

Mount Baker Station Area Transit-Oriented Development Analysis

Request for Qualifications information session

February 13, 2020

Summary of questions and answers

1. What firms were invited?

We shared the Request for Qualifications (RFQ) with several firms from the City's consultant roster with which our departments have worked previously.

2. Why was the invitation broadened to a competitive selection process?

The City currently has a small business priority policy in effect for selections from the consultant roster. We want to allow all firms to respond to the RFQ.

3. Can we send responses as a downloadable link?

Yes.

4. Will the selected firm be precluded from responding to the forthcoming affordable housing RFQ?

The selected firm will neither be precluded from nor receive any advantage in responding to the future RFQ.

5. For community engagement, must the selected firm retain a consultant to partner with them, or will the City provide a community engagement consultant?

No. The City will handle logistics and facilitation for community engagement.

6. Will the attendance sheet for the info session be made public?

Yes.

7. What is Perteet's timeframe? Have they already started their work? Will they finish their work before the consultant begins?

Perteet's work with SDOT is underway, but collaboration on this contract will begin in mid-March when the consultant is selected. Their work on the tasks in this RFQ has not begun.

8. When should we expect the selected consultant to start work?

Work will begin shortly after we have selected firm under contract. We expect that to be in late March or early April.

9. I know that affordable housing is a priority for the site. That's been a point of confusion in other recent TOD RFPs and planning efforts, such as Northgate. There neighborhood has a lot of affordable housing currently. Have you determined the mix of market-rate and rent- and income-restricted housing on the two sites? The planning needs differ for each housing type.

There are indeed several recent affordable housing developments and others yet to come online. The community desires to see a mix of housing types and incomes served in the neighborhood, and some community members feel that currently a mix does not exist. On the UW Consolidated Laundry site, we are mandated to provide housing affordable to households with incomes up to 80 percent of area median income (AMI). If Sound Transit surpluses its East Portal property, state statute also restricts redevelopment of that site to affordable housing up to 80 percent of AMI. That said, a mix remains possible through various options for program, typology, and tenure (rental versus ownership).

10. What sort of interface will the consultant have with King Country Metro on the transit center relocation? Have they worked out bus operations if the transit center is relocated? Will Perteet provided that information or does this consultant have to provide that?

Currently there are no specific plans to relocate the transit center. The RFQ refers to the *potential* relocation of the transit center. Perteet's work focuses on exploring what this potential relocation could look like, including circulation, bus layover, etc. The consultant will partner with Perteet on circulation and access needs under current conditions (i.e., given the present location of the transit center) and after the potential future relocation.

11. If the transit center is relocated, is redevelopment of its current site part of this analysis?

No. That is outside the scope of this analysis.

12. Is there a broader timeline driving the two- to three-month push for this scope of work?

The timeline reflects our intent for this TOD analysis to inform the forthcoming RFQ for redevelopment of the UW Laundry and ST East Portal sites in late summer or early fall.

13. Does the City hope to see retail on any parcels near the light rail station?

The community's vision, as outlined in previous planning efforts, is for a vibrant neighborhood center with thriving small businesses. The City supports that vision and expects this TOD analysis on the key sites (UW Laundry, ST East Portal site, and select privately owned parcels) to help us progress toward it.

14. For the purposes of showing context, will the consultant have access to submittal materials for development projects that are currently under review or in the pipeline?

Yes. Publicly available materials can inform the context. City staff can help identify and obtain information about pipeline development.

15. Should we assume this redevelopment will occur under current zoning?

Yes. Illustrations and recommendations of certain uses may be part of the analysis and should reflect standards and use requirements in the Land Use Code for the Seattle Mixed–North Rainier 95 (SM-NR 95) zone. Any substantial rezoning of the key sites is outside the scope of this analysis.

16. Which interagency team members will part of consultant selection process?

The review committee will include staff from Office of Housing (OH), Office of Planning and Community Development (OPCD), Seattle Parks and Recreation (Parks), and Sound Transit.

17. Which department will execute the contract?

OPCD.

18. What can you share about the plan for the community engagement? How do you envision that going, what is the timeline, and do you expect feedback from that engagement to be incorporated into the analysis?

Community input and feedback is a critical part of this analysis. We would like the consultant to prepare three conceptual alternatives on which the community could offer feedback. Currently, we anticipate two community events where community members could review and comment on the alternatives, with feedback incorporated into one or more preferred alternatives and recommendations.

19. What are the dates and locations for the community engagement events?

We are still working out the details and logistics but tentatively planning on early or mid-April in the Mount Baker neighborhood.

20. Is there other engagement we should know about beyond these two meetings?

Other related efforts, such as SDOT's Accessible Mount Baker work, also involve ongoing engagement. Feedback through those other channels would shape this TOD analysis, but we do not expect the consultant to plug in directly with other engagement efforts.

21. Has anyone conducted market research for the station area that we should use or refer to?

This TOD analysis will focus primarily on form, massing, circulation, access, and other urban design questions. We do not expect that the tasks or deliverables will require original or review of previous detailed market analysis.

22. What is the deadline for questions?

We accept questions by email to Bin Jung (bin.jung@seattle.gov) through 6:00 p.m. on Tuesday, February 18. We will post all questions and answers to consultants.seattle.gov.

23. The RFQ asks about “current development pipeline.” By this, do you mean to provide an overview of our firm’s overall workload pipeline, development-related or otherwise?

Yes, we would like to know the firm’s overall workload pipeline, including development projects, consultant projects, etc. to get a sense of staff capacity.

24. Could you confirm a transportation/mobility engineer consultant is not needed on the team since Perteet is already contracted?

A transportation/mobility engineer consultant is not required, as Perteet will be on the team.

25. Have the select privately-owned parcels been identified?

The privately-owned parcels have not yet been identified.

26. Does time to complete each task mean number of weeks, number of hours, or level of effort?

We want an estimate of hours for each task. We included a percentage of overall time per task to prioritize task importance, but we want a general estimate of time you would anticipate spending on each task.

27. Can you clarify the deadline?

We apologize for the error in the RFQ. The deadline is 6:00 p.m. on Monday, February 24, 2020.