



WENATCHEE CITY COUNCIL
Thursday, February 9, 2023
Wenatchee City Hall Council Chambers
301 Yakima Street
Wenatchee, WA 98801
AGENDA

"To create community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call

2. Citizen Requests/Comments

The "Citizen Comments" period is to provide the opportunity for members of the public to address the Council on any matter, including items on the agenda. Comments on public hearing items will be taken during the public hearing. The Mayor will ask if there are any citizens wishing to address the Council. When recognized, please step up to the microphone, give your name and mailing address, and state the matter of your interest. Citizen comments will be limited to three minutes.

3. Consent Items

- Motion to approve agenda, vouchers, and minutes from previous meetings.

Vouchers:

Claim check #206277 in the amount of \$36,046.62 for January 20, 2023
Claim checks #206278 through #206346 in the amount of \$1,092,659.08 for January 20, 2023
Wires #1578-#1580 in the amount of \$55,985.25 for January 25, 2023
Claim checks #206347 through #206394 in the amount of \$164,880.24 for January 26, 2023
Payroll distribution (retirees) in the amount of \$12,328.13 for January 31, 2023
Payroll distribution in the amount of \$587,740.07 for January 31, 2023
Claim checks #206395 through #206396 in the amount of \$47,342.60 for January 31, 2023
Benefits-Deductions in the amount of \$1,053,693.80 for January 31, 2023

4. Presentations

- Employee Service Milestones
- National Random Acts of Kindness Day Proclamation
- Chelan-Douglas Trends – Patrick Jones

5. Action Items

- A. City of Wenatchee Project No. 2212 – Wenatchee Convention Center Renovation & Expansion Project, Amendment No. 1 to the Professional Services Agreement between the City and ALSC Architects
Presented by Facilities Manager Elisa Schafer and Executive Services Director Laura Gloria
Action Requested: *Motion for City Council to approve Contract Amendment No. 1 to the Professional Services Agreement between the City of Wenatchee and ALSC Architects for the Wenatchee Convention Center Renovation and Expansion project, and authorize the Mayor's signature.*
- B. City Project No. 2208 – McKittrick Street Improvements (Pershing Street to Pine Street) Consultant Supplement Agreement for Right of Way Services
Presented by Project Engineer Ryan Harmon
Action Requested: *Motion for City Council to authorize the Mayor to execute Supplement No. 1 with SCJ Alliance for right of way services for the McKittrick Street Improvements (Pershing Street to Pine Street), City Project #2208.*
- C. City Project 0623/1615/1919 – McKittrick Street (North Wenatchee Ave to BNSF) Authorization to Negotiate
Presented by Senior Project Manager, Jake Lewing
Action Requested: *Motion for City Council to authorize the Mayor to negotiate with KPG-Psomas for construction engineering services for the McKittrick Street (North Wenatchee Ave to BNSF), Project 0623/1615/1919., and further authorize the Mayor to sign a contract on behalf of the City.*
- D. Professional Services Agreement with Northwest Studio in the amount of \$125,000 for the Reimagine Wenatchee Target Area Master Plan
Presented by Executive Services Director Laura Gloria
Action Requested: *Motion for the City Council approve the Professional Services Agreement with Northwest Studio in the amount of \$125,000 for the Reimagine Wenatchee Target Area Master Plan, and authorize the Mayor's signature.*

6. Reports

- a. Mayor's Report
- b. Reports/New Business of Council Committees

7. Announcements

8. Close of Meeting

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1).



DRAFT

WENATCHEE CITY COUNCIL
Thursday, January 26, 2023
Wenatchee City Hall Council Chambers
301 Yakima Street
Wenatchee, WA 98801

MINUTES

"To create community through responsive leadership and services for the citizens and visitors of the Apple Capital of the World."

Present: Mayor Frank Kuntz; Councilmember Position 1 Jose Cuevas; Councilmember Position 2 Mike Poirier; Councilmember Position 3 Top Rojanasthien; Councilmember Position 4 Travis Hornby; Councilmember Position 5 Mark Kulaas; Councilmember At-Large "A" Linda Herald; Councilmember At-Large "B" Keith Huffaker

Staff Present: Executive Services Director Laura Gloria; City Attorney Danielle Marchant; City Clerk Tammy Stanger; IS Support Tim McCord; Finance Director Brad Posenjak; Deputy Public Works Director-Utilities Jessica Shaw; Facilities Manager Elisa Webb; Community Development Director Glen DeVries; Public Works Director Rob Jammerman; Project Engineer Zachary Horton (via Teams)

5:15 p.m. Regular Meeting

1. Call to Order, Pledge of Allegiance, and Roll Call. Mayor Frank J. Kuntz called the regular meeting to order at 5:15 p.m. All Councilmembers were present. Councilmember Top Rojanasthien led the Pledge of Allegiance.

2. Citizen Requests/Comments. None.

3. Consent Items

- Motion to approve agenda, vouchers, and minutes from previous meetings.
Vouchers:
Claim checks #206133 through #206156 in the amount of \$1,461,009.85 for January 10, 2023
Claim checks #206157 through #206225 in the amount of \$681,193.07 for January 12, 2023
Claim checks #206626 through #206233 in the amount of \$10,060.44 for January 13, 2023
Claim checks #206234 through #206276 in the amount of \$625,205.45 for January 17, 2023
Payroll distribution in the amount of \$447,755.00 for January 20, 2023
- Motion for City Council to authorize the Mayor to sign a pipeline crossing agreement with the Wenatchee Reclamation District.

Motion by Councilmember Mark Kulaas to approve agenda, vouchers, and minutes from previous meetings, and for City Council to authorize the Mayor to sign a pipeline crossing agreement with the Wenatchee Reclamation District. Councilmember Keith Huffaker seconded the motion. Motion carried (7-0).

4. Presentation

- Presentation of the Wenatchee Convention Center Schematic Design Report by ALSC Architects

Executive Services Director Laura Gloria, and ALSC Architects Rustin Hall and Justin Simonsen presented information and a power point presentation for the schematic design for the Wenatchee Convention Center expansion project. Finance Director Brad Posenjak provided information regarding the financial aspect of the project.

Comments were also taken from local stakeholders who were supportive of the expansion, as follows: Jessica Clay, Vice Chair of the Numerica Performing Arts Center Board; Doug Rigoni, CEO and President of Coast Hospitality; Mark Miller, General Manager of the TTC and board member of the Lodging Tax Advisory Committee; Dan Frazier, Chelan County PUD; Freyda Stephens, Coast Hotel and Board Chair of the Tourism Promotion Area Board; and citizen Carl Ellard who spoke not in favor. The Mayor and Councilmembers each provided comments as well. Parking is a concern. It was the consensus of the Council to move forward with the project as presented, including the built out unfinished basement, prepare an amendment to the ALSC contract, and begin working with bond counsel for financing the project.

5. Action Items

- A. Interlocal Agreement with Cascadia Conservation District

Deputy Public Works Director-Utilities Jessica Shaw presented the staff report. Council asked questions.

Motion by Councilmember Linda Herald for City Council to approve the Interlocal Agreement for Technical Assistance, Project Coordination, and Support Services with Cascadia Conservation District and authorize the Mayor's signature. Councilmember Travis Hornby seconded the motion. Motion carried (7-0).

6. Reports

- a. Reports/New Business of Council Committees
 - Councilmember Jose Cuevas reported that he attended the Chelan Douglas Homeless Housing Task Force last week where they discussed the homeless counts. Commissioner Overbay was appointed the chair and Leavenworth Mayor Florea was appointed vice-chair for 2023.
 - Councilmember Mark Kulaas reported that he attended the Link Transit board meeting and there are a number of capital projects in the works. They are also planning for a facility re-do in Olds Station to accommodate the expansion of busses. They have also started the search process for a new General Manager. He also provided a copy of a memo he prepared regarding a salary commission and is hopeful that the Council could discuss at a future study session.

- Councilmember Travis Hornby reported that he attended the Rivercom board meeting. Rivercom is searching for a new director and working on plans for a new building. The Mayor stated that they can pledge sales tax to finance a building and it would affect credit ratings.
 - Councilmember Keith Huffaker reported that he attended the Chamber board meeting. The Port reported that they are still struggling – the ios system failed in November and has been repaired, however, it has not been certified by the FAA. The new system is still not online and they are struggling to find an additional airline to service the area. Increased interest rates are affecting home sales.
 - Councilmember Top Rojanasthien reported that he attended the Community Action Council meeting and they are close to reaching their capital campaign goal for a new facility.
- b. Mayor's Report. The Mayor reported on the following:
1. He received a message from Sasha Sleiman about the point in time count today and that the city's GIS team has done an amazing job with assisting.
 2. He testified in Olympia on January 13 on Senator Hawkins' aquatics center bill.
 3. He attended the Multi-Cultural Festival at the Museum and presented the Uplift Awards.
 4. He attended a meeting with staff on the pallet shelter program.
 5. He attended the ribbon cutting ceremony at Weidner's new development on Easy Street.
 6. He and staff met with Thom Nees/Common Ground about their housing equity program. They have requested funding of \$20,000 for three years.
 7. He attended a follow up meet with staff for Confluence Parkway and NEPA.
 8. He attended the Rivercom board meeting yesterday to learn about the financing for a new building.
 9. He attended a Regional Water meeting this week. There will be a revised agreement with Crown Columbia coming to Council.
 10. The Mayor announced he will not be seeking a fourth term. This is his final year as Mayor. He has served for 12 years and felt it was time to step aside and have someone else lead. There is still a lot of work to be done this year.

7. Announcements. None.

8. Close of Meeting. With no further business, the meeting ended at 6:57 p.m.

Frank J. Kuntz, Mayor

Attest:

Tammy L. Stanger, City Clerk



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Kari Page, Director of Human Resources

MEETING DATE: February 9, 2023

I. SUBJECT

Years of Service Milestones. We are honored to express our appreciation for employee dedication and contributions to City success.

II. OVERVIEW

Employee Name	Job Title	Dept	Date
25 Years			
Terry O'Keefe	Utilities Assistant Manager	PW	01/05/23
15 Years			
Cliff Burdick	Building/Fire Official	CD	02/15/23
10 Years			
Denise Pearce	Accounting Supervisor	Finance	01/07/23
5 Years			
Kelsey Grover	Stormwater Technician	PW	11/01/22
Andy Gill	Utility Worker – Storm/Sewer Collections	PW	11/13/22
Katlen Henke	Human Resources Generalist	HR	11/14/22
Erik Magnussen	Officer First Class	Police	02/12/23

III. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk

PROCLAMATION

City of Wenatchee for National Random Acts of Kindness Day
February 17, 2023

WHEREAS, the city of Wenatchee recognizes and values the simple acts of kindness performed without prompting a reason, and how these acts can positively impact the performer, the recipient, and onlookers of the good deed; and

WHEREAS, random acts of kindness contribute to personal happiness and community well-being, economic prosperity, and vitality; and

WHEREAS, people of any age can participate in random acts of kindness any time, any place and for the unselfish purpose of spreading good will; and

WHEREAS, by providing random acts of kindness and reaching out to one another, regardless of social or economic status, education, religious belief, age, or abilities, we extend an opportunity for grace, dignity, acceptance that might otherwise not be offered.

NOW, THEREFORE, I, Frank Kuntz, Mayor of the City of Wenatchee, do hereby proclaim February 17, 2023, as **“Random Acts of Kindness Day”** in the City of Wenatchee, and ask our residents of our community to join with me to recognize and perform random acts of kindness.



IN WITNESS WHEREOF, I have caused the seal of the City of Wenatchee to be affixed on this 9th day of February, 2023.

FRANK J. KUNTZ, Mayor



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Elisa Schafer, Facilities Manager
Public Works Department

Laura Gloria, Executive Services Director
Mayor's Office

MEETING DATE: February 9, 2023

I. SUBJECT

City of Wenatchee Project No. 2212 - Wenatchee Convention Center Renovation & Expansion Project, Amendment No. 1 to the Professional Services Agreement between the City and ALSC Architects.

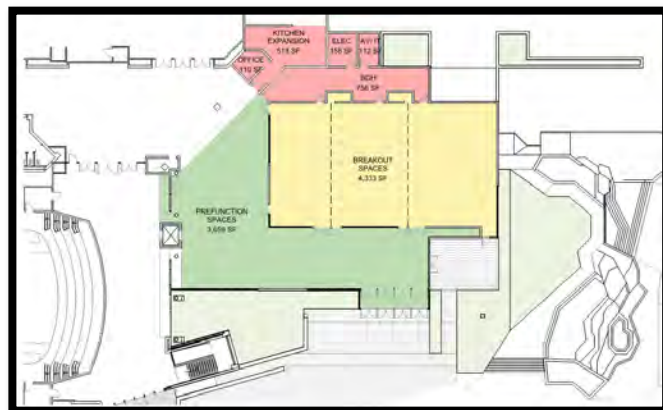
II. ACTION REQUESTED

Staff recommends the City Council approve Contract Amendment No. 1 to the Professional Services Agreement Amendment No. 1 for the Wenatchee Convention Center Renovation and Addition project and authorize the Mayor's signature.

III. OVERVIEW

The City of Wenatchee is under contract with ALSC Architects (ALSC) and their team of consultants to design the renovation and expansion of the Wenatchee Convention Center (WCC). The original scope of work includes the Pre-design and Schematic Design phases. The final Schematic Design report was delivered and presented to Council on January 23, 2023.

City Council made the decision to move forward with the Design Development, Construction Documents, and Bidding phases for the project, as the project was presented at the January 23, 2023 council meeting. The scope of work includes the design for the expansion of the WCC to the south with an unfinished basement as well as the renovation to the existing lower level break-out rooms (Fuji/Gala rooms). The estimated cost of construction is \$14 million for



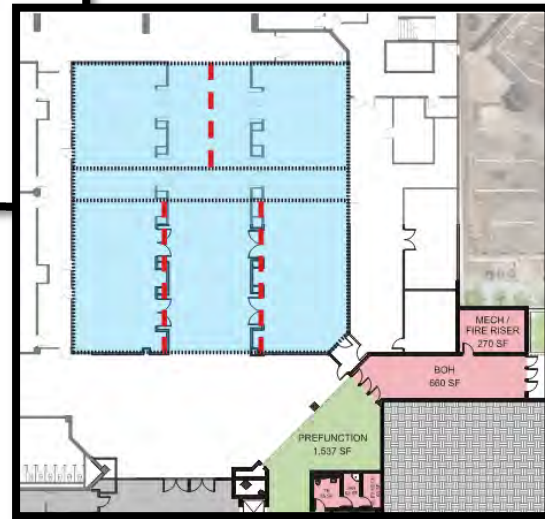
Upper Level – WCC Addition

Schematic Design Report
ALSC Architects, Jan. 2023

these components. To note, the pre-schematic design construction budget targeted a \$10 million construction project.



Lower Level – WCC Addition
Schematic Design Report
ALSC Architects, Jan. 2023



**Lower Level – WCC Renovation to the Fuji
& Gala Break-out Spaces**
Schematic Design Report
ALSC Architects, Jan. 2023

ALSC has submitted a proposal to amend their current PSA to include the next phases of design. Their proposal outlines the project team and anticipated design schedule through the end of 2023. ALSC will perform the Design Development, Construction Documents, and Bidding phases for a lump sum amount of \$1,021,857 plus reimbursable expenses.

IV. FISCAL IMPACT

This contract amendment is \$250,000 more than what was included in the original 2023 budget. Finance Committee reviewed the budget impact and there are sufficient reserves in the Convention Center Fund to cover this increase.

V. PROPOSED PROJECT SCHEDULE

Design Development & Construction Documents phases are projected to be complete by the end of 2023, with bidding and construction to follow in 2024.

VI. REFERENCE(S)

1. Proposal Letter - Phase 2 Services, ALSC Architects dated February 2, 2023

Agenda Report to Mayor and City Council
February 9, 2023
Page 3

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Brad Posenjak, Finance Director
Rob Jammerman, Public Works Director

February 2, 2023

City of Wenatchee
P.O. Box 519
Wenatchee, WA 98807-0519

ATTN: Elisa Schafer, Facilities Manager

RE: Wenatchee Convention Center Renovation and Expansion
Proposal Letter - Phase 2 Services – *Rev. 1*

Dear Elisa:

ALSC Architects and our consultant partners are pleased to provide you with this Proposal Letter for Phase 2 architectural and engineering services for your Wenatchee Convention Center Renovation and Addition project. It is anticipated that this letter will be used as an exhibit attached to an amendment to our existing contract.

Project Description

ALSC recently completed the Pre-design and Schematic Design phases of the renovation and expansion of the existing Wenatchee Convention Center located at 121 North Wenatchee Avenue. This proposal includes continuing the development of the project through the completion of the following phases: Design Development, Construction Documents and Bidding. Construction Administration and Project Closeout phases are not included at this time. The Schematic Design report included two alternative scopes of work that are expected to be included in the scope of work. Those alternates include the construction of the basement area below the upper floor break-out rooms as well as the renovation of the existing Fuji and Gala rooms on the lower floor. It is likely that the Fuji and Gala room renovation scope will be packaged as a bidding alternate.

Project Tasks and Deliverables

The project will generally include services as described in the document, “Guidelines for Determining Architect/Engineer Fees for Public Works Building Projects” from the State of Washington Office of Financial Management. Services will start with the Design Development phase and concluding with Bidding. The attached Effort Analysis (Exhibit A) identifies the basic tasks, meeting frequency and deliverables we anticipate for accomplishing this work. At the conclusion of each phase, the city of Wenatchee staff will have 30 days to review, comment on and approve the deliverables of the current phase.

A/E services will be provided by the following consultants by discipline:

- Architectural, Team Leader: ALSC Architects P.S.
- Civil, Landscape Design: SCJ Alliance
- Structural engineering: DCI Engineers
- Mechanical, Electrical Engineering: Coffman Engineers Inc.
- Audio/Visual, IT: Stantec
- Kitchen Design: Design Development LLC
- Detailed Cost Estimating: Thomas Consulting

Additional services will be provided as follows:

- Site Survey: Northwest Geodimensions
- Geotechnical Investigation: Nelson Geotechnical Associates Inc.

The following ALSC staff members will perform the primary services for your project. These individuals will only be removed from the project with prior written approval by the city of Wenatchee project leadership.

Rustin Hall	Principal-in-Charge
Troy Bishop	Design Principal
Jacob Simonson	Project Architect/Project Manager
Marian Graziano	Interior Design
David Elms	Technical Design
Production, Clerical Staff	As Needed

Project Schedule

The work described will commence once a Notice to Proceed notification is received from the city of Wenatchee. Anticipating the NTP on February 9th, the following schedule will be followed:

- Design Development phase: 2/10/23 – 5/12/2023.
- Owner Review of DD 5/12/2023 – 6/9/2023
- Construction Documents phase: 6/9/2023 – 9/29/2023
- Owner Review of CD's 9/29/2023 – 10/27/2023
- Permitting and Bidding phase schedule is to be determined.
- Construction Administration and Closeout phases are not included— schedule to be determined.

Compensation and Terms

ALSC Architects P.S. and our consultant team will perform the tasks described above for a lump sum amount of \$1,021,857.00 plus reimbursable expenses. Terms of our current agreement will apply. ALSC will provide monthly invoices based on the percentage of the work completed. Please refer to the Fee Proposal worksheet (Exhibit B) attached for a detailed summary of fee calculations based on OFM guidelines.

Exclusions and Additional Services

The scope of work shall include the tasks outlined above. Slight deviations in scope may be included within the proposed fee. Tasks or deliverables not included in the information above are not included in the proposed fee. Additional services beyond those included in the proposal are available for an additional fee calculated on an hourly basis utilizing the hourly rates in the attachment (Exhibit C). Additional services will not be performed without prior written approval from city of Wenatchee staff.

Reimbursable Expenses

Expenses and services not directly provided by ALSC will be invoiced at one and 10/100 (1.10) times actual cost. Reimbursable expenses include travel, per diem,

printing of documents and expedited delivery service. Estimated reimbursable expenses are noted on the attached Effort Analysis worksheet (Exhibit A).

Acknowledgment

This proposal will remain valid for a period of 90 days. Thank you very much for the opportunity to continue to serve the needs of the City of Wenatchee.

Respectfully,

A handwritten signature in black ink, appearing to read "Rustin L. Hall". The signature is fluid and cursive, with a large initial "R" and "H".

Rustin L. Hall, AIA, Principal

RLH:skm:2022-009

Attachments: Exhibits A - C

Estimate of Hours

EXHIBIT A

Wenatchee Convention Center
Effort Analysis
2/02/2023

ALSC Architects, P.S.

	PRIN.	SEN ARCH	P.A.	INTERIORS	DRAFT	SEC.	TOTAL HRS
ALSC Summary of Tasks:							
1 Design Development Phase							
a Develop refinements: plans, sections, materials	24	96	48	64	36		268
b Code Compliance Study	1	1	36	1			39
c DD Meeting #1 - review refinement options, gather feedback	8	8				1	17
d Further refinements: plans, sections, materials	24	96	72	72	120		384
e DD Meeting #2 - review options, gather feedback	8	8		8		1	25
f Interior design, graphics, FFE, cost updates, systems selection	24	96	72	72	120		384
g DD Meeting #3 - Finalize Design Decisions	8	8		8		1	25
h Outline Specifications	1		40	16		8	65
i Cost Estimate Update	1		8				9
j Program Comparison Matrix	1	1	8				10
k Finalize DD Report: Plans, narratives, data, renderings	12	80	48	48	80	8	276
l Present Report to Key Stakeholders; Refine as needed	2	2		24	16	6	50
m Project Management/Coordination		80					80
2 Construction Document Phase							
a Develop final Technical Specifications/Project Manual	2		36	15		16	69
b Develop Frontal Documents	2		8			1	11
c Translate all DD documents to bidding, construction format	1	8	16		25		50
d Final Code Compliance coordination			36		16		52
e Detailed plans, sections, details, interiors, graphics	12	80	524	456	480		1552
f Cost Estimate Update			8				8
g 50% Review with City	10		10			1	21
h 75% Review with City	10		10			1	21
i 90% Review with City	10		10			1	21
j Deliver Bid-Ready Documents to City			4				4
k Coordination with local AHJ	1		12		8		21
l Prepare application paperwork; submit for plan review			24				24
m Answer Questions; finalize permit process	1		24			1	26
n Project Management/Coordination		100					100
3 Bidding Phase							
a Submit to Plan Centers			4			1	5
b Answer Bidder questions	2		40			1	43
c Prepare agenda; conduct Pre-Bid Conference	8		8			1	17
d Prepare addenda; attend Bid Opening			4			2	6
e Assist City with Bid review/approval	2		4				6
f Project Management/Coordination		20					20
*Meetings in bold are in-person; others are virtual							
TOTAL HOURS	175	684	1114	784	901	51	3709
HOURLY RATES	\$235	\$170	\$130	\$105	\$90	\$70	
SUB TOTAL	\$41,125	\$116,280	\$144,820	\$82,320	\$81,090	\$3,570	
TOTAL ALSC FEE							\$469,200
Consultants (Allowances)		10% M.U.					
Civil, Landscape- SCJ Alliance	\$136,829	\$13,683					\$150,512
Structural - DCI Engineers	\$79,682	\$7,968					\$87,650
Mechanical- Coffman Engineers	\$94,545	\$9,455					\$104,000
Electrical- Coffman Engineers	\$46,909	\$4,691					\$51,600
AV, Acoustical - Stantec	\$61,300	\$6,130					\$67,430
Kitchen Consultant - Design Development LLC	\$6,300	\$630					\$6,930
Cost Estimating - Greg Thomas	\$40,000	\$4,000					\$44,000
Site Survey	\$10,250	\$1,025					\$11,275
Geotechnical Investigation	\$26,600	\$2,660					\$29,260
TOTAL CONSULTANT COST (w/o reimbursables)							\$552,657
TOTAL FEE: ALSC + CONSULTANTS							\$1,021,857
Reimbursable Costs (Allowances; billed at actual plus 10% mark-up)	person/trips	\$ per trip					
Travel (340 mile round trip, \$.585 per mile)	7	\$ 251.55					\$1,761
Per Diem	17	\$ 25.00					\$425
Printing, Postage (Bidding Document Printing by Owner)							\$8,000
Consultant Allowance							\$1,500
TOTAL REIMBURSABLES							\$11,686
TOTAL INCLUDING REIMBURSABLES							\$1,033,542

Note: Future CA Phase Projected at \$541,996.00. Future Close-out Phase projected at \$29,324.00. Future Reimbursable Expenses projected at \$23,000.00.

EXHIBIT B

Wenatchee Convention Center
Fee Proposal Worksheet
2/2/2023

ALSC Architects, P.S.

	MACC	OFM Sched B%	Remodel %	Subtotal Full Project	WORK COMPLETED Phase 1		WORK OF THIS PROPOSAL (Phase 2)			Notes:
					Fee Breakdown per Phase		Fee Breakdown per Phase			
					Pre-Design	Schematic Design	Design Dev.	Const. Doc.s	Bidding	
Basic Services Fee: (PER OFM)	\$ 14,000,000	0.0654	0.03	\$ 1,335,600		\$ 0				18% SD Fees calculated per OFM Guidelines
ALSC						\$ 126,720	\$ 170,000	\$ 264,000	\$ 16,200	
Structural - DCI						\$ 18,000	\$ 32,880	\$ 51,470	\$ 3,300	
Civil - SCJ						\$ 18,000	\$ 22,000	\$ 16,500	\$ 1,100	
Electrical - Coffman						\$ 11,000	\$ 19,800	\$ 31,000	\$ 800	
Mechanical/Plumbing - Coffman						\$ 25,000	\$ 37,500	\$ 65,000	\$ 1,500	Includes Fire Protection
Sub-Total - Basic Service Fee						\$ 198,720	\$ 282,180	\$ 427,970	\$ 22,900	
Total Basic Service Fee: Phase1, Phase 2						\$ 198,720			\$ 733,050	
Total Project Basic Services				\$ 1,335,600						
Less CA, CO Phases				\$ (403,830)						
Total Project Basic Services - Phase 2				\$ 931,770						
Additional Services: (PER OFM)										As identified in OFM Guidelines
Pre-Design/Programming:										
ALSC						\$ 24,000				
Coffman						\$ 16,000				
DCI						\$ 3,000				
Master Planning - Site, Building										No Master Plan; Design for future expansion.
Creation of as-built Base Revit Model - ALSC						\$ 7,500				Based on as-builts received
Alternative Cost Studies										Not Included
ELCCA/LCCA										Not Included
LEED/Enhanced Commissioning										Not Included
Renderings, Presentations, Models - ALSC						\$ 9,000	\$ 9,000			Includes 8 renderings, 3-D Concept Model
Civil Engineering Additional Services: SCJ						\$ 11,355	\$ 5,610	\$ 22,000	\$ 16,500	\$ 1,100
Cost Estimating Consultant - G Thomas						\$ 6,000	\$ 11,000	\$ 22,000	\$ 22,000	
AV/Acoustical Consultant - Stantec						\$ 17,000	\$ 28,930	\$ 36,190	\$ 2,310	
Kitchen Consultant - Des. Dev.						\$ 3,000	\$ 3,900	\$ 2,750	\$ 4,180	
Landscape Consultant - SCJ						\$ 5,500	\$ 19,560	\$ 38,142	\$ 30,156	\$ 3,014
Graphics Design- ALSC							\$ 5,000	\$ 5,000		Signage/Wayfinding Graphics
Survey							\$ 11,275			
Geotech							\$ 29,260			
Sub-Total: Additional Service Fee						\$ 76,355	\$ 66,070	\$ 168,357	\$ 114,026	\$ 6,424
Totals per Phase:						\$ 76,355	\$ 264,790	\$ 450,537	\$ 541,996	\$ 29,324
Total A/E Fee - Phase 1 and Phase 2						\$ 341,145			\$ 1,021,857	

Note: Future CA Phase Projected at \$541,996.00. Future Close-Out Phase projected at \$29,324.00.

EXHIBIT C

2023 BILLING RATES

<u>CATEGORY</u>	<u>RATE</u>
PRINCIPAL	\$235.00
ASSOCIATE PRINCIPAL	\$170.00
SENIOR PROJECT DESIGNER	\$170.00
SENIOR PROJECT MANAGER	\$160.00
PROJECT MANAGER	\$135.00
PROJECT ARCHITECT II	\$130.00
ARCHITECTURAL DESIGNER II	\$125.00
PROJECT ARCHITECT I	\$115.00
INTERIOR DESIGNER	\$105.00
INTERN ARCHITECT/DRAFTSMAN	\$90.00
CLERICAL	\$70.00



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Ryan Harmon, Project Engineer
Public Works Department

MEETING DATE: February 9, 2023

I. SUBJECT

City Project No. 2208 – McKittrick Street Improvements (Pershing St to Pine St)
Consultant Supplement Agreement for Right of Way Services

II. ACTION REQUESTED

Motion requested for the City Council to authorize the Mayor to execute Supplement 1 with SCJ Alliance for right of way services for the McKittrick Street Improvements (Pershing St to Pine St), City Project # 2208.

III. OVERVIEW

The City was awarded \$2,298,100 from the Washington State Transportation Improvement Board (TIB) for the proposed project on McKittrick Street between Pershing St. and Pine St. The project will tie into recent improvements on McKittrick Street near Pine Street and complete curb, gutter, sidewalk, roadway widening, stormwater, and illumination up to Pershing St.

SCJ Alliance was selected to perform engineering services and signed a contract effective June 1st, 2022. To date, the vertical and horizontal alignments as well as typical sections have been created. This step has established the property acquisitions that will be required to complete this project.

Supplement 1 allows SCJ Alliance and their sub-consultants, Northwest Geodimensions and Tierra Right of Way to proceed with the work needed to purchase this right-of-way. The right-of-way needed will require partial acquisitions from several properties.

IV. FISCAL IMPACT

The right-of-way work was included in the project budget approved by the Finance Committee and City Council on November 17, 2022. The city will be responsible for 20% of the acquisition cost and seek reimbursement from the TIB for the remainder.

V. PROPOSED PROJECT SCHEDULE

Preliminary engineering began in summer 2022. Right-of-way is anticipated to be completed by the end of 2023 and the project is scheduled for construction in 2024.

VI. **REFERENCE(S)**

1. Consultant Supplement Agreement – Supplement 1

VII. **ADMINISTRATIVE ROUTING**

Rob Jammerman, Public Works Director
Jacob Huylar, Engineering Services Manager
Natalie Thresher, Financial Analyst
Anna Carr, Administrative Assistant
Tammy Stanger, City Clerk
Laura Gloria, Executive Services Director
Brad Posenjak, Finance Director



Transportation Improvement Board
Consultant Supplemental Agreement

Agency City of Wenatchee

Project Number 8-3-16-(032)-1

Project Name McKittrick Street, Pershing to Pine

Consulting Firm Shea Carr Jewell, Inc.

Supplement Phase Supplement 1 for Right of Way Acquisition

The Local Agency of **City of Wenatchee** desires to supplement the agreement entered into with **Shea Carr Jewell, Inc.** and executed on June 1, 2022.

