

October 17, 2016

## **CITY COUNCIL AGENDA MEMORANDUM**

### **SUBJECT**

Resolution authorizing the execution of a professional services agreement with NBBJ to provide land use, urban design, and other related services for the Wilburton – Grand Connection planning initiative, in an amount not to exceed \$250,000.

### **FISCAL IMPACT**

This contract allows the City to spend up to \$250,000 for land use and urban design services for the Wilburton Commercial Area. This expenditure is part of Council's prior approval of \$1,000,000 for the Wilburton – Grand Connection project in the 2015-2016 budget (CIP Plan No. CD-33 Grand Connection/Land Use Wilburton Zoning). The proposed consultant work is for an estimated \$250,000. All expenditures will be monitored by staff and additional services will not be requested from the consultant unless sufficient funds are available to cover services.

### **STAFF CONTACTS**

Dan Stroh, Planning Director

Bradley Calvert, Community Development Program Manager

*Department of Planning and Community Development*

### **POLICY CONSIDERATION**

City Financial policies:

RCW 39.80.010

*The legislature hereby establishes a state policy, to the extent provided in this chapter, that governmental agencies publicly announce requirements for architectural and engineering services, and negotiate contracts for architectural and engineering services on the bases of demonstrated competence and qualification for the type of professional services required and at a fair and reasonable price.*

City Staff publicly announced the Request for Qualifications through local forms of print media, as well as distribution through the Public Purchase procurement portal, as well as email solicitation. The contracted firms was selected based on their expertise with similar project types and their demonstration of meeting the City's needs and scope of work for the project.

Comprehensive Plan:

POLICY S-WI-5.

*Explore the potential for transit supportive land use designations for the area between I-405 and the BNSF corridor and NE 4th and NE 8th Streets.*

### **BACKGROUND**

Commercial Area that will capitalize on forthcoming infrastructure and transportation improvements, as well as its proximity to the high growth centers of Downtown and BelRed. Ultimately the vision is for Wilburton to serve a unique niche in Bellevue, while complementing its adjacent high growth centers. The Wilburton-Grand Connection study includes the high level visioning of the non-motorized corridor that will connect Meydenbauer Bay to the Eastside Rail Corridor. This work is currently being executed through a separate contract, and includes the development of a non-motorized crossing alternative

between Downtown and the Wilburton Commercial Area. In response to recommendations made during the Grand Connection Visioning process, public engagement, and an Urban Land Institute national advisory panel, the study area for the Wilburton land use and urban design analysis was expanded on July 18, 2016 based on Council direction.

The work to be completed under this contracts includes defining the land use and urban design vision for the Wilburton Commercial Area. The selected team consists of highly qualified professionals in land use, urban design, economics, transportation, and public engagement. The City used a robust RFQ process, as well as in-person interviews to assemble a talented and diverse applicant pool. After careful deliberation, staff has selected NBBJ to serve as the lead consultant for the Wilburton Land Use and Urban Design analysis. The team, including sub-consultants will consist of the following:

- NBBJ – Project Lead (Seattle)
- Leland Consulting Group – Real Estate Strategy
- Enviroissues – Public Engagement
- Fehr & Peers – Transportation

NBBJ was selected on the strength of their expertise and demonstrated project experience of similar scope and scale. They have completed and proposed projects on a national level including Charleston, South Carolina; Cambridge, Massachusetts; Providence, Rhode Island; Durango, Colorado, and Scottsdale, Arizona. Additionally, NBBJ has had a significant local and regional presence with major projects in Seattle, Bellevue, and Vancouver, Washington.

Their work has included special area plans, redevelopment plans, and transit-oriented development plans with comparable scale and scope. Additionally, the team brings a number of innovative tools for public engagement, analysis, and visualization.

