals based on how well they incorporate the City's encouraged goals, which focus on fostering economic vitality, supporting local culture, ensuring diversity, and promoting environmental sustainability. The evaluation will consider how these elements contribute to the development's success and alignment with the City's long-term vision for the BelRed neighborhood.	15%

## Section IX. Proposal Contents

Proposals shall be organized in accordance with the Evaluation Criteria, and shall include the following content:

Evaluation Criterion 1	Experience, Qualifications of the Firm(s) and Key Individuals
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1. Cover Letter: A formal letter introducing the Development Team, highlighting interest in the Project, and providing a summary of the qualifications and approach to the development opportunity.

2. Development Team Profile: Provide a description of the firm(s) that comprise the Development Team responsible for the development and delivery of the required Project components.
  - a. **Organization Chart:** Include a visual organization chart along with a description of the roles and responsibilities of each firm and team member. Clearly outline the specific duties assigned to each team member and their respective organizations.
  - b. **Team Relationships:** Describe the relationships among Development Team members, emphasizing how collaboration is structured and facilitated within the team. Explain how the firm(s) and individuals interact and contribute to the success of the Project.
3. Team Experience and Qualifications: Describe the qualifications, experience, and capabilities of the Development Team in delivering real estate development projects of similar size and scope. This should include prior collaboration or partnership with public sector entities.
  - a. **Firm Resumes:** Provide a brief resume for each firm on the Development Team, detailing their history, expertise, and relevant project experience aligned with their role on the Project.
  - b. **Key Individual Resumes:** Include a brief resume for each key individual involved in the Project, highlighting their previous roles in similar projects and how their experience relates to their responsibilities within the Development Team.
  - c. **Project Experience:** Provide a portfolio of completed projects showcasing the Development Team's expertise in complex real estate developments, especially in mixed-use, transit-oriented, or public-private partnership (PPP) developments with a focus on housing and public realm enhancements.

For each project, include key details: project name, address, size, number of units, type, ownership structure, completion year, and roles of key team members. Highlight public realm improvements and community benefits, such as transit access or affordable housing, and note any significant challenges and solutions. Each example should reflect the team's skill in managing multifaceted projects, collaboration, and innovative solutions.

4. Claims, Lawsuits, Judgments, and Settlements: Provide a list and description of the existence of past (within last 7 years) and current liens (non-mortgage) greater than

\$50,000, claims, lawsuits, judgments, settlements, or obligations, and their status against any member of the Development Team.

5. References: Contact information for past clients or public agencies for reference purposes. Letters of recommendation or testimonials from previous projects.
6. Supplemental Experience and Qualifications: Provide any additional experience and qualifications information that demonstrates the ability to successfully implement and complete the Project.

Evaluation Criterion 2	Project Delivery and Collaboration Approach
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1. Overall Project Delivery Approach: Provide a high-level project approach that clearly addresses the integration of required public benefits, the ST Facility, and the Project.
2. Collaboration Framework: Establish a clear framework for collaboration with the City on the design, cost estimation, permitting, contractor bidding, construction management, and overall coordination for delivery of the ST Facility. This framework should detail the roles, responsibilities, and timelines for all parties involved, ensuring seamless project delivery. Include a preliminary schedule that aligns with key dates in the Project Schedule (Section V.B.)
3. Cost Optimization: Identify and outline the primary cost drivers for the ST Facility construction. Propose strategies for how the City and Development Team can work together to optimize efficiency and reduce costs, ensuring the Project remains within budget without compromising quality or compliance with Sound Transit's standards.
4. Engagement Strategy: Outline the Development Team's approach to public engagement and community involvement for the Project. Provide examples of past projects where the team successfully managed community outreach, engaged diverse stakeholders, and incorporated community feedback into the project.
5. Required Public Benefits: Provide a detailed approach to meeting the City's required public benefits for the Project
  - a. **BelRed FAR Amenity Incentive System:** Describe how the Project will leverage the FAR Amenity Incentive System to maximize public benefits.

- b. **Plaza Integration:** Outline the approach to designing and incorporating and art focus within the plaza, ensuring it serves as a functional and accessible community asset. Detail how the space will promote gathering, recreation, and connections to the BelRed Arts District.
- 6. Environmental Mitigation: Outline the proposed strategy for identifying, managing, and mitigating environmental contamination specific to the site. Describe any assessments, cleanups, or remediation activities the team plans to conduct to ensure compliance with environmental standards and regulations. Include a cost proposal outlining the potential financial participation of the City in the clean-up effort.

Evaluation Criterion 3	Project Feasibility and Financing
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1. Project Narrative: Proposers must submit a high-level project narrative describing their vision for the Project. This narrative should include an overview of how the proposed Project aligns with the City's project priorities and requirements, including integration of residential, commercial, and open space. The narrative should address key design elements, anticipated community benefits, and how the development will enhance connectivity and accessibility, particularly with respect to nearby transit.
2. Funding Approach for Proposed Project: Proposers must provide a comprehensive description of their funding approach for the Project. This should include a summary of anticipated funding sources, financing structures, and any partnerships or commitments that will support the financial feasibility of the Project. Proposers should also detail their strategy for securing necessary capital, including any innovative funding mechanisms or approaches that may enhance the Project's alignment with the City's requirements.
3. Funding Experience in Past Projects: Proposers must provide examples of past projects where they successfully secured funding for large-scale mixed-use developments or comparable projects. This should include information on the types of financing sources utilized, the scale and complexity of the projects, and any partnerships or innovative funding approaches applied. Proposers should highlight how their experience demonstrates their capability to secure and manage funding for similar developments.



