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City Council

Boulevard Road Development Project Briefing

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Title

Boulevard Road Development Project Briefing

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Receive a staff briefing on the status of the 3900 Boulevard Road development project.

Report

Issue:

Whether to provide a status update on the results of the Request for Qualifications process to select a development partner for the city owned property at 3900 Boulevard Road.

Staff Contact:

Mike Reid, Economic Development Director, City Manager's Office, 360.753.8591

Presenter(s):

Amy Buckler, Strategic Projects Manager, Community Planning & Development

Background and Analysis:

On January 6, 2020, the City issued a Request for Qualifications (RFQ) to solicit development interest in the 10-acre parcel of City-owned property at 3900 Boulevard Road. Responses were due on February 3, 2020.

The RFQ identified a project vision and submittal requirements aimed at determining the development history, capacity, and experience of interested parties. On March 3, 2020 staff presented an overview of the responses and obtained additional clarity from Council about weighting and priority of desired outcomes from the development.

The four responses received were from South Puget Sound Habitat for Humanity, Commercial Property Services, Fourth Street Housing LLC, and Romano Capital.

Due to staffing capacity and the need to reprioritize efforts towards COVID-19 Economic Recovery

work the Boulevard Road development effort was paused for the remainder of 2020.

In May 2021, the Boulevard Road Development effort was re-initiated with a proposal review/interview committee established and interviews held of the RFQ respondents.

The review committee consisted of the following people:

- One member of the Planning Commission - Aaron Sauerhoff
- One member of the Parks and Recreation Advisory Board - Kyle Guzlas
- One member of the Bicycle, Pedestrian Advisory Board - Alison Bremner
- Two members of the Home Fund Advisory Board - Trudy Soucoup and Matt DeBord
- City Staff
 - Keith Stahley, Assistant City Manager
 - Cary Retlin, Home Fund Manager
 - Joyce Phillips, Principal Planner
 - Nicole Floyd, Senior Planner
 - Mike Reid, Economic Development Director
 - Amy Buckler, Strategic Projects Manager

The review committee unanimously reached the conclusion that Romano Capital presented the most complete proposal and recommended continued pursuit of efforts, making them the preferred development partner.

The Review Committee was very impressed by the thoroughness of the Romano Capital presentation; their commitment to presenting a proposal that incorporated a concept consistent with our Comprehensive Plan; their ability in weave our vision criteria into a well-executed proposal and the overall professionalism of their presentation.

Staff has engaged with Romano Capital to develop an Exclusive Negotiation Agreement (ENA) which articulates expectations of both parties. Primary points of the ENA include:

- The ENA lasts for 180 days in which the City agrees not to market or entertain offers for any other interested parties.
- Romano Capital agrees to the drafting and execution of a scope of work to include neighborhood engagement plan, renderings and development concept illustrations that are consistent with previously presented materials.
- Both parties are committed to working towards the development and execution of a Purchase and Sales Agreement that is consistent with community outreach efforts and presented project vision.

Romano Capital anticipates initiating community outreach efforts in the August/September 2021 time frame.

Neighborhood/Community Interests (if known):

The property has been of significant neighborhood interest due to its connection to previous development proposals and adjacency to LBA Woods. The City developed a project website and video.

Project information including RFQ, Responses and additional materials can be found on the project website.

Options:

1. Receive the briefing.
2. Do not receive the briefing.
3. Receive the briefing at another time.

Financial Impact:

Property was appraised in 2019 and was determined to have a value of \$2,160,000.

Attachments:

Boulevard Road Development Web Page
Romano Capital Proposal Presentation