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

Section II, **SCOPE OF WORK**, is hereby amended to include Right of way acquisition services. See attached Exhibit B-1

Section IV, **TIME FOR BEGINNING AND COMPLETION**, is amended to change the Completion Date

SUPPLEMENTAL COMPLETION DATE No Change

Section V, **PAYMENT**, shall be amended as follows as set forth in Exhibit A

MAXIMUM AMOUNT PAYABLE Revised to \$404,468

EXHIBIT A			
	Original Agreement	Supplement	Total
Direct Salary Cost	\$87,745	\$7,830	\$95,575
Overhead (including Salary Additives)	\$133,188	\$11,886	\$145,074
Fixed Fee	\$27,201	\$2,427	\$29,628
Reimbursables	\$4,364	\$250	\$4,614
Subconsultant Cost	\$19,782	\$109,795	\$129,577
Total	\$272,280	\$132,188	\$404,468

If you concur with this supplement and agree to the changes as stated above, please sign and date in the appropriate spaces below.

Agency Signature	Date
Consultant Signature 	Date 01/27/2023

EXHIBIT B-1

SCOPE OF WORK

**McKittrick, Pershing to Pine Supplement 1, Right of Way Services
Wenatchee, WA
TIB Project No. 8-3-160(032)-1**

Prepared for: Ryan Harmon
City of Wenatchee

Prepared By: Dave Allen, Senior Project Manager

Date prepared: January 18, 2023

Overview

The objective of this project is to acquire right of way for the proposed McKittrick Street, Pershing to Pine Improvements project. A total of nine (9) parcels will be involved with negotiations as illustrated on the attached preliminary right of way right of way plan.

The work will consist of the following tasks:

Phase 4 SCJ Right of Way Services

Task 1 Right of Way Services

- 1) Project management: prepare monthly invoices and project status reports; schedule and budget monitoring.
- 2) Management and coordination with acquisition and appraisal sub-consultants: Provide sub-consultants with project descriptions, project plans, field measurements and marking, owners contact information, history of previous interactions with owner, provide final right of way sheets, and title reports. Project kick-off meeting and regular coordination phone calls and emails.
- 3) Management and coordination with the survey sub-consultant. Provide sub-consultant with final right of way plans and exhibits. Regular coordination phone calls and emails. Routing information between sub-consultants as needed.

Phase 4 Understanding

- Project management will be provided over a 12-month time frame and the estimated number of invoices, status reports and meetings are reflected in the budget.
- Progress billings will be submitted monthly to the City.

- Only a portion of each parcel will be acquired. These portions will not result in a whole parcel take or relocation process.

Phase 4 Deliverables

- Monthly Progress Report submitted via email in PDF format.
- Monthly Invoices submitted via email in PDF format.
- See Exhibit G-2 for additional deliverables.

Phase 5 Professional Survey Services

See Exhibit G-2.

Phase 6 Right of Way Acquisition and Appraisal

See Exhibit G-2.

END OF PROPOSAL

Consultant Labor Hour Estimate

Exhibit B-1



SCJ Alliance

Client: City of Wenatchee

Template Version: 9/27/2019

Project: McKittrick Right of Way

Contract Type: Custom WSDOT

Job #: 22-00050

File Name: Labor Estimate Template (24).xlsm

Phase & Task No.	Phase & Task Title	Principal	Senior Project Manager	Project Engineer II	Project Coordinator II	Project Accountant	Total Direct Labor Hours & Cost	Total Cost
Phase 05 SCJ Right of Way Services								
Task 01 Right of Way Services								
1	Project Management	2.0	16.0	2.0	2.0	4.0	26.0	\$4,072
2	Manage and coordinate with the acquisition and appraisal sub-consultant		60.0	36.0			96.0	\$14,762
3	Manage and coordinate with the survey sub-consultant		12.0	10.0			22.0	\$3,309
Subtotal Hours:		2.0	88.0	48.0	2.0	4.0	144.0	\$22,142
Total Phase Hours:		2.0	88.0	48.0	2.0	4.0	144.0	144.0
Total Phase Direct Labor:		\$140.00	\$5,280.00	\$2,160.00	\$70.00	\$180.00	\$7,830.00	\$22,142.46

Total Hours All Phases		2.0	88.0	48.0	2.0	4.0	144.0	144.0
Total Direct Labor Estimate All Phases		\$140.00	\$5,280.00	\$2,160.00	\$70.00	\$180.00	\$7,830.00	\$22,142.46
Indirect Costs								
Subconsultants:		Northwest GeoDimensions Tierra Right of Way						\$ 10,500.00
Subconsultant Total:								\$ 99,295.00
Subconsultant Markup:								\$ -
Subtotal:								\$ 109,795.00
Copies, Printing, etc.								\$ 221.42
Title Reports								\$ -
Mileage								\$ 29.00
Management Reserve:								\$ -
Total Indirect Costs:								\$ 110,045.42
Total:								\$ 132,187.88

Exhibit B-1



Consultant Fee Determination Summary

SCJ Alliance

Client: City of Wenatchee
Project: McKittrick Right of Way
Job #: 22-00050
File Name: Labor Estimate Template (24).xlsm

Template Version: 9/27/2019
Contract Type: Custom WSDOT

Consultant Fee Determination

DIRECT SALARY COST

<u>Classification</u>	<u>Hours</u>	<u>Direct Hourly Rate</u>	<u>Amount</u>
Principal	2.0	\$70.00	\$140
Senior Project Manager	88.0	\$60.00	\$5,280
Project Engineer II	48.0	\$45.00	\$2,160
Project Coordinator II	2.0	\$35.00	\$70
Project Accountant	4.0	\$45.00	\$180
Total Direct Salary Cost			\$7,830

OVERHEAD

Overhead Rate: 151.79% Direct Salary Cost: \$7,830 **Overhead Cost** **\$11,885**

FIXED FEE

Fixed Fee Rate: 31.00% Direct Salary Cost: \$7,830 **Fixed Fee Cost** **\$2,427**

TOTAL SALARY COST

Total Salary Cost **\$22,142**

SUBCONSULTANTS

Northwest GeoDimensions	Phase 05	Right of way survey services	\$10,500
Tierra Right of Way	Phase 6	Right of way acquisition services	\$99,295
	Subconsultant Fee		\$109,795
	Subconsultant Markup:	0%	\$0
Total Subconsultant Cost			\$109,795

REIMBURSABLES

Copies, Printing, etc.	1.0%	of the Direct Salary Costs	\$221
Title Reports		Invoice + 10%	\$0
Mileage	50	miles at \$0.580 per mile	\$29
Total Expenses			\$250

SUBTOTAL (SALARY, SUBCONSULTANTS AND EXPENSES)

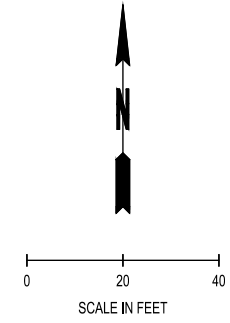
Subtotal (Salary, Subconsultants and Expenses) **\$132,188**

MANAGEMENT RESERVE FUND (MRF)

Management Reserve: \$0 **\$0**

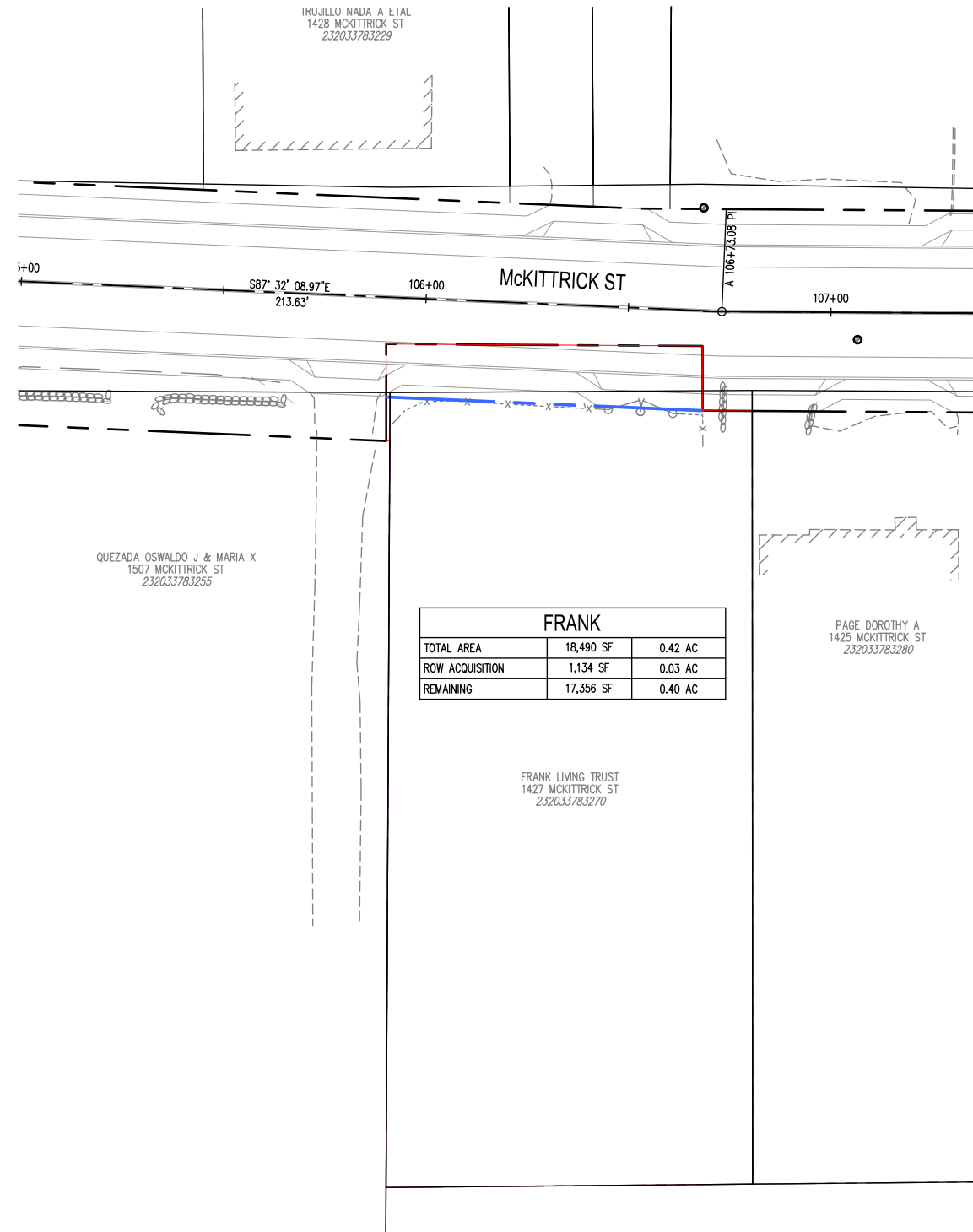
Total Estimated Budget: \$132,188

SEC. 33, T23 N., R20E., W.M.



LEGEND

- EXISTING RIGHT OF WAY (ROW)
- PROPOSED RIGHT OF WAY (ROW)
- CONSTRUCTION CENTERLINE
- PROPERTY LINE
- EXISTING EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT



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△	REVISIONS	DATE	BY

DESIGNED BY: C MEHALL	ISSUE DATE: NOVEMBER 2022
DRAWN BY: C MEHALL	JOB No.: 22-000050
APPROVED BY: D ALLEN	DRAWING FILE No.: 22-000050 ROW Plan

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SHOWN IN FEET
UNLESS OTHERWISE
DESIGNATED

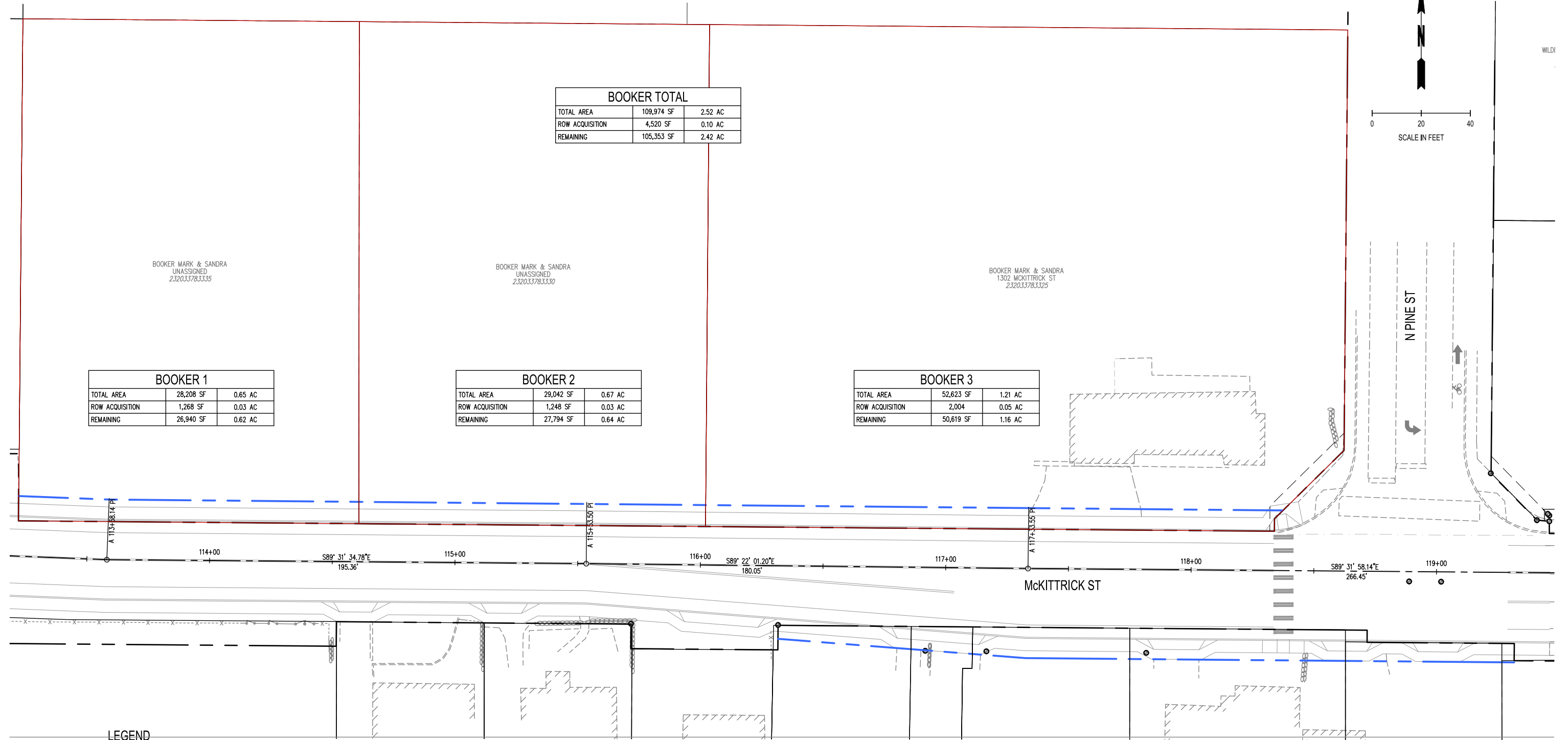


25 N WENATCHEE AVE., SUITE 238, WENATCHEE, WA 98801
P: 509.886.3265 F: 360.352.1509
SCJALLIANCE.COM



MCKITTRICK STREET: PERSHING TO PINE	DRAWING No.: ROW-1
ROW PLAN	SHEET No.: 1 OF 3

SEC. 33, T23 N., R20E., W.M.

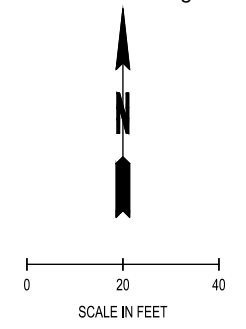


BOOKER TOTAL		
TOTAL AREA	109,974 SF	2.52 AC
ROW ACQUISITION	4,520 SF	0.10 AC
REMAINING	105,353 SF	2.42 AC

BOOKER 1		
TOTAL AREA	28,208 SF	0.65 AC
ROW ACQUISITION	1,268 SF	0.03 AC
REMAINING	26,940 SF	0.62 AC

BOOKER 2		
TOTAL AREA	29,042 SF	0.67 AC
ROW ACQUISITION	1,248 SF	0.03 AC
REMAINING	27,794 SF	0.64 AC

BOOKER 3		
TOTAL AREA	52,623 SF	1.21 AC
ROW ACQUISITION	2,004	0.05 AC
REMAINING	50,619 SF	1.16 AC



LEGEND

- EXISTING RIGHT OF WAY (ROW)
- PROPOSED RIGHT OF WAY (ROW)
- CONSTRUCTION CENTERLINE
- PROPERTY LINE
- EXISTING EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

JAN 18, 2023 4:50:57pm User: cmehall
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REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			C MEHALL	NOVEMBER 2022
			DRAWN BY:	JOB No.:
			C MEHALL	22-000050
			APPROVED BY:	DRAWING FILE No.:
			D ALLEN	22-000050 ROW Plan

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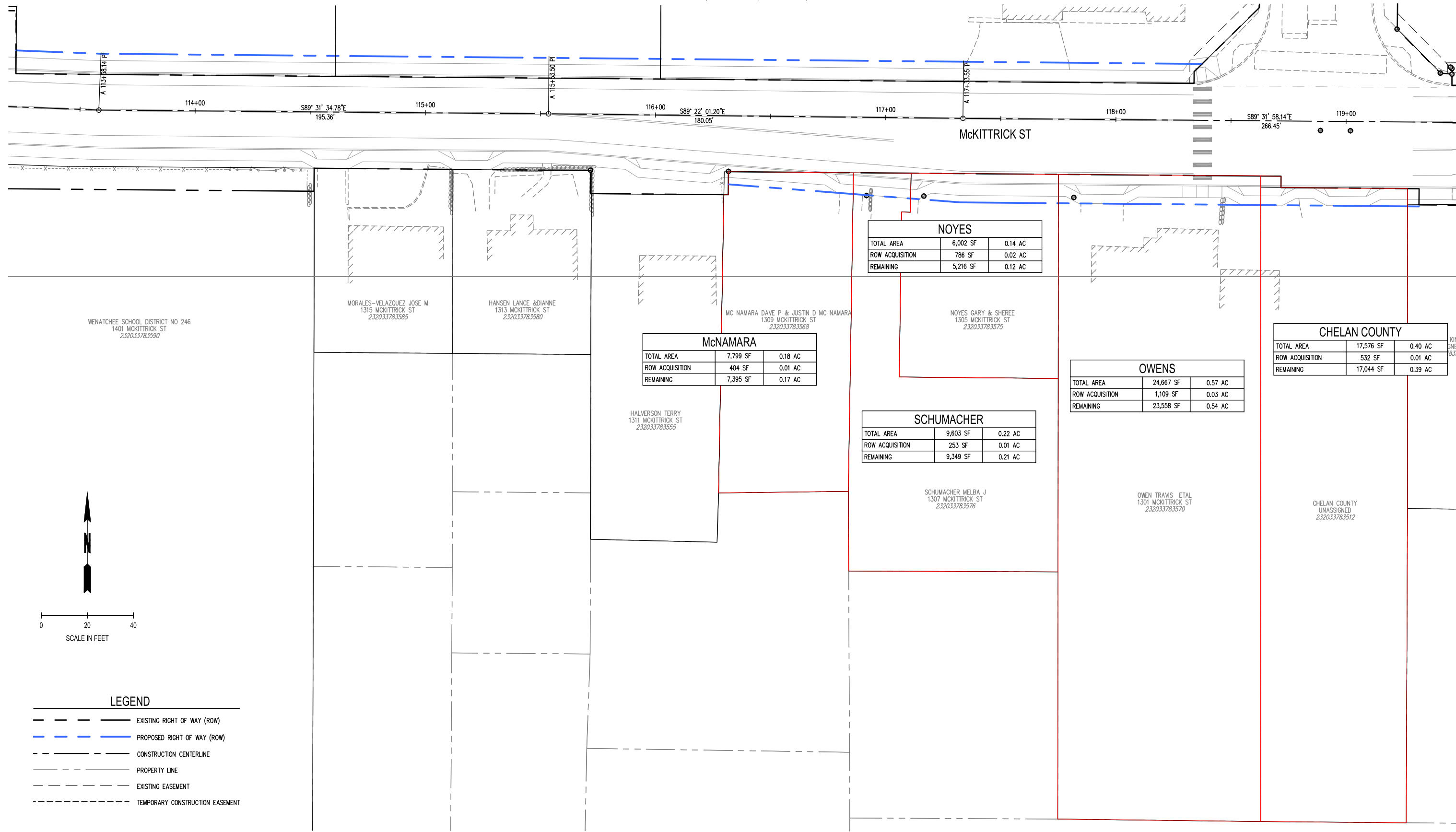
SCJ ALLIANCE
 CONSULTING SERVICES
 25 N WENATCHEE AVE., SUITE 238, WENATCHEE, WA 98801
 P: 509.886.3265 F: 360.352.1509
 SCJALLIANCE.COM

City of Wenatchee

McKittrick Street: Pershing to Pine	ROW-2
ROW PLAN	2 OF 3

DRAWING No.:	ROW-2
SHEET No.:	2 OF 3

SEC. 33, T23 N., R20E., W.M.



NOYES		
TOTAL AREA	6,002 SF	0.14 AC
ROW ACQUISITION	786 SF	0.02 AC
REMAINING	5,216 SF	0.12 AC

McNAMARA		
TOTAL AREA	7,799 SF	0.18 AC
ROW ACQUISITION	404 SF	0.01 AC
REMAINING	7,395 SF	0.17 AC

SCHUMACHER		
TOTAL AREA	9,603 SF	0.22 AC
ROW ACQUISITION	253 SF	0.01 AC
REMAINING	9,349 SF	0.21 AC

OWENS		
TOTAL AREA	24,667 SF	0.57 AC
ROW ACQUISITION	1,109 SF	0.03 AC
REMAINING	23,558 SF	0.54 AC

CHELAN COUNTY		
TOTAL AREA	17,576 SF	0.40 AC
ROW ACQUISITION	532 SF	0.01 AC
REMAINING	17,044 SF	0.39 AC

WENATCHEE SCHOOL DISTRICT NO 246
1401 MCKITTRICK ST
232033783590

MORALES-VELAZQUEZ JOSE M
1315 MCKITTRICK ST
232033783585

HANSEN LANCE & DIANNE
1313 MCKITTRICK ST
232033783580

MC NAMARA DAVE P & JUSTIN D MC NAMARA
1309 MCKITTRICK ST
232033783568

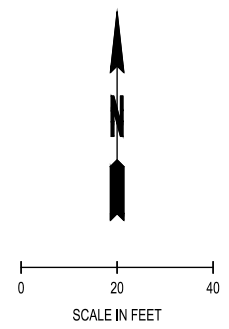
NOYES GARY & SHEREE
1305 MCKITTRICK ST
232033783575

HALVERSON TERRY
1311 MCKITTRICK ST
232033783555

SCHUMACHER MELBA J
1307 MCKITTRICK ST
232033783576

OWEN TRAVIS ETAL
1301 MCKITTRICK ST
232033783570

CHELAN COUNTY
UNASSIGNED
232033783512



LEGEND

- EXISTING RIGHT OF WAY (ROW)
- PROPOSED RIGHT OF WAY (ROW)
- CONSTRUCTION CENTERLINE
- PROPERTY LINE
- EXISTING EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT

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REVISIONS	DATE	BY	DESIGNED BY:	ISSUE DATE:
			C MEHALL	JANUARY 2023
			DRAWN BY:	JOB No.:
			C MEHALL	22-000050
			APPROVED BY:	DRAWING FILE No.:
			D ALLEN	22-000050 ROW Plan

ALL DIMENSIONS SHOWN IN FEET UNLESS OTHERWISE DESIGNATED

SCJ ALLIANCE
CONSULTING SERVICES
25 N WENATCHEE AVE., SUITE 238, WENATCHEE, WA 98801
P: 509.886.3265 F: 360.352.1509
SCJALLIANCE.COM



McKITTRICK STREET: PERSHING TO PINE

ROW PLAN

DRAWING No.:	ROW-3
SHEET No.:	3 OF 3

EXHIBIT G-1 Subcontracted Work

The AGENCY permits subcontracts for the following portions of the work of this AGREEMENT:

Phase 5 - Professional survey services for right of way acquisition

Phase 6 - Right of way appraisals and administrative offers, appraisal review and acquisition services



January 16, 2023

David Allen P.E.
SCJ alliance
25 N. Wenatchee Avenue, Suite 238
Wenatchee, WA 98801

RE: McKittrick Street right of way documents and staking.

Dave,

Thank you for the opportunity to submit this proposal to provide survey services for the McKittrick Street right of way documents and staking in Wenatchee, Washington per the enclosed exhibits.

SCOPE OF SERVICES

NINE LEGAL DESCRIPTIONS AND PARCEL EXHIBITS FOR USE BY THE RIGHT OF WAY TEAM AND EVENTUAL RECORDING. ESTIMATED FEE: \$8,500.00

STAKE EXISTING AND PROPOSED RIGHT OF WAY ESTIMATED FEE: \$2,000.00

FEES AND FEE SCHEDULE

Northwest GeoDimensions proposes to provide the preceding Scope of Services for the above estimated fees.

DIRECT PROJECT EXPENSES

Items such as Transportation Impact Studies, Geologic Hazards Assessments, Stream Typing, Application, Title Reports, and Civil Engineering etc. are in addition to and not included in the above quoted fee and shall be paid directly by the owner.

Any surveying services which require duplicated efforts beyond our control, or are beyond the scope of work outlined above, shall be considered as Additional Services, and billed on a time and materials basis.

Sincerely,

Northwest GeoDimensions Inc.

A handwritten signature in cursive script that reads "Norman Nelson". The signature is written in black ink and is positioned below the typed name.

Norman Nelson, P.L.S

President

November 23, 2022

Dave Allen, PE
SCJ Alliance
25 N. Wenatchee Ave., Suite 238
Wenatchee, WA 98801

Re: SCJ Alliance, City of Wenatchee, McKittrick Street, Pershing to Pine- Right of Way
Acquisition Services

Dear Mr. Allen,

Tierra Right of Way Services, Ltd. (Tierra), is pleased to submit the scope of work and fee for the performance of right-of-way acquisition services for up to seven (7) project-impacted parcels as identified by SCJ Alliance.

Due to the labor shortage of experienced professionals in the industry, the pricing contained herein is valid for 90 calendar days only. Tierra looks forward to working with your team to complete this Project.

Sincerely,



Leslie Findlay, SR/WA, RW/RAC
Right of Way Operations Manager & Designated Broker
Pacific Northwest

PROJECT UNDERSTANDING

It is the understanding of Tierra Right of Way Services, Ltd. (Tierra), that SCJ Alliance (the Client) is seeking to procure Tierra's services for City of Wenatchee, McKittrick Street: Pershing to Pine Project (the Project). The goal of the Project is to provide acquisition services for up to seven (7) parcels.

Tierra makes it a common practice to follow the Uniform Relocation and Real Property Acquisition Policies Act of 1970, as amended (Uniform Act). Due to the existence of Federal funds on the Project, the Client must follow the rules and regulations in accordance with Federal, State, and local laws, including the Uniform Act, Washington State Department of Transportation Right of Way Manual, the Local Agency Guidelines, and Chapter 8.26 RCW. Within the scope of this proposal, Tierra has identified the costs for the services to be provided by Tierra and its sub-consultants.

SCOPE OF WORK

Our scope of work and fee include, but are not limited to, the following tasks.

Task 1. Project Administration and Project Management

- Tierra (and any sub-consultants) will support the Client by providing Project planning, management, quality control, communication, and coordination throughout the Project. This includes all Project-wide planning and management tasks for the Project.
- As part of public outreach efforts, assist the Client in preparation of an "Introduction/Informational Letter" to be delivered to homeowners and occupants providing the Project purpose, an introduction to the Client's consultants, and an overview of the Project schedule.
- Attend the on-site or video conference Project kick-off meeting with Client staff.
- Coordinate and attend up to four quarterly conference calls between the Client and Tierra to discuss and track the progress of the Project. The appraiser may also attend these meetings until such time as the appraisals are completed and accepted by the Client. The Client reserves the right to request a biweekly conference call or another appropriate update between the normally scheduled conference call if the Client determines it is needed.
- All acquisition parcel files will be prepared in a format that is satisfactory to the Client and will include a standard agent contact report/diary reflecting all written, verbal, and email contact with the property owner(s). At a minimum, the acquisition parcel files will also include the title report, offer letter, purchase agreement, exhibit, legal description, Appraisal Report, Appraisal Review Report, Establishment of Just Compensation, escrow documents and conveyance documents. Tierra will maintain records in accordance with all statutory, regulatory and policy requirements.
- Tierra will prepare a Project schedule for the right of way phase and will monitor and update the schedule as needed.
- Tierra will prepare and submit monthly Project status reports identifying the work completed by Tierra or its sub-consultants during the period, any critical issues or problems encountered, the work to be completed during the next period, and status updates detailing the following information relative to each acquisition site. Tierra will provide Project status report formats.
- Tierra will prepare and submit monthly invoices.

- Tierra will meet with the Client to obtain Project background information and conduct reviews of relevant relocation information previously obtained by the Client during community meetings, etc.
- Tierra will utilize the Client's existing forms or Washington State Department of Transportation (WSDOT)–approved forms to prepare draft acquisition documents. Tierra will provide sample forms to the Client for update or modification, as necessary and approvals from WSDOT if required.
- Tierra will ensure proper documentation throughout the life of the Project for funding certification.
- Tierra will provide Project certification advisory review services as necessary.
- Tierra will answer any questions or provide additional available information as requested during the review for the certification for the Tierra files as listed.

Task 1 Tierra Deliverables

The following items are the deliverables for this task:

- Project kickoff meeting with Client staff.
- Assist the Client with boilerplate “Introduction/Informational Letter”.
- Coordinate meetings and conference calls.
- Project schedule for right of way phase.
- Provide monthly status reports and invoices.
- Parcel acquisition files that are completed and organized will be provided to the Client within 45 days of receipt of final title policy and recorded conveyance document(s).

Task 1 Client Deliverables

- The Client will provide all relevant information previously obtained during community meetings, correspondence with owners, and diary information, etc.
- The Client will provide the anticipated overall Project Schedule.
- The Client will provide approved right of way Procedures.
- The Client will meet with Tierra, sub-consultants, or owners or representatives as needed.

Task 2. Exhibits and Legal Descriptions

Activities Tierra will perform under this task include the following:

Unless directed otherwise, on behalf of our client, we will confirm accuracy of the written legal description against the exhibit produced by the surveyor. We will not confirm the description has proper closure because we are not licensed surveyors and we do not have the appropriate programs to confirm bearings, or that the field measurements are correct, and we do not guarantee those.

