

# SCOPE OF WORK

## Architectural/Urban Design Services in Support of the Grand Connection Study



### **I. Grand Connection RFQ**

The City of Bellevue is seeking urban design and landscape architecture consultant assistance as part of its Wilburton-Grand Connection study area plan. This scope of work focuses on the vision and design for the Grand Connection. The Grand Connection is envisioned as an extraordinary urban experience that connects pedestrians from the Meydenbauer Bay Waterfront Park on Lake Washington through the heart of Downtown Bellevue and across I-405 to the Eastside Rail Corridor. The purpose of this communication is to provide firms an opportunity to submit a Statement of Qualifications (SOQ) and letter of interest. SOQs are due no later than Wednesday, January 20th, 2016 at 3:00 pm.

#### **Mailing Address:**

Bradley Calvert  
City of Bellevue  
Department of Planning and Community Development  
450 110<sup>th</sup> Avenue NE  
P.O. Box 90012  
Bellevue, WA 98009

#### **Electronic Submissions and/or Questions**

Bradley Calvert  
425.452.6930  
[bcalvert@bellevuewa.gov](mailto:bcalvert@bellevuewa.gov)

The City intends to short-list approximately five (5) firms based on the SOQs and have them prepare a formal proposal prior to being interviewed. Firms selected to submit proposals will be notified by January 21<sup>st</sup>, 2016 and will have until February 1<sup>st</sup>, 2016 to submit their proposals.

In their proposals, firms will be asked to present further information regarding their familiarity with Downtown Bellevue, understanding of the project based on the attached documents, capabilities and experience with similar projects, staff availability, project approach, and proposed schedules. The preliminary budget for this work is \$250,000. Interviews with selected firms are anticipated to occur between February 2<sup>ND</sup> and February 4<sup>TH</sup>, 2016.

### **II. Overview of Work**

Complimenting a planning effort focused on land use, transportation, and urban design issues in the Wilburton area near Downtown Bellevue, the Grand Connection offers a unique placemaking opportunity that would substantially influence the character of both Downtown Bellevue and Wilburton. The City is seeking qualified firms with project expertise to assist the City in developing a high level vision, including but not limited to, conceptual design, programming, and integration of the Grand Connection into the existing and anticipated land use framework. Refined focus will be provided to the segment that will span

Interstate 405 (I-405) (see Attachment C) connecting Downtown and the Wilburton study area (see attachment D). The visioning of the Grand Connection will achieve the goals of the Council Principles approved on December 7, 2015 (see Attachment E).

### **III. Planning Context**

The “Grand Connection” will be a pedestrian oriented non-motorized corridor that begins at Meydenbauer Bay Park at Lake Washington, connects through the Downtown core, and ultimately terminate at the regional multi-use Eastside Rail Corridor. It will connect important places within the city including the Lake Washington waterfront, Old Bellevue, the Downtown Park, the grand shopping street of Bellevue Way, the Transit Center, Meydenbauer Convention Center, and the Eastside Rail Corridor (see Attachment A). It is envisioned as a unique and defining urban design experience that creates memorability and an opportunity for national recognition as a ‘must visit’ urban experience. The urban vitality of the Grand Connection is intended to achieve the kind of placemaking and identity seen in features such as the High Line (New York City), River Walk (San Antonio), and 11th Street Bridge Park (Washington, DC). Each Downtown segment possesses an opportunity to create a unique theme or environment. The Wilburton Commercial area rests just east of Downtown across I-405 and presents an excellent opportunity to establish a strong neighborhood anchor for the east end of the Grand Connection. The Grand Connection is intended to influence the land use patterns of the Wilburton study area while capitalizing on other transportation and infrastructure improvements including light rail investment.

The visioning of the Grand Connection will precede the Wilburton Area Study. Wilburton consists of many aging uses that do not maximize the context of the area and the forthcoming infrastructure improvements. These improvements include the East Link light rail and Wilburton Station in 2023, the Eastside Rail Corridor, several arterial road enhancements, and a future extension of NE 6<sup>th</sup> Street across I-405 to Downtown. The portion of the Grand Connection that will connect Downtown and Wilburton will serve as an important element to influence and shape the future land use decisions of the study area.

