

January 19, 2016

City Council Agenda Memorandum

SUBJECT

Resolution No. 9056 authorizing execution of a professional services agreement with the Urban Land Institute to provide technical advisory services for the Wilburton – Grand Connection study (CIP Plan No. CD-33 Grand Connection/Land Use Wilburton Zoning).

FISCAL IMPACT

The study for the Wilburton Commercial Area and Grand Connection is fully funded through Council's prior approval of the 2015-2021 General Capital Investment Program (CIP Plan No. CD-33).

The proposed technical work is for a total amount of \$125,000. Fees paid to the Urban Land Institute (ULI) are incorporated into the total project costs of \$1,000,000. All expenditures will be monitored by staff and additional services will not be requested from the consultant unless sufficient funds are available to cover the services.

STAFF CONTACT

Chris Salomone, Department Director, 452-6191

Dan Stroh, Planning Director, 452-5255

Bradley Calvert, Community Development Program Manager, 452-6930

Department of Planning and Community Development

POLICY CONSIDERATION

Bellevue City Code:

BCC 4.28.130 authorizes the Finance Director to procure services without obtaining competitive bids provided that the item required is of special design or that the contractor is the sole source for the services. The service provided by the Urban Land Institute is a unique opportunity exclusive to ULI.

BACKGROUND

The Wilburton-Grand Connection study will seek a new land use vision for the Wilburton Commercial Area that will capitalize on forthcoming infrastructure and transportation improvements as well as its proximity to the high growth centers of Downtown and Bel-Red. Ultimately the vision is for Wilburton to serve a unique niche in Bellevue, complimenting its adjacent high growth centers.

To execute this vision City staff is seeking the technical expertise of the Urban Land Institute. The contract with ULI will assemble a team of expert advisors from across the country to identify the unique market and niche that the Wilburton Commercial Area may satisfy. The services will be offered over a period of 5 days, where the panel will assemble in Bellevue to conduct their analysis and recommendation.

The ULI technical advisory panel will conduct a market analysis, engage with vested stakeholders and residents, and formulate recommendations for the most appropriate land use vision and alternative for the study area. City staff will use this analysis as a key component to identify subsequent changes to the Wilburton Commercial Area as well as inform future land use and urban design studies. The final product will include a public presentation on their findings, followed by a published document outlining their process, findings, and recommendations.

The timing of the ULI event, May of 2016, will also assist in the simultaneous Grand Connection Visioning that will be conducted by a separate consultant. Upon completion of ULI's work, staff will use the information to inform how the Grand Connection will ultimately interface with the alternative land use patterns of the Wilburton Commercial Area.

The request for a total of \$125,000 covers all fees and anticipated expenses related to the service and hosting of the ULI panel.

Selection Method

As a specialized and unique service offered by the Urban Land Institute, City staff did not conduct an RFQ or RFP process, contracting directly with the Urban Land Institute.

EFFECTIVE DATE

If approved the Resolution becomes effective immediately upon Council adoption.

OPTIONS

1. Approve the Resolution authorizing the execution of a professional services agreement with the Urban Land Institute to provide technical advisory services in support of Planning and Community Development's Wilburton-Grand Connection study.
2. Do not approve the Resolution and provide alternative direction to staff.

RECOMMENDATION

Option 1.

MOTION

Move to approve Resolution No. 9056 authorizing the execution of a professional services agreement with the Urban Land Institute to provide consulting services that support the City's Wilburton-Grand Connection Study.

ATTACHMENT

Proposed Resolution No. 9056

AVAILABLE IN COUNCIL DOCUMENT LIBRARY

- Draft Professional Services Agreement with the Urban Land Institute