



Kelly TOD Request for Qualifications Addendum #2

DATE: April 30, 2025
TO: All Potential Responders
FROM: City of Bellevue
PROJECT NAME: Kelly TOD Request for Qualifications

The purpose of this Addendum is to provide clarity with respect to design and proposal expectations for the Kelly TOD Request for Qualifications (RFQ).

The City is *not* requesting specific design proposals and/or a complete financial analysis at this stage. While the City intends to make a final developer selection based on its evaluation of the proposals it receives, "[t]he selected Proposer will work with the City to solidify the Project concept and development deliverables as well as negotiate all deal terms." See [Kelly TOD RFQ, Page 2](#). Proposers *may* be invited, at the City's discretion, to interview as part of the selection process.

Furthermore, the City acknowledges that the Land Use Code Amendment (LUCA) for BelRed is currently in development – a strikedraft is anticipated to be available Summer 2025, adoption anticipated December 2025. The City therefore reserves the right to select two to three developer teams and run a follow-on competitive solicitation process to request detailed proposals once more information is made available regarding the upcoming BelRed LUCA.

Please direct any additional questions or requests for further information to housing@bellevuewa.gov, Subject line – "Kelly TOD RFQ".

END