- We will perform a quality review of the legal descriptions and exhibits provided to us by others. Our review is limited to the documents provided. This includes confirming the legal description in the title report is accurately displayed on the exhibit and the description on the vesting deed is correctly described in any subsequent legal description provided to us.
- The Agent will read the legal description and exhibit, confirm the callouts to ensure that they are correctly stated or displayed on the exhibit. If there is an error, they will not continue. They will stop review and the remaining description will not be checked. The documents will be returned to the surveyor or client for corrective action.

Task 2 Tierra Deliverables

The following items are the deliverables for this task:

- As described, Tierra will provide a limited quality review of the exhibits and legal descriptions.

Task 2 Client Deliverables

Our scope of work contemplates that there will be no deviation from the following assumptions relating to this task:

- The Client will provide stamped and approved exhibits and legal descriptions.
- If errors are discovered, the Client will provide updated approved exhibits and legal descriptions.

The estimated timeline for completion of Task 2: Exhibits and Legal Descriptions is 14 days from the date the Notice to Proceed is provided and title reports are received.

Task 3. Title Reports

Preliminary title commitments or subdivision guarantees will be ordered from First American Title Company along with copies of all recorded documents reflected in the Schedule B requirements and exceptions.

Activities Tierra will perform under this task include the following:

- Tierra will order the title commitments.
- Once the title reports are received, Tierra agents will perform an in-depth review of the title report and the Schedule B items to make sure there are no preexisting title conditions that would delay the Client from successfully closing escrow on the properties.
- If issues are noted, Tierra will bring said issues to the Client's attention immediately and provide recommendations for resolution. This may include recommendations to the Client whether to accept or clear problematic encumbrances and exceptions. This will come in the form of a Parcel Title Summary Memorandum (PTSM).
- Tierra will work with the title company to clear title encumbrances as directed by the Client and resolve any title issues. This includes negotiating as necessary negotiations with lien holders or easement holders to remove title defects.
- Tierra will perform research of any title issues relating to parcels.
- Tierra will meet with the Client and property owners as needed to discuss and assist with resolving any title issues for acceptance by the Client.

Task 3 Tierra Deliverables

The following items are the deliverables for this task:

- Tierra will provide an electronic copy of the title commitments obtained to the Client, along with a PTSM (per parcel) of any issues that may affect the Client's ability to successfully close escrow.

Task 3 Client Deliverables

Our scope of work contemplates that there will be no deviation from the following assumptions relating to this task:

- The Client may request, under separate estimate, additional in-depth research of title issues (if identified). The costs associated with any additional research are in addition to those noted herein.
- The Client will provide a detailed parcel count, along with the Assessor's parcel number(s), of any additional parcels it wishes for Tierra to obtain title commitments for.
- Title Commitments requested by the Client from other than First American Title Company, and any subsequent delay in commencement of the Project due to delay of these items, shall not be Tierra's responsibility.
- The Client will provide written approval of the title exceptions and encumbrances to be either cleared or accepted, as recommended by Tierra.
- The Client will provide payment directly to the title company for any expenses related to obtaining title reports, clearing title, or obtaining the services of an escrow firm.

The estimated timeline for completion of Task 3: Title Reports is 30 days from the date the Notice to Proceed is provided and title reports are received.

Task 4. Appraisal Services

Tierra has selected Pacific Appraisal and Associates Appraisal Company to complete the real estate valuation reports for this Project. This firm is an approved provider of appraisal services by the Washington State Department of Transportation. If required, the appraiser will perform a field visit with the landowner of each property to be appraised, research and analyze all supporting market documentation, ascertain and determine the value, and produce each appraisal report in conformance with the Uniform Standards of Professional Appraisal Practice (USPAP) and State appraisal regulations.

Activities Tierra will perform under this task include the following:

- Tierra will order a right-of-way funding estimate that includes the seven (7) property impacts.
- Tierra will order and coordinate to obtain up to seven (7) original physical appraisal reports for each of the properties affected by the Project. It is anticipated that two (2) narrative appraisals and five (5) AOS reports will be needed.
- Once the appraisal reports are received, Tierra will review them in detail to make sure they are complete and accurate.
- If any issues or concerns are noted during review, Tierra will resolve its concerns with the appraiser prior to finalization of the appraisal report.
- If any additional subcontractors are required to assist the appraisal firm, to address specialized valuation issues (i.e., sign companies, engineers, biologists, etc.), those services and costs are to be determined as part of the appraisal inspection process, and if needed, shall be added to this scope and budget with Client approval.
- Tierra shall coordinate the appraisal delivery schedules.
- Tierra shall attend all on-site appraisal inspections.
- Upon verification, each appraisal report will be reviewed by a Review Appraiser. Each Appraisal, Appraisal Review, and Establishment of Just Compensation will be forwarded to the Client electronically for Client approval of the just compensation amount.

Task 4 Tierra Deliverables

The following items are the deliverables for this task:

- Electronic copy and two hard copies of each completed appraisal report.

Task 4 Assumptions

Our scope of work contemplates that there will be no deviation from the following assumptions relating to this task:

- The costs for appraisals are flat fees set by the appraiser. Upon delivery of the completed appraisal, Tierra will bill the Client for the completed appraisal(s). Upon payment from the Client, Tierra will pay the appraiser for their services.

The estimated timeline for Completion of Task 4: Appraisal Services is 60-90 days from the Notice to Proceed.

Task 5. Review Appraisal Services

Tierra has selected Appraisal Group of the Northwest to provide appraisal review services. This firm is an approved provider of review appraisal services by the Washington State Department of Transportation. The purpose of the review appraisal is to provide an independent review to confirm the appraisal report meets USPAP, Uniform Act, and State appraisal regulations.

Note: When a government agency acquires property rights from private property using Federal funds, the agency is required by the Uniform Act to have the appraisal reviewed by an independent appraiser qualified to perform such reviews.

Activities Tierra will perform under this task include the following:

- Tierra will order and coordinate to obtain a review appraisal report for each of the full appraisal properties affected by the Project, up to two (2) desktop review reports.
- Once the review appraisal reports are received, Tierra will review them in detail to make sure they are complete and accurate.

Task 5 Tierra Deliverables

The following items are the deliverables for this task:

- An electronic copy of the review appraisal reports for each of the properties appraised meeting USPAP, Uniform Act, and State regulations identifying any opined value and stating compliance with USPAP, Uniform Act, and State regulations.

Task 5 Client Deliverables

- The Client shall provide Tierra with a **signed and approved** “Establishment of Just Compensation” for each completed appraisal and appraisal review before Tierra initiates negotiations with property owners.

Task 5 Assumptions

Our scope of work contemplates that there will be no deviation from the following assumptions relating to this task:

- The costs for review appraisals are flat fees set by the appraiser. Upon delivery of the completed review appraisals, Tierra will bill the Client for the completed review appraisal(s). Upon payment from the Client, Tierra will pay the appraiser for their services.

The estimated timeline for completion for Task 5: Appraisal Services is 14 days from receipt of the appraisal performed on Task 4.

Task 6. Acquisition Services

All acquisition services will be provided directly by Tierra. Acquisition services include the coordination and performance of the following items: limited review of exhibits and legal descriptions, review of title commitment, appraisal report, review appraisal report, preparation of all purchase agreements and conveyance documents, review of any Project plans, negotiations with each property owner within the Project limits, the maintenance of detailed contact notes and the coordination of the activities and services stated herein. Should negotiations reach an impasse or become no longer viable, Tierra will advise the Client immediately for consideration to proceed with eminent domain.

Activities Tierra will perform under this task include the following:

- Tierra agents will prepare the offer packages (using the Client's approved forms) and will submit the completed packages to the Client for review and approval prior to making the offer to the property owner(s).
- Tierra will present and negotiate the offers to the property owner(s), in person, when possible.
- Tierra's acquisition agent(s) will perform "good faith negotiations" (as defined by The Uniform Act) to acquire by voluntary purchase, the assigned parcels through open market transactions, and to make a sufficient number of significant contacts with each owner in an effort to secure the needed property rights. Significant contact is represented by an in-person meeting, detailed phone conversation, or the exchange of detailed correspondence or email. A sufficient number of significant contacts is three attempts.
- Tierra will make every effort to successfully acquire the parcels without the use of the Client's right of eminent domain.
- All administrative settlements will be sent to the Client for approval and providing the appropriate supporting documentation.
- If negotiations are not successful, Tierra will make recommendations to the Client to proceed with eminent domain so the Client may secure the required property rights, if desired. Upon acceptance of Tierra's recommendation, Tierra will turn over the file and all applicable data pertaining to the file to the Client(s)' attorney for initiation of the eminent domain proceedings.
- Upon acceptance and signature of an offer by the property owner, Tierra agents will open escrow with the title company and will work with title to clear any pending issues so escrow can close successfully unless the file is to be closed by the Client. If the property owner is an LLC or corporation, the operating agreement/articles of incorporation and tax filing status of the business will be obtained by Tierra and provided to escrow and the Client upon receipt.
- The signed offer documents will be forwarded to the Client for signatures within three business days of receipt of the signed purchase or acquisition agreements for the landowner.
- Tierra agents will request the funds necessary to close escrow from the Client.
- Acquisitions will be considered complete at such time as any of the following occurs: signed acquisition documents are received and close of escrow occurs; the offer to purchase is

rescinded; the parcel is processed for condemnation; or Tierra's negotiations are terminated after the joint negotiation's status review by the Client and Tierra.

- Within 45 days of receipt of the final title policy and recorded conveyance document(s) from the escrow company, Tierra will return the original acquisition file to the Client.

Task 6 Tierra Deliverables

The following items are the deliverables for this task:

- Parcel acquisition file, in an electronic format, unless otherwise requested, containing all relevant documents, communications and plans relating to each acquisition.
- Deliver all original conveyance documents to the Client for signature and issuance of a warrant to close escrow.

Task 6 Client Deliverables

The following items are the deliverables for this task:

- The Client shall provide approval of all letters and acquisition forms prior to use.
- Deliver copies of recorded conveyance documents to Tierra with a copy of payments made.

Task 6 Assumptions

Our scope of work contemplates that there will be no deviation from the following assumptions relating to this task:

- Tierra will make up to three attempts to negotiate in good faith with each property owner and secure their approval or acceptance of the offer. If an agreement cannot be reached or negotiated, Tierra will make a recommendation to the Client to move to eminent domain. Upon concurrence by the Client of Tierra's recommendation, Tierra will prepare the file and deliver it to the Client for initiation of those proceedings.
- If negotiations stall or are no longer viable, the Client will not unreasonably delay Tierra from turning over the file for the initiation of eminent domain proceedings (to be handled by the Client).
- The Client shall provide payment to property owners, escrow, or the courts as necessary to close all transactions or gain possession of the property through its right of eminent domain, including the payment or reimbursement of any incidental costs that may arise to complete each transaction.
- Should Tierra's assistance be required on a parcel after it has been turned over for eminent domain, Tierra will bill the Client at Tierra's hourly rates, which are included herein, for the actual hours worked. Said hours are not a part of this estimate.
- If additional parcels are identified after the approval of this estimate, Tierra will be afforded the opportunity to revise this proposal and fee accordingly.
- Mileage will be billed at the current IRS rate, as incurred.

Estimated Timeline for Completion for Task 6: Acquisition Services is 90–150 days from the initiation of negotiations.

PROJECT SCHEDULE

It is anticipated that the Project will go to add December 2023 and construction will begin spring 2024.

The deliverable hours and cost provided contain the following assumptions:

- All mileage expenses will be invoiced to the Client at the IRS established rate. Actual mileage may be more or less than what is estimated herein.
- Lodging and mileage from Lacey, Everett, or Wenatchee offices may be applicable. Tierra will do its best to utilize resources within the region of the Project but may need employees from offices further away to assist on projects, requiring lodging and mileage from that office. We will do our best to limit this option.
- A maximum of three contacts, initially via U.S. mail, following up via email or phone, and possibly one in-person meeting.
- There are no more than two principal owners of any parcel and that both are geographically located very near to each other.
- Any delay in Client deliverables or design changes will delay Tierra's project schedule.
- If any additional parcels or work is required that is not identified in this scope of work, an amendment will be required.
- Any vesting clouds discovered after title review may cause significant delays on conveyance recording.
- Any change in the Client's main point of contact, project manager, or other related leadership position will likely result in increased fees due to changes in management and communication styles, changes in agreed to reporting, changes in forms, and the new project team member not fully understanding the scope of work contracted for.
- Price does not include title, escrow or recording fees, survey, the development of legal descriptions, or exhibits.
- Our quality control review of items produced by others is limited to desktop review of the items received only.
- Regarding surveys produced by others, unless directed otherwise, on behalf of our client, we will confirm accuracy of the written legal description against the exhibit produced by the surveyor. We will not confirm the description has proper closure because we are not licensed surveyors and we do not have the appropriate programs to confirm bearings, or that the field measurements are correct, and we do not guarantee those.
- Due to the labor shortage of experienced professionals in the industry, the pricing contained herein is valid for 90 calendar days only.
- COVID-19 safety protocols will be adhered to.

CONSULTANT FEE DETERMINATION - SUMMARY OF PROJECT COSTS

Tierra Right of Way Services, Ltd.

McKittrick, Pershing to Pine

Labor Classification	Direct Billing Rate	Estimated Hours		Total	Total Amount
<i>7 Acquisitions</i>					
Division Director	\$ 195.00	1		\$ 195.00	
ROW Division Manager	\$ 180.00	21		\$ 3,780.00	
Project Manager	\$ 165.00	85		\$ 14,025.00	
Senior Right of Way Agent	\$ 138.00	350		\$ 48,300.00	
Right of Way Technician	\$ 95.00	70		\$ 6,650.00	
Administrative Project Coordinator	\$ 100.00	42		\$ 4,200.00	
		569			\$ 77,150.00
Direct Reimbursables					
Travel (Mileage): Miles	\$ 0.625	1,750		\$ 1,093.75	
Travel (Lodging): Night	\$ 125.00	3		\$ 375.00	
Travel (Meals): Daily	\$ 59.00	4		\$ 236.00	
Postage Total	\$ 10.00	14		\$ 140.00	
Toll Each trip	\$ 21.00	0		\$ -	
Reproduction - 8.5" x 11" Pages	\$ -	0		\$ -	
File Folders Each	\$ 5.00	0		\$ -	
Pacific Appraisal & Assoc ROW-FE	\$2,000.00	1		\$ 2,000.00	
Pacific Appraisal & Assoc AOS	\$1,500	5		\$ 7,500.00	
Pacific Appraisal & Assoc Appraisal	\$4,500.00	2		\$ 9,000.00	
Northwest Appraisal Group Review	\$ 900.00	2		\$ 1,800.00	
Parcels			Direct Reimbursables Subtotal:		\$ 22,144.75
Frank (AOS)					
Booker (Narrative)			Total Maximum Amount Payable		\$ 99,294.75
McNamara (AOS)					
Schumacher (AOS)					
Noyes (AOS)					
Owens (Narrative)					
Chelan County (AOS)					



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Jake Lewing, Senior Project Engineer
Public Works

MEETING DATE: February 9, 2023

I. SUBJECT

City Project 0623/1615/1919 – McKittrick Street (North Wenatchee Ave to BNSF)
Authorization to Negotiate

II. ACTION REQUESTED

Staff recommends the City Council authorize the mayor to negotiate with KPG-Psomas for construction engineering services for the McKittrick Street (North Wenatchee Ave to BNSF), Project 0623/1615/1919, and further authorize the Mayor to sign a contract on behalf of the City.

III. OVERVIEW

Three separate federally funded projects (N Columbia St Improvements, McKittrick St & N Wenatchee Avenue Signal, and North Wenatchee Avenue Pedestrian and Median Improvements) have been combined for bidding and construction purposes. The combined project will construct a new traffic signal at N Wenatchee Ave and McKittrick St, extend McKittrick Street to a new intersection with N Columbia St, and construct median and sidewalk improvements along N Wenatchee Ave. Prior to receiving approval by WSDOT Local Programs to combine the projects through the TIED BID process, RH2 Engineering was selected as the most qualified for design services for Projects 0623/1615 and KPG-Psomas was previously selected as the most qualified for design services for Project 1919. KPG-Psomas also served as a subconsultant to RH2 Engineering on Projects 0623/1615.

On October 28, 2022, a Request for Sole Source Consultant Services was approved by WSDOT to select KPG-Psomas as the prime construction management consultant for the combined project. The combined project was assigned a 13% mandatory DBE goal for construction management consultant services.

IV. FISCAL IMPACT

The project budgets were amended and approved by Finance Committee and City Council on January 12, 2023 (see attached). The expected contract total (approximately \$1,000,000) is within the approved combined budget amounts for construction engineering.

V. PROPOSED PROJECT SCHEDULE

Bid award was issued January 12, 2023. Construction is scheduled to begin mid-March 2023 and be completed by Winter 2023 (180 working days).

VI. REFERENCE(S)

1. Approved Sole Source Request
2. 0623 Project Budget
3. 1615 Project Budget
4. 1919 Project Budget

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Laura Gloria, Executive Services Director
Brad Posenjak, Finance Director
Rob Jammerman, Public Works Director
Jacob Huylar, Engineering Services Manager
Anna Carr, Public Works Administrative Assistant

Request for Sole Source Consultant Services

Checklist for Submitting a Request for Sole Source Consulting Services (Adapted in part from a WSDOT Memorandum: Request for Consultant Services, A&E Services Project Specific Sole Source)

The following checklist must be provided with requests to use sole source consultant services, rather than competitive bid procedures, on a project:

Agency: City of Wenatchee

Date: 09/20/2022

Project Title: McKittrick Street – North Wenatchee Ave to BNSF

Federal-Aid Number: STPUS-9904(016),
 STPUS-5825(005), STPUS-0285(022)

1. Checklist for a Supplement to an Existing Agreement

Description of the Existing Project:

Initials	Date or N/A	Checklist Items for a Supplement to an Existing Agreement
		Date the project was originally advertised.
		Date the original Agreement was executed.
		Completion date of the original Agreement.
		Total dollar amount of the original Agreement Click here to enter text..
		Date Supplemental Agreement Number 1 was executed.
		Completion date of Supplemental Agreement Number 1.
		Total dollar amount of Supplemental Agreement Number 1.
		Describe the reason(s) for Supplemental Agreement Number 1.

(Note: Using an electronic form of this checklist, provide the above information for each existing Supplemental Agreement, numbering the Supplements sequentially.)

2. Checklist for Both a New Agreement and Supplement to an Existing Agreement

Initials	Date or N/A	Checklist Items – New and Supplements to Agreements
JL	9/21/22	<p>Describe the proposed project for the Sole Source Agreement:</p> <p>The project is made up of three federally funded projects which have been combined to reduce cost and working days. The intent of the combined project is to improve safety and multimodal access along SR 285 (N Wenatchee Ave) and to existing and new redevelopment parcels west of the BNSF railroad. The project will improve 0.26 miles of SR 285 with a new traffic signal at McKittrick Street, wider sidewalks, median barriers, improved illumination, and other work. The project will also extend McKittrick Street to the east, intersecting with a new street, N Columbia Street, to also be constructed by the project.</p>

Initials	Date or N/A	Checklist Items – New and Supplements to Agreements
JL	9/21/22	<p>State the specific intended purpose of the Agreement and describe the services and/or deliverables that are needed: (<i>Note:</i> If two or more phases of work are anticipated, describe each phase separately.)</p> <p>The intended purpose of the Agreement is to retain KPG for construction inspection and management services for the combined project. KPG was previously selected as the most qualified for design services on the STPUS-9904 project. No federal funds were used in the design phase of that project. KPG completed the design of the aforementioned project, and the City of Wenatchee would like to retain KPG for construction services on the combined project. RH2 (who completed the design phase of the other two federal projects) will be a subconsultant to KPG for the proposed construction services agreement.</p>
JL	9/21/22	<p>Date that the sole source consulting services are desired.</p> <p>10/24/22 – 12/31/23</p>
JL	9/21/22	<p>Duration of work/phase 1 of work CE/CM services: 14 months, CN working days: 180 days <i>(Repeat this line for each phase of work, numbering them sequentially.)</i></p> <p>Describe the funding sources of the project (including participation percentages):</p> <p>STPUS-9904(XXX) (STPUS – 86.5%, STBG – 86.5%) STPUS-5825(005) (STPUS – 100%, STBG – 100%) STPUS-0285(022) (STPUS – 100%, STBG – 100%)</p>
JL	9/21/22	<p>Provide the estimated cost of the services that will be performed by the sole source consultant”:</p> <p>\$797,000</p>
JL	9/21/22	<p>Provide the estimated cost of services to be provided by a subconsultant:</p> <p>\$200,000</p>
JL	9/21/22	<p>Describe the work to be performed by a subconsultant:</p> <p>Additional construction engineering, material sampling and testing, archaeological monitoring</p>
JL	9/21/22	<p>Provide justification for the use of sole source consultant services (i.e., how it was determined that competitive procurement is not appropriate for this project) by giving an explanation to the items listed below:</p> <p>KPG was selected as the most qualified consultant through a competitive process for design services on project STPUS-9904. The project was later tied to Project STPUS-0585(022) and STPUS-5825(005) following design. KPG was a subconsultant to the design consultant (RH2) on the latter two projects. The three projects contain similar bid items and types of construction. As the prime design consultant on one of the projects and a design subconsultant on the other two projects, KPG is already familiar with all of the elements of the combined project and has dedicated staff available and experienced with administering construction projects of this type and size. Furthermore, RH2 will be providing additional support as a subconsultant to KPG. KPG is proposed as the prime due to their robust construction administration group and also due to STPUS-9904 being the larger project of the three requiring them most inspection & CE staff time.</p>

Initials	Date or N/A	Checklist Items – New and Supplements to Agreements
JL	9/21/22	<p>Describe the unique nature of the services and/or the unique qualifications, abilities or expertise of the consultant to meet the agency’s needs (e.g., describe how they are highly specialized or one-of-a-kind, include other factors which may be considered, such as what is their past performance, cost effectiveness [learning curve], and /or the follow-up nature of the required services):</p> <p>KPG has extensive experience with the City of Wenatchee working on the planning and design phases of multiple projects in this corridor and area of the City. They are currently providing construction engineering services on a project with a CN budget over \$3M. Based on their knowledge and performance on the design phases of the project in question and the current construction project they are administering, the City feels KPG is the most qualified consultant available to continue on the combined McKittrick Street project.</p>
	N/A	<p>Describe other special circumstances which may be relevant, such as confidential investigations, copyright restrictions or time constraints. If time constraints are applicable, identify when the agency was on notice of the need for the services and the entity that imposed the constraints, explain the authority (if not obvious) of the entity to impose them, and provide the timelines within which the work must be accomplished.</p> <p>Click here to enter text.</p>
JL	9/21/22	<p>Describe the availability of consultants in the location required (e.g., if the proposed consultant is the only source available in the geographical area, state the basis for this conclusion and the rationale for limiting the size of the geographical area selected):</p> <p>There are multiple consultants within the Wenatchee Valley that perform CE/CM services.</p>
JL	10/27/2022	<p>Disadvantaged Business Enterprise (DBE) goals may apply on a federally funded project. Explain reason(s) for waiving DBE participation goals:</p> <p>KPG will comply with the consultant DBE goals of 13% set for the McKittrick Tied Bid - CN Services - TBD, STPUS-5825(005), STPUS-0285(022). No waiver is request for the DBE participation as part of the sole source request.</p>

Agency



 Signature of Agency Official

10/28/2022

 Date

Recommended Approval



Digitally signed by Brian Pearson
Date: 2022.10.28 13:58:21 -07'00'

10/28/22

Region Local Programs Engineer

Date

Approval



Digitally signed by
William Wonch
Date: 2022.10.28
14:06:04 -07'00'

October 28, 2022

Local Programs

Date



Capital Project Budget

Date: January 12, 2023 Project Number: 0623

Project Name: McKittrick and Wenatchee Avenue Signal Dept/Category: Public Works - Street Project

Project Description:
The project will install a new traffic signal with controllers, pre-emption, detection and radio control equipment. The project will also install ADA compliant curb returns with increased turning radii and new roadway striping.

Project Lead:	Gary Owen	Start Year:	2006
Assigned Department:	Public Works	End Year:	2023
Original Project Budget:	\$3,433,900	Total City Funding:	\$620,223
Budget Amendment:	\$452,512	Other Funding:	\$3,266,189

Project Notes:
The "Original Budget" is based on the adopted 2023 City Budget. Budget amendment to increase construction and construction engineering totals per bid results. Federal funds were increased to cover additional construction costs, and additional city funding included to cover expected increased construction engineering expenditures.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	406,000		406,000	-			406,000
Right of Way Acquisition	1,427,900		1,427,900	-			1,427,900
Construction Contract	1,400,000	377,512		1,777,512			1,777,512
Construction Engineering	200,000	75,000		275,000			275,000
Art Fund				-			
Total Project Expenditures	3,433,900	452,512	1,833,900	2,052,512			3,886,412

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2023	2024	2025+	
Fund: 109 - Arterial Streets	573,522	46,701	556,900	63,323			620,223
Fund:							
Fund:							
Fund:							
Fund:							
GRANTS:							
Federal - STP/STBG	2,860,378	405,811	1,277,000	1,989,189			3,266,189
Total Project Revenues	3,433,900	452,512	1,833,900	2,052,512			3,886,412

Approved by City Council: January 12, 2023
Date



Capital Project Budget

Date: January 12, 2023 Project Number: 1615

Project Name: N. Wenatchee Ave. Pedestrian & Median Improvements Dept/Category: Public Works - Street Project

Project Description: Pedestrian and median improvements on North Wenatchee Avenue in the vicinity of the McKittrick Signal project. Includes highway corridor upgrade and wider sidewalks, landscaping, lighting, streetscape improvements, access consolidation, medians, and frontage roads. Construction will be combined with the McKittrick Signal project to save costs and reduce severity of traffic impacts.

Project Lead:	Gary Owen	Start Year:	2016
Assigned Department:	Public Works	End Year:	2023
Original Project Budget:	\$1,048,000	Total City Funding:	\$66,204
Budget Amendment:	\$285,306	Other Funding:	\$1,267,102

Project Notes:
The "Original Budget" is based on the adopted 2023 City Budget. Budget amendment to increase construction and construction engineering totals per bid results. Federal funds were increased to cover additional construction costs, and additional city funding included to cover expected increased construction engineering expenditures.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	118,000		118,000				118,000
Right of Way Acquisition							
Construction Contract	820,000	234,506		1,054,506			1,054,506
Construction Engineering	110,000	50,800		160,800			160,800
Art Fund							
Total Project Expenditures	1,048,000	285,306	118,000	1,215,306			1,333,306

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2023	2024	2025+	
Fund: 109 - Arterial Streets	29,252	36,952	20,403	45,801			66,204
Fund:							
Fund:							
Fund:							
Fund:							
GRANTS:							
Federal - STP/STBG	1,018,748	248,354	97,597	1,169,505			1,267,102
Total Project Revenues	1,048,000	285,306	118,000	1,215,306			1,333,306

Approved by City Council: January 12, 2023
Date



Capital Project Budget

Date: January 12, 2023

Project Number: 1919

Project Name: Columbia Street

Dept/Category: Public Works - Street Project

Project Description: This project will extend McKittrick Street east from Wenatchee Avenue and construct a new segment of Columbia Street. The McKittrick Street extension will be graded to allow for a future underpass of the BNSF Railway which will result in significant excavation and utility infrastructure. This project was combined with Projects 1615 & 0623 for bidding and construction purposes.

Project Lead:	Jake Lewing	Start Year:	2020
Assigned Department:	Public Works	End Year:	2023
Original Project Budget:	\$5,474,000	Total City Funding:	\$3,508,800
Budget Amendment:		Other Funding:	\$1,965,200

Project Notes:

Original Budget reflects total amounts as amended in 2023 Capital Projects Budget. Budget amendment to increase city funding per bid results in federally ineligible portions of the project. Construction costs were also lower in PUP funded portions of project.

Project Expenditures by Category	Original Budget	Amended Budget	Prior Years Spent	ESTIMATES			Project Total
				2023	2024	2025+	
Design Engineering	655,000		655,000				655,000
Right of Way Acquisition	94,000		94,000				94,000
Construction Contract	4,100,000			4,100,000			4,100,000
Construction Engineering	600,000			600,000			600,000
Miscellaneous							
Art Fund	25,000			25,000			25,000
Total Project Expenditures	5,474,000		749,000	4,725,000			5,474,000

Project Revenues by Category	Original Budget	Amended Budget	Prior Years	ESTIMATES			Project Total
				2023	2024	2025+	
Fund: 304 - Economic Development	2,258,800	225,000	879,000	1,604,800			2,483,800
Fund: 405 - Sewer Utility	625,000			625,000			625,000
Fund: 410 - Storm Drain Utility	400,000			400,000			400,000
Fund:							
GRANTS:							
Federal - STP/STBG	1,715,200			1,715,200			1,715,200
Chelan County PUD	475,000	(225,000)		250,000			250,000
Total Project Revenues	5,474,000		879,000	4,595,000			5,474,000

Approved by City Council: January 12, 2023
Date



CITY COUNCIL AGENDA REPORT

TO: Frank Kuntz, Mayor
City Council

FROM: Laura Gloria, Executive Services Director
Mayor's Office

MEETING DATE: February 9, 2023

I. SUBJECT

Professional Services Agreement with Northwest Studio in the amount of \$125,000 for the Reimagine Wenatchee Target Area Master Plan

II. ACTION REQUESTED

Motion requested for the City Council approve the Professional Services Agreement with Northwest Studio in the amount of \$125,000 for the Reimagine Wenatchee Target Area Master Plan and authorize the Mayor's signature

III. OVERVIEW

In early December 2022, the City released a Request for Proposals for a consultant to develop an intentional plan for the enhancement and redevelopment of the Target Area (Kittitas Street to 5th Street, and Chelan Street to the Columbia River). Given the current growth trajectory and great potential of the community, downtown and business stakeholders urged the City to begin a process to establish a new vision and master plan identifying strategic investments with special attention to implementation.

The emphasis of the effort is to prepare a master plan that considers a variety of catalytic projects within the waterfront, downtown and warehouse district. The master plan will be used to identify improvement opportunity areas and identify a prioritization list for these improvements and ensure consistency with community visioning efforts. The consultant will facilitate public outreach efforts, develop conceptual elements based on the input received through the public participation and education efforts, and prepare a plan that will increase opportunities for business and economic expansion activity, safety, aesthetics, infrastructure allocation and utilization, and continued economic revival.

In early January 2023, an interview panel comprised of staff from Executive Services and Public Works along with representatives from the Chelan-Douglas Transportation Council, Wenatchee Downtown Association and business community interviewed the Northwest Studio team. The interview panel unanimously recommends the selection of Northwest Studio for City Council consideration.

IV. FISCAL IMPACT

Funding is included for this effort in the 2023 one-time budget.