### **IV. Scope Modules**

#### *1. Grand Connection Visioning – Meydenbauer Bay Park to Civic Center*

The Grand Connection, in its entirety between Meydenbauer Bay and the Eastside Rail Corridor, will be an essential contribution to the walkability of Downtown and the vision of creating a unique and livable community. It will create a connection for pedestrians and bicyclists to access business and entertainment while enjoying nature, entertainment, and diversity in people, places, and culture. The Grand Connection interweaves several important public spaces, services, and neighborhoods that make up the core of Bellevue. With a diverse context each segment has the potential to possess its own unique identity while establishing a contiguous path of travel and sense of place through the urban core. As such the City requests that the chosen consultant(s) will assist to:

- Create an overall urban design vision that extends from Meydenbauer Bay to the Civic Center District.
- Establish a sense of place as well as a defined route that encourages interaction of people with one another and with the uses along the Grand Connection.
- Create unique visions, themes, or environments for each of the proposed segments (see Attachment B) that are supportive of the overall vision previously established.
- Capitalize on existing elements along the Grand Connection such as the Meydenbauer Waterfront Park, Old Bellevue, the grand shopping street Downtown Park, Pedestrian Corridor and Art Walk, Transit Center, and Civic Center to create complementing and unique visions, themes, or environments.

- Identify opportunities for fixed or temporary uses along the Grand Connection to promote civic and social engagement using urban design and art implementation strategies.
- Identify early and easily implementable strategies that can allow the vision to take shape early rather than relying on long term strategies.
- Utilize innovative experiential urban design, landscape architecture, art, and placemaking tools to create an aesthetically interesting and interactive urban space.
- Consider methods to align with other City objectives including the Downtown Livability Initiative, the Pedestrian Corridor, the Pedestrian and Bicycle Transportation Plan, through block connections, Parks Department, and arts initiatives.

Specific consultant tasks will include:

- Attend a start-up work session with City staff to review the proposed route and unique segments of the Grand Connection. City staff and consultants will discuss the approach to the project. City staff will provide all necessary background and existing conditions information, including relevant studies and initiatives.
- Identify relevant examples of comparable urban places, including best practices, and provide a brief summary of each including successes, challenges, comparable scenarios, and unique elements. This will be integrated into the products described in section **VI. Deliverables**.
- Propose alternative unifying themes for the Grand Connection.
- Identify and evaluate opportunities to develop the vision of the Grand Connection by:
  - Proposing conceptual improvements to pedestrian facilities and network;
  - Proposing conceptual improvements to bicycle facilities and network;
  - Programmatic recommendations to improve the environment through engagement and activity;
  - Concepts and principles for unique design features, public gathering spaces, and other physical and programmatic improvements;
- Generate alternatives based on City objectives and consultant expertise and will meet with City staff to present these alternatives.
- After discussions and review with City staff, the consultant will refine the preferred alternative(s) concept and will document as described in section **VI. Deliverables**.
- This work should constitute 1/3<sup>rd</sup> of the entire visioning process.

## 2. *Grand Connection Visioning – I-405 to Eastside Rail Corridor Grand Connection Segment*

Much of the Grand Connection will be established within the existing urban framework and fabric of Downtown, Old Bellevue, and Meydenbauer Bay. Envisioned as a unique landmark, and substantial piece of infrastructure, the portion that would connect across I-405 has little established existing framework. As such the City is seeking innovative and bold ideas on how to bridge the two neighborhoods across I-405 and create a stronger identity for Wilburton. The City objective is to extend the non-motorized and green concept of the Grand Connection while establishing a place and a node for activity and social engagement and interaction. The vision of this segment of the Grand Connection will be utilized to help inform the subsequent Wilburton land use analysis. People and place should remain a guiding principle throughout the visioning process, by establishing a character and sense of destination that attracts activity and tourists. In addition to the assistance outlined in Module 1 the City requests that the chosen consultant(s) assists in:

- Establish a unique and signature landmark vision for the segment of the Grand Connection that connects the Civic Center District to the Wilburton Study Area (see Attachment C).
- Identify how the segment will span over I-405 including conceptual or schematic structure and route.