Evaluation Criterion 4	Encouraged Goals
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1. Encouraged Goals for Development: Proposers are encouraged to demonstrate how their development plan will support the City's encouraged goals for fostering economic vitality, cultural enrichment, diversity, and environmental sustainability. This includes:
  - a. Strategies for integrating small business support, such as micro-retail units or other approaches that promote local entrepreneurship and economic growth.
  - b. Proposers should also describe how the Project will contribute to the BelRed Arts District by incorporating design elements and community spaces that enhance the district's cultural identity.
  - c. Additionally, proposers should outline their approach to ensuring diversity, equity, and inclusion within the development team, workforce, and contractors, including outreach to underrepresented groups and inclusive design features.
  - d. Proposers should describe the approach for partnering with Amazon to advance affordable housing outcomes.
  - e. Finally, Proposers should detail their sustainability efforts, including energy-efficient practices and plans for achieving environmental certifications such as LEED, to align with the City's environmental stewardship goals.

## Section X. General Information

1. Conduct of Proposers: After the issuance of this RFP, all bidders, proposers, contractors, consultants or individuals acting on their behalf are hereby prohibited from lobbying any City employee, official or representative at any time during the blackout period. For purposes of this prohibition, the relevant terms are defined as follows:
  - a. **Lobbying:** The attempt to persuade or influence any City employees, officials, or representatives responsible for reviewing, evaluating, ranking or awarding the work or contract for goods or services for or against any solicitation; provided, however, that lobbying shall not include the submission of required materials in direct response to the solicitation according to the instructions to respondents in such solicitation.
  - b. **Blackout Period:** The period between the time the RFP is issued by the City and the time the City awards the contract.

2. Cost of Proposals: Proposers shall bear all costs of preparation of Proposals and all related expenses.
3. Claims: No Proposer shall have any claim against the City for any costs incurred in responding to the RFP.
4. Reserved Rights: The City reserves the right to reject any or all Proposals that are deemed not responsive to its needs. In the event no Proposals are received or selected, the City reserves the right to negotiate directly with a Development Partner for redevelopment of the 130<sup>th</sup> Parcels.
5. Waiver: The City reserves the right to waive immaterial defects in Proposals.
6. Cancellation: The City reserves the right to cancel the RFP and initiate a new solicitation as may be needed to meet the City's objectives, as determined by the City in its sole discretion.
7. Public Records: Proposers understand and acknowledge that under the State of Washington's Public Records Act (RCW Chapter 42.56), all materials received by the City are considered public records, subject to disclosure upon request.
8. No Guaranty; Due Diligence: Information provided by the City with respect to this RFP and/or the 130<sup>th</sup> Parcels is not a guaranty as to its accuracy. Proposers will need to conduct their own due diligence with respect to the property.

## Section X. Protests

Any protest relating to this RFP shall be strictly subject to the limitations and procedures in this Section.

**1. Protest of Contents of RFP.** The protest of any specification, term, requirement, condition, or any other item or process in connection with the RFP must comply with the following:

- a. Protests must be filed no later than 10 business days prior to the deadline for submission of Proposals.
- b. Protests must be submitted to the RFP Contact.
- c. If the protest decision results in a change to the RFP, the City shall issue an addendum identifying the new or revised RFP provisions.

- d. Proposers waive the right to challenge or protest any specification, term, requirement, condition, or any other item or process in connection with the RFP by failing to strictly comply with this requirement.

**2. Protest of Selection.** The City will provide all Proposers with notification of the highest-ranked Proposal and Proposer with whom the City will enter into negotiations for an ENA. After notification, Proposers who were not selected may only protest the selection decision by complying with the following process:

- a. Proposers may request a debriefing within 3 business days after selection notification.
- b. Proposers are required to participate in a debriefing as a pre-requisite for submitting a protest.
- c. Proposers must file a written protest within 5 business days after the debriefing.
- d. The grounds upon which a protest may be based are as follows:
  - A matter of bias, discrimination, or conflict of interest on the part of an evaluation committee member; and
  - Substantial and material non-compliance with procedures described in the RFP document.
- e. Protests shall not be based on the City's subjective determination that an individual Proposal is most advantageous to the City.
- f. Protests must be submitted in writing to RFP Contact. The protest shall identify with particularity the nature and grounds of the protest.
- g. The City Community Development Director, or designee will issue a response within ten (10) business days from the receipt of the protest, unless additional time is needed. The protesting Proposer shall be notified if additional time is required.
- h. The decision of the City Community Development Director or designee on any given protest is final.
- i. Proposers waive the right to challenge or protest any selection decision or related process in connection with the RFP by failing to strictly comply with this requirement.

## Section XI. Exhibits

- A. Form of Exclusive Negotiations Agreement (Draft)
- B. Voluntary Cleanup Program Summary Report
- C. Property Appraisal
- D. Geotechnical Report
- E. Heartland Study
- F. Tisareno Associates Study
- G. Owners Policy
- H. 130<sup>th</sup> Park-and-Ride Design Plans
- I. BelRed Arts District Implementation Plan
- J. Sound Transit Requirements Manual - Section 830: Parking Facilities Layout (page 1215)