VI. REFERENCE(S)

1. Professional Services Agreement with Northwest Studio
2. Northwest Studio Proposal

VII. ADMINISTRATIVE ROUTING

Tammy Stanger, City Clerk
Rob Jammerman, Public Works Director
Brad Posenjak, Finance Director



PROFESSIONAL SERVICES AGREEMENT Reimagine Wenatchee Master Plan

The City of Wenatchee, **Washington, a municipal corporation ("City")** and Northwest Studio, whose address is 1205 East Pike Street, No. 2F Seattle, WA 98122 ("**Consultant**"), **agree and contract** as follows:

I. SERVICES BY CONSULTANT

- A. The Consultant agrees to perform the services described in Attachment A to this Agreement, which attachment is incorporated herein by reference.
- B. All services and duties shall be conducted and performed diligently, completely and in accordance with professional standards of conduct and performance.

II. COMPENSATION

- A. The total compensation to be paid to Consultant for completion of these services shall not exceed \$125,000, as detailed in Attachment A .
- B. Payment to Consultant by the City in accordance with the payment ceiling specified above shall be the total compensation for all services performed under **this Agreement and supporting documents hereto as well as all subcontractors'** fees and expenses, supervision, labor, supplies, materials, equipment or the use thereof, reimbursable expenses, and other necessary incidentals.
- C. The Consultant shall be paid monthly on the basis of invoices submitted. Invoicing will be on the basis of percentage complete or on the basis of time, whichever is applicable in accordance with the terms of this Agreement.
- D. The City shall have the right to withhold payment to Consultant for any services not completed in a satisfactory manner until such time as Consultant modifies such services to the satisfaction of the City.
- E. Unless otherwise specified in this Agreement, any payment shall be considered timely if a warrant is mailed or is available within 45 days of the date of actual receipt by the City of an invoice conforming in all respects to the terms of this Agreement.

III. TERMINATION OF AGREEMENT

The City or the Consultant may terminate this Agreement at any time, with or without cause, by giving ten (10) days' notice to the other in writing. In the event of termination, all finished or unfinished reports, or other material prepared by the Consultant pursuant to this Agreement, shall be provided to the City. In the event the City terminates prior to completion without cause, consultant may complete such analyses and records as may be necessary to place its files in order. Consultant shall be entitled to receive just and equitable compensation for any satisfactory services completed on the project prior to the date of termination, not to exceed the payment ceiling set forth above.

IV. OWNERSHIP OF WORK PRODUCT

- A. Ownership of the originals of any reports, data, studies, surveys, charts, maps, drawings, specifications, figures, photographs, memoranda, and any other documents which are developed, compiled or produced as a result of this Agreement, whether or not completed, shall be vested in the City. Any reuse of these materials by the City for projects or purposes other than those which fall within the scope of this Agreement or the project to which it relates, without written concurrence by the Consultant will be at the sole risk of the City.
- B. **The City acknowledges the Consultant's plans and specifications as instruments** of professional service. Nevertheless, the plans and specifications prepared under this Agreement shall become the property of the City upon completion of the services. The City agrees to hold harmless and indemnify consultant against all claims made against Consultant for damage or injury, including defense costs, arising out of any reuse of such plans and specifications by any third party without the written authorization of the Consultant.
- C. Methodology, materials, software, logic, and systems developed under this Agreement are the property of the Consultant and the City, and may be used as either the consultant or the City sees fit, including the right to revise or publish the same without limitation.

V. GENERAL ADMINISTRATION AND MANAGEMENT

The Executive Services Director for the City of Wenatchee shall review and approve **the Consultant's invoices to the City under this Agreement**, shall have primary responsibility for overseeing and approving services to be performed by the Consultant, and shall coordinate all communications with the Consultant from the City.

VI. COMPLETION DATE

The completion date for the **Consultant's performance** of the services specified in Section I shall be not later than December 31, 2023.

Consultant will diligently proceed with the services contracted for, but consultant shall not be held responsible for delays occasioned by factors beyond its control which could not reasonably have been foreseen at the time of the execution of this Agreement. If such a delay arises, Consultant shall forthwith notify the City.

VII. SUCCESSORS AND ASSIGNS

The Consultant shall not assign, transfer, convey, pledge, or otherwise dispose of this Agreement or any part of this Agreement without prior written consent of the City.

VIII. NONDISCRIMINATION

Consultant shall, in employment made possible or resulting from this Agreement, ensure that there shall be no unlawful discrimination against any employee or applicant for employment in violation of RCW 49.60.180, as currently written or hereafter amended, or other applicable law prohibiting discrimination, unless based upon a bona fide occupational qualification as provided in RCW 49.60.180 or as otherwise permitted by other applicable law. Further, no person shall be denied or subjected to discrimination in receipt of the benefit of any services or activities made

possible by or resulting from this Agreement in violation of RCW 49.60.215 or other applicable law prohibiting discrimination.

IX. HOLD HARMLESS/INDEMNIFICATION

To the greatest extent allowed by law the Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or resulting from its negligence or breach of any of its obligations in performance of this Agreement.

In the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the **Consultant's** liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

X. LIABILITY INSURANCE COVERAGE

The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees. A failure to obtain and maintain such insurance or to file required certificates and endorsements shall be a material breach of this Agreement.

Consultant's maintenance of insurance as required by the agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

A. Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be as least as broad as Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
2. Commercial General Liability insurance shall be as least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop-gap independent contractors and personal injury and advertising injury. The City shall be named as an additional insured under **the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.**
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.

4. Professional Liability insurance appropriate to the Consultant's profession.

B. Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

C. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability and Commercial General Liability insurance:

1. **The Consultant's insurance coverage shall be primary insurance as respects the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.**
2. The Consultant shall provide the City and all Additional Insureds for this services with written notice of any policy cancellation, within two business days of their receipt of such notice.

D. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

E. Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the services.

F. Failure to Maintain Insurance

Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business **days' notice** to the Consultant to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

G. City Full Availability of Consultant Limits

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial

General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

XI. COMPLIANCE WITH LAWS/BUSINESS LICENSE

The Consultant shall comply with all applicable State, Federal, and City laws, ordinances, regulations, and codes. Consultant must obtain a City of Wenatchee business license or otherwise comply with Wenatchee Municipal Code.

XII. FUTURE SUPPORT

The City makes no commitment and assumes no obligations for the support of Consultant activities except as set forth in this Agreement.

XIII. INDEPENDENT CONTRACTOR

Consultant is and shall be at all times during the term of this Agreement an independent contractor and not an employee of the City. Consultant agrees that he or she is solely responsible for the payment of taxes applicable to the services performed under this Agreement and agrees to comply with all federal, state, and local laws regarding the reporting of taxes, maintenance of insurance and records, and all other requirements and obligations imposed on him or her as a result of his or her status as an independent contractor. Consultant is responsible for providing the office space and clerical support necessary for the performance of services under this Agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance of unemployment compensation programs or otherwise assuming the duties of an employer with respect to the Consultant or any employee of Consultant.

XIV. EXTENT OF AGREEMENT/MODIFICATION

This Agreement, together with all attachments and addenda, represents the final and completely integrated Agreement between the parties regarding its subject matter and supersedes all prior negotiations, representations, or agreements, either written or oral. This Agreement may be amended only by written instrument properly signed by both parties.

XV. ADDITIONAL WORK

The City may desire to have the Consultant perform work or render services in connection with the project other than provided for by the express intent of this Agreement. Any such work or services shall be considered as additional work, supplemental to this Agreement. This Agreement may be amended only by written instrument properly signed by both parties.

XVI. VENUE, APPLICABLE LAW AND JURISDICTION

In the event that either party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this agreement, the parties hereto agree that any such action shall be initiated in the Chelan County Superior Court of the State of Washington. The parties hereto agree that all questions shall be resolved by application of Washington law and that the parties to such action shall

have the right of appeal from such decisions of the Superior Court in accordance with the laws of the State of Washington. Consultant hereby consents to the personal jurisdiction of the Chelan County Superior Court of the State of Washington.

XVII. DISPUTES

Any dispute concerning questions of fact in connection with the work not disposed of by agreement between Consultant and the City shall be referred for determination to **the City's Mayor, whose decision in the matter shall be final and binding on the parties** of this agreement, provided, however, that if an action is brought challenging the **Mayor's decision, that decision shall be subject to de novo judicial review.**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the dates written below:

CONSULTANT:

CITY OF WENATCHEE:

By: _____

By: _____
Frank Kuntz, Mayor

Date: _____

Date: _____

northwest studio
architects urban designers

reimagine wenatchee target area master plan
request for proposals

december 2, 2022

Urban districts function best when they are organized by a well-connected network of streets, public spaces, and infrastructure. Example downtown neighborhood developed for the United Nations / International Energy Association (UN/IEA) "Plan4DE" project - creating a computational tool for municipal planners to evaluate district energy solutions for carbon neutral neighborhoods. David Cutler with GGLO, SSG, and the government of British Columbia

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cost proposal	80

northwest studio
architects urban designers
1205 East Pike Street, No. 2F
Seattle WA 98122

December 2, 2022

Laura Gloria, Executive Services Director
Wenatchee City Hall
301 Yakima Street
Wenatchee, WA 98801
lgloria@wenatcheewa.gov

Ms. Gloria,

We are delighted to submit our qualifications to the City of Wenatchee for the Reimagine Downtown Target Area Master Plan. With experience that spans 25 years, researching and crafting urban public spaces and buildings that increase access to opportunity, we are excited by this chance to collaborate with you, the City, Steering Committee, and the public to help align future streetscapes, city infrastructure improvements and regulatory policies with the Cornerstone projects underway and proposed in the coming years – to create a downtown that can advance the quality of life for all.

Our team of subject matter experts has a history of working together to reveal the opportunities inherent in cherished yet changing urban districts:

Northwest Studio brings reality-tested, implementation-oriented expertise in managing and designing highly visible, multi-faceted planning efforts, while delivering outcomes that are deeply responsive to their environmental and historical context and attuned to the diversity of people they serve.

EcoNorthwest is one of the few economic analytics firms with the capability to perform iterative, district-scale financial assessments (on both infrastructure and real estate) for both the public and private sector. All while calibrating urban development and investment programs to the real-world challenges of escalating construction costs and mixed funding streams. It is no accident they are sought after by government and business alike.

Nelson Nygaard delivers a national track record of success in forward-leaning downtown parking and mobility strategies; their input will help to establish the multi-modal transportation network that can knit Cornerstone projects – and ongoing city-wide and regional improvements – into and through the Target Area.

Perteet, with offices in Wenatchee, brings deep local expertise in civil utility infrastructure, transportation engineering, streetscape design, and landscape architecture – ensuring that broad community visions can translate to action, aligned with the facts on (and in) the ground.

The 'Our Experience' section of our response package includes The King County Civic Campus Master Plan, the Yesler Terrace Master Plan, the University District Rezone and Economic Feasibility Plan, and the Spring District Retail and Cycle Pavilion to provide a few examples of prior collaborations among members of our Team.

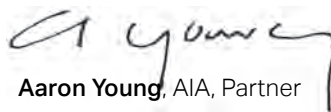
We see tremendous potential in the Reimagine Wenatchee process. Because it resides at the center of multiple planned and ongoing catalyst projects, it offers the opportunity to develop a unifying framework for public safety, mobility, sustainable urban streetscapes, art, infrastructure, and development. It provides a venue to convene conversations about the possibilities inherent in strategic partnerships between the City, the Port, the railroad, East Wenatchee, Chelan and Douglas Counties, local business, and their constituencies - which we have found can enhance an understanding of shared priorities and goals to help jump-start critical projects. And importantly, it offers the promise of leveraging the impact of new residents and jobs drawn to the area as a result.

We are excited to offer our experience, thinking, and collaborative ethos to support the Reimagine Downtown Wenatchee Target Area Master Plan. We are eager to join you in the work!

Sincerely,



David Cutler, AIA, Partner
206.788.8157
dcutler@northweststudio.com



Aaron Young, AIA, Partner
206.788.8156
ayoung@northweststudio.com

specific responses to section six criteria

We have crafted this proposal to respond directly to the specific requirements and criteria established by the "Reimagine Wenatchee Target Area Master Plan Request for Proposals," Section 6. Below, you will find succinct answers to these inquiries, along with the section and page number within the proposal where additional and/or supporting information may be found.

1. Name, address, principal place of business, telephone number, and fax number/e-mail address of legal entity or individual with whom contract would be written.

Legal entity with whom contract would be written:

Northwest Studio LLC

Principal place of business:

1205 East Pike Street, No. 2F
Seattle, WA 98122

Phone/Fax Number:

206.788.8155

Direct Point-of-Contact, Authorized Member of Contracting Entity:

David Cutler, AIA, Partner
dcutler@northweststudio.com
206.788.8157

2. The required minimum qualifications for submitting consulting firms are as follows:
3. The firm must have a minimum of five (5) years proven experience in urban planning especially with cities of similar size and situation to Wenatchee.

Northwest Studio was founded in 2016 with a focus on improving the relationship between people and place through design. Over nearly seven years of practice, it has engaged in numerous urban planning and design projects for cities throughout the American West Coast and Mid-South, many of which are of similar size and situation to Wenatchee. Members of the Core Team (EcoNorthwest, Nelson Nygaard, and Perteet) have additional, deeply relevant experience. Refer to Our Team, page 8 and Our Experience, page 42 for further detail,

4. The selected firm must have a minimum of five (5) years' experience with public engagement and the development of comprehensive land use and/or downtown master planning. Downtown Wenatchee is home to a diverse range of stakeholders, residents, businesses, and property owners. The selected consultant must possess demonstrated proficiency in the mediation and consideration of multiple competing viewpoints and goals.

Northwest Studio has nearly seven (7) years' experience with public engagement and downtown master planning. The Partner in Charge and Urban Design Lead proposed for the project bring nearly twenty-five (25) years of experience working with diverse planning constituencies, often in contested downtown contexts where a variety of perceptions, lived experiences, and interests must be gathered, understood, and incorporated into the work. Refer to Our Team, page 8 and Our Experience page 42 for additional detail,

5. The selected firm shall provide at least three relevant examples of previous urban center and Downtown plans that are comparable to Wenatchee in population, market, amenities, transportation infrastructure, growth trends, and other significant characteristics for the City to review regarding previous experience in this area.

Our Core Team, composed of Northwest Studio (Project Lead, Planning and Urban Design), EcoNorthwest (Economic Analysis), Nelson Nygaard (Mobility Strategies), and Perteet (Civil and Utility Infrastructure, Landscape Architecture) have delivered numerous urban center and downtown plans for cities comparable to Wenatchee. Refer to Our Experience, page 42 for additional detail. Projects meeting RFP requirements for each team member are provided.

6. The Consultant, if located outside of the region, must provide a proposal for how they will attend or participate in required public engagement events.

Our Core Team's primary offices are located in Seattle (approx. 3-hour drive) and our Civil and Utility Infrastructure and Landscape Architecture Lead, Perteet, has offices in Wenatchee. Our Partner in Charge has a family home in Chelan (approx. 40 min. drive). Each of our team members can be available in-person in Wenatchee as needed, with reasonable notice, for any required public engagement events, coordination meetings (steering committee, project coordination, inter-agency or other), presentations, and/or site visits.

7. Provide a not to exceed cost proposal and fee schedule for the services requested in this RFP. Include as necessary any breakdowns of professional services and reimbursable expenses.

Please refer to our Cost Proposal, page 80 for additional detail.



Weathering cover is a critical design element at Sandridge Commons, providing shade, downpour diffusion, wind breaks, and a focal point for gathering and urban events.

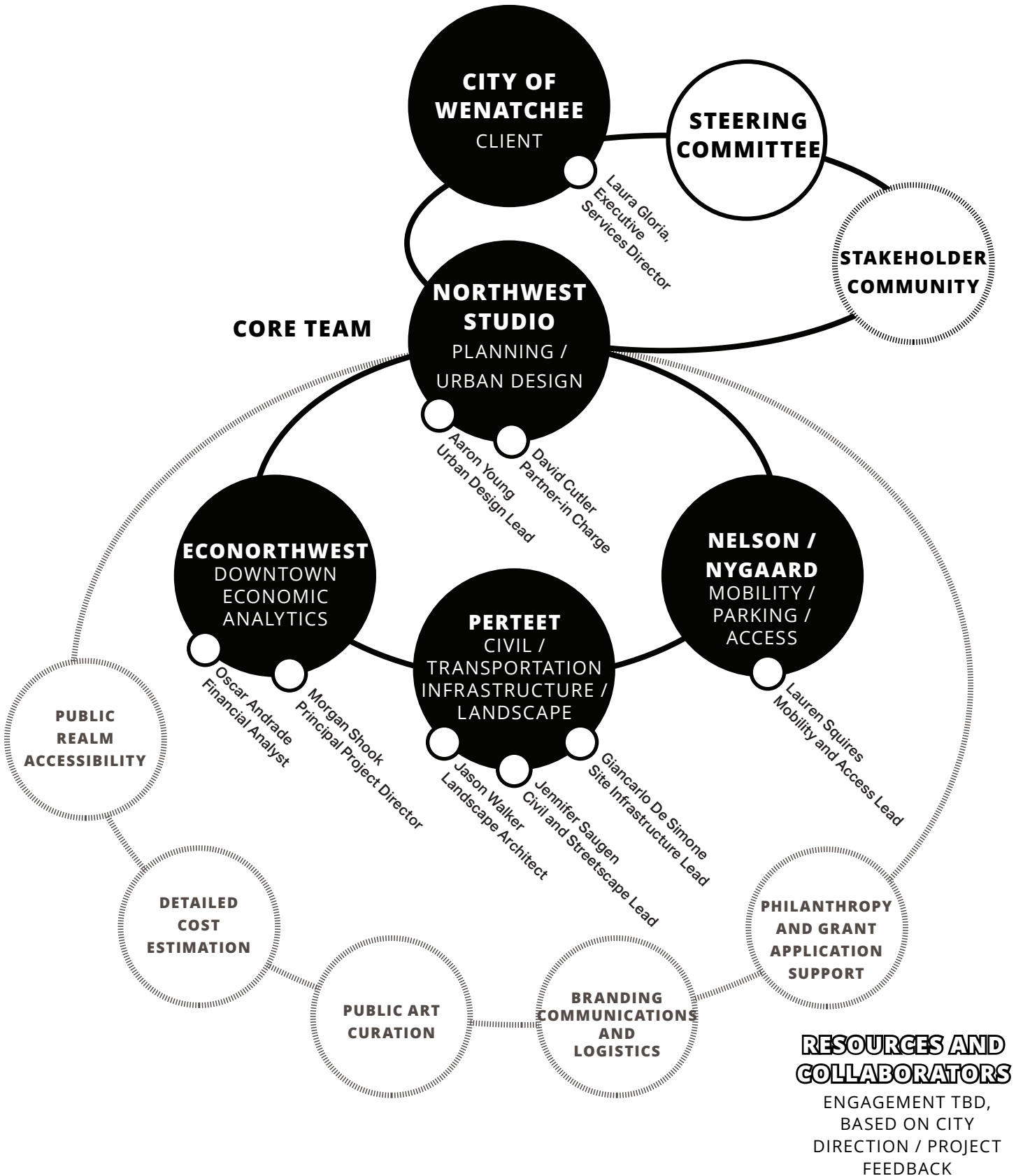
Aaron Young with Rogers Partners and Hoerr Schaudt Landscape Architects, Oklahoma City, OK.



our team

our team

Our team is lean and focused. Our organization, like our work, is straightforward and accessible.



our organizational strategy

Throughout our work on master plans, ranging from consequential public spaces to large-scale district or sub-area plans, we have found that it is essential to establish a scalable and collaborative team structure at the outset of the project. For the Reimagine Downtown Target Area Master Plan, we will assemble two key “Teams,” each of which will be organized and managed by Northwest Studio:

The Core Team (included in this proposal)

This highly focused and strategically minded group of subject matter experts will work together with you to synthesize complex information into legible and compelling work products. This Team, together with you, will constitute the braintrust of the project.

Team of Resources and Collaborators (to be determined with you)

Complex master plan level projects often require the support and insight of a wide range of disciplines and stakeholders in order unearth the unseen potentials that can arise only from a broad spectrum of experiences and perspectives. For this reason, we maintain standing relationships with a pool of specialty consultants - a Team of “Resources and Collaborators” who can be engaged on an as-needed basis to dive deeply into emerging project trajectories or provide critical detail where required. This on-call Team would be reviewed with you prior to contract execution and could include:

- Public Realm Accessibility, such as [Studio Pacifica](#) (WMBE),
- Detailed Construction Cost Estimation, such as [DCW Cost Management](#) (WMBE),
- Public Art Curation, such as [Bonfire](#),
- Branding, Communications, and Logistics, such as [Stepherson Associates](#) (WMBE); or,
- Philanthropy and Grant Application Support, such as [Campbell and Company](#).

The goal is to leverage the unique expertise of each group to craft a master plan that establishes a “backbone” of utility support and pedestrian infrastructure, integrates with scheduled and projected developments, creates a regional destination that supports local quality of life, local merchants, and sustainable tourism, and offers opportunities for new public art and cultural initiatives.

our roles

[Northwest Studio](#) will serve as the prime contractor and a single point of contact for the City of Wenatchee, providing strategic planning and urban design, and master plan-level architecture for the project. Northwest Studio will also manage the Core Team and its resources and collaborators, including where required, interactions with the Steering Committee and stakeholder community identified by the City.

David Cutler, Partner, AIA will serve as the Partner in Charge

Aaron Young, Partner, AIA will serve as the Urban Design Lead.

[EcoNorthwest](#) will prepare the Economic Analyses for the Target Area project, to establish the conceptual budget and funding requirements for recommended Plan actions.

Morgan Shook, Principal and Project Director, will lead the EcoNorthwest Team

Oscar Andrade, will serve as the primary economic analyst.

[Nelson Nygaard](#) will provide strategies for pedestrian and bicycle mobility and vehicle parking and circulation that optimize accessibility, and support emerging development prototypes.

Lauren Squires, will lead the area-wide connectivity and mobility planning, along with the development of area-wide parking management strategies.

[Perteet](#) will provide master planning level landscape architecture, civil engineering, and urban resiliency guidance for building out a backbone of utility support in the Target Area, including storm sewers, water, electrical in conjunction with pedestrian infrastructure such as sidewalks, landscaping, lighting and green space.

Jennifer Saugen, will serve as the Civil and Streetscape Lead.

Jason Walker, will serve as the Landscape Architect.

Giancarlo De Simone, will serve as the Site Infrastructure and Utilities Lead.

northwest studio architects urban designers

planning and urban design public outreach and facilitation support architecture

northwest studio LLC is a practice of architects and urban designers focused on the fundamentals in design that shape quality in buildings and public space. We believe that truly meaningful designs are crafted through analysis, exploration, and ingenuity; we create elegant and relevant architecture and engaging connective spaces.

Founded in 2016 by practitioners with over twenty-five years of experience in architectural and urban design practice and with collaborative work in cities across the United States and abroad, the studio is guided by the belief that understanding contemporary urban programs requires a deep appreciation for our social fabric, and that designing for contemporary life requires clear strategic thinking, and beautiful work.

We are a small and focused practice. With two hands-on partners and a staff of four architects and urban designers, the studio is currently working on projects ranging from neighborhood and government campus master plans to buildings for housing, education, infrastructure, and recreation.

Currently the studio is engaged in:

- Master Planning for a new Civic Campus for the King County Government, spread over 8 blocks, ten properties, and two historic buildings in downtown Seattle.
- Planning for six blocks of buildings and public spaces surrounding the future Sound Transit Avalon Station in West Seattle.
- Affordable Housing for veterans at risk of homelessness in rural Pierce County, Washington.
- Planning for the environmental remediation, restoration, and mixed-use redevelopment of 4-miles of the Clark Fork riverfront in Missoula County, Montana.
- The adaptive re-use of a downtown highrise (initially planned as an auditorium and athletic facility) into the headquarters for an Energy Technology Company in Oklahoma City.
- The development of urban design strategies the 34-acre Spring District in Bellevue - including the recent completion of a new Cycle and Retail Pavilion for Sound Transit's Spring District Light Rail Station.

ECONorthwest ECONOMICS • FINANCE • PLANNING

downtown economic analytics funding strategies

Founded in 1974, **ECONorthwest** is a West Coast-based consulting firm that specializes in economics, finance, and planning. Our strength is offering insightful, rigorous analysis to strengthen policy and investment decisions that help create more prosperous, equitable, and resilient communities.

Our work is informed by our knowledge of the fundamentals of real estate and development economics, finance, economic development, zoning and development processes, community planning approaches, equitable development, and the impacts of public and private investment on displacement risk. We have unparalleled expertise in housing market economics, economic development, land use policy, and affordable housing.

We routinely work with clients to identify commercial and residential demand, estimate future development needs, and formulate local policies and plans to meet the housing needs and create economic opportunities for all residents in a community. We provide a range of services, including development economics and modeling, housing needs assessments, commercial and industrial market analyses, economic development strategies, land inventories, feasibility assessments, and policy analyses for local decision-makers. Our work leads to plans and strategies that create real investments and outcomes that advance community goals.



**civil / transportation infrastructure
streetscapes / landscape architecture**

Perteet Inc. is an award-winning engineering consulting firm dedicated to enhancing the quality of life in the communities we live. Perteet's creative approach to infrastructure improvements delivers new and innovative ideas that help our clients solve today's challenges with tomorrow in mind.

As a 100% employee owned firm, Perteet partners with local, county, and government agencies to keep the cities and towns of Washington State moving forward.

Established in Everett in 1988, Perteet expanded to Snoqualmie in 1994, Seattle in 2006, Ellensburg in 2015, and Wenatchee in 2018, our talented and experienced team has been committed to keeping people safe, our environment healthy, and our communities thriving.



**mobility and access
parking**

Nelson\Nygaard Consulting Associates, Inc. is an internationally recognized firm committed to developing transportation systems that promote vibrant, sustainable, and accessible communities. Founded by two women in 1987, Nelson\Nygaard has grown from its roots in transit planning to a 130-person, full-service transportation firm with offices across the United States.

In keeping with the values set by the firm's founders, Nelson\Nygaard puts people first. They recognize that transportation is not an end by itself but a platform for achieving broader community goals of mobility, equity, economic development, and healthy living. The firm's hands-on, national experience informs but doesn't dictate local solutions. Built on consensus and a multimodal approach, their plans are renowned as practical and implementable.

Nelson\Nygaard specializes in

- Transit. Designing and developing great transit services for people.
- Streets and Cities. Balancing the mobility needs of everyone to create thriving places.
- Emerging Mobility. Collaborating on solutions for people in a new area of mobility
- Mobility Management. Coordinating and enhancing an individual's access to more mobility options.
- Parking and Demand Management. Creating livable places with better management of parking supply and demand.
- Active Transportation and Safety. Making places better for people to walk, bike, and gather.
- Engineering Design and Development. Analyzing movement to improve connectivity and reduce environmental impacts
- Paratransit and Community Transportation. Achieving service/cost performance and ADA compliance for demand-responsive services
- Campus Mobility. Improving mobility choices at university, corporate, and medical workplaces
- Transit Corridors. Building vibrant, equitable communities with high-quality transit at the center.

awards

Over 25-years of practice, David Cutler and Aaron Young have collaborated on projects that have received numerous awards, working with firms that include GGLO, Torti Gallas and Partners, Moore Ruble Yudell Architects, Albert, Righter & Tittmann Architects, Rogers Partners, Venturi Scott Brown and Associates Inc., Jack Tucker and Associates. A selection of awards for projects led by Aaron or David is below.

2021

LEED ND Certified, Phase 1, Spring District Neighborhood, Bellevue, WA
WASLA Award of Merit, Yesler Terrace, 10th Avenue Hillclimb, Seattle, WA

2016

AIA Seattle Honor Awards, Honorable Mention, Community Engagement, Seattle, WA
WAN Awards, Future Projects Short List, Presidents Park, Washington DC
WASLA Award of Merit, Bridges@11th, Seattle, WA

2015

WAN Awards, Future Projects Long List, Presidents Park, Washington DC
WAN Awards, Mixed-Use Project Long List, SandRidge Commons, OKC, OK
WAN Awards, Landscape Design Long List, SandRidge Commons, OKC, OK
ASLA Central States Honor Award, SandRidge Commons, OKC, OK
SCUP Honor Award in Landscape Architecture and Open Space Planning, UC Davis West Village

2014

WAN Awards, Landscape Design Long List, SandRidge Commons. OKC, OK
International Design Awards, Urban Design Bronze Prize, SandRidge Commons. OKC, OK
Fay Jones School of Architecture and Design Alumni Design Award, SandRidge Commons, OKC, OK
AL Lighting in Architecture Outstanding Achievement Design Awards, SandRidge Commons, OKC, OK
ASLA Illinois Chapter Honor Award, SandRidge Commons, OKC, OK
Sound Transit Competition Finalist/ Design Winner, Capitol Hill TOD, Seattle, WA

2013

NYC Competition Finalist, John Street Brooklyn Bridge Park Housing, Brooklyn, NY
Sound Transit Competition Finalist, Angle Lake Station Transit Center, SeaTac, WA
NAIOP Finalist, Allez, Redmond, WA
Congress for New Urbanism Charter Award, Boyle Heights Mixed-Use, Los Angeles, CA

2012

AIA National Honor Award, Regional and Urban Design, SandRidge Commons
Austin Texas Competition Finalist, Waller Creek
Choice Neighborhood Initiative Grant Recipient, Yesler Terrace, Seattle, WA
WASLA Award of Merit, Bertschi Living Science Wing, Seattle, WA
Vanguard Award, CJ Peete, New Orleans, LA

2011

Chicago Athenaeum, American Architecture Award, SandRidge Commons, OKC, OK
AIA Tri-State Merit Award, SandRidge Commons, OKC, OK
AIA New York State Award of Excellence, SandRidge Commons, Washington DC
NPS/ USSS Competition Winner, Presidents Park, Washington DC
AGCA Merit Award, Sloan School of Management at MIT, Cambridge, MA

2010

Governor's Award for Design and Construction Excellence, Camana Bay, BWI
R+D Award, NYSE and Financial District Public Spaces
Seattle Center Urban Intervention Ideas Competition Honorable Mention, Seattle, WA
Rose Quarter Competition, Honorable Mention, Portland OR
APA Neighborhood Planning Award, Coast Highway Vision and Strategic Plan, Oceanside, CA

2008

AIA New York City Building Type Awards, Urban Design Merit Award, Pentagon South Plaza
AIA National Honor Award, Regional and Urban Design, NYSE and Financial District Public Spaces
HOPE VI Grant Award, CJ Peete, New Orleans, LA

2007

Milwaukee Competition Finalist, Erie Street Plaza

2006

AIA New York City Project Citation, Erie Street Plaza
Fay Jones School of Architecture and Design Alumni Design Award, Erie Street Plaza
Habitat for Humanity Competition Winner, Sunrise Trailer Court Redevelopment
AIA National Award, Regional and Urban Design, University Boulevard, Vancouver BC

2005

AIA New York State Special Jury Commendation, NYSE and Financial District Public Spaces
AIA New York City Merit Award, NYSE and Financial District Public Spaces
AIA NYC/ Boston Society of Architects Urban Design Award, NYSE and Financial District Public Spaces
University of British Columbia Selection Committee First Prize, University Boulevard, Vancouver BC
Royal Architecture Institute of Canada, National Urban Design Award, University Boulevard



Streetscapes at the MIT Sloan School of Management are performative, with light monitors functioning as exhaust for the building's underground parking garage - promoting pedestrian safety and art at the same time. Cambridge, MA, David Cutler with Moore Ruble Yudell and Halvorson Landscape Architects



credentials of lead staff

northwest studio
architects urban designers

david cutler partner



David focuses on complex projects that range in scale from single buildings to entire districts, working with public-private partnerships, outcome-based development codes, mobility infrastructure, and community stakeholders to create places that are highly sustainable, holistically planned, and cherished.

