



City of Seattle

Office of Housing, Office of Planning and Community Development,
and Parks and Recreation, with Sound Transit

REQUEST FOR QUALIFICATIONS

*Mount Baker Station Area
Transit-Oriented Development Analysis*

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Responses Due: February 24, 2020

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A. Objective

The City of Seattle and Sound Transit seek qualifications from organizations with development and urban design expertise to provide recommendations on street network, open space, urban design, and massing that will inform the future RFQ for development of the Mount Baker University of Washington (UW) Consolidated Laundry site and the Sound Transit East Portal Site, and the long-term vision for the Mount Baker station area. The selected consultant will work in collaboration with Perteet, the transportation design firm selected by Seattle Department of Transportation (SDOT) to complete design review analysis on relocation of the King County Metro Bus Transit Center.

B. Background

The vision for the Mount Baker Light Rail station area is a transit- and pedestrian-friendly gateway to the Mount Baker neighborhood and to North Rainier Valley's diverse community of residents and businesses. Pedestrian safety, mixed-income housing, open space, and economic development have been long-standing goals for the station area, which spans from S Bayview St to S Walden St, and from 25th Ave S to 30th Ave S. In 2017, the City of Seattle created an Interagency Team (IAT) to coordinate public action and investment in the Mount Baker station area. IAT partners include the Office of Housing (OH), Office of Planning and Community Development (OPCD), Seattle Department of Transportation (SDOT), Seattle Parks and Recreation (SPR), Sound Transit (ST), King County Metro (Metro), and King County Wastewater Treatment Division.

In 2019, the IAT contracted with the Urban Land Institute (ULI) to form a Technical Advisory Panel (TAP) that provided third-party technical expertise on the station area. The TAP sought to understand agency priorities and projects, evaluate issues and opportunities, and provide recommendations for next steps to catalyze development and achieve the vision for the station area. Two primary recommendations from the ULI TAP Final Report are to relocate the King County Metro Bus Transit Center from Rainier Ave to a UW-owned parking lot at 27th Ave S and S Winthrop St west of the light rail station, and to seek optimum development of the Mount Baker UW Laundry site for mixed-used affordable housing.

The King County Metro Transit Center (Parcel 000360-0062) is a facility critical to the operation of multiple bus lines that serve the neighborhood and the City. The North Rainier Neighborhood Action Plan and other previous studies have proposed relocating the transit center, whose land Metro leases from Sound Transit. ST and Metro continue to evaluate relocation as a potential opportunity, although no funding is currently allocated for relocation. SDOT is contracting with Perteet, a transportation design firm, to complete a 30% Design Review Analysis of the Metro Transit Center relocation to a UW-owned parking lot at 27th Ave S and S Winthrop St, parcel 713880-0025. Perteet's work includes analysis and recommendations for a future street

network that would facilitate appropriate circulation of buses and general traffic surrounding the relocated transit center.

In June 2020, the University of Washington will transfer ownership of three University-owned parcels to the City of Seattle for the development of mixed-use affordable housing. These parcels are:

1. Parcel 308500-2100, located directly west of the light rail station on 27th Ave S, and the previous location of Mount Baker UW Consolidated Laundry
2. Parcel 713880-0025, located on 27th Ave S and S Winthrop St west of the light rail station, which has been identified for a potential location for the transit center relocation
3. Parcel 713830-0015, located at 26th Ave S and S Forest St, which is currently a parking lot under the light rail guideway

Sound Transit has been in conversation with OH regarding its surplus property located adjacent to the UW Laundry site (Parcel 308500-2085, and the developable portion of Parcel 308500-2065), also known as the Mount Baker East Portal Site, and the potential to redevelop both sites together as affordable housing. Seattle Parks and Recreation has also expressed interest in co-locating a park with affordable housing in the Mount Baker station area to fulfill a longstanding community and agency goal of increased open space in the neighborhood. The Office of Housing and Sound Transit seek to release a joint Request for Proposals (RFQ) for the UW Laundry site and East Portal Site in late 2020.

