



130th TOD Request for Proposals Addendum #2

DATE: May 2, 2025
TO: All Potential Responders
FROM: City of Bellevue
PROJECT NAME: 130th TOD Request for Proposals

This addendum (Addendum #2) is responsive to questions received in reference to the 130th Transit-Oriented Development (TOD) Request for Proposals (RFP) published on Friday, March 10, 2025. Questions and initial responses were posted on Friday, April 25. This addendum provides responses to all outstanding questions that did not receive responses in [Addendum #1](#).

The City of Bellevue received eighty-five (85) questions regarding the 130th TOD RFP and the subject property. Staff reviewed questions and have provided responses to the best of their ability based on the most recently available information.

NOTE: Detailed design proposals are neither expected nor desired currently.

I. Permitting/Zoning, Building, Fire, Utilities, Transportation

1. **Question:** Would the city and Sound Transit be open to considering 2 separate building structures – (a) the parking structure separate from (b) the multifamily building creating a simple ownership structure upon completion – Sound Transit owns the parking structure, and RFP winner owns the multifamily building?

- i. **City Response:** The BelRed land use code is currently undergoing an update with many items in the revised code still to be determined. At the moment, there does not appear to be any provision which restricts a separate parking garage. However, one of the primary City goals for this TOD site is 'maximizing housing density'. Proposals that prioritize maximum buildout with respect to housing density while maintaining site/building design requirements are likely to be scored higher during the selection process.

2. **Question:** What will be the dimension of the ROW dedication for 131st Ave NE? Please provide precise E/W location.

- i. **City Response:** Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection.
- 3. **Question:** Is there a required dimension of the buffer shown on exhibit F on 132nd Ave NE?
 - i. **City Response:** The buffer on the site plan is reflected as 50-feet, however, the Eastlink Decision approved under 13-135564-LD appears to have modified the buffer and associated setback. Previously modified buffers and structure setbacks remain in place until otherwise modified. Reference the underlying approval to advise your design.
- 4. **Question:** Will there be a new ROW on the north side of the site for a future street? If so, what will be the dimension of the dedication required?
 - i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line.
- 5. **Question:** Planning for Interim Local Street dimensions for NE 17th St on property. What are the required setbacks/easements from the North property line to achieve?
 - i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line.
- 6. **Question:** We understand there are plans by Bellevue to extend a road to the north. This impacts feasibility considerably and there are some grading concerns with the property to the north. Please reconfirm the street standards that are required in connection with the mixed use agreement.
 - i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW

dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

- 7. Question:** Please confirm if major utilities will be required on this potential street extension

i. City Response: At this time we are not aware of any major utilities requirements.

- 8. Question:** Are there any dedication of land requirements for ROW or buffer as shown in Tisareno's Plan?

i. City Response: NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

- 9. Question:** Can the selected developer build over right-of-way within the project limit? If so, what clear height must be maintained?

i. City Response: NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement. Building over the ROW will not be allowed. There are tolerances for building over the sidewalk/utility easement. Anything permanent can be built if over 60' of the easements and not in direct conflict with other requirements (signals, trees, streetlights, etc.). Please defer to land use for setback requirements.

- 10. Question:** Materials included with the RFP indicate right-of-way dedications for a future 131st Ave and future NE 17th. Are these alignments required to be located where indicated, or can these alignments be modified if the result is a more unified and vibrant project?

i. City Response: Pursuant to LUC 20.25D.140.A.2, the Director may approve

modifications to the local street grid. This would require coordination and agreement from the City's Transportation department. Setbacks in general are addressed here:

See LUC 20.50.046 for definitions of Setback - Front, Setback - Rear, and Setback - Side for clarification of how boundaries are characterized. For clarification, front boundary abuts the street right-of-way, access easement, or private road from which the lot is addressed or gains primary access. The rear boundary is opposite to the front boundary. The remaining boundaries are side boundaries. There are some caveats to this, please review LUC 20.50.046 for further detail.

11. Question: Will the City permit driveway access on 130th Street or Spring Street or will access need to be provided on 131st Ave or 132nd Ave?

i. **City Response:** A driveway will not be permitted on Spring Blvd. Driveways will likely not be permitted on 130th or 132nd. Driveways are preferred off of the local street grid.

12. Question: What flexibility is there with the location of 131st Ave NE? How wide will it be required to be? 60' recommended per Transportation Design Manual, 66' shown in prior study.

i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement. There is some flexibility to locations of the road depending on the site. However, the designed locations appear to be the best location for this site.

