

CITY COUNCIL AGENDA ITEM
CITY OF SHORELINE, WASHINGTON

AGENDA TITLE:	Authorize City Manager to Amend Contract No. 7528 with OTAK, Inc. in the Amount of \$18,400 for the 145 th Street Station Subarea Plan
DEPARTMENT:	Planning & Community Development
PRESENTED BY:	Miranda Redinger, Senior Planner Rachael Markle, AICP, Director
ACTION:	<input type="checkbox"/> Ordinance <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Motion <input type="checkbox"/> Discussion <input type="checkbox"/> Public Hearing

PROBLEM/ISSUE STATEMENT:

On May 2, 2016, Council directed staff to analyze a fourth alternative (Compact Community Hybrid) and a potential phased approach to all action alternatives through the Final Environmental Impact Statement (FEIS) for the 145th Street Station Subarea Plan. This additional work will require an amendment to the City's contract with OTAK, Inc., which exceeds the authority of the City Manager to execute the contract amendment without City Council approval.

RESOURCE/FINANCIAL IMPACT:

The additional contract amount with OTAK, Inc. is \$18,400. This amendment will not have a new financial impact however as the Council approved funds for the analysis of a fourth alternative on April 6, 2015 and additional funding for professional services for the 145th Street Station Subarea Plan through the 2016 Planning & Community Development budget.

RECOMMENDATION

Staff recommends that Council authorize the City Manager to amend Contract No. 7528 with OTAK, Inc. for the 145th Street Station Subarea Plan in the amount of \$18,400.

Approved By: City Manager **DT** City Attorney **MK**

BACKGROUND

The City originally contracted with OTAK, Inc. to develop the 145th Street Station Subarea Plan on May 29, 2014 in the amount of \$183,000. Since the original scope of work was defined, the City has requested additional work requiring amendments to the contract. Two budget amendments were requested and approved on April 6, 2015 as part of a 2015 budget amendment. The staff report for this agenda item is available at the following link:

<http://cosweb.ci.shoreline.wa.us/uploads/attachments/cck/council/staffreports/2015/staffreport040615-9b.pdf>.

The first amendment requested for the 145th Street Station Subarea Plan at the April 6, 2015 meeting was for map and plan revisions, an analysis of a potential fourth EIS alternative, additional traffic modeling, and postage/printing costs for station area mailings. The second increase was requested to fund additional environmental analysis, specifically, scientific reconnaissance of the wetlands/streams at Paramount Open Space and Twin Ponds to better understand the extent of the resources including an estimate of maximum buffer limits based on SMC 20.80, preparation of a “white paper” on the impact to the functions and values of the wetlands under current and proposed zoning for areas determined to likely contain the wetlands/streams and associated buffers, and a preparation of a “white paper” regarding construction types and cost based feasibility of developing in areas that have a higher susceptibility for liquefaction.

DISCUSSION

In addition to the deliverables stated above, the City has also requested the creation of multiple maps and other graphics to assist in Planning Commission and City Council decision-making, assistance with Growth Management Hearings Board and Circuit Court appeals, and other work associated with extending the project timeline beyond the original anticipated date of completion. These requests incurred additional costs in 2015 and 2016.

While the possibility that Council would request analysis of a fourth alternative zoning scenario to be studied in the FEIS was anticipated, the request to analyze phasing of all action alternatives was not. In addition to traffic modeling required to analyze the Compact Community Hybrid zoning scenario, the sub-consultant Fehr & Peers will also need to extrapolate from modeling performed on all action alternatives to determine potential transportation impacts and mitigations for a phased approach to zoning. This approach could also redefine impacts and mitigations with regard to utilities and other elements analyzed through the FEIS.

While the work to draft an addendum to the Draft Environmental Impact Statement (DEIS) in the form of a Wetlands and Streams Assessment and Geotechnical Considerations of High Groundwater and Peat Conditions was included in the second amendment budget request on April 6, 2015, additional funding to incorporate these technical memos into the FEIS was not. A presentation requested by Planning Commission for their February 18, 2016 meeting by the Wetlands Biologist and Geotechnical Engineer who drafted the technical memos was also not included in the

original scope approved by Council on April 6, 2015. When the City chose to offer a 30 day comment period on the addendum to the DEIS, no additional budget was allocated for OTAK to respond to comments received on the addendum in the FEIS.

At this point, in order to complete the 145th Street Station Subarea Plan according to the current timeline, another amendment to the contract is necessary. The cumulative proposed amendments to this contract now exceed the \$50,000 signing authority granted to the City Manager without Council approval. Therefore, staff requests this approval directly from Council.

COUNCIL GOALS ADDRESSED

Completing subarea planning for the 145th Street Station would be a significant step towards completion of Council Goal #3, "Prepare for two light rail stations."

RESOURCE/FINANCIAL IMPACT

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