

## Kelly TOD Request for Qualifications Addendum #3

DATE: May 7, 2025

TO: All Potential Responders

FROM: City of Bellevue

PROJECT NAME: Kelly TOD Request for Qualifications

The purpose of this Addendum is to provide clarifying information with respect to a previously published question and answer regarding the Kelly TOD Request for Qualifications (RFQ). The below question was originally published on April 25, 2025, under Section IV: Easements, Rights of Way, Parking, Clearing/Grade:

**Question:** Is a future east-west road dedication expected within the Kelly property along the southern property line? If so, what is the dedication width and what is the applicable street standard? [**City Note:** Please note that the NE 15th St Section is not located on the southern property.]

**City Response:** The fully built road of 131st Ave will have a minimum of 36' feet of roadway (curb to curb) and an additional 25' of curb, planter strip and sidewalks. Half of 131st from Spring to NE 15th is already built on the east side. Right of Way dedication is required from curb to curb, while an additional sidewalk/utility easement is required to be recorded to the back of walk. Please refer to Appendix B of the BelRed Streetscape Plan (2021) in the Transportation Design Manual.

The City received the below request for clarification on April 28, 2025:

**Question/Request**: Thank you for publishing the RFQ Addendum. Regarding section IV question 7 and the City note that the NE 15<sup>th</sup> St section is not located on the southern property, does that mean the future 60' wide NE 15<sup>th</sup> street ROW will be completely located on the Kelly parcel?

The parcel map image [provided] indicates the NE 15<sup>th</sup> street alignment with NE 15<sup>th</sup> PL is well within the Kelly parcel. What is the dimension from the south property line of the Kelly parcel



to the centerline of the future NE 15<sup>th</sup> Street? King County I-Map measures property line to centerline of NE 15<sup>th</sup> Place at about 33'.

## [City Note: Image provided by requester.]

**City Response:** Please note, the alignment of NE 15th Street does not have any correlation to the existing alignment of NE 15th Place. These are two unrelated streets and there is no requirement to continue NE 15 Place to the east of 130th Ave. Please refer to the image provided below of the updated project centerline based on the NE 15th St half street currently built.

**NOTE:** The measurements in this photo are **NOT** accurate as the 85' is larger than the proposed design of 15th St. The picture below is only to illustrate that NE 15th is not impacting 1500 130<sup>th</sup> Ave NE.



Please direct any requests for clarification to <a href="mailto:housing@bellevuewa.gov">housing@bellevuewa.gov</a>, Subject line – "Kelly TOD RFQ – Questions".

**END**