13. Question: Are we allowed to build below the future 131st Ave NE (pedestrian only street)? If so, how much vertical space is required?

i. **City Response:** Any construction under a public street or right of way would require additional agreements and negotiations with the City of Bellevue. The specific requirements would need to be reviewed and approved by Development Services.

14. Question: Is the selected developer responsible for any stream restoration for Goff Creek?

- i. **City Response:** The Goff Creek Buffer was modified by the EastLink Design Review available by public record under file # 13-135564-LD. All impacts were mitigated across the EastLink alignment. Future development may need to address compliance with this approval and with 20.25H (the Critical Areas Ordinance) which will likely be updated by the end of 2025 for impacts above and beyond those mitigated under the EastLink Decision.

II. NE 17th St

1. **Question:** For the purpose of this proposal, please clarify the City's intended or assumed location for future NE 17th Street as there is conflicting information in various documents. The street location is shown aligned to the North property line of Parcel #2825059040 in the Property Appraisal. This alignment seems consistent with the BelRed Vision for the street to border a proposed park on the parcel north of the property. The street location is shown at a mid-block location in Exhibit E (Heartland Study) and diagrammatically in the BelRed Transportation Improvement Projects document. The street is shown to dead end at Future 131st Avenue NE.

- i. **City Response:** The Heartland Study notes 'Local street requirements will impact final development footprint'. The location of NE 17th St will be required to be consistent with the BelRed Vision and the BelRed Land Use Code at LUC 20.25D.140. The Heartland Study is considered diagrammatical in nature. NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement. NE 17th St will dead end at the location of 131st Ave

2. **Question:** The street is identified as a Future Local Street, per the BelRed Streetscape Plan, and is required to provide a 61'-0" ROW. Please clarify if the applicant will be required to provide a full 61'-0" ROW on the property.

- i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line.

The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

3. Question: What should be the assumed future street elevations for the purpose of this proposal?

i. City Response: Grades will be provided at the design stage.

4. Question: Will the City be providing the engineered design of the future street for the proposed project to be designed to?

i. City Response: Yes, the City will provide the design of the street and will work with the developer for specific site design.

5. Question: Is the selected development team required to build the future street to terminate at the property line and to City of Bellevue Transportation Design Guidelines as part of the development?

i. City Response: Yes.

6. Question: Is there an interim condition the City will accept for this Future Local Street?

i. City Response: The local street grid is a requirement of the development.

7. Question: Is this street intended to have a utility easement? Does the City intend to locate utilities in the future right-of-way?

i. City Response: Yes, see below for utilities. Utilities are allowed with the sidewalk/utility easements and ROW.

NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

III. 131st Avenue NE

1. **Question:** The street location south of the site (across the Lightrail tracks) is shown centered on the property line separating two parcels (#2825059058 and #2825059285), consistent with the Kelly TOD RFP which calls for a 30' dedication on the east side of the property. Extending this location northward to the site as the RFP proposes does not align with property lines. Please clarify the intended location for the future 131st Avenue NE given surrounding property lines to the site and avoiding undue burden on future development.

i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

2. **Question:** The street is identified as a Future Local Street, per the BelRed Streetscape Plan, and is required to provide a 61'-0" ROW. Can the City clarify if the applicant will be required to provide a full 61'-0" ROW on the property?

i. **City Response:** NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

3. **Question:** What should be the assumed future street elevations for the purpose of this proposal?

i. **City Response:** Grades will be provided at the design stage.

4. **Question:** Will the City be providing the engineered design of the future street for the proposed project to be designed to?

i. **City Response:** Yes, the City will provide the design of the street and will work with the developer for specific site design.

5. Question: Is the selected development team required to build the future street to terminate at the property line and to City of Bellevue Transportation Design Guidelines as part of the development?

i. City Response: NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

6. Question: Is there an interim condition the City will accept for this Future Local Street?

i. City Response: NE 17th Centerline is located on the northern property line boundary. For a half street, 20' minimum is required for Fire access for ROW dedication. An additional 12-13' will be required for a sidewalk utility easement. Additional width may be required depending on the grades of the road and if a required retaining is needed to separate from the property line. The proposed Centerline of 131st Ave Ne is located at the current midblock between 130th Ave and 132nd Ave. Approximately, 300' from either intersection. Required ROW dedication is approximately 36' curb to curb. Another approximately 25' is required for sidewalk/utility easement.

7. Question: Is this street intended to have a utility easement? Does the City intend to locate utilities in the future right-of-way?

ii. City Response: Yes, see above for utilities. Utilities are allowed with the sidewalk/utility easements and ROW.

END