



City Council

Selection of a Development Partner for the Water Street Redevelopment Area

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Title

Selection of a Development Partner for the Water Street Redevelopment Area

Recommended Action

Committee Recommendation:

Not referred to a committee.

City Manager Recommendation:

Select a preferred development partner and authorize staff to enter into negotiations to develop a contract and scope of work with the development partner for the preparation of an Area Plan for the Water Street Redevelopment Area (WSRA).

Report

Issue:

Staff received two responses to a request for Letter of Interest for the WSRA. Staff recommends City Council select Urban Olympia as the preferred development partner and direct staff to enter into negotiations to develop a contract and scope of work with the development partner for the preparation of an Area Plan for the Water Street Redevelopment Area (WSRA).

Staff Contact:

Renee Sunde, Economic Development Director, 360.753.8591

Presenter(s):

Keith Stahley, Director Community Planning and Development Department.

Background and Analysis:

City Council directed staff to move forward with a Request for Qualifications and Proposals for the Water Street Redevelopment in 2015. This process was amended in November to simplify the process to ask for a Letter of Interest. This request is included as **Attachment 1**. Two responses to the request for a Letter of Interest were received.

A selection team consisting of City Staff, the Consultant Team and the Chair of the Community and Economic Revitalization Committee (CERC) met with both teams on Friday January 15, 2016. The Selection Committee agreed that Urban Olympia was the best fit for the WSRA. A memo

summarizing the Selection Team review and recommendation is included as **Attachment 2**.

The first step in the process is to have City Council approve the selection of Urban Olympia as the preferred development partner. Staff will then negotiate a contract and a scope of work for preparation of an Area Plan and for the development team's involvement in the Downtown Strategy. An outline of the process is included as **Attachment 3**.

The WSRA springs out of the City's Community Renewal Process that was initiated in 2013 and has been ongoing. Several background documents are attached for informational purposes including: the Community Renewal Area Frequently Asked Questions, the Committee Charter and CRA Powers.

Neighborhood/Community Interests:

The WSRA and the Community Renewal Process has been of interest to a wide range of interests throughout the community.

Options:

1. Approve the Selection Committee recommendation to select Urban Olympia and direct staff to negotiate a contract and a scope of work for preparation of an Area Plan for City Council's review and approval.
2. Refer the Selection Committee recommendation to the Community and Economic Revitalization Committee for further review and consideration.
3. Take no action and do not proceed with the WSRA process.

Financial Impact:

The Request for Proposals and the Letter of Interest included \$35,000 in predevelopment funds to pay for the certain work products from the development partner. A full budget proposal will be presented to City Council with the Contract and Scope of Work for the Area Plan.