- Identify how this segment will integrate into the urban fabric of the Civic Center District and Eastside Rail Corridor while considering its integration with the future light rail station. This should include varying opportunities for interfacing at multiple points given grade changes and unique connectivity opportunities.
- Identify if the connection should be made as a stand alone structure or integrated into existing or proposed infrastructure improvements such as the extension of NE 6<sup>th</sup> Street.
- Further the objective of creating a safe, comfortable, active, and high quality non-motorized focal point to the City.
- Enhance and create facilities for pedestrians and bicyclists.
- Identify how this segment of the Grand Connection will relate and identify with the other segments and their visions.
- Identify programming elements that will enhance the connection as a place of gathering, social interaction, and other opportunities to attract and engage users beyond a means of transportation. This should include innovative urban design strategies and the incorporation of art.
- Reevaluate alternatives following a separate land use and urban design study to enhance opportunities to better interface with future redevelopment.

Specific consultant tasks will include those outlined in Module 1 and;

- Identify and evaluate opportunities to develop the vision of the segment of the Grand Connection that connects across I-405 by:
  - Prioritizing pedestrian and bicycle infrastructure
  - Advancing the objective of creating a place of gathering, social engagement, and landmark.

## V. Sequence of Work

The sequencing of the work will be broken into four parts. These parts are in response to additional work and opportunities being executed by the City and which would likely inform the visioning process. The first three parts will be complete by mid-2016 with the fourth part completed in the 3<sup>rd</sup> or 4<sup>th</sup> quarter of 2016. The parts are as follows:

- *Part I – Establish Context*
  - This portion of the work will include establishing an overall theme and unifying urban design identity for the Grand Connection beginning at Meydenbauer Bay and terminating in Wilburton at the Eastside Rail Corridor. Using stakeholder input and community feedback, a high level vision for the overall theme will be formulated. Consultant will also identify precedents that convey similar aesthetics, experience, and vision. A public open house will be held to present findings at the conclusion of Part I.
- *Part II:*
  - This portion will consist of establishing a framework, vision, and alternatives for the segment that spans I-405 and connects Downtown to the Eastside Rail Corridor. Critical issues to address will include, but not limited, to:
    - Establish a conceptual understand of how the segment will physically span I-405 and integrate into the existing urban fabric.
    - Identify how the segment will interface with the Civic Center District, including changes in grade, connection to proposed public spaces, and relationship to the light rail station.
    - Identify how the segment will interface with the Eastside Rail Corridor and the Wilburton study area.

- Identify programming and placemaking elements, including uses and public spaces that would activate the segment.
- Identify opportunities to interface with the changes in topography to create a more layered and unique experience.

A public open house will be held at the conclusion of Part II.

- *Part III:*

- In partnership with the Bellevue Arts Museum, the City will be hosting a design charrette with local professionals to cultivate unique ideas and visions for identified segments of the Grand Connection. City staff and the consultant will consider and identify some of the finer grained ideas generated from the charrette and opportunities to be incorporated into the larger vision of the corridor. Consultant will make modifications where necessary based on this information and feedback.

A final open house to present the preferred alternative(s) will be held at the conclusion of Part III.

- *Part IV*

- This portion of the work will be further refinement of the preferred alternative following a separate land use and urban design study for the Wilburton Commercial Area. Consultant will refine the proposal to better interface land use changes to the study area and to better integrate with urban amenity improvements and design guidelines.

## **VI. Deliverables**

The consultant will provide support services and materials to City staff related to the following general tasks. Refined alternatives will require more detail to be produced including modeling and illustrative scenarios.

### **A. Analysis / Recommendation Development**

- a. Each of the scope modules identified in section V will result in the following analyses and deliverables:

#### **For Each Alternative:**

- A written summary and description of the vision established for the two scope modules. A written summary shall be developed for each alternative provided describing the design, vision, important programming elements, and the substantial changes that would need to occur to advance the vision and implementation.
- Illustrative depiction of the Grand Connection in its entirety. This should include a summary illustrative graphic depicting context as well as detailed images of each segment, identified in Attachment B.
- Written summaries for each segment identified in Attachment B. Summaries should include the proposed theme, design strategies, significant infrastructure improvement, and cost analysis.
- A written summary and description of the vision established for the segment that spans across I-405. This summary should depict the overall vision, programming, significant design features, relationship to the Grand Connection as a whole, and integration of the two terminating ends within the existing urban context. Summary shall be provided for each alternative.
- An illustrative depiction of the more advanced vision of the segment that spans across I-405 highlighting the user experience, important design features, and the overall vision.

