

CITY COUNCIL AGENDA ITEM

CITY OF SHORELINE, WASHINGTON

AGENDA TITLE: Motion to Authorize the City Manager to Execute a Contract with OTAK Incorporated for the Creation, Drafting, Implementation and Final 185th Street Light Rail Subarea Plan

DEPARTMENT: Planning and Community Development

PRESENTED BY: Steven Szafran, AICP, Senior Planner

ACTION: ☐ Ordinance ☐ Resolution ☒ Motion
 ☐ Discussion ☐ Public Hearing

PROBLEM/ISSUE STATEMENT:

Staff is requesting Council to authorize the City Manager to execute a contract with OTAK Incorporated for the development of the 185th Street Light Rail Station Subarea Plan in the amount of \$200,000.

In anticipation of a light rail station at 185th and I-5, staff is requesting that the City Manager enter into a contract with OTAK to create a long-range subarea plan including strategies for implementing the plan along with any required development regulations. OTAK will assist the City with several facets of station area planning including public participation, land use changes over the life of the plan, creating connections to and from the future light rail station, creating effective transitions to the residential neighborhoods that surround the station, and analyzing the environmental impacts.

RESOURCE/FINANCIAL IMPACT

The 2013 budget includes \$250,000 for the 185th Street station area planning. The table below shows the proposed budget for this contract per task as outlined in Request for Proposal (RFP) No. 7064:

Task 1	Project Management and Coordination	\$17,500
Task 2	Sound Transit Coordination	\$5,900
Task 3	Environmental Documentation Preparation	\$46,100
Task 4	Public Participation and Community Outreach	\$37,400
Task 5	Data Collection and Analysis	\$12,100
Task 6	Market Research	\$30,000
Task 7	Corridor Analysis	\$7,500
Task 8	Alternatives Analysis	\$15,000
Task 9	Preferred Alternative	\$4,000
Task 10	Final Station Area Plan	\$24,500
		Total = \$200,000

RECOMMENDATION

Staff recommends the Council to authorize the City Manager to execute a contract with OTAK Incorporated in the amount of \$200,000 for the development of the 185th Street Light Rail Station Subarea Plan.

Approved By: City Manager ***JU*** City Attorney ***IS***

INTRODUCTION

Sound Transit is preparing to extend light rail from Northgate to Lynnwood. The project will connect to and build on the light rail line that opened for service between downtown Seattle and Sea-Tac Airport in 2009.

Three stations have been identified by Sound Transit for study within Shoreline's city limits; at I-5 and NE 145th Street, at I-5 and NE 155th Street, and at I-5 and NE 185th Street. The NE 185th Street station is present in all of the alternatives.

Riders will enjoy frequent, reliable service between south Snohomish County and the University of Washington, downtown Seattle and other regional destinations. This extension will offer people increased mobility, help alleviate congested roadways and support economic development. Voters approved this extension as part of the Sound Transit 2 Plan in 2008 along with funding to continue planning future service all the way to Everett. Shoreline voters supported the Sound Transit 2 Plan by over 60%.

Sound Transit expects the Lynnwood Link to begin operation in 2023.

BACKGROUND

Light rail has been an important goal for the City Council over the last couple of years. Council adopted the light rail station area planning framework policies in May 2012 to guide the development of light rail in the City of Shoreline. In December 2012 the Council adopted the 2012 Comprehensive Plan which contained two goals and twenty-three (23) policies to guide the land use planning of both the NE 185th Street and the NE 145th Street light rail station study areas.

The City Council authorized \$250,000 in the 2013 budget for the 185th Street station area planning. Staff advertised a request for proposals (RFP) in January of this year. The City received six proposals from highly talented consultant groups.

ALTERNATIVES ANALYSIS/SELECTION PROCSS

Staff formally advertised this project through the Seattle Daily Journal of Commerce on December 28, 2012 and January 3, 2013. Six Requests for Proposals (RFPs) were received. RFPs were submitted by LMN Architects, OTAK Incorporated, VIA Architecture, Schemata Workshop, MAKERS, and SRG Partnership.

A reviewer group was assembled to review the RFPs in February. The group consisted of members from Planning and Community Development, Public Works, and Sound Transit. The reviewers scored the RFPs based on criteria and invited the top four candidates back for a more in depth interview.

After interviewing the top four consultants, the two top consultants were invited to submit a detailed scope of work. Members from the review team met together to discuss the strengths and weaknesses of each applicant. It was clear to staff that after the review of each applicant's scope of work that OTAK would be the best consultant to draft the NE 185th Street Station Subarea Plan.

CONSULTANT QUALIFICATIONS

Mandi Roberts brings more than 26 years experience in project management, land use and transportation planning, urban design, and public and stakeholder involvement. Mandi brings specific project experience related to creating great communities and neighborhoods, which includes transit oriented places. Mandi also brings strong expertise in planning along transit corridors and in proximity to station areas and transit centers and she has designed transit facilities. Relevant project experience includes: Tacoma Station Concept Plan, Holgate Station Development Opportunity Study, Eastside MAX Station Communities, Overlake Village in Redmond, WA, Beacon Hill Station Area Planning, and the King Street Station Area Pedestrian Access Study.

BAE Urban Economics will be the lead for market research and economic analysis. Paul Peninger, of BAE, is a recognized expert in market analysis, economic development, and finance strategies related to urban revitalization. BAE has worked on numerous station area and Transit Oriented Development plans such as the Hillsdale Specific Plan in San Mateo, CA and the North Fair Oaks Community Plan in the bay area of California.

Fehr & Peers will be the lead on transportation related issues. Fehr & Peers bring a keen understanding of the relationship between rail transit and land use as they evaluated the transportation impacts of Bellevue's 130th Avenue Station area Plan and the City of Seattle's station area planning. Fehr & Peers also worked on the recent EIS for the South Lake Union Height and Density rezone in Seattle.

Enviroissues will be the public outreach and public participation lead. Project Lead, Kristine Edens, has over ten years of experience in public involvement, community visioning, and environmental policy implementation. Kristine's related experience includes the North Thornton Creek Low Impact Development Retrofit in the City of Shoreline, the Aurora Corridor Improvement Project Miles two and three for the City of Shoreline, and public outreach for Sound Transit's Lynnwood Link Extension.

COUNCIL GOAL ADDRESSED

City Council Goal 3: Prepare for two Shoreline light rail stations. In 2008 Shoreline voters supported the Sound Transit 2 funding package by 61%. The Shoreline community looks forward to increasing mobility options and reducing environmental impacts through light rail service. Sound Transit estimates the light rail extension from Northgate to Lynnwood to be \$1.4-1.6 billion, which includes investment in two stations in Shoreline, which are planned to open in 2023. Engaging our community on how this effort benefits Shoreline and the greater region needs to start now.

This contract will also address Goal 3, action step 4 which states, "Work with Sound Transit to evaluate the redevelopment potential of large parcels in the light rail station areas" and action step 6 which states, "Engage the community in an education and outreach plan to help residents and businesses prepare for the location of the new light rail stations"

RESOURCE/FINANCIAL IMPACT

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