

**CITY COUNCIL REGULAR SESSION**

Resolution authorizing execution of a professional services agreement with MacLeod Reckord PLLC, to provide architectural and engineering services to support the update of the Ashwood Park Master Plan, in an amount not to exceed \$483,760.50 plus all applicable taxes.

Shelley McVein, Acting Director, 452-5378  
Glenn Kost, Planning Manager, 452-5258  
Pam Fehrman, Project Manager, 452-4326  
*Parks & Community Services Department*

**EXECUTIVE SUMMARY**

This Resolution provides for professional services to support the update of the adopted 1990 Ashwood Park Master Plan. Design work will include public outreach, urban planning, architecture, landscape architecture, engineering (transportation, civil, and structural), environmental permitting, and cost analysis services.

**RECOMMENDATION**

Move to adopt Resolution No. 9629.

If approved, effective date: 07/15/2019

**BACKGROUND/ANALYSIS****ASHWOOD PARK**

Ashwood Park is located in Downtown Bellevue in the Ashwood district, with the King County Regional Library to the east, multi-family housing to the west and south, and McCormick Park and single-family housing to the north, see Vicinity Map. Ashwood Park is a 2.84-acre site located on a portion of the old Ashwood Elementary School property that the City of Bellevue and the King County Library District jointly acquired from the Bellevue School District in 1986. As part of the acquisition agreement, a joint planning effort was conducted to establish a plan to integrate a library, park, plaza, community center, parking, and green space onto a single site.

In December 1990, Council adopted the current Master Plan for Ashwood Park, see Attachment B. A two-year public outreach process involving boards, commissions, and public input informed the master plan. The adopted plan includes a 2-story, 35,000 square foot community center that would emphasize social and cultural activities. Additionally, affordable housing above the community center was planned to include 58 units on three floors. Parking would be below grade while the northern portion of the site would remain largely passive open space with a central lawn area bordered by a circular path with gardens, small pools, and benches.

By June 1996, the library was complete, and the City had constructed the library plaza and interim development of Ashwood Park (the park property was leveled and seeded). Today the park remains in largely the same condition as in 1996 – an open lawn area with parking and benches.

Ashwood Park has served the downtown community in its interim condition for over 20 years as a place for structured and unstructured recreation and events. Over the years, several studies and concepts for future development and implementation or modification of the master plan have periodically been conducted, sometimes as part of larger downtown planning initiatives by the City. These studies informed the City Council's 2014 decision to provide funding to update the Ashwood Park master plan.

Other considerations leading to the Council's decision to provide funding include the significant demographic changes that have occurred since the original master plan was adopted. The City's population has become increasingly diverse and has grown in size from 86,874 in the early 1990s to 145,300 by 2019. The Downtown residential population has grown from 2,200 to over 14,200, including substantial growth in the Ashwood neighborhood. The median age of the Downtown residential population has dropped from 57 to 34 years old and the number of school age children living in Downtown has risen dramatically. Moreover, the number of jobs in Downtown has more than doubled since 1990, climbing from fewer than 23,000 to over 50,000 in 2017. By 2035, the residential population of Downtown Bellevue is projected to reach 22,200, and the number of jobs in the Downtown area to reach 74,200.

## **CONTRACTOR SELECTION**

The consultant selection process is consistent with the City's contracting policies and State law for selecting design consultants. A request for qualifications (RFQ) #19024 was sent to all architectural and engineering firms registered on the Public Purchase government roster and was advertised in the Daily Journal of Commerce and The Seattle Times.

Five firms submitted team proposals, which were evaluated by an interdepartmental City review team from Parks & Community Services, Community Development, Development Services, and Neighborhood Outreach.

MacLeod Reckord PLLC Landscape Architecture, Planning and Urban Design team was chosen as the most qualified based on their RFQ submittal, their presentation, and interview responses. The City review team found MacLeod Reckord's communication skills, project approach, expertise, breadth and relevancy of experience, and strength of their team to best meet the needs of the City for the Ashwood Park Master Plan Update. As a firm, MacLeod Reckord has over 50 years of experience, having completed numerous master plans and planning studies, including master planning projects of similar scope.

MacLeod Reckord PLLC has assembled a highly qualified team with expertise in site inventory and analysis, design, program planning, cost estimating, public outreach, regulatory analysis and SEPA, architecture, urban planning and engineering. Team subconsultants include: BERK Consulting, PRR, ARC Architects, KPFF Consulting Engineers and the Transpo Group.

## **SCOPE OF WORK**

Consultant services will include analysis of existing conditions, opportunities and constraints, public involvement strategies and activities (public meetings and workshops, as well as other techniques to encourage community feedback), conceptual alternatives, and environmental review and final recommended Master Plan update.

## **NEXT STEPS**

The planning effort will be managed by Parks & Community Services staff with assistance from an internal City core team made up of representatives from Community Development, Neighborhood Outreach, and Development Services.

Updating the Ashwood Park Master Plan will involve working with the community, stakeholders, City staff, Council, and the Parks & Community Services Board. Anticipated tasks include developing and implementing a broad public outreach program, site analysis, park program planning, Master Plan alternatives, SEPA review, and cost estimates. A Public Outreach Plan will be developed to:

- Provide a wide range of opportunities for the community to be informed about and involved in the development of design alternatives for the Ashwood Park Master Plan Update. Outreach techniques will range from open houses, focus groups, and community meetings, to websites and newsletters.
- Engage with community stakeholders, including downtown residents and organizations, business owners and employees, residents in surrounding neighborhoods, and other business and community interests.
- Create a process that is transparent, inclusive, and broad, but also focused, productive and timely.
- Provide a comprehensive understanding of the full range of community visions, values, and priorities, so the Parks & Community Services Board and City Council can make informed recommendations and decisions related to Ashwood Park.

## **POLICY & FISCAL IMPACTS**

### **Bellevue City Code**

BCC 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.

The Ashwood Park Master Plan update is consistent with the following 2016 Parks & Open Space System Plan and Comprehensive Plan policies:

- ST-DT-77 Use of Ashwood site as an urban park or Community Facility should work in conjunction with residential uses in the area
- S-DT-117 Update the Ashwood Park master plan to reflect a contemporary vision for the site that considers some community center functions while retaining significant passive open space use. Explore partnerships for development consistent with that vision

### **Fiscal Impact**

This agreement obligates the City to an amount up to \$483,760.50, plus all applicable taxes. Funds for the Ashwood Park Master Plan Update are contained in CIP Project No. P-AD-27 (Park Planning and Design). There are sufficient budgeted funds available to perform this work.

## **OPTIONS**

1. Adopt the Resolution authorizing execution of a professional services agreement with MacLeod Reckord PLLC, to provide architectural and engineering services to support the update of the Ashwood Park Master Plan, in an amount not to exceed \$483,760.50 plus all applicable taxes.
2. Do not adopt the Resolution and provide alternative direction to staff.

## **ATTACHMENTS & AVAILABLE DOCUMENTS**

- A. Vicinity Map
  - B. Ashwood Master Plan – Council Adopted 1990
  - C. CIP Project P-AD-27 Description
- Proposed Resolution No. 9629

## **AVAILABLE IN COUNCIL LIBRARY**

COB Standard Professional Services Contract  
Ashwood Park Master Plan Report - 1993