Outside of the office, David is a tireless advocate for urban policies and projects that create healthier relationships between people and place. He has lectured nationally and taught graduate level courses in architecture and design. Locally, David is a former Chair of the Seattle Planning Commission and former Co-Chair of the Seattle Light Rail Review Panel. He is a founding board member of the Seattle 2030 District. In 2013, David was named to McGraw Hill's ENR Northwest "Top 20 under 40."

relevant projects

King County Civic Campus Master Plan, Seattle, WA (Ongoing)

Strategic urban design and operational and facility planning for King County's 9-block downtown seat of government.

Everett Station Area Master Plan, Everett, WA (2021)

Strategic urban design and planning for an underutilized yet transit rich neighborhood anchoring a city of 110,000.

Housing Hilltop, Tacoma, WA (2018)

Public outreach, public art, public facilitation, and urban design for a historically disadvantaged neighborhood

education

Harvard University, Graduate School of Design, Master of Architecture in Urban Design, with Distinction, 2004

University of Notre Dame, Bachelor of Architecture, Magna cum laude, 1999

professional and community organizations

Urban Land Institute, Technical Advisory Panel (multiple), Center for Sustainable Leadership

Seattle 2030 District, Founding Member, Board of Directors (former)

Seattle Light Rail Review Panel, (former) Co-Chair

Seattle Planning Commission, (former) Vice-Chair, Co-Chair, and Chair

French American School of Puget Sound, Board of Trustees, Facilities Committee

teaching/ guest critic

Washington State University School of Design and Construction; University of Notre Dame, School of Architecture; University of Washington, School of Built Environments; Harvard University, Graduate School of Design, Teaching Assistant; University of Notre Dame, School of Architecture.

registrations

Licensed Architect in Washington and California. NCARB-certified.

select projects

open space and urban design

Avalon Newcastle Master Plan, Newcastle, WA *

Boyle Heights Mixed-Use Specific Plan, Los Angeles, CA +

Capitol Hill Ecodistrict, Seattle, WA *

CJ Peete HOPE VI, New Orleans, LA +

Clark Fork Master Plan, Missoula, MT

Climate Preparedness Action Plan, Seattle, WA *

Coast Highway Strategic Plan, Oceanside, CA +

Fort Lewis Master Plan, Dupont, WA +

Frisco Square Townhouse Block, TX +

Bayfront Transit Village Master Plan, Hercules, CA

Hilltop Housing Master Plan, Tacoma, WA

Idaho Department of Lands Strategic Plan, ID *

Leander Transit Village, Leander, TX +

Lewis Wharf, Boston, MA

Midway Station Area Plan, Kent, WA

Mt Baker Station Area Plan, Seattle, WA *

Orton Junction Master Plan, Sumner, WA *

PHPDA Master Plan, Seattle, WA

Plan 4DE, International Energy Agency *

Sentul City Master Plan, Bogor, Indonesia *

Seattle Climate Action Plan, Seattle, WA *

Serendra Master Plan, Manila, Philippines -

Spring District Placemaking, Bellevue, WA

St. Joseph Church Master Plan, Seattle, WA *

St. Marks Master Plan, Seattle, WA

Taylor Yard Master Plan, Los Angeles, CA +

Yesler Terrace Redevelopment, Seattle, WA

YMCA Camp Coleman Master Plan, Longbranch, WA *

UC Davis West Village Master Plan, Davis, CA -

U District Station Master Plan, Seattle, WA *

culture and education

Bay Terrace Community and Education Center, Tacoma *

MIT Sloan School of Management, Cambridge, MA -

commercial

1515 Offices, Dexter Ave. N., Seattle, WA

Echo Energy Headquarters, Oklahoma City, OK

Spring District Brewpub & Offices, Bellevue, WA *

Spring District Retail and Cycle Pavilion, Bellevue, WA

multifamily, completed *

Alley 111, Bellevue, WA

260 Residential Units, Skanska USA

Allez, Redmond, WA

147 Residential Units, Pine Forest Properties

Aura West Seattle, Seattle, WA

159 Residential Units, Trinsic Residential Group

Avalon Newcastle Commons, Newcastle, WA

739 Residential Units, Avalon Bay Communities

Bay Terrace Phase I, Tacoma, WA

70 Residential Units, Tacoma Housing Authority

Kabero Court at Yesler Terrace, Seattle, WA

103 Residential Units, Seattle Housing Authority

multifamily, concept & feasibility *

8th & Spring Towers, Seattle, WA

461 Residential Units, Lennar/ Bentall Kennedy

Block 5.2 at Yesler Terrace, Seattle, WA

295 Residential Units, Seattle Housing Authority

Block K, Seattle, WA

425 Residential Units, Seneca Group, Kinzer Partners

Bothell TOD, Bothell, WA

131 Residential Units, Bothell TOD Partners

Boise Site, Portland, OR

127 Residential Units, Security Properties

Capitol Hill TOD, Seattle, WA

481 Residential Units, Jonathan Rose Co/ Capitol Hill

Centerline, Seattle, WA

225 Residential Units, Roosevelt Development Group

Highpoint Blocks 32 & 34, Seattle, WA

117 Residential Units, Seattle Housing Authority

Othello, Seattle, WA

316 Residential Units, Seattle Housing Authority

Redmond Square, Redmond, WA

446 Residential Units, CBRE

SLU Lakefront Blocks, Seattle, WA

782 Residential Units, Vulcan Real Estate

UW Faculty Housing, Seattle, WA

94 Residential Units, Spectrum Development Solutions

*while principal at GGLO, Seattle

+ with Torti Gallas and Partners, Los Angeles

- with Moore Ruble Yudell, Santa Monica

northwest studio
architects urban designers

aaron young partner



Over the last two decades, Aaron's work has ranged from single buildings to the consequential integration of buildings and public spaces; his work focuses on bringing together elements of architecture, landscape- and related disciplines, to create engaging atmospheres in architecture and urban design.

Aaron's work has received local, regional, national and international design awards and recognitions from the Chicago Athenaeum, the International Design Institute, the American Society of Landscape Architects, the Boston Society of Architects, and at all levels of the American Institute of Architects. Alongside practice, Aaron has taught, lectured, or served as a guest design critic at universities across the United States.

relevant projects

Avalon Station Area Masterplan, Seattle, WA (Ongoing)

Establishing an urban design prototype for streetscapes and public spaces for a six-block area in West Seattle.

Clark Fork Master Plan (Ongoing)

Strategic planning and urban design for the restoration of 4,000 acres of brownfields along 4 miles of the Clark Fork River.

King County Civic Campus Master Plan, Seattle, WA (Ongoing)

Strategic urban design and operational and facility planning for King County's 9-block downtown seat of government.

education

Harvard University, Graduate School of Design, Master of Architecture in Urban Design, with Distinction, 2004

University of Arkansas Fay Jones School of Design, Bachelor of Architecture, Cum laude, 1995

professional and community organizations

The Mayor's Institute on City Design, MCID 65, Oklahoma City, 2016

Fay Jones School of Architecture and Design, University of Arkansas, Campaign Committee

Fay Jones School of Architecture and Design, University of Arkansas, (former) Professional Advisory Board

teaching/ guest critic

Fay Jones School of Architecture, University of Arkansas; Sam Fox School of Design and Visual Arts, Washington University in St. Louis; Yale School of Architecture, Yale University; Graduate School of Architecture, Planning and Preservation, Columbia University; The School of Constructed Environments, Parsons the New School for Design;

College of Architecture, Art + Design, Mississippi State University; School of Architecture, Drexel University; College of Architecture and the Built Environment, Philadelphia University; Memphis Center for Architecture.

registrations

Licensed Architect in Washington, New York, and Oklahoma. NCARB-certified.

select prior projects*

open space and urban design

Presidents Park South, The Ellipse, Washington, DC
Waterworks, Minneapolis, MN
SandRidge Commons, Oklahoma City, OK
Kerr Couch Park, Oklahoma City, OK
Battery Park City/ RTE 9a, New York, NY
NYSE and Financial District Public Spaces, New York, NY
Pentagon South Plaza Master Plan, Arlington, VA
Mill Pond Park Master Plan, Bronx, NY
Berry Land Park, Jersey City, NJ
Liberty Harbor Master Plan, Jersey City, NJ
DOT Pedestrian Bridges, New York/ Bronx/ Queens, NY
Cody Canal Park, Cody, WY
Pitchfork Ranch Master Plan, Meeteetse, WY
Perelman Quadrangle, UPENN, Philadelphia, PA
Memphis Brewery Area Redevelopment, Memphis, TN

multifamily

John Street at Brooklyn Bridge Park, Brooklyn, NY
150 Residential Units (condominium), GGP/ Triangle
Newark MLK Gateway, Newark, NJ
450 Residential Units (condominium), Crawford Street
American Can Building (Hudson Lofts), Hoboken, NJ
500 Residential Units (condominium), CoalcoNY
Sunrise Court Redevelopment, Charlottesville, VA
50 Residential Units, Habitat for Humanity
Broome Street Redevelopment, New York, NY
5 Residential Units (condominium), Nevia Partners
The Hoerschel Building Redevelopment, New York, NY
16 Residential Units (condominium), Hoerschel Family

retail

Kitchen 324, Oklahoma City, OK
Braniff Barber Shop, Oklahoma City, OK
Marika, New York, NY
Kate Spade, Greenwich, CT

culture and education

Waterworks, Minneapolis, MN
Public School at Drexel University, Philadelphia, PA
UES K-8 Public School, New York, NY
New York Public Library Asset Study, New York, NY
Trevor Day Elementary School, New York, NY
Whitefields Multi-Purpose Building, Piedmont, OK
Robin Hood Libraries PS 196, Brooklyn, NY
Robin Hood Libraries PS 380, Brooklyn, NY
Robin Hood Libraries PS 9Q, Queens, NY
Silfen Student Study Center, UPENN, Philadelphia, PA
Houston Hall, UPENN, Philadelphia, PA
White Station Elementary School, Memphis, TN

office

Liggett Hall Adaptive Reuse, Governors Island, NY
Tapstone Energy, Oklahoma City, OK
Belluschi Tower Renovations, Oklahoma City, OK
Braniff Building, Oklahoma City, OK
SandRidge Energy New Offices, Oklahoma City, OK
SandRidge Alva Field Office Master Plan, Alva, OK
Iron Creek Energy Group Office Building, Cody, WY
WCTV5 Television Station Offices, Memphis, TN
The Daily News Headquarters, Memphis, TN

competitions

Guggenheim Helsinki, Helsinki, Finland
Parramatta Square, Parramatta, Australia
BBP Housing, Brooklyn, NY, Finalist
Waller Creek, Austin, TX, Finalist
Presidents Park South, Washington, DC, Winner
Urban Habitats, Charlottesville, VA, Winner
Erie Street Plaza, Milwaukee, WI, Finalist
Greybull River Ranch, Cody, WY
Russell Creek Ranch, Cody, WY
Lower Diamond Bar Ranch, Cody, WY
Irma Lake Center, Carter Mountain, Cody, WY

*while associate partner at Rogers Partners, New York



morgan shook partner
project director



Morgan conducts economic, financial, and policy analyses on projects related to real estate, land use, and transportation. He has deep expertise in economic, market, and financial analytics that he brings to bear in business, enterprise, and policy settings. Morgan regularly works for a range of government, business, and nonprofit clients, providing analyses that highlight opportunities, consequences, and trade-offs of decisions affecting land and infrastructure. Before joining ECONorthwest, Morgan worked in biotechnology development at the Institute for Systems Biology, and health disparities research at the University of Chicago. Morgan recently served on the Seattle Planning Commission. He is currently AICP-certified.

selected projects

- Clackamas 911 Feasibility Study—Clackamas, OR (Ongoing)
- Sunnydale Redevelopment, San Francisco, CA
- Seattle Fiscal Analysis—Seattle, WA (Ongoing)
- Washington State Tax Structure Work Group—Seattle, WA (Ongoing).
- Pierce County Impact Fee Assessment—Bellevue, WA (Ongoing)
- Bellevue MFTE Legislation—Seattle, WA (2021)
- Seattle: DRP One-Year Evaluation—Seattle, WA (2021)
- Kirkland Rapid Ride Station Area Plan—Kirkland, WA (2021)
- Bonney Lake/Sumner Housing Action Plan—Cities of Bonney Lake and Sumner, WA (2021).
- Redmond Comprehensive Plan Update Visioning & Land Use Scenario Development— Redmond, WA (2021).
- San Juan County Sales Tax Analysis and Forecast—San Juan, WA (2021).
- ICF-Bush Prairie HCP Cost Analysis—Brush Prairie, WA (2021)
- Shoreline TDR-LCLIP—Shoreline, WA (2021).
- Kent Valley Subarea Plan—Kent, WA (2021).
- Snohomish County On-Call Planning and Development—Snohomish County, WA (2021).
- Research Program Partnership for Affordable Housing—Renton, WA (2020).

education

- M.U.R.P. Portland State University
- B.S. Molecular Biology, University of Puget Sound
- Certificate in Commercial Real Estate Development, University of Washington Extension

registrations

- AICP



Oscar is a Project Manager at ECONorthwest with a professional focus at the confluence of land use and urban economics. His work at ECONorthwest is focused on public policy and the factors that drive real estate investment. Oscar works with both private and public sector clients to help them develop actionable solutions to challenging issues related to land use, economic development, affordable housing, and development feasibility.

selected projects

- Missoula Midtown Master Plan—Missoula, MT (2022-Ongoing).
- Columbia Street Properties Adaptive Reuse Feasibility Study —Wenatchee, WA (2022) Project Manager.
- Pasco Downtown Master Plan —Pasco, WA (2022) Project Manager.
- Maui County Ka’ahumanu Ave Corridor Plan—Kahului, HI (2021-2022).
- Bend Core Area Plan—Bend, OR (2019-2020).
- Bend Stevens Rd Concept Plan—Bend, OR (2021-2022).
- Tucson Equitable TOD Strategy —Tucson, AZ (2021-2022)
- Grants Pass Area-Wide Brownfields Plan—Grants Pass, OR (2019).
- Erie Town Center Masterplan—Erie, CO (2019).

education

- M.U.R.P. Portland State University
- B.EnvD. Sustainable Planning and Design, University of Colorado Boulder

registrations

- AICP



lauren squires multimodal transportation alternatives lead



Lauren is a native Washingtonian and multimodal planner and designer. Her work focuses on connected multimodal networks, race and social equity, and project development and implementation. She is a skilled facilitator and creative thinker with a passion for equitable and resilient communities. Lauren brings experience leading transportation plans for a range of communities across the Pacific Northwest—from rural and suburban cities such as Bainbridge Island, WA and Lynnwood, WA to urban areas and districts, including the Seattle Transportation Plan and the Montgomery Park District in Portland, OR. Lauren has collaborated with interdisciplinary teams of engineers, architects, and planners to plan, design, and implement high-performance infrastructure including transit facilities and mobility hubs.

recent projects

North End Connection: Maple Street to Walla Walla Point Park Bicycle/Pedestrian Bridge (Wenatchee, WA) 2022.

King County Civic Campus Master Plan (King County, WA) 2019-Ongoing

130th and 145th Street Light Rail Stations: Multimodal Access Plan, (Seattle, WA) 2019-2020

Montgomery Park to Hollywood Streetcar Extension: Multimodal Street Plan, (Portland, OR) January 2020 – 2021.

North Downtown Mobility Action Plan, Seattle Department of Transportation (Seattle, WA) 2017–2019.

education

B.A., Urban Planning and Sustainable Design, Western Washington University, 2011

training and expertise

Facilitation, Complete Streets training, Institute of Bicycle and Pedestrian Innovation bicycle and pedestrian facility design

professional and community organizations

Seattle Planning Commission, Seattle, WA (2014–Present)

During her tenure as a Commissioner, Lauren has worked on the following citywide and regional policies: Seattle’s 2016 Comprehensive Plan Update, Growth Strategy and Equity Analysis, Equitable Development Indicators, Sound Transit 3 implementation, Mandatory Housing Affordability, and the Commission-authored Neighborhoods for All report presenting strategies and policy opportunities for equitable growth in Seattle.

selected experience (detail)

North End Connection: Maple Street to Walla Walla Point Park Bicycle/Pedestrian Bridge (Wenatchee, WA) 2022.

Nelson\Nygaard along with V+M Structural are supporting an interagency team--Link Transit and City of Wenatchee--in studying alternatives for a connection at Maple St across N Wenatchee Ave and N Miller St and the railroad tracks to the Town Toyota Center in North Wenatchee. Link Transit reached out to the Nelson\Nygaard and V+M Structural team to support schematic design and analysis of a bike/ped connection for their WSDOT Regional Mobility Grant application. V+M Structural is developing schematic design alternatives for a new north end connection in coordination with the design for the federally funded Confluence Parkway project. Lauren and the Nelson\Nygaard team are advising on bicycle and pedestrian facility design and access to transit as well as assessing the multimodal network connectivity and VMT reduction potential related to bridge alternatives.

Spokane Downtown Plan, Spokane WA.

Lauren provided mobility support during the development of the Spokane Downtown Plan, a partnership between the Downtown Spokane Partnership and the City of Spokane to envision the future of downtown over the next 10 years. The Downtown Plan includes concepts, strategies, and actions that address current challenges and opportunities, including capitalizing on the City Line, right-sizing streets, and creating more pedestrian- and bike-friendly connections downtown

King County Civic Campus Master Plan (King County, WA) 2019-Ongoing.

Lauren is the lead mobility adviser for the interdisciplinary Northwest Studio-led team developing a comprehensive Master Plan for King County's downtown Seattle campus—a nine-block area including ten buildings, a landmark urban park, and light rail, heavy rail, and bus transit networks. The Campus is the physical and symbolic seat of the King County government, representing over 2 million residents, fully 29% of the state's population. The Civic Campus Master Plan will address the County's short- and long-term facilities and operational space planning and access needs.

130th and 145th Street Light Rail Stations: Multimodal Access Plan, (Seattle, WA) 2019-2020.

In partnership the Office of Planning and Community Development (OPCD) and Seattle Department of Transportation (SDOT) are working closely with the North Seattle community to develop a vision for the future land use and mobility near the future 130th Street Infill and 145th Street Shoreline light rail stations. Overarching goals for this coordinated station area planning effort are to enhance multimodal access to light rail stations and leverage regional transit investment to benefit current and future residents with coordinated City of Seattle investments. Lauren lead the identification and prioritization of multimodal access improvements, including inventorying existing conditions, supporting community engagement, developing and analyzing mobility access improvements, and prioritizing potential improvements in line with community support, implementation feasibility, and guiding principles such as safety, equity, connectivity, and livability.

North Downtown Mobility Action Plan, Seattle Department of Transportation (Seattle, WA) 2017–2019.

Nelson\Nygaard worked with SDOT and Uptown, Belltown, and South Lake Union stakeholder groups to develop a mobility action plan that builds upon long-standing community plans and vision documents to support sustainable transportation access to and mobility through North Downtown. As deputy project manager, Lauren lead the development and deployment of an integrated public engagement strategy, compilation of community input and project ideas into accessible and interactive formats, and the development of a project evaluation framework and performance measures based on community-established guiding principles.



jennifer saugen
civil lead



Jennifer's 18-year history in transportation planning and design gives her a keen eye on this study for both innovative ideas and ensuring that any proposed improvements meet City of Wenatchee transportation and utility design standards. She spent a combined twelve years of her career working for WSDOT North Central Region and the City of Wenatchee. At both agencies, she was skilled in following approved planning documents while also proposing improvements. Projects she worked for the City of Wenatchee included chip seals, paving, channelization, and multimodal elements. Her work included design and construction management duties as she continued to show her ability to manage complex projects with multiple stakeholders. Jennifer's career at Perteet has been varied, from small community bikeway studies, to city-wide paving projects and multi-community corridor studies.

Jennifer's varied experience gives her the unique perspective of the challenges that local agencies face, and the ability to work through processes and procedures required by each agency. She has designed projects involving several agencies at a time, requiring interlocal agreements and detailed budget tracking to ensure all partners are represented equally. Jennifer has proven her ability to effectively lead teams, gain consensus with stakeholders, and design and complete projects across all aspects of municipal work.

selected projects

SR 28 Corridor Study – Wenatchee, WA

Transportation Planning Studies – WSDOT North Central Region

US 2/ Upper Valley Corridor Plan – Chelan Douglas Transportation Council, 2019-2020

education

BSCE, University of Washington

registrations

Professional Engineer, Civil, WA, #47014



jason walker
landscape architect / env. planning manager



Jason maintains more than 24 years of professional experience in land use planning and landscape architecture. His main areas of concentration include projects with public, commercial, residential, recreational, and environmental design emphasis. Jason is skilled in conducting site assessments for visual and environmental impacts; hardscape, landscape, and irrigation design; urban design elements; design of boardwalks and trails; pedestrian plazas, active and passive recreational amenities. Jason also facilitates public involvement in the design review process; and in the design of green stormwater and low impact development (LID) amenities.

Jason is skilled in schematic design, visual simulations, design development, and in construction document preparation (plans, details, and specifications). He maintains a thorough understanding of cost estimating and value engineering to limit construction costs associated with hardscape materials, landscape materials, and recreational features. Jason is also skilled in the design of low-volume drip irrigation, conventional spray irrigation, and Maxicom central control irrigation systems. Jason's involvement ensures an integrated and streamlined project approach for ease of permitting, constructability, unified aesthetics, public function, and simplified compliance with City, State, and Federal permit requirements.

selected projects

- City of Everett Parks and Recreation and Open Space Plan – Everett Parks, WA
- Link Transit Leavenworth Park-and-Ride – Leavenworth, WA
- Broadway Avenue Landscape Restoration for Broadway Bridge Replacement – Everett, WA

education

- BSLA, Arizona State University College of Architecture and Environmental Design
- EMPA, Evans School of Public Policy and Governance, University of Washington
- WSDOT NEPA Training
- WSDOT BA Training

affiliations

- American Society of Landscape Architects
- American Planning Association

registrations

- Registered Landscape Architect, WA, #766
- Council of Landscape Architecture Registration Board Certification, #2193



giancarlo de simone
site utilities / infrastructure lead



Giancarlo has over seven years of design experience delivering utility and roadway improvement projects. He is an accomplished water main and drainage design lead and has delivered dozens of successful projects in Washington. Over the past 7 years, Giancarlo has developed a breadth of utility design technical proficiency, including water infrastructure, conveyance, flow control, water quality, and sanitary sewer design. Giancarlo has expertise in the design of transmission and distribution water main and associated infrastructure and has been at the forefront of Earthquake Resistant Ductile Iron Pipe (ERDIP) design in the Puget Sound region. He is a strong leader in the development of contract documents as well as an effective modeler, estimator, and technical writer. Giancarlo will bring his innovative design approach and proven expertise to the team.

selected projects

Lower Taylor Creek – Seattle, WA

South Park Roadway and Drainage Improvements – Seattle, WA

Alderwood Water and Wastewater District (AWWD) 35th Avenue SE Waterline – Snohomish County, WA

Methow Street SRTS Improvements Project – Wenatchee, WA

education

BSCE, Gonzaga University

registrations

Professional Engineer, Civil, WA, #20122766



*an equity-oriented multi-modal master plan for a historically disadvantaged community in East LA
boyle heights specific plan, los angeles, ca*



our approach

project understanding

Our Approach to each project begins with an exploration of the conditions that give rise to the Project.

We understand that “Reimagine Wenatchee” is, in part, about **revealing and celebrating the threads that can tie eight distinct but interrelated Cornerstone projects, regulatory frameworks, and communities together into a cohesive and equitable downtown.**

The Riverfront, the Convention Center, Columbia Street, the Former PUD Headquarters, the Mission and Kittitas Development, the South Wenatchee Business District, the Central Business District, the Downtown TIF Area - each of these brings with it a unique set of potentials (and challenges) that are best considered together and in the context of interjurisdictional externalities such as Port projects, WSDOT improvements, and the growth of nearby municipalities and unincorporated areas of Chelan and Douglas Counties.

On the following pages, we have prepared an Approach - our three step planning process - that describes in detail how we will work with you to deliver the identified project Scope:

1. Develop community visioning and goals through public outreach and facilitation.
2. Craft a strategic planning framework that considers economic feasibility, funding strategies, and implementation measures.
3. Develop transportation and parking alternatives which focus on multimodal uses and superior pedestrian use and experience.
4. Prepare a preferred conceptual streetscape design and recommended improvements
5. Develop future land use recommendations that consider changes in existing patterns and recommended focal points.

Our resulting Master Plan will include recommendations to increase opportunities for business and economic expansion activity, safety, aesthetics, infrastructure allocation and utilization, and continued economic revival.

But most importantly, our Plan will be designed to maintain its relevance over time - organized to adapt to the evolving needs of the City, the Community, funding streams, and the local development market.

Refer to Recommendations Summary 2.2 Mobility and Station Access Plan.

create an inclusive street network

Using the Metro Everett Plan as a basis, a roster of "overlay" street types can help to carve out safe spaces for people, bikes, transit, and freight.

Hill Avenue and 33rd Street are proposed as Freight Access Streets.

Industrial uses will continue to operate in the neighborhood, and street designs should accommodate truck movements. The ROWs along these corridors should be developed to ensure turn-radii to accommodate truck turning movements, adequate lane widths for wider vehicles, and clear truck wayfinding.

Two new streets are also recommended:

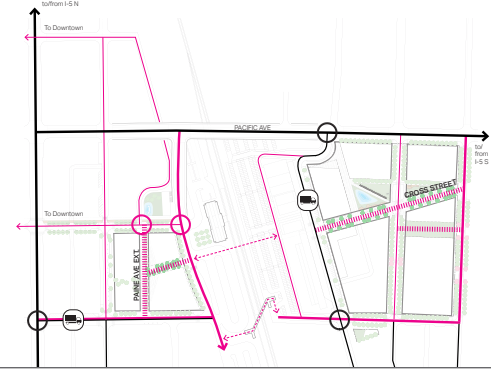
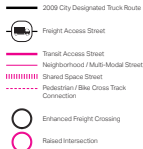
- **Paine Avenue Extension**, which increases connectivity between land uses North of Pacific and provides a safe location for ground-related residential and small business programs at the heart of the neighborhood.
- **Cross Street**, which re-aligns 33rd Street on the East side of the tracks to provide a clear Southern boundary for an open space buffer between the LM and ULI zones. In the long-term future, this street may also connect to a mid-block pedestrian street West of the tracks.

A future pedestrian and bicycle connection across the tracks should be provided between 33rd and Pacific.

To facilitate ease-of-use and wayfinding, this connection should have an access point directly from the public realm West of the tracks; it should be highly visible and it's alignment should serve as a continuation of nearby streets and mobility routes. See Metro Everett Subarea Plan, Figure 17 for approximate location. It's final location and alignment should be determined in conjunction with the final ST3 station location and configuration.

Raised Intersections and Enhanced Freight Crossings should be considered at locations that prioritize walking and biking and where pedestrians will interact with freight.

Raised intersections are proposed at Smith Avenue and 33rd Street and at Paine Avenue and 33rd Street, where transit riders approach the Everett Station building. Enhanced Freight Crossings are proposed at the intersection of Broadway and 33rd Street at 33rd Street and Hill Avenue, and at Pacific Avenue and Hill Avenue. Intersection design should be determined through additional public and private stakeholder conversations with the rapid location beacons and/or additional locations determined.



creating a holistic roster of complete streets types

Achieve Climate Action Goals

Transportation emissions account for almost half of Everett's total GHG emissions (361 KT CO2e) and stem mainly from passenger vehicles, but they also include municipal fleet trips and public transit. Increasing land use density and diversity around low-carbon transportation choices is one of the most potent methods to reduce the City's GHG emissions profile. It will almost certainly need to be a key component of meeting Climate Action Targets, which have initial benchmarks coming due in 9 years (as of this writing), 6 years ahead of when Link Light Rail is anticipated to arrive.

Communitywide Target. Reduce Everett community GHG emissions 50% by 2030 (50x30) and 80% by 2050 (80x50), compared to the 2014 baseline.

Municipal Operations Target. Reduce municipal GHG emissions 50% by 2030 (50x30) and achieve carbon neutrality by 2050.

Expand Transportation Access

Park and ride surface parking next to a bus/rail station is an outdated method of increasing transit ridership. It induces single occupant and carpool vehicle traffic coincident with transit headways, which can contribute to congestion (impeding bus transit and freight traffic) and greenhouse gas emissions (counteracting the benefits of low-carbon transit services). It also reinforces the notion that the station is not a destination in its own right, but rather a waypoint through which daily commuters pass. In the Everett Station neighborhood, near the heart of the city, the parking-oriented environment is organized to encourage people to leave and go somewhere else.

Leverage Real Estate Value to Create Civic Value

The capacity and potential development density of publicly owned land within 1/2 mile of Everett Station is among the highest in the city. Several close in private properties also possess significant development potential. Together the combination presents a prime opportunity to spur progress towards key City policy goals, including economic development, housing affordability access to healthy food options, fostering equity, and climate action.

Everett Station represents a catalyst for moving towards a more equitable development can jump

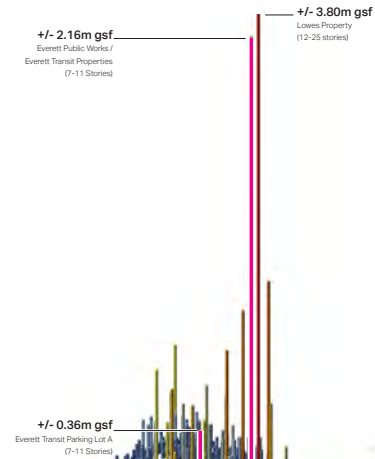


visualizing the potential for public space to catalyze public life

City of Everett, "Climate Action Plan"

Hidden Capacity at Everett Station

The Metro Everett Plan rezoned the Everett Station Area from Commercial 2 (C-2) to Urban Mixed (UM) and Urban Light Industrial (ULI), enabling a mix of residential, commercial, and industrial uses up to 25 stories in height. This creates a "hidden" opportunity to translate real estate value into civic value.



revealing the potential for development to capitalize on investments

discovery market conditions

convergence everett station area tod study

61

As an example project, for the Everett Station Area Master Plan, in an area currently defined by underutilized properties and an over-abundance surface parking, our team identified the potential network of complete street types (including green stormwater infrastructure) and public spaces and focal points - the spaces between future revitalization projects that could help anchor the projects themselves; and we mapped the untapped development capacity of every parcel in the district, to prompt discussions about the hidden opportunities that exist in every neighborhood, to deliver on community priorities through the alignment of regulatory measures to the local context. This changed the conversation from a discussion about establishing fixed rules to one about managing changing relationships - it helped to bring the plan to life.