Following review of the alternatives City staff will select a preferred alternative that will be refined for the final report based on City, stakeholder, and public input.

**Comparison/Discussion:**

For each of the identified major alternatives a written presentation of its advantages and disadvantages with outcomes will be described. An assessment of the ease of each alternative will be provided.

- Note advantages and disadvantages of each alternative.
- Describe the outcomes of each alternative.
- Identify challenges associated with accomplishing each alternative.
- Identify 'early wins' for each alternative to assist in advancing the vision in the short term.
- Analysis on cost and constructability of finalized alternatives.

**Final Report:**

Prepare, for review by City staff, a final draft report containing illustrations and supporting text that:

- Provide a summary of relevant precedents and comparable urban projects.
- Provide a recap of all alternatives considered.
- Describes and conveys the identified preferred alternatives
- Describes the planning context including elements related to the project background, planning principles, planning process, and the relationship between the Grand Connection and the subsequent Wilburton Commercial area study.
- Refine the report into final form, responding to City staff review comments on the final draft of the report.

**Anticipated consultant deliverables:**

- Electronic and print-ready illustrations, electronic models, reports, and other medium depictions of the proposed alternatives for presentation to the public, the City, and its elected officials.
- Submit electronic records of all materials prepared by the consultant in fulfillment of this contract.

**B. Consultant Meeting/Strategy Session Participation**

Participate in approximately 4 to 6 internal workshops and strategy sessions each 2 to 4 hours in length. Depending on the nature of each session, other members of the consultant team will also attend. Sessions are expected to coincide with the major tasks and deliverables related to the project modules.

**C. Public Meeting and Workshop Support**

Consultant will attend public meetings, workshops, and/or currently envisioned to include:

**Anticipated consultant deliverables:**

- Display materials and other illustrations as appropriate, depicting existing audit and potential solutions, including precedents and comparable design solutions for use at a public workshop;
- Display materials of developed visions of the Grand Connection in its entirety and the segment spanning I-405;
- Support materials and graphics appropriate to each meeting;
- Coordinate with City staff prior to each meeting to determine roles and approach to meeting discussions;

- Refinement of the preliminary preferred alternatives into a final recommendation;
- Follow up with City staff to determine objectives and next steps
- Tentative Consultant attendance to be:
  - City Council – 2 meetings
  - Planning Commission – 1 meetings
  - Public Open House – 3 meetings (1 to be final project report out)

**D. Coordination and Communication**

The project is being administered and integrated in a coordinated manner, including multiple City departments including but not limited to; Planning and Community Development, Development Services, Transportation, and Parks & Community Services. PCD Project Managers will manage this professional services contract. Consultant and City staff will confer via phone, email, and or meetings as necessary to ensure effective project coordination and communication.

**Anticipated consultant deliverables:**

- Phone conversations, email communication, meetings with City staff as appropriate

**VII. Work Accomplished to Date**

City Council has identified the Grand Connection as a priority to the livability of Bellevue. A theoretical route has been identified as demonstrated in Attachment A. Previous work, objectives, and principles exists for the Pedestrian Corridor and Art Walk, which should both be respectively integrated into the design and visioning process of the contract. Part of this work was executed in the City’s Downtown Livability initiative and will be provided to the consultant(s). Materials and background information will be provided by the City at the initial meeting with the consultant(s). This background information will include an audit of existing conditions as well input and feedback from relevant stakeholders based on focus groups that will be held by the City.

**VIII. Conflict of Interest**

In order to avoid any real or perceived conflict of interest relating to this scope of work and the overall Grand Connection and Wilburton Study area initiatives, the Contractor shall have no existing projects located within the subareas of Downtown or Wilburton Commercial area, and will not engage in any future projects in the identified sub areas during the term of this Professional Services Agreement.

Contractor shall maintain all information provided by the City as confidential and shall not disclose any information to any part unless authorized in advance by the City to disclose such information. In addition, Contractor shall maintain all draft, preliminary, and final work, conclusions, analysis, and other documents generated by the Contractor as confidential, and shall not disclose any such information or document to any party unless authorized in advance by the City to disclose such information. For purposes of this Agreement, disclosure includes, but is not limited to providing copies of document, or discussing information or conclusions verbally or in writing that are included in or generated from the information provided by the City or work of the Contactor.