NBBJ's most notable and context relative projects include:

- Waterfront Development Master Plan – Vancouver, Washington
- North Bay Redevelopment Plan – Seattle, Washington
- Calhoun Street Special Area Plan – Charleston, South Carolina
- Transit Oriented Development Master Plan – Cambridge, Massachusetts
- Shantou Coastal City Master Plan – Shantou, China
- Three Springs Neighborhood – Durango, Colorado
- Spring District Master Plan – Bellevue, Washington
- South Lake Union EIS – Seattle, Washington

NBBJ and their team of sub-consultants will engage with the City and Citizen Advisory Committee to establish a land use and urban design analysis and recommendation for the Wilburton Commercial Area. The team will collaborate with the transportation and environmental consultant (executed under a separate contract) to develop a preferred land use alternative for the study area as well as a final report from the Citizen Advisory Committee. This preferred alternative and final report will be used to develop land use code and comprehensive plan amendments.

The request for a total of \$250,000 covers all fees and anticipated expenses related to the services of the attached Scope of Work.

### **Selection Method**

A Request for Qualifications (RFQ) was released on July 19, 2016 and closed on August 4, 2016. The

RFQ was advertised through the *Seattle Times* and *Daily Journal of Commerce*. Additionally, 35 firms were selected and solicited via email based on prior experience and expertise with similar project types that were representative of the goals of the Wilburton Land Use and Urban Design analysis.

A total of 12 submittals were received, reviewed, and evaluated by staff including Planning and Community Development, Development Services, Parks and Community Services, and Transportation. Evaluation was based on criteria set forth in the scope of work in the RFQ. This criteria included the following;

- Demonstrated ability developing land use vision alternatives;
- Demonstrated ability of developing and urban design framework plan;
- Demonstrated ability of developing design standards and guidelines;
- Strength and experience of the lead and sub-consultants;
- Demonstrated ability for innovative uses and engagement;
- Demonstrated experience of projects with comparable scales and complexity.

Submittals were received from leading consultants and sub consultants in:

- Seattle, Washington
- Bellevue, Washington
- Portland, Oregon
- Vancouver, British Columbia
- Laguna Beach, California
- Atlanta, Georgia

Following review of the 12 submittals, 5 firms were selected to present and conduct interviews with City staff. These five firms were selected based on a scoring and ranking of their qualifications using the above mentioned criteria. During their interviews the consultant teams were asked to elaborate and provide additional information on:

- A proposed schedule and timeline;
- Relevant historical or background information regarding the proposed team;
- A relevant project example of proposed land use alternatives in comparable scale and context to the Wilburton Commercial Area;
- Relevant example of establishing an urban design framework plan and design guidelines;
- A description of the team approach to the Wilburton Land Use and Urban Design project;
- A project that best represents the team's philosophy as it relates to urban design, land use, and their approach.

Interviews with the 5 firms were held on August 25 and 26, 2016 at Bellevue City Hall. The interview committee was composed of a multi-disciplinary team that included Planning and Community Development, Transportation, Parks and Community Services, and Development Services. City staff convened on multiple days from August 29 to September 5 of 2016 to discuss the interviews, submitted RFQ's, and presentations provided by each team during the interviews. Following the review of all qualifications during a careful deliberation process, NBBJ was recommended to serve as the consultant. The total contract value is \$250,000 for an anticipated duration of 14 months.

The selection process and proposed agreement are consistent with the City's contracting and purchasing policies.

**EFFECTIVE DATE**

If approved, this Resolution becomes effective immediately upon Council adoption.

**OPTIONS**

1. Approve Resolution authorizing the execution of a professional services agreement with NBBJ to provide land use and urban design services in support of Planning and Community Development's Wilburton-Grand Connection study, in an amount not to exceed \$250,000.
2. Do not approve the Resolution and provide alternative direction to staff.

**RECOMMENDATION**

Option 1.

**MOTION**

Move to adopt Resolution No. 9154 authorizing the execution of a professional services agreement with NBBJ to provide consulting services that support the City's Wilburton-Grand Connection Study, in an amount not to exceed \$250,000.

**ATTACHMENTS**

Proposed Resolution No. 9154

**AVAILABLE IN COUNCIL DOCUMENT LIBRARY**

- Draft Professional Services Agreement with NBBJ with Scope of Work
- Request for Qualifications