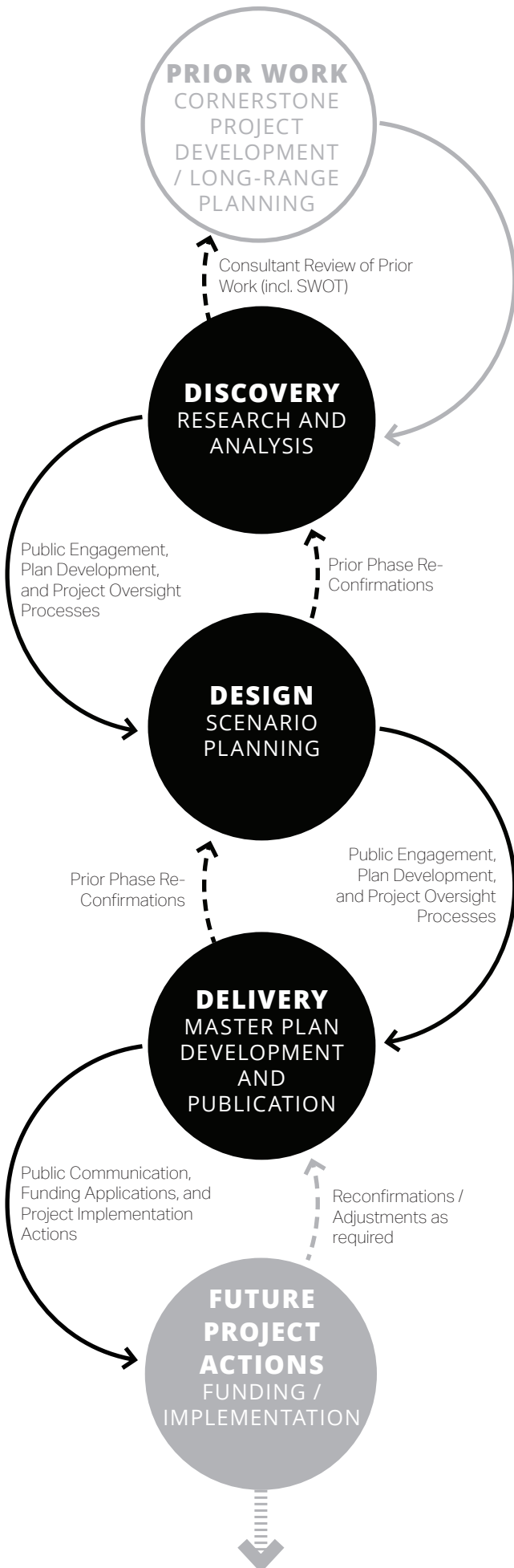
design the process

For a Master Plan to become a **“living” document**, with the potential to grow in relevance through the inevitable economic, physical, and political change that will occur over its lifespan, it must not only deliver on critical scope objectives, it must also enhance the institutional capacity of its implementation agencies (and their partners) to make real-world course corrections over time. This means that, in addition to designing the Plan, we must also design the processes by which it is developed, tested and retested, refined, and put into action. For our Team, this effort is not left to chance; it is an intentional and inextricable component of our work.

We have reviewed the five-part Scope of Work identified by the RFP and propose a clear and collaborative three-step planning framework:

1. **Discovery.** Research, analysis, on-the-ground observation, and community and stakeholder interviews. Establish the key metrics by which Plan outcomes should be evaluated.
2. **Design.** Collaborative, iterative exploration and testing of strategic planning and urban design scenarios, multi-modal transportation improvements, conceptual streetscapes, and enabling utilities and infrastructure networks.
3. **Delivery.** Synthesis of scenarios into actionable strategies, specific development programs, funding opportunities, phasing, and timelines for action.

This straightforward process provides regular opportunities for interaction, feedback, and review by the City of Wenatchee, Steering Committee, and public stakeholder groups - and it allows for natural course corrections along the way. It is intended to harness the energy of the community, nurture partnerships, and balance the very real challenges of growth, a multiplicity of interests (among catalyst developers, property owners, and mission-driven organizations to name a few), and the compelling opportunities inherent in change.



step one: **discovery**

Kick-Off. At the project outset, our Team will convene an in-person meeting with the City of Wenatchee and the Steering Committee to discuss the project; its many contexts, constituent stakeholders, and contributors; and your detailed goals for the process and for the final product. This initial meeting will help set expectations for all involved and fine tune our team's efforts moving forward.

Walking Audit. We will conduct a half-day walking audit of the Target Area, including streets and alleys, sidewalks, open spaces, buildings and storefronts, and Cornerstone project sites. This will provide our Team with a foundation for understanding conditions that can only be experienced on-the-ground. We will work with you and the Steering Committee to identify the key participants that should be involved.

Urban Analytics. During the Discovery Phase, our team build on prior City planning efforts and the Steering Committee's Strength, Weaknesses, Opportunities and Threat (SWOT) analysis for the Target Area to develop a comprehensive summary of the regional and local dynamics affecting the Target Area. We will work with you to calibrate the level of depth for this effort relative to budget and schedule, recognizing that this scope component will establish the baseline data for the Master Plan:

Regulatory and Planning Analysis (RPA) that identifies specific regulatory hurdles (real or perceived) to local development and growth. We will interview City planning staff and members of the local development community (identified by you) to better understand the perception of risk during the entitlement process related to issues such as land use approvals, development related street improvement permits, and other entitlements. We will also inquire about the impressions and outcomes of prior plans, including the 2007 Central Business Subarea Plan, the Columbia Street Final Economic Analysis Report, and the 2020 Fifth Street Collins Final Report. The interactions (overlaps and separations) between local agencies will also be reviewed to understand spheres of influence and areas of mutual alignment between the Chelan County, the cities of Wenatchee and East Wenatchee, the Port, WSDOT, and others, with respect to potential affects on the Target Area. The purpose of this task is to create a fuller picture of the real development environment so that the Target Area Master Plan can help to provide a roadmap for additional public and private sector projects that can support the City's - and Community's - vision and goals.

Urban Design Analysis (UDA) that catalogues and analyzes land uses, building types, existing and future development capacity, and other related physical conditions and assets. The UDA will identify opportunities for high-quality and experientially rich pedestrian environments, business- and resident-friendly parking, and important visual and physical connections. These include opportunities related to Cornerstone projects such as the former PUD Headquarters (keeping in mind the recent Council decisions regarding the selection process for development partners), the Warehouse District, the Mission/Kittitas Development, and the Riverfront Park Master Plan. Challenges will also be reviewed, such as excessive or non-existent night lighting, pedestrian sightlines, compatible block and building programs, and public realm accessibility.

Economic Analysis (EA) that evaluates and synthesizes the market fundamentals (rent, vacancy, existing product stock, pipeline) for 2022-2023, and projected future trends for a roster of potential development and construction typologies appropriate to the local Wenatchee context. The EA will also study:

- Demand for multifamily (walk-ups and elevator served stacked flats) and attached single-family (townhouse and rowhouse) typologies downtown, recognizing that the global pandemic is affecting the spatial separation between work and home.
- Quantities and types of commercial and street activating uses that the Target Area is likely to attract.
- Opportunities for startups, small businesses, and emerging workplace concepts.
- Opportunities for the adaptive and creative reuse of structures and supportive business programs (within and in addition to existing Cornerstone projects).

The EA may also include a survey of developers who have completed or are planning projects, to share data points on construction costs savings compared to traditional construction methods.

step one: **discovery** (cont.)

Mobility Analysis (MA) that inventories the existing and planned parking, bus transit, freight (truck), car, bicycle, and pedestrian infrastructure that may directly affect the Target Area. This will include a review of:

- Move Ahead Washington’s investment in Wenatchee’s Confluence Parkway/Miller Ave to support multimodal connectivity and safety for North Wenatchee.
- Cornerstone projects and related public and private investments that are expanding Wenatchee’s center of gravity northward, such as destinations and assets along the riverfront (Walla Walla Point Park, Town Toyota Center, Apple Loop Trail) to enhance connectivity, safety, and support a pedestrian scaled street and district design.
- Link Transit’s Transit Development Plan, led by Core Team member **Nelson Nygaard**, that resulted in services changes and a fresh look at how Link provides service. Reimagine Wenatchee could present an opportunity to continue partnership between the City of Wenatchee and Link to reinforce the following goals for transit as a attractive mobility choice for people traveling within Wenatchee, including between destinations in the target area:
 - Provide faster, more direct transit service throughout the day
 - Buses arrive more often to service popular Wenatchee destinations
 - Zero-fare (i.e., FREE!) service makes transit a great choice for quick trips within Wenatchee and connecting districts in the target area
- The Chelan-Douglas County’s Regional Bike Plan, which outlines key bikeway investments along with the Apple Loop Trail that could be leveraged to help make biking between districts in the Target Area a comfortable choice.

Sustainability and Urban Resilience Analysis (SURA) that provides a conceptual review of the Target Area’s existing and potential performance in the sectors of Energy, Water, Materials, and Habitat. Our team will inventory the solar exposure, envelope, and Energy Use Intensity (EUI based on calibrated Northwest benchmarks) of existing buildings; rainfall, water use, and waste water and stormwater outflows; embodied carbon and potential health impacts of existing building and infrastructure materials; and local urban habitat for native plant and animal species.

Public Engagement and Inter-Jurisdictional Collaboration

Public Engagement. Following the Kick-Off Meeting and Walking Audit we will develop a specific scope and schedule for a series of public workshops (in-person, virtual, and/or socially distanced) to inform and deepen the themes emerging during the Discovery Phase workflow. We expect that outcomes from the Urban Analytics studies will greatly inform this critical component of the Master Plan, and we will work with you and the Steering Committee to identify the appropriate constituencies, select effective engagement practices (workshops, community meetings, interviews, focus groups, design charrettes, etc.), and establish the timing for the process.

We recommend that at least one, initial public engagement event to occur during the Discovery period. Based on the required scope components identified by the RFP, specifically the first bullet point: “Develop Community Visioning & Goals.”

Communications. As an extension of the Engagement process, we will also work collaboratively with you and the Steering Committee to develop a clear and consistent graphical representation and message for the project – a visual identity for the Master Plan. This can include maintaining an up-to-date, meaningful Online presence on a City hosted website; providing print communication materials; creating traditional media new releases; embracing social media opportunities and looking for opportunities to engage (both inform and involve) community groups and city advisory boards and commissions.

This Phase will conclude with the publication of a Discovery Summary for public review and comment.

step two: **design**

The Design Phase is the heart of our Approach. With the Discovery Summary and initial public feedback in hand, we will work with you to begin testing the findings from the urban analytics on the feasibility of multimodal transportation alternatives, conceptual streetscape designs, land use recommendations, and the economic impacts and benefits of funding strategies and implementation measures. We will also study potential for additional catalyst (Cornerstone) sites, and more broadly, scenarios for Target Area wide placemaking and urban design. At the conclusion of this phase, we will work with you to select a preferred alternative for further refinement in the Delivery Phase.

Urban Design and Site Development. Our Team will prepare materials for the following:

Development Propensity and Typologies. We will refine the roster of development types presented in the Discovery Summary, with a focus on illuminating the opportunities and challenges associated with public/private partnerships and market-oriented projects the central Washington context. Here, we will test the propensity of specific Target Area sites to redevelop and establish the potential housing and jobs yield. Within the constraints of current Zoning, we will study residential (townhouse, rowhouse, walk-up stacked flats, and urban mixed-use wood over concrete construction) and non-residential (retail, commercial office, institutional, warehouse and light industrial, and civic) development in for-sale, rental, and subsidized affordable formats. Guidance related to typological shifts in spatial program as a result of the global pandemic will be incorporated.

Scenario Planning. With the knowledge about the propensity of neighborhood redevelopment, potential supply delivery and absorption, and the feasibility of potential mobility and utility infrastructure improvements, individual “catalyst sites” (public spaces, streets, and buildings) within Cornerstone areas will be tested in more detail for urban design qualities and the ability to deliver on key opportunities. During this phase, multiple iterations and revisions are expected due to the complexity of optimizing financial development models for specific returns relative to costs and other goals that may be established through Community Engagement. Order of magnitude cost estimating (conceptual budgeting) may occur in this task.

Regulatory Thresholds. Scenario Planning on sites will reveal the acuity of regulatory constraints identified in the initial RPA interviews. Where existing regulations impede the ability of the Plan to achieve its goals, our Team will work with you to determine whether recommendations for adjustments or exemptions to existing City development codes are warranted.

Street Level Design Standards. It is essential that street level improvements and development standards acknowledge their direct connection to economic development and urban revitalization efforts. Our Team will work with you to outline opportunities to address walkability, safety (CPTED), visual accessibility (retail viability), and ADA and multi-generational adaptability. Additionally, we will coordinate with Public Works engineering and with City planning staff to align funded and/or in-process public actions and plans with the recommendations from the this Master Plan (to avoid duplication and highlight common goals!).

Circulation and Parking. Street characteristics, including pavement/sidewalk conditions, bike corridors, and parking type and availability will affect the pace of change. Our team will provide clear maps that overlay areas that require the deployment of specific projects to improve mobility, incent development, or improve the quality of place.

Project Financing. Our team will work with you to manage a process to devise and test the most appropriate financing and/or funding structure for recommended improvements and catalysts. This may include TIF, improvement or benefit district creation, or, for targeted projects that may not be able to leverage large scale urban funding streams, soliciting feedback from experts in the areas of affordable housing finance, impact capital, potential non-profit operating partners, and others.

step two: **design** (cont.)

Public Engagement and Inter-Jurisdictional Collaboration

Plan Coordination. Building on the significant amount of previous and ongoing planning work in Wenatchee and specifically in the Cornerstone areas, our team will work with you to design a “Linkage Map” that identifies synergies and connections between the latest street improvements slated for the Target Area and other nearby corridors, ongoing City pavement management, bicycle corridors development, and other capital projects.

Public Engagement. We will continue our public engagement efforts, incorporating feedback into the Plan.

This Phase will conclude with the publication of a Design Summary for public review and comment. We will work with you to synthesize the above information into a Design Summary, outlining the series of coordinated programming and design options that arrange the Target Area into areas of stability (gradual evolution) and change (catalytic growth). Here we will also analyze the overall performance of the neighborhood alternatives relative to the metrics determined during the Step One: Discovery.

Over the course of the following weeks, the design team will work regularly with you to distill and refine information gleaned from the Discovery and Design phases into a draft Plan that provides clear direction for on the phasing and makeup of future projects. Our Team will provide graphically clear, three-dimensional representations of potential near-term, mid-term, and end-state development scenarios, and we will identify “early wins” that can jump start progress. The Final Master Plan will provide a singular and sustainable urban design Vision for the Target Area that can implement City goals and realize the needs and aspirations of the community.

step three: **delivery**

(2 months)

Public Engagement and Inter-Jurisdictional Collaboration. We will continue our work with you and the Steering Committee to conduct engagement efforts, with the goal of demonstrating how public input has helped to shape the progress of the Plan, soliciting additional feedback, and communicating next steps.

Master Plan Document. The Final Plan will be a concise, visually accessible, and actionable roadmap for implementation work in the Target Area.

Specific Plan components will include:

- Community Vision and Guiding Principles, paired with a conceptual urban design strategy.
- Transportation and Traffic Improvement Alternatives which focus on multimodal uses and superior pedestrian use and experience.
- Parking management, considering both the local and regional context.
- Conceptual Streetscape Designs and Recommended Improvements; and,
- Future land use recommendations that consider changes in existing patterns and recommended focal points

Funding Support Roadmap. Due to the application schedules for grants and other funding streams, (Block Grants, LIHTC State Housing Trust Fund allocations, TIF, INFRA, RAISE, etc), our Team expects that some design and costing documentation for key catalyst site(s) and streets will need to be accelerated or further refined during this phase, so that you can engage potential project partners and/or make timely application submittals.

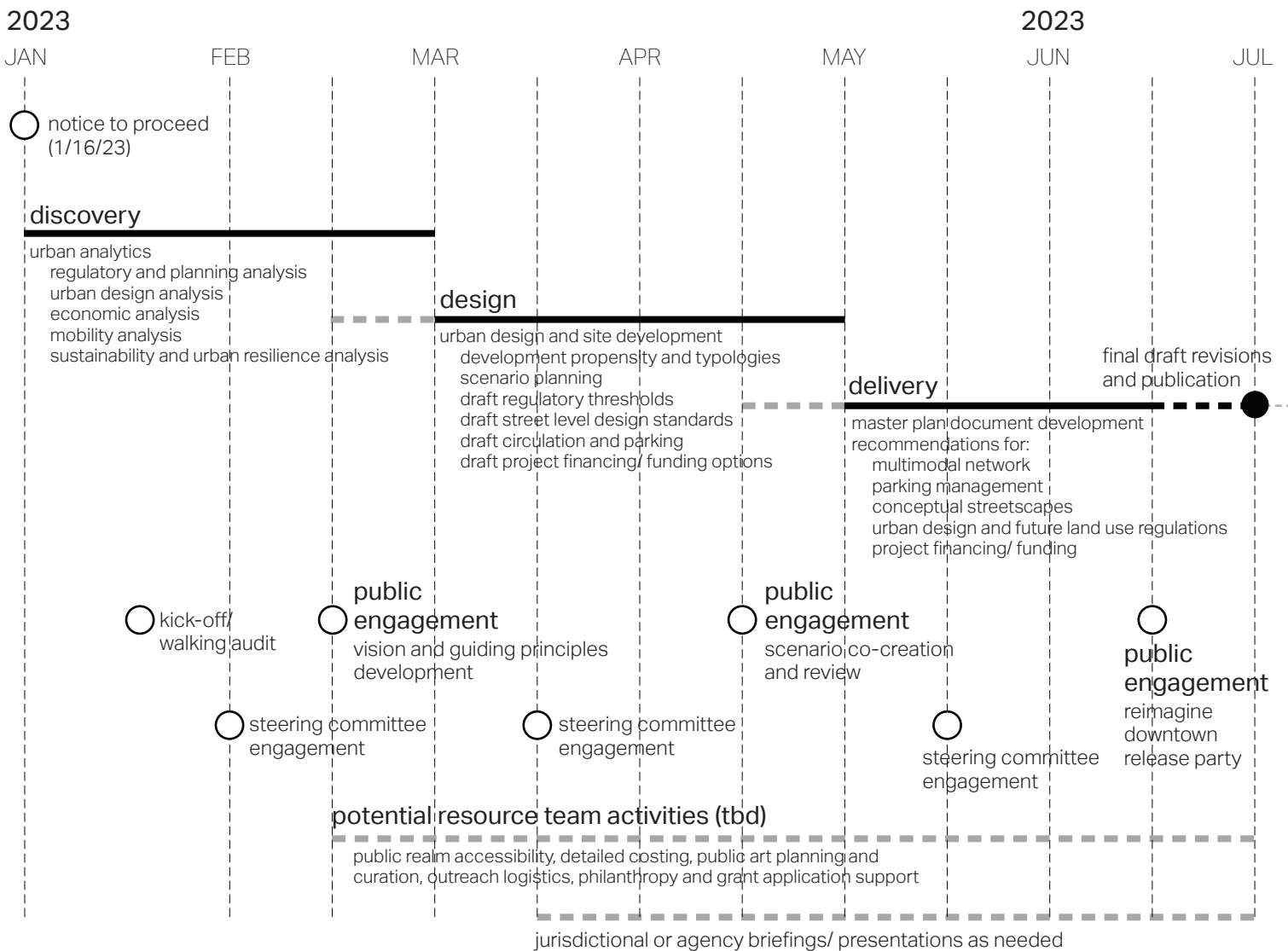
design the schedule

Each project presents unique challenges and opportunities, and every design project begins by designing the schedule and program and by framing the opportunities and constraints that enable informed decision-making.

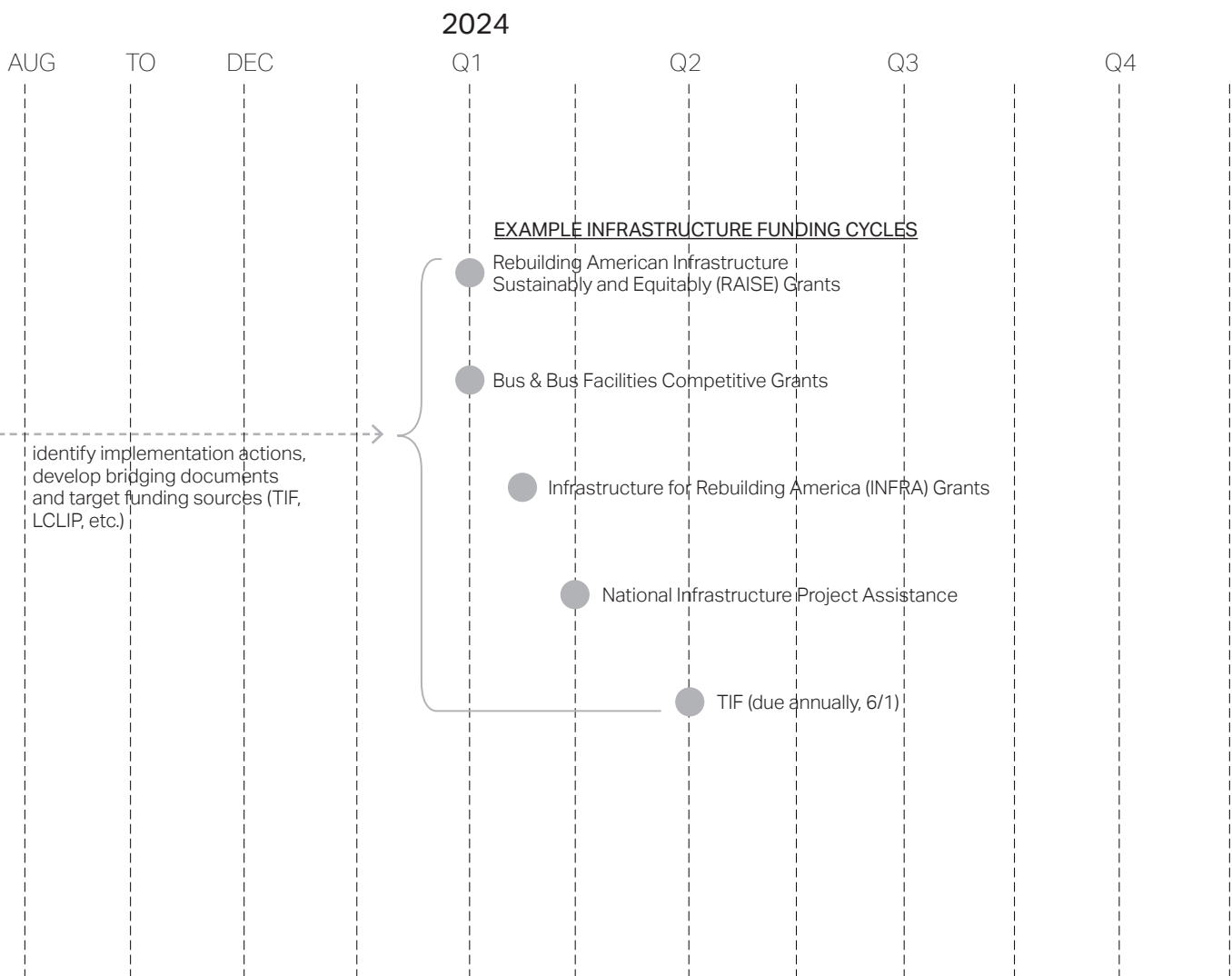
The Reimagine Wenatchee Target Area Master Plan should be considered in the context of future actions, which includes the potential for the City or development partners to design and construct catalytic projects - buildings, public spaces, infrastructure trunklines or improvements, or some combination thereof.

Acknowledging the funding cycles and milestones for subsidies, partnerships, and procurement methods can help to inform and clarify the content of the Master Plan.

reimagine wenatchee target area master plan (approx. six month duration)



potential future project actions







our experience

similar experience summary

Over nearly seven years, Northwest Studio has been involved in the planning, design, and construction of thousands of housing units, sidewalk engaging ground floor retail, new and repurposed offices, habitats and landscapes, and transit connected public space networks.

northwest studio select urban design and planning projects

Avalon Station Area Master Plan, West Seattle, WA (2020-Ongoing)

Architecture and Urban Design for six blocks, 500 units of housing, and 28,000sf of retail in the West Seattle Triangle

Bayfront Transit Village Master Plan, Hercules, CA (2016-2017)

Master planning, programming, and entitlement support for 1,400 market rate units in Hercules, California

Broad Street Mixed-Use, Seattle, WA (2016)

244-units of mixed-use housing, retail, hospitality, and alley vacation and ROW restoration at the edge of the Uptown Triangle.

Clark Fork Master Plan, Missoula, WA (2019-Ongoing)

Strategic planning and urban design for the restoration of 4,000 acres of brownfields along 4 miles of the Clark Fork River.

Everett Station Area TOD Master Plan (2020-2021)

Urban design, public facilitation, and feasibility planning for a public/private consortium of stakeholders in a transit rich district.

Housing Hilltop, Tacoma, WA (2016-2017)

Urban Design and interactive public art-oriented Workshops for 5 low-income housing buildings and connective public spaces.

King County Civic Campus Master Plan, Seattle, WA (2018-Ongoing)

Strategic urban design and operational and facility planning for King County's 9-block downtown seat of government.

Modern Green Redmond Town Center TOD, Redmond, WA (2016-2017)

500 - 600 unit 'whole-life' development adjacent to the future Downtown Redmond Link station

Redmond Technology Center TOD Master Plan (2017)

Mixed-Use development feasibility analysis and urban design concepts for the City of Redmond and Sound Transit

Roosevelt Link Station TOD, Seattle WA (2016)

Architecture and urban design for 265 units of mixed-income and special needs housing, retail, childcare, and public space.

Spring District North Master Plan, Bellevue, WA (2016-2018)

Strategic Urban Design for public space reconfigurations and mobility access to the Sound Transit Spring District Station.

Saint Marks Master Plan, Seattle, WA (2016)

Feasibility studies for up to 100 units on land owned by one of Seattle's oldest institutions

Pacific Marine Hospital Landmark Campus Master Plan, Seattle, WA (2017-2019)

Public space design and multi-building mixed-income mixed-use development on a landmarked hilltop site

University District Urban Center Rezone and Economic Feasibility, Seattle WA (2016-2017)

Development feasibility analysis and zoning code development for the City of Seattle

urban design and planning projects prior to northwest studio¹

constructed master plans
and urban development codes

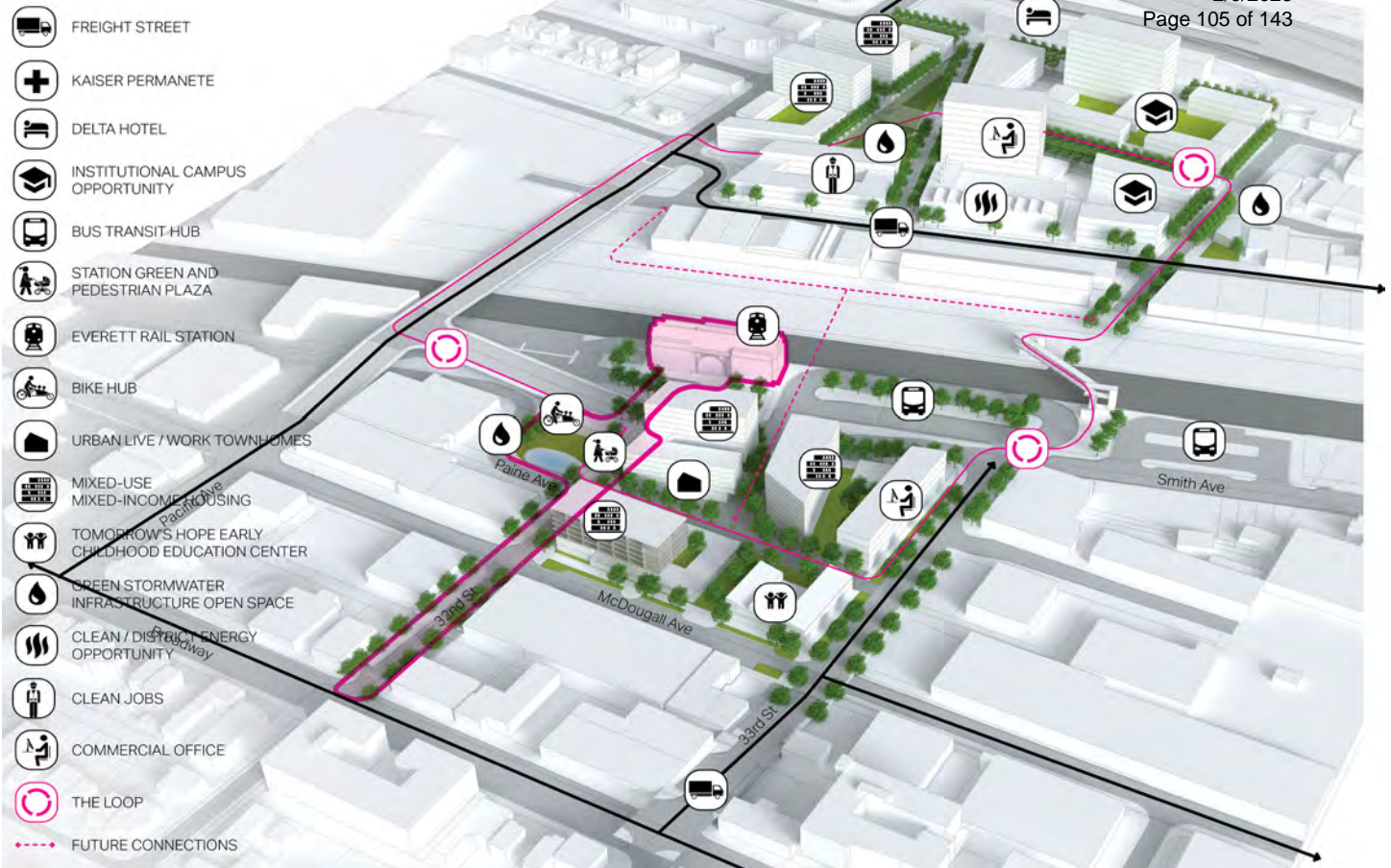
Avalon Newcastle Commons, Newcastle, WA
Camana Bay, British West Indies
Capitol Hill Ecodistrict and TOD, Seattle, WA
CJ Peete HOPE VI Redevelopment, New Orleans, LA
Coast Highway Strategic Plan, Oceanside, CA
Cody Canal Park, Cody, WY
DOT Pedestrian Bridges, New York/ Bronx/ Queens, NY
First Presbyterian Towers Master Plan, Seattle, WA
Frisco Square Townhouse Block, TX
Fort Lewis Master Plan, Dupont, WA
Kerr Couch Park, Oklahoma City, OK
Leander Transit Village, Leander, TX
Mt Baker Station Area Plan, Seattle, WA
NYSE and Financial District Public Spaces, New York, NY
Pentagon South Plaza Master Plan, Arlington, VA
Perelman Quadrangle, UPENN, Philadelphia, PA
Pitchfork Ranch Master Plan, Meeteetse, WY
Presidents Park South, The Ellipse, Washington, DC
Roosevelt Station Master Plan and Rezone, Seattle, WA
SandRidge Commons, Oklahoma City, OK
Serendra Master Plan, Manila, Philippines
SLU Lakefront Blocks, Seattle, WA
Spring District Placemaking, Bellevue, WA
UC Davis West Village Master Plan, Davis, CA
Yesler Terrace, Seattle, WA
Waterworks, Minneapolis, MN

adopted master plans
and urban development codes
Battery Park City/ RTE 9a, New York, NY
Berry Land Park, Jersey City, NJ
Boyle Heights Mixed-Use Specific Plan, Los Angeles, CA
Liberty Harbor Master Plan, Jersey City, NY
Idaho Department of Lands Strategic Plan, ID
Memphis Brewery Area Redevelopment, Memphis, TN
Mill Pond Park Master Plan, Bronx, NY
Orton Junction Master Plan, Sumner, WA
Sentul City Master Plan, Bogor, Indonesia
YMCA Camp Coleman Master Plan, Longbranch, WA

adopted policy plans and funded research
Climate Preparedness Action Plan, Seattle, WA
Plan 4DE, International Energy Agency
Seattle Climate Action Plan, Seattle, WA

concept, and feasibility
American Can Block (Hudson Lofts), Hoboken, NJ
Boise Blocks Master Plan, Portland, OR
Broome Street Redevelopment, New York, NY
Highpoint Blocks 32 & 34, Seattle, WA
Hoerschel Building Redevelopment, New York, NY
John Street at Brooklyn Bridge Park, Brooklyn, NY
Lewis Wharf, Boston, MA
Midway Station Area Plan, Kent, WA
Newark MLK Gateway, Newark, NJ
Othello Blocks Master Plan, Seattle, WA
St. Joseph Church Master Plan, Seattle, WA
St. Marks Master Plan, Seattle, WA
Sunrise Court Habitat for Humanity, Charlottesville, VA
Taylor Yard Master Plan, Los Angeles, CA

1. *Northwest Studio partners, David Cutler and Aaron Young, prior practice experience*



EVERETT STATION AREA MASTER PLAN

EVERETT, WASHINGTON

Despite more than twenty years of public investments in transit service, civic infrastructure, and planning, the area surrounding Everett Station remains characterized by low-density land uses, limited housing options, few sidewalks, and slow growth. With ST3 arriving in 2036 and the abundance of publicly-owned under-utilized property in the district, the non-profit and social equity leader, Housing Hope, engaged Northwest Studio to help the community establish a planning framework with the capacity to catalyze a transition to a transit and opportunity rich, people-oriented neighborhood.

