



TO: Board of Contracts and Awards
FROM: Peter Huffman, Director, Planning and Development Services Department
Elliott Barnett, Associate Planner, Planning and Development Services Department
COPY: City Council, City Manager, City Clerk, SBE Coordinator, LEAP Coordinator, and
Chuck Blankenship, Finance/Purchasing
SUBJECT: Tacoma Mall Subarea Plan and Environmental Impact Statement (EIS), Request for
Qualifications Specification No. PL14-0428F – April 14, 2015
DATE: March 30, 2015

SUMMARY:

Planning and Development Services Department recommends a contract be awarded to *3MW Studio LLP, dba 3 Square Blocks, LLP*, Seattle, Washington, in the amount of \$225,000, sales tax not applicable, for providing assistance to the City in the development of the Tacoma Mall Subarea Plan and EIS, for an initial contract term of approximately 21 months, for a projected contract amount of \$225,000.

STRATEGIC POLICY PRIORITY:

- Foster neighborhood, community, and economic development vitality and sustainability.

The Tacoma Mall Subarea is important to the City and region in many ways. Already a major center of population and commerce, the area is planned to grow substantially in both jobs and housing. This effort will ensure that growth is served by transportation choices, adequate infrastructure and services, and attractive neighborhood amenities. Concentrating growth within designated City and regional growth centers is a core strategy that helps to achieve multiple goals, and is central to achieving Tacoma’s policy direction regarding neighborhood, community and economic vitality and sustainability.

BACKGROUND:

Building on the success of the three downtown Subarea Plans/EIS’s, the City is initiating a similar planning and environmental review effort for the 485-acre Tacoma Mall Regional Growth Center. This community-driven project will develop a vision, goals and actions to achieve the area’s potential as a thriving, multi-modal growth center. The effort will result in programmatic environmental approval that will help catalyze development in the area, and will fulfill Tacoma’s obligation under Vision 2040 to plan for designated Regional Centers.

The effort is being funded by a \$250,000 National Estuaries Program Watershed Protection Grant, administered by the State Departments of Ecology and Commerce. As part of this scope of work, the consultants will conduct technical analysis of transportation, environmental, economic and other issues, support the City in public and stakeholder engagement, and develop the Subarea Plan and EIS documents. In addition, separate from this scope, \$25,000 of the grant funds will be used to conduct a stormwater infiltration assessment. This assessment will be an important input into the area-wide stormwater strategy, and will facilitate an emphasis on Low Impact Development strategies.

On January 28, 2015 the Council Infrastructure, Planning and Sustainability Committee discussed and provided preliminary direction on the project. Should Council approve the contract, staff will work with the consultants to develop the schedule and approach for this high profile planning effort. Staff will bring regular updates to the City Council as the project progresses. The preliminary schedule is for work to be complete in the Summer of 2016.



ISSUE: Planning for and initiating action steps to promote sustainable, high density growth within the Tacoma Mall Subarea is strategic to the City in many ways. Staff are seeking Council authorization for this action, as required by the City’s professional services procedures for consultant budgets in excess of \$200,000.

ALTERNATIVES: Staff recommend authorizing this consultant services contract in order to bring the benefit of *3 Square Blocks*’ expertise and qualifications to fulfill the requirements of the grant. Alternatively, the Council could direct staff to develop other recommendations including selection of a different firm. Without consultant services, the City may be forced to return the grant.

COMPETITIVE SOLICITATION: Request for Qualifications Specification No. PL14-0428F was opened October 28, 2014. Seventeen companies were invited to bid in addition to normal advertising of the project. Three submittals were received. The City convened a Selection Advisory Committee (SAC), which included City staff as well as representatives from Metro Parks Tacoma, the Tacoma Pierce County Health Department, and the South Tacoma Neighborhood Council. The SAC recommended *3 Square Blocks* as the preferred consultants on November 20, 2014.

<u>Respondent</u>	<u>Location (city and state)</u>	<u>Rank</u>
3 Square Blocks, LLP	Seattle, Washington	1
Via Architecture, Inc	Seattle, Washington	2
BERK Consulting, Inc	Seattle, Washington	3

CONTRACT HISTORY: New contract.

SUSTAINABILITY: The goals and objectives of this effort are deeply rooted in the principles of sustainability. The effort seeks to promote sustainable, concentrated, multi-modal growth in urban areas as an alternative to suburban development, thus reducing the overall impacts on natural systems and the Puget Sound.

SBE/LEAP COMPLIANCE: Not Applicable.

RECOMMENDATION:

Staff recommend authorizing this consultant services contract in order to fulfill the requirements of the grant agreement between the City and the Washington Department of Commerce, and to bring the benefit of *3 Square Blocks*’ expertise and qualifications to this important effort.

FISCAL IMPACT:

See below.



EXPENDITURES:

FUND NUMBER & FUND NAME *	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
NEP Watershed Grant, 1195-BUILD, Misc Planning Grants	753200	5330100	\$225,000
TOTAL			\$225,000

* General Fund: Include Department

REVENUES:

FUNDING SOURCE	COST OBJECT (CC/WBS/ORDER)	COST ELEMENT	TOTAL AMOUNT
NEP Watershed Grant, 1195-BUILD, Misc Planning Grants	753200	4333261	\$225,000
TOTAL			\$225,000

POTENTIAL POSITION IMPACT:

POSITION TITLE	PERMANENT/ PROJECT TEMPORARY POSITION	FTE IMPACT	POSITION END DATE
TOTAL			

This section should only be completed if a subsequent request will be made to increase or decrease the current position count.

FISCAL IMPACT TO CURRENT BIENNIAL BUDGET: \$250,000

ARE THE EXPENDITURES AND REVENUES PLANNED AND BUDGETED? No

IF EXPENSE IS NOT BUDGETED, PLEASE EXPLAIN HOW THEY ARE TO BE COVERED.

A budget modification will be required. Please include this appropriation on the next budget modification request.