Redevelopment of the UW Laundry site and the Sound Transit East Portal Site is a transformative opportunity to create an anchor mixed-use development in the Mount Baker station area adjacent to the light rail station. It is critical that the secured redevelopment opportunity of the Laundry/East Portal sites and the potential future relocation of the Metro Transit Center work together and support near- and long-term agency and community goals of affordable housing, pedestrian safety and access, community open space, and circulation.

C. Deliverables

The consultant will produce three alternative site design concepts for agency and community discussion, and a subsequent preferred concept (or concepts) and related recommendations that address the following:

- A **street network plan** for the Mount Baker station area
 - Facilitates safe access to and through the UW Laundry site and Sound Transit East Portal Site for people walking, biking, and driving

- Anticipates potential future relocation, configuration, and operation of the Metro bus transit center, including pick-up and drop-off, ADA/paratransit needs, and curbspace
- Creates safe and direct pedestrian connections to and between Mount Baker Light Rail station, the potential future relocated Metro bus transit center, and the UW Laundry site and Sound Transit East Portal Site
- Integrates safe bicycle connections from the sites to the transit facilities and surrounding bike network
- **Site plans and massing diagrams**
 - For affordable housing mixed-use development on the UW Laundry site and Sound Transit East Portal Site that includes a mix of typologies, including townhomes and multifamily buildings
 - That illustrate how potential future redevelopment on select privately-owned opportunity sites can achieve the station area vision, which may be used to inform potential next steps and IAT conversations with private property owners
- **Open space plan and urban design recommendations**
 - Achieves open space, placemaking, and connectivity goals between the UW Laundry site, Sound Transit East Portal Site, and the Mount Baker Light Rail station
 - Responds to suggested SPR criteria of a neighborhood park greater than a quarter acre in size that includes ADA accessibility, sun/shade considerations, and activation/programming opportunities
 - Identifies potential interim uses for parcel 713880-0025, which has been identified for the potential future relocated Metro Transit Center

D. Tasks

The consultant will complete the following scope of work:

- I. Review of previous and current plans, studies, and consultant reports, including:
 - a. ULI TAP Briefing Book and Final Report
 - b. SDOT Metro Transit Center Relocation Design Analysis Report and relevant materials
 - c. Mount Baker UW Laundry Site Phase II Environmental Review Report
 - d. Accessible Mount Baker Final Report
 - e. North Rainier Neighborhood Plan Update
 - f. Mount Baker Town Center Urban Design Framework
 - g. Sound Transit Mount Baker East Portal Foundation Feasibility Report

Time estimate: 5%

- II. Develop street network and circulation analysis for UW Laundry/East Portal sites
Perteet will lead this task under a separate contract, but the selected design consultant will closely coordinate their work with Perteet's, and refine and enhance concepts to ensure a comprehensive approach.

- a. Assess current street network
- b. Analyze SDOT Transit Center Relocation Final Report and Recommendations
- c. Develop transportation and circulation recommendations for UW Laundry site and adjacent Sound Transit East Portal Site, including identification of land dedication to accommodate near-term and future right-of-way needs
 - i. Street grid and section typologies
 - 1. Street grid and section typology that supports near- and long-term development, including anticipated future transit movements, volumes, and community placemaking goals as described in the North Rainier Neighborhood Action Plan, North Rainier Urban Design Framework, and other planning documents
 - ii. Site access
 - 1. Buses and public transportation
 - 2. Private and service vehicles
 - 3. Pedestrians and bicycles