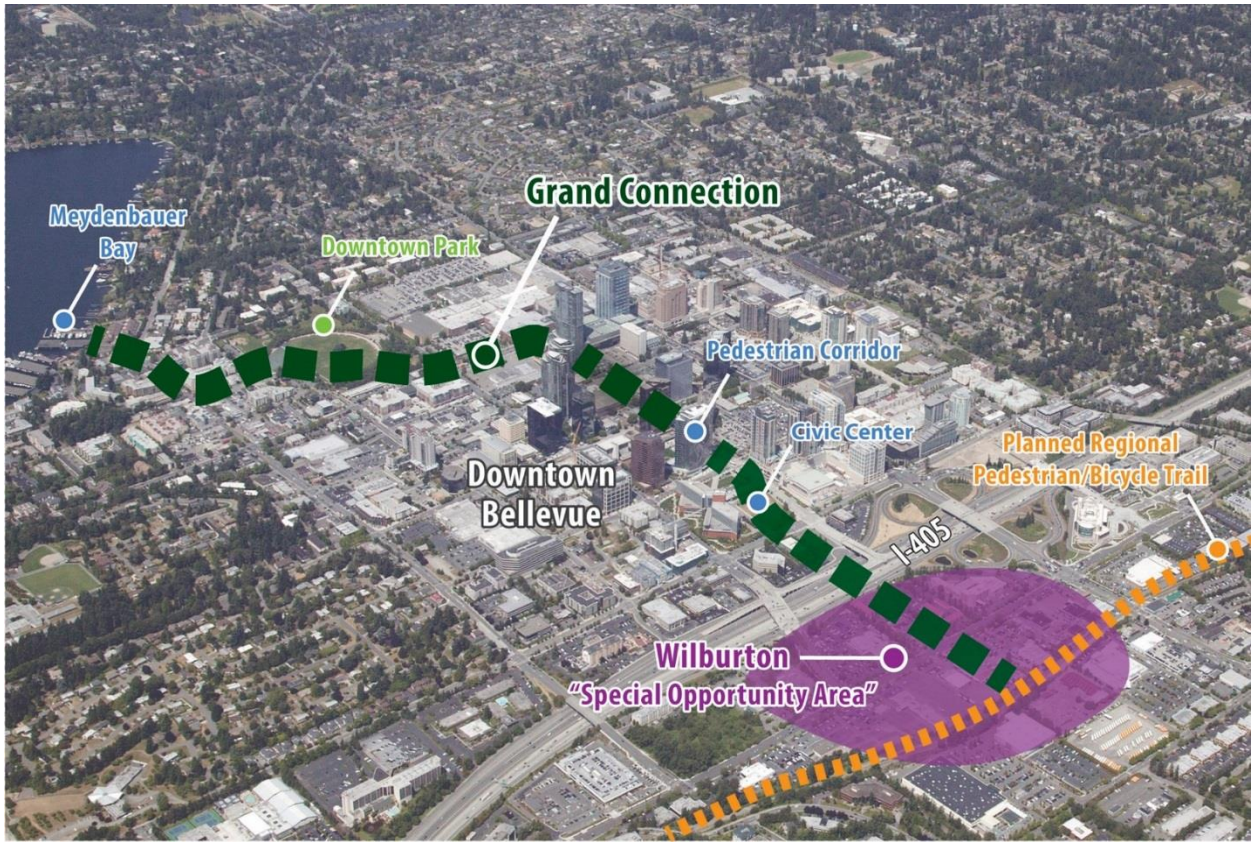
**IX. Attachments**

- A. Grand Connection Route
- B. Proposed Grand Connection Segments
- C. I-405 Grand Connection Segment
- D. Study Area Map
- E. City Council Principles