Centered on Housing Hope’s program, Northwest Studio envisioned a targeted rezone and “Loop” of coordinated public realm improvements to protect and support local business and catalyze new development - a flexible framework to welcome additional residents and jobs to the neighborhood and contribute to delivering on shared goals for Economic Development, Affordable Housing, Transportation Access, Climate Action, and Equity.

Client

Housing Hope

Program

70 res. units (9% LIHTC),
200 res. units (4% LIHTC),
28,000 sf Housing Hope HQ,
21,000 sf Tomorrow’s Hope
Childcare Services, 35,000 sf
Community Programs, Public
Spaces and Amenities

Sustainability

LEED ND target
Built Green (aff. housing)
Living Building Challenge and
Living Community Challenge
(Childcare and Office
programs)
District Energy

Scope

Architecture, Urban Design

Project Duration

2020-2021

Status

City Council Review, 2022-23

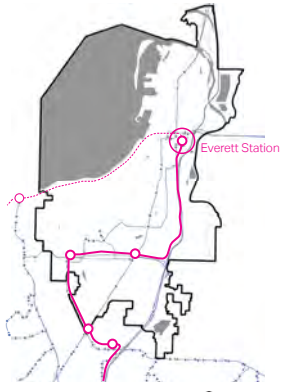
Consultants

Heartland (Real Estate)
Nelson Nygaard (Mobility)
MIG (Civil Infrastructure)

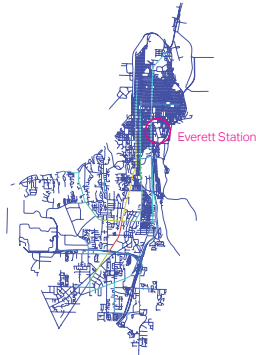
Collaborating Entities

City of Everett Office of
Economic Development
City of Everett Public Works
Sound Transit
UW Runstad School
Urban Land Institute
Everett Station District
Alliance

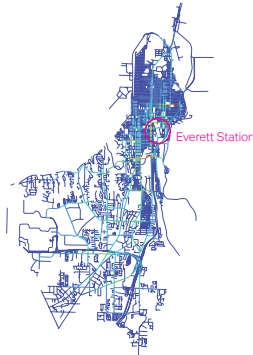
Everett Station is a hub within the city-wide and county-wide transit network.



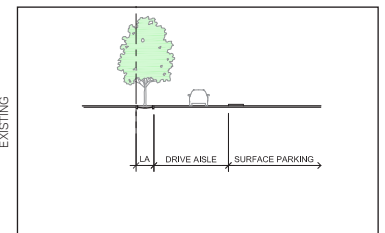
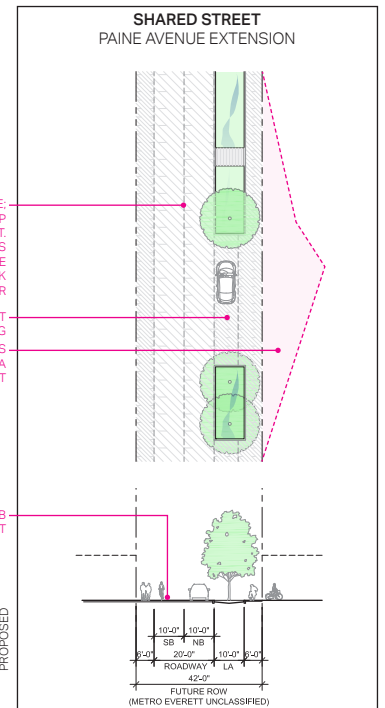
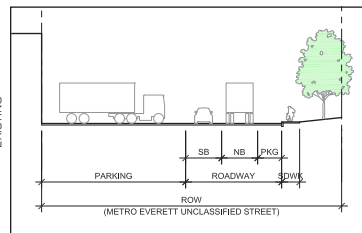
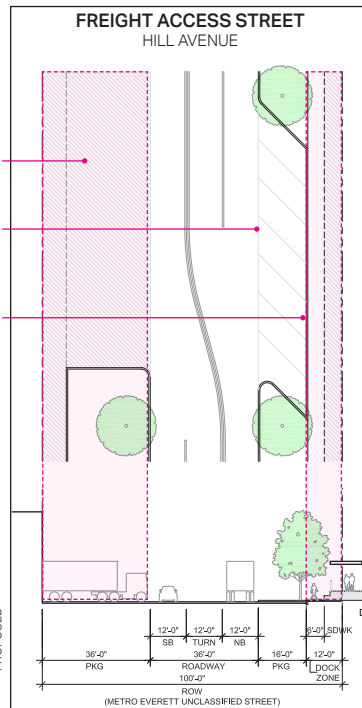
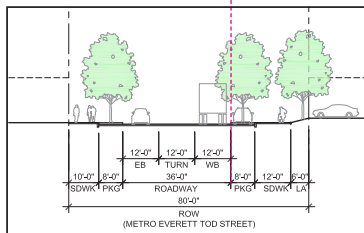
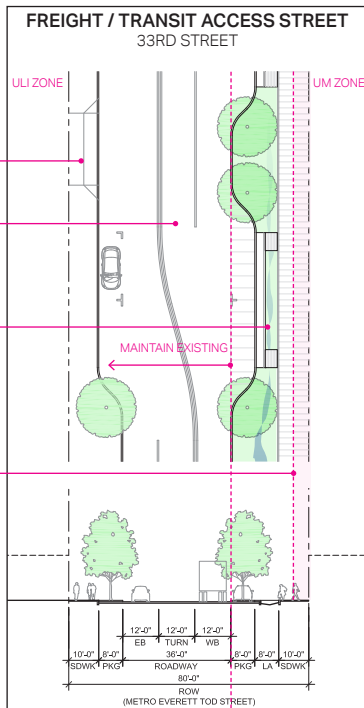
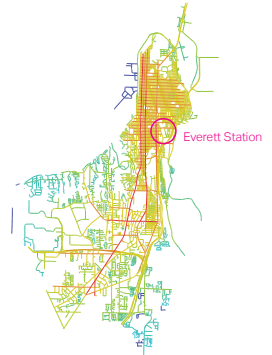
Everett Station is at the center of the city, but far away from the most connected segments in the citywide street network.



At a district scale, Everett Station is disconnected from surrounding neighborhoods.



Everett Station creates a gap in the citywide street network.





HOUSING HILLTOP

TACOMA, WASHINGTON

Alongside the Tacoma Housing Authority, planning and urban design, coordination, and public facilitation was developed and undertaken for five interactive design workshops. These sessions were focused on establishing the framework for the public-private development of new housing, retail, social services, and community spaces. The outcomes from these sessions inform design and planning for the master plan's four urban infill sites.

Over the course of two months, each of the five sessions was attended by local residents, business owners, public officials, and the neighborhood workforce. Input from these workshops represents a cross-section of the neighborhood and serves to shape an inclusive plan.

To further inform project programming, four half- and full-day public events were held with community stakeholders, local artists, and the project design team. These public gatherings celebrated the history and potential future of the Hilltop Neighborhood, during which authentic and unscripted feedback could be gathered in an informal and familiar environment.

The project is ongoing and will culminate in the construction of affordable housing and space for supportive community services. Low Income Housing Tax Credit applications for Phase I projects will be submitted for the 2018 funding cycle.

Client

Tacoma Housing Authority

Program

149 units at 50% AMI or below utilizing 4% and 9% LIHTCs. 12,000 gsf retail and community services

Scope

Architecture, Urban Design

Project Duration

2016-2017

Status

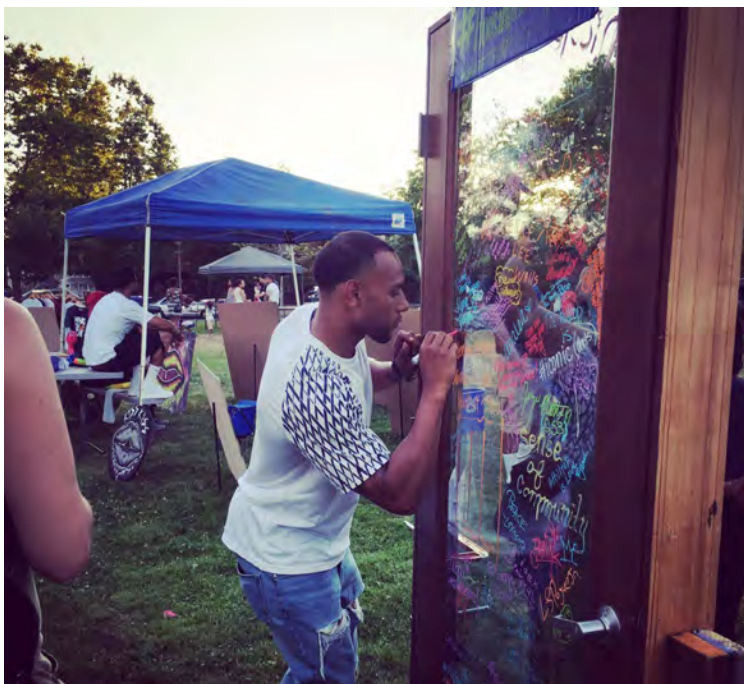
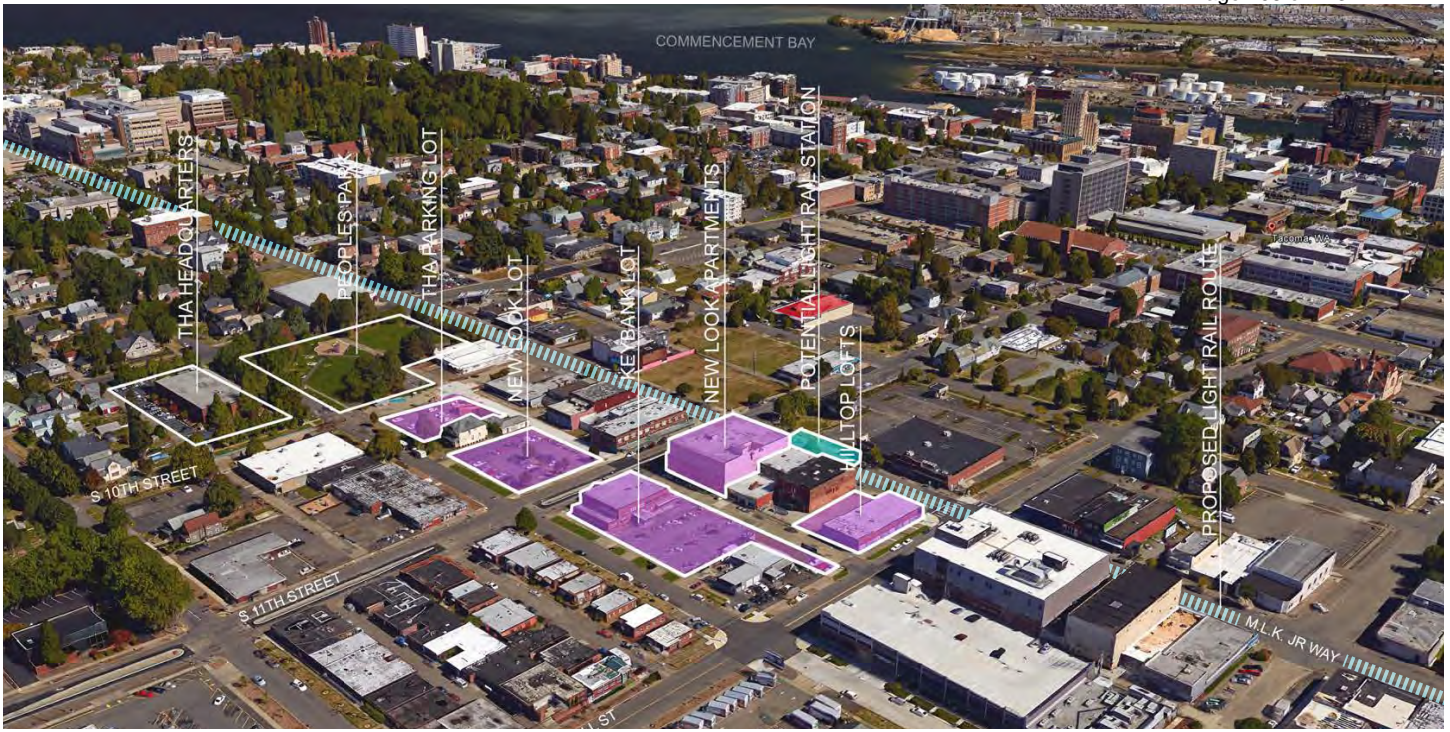
LIHTC Applications Ongoing

Consultants

GeoEngineers (Geotech).
KPFF (Structural, Civil).
Fehr & Peers (Traffic).
Heartland (Market Analysis).
Chris and Kenji (Public Art)

Reviewing Agencies

US Dept of HUD, Washington State Housing Finance Commission, Tacoma Dept. of Neighborhood and Community Services, Dept. of Planning and Development Services, Dept. of Community and Economic Development, Dept of Public Works





KING COUNTY CIVIC CAMPUS MASTER PLAN

SEATTLE, WASHINGTON

Spread over eight acres of land, with a total of 2.3 million square feet of space in buildings, most of King County civic campus facilities in downtown Seattle are underutilized, functionally obsolete, or are facing rapidly escalating, costly maintenance and repairs that may be financially unsustainable.

Over the decades, the County has made investments in these facilities to keep providing services to King County residents. Even with these refurbishments, many of the buildings are now at the end of their useful life. The surrounding campus area is also increasingly viewed as having unsafe conditions for those accessing County services, neighborhood residents, and County employees. Updated approaches to public health, policing, and criminal justice services are also under consideration by policy leaders due to the COVID-19 pandemic and calls for criminal justice reform.

The King County Council (Ordinance 18110) directed County staff to comprehensively assess existing building conditions and future space needs for downtown functions through 2025. The Master Plan expands on this effort, looking ahead to 2045 to identify opportunities to deploy County services, leverage the value of County real estate assets, improve personal safety and security, and better engage and complement surrounding neighborhoods.

King County Executive Dow Constantine and the King County Council retained Northwest Studio to lead the development of a King County Civic Campus Master Plan to provide the public and County leaders with viable options for County facilities, campus investments, and public space uses over the next 25 years.

Client

King County

Program

2.75m sf government functions

4m sf commercial office

5,000 units of housing

Transit connections

Public space

Parking

Scope

Architecture, Urban Design

Project Duration

2018-Current

Status

Public Outreach Ongoing,
2022-2023

Consultants

Operational Analysis:

EcoNorthwest

Facilities Analysis: Clark
Barnes

Real Estate: Kinzer Partners

Community Outreach:

Stepherson Associates

Facilitation: Cocker Fennessy

Landscape: Communita

Altelier

Mobility: Nelson Nygaard

Workplace Strategies: CBRE

Specialty Programs: CGL

Highrise: Kendall Heaton

Civil: KPFF

Structural: CPL

Cost Estimating: DCW

Agencies

Seattle DCI

Seattle OPCD

Seattle Dept. Trans.

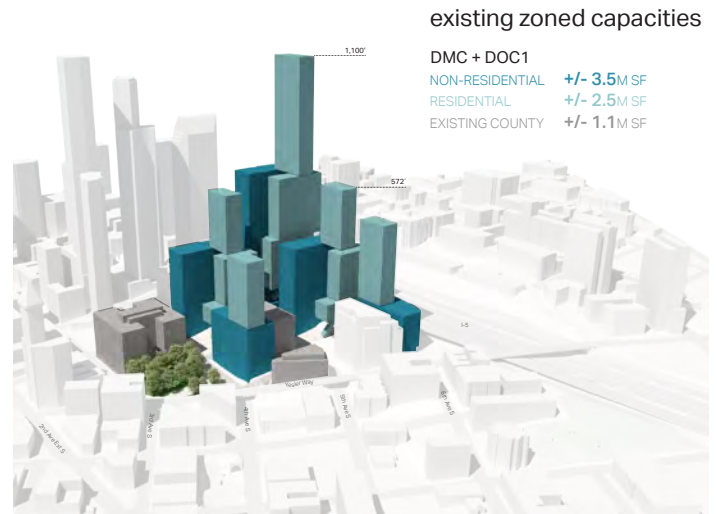
Seattle DON

Seattle Parks

Sound Transit

Pioneer Square Alliance

Downtown Seattle Assoc.



vision statement

A welcoming, equitable, and enduring place, inspiring civic life and serving the region.

guiding principles

design for equity and fairness

Program, plan, and build to realize Equity and Social Justice in physical space.

Ensure access to opportunity for all.

Focus on health and wellbeing through design.

build respectful civic experiences

Contribute to a safe and welcoming environment.

Make access to government services self-evident.

Celebrate the differences we have in common.

create resilient working places

Foreground spaces that connect people in government with the people government serves.

Accomplish long-term functional durability.

Construct workplace environments that support recruitment and retention.

deliver financially sound projects

Plan for a future that begins now.

Unlock real estate value to realize new civic value.

Deliver projects that reduce long-term cost to taxpayers.

design beautifully restorative environments

Be a global model for the renewal of urban ecologies, sustainable design, and low-carbon development.

Demonstrate that beauty and practicality are inseparable.

Make the unique characteristics of the County's region and cultures visible in the Civic Campus.



AVALON STATION AREA MASTER PLAN

SEATTLE, WA

Over the course of nearly a century, the Sweeney Family's Alki Lumber business has served as an anchor for the West Seattle community. With six blocks of land holdings comprising nearly 4 acres along 36th Ave SW, and adjacent to Sound Transit's future Avalon Station, the family engaged Northwest Studio to develop a comprehensive strategy for redevelopment in a way that honors the family's commercial history while looking forward to the next century of growth and evolution.

Two early phase sites will catalyze a new retail core along 36th, creating a neighborhood anchor for current and future residents, commuters, and shoppers.

Deep building overhangs, and wide sidewalks promote an active and welcoming pedestrian experience in all of the Northwest's peculiar weather conditions - establishing an urban design prototype for future phases to be developed along the street.

A strategic mid-block crossing provides a key pedestrian link to Rapid Ride along 35th Ave SW, during the interim period before the Avalon Station begins operation.

Client

Sweeney Family
HB Management

Program

500 housing units
up to 100 affordable units
28,000 sf retail
5,000 sf open space
On-site parking

Scope

Architecture, Urban Design,
Streetscapes

Project Duration

2020-Current

Status

Design Review Complete
Master Use Permit received
2022
Building Permit Ongoing
Street Improvement Permits
Ongoing

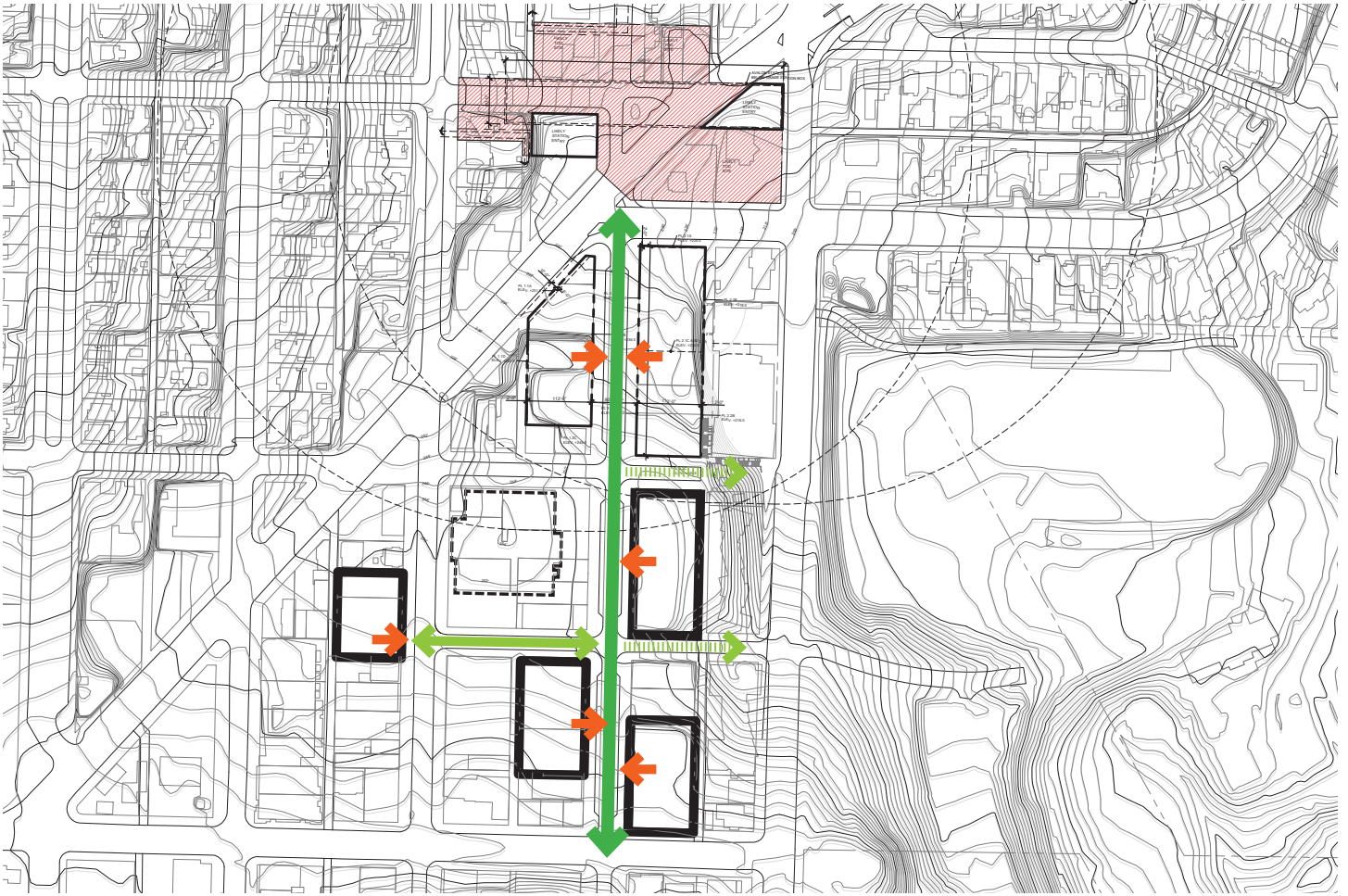
Consultants

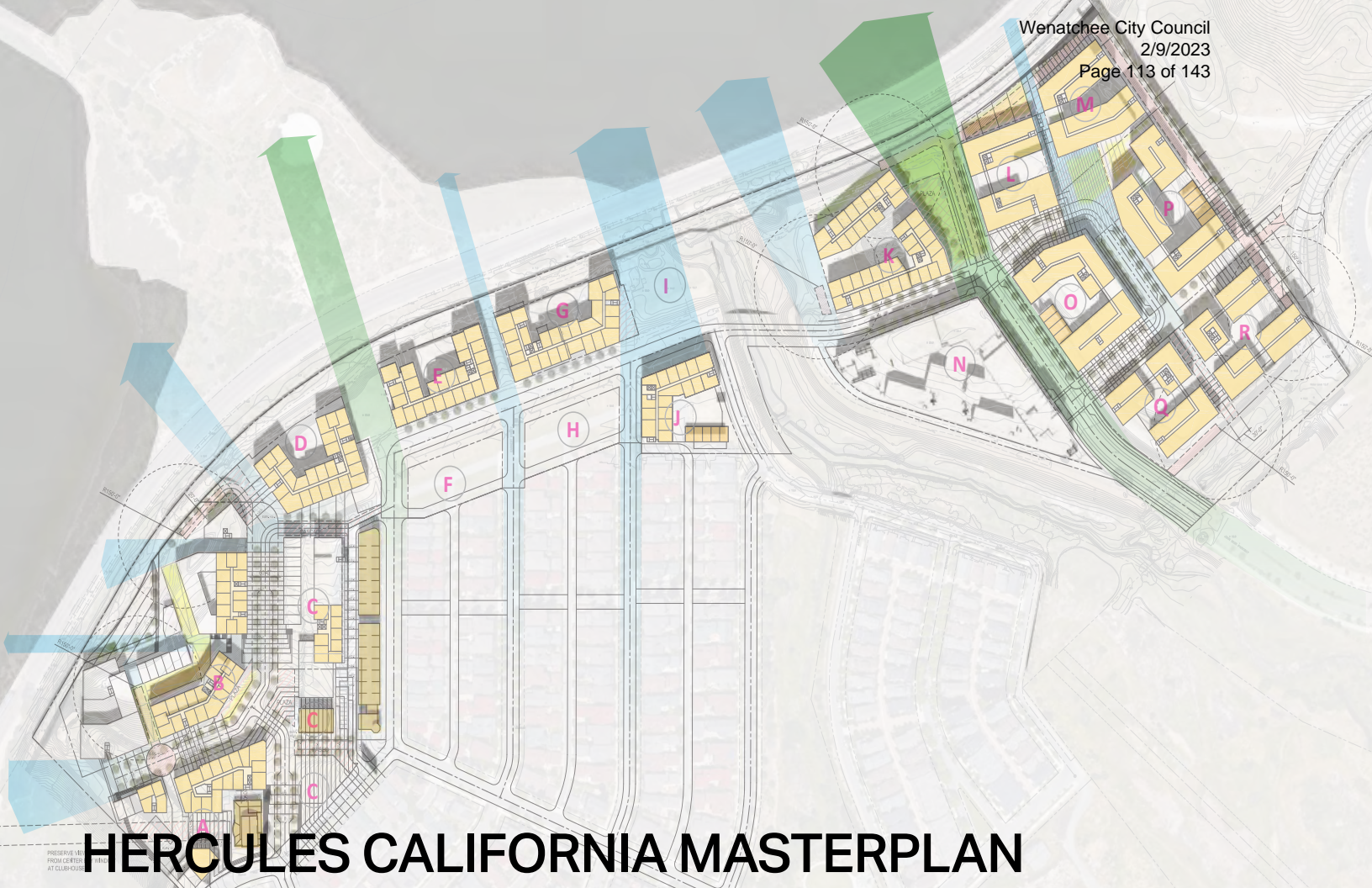
AoR: Ankrom Moisan /
Tiscareno
Landscape: Berger
Structural: CPL
Civil: KPFF
Traffic: Hefforn

Agencies

Sound Transit Seattle:

Dept. of Construction and
Inspections
Office of Housing
Dept. of Neighborhoods
Dept. of Transportation
City Light
Public Utilities
Design Review Board (Virtual)





HERCULES CALIFORNIA MASTERPLAN

HERCULES, CALIFORNIA

In 2000, the City of Hercules chartered an urban-design-based land use planning effort. This plan attempted to balance the preservation of the city's undeveloped land against continued suburban sprawl and to redevelop the city's formerly industrial waterfront. The resulting plan directs that Hercules be turned into a transit-oriented, pedestrian-friendly, mixed-use town.

The Hercules Bayfront Transit Village is a major infill project in the Bay Area to rebuild an abandoned industrial area into a transit village linked to the new Hercules Intermodal Transit Center. The Project is envisioned to have approximately 1,400 new multi-family residential units, mixed with up to 115,000 square feet of office uses, 134,000 square feet of flex uses, and 90,000 square feet of neighborhood serving retail, all located within a one quarter mile radius of the Intermodal Transit Center.

The village's plan consists of an interconnected network of narrow and engaging streets, forming walkable city-blocks and public spaces, all within walking distance of local and regional transit. New buildings and public spaces are organized to take advantage of the sites primary assets: views of the bay, southern sunlight, and seasonal wind patterns.

The first block (Block N) of this new transit village was completed in 2019, including 172 residential units and 6,142 sf retail)

Client

Ledcor, Inc.

Program

1,400 Residential units
115,000 gsf Office
134,000 gsf Flex
90,000 gsf Retail
2,250 Parking stalls
Public open space
Infrastructure

Scope

Urban Design

Project Services Duration

2016-2017

Status

Build-out ongoing

Consultants

SWA (Landscape). BKF (Civil).
Fehr & Peers (Transportation)

Reviewing Agencies

Fed. Highway Administration,
Fed. Transit Administration,
Army Corps of Engineers,
Contra Costa Transit
Authority, Caltrans, East
Bay Region Parks District ,
Assoc. of Bay Area Gov'ts,
SF Bay Conservation and
Development Commission,
City of Hercules





SPRING DISTRICT CYCLE PAVILION

BELLEVUE, WASHINGTON

The Spring District is a 36 acre environmentally sustainable, transit-oriented, mixed-use urban neighborhood on the old Safeway Distribution Center site in the Bel-Red Corridor. Specifically designed to help tech companies attract and retain the world's best talent, the development is centered on a future light rail station which will connect Microsoft, to the east, and downtown Seattle, to the west. The 16 city blocks will feature commercial, educational and residential projects, including hotels, restaurants and diverse local shops.

