

CITY COUNCIL REGULAR SESSION

Resolution authorizing the execution of a Professional Services Contract with Environmental Science Associates to prepare an Environmental Impact Statement for the Comprehensive Plan Periodic Update in accordance with the state Growth Management Act, in an amount not to exceed a contract total of \$1,089,345, plus all applicable taxes, for all services performed and expenses incurred under the Contract.

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Community Development Department

EXECUTIVE SUMMARY

This Resolution authorizes the execution of a contract with Environmental Sciences Associates (ESA) to prepare an Environmental Impact Statement (EIS) for the Comprehensive Plan Periodic Update in accordance with the state Growth Management Act (GMA), chapter 36.70A RCW. This Contract supports the environmental review for the Comprehensive Plan Periodic Update and the Wilburton Vision Implementation as well as a Climate Vulnerability Assessment for Action C.1.1 in the Environmental Stewardship Plan.

RECOMMENDATION

Move to adopt Resolution No. 10125

BACKGROUND/ANALYSIS

Comprehensive Plan Periodic Update

On February 28, the City Council provided direction to initiate work on the City's Comprehensive Plan Periodic Update. The update to the Comprehensive Plan will build on sound planning principles of the past and create a framework for future growth. As Bellevue transitions from a suburb to a major urban center, the Comprehensive Plan will guide investments in transportation, housing, economic development, parks, and the arts for the next 20 years. The last Periodic Update was adopted in 2015. The current Comprehensive Plan Periodic Update is planned for adoption by May 2024 and will ensure Bellevue's continued compliance with the state GMA. The Plan will be revised to reflect Council's updated vision, which includes increasing housing options and affordability, maintaining the City's economic innovation, and protecting the environment. The update is guided by the Puget Sound Regional Council's (PSRC) Vision 2050 and the King County Countywide Planning Policies (CPPs).

The City will be planning for future growth of at least 35,000 additional housing units and 70,000 jobs by 2044, through a process that will consider a range of alternative approaches to planning for growth.

As part of the Periodic Update, the City will prepare an EIS to evaluate potential environmental impacts and identify mitigation strategies associated with the Comprehensive Plan Periodic Update. The EIS, which is the most detailed form of environmental review under the State Environmental Policy Act (SEPA), will analyze multiple alternatives, and a potential "preferred alternative" will likely be derived

from policy choices made after Draft EIS publication. It is anticipated that additional analysis of the potential preferred alternative compared to other EIS alternatives evaluated will be included in the Final EIS.

The Comprehensive Plan EIS will include detailed analysis of future land use changes within portions of the Wilburton/NE 8th Street and BelRed Subareas, which will be analyzed and considered concurrently with and in relation to the Comprehensive Plan Periodic Update. The EIS prepared by the consultant team will analyze plan alternatives and will provide a robust environmental analysis of environmental impacts associated with those alternatives, including identification of impacts – both positive and negative, identification of mitigation measures, and response to public comment. The scope of the consultant work also includes analysis relating to equity and a Climate Vulnerability Assessment.

A Request for Proposals (RFP) was issued by the City to obtain proposals consistent with the defined scope of services associated with the EIS on April 25. The RFP was published in the Seattle Times and Daily Journal of Commerce, as well as shared with the City's existing vendor list. In response, the City received one proposal, and following review, the City determined that ESA's proposal met the stated evaluation criteria published with the RFP.

POLICY & FISCAL IMPACTS

Policy Impact

Bellevue City Code 4.28 provides for the fair and equitable treatment of all persons involved in the purchasing process. Council approval is required to award the bid where the cost exceeds \$90,000.

This consultant contract will provide the environmental review for the Comprehensive Plan Periodic Update. The last periodic plan update was adopted in 2015. This update will detail a growth strategy for the next 20 years and align the Comprehensive Plan with the Council Vision and state, regional, and county requirements. Amendments to the Comprehensive Plan Map will focus on adding housing capacity to Bellevue to enable it to meet its adopted 2044 housing unit target and meet the requirement under the GMA to comply with RCW 36.70A.130, which requires that all cities within King County update their Comprehensive Plan on or before December 31, 2024 and every ten years following that date.

Fiscal Impact

Approval of this Resolution authorizes City execution of a contract with ESA in an amount up to \$1,089,345, plus all applicable taxes, in connection with preparation of the EIS that will support and inform City adoption of the Comprehensive Plan Periodic Update.

This expenditure was planned with sufficient budget in the 2021-2027 General CIP Major Comprehensive Plan Periodic Update (CIP Plan No. CD-50), Grand Connection Implementation (CIP Plan No. CD-44), and ESI Implementation (CIP Plan No. CD-46) projects to fully fund this contract.

OPTIONS

1. Adopt the Resolution authorizing the execution of a Professional Services Contract with Environmental Science Associates to prepare an Environmental Impact Statement for the Comprehensive Plan Periodic Update in accordance with the state Growth Management Act, in

an amount not to exceed a contract total of \$1,089,345, plus all applicable taxes, for all services performed and expenses incurred under the Contract.

2. Do not adopt the Resolution and provide alternative direction to staff.

ATTACHMENTS

A. CIP Project description (CD-50, CD-46, CD-44)

Proposed Resolution No. 10125

AVAILABLE IN COUNCIL LIBRARY

ESA Professional Services Contract for EIS Preparation