Time estimate: 10%

- III. Develop three conceptual site plan and urban design strategies
 - a. Develop three alternative site plan concepts for the UW Laundry and ST East Portal sites, with input from agency and community stakeholders. The concepts will support community engagement efforts and thus should be in a form accessible to community members. The alternatives should include conceptual massing diagrams for the combined sites that consider topography, zoning, urban design framework, and current and potential future context. Drawings should demonstrate:
 - i. A mix of housing typologies
 - ii. Appropriate site and building access and circulation (in conjunction with the recommended street network)
 - iii. Open space requirements suggested by SPR
 - iv. Safe connectivity to transit facilities in both the near- and long-term (post-potential future Metro Transit Center relocation)
 - v. Community placemaking goals
 - b. Include conceptual urban design and massing diagrams for select privately-owned opportunity sites in the Mount Baker station area, based on existing zoning and urban design framework

Time estimate: 30%

- IV. Develop preferred alternative(s) with recommendations and drawings (e.g., area plans, pedestrian-level views, and sections of key rights-of-way) based on agency and community feedback for the station area, inclusive of the UW Laundry and ST East Portal sites, as well as select privately-owned opportunity sites, focusing on:
 - a. Pedestrian connectivity to Mount Baker Light Rail station from UW Laundry site and ST East Portal sites under current conditions and after potential future Metro Transit Center relocation

- b. Near- and long-term development of the station area, including public space and ground-level activation of current, planned, and potential future development

Time estimate: 30%

- V. Create open space diagram and recommendations showing intended location, quantity, character, and program of open space to inform cross-agency investment and action to achieve the community's open space needs and placemaking goals, including:
 - a. Fulfilling SPR's standards and goals for Mount Baker
 - b. Integration of park space with planned or potential future housing development
 - c. Location, scale, uses, and character near- and long-term for:
 - i. Recommended open space
 - ii. An enhanced and activated light rail station plaza
 - iii. Identifies potential interim uses for parcel 713880-0025, which has been identified for the potential future relocated Metro Transit Center

Time estimate: 15%

- VI. Attend and present draft alternatives at two community engagement events and incorporate feedback into preferred alternative(s)
 - a. City of Seattle and agency partners will schedule, organize and facilitate the event

Time estimate: 10%

E. Coordination and Engagement

The consultant team agrees to the following:

- Kickoff meeting with agency partners including Seattle Office of Housing, Office of Planning and Community Development, Parks and Recreation, and Sound Transit
- Biweekly meetings with agency partners
- Attendance and presentation of draft alternatives at a community engagement event that the City of Seattle and agency partners schedule, organize, and facilitate
- Final presentation of deliverables with agency partners

F. Budget and Timeline

The budget for the consultant contract is estimated at \$55,000. The consultant will have two to three months to fulfill the contract.

G. Submission Requirements, Evaluation Process, and Schedule

Responses should include the following information:

1. Firm's overall capacity to complete the contract and current development pipeline
2. Team members and qualifications
3. Portfolio of similar projects, including those of similar size and scope
4. Rates and estimated time to completion for each task

The City will assemble a review committee to review submission responses based on the criteria below. The review committee include agency staff from Office of Housing, Office of Planning and Community Development, Parks and Recreation, and Sound Transit.

We will evaluate submissions according to the following criteria:

- Demonstrated experience in urban design analysis, conceptual site planning, and/or development of complex mixed-use transit-oriented development projects
- Team members' qualifications and experience
- Staff capacity and ability to complete project within budget and on time
- Experience and success working with diverse teams

We anticipate the following review schedule:

Event	Scheduled Date
RFQ Published	February 7
Information Session	February 13
Responses Due	February 24
Notification of Interview (if applicable)	by February 26
Hold for Interviews	March 2-6
Notification of Decision	March 16

We will hold an information session on February 13, 2020, from 10:00 to 11:30 a.m. at City Hall, Room L2-80 (600 4th Ave). Following the session, we will post a summary of questions and answers online at seattle.gov/OPCD/ongoing-initiatives/mt-baker-station-area.

The awarded firm will not be precluded from joining a development team that responds to the future UW Laundry site and East Portal Site RFQ.

Send responses electronically as a PDF attachment to Bin Jung at bin.jung@seattle.gov by Friday, February 24, 2020 at 6:00 p.m. For questions, please contact Bin Jung via email or at (206) 684-0340.