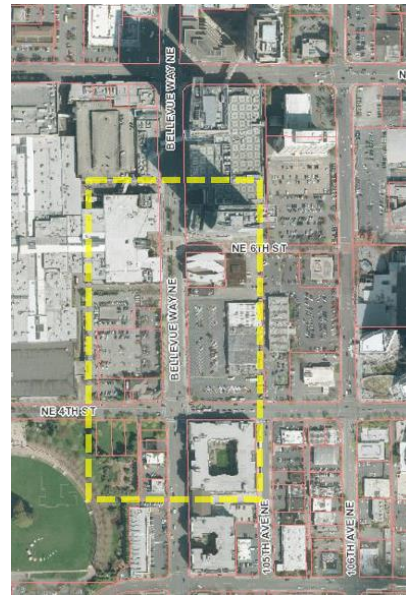
Attachment A – Grand Connection Route



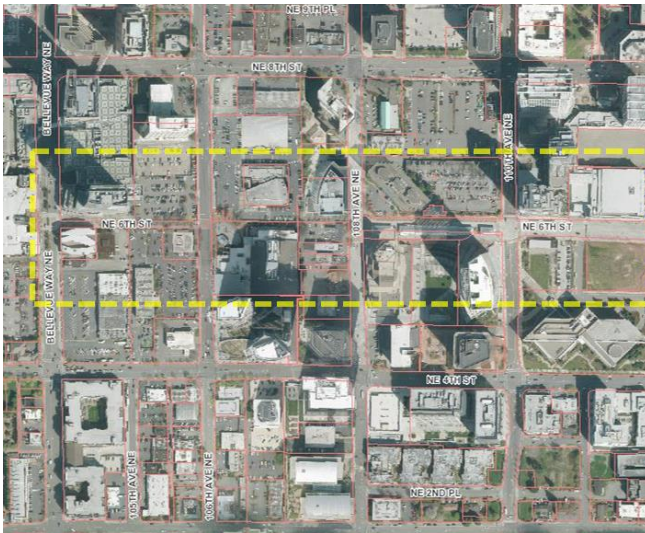
Attachment B – Grand Connection Segments



