

CITY COUNCIL AGENDA TOPIC

Resolution authorizing the execution of a Professional Services Agreement with HDR, Inc. in the amount of \$909,851.69, plus all applicable taxes, to complete engineering design, environmental documentation, and prepare the construction contract documents for the 130th Ave NE Interim Park & Ride project (CIP Plan No. CD-48).

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EXECUTIVE SUMMARY**ACTION**

This Resolution authorizes the execution of a Professional Services Agreement with HDR, Inc. in the amount of \$909,851.69, plus all applicable taxes, to complete engineering design, environmental documentation, and prepare the construction contract documents for the 130th Ave NE Interim Park & Ride project.

RECOMMENDATION

Move to adopt Resolution No. 10530

BACKGROUND/ANALYSIS

In November 2011, Sound Transit and the City of Bellevue entered into an umbrella Memorandum of Understanding (MOU) outlining shared responsibilities for the East Link light rail project. An amended MOU was approved by both the Bellevue City Council and Sound Transit Board in 2015.

As part of the MOU, the City committed to constructing a surface 302-stall park and ride facility on the 130th TOD parcels for Sound Transit by the start of Link service. The parking is located adjacent to the BedRed/130th station. The project was completed on Nov. 21, 2023.

The interim facility is a key requirement of the City's agreements with Sound Transit and is needed to maintain transit access during construction of the permanent 302-stall garage and associated mixed-use development. The interim facility will be located on Sound Transit-owned land adjacent to the 130th

TOD parcels (on the BelRed Spring Boulevard Site) and will provide continued service for park and ride users during redevelopment of the TOD site.

In February 2025, the City and Sound Transit executed a Letter of Concurrence amending several terms of the original agreement. The number of interim stalls was reduced from 300 to 180 due to the size of the site. The site is being made available to the City through a no-cost lease.

In March 2025, the City issued a Request for Proposals (RFP) to identify a development partner for the mixed-use, transit-oriented development on the 130th TOD Parcels. The project includes delivery of the 302-stall permanent park-and-ride facility, along with housing, commercial uses, and public amenities. The City is now advancing design and permitting for the interim park and ride facility. Construction is anticipated to start and be completed in 2027.

Consultant Selection for the Interim Park and Ride Facility

After evaluating two consultant firms that responded to the City's Request for Qualifications (RFQ), HDR, Inc. was selected to be the City's engineering consultant for this project. A RFQ notice was published in *The Seattle Times* and *The Seattle Daily Journal of Commerce* on March 13 and March 20. In addition to HDR Inc, KPFF Inc. submitted a proposal.

An interdepartmental city staff selection committee reviewed and ranked the proposals based on the evaluation criteria listed in the RFQ. No interviews were required as there were only two responses. HDR was selected due to the team's experience and their knowledge of the project site, as well as their experience working on similar projects and Bellevue projects. It was noted that HDR already has survey and other relevant knowledge of the project site, giving them the opportunity to be able to start design more quickly and provide project savings.

POLICY & FISCAL IMPACTS

Policy Impact

This project is consistent with the **BelRed Subarea Plan** and the **City's Economic Development Plan**:

- **S-BR-16:** Encourage placemaking and a dynamic public realm by integrating publicly accessible plazas, open spaces, and other gathering areas into both public and private development.
- **S-BR-17:** Promote environmentally sensitive design, including LEED certification, natural drainage systems, and water conservation.
- **S-BR-22:** Support local uses through parking design and management that aligns with urban design, transit access, and pedestrian orientation.
- **S-BR-88:** Provide for a mix of housing, retail, and services in this area, emphasizing housing and pedestrian-oriented retail along 130th Avenue NE.
- **R-2:** Encourage the creation of new spaces suitable for independent retail, neighborhood services, restaurants, and beverage establishments.
- **R-3:** Create contiguous, high-quality retail experiences in major employment centers.
- **CE-2:** Develop the built and institutional infrastructure necessary to position the BelRed Arts District as a major destination.

Fiscal Impact

Awarding this Agreement will obligate the City to \$909,851.69, plus all applicable taxes, to complete engineering design, environmental documentation, and prepare the construction contract documents for the 130th Ave NE Interim Park & Ride project. Sufficient funding for this work exists in the 2025-2030 General Capital Improvement Program (CIP Plan No. CD-48) to fully fund this contract. While only \$250,000 was allocated to the project during the most recent budget process, additional funding carried forward from prior appropriations will be used to cover the full cost of this work.

OPTIONS

1. Adopt the Resolution authorizing the execution of a Professional Services Agreement with HDR, Inc. in the amount of \$909,851.69, plus all applicable taxes, to complete engineering design, environmental documentation, and prepare the construction contract documents for the 130th Ave NE Interim Park & Ride project (CIP Plan No. CD-48).
2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

- A. Vicinity Map
 - B. CIP Project Description (CD-48)
- Proposed Resolution No. 10530

AVAILABLE IN COUNCIL LIBRARY

Professional Services Agreement