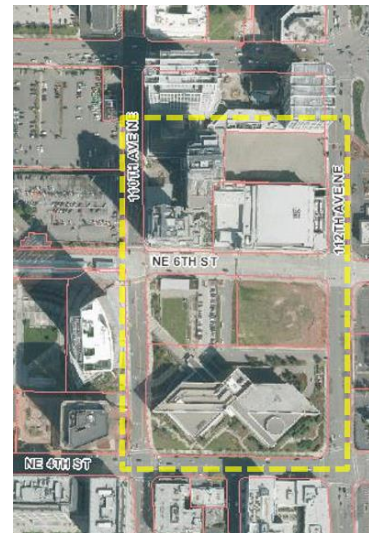
Meydenbauer Bay to Downtown Park



Downtown Park to Pedestrian Corridor



Pedestrian Corridor

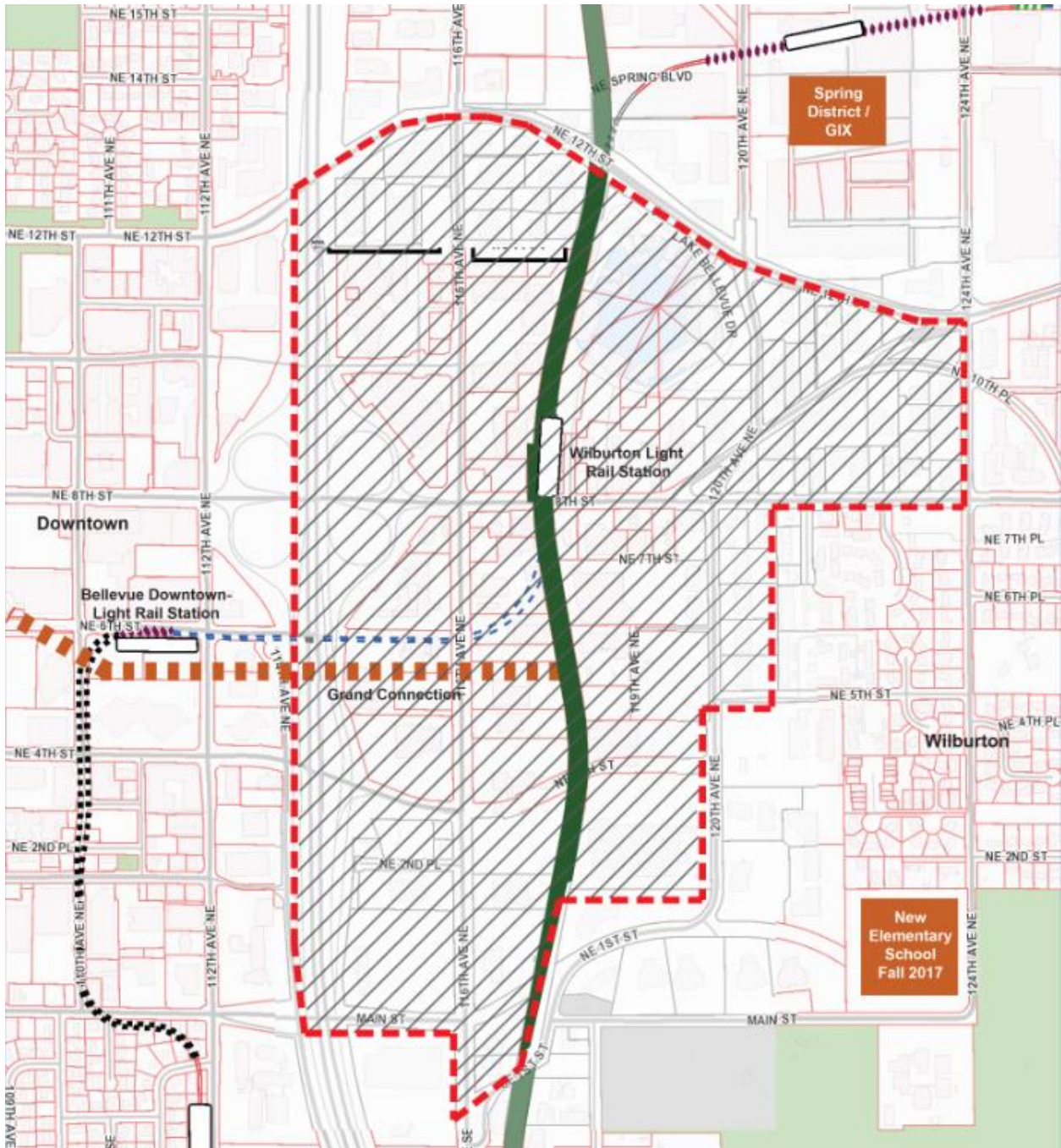


Civic Center

Attachment C – I-405 Grand Connection Segment



Attachment D – Study Area Map



## Attachment E – City Council Principles

### Wilburton – Grand Connection Study

The following Council Principles are intended to provide consistent direction over the course of this project.

1. **Grand Vision.** Ensure that the vision for the Wilburton project area is extraordinary and fully capitalizes on the special opportunities created by the area's outstanding location and access.
2. **Special Niche.** Create alternatives and explore innovations that will provide Wilburton an economic niche that complements and adds to the vitality of Bellevue and the Eastside.
3. **Grand Connection.** Ensure that the vision for the Grand Connection encompasses the entire corridor from the Meydenbauer Bay waterfront to the Eastside Rail Corridor, and that it positions the corridor to serve as both a memorable and transformative public space as well as a means of non-motorized transportation.
4. **Neighborhood Identity.** Develop placemaking and urban design strategies that create a strong and unique neighborhood identity for Wilburton.
5. **Emerging Opportunities.** Address changes and opportunities that have emerged since the last major update of the land use plan for Wilburton.
6. **Integrated Station Area Planning.** Integrate station area planning for the Wilburton/Hospital light rail station with the balance of the Wilburton Plan, while utilizing this station as an opportunity to establish connectivity between the two areas bisected by NE 8<sup>th</sup> Street.
7. **Community Benefit.** Create community benefit and value for the surrounding neighborhoods of Downtown, Bel-Red, and the greater subarea of Wilburton. Benefit and value should be derived from connectivity, access to services, and improved urban amenities that serve all residents and businesses.
8. **Affordable Housing Opportunities.** Consider opportunities for land use changes in the area to provide for affordable housing,
9. **Impact Mitigation.** Ensure sensitivity to potential adverse impacts of change on nearby residential neighborhoods, and provide for a graceful transition between new development and established neighborhoods.
10. **Economic Vitality.** Enhance economic vitality and advance the goals of the City's Economic Development action plan.
11. **Timing.** Explore means by which key elements of the vision can be in place by the 2023 initiation of light rail service, This includes pedestrian connectivity across I-405 and NE 8<sup>th</sup> Street, as well as catalyst land use elements.
12. **Public Engagement.** Utilize effective public engagement strategies to involve diverse stakeholders in conversation about the project.