Currently under construction, the Cycle Pavilion houses a range of retail and restaurant uses, but the focus of the Pavilion is the transit-related cycle-storage floor. This floor houses approximately 500 bicycles for surrounding users including the new REI headquarters as well as transit riders and Spring District residents. The Project is designed to achieve LEED Certification.

Client

Wright Runstad & Company
Shorenstein

Program

15,000 gsf retail, restaurant,
transit infrastructure (cycle
storage)

Scope

Architecture, Urban Design

Project Duration

2017-2021

Status

Substantial Completion 2021

Consultants

JMJ (Civil), KPFF (Structural),
Prime (Electrical), PSF
(Mechanical), Auburn
(Plumbing), Anderson
Construction (Precon), PLS
(Lighting)

Reviewing Agencies

Sound Transit
City of Bellevue Dept. of Dev.
Services, Dept. of Planning &
Comm. Development, Dept's.
of Trans., Fire.
Puget Sound Energy





UNIVERSITY DISTRICT REZONE AND ECONOMIC FEASIBILITY ANALYSIS

SEATTLE, WASHINGTON

In 2016, the City of Seattle engaged **David Cutler and EcoNorthwest** to analyze the potential market feasibility impacts of preliminary rezoning strategies accompanying an update to the land use frameworks regulating Mandatory Housing Affordability (MHA) in the University District, one of only three Urban Centers within the Seattle city limits and spanning approximately 48 blocks, with a population of 14,200 residents.

The project analyzed the propensity of normative and innovative residential and non-residential (office, institutional, technology and research) development typologies to occur, on the myriad elongated block geometries sprinkled throughout the district, based on the cost ranges for typical IBC construction types (wood, concrete, steel, heavy timber) and associated MHA fees, relative to potential financial return structures and timelines. Interviews with property owners and developer stakeholders, including the University of Washington were conducted to ground check assumptions.

Outcomes included an identification of high-yield development sites, along with recommended code language to encourage mixed-use, mixed-income, multi-generational, context-appropriate development, including specific parameters for family-size units, floorplates and heights, tower spacing, through-block connections, and public open spaces - all of which were intentionally calibrated to assist in refining the MHA program..

Since the rezone was adopted in 2017, 2,839 units have been permitted or built, and over 6,000 units are in the pipeline, with over 22 towers on the way - each shaped by the new code.

Client
Seattle Office of Planning and
Community Development

director of urban design at
GGLO

Program
approx. 48 blocks
14,200 residents, plus over
40,000 students and 38,000
employees.

Consultants
EcoNorthwest (Real Estate
Economics)

Scope
Planning, Urban Design

Project Duration
2016

Status
Report, 2016
Adopted Ordinance 2017

* d. cutler, while principal and

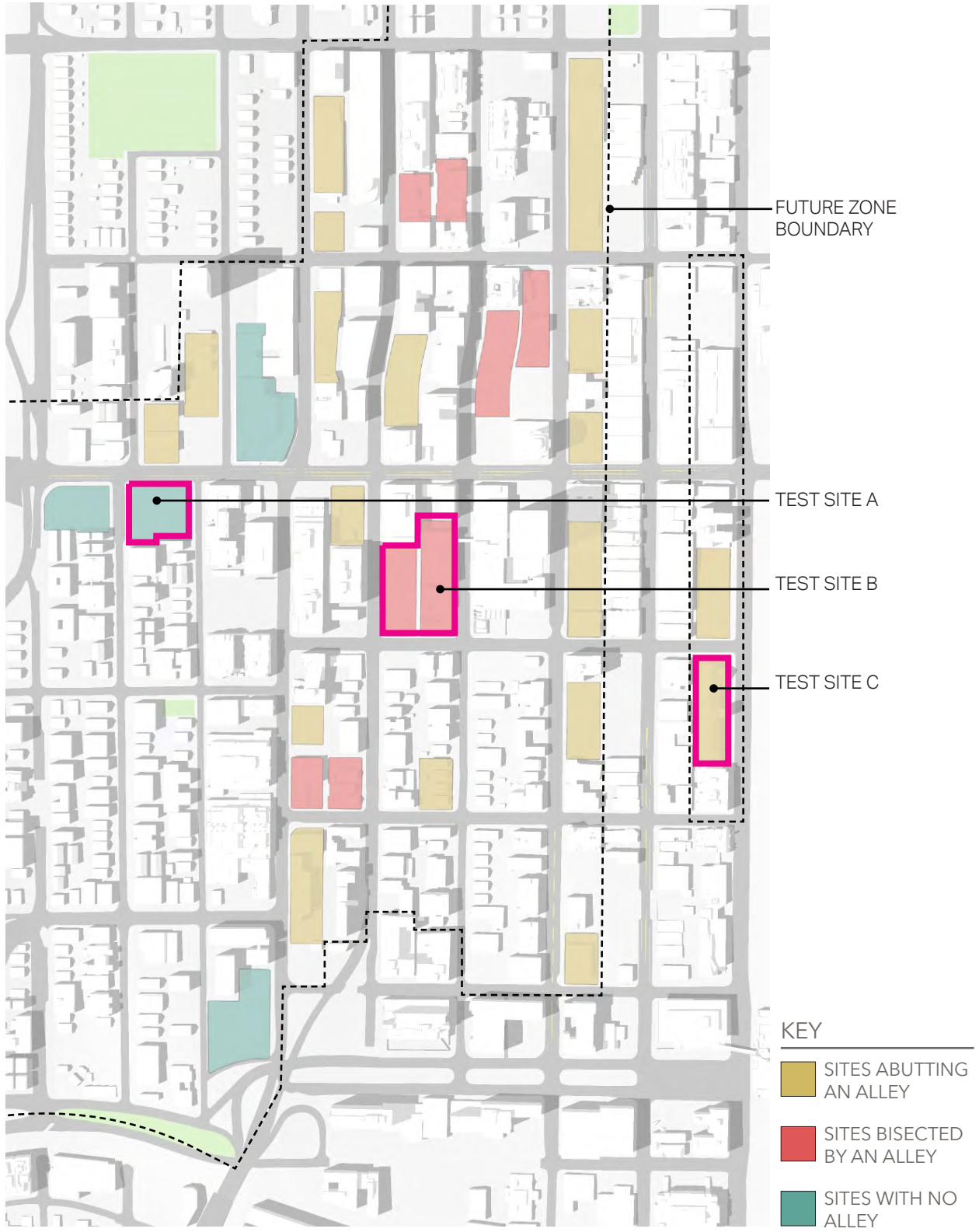


Figure 1: U District Site Map



CAPITOL HILL ECODISTRICT AND LINK STATION TOD

SEATTLE, WASHINGTON

The Capitol Hill EcoDistrict spans over 500 acres of one Seattle's densest urban neighborhoods. Begun in 2011 by Capitol Hill Housing, with a grant from the Bullitt Foundation, the Capitol EcoDistrict established a holistic performance-based framework for setting goals in the areas of energy and water conservation, habitat development, mobility improvements, healthy materials, and community equity. David Cutler spearheaded the initial analysis, public outreach, and urban design for the effort, ultimately leading to the funding of a full time EcoDistrict Director, who manages ongoing progress and implementation projects, and to the formation of a Steering Committee, which provides strategic guidance and oversight. Today, goals have expanded to include multicultural and multi-generational initiatives that include health LGBTQ affirming affordable housing.

In 2016, David led the architecture and planning for a joint Capitol Hill Housing / Jonathan Rose development team, competing to design four mixed-use, mixed income buildings at the heart of the EcoDistrict. The goal was support the evolution of the District into an environmentally resilient and community oriented model for neighborhood development.

Program included three building-integrated station entrances, critical public open space networks, over 480 units of deeded affordable and market-rate housing, and local retail and community service spaces.

EcoDistrict Client
Capitol Hill Housing
Bullitt Foundation

EcoDistrict Program
approx. 500 acres
population 32,000

EcoDistrict Scope
Planning, Urban Design

EcoDistrict Status
Report, 2011
Establishment Resolution by
City Council, 2015
ongoing

* d. cutler, while principal and
director of urban design at
GGLO

TOD Client
Capitol Hill Housing
Jonathan Rose Companies

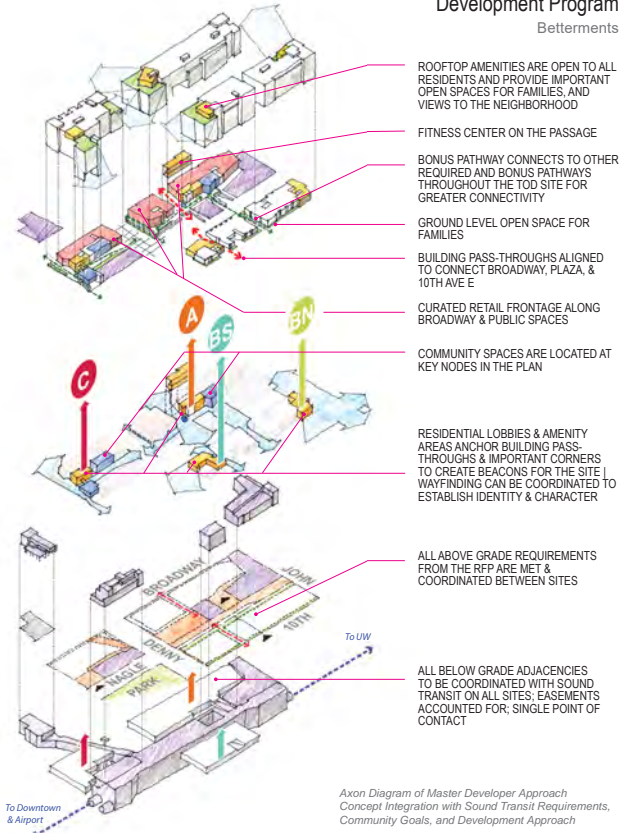
TOD Program
481 Residential units (MFTE
and LIHTC)
21,000 gsf Retail
2,600 gsf Community amenity
103 Parking stalls
Public open space
Infrastructure

TOD Scope
Architecture, Urban Design
ongoing

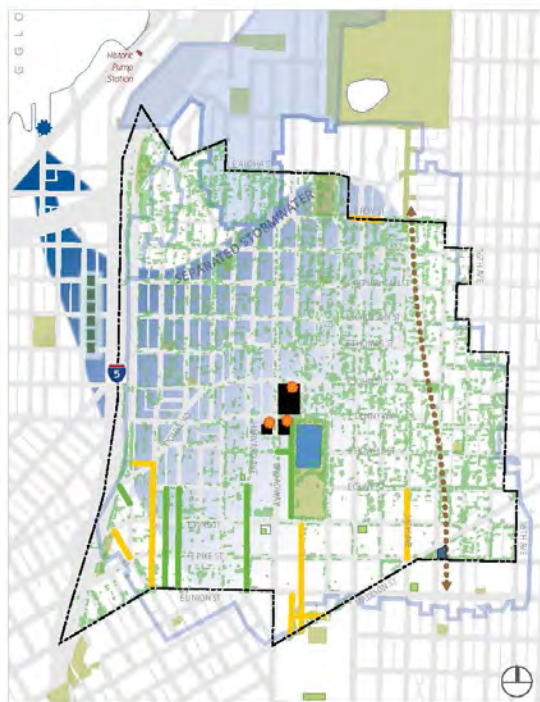
Status
ST Proposal finalist, 2013

TOD Consultants
GGLO (Landscape). ARUP
(Structural, MEPFP, Civil).
Blanton Turner (Leasing and
Marketing). Graham Baba
(Retail TI). Walsh (Precon
Affordable). Skanska (Precon
Market Rate)

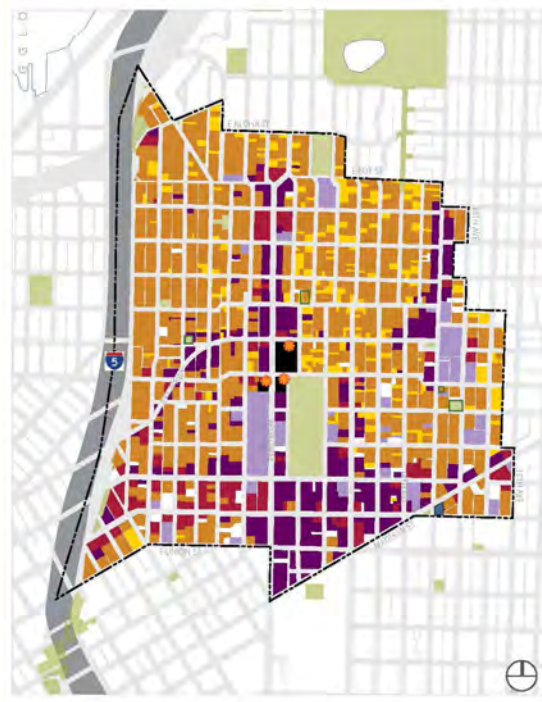
Development Program
Betterments



WATER: SITE ASSETS



MATERIALS: SITE ASSETS





YESLER TERRACE

SEATTLE, WASHINGTON

For 70 years, the Seattle Housing Authority's (SHA) Yesler Terrace neighborhood has served as a national model for community-oriented housing for extremely low-income households. However, with its buildings, utility infrastructure, and facilities in accelerating states of disrepair, the 30-acre campus required a holistic technical review and an innovative re-Visioning of what the neighborhood could be. The goal was to set in place a flexible framework for achieving a future that is healthier, more sustainable, and more supportive of equity, education, and economic empowerment.

In partnership with SHA, Seattle Department of Planning and Development (now Office of Planning and Dev.), the existing resident community, and neighboring medical and educational institutions, a comprehensive, integrated planning process was undertaken to transform the campus into a mixed-use, mixed-income, and inter-generational neighborhood. The resulting Master Plan is organized to weave new programs and open spaces seamlessly into the fabric of the City. An adaptively re-purposed landmark steam plant (now Head Start education space), existing community center, and a ring of new parks have catalyzed new development. A cooperative agreement, planned action ordinance, new zoning code, and urban design guidelines anchor ongoing implementation actions.

Client

Seattle Housing Authority

Program

Transit Oriented Development
5,000 housing units, including
1,800 affordable
900,000 gsf office, medical,
hospitality
150,000 gsf retail, community
services

Scope

Existing Building Assessment,
Urban Design, Planning

Status

Adopted, 2012
Review by Living Future
Institute as a "Living
Community", 2015
1,036 units completed, or in
construction as of Q3 2017

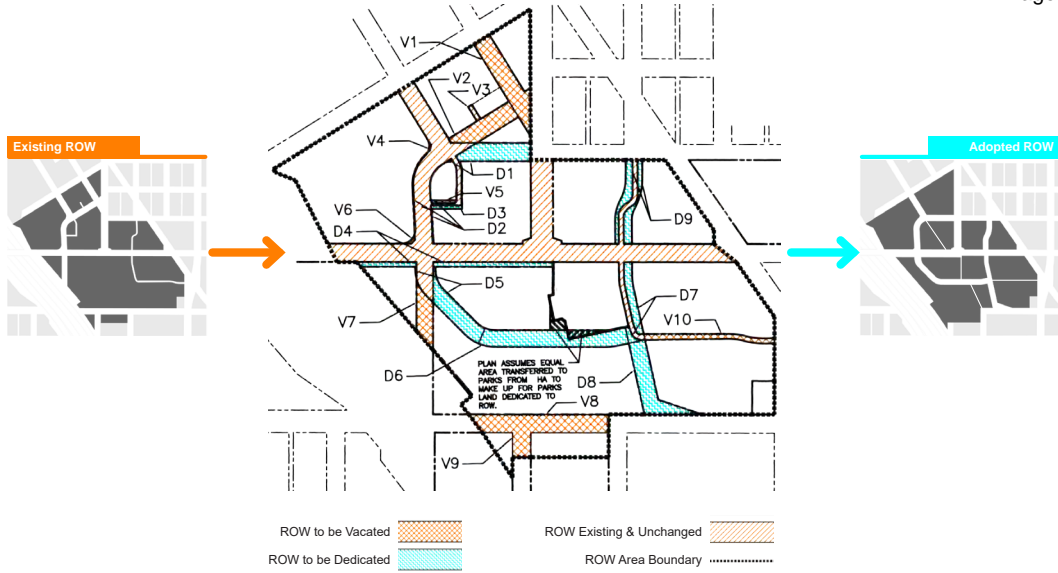
* d. cutler, while principal and
director of urban design at
GGLO

Consultants

Arup (Structural, MEP)
SvR/MiG (Landscape, Civil)
HCMP (Legal)
Heartland (Financial Analysis)

Reviewing Agencies

US Dept. of HUD
Fed. Transit Administration
Seattle:
Dept. of Planning and
Development
Office of Housing
Dept. of Neighborhoods
Parks Dept.
Dept. of Transportation
City Light
Public Utilities
City Council
Mayor's Office
Head Start / Public Schools
Landmarks Board
Design Commission
Planning Commission
Urban Forestry Commission
YT Citizen Review Committee





SANDRIDGE ENERGY COMMONS

OKLAHOMA CITY, OKLAHOMA

SandRidge Energy relocated from the outskirts of Oklahoma City to construct a new headquarters in the heart of downtown, in a location vacant for decades; SandRidge Commons creates a network of buildings and landscapes that activate the economic and cultural map of the city.

The three-block project acts as a green connector between the city's main civic and commercial corridors. Multiple buildings and new urban landscapes are woven together through a cohesive urban design and architectural vocabulary to create a compelling civic place.

Awards:

- ASLA Oklahoma, Honor Award, 2015
- ASLA Illinois, Honor Award, 2015
- IDA, Urban Design Bronze Prize, 2014
- ASLA Illinois Honor Award, 2014
- ALI Achievement Award, 2014
- AIA National Honor Award, Regional & Urban Design, 2012
- Chicago Athenaeum, American Architecture Award, 2011
- AIA Tri-State Merit Award, 2011
- AIA NY State Award of Excellence, 2011

Client
SandRidge Energy

Program
450,000 gsf office, retail, food service, community space
5 acres urban landscapes
3-City block streetscapes

Add'l 250,000 gsf office studied but not executed

Scope
Architecture, Urban Design

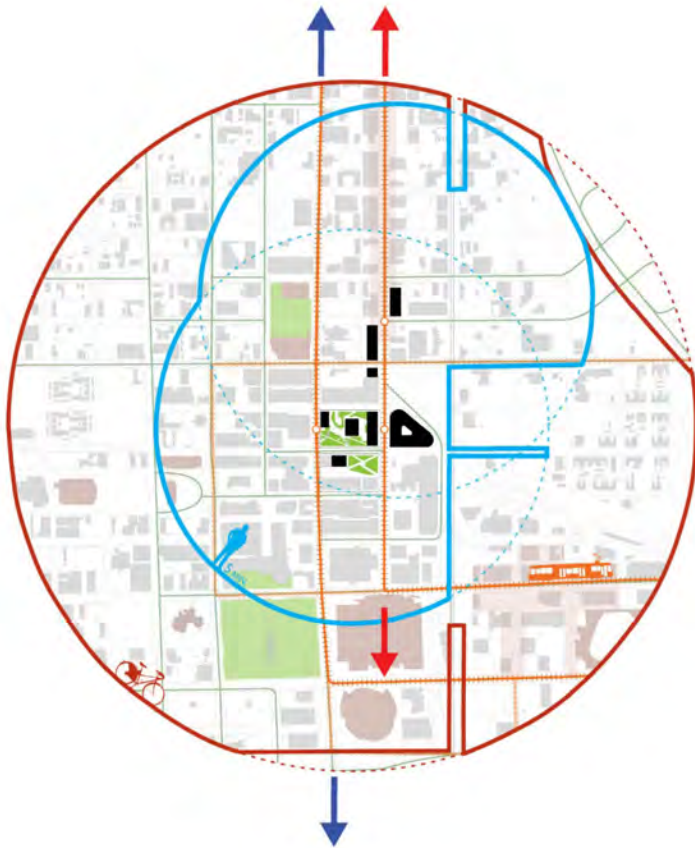
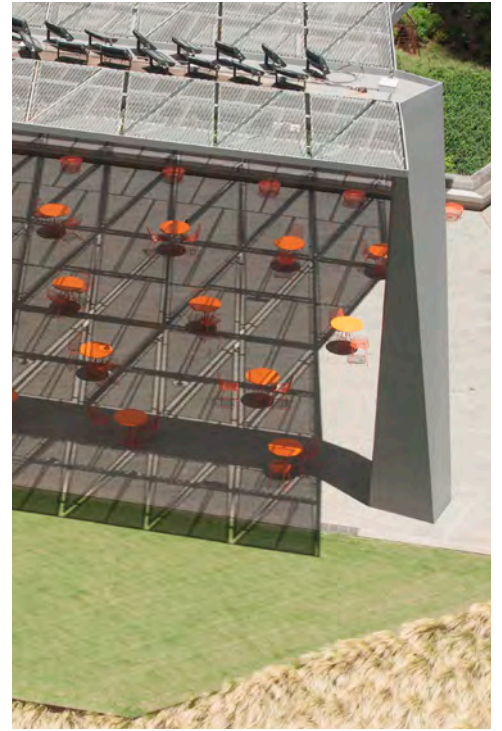
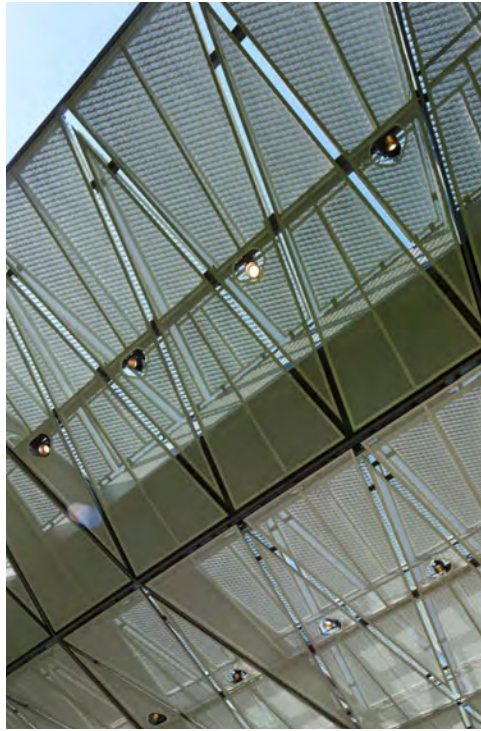
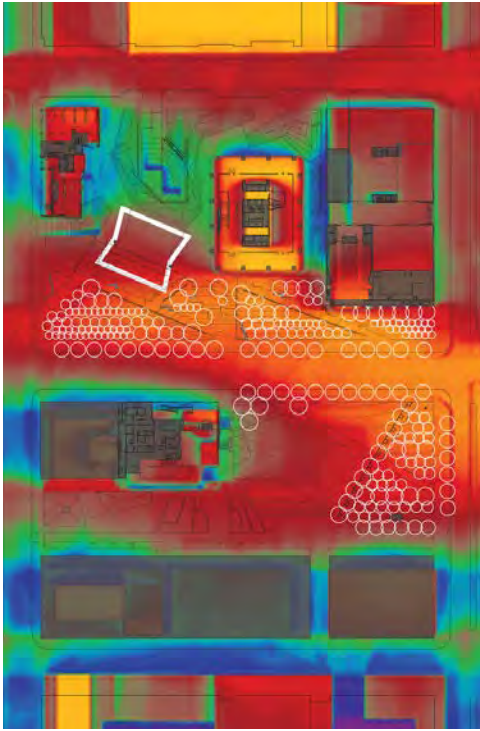
Status
Competed, 2015

Consultant Team
Hoerr Schaudt (Landscape). ARUP, Severud, FSB, Thornton Tomasetti, Buro Happold (Structural). ARUP, FSB, Buro Happold (MEPFP). FSB (Civil). Front, Heingtes (Envelope). Renfro Design, Tillotson Design (Lighting). Lingo Construction (Cost

Est). Cini-Little, A Good Egg (Kitchen), Salestrom (Wayfinding). CCI Inc (Code/Ada). Lerch Bates (Facade Access). DEGW (Workspace).

Reviewing Agencies
OKC Planning, DDRC, OKC Public Works, Oklahoma SHPO, OKC Parks & Recreation, OKC DOT, OKCFD

* while associate partner at Rogers Partners





NYSE & FINANCIAL DISTRICT PUBLIC SPACES

NEW YORK, NEW YORK

The streetscapes of New York City's financial district have been an evolving part of the city for the past four centuries. This project recognized the need to address new security requirements for the NYSE as yet another layer in the complex, pedestrian oriented, public realm.

Security requirements outlined by the NYPD have been reconceived as opportunities to enhance the public spaces around one of America's most iconic buildings. The approach resolves the apparent contradictions of enabling a vibrant streetscape while providing cutting-edge security in one of New York's densest and most toured urban conditions.

Awards:

R+D Award Citation, 2010
AIA National Honor Award, Regional & Urban Design 2008
AIA NYC Merit Design Award 2007
BSA/ NYC Urban Design Award 2005
AIA NYS Special Commendation 2005
AIA NYC Chapter Merit Award 2005
MOMA "SAFE" Exhibit 2005

Client

NYC EDC
NYC DCP
NYC DOT
LMDC

Program

9 city blocks
Public space, security
infrastructure, pedestrian
amenities

Scope

Architecture, Urban Design

Status

Competed, 2010

Consultants

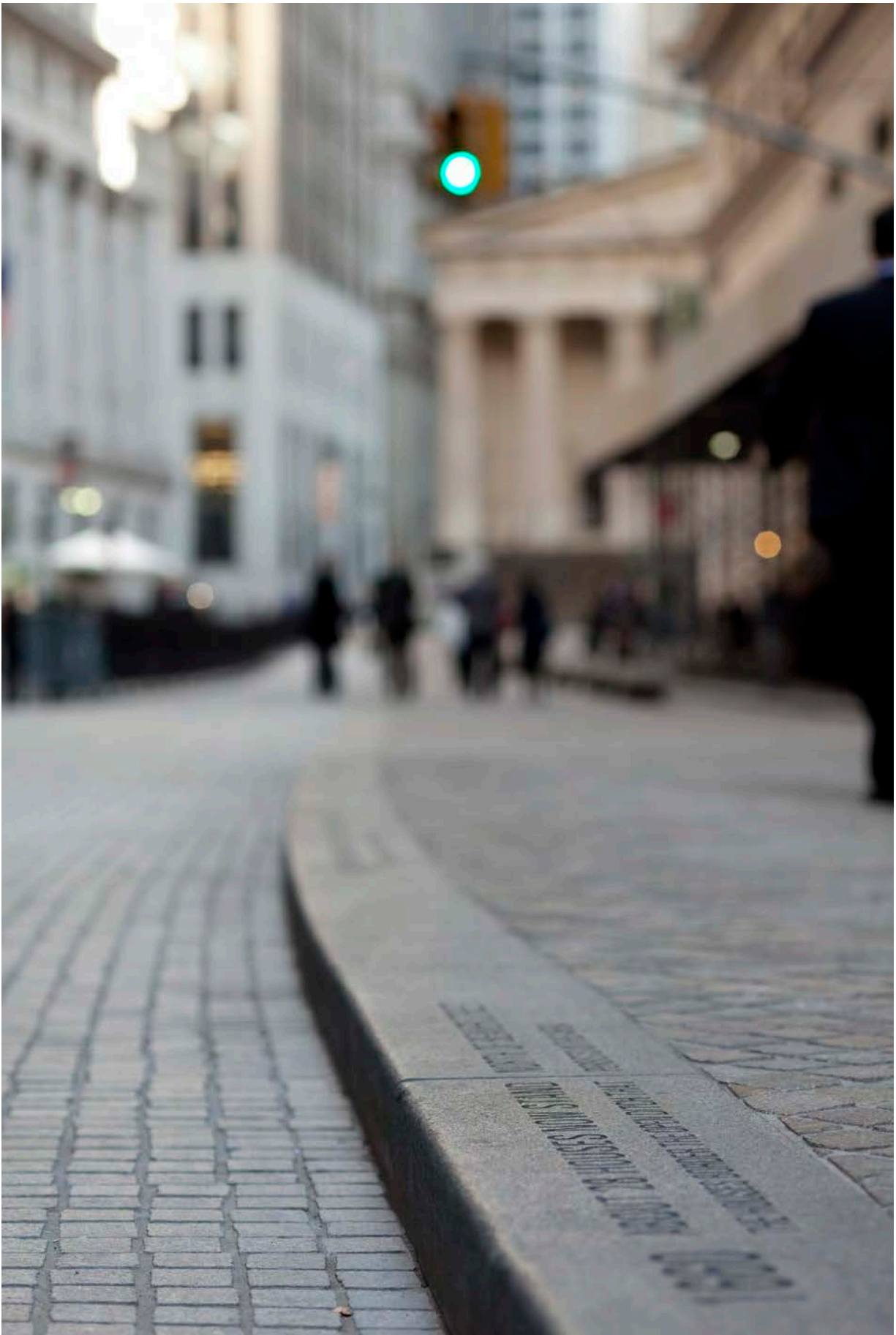
Quennell Rithschild
(Landscape). Weidlinger
(Structural). Vollmer, Stantec,
Dresdner Robin, Langan
(Civil/ Surveying). Muesler
Rutledge (Geotech). DVS
Engineers (Security).
Weidlinger (Force Protection).
Phillip Habib Assoc (Traffic).

JBB Assoc, Linnea Tillet
(Lighting). Joan Geismar
(Archaeology). Higgins
Quaesbarth (Historian).
Chermayeff & Geismar
(Graphic Design). CSI Inc
(Specifications). Macton (TVB
Engineering). Design 2147
(Code).

Reviewing Agencies

NYC EDC, NYC DCP, NYC
DOT, NYC MTA, NYPD, NYPD
Counterterrorism, NYFD,
NYSHPO, NYC Landmarks, US
Parks Dept, CB-1, Downtown
Alliance, NYC Design
Commission, NYC DOB, NYC
DOT, NYC DEP, US Dept of
State, US Corps of Engineers

* while associate partner at
Rogers Partners



planning projects come to life in the attention to detail of design and implementation



PRESIDENTS PARK SOUTH

WASHINGTON, DISTRICT OF COLUMBIA

President's Park South is one of the most visited locations in the nation's capital, and represents a unique design challenge that requires the sensitive integration of White House security requirements into a landscape of extraordinary cultural and historic significance. The Ellipse is subtly reinvented to address contemporary programs such as recreation, public promenading, environmental responsibility, and security. The redesign of President's Park South will strengthen the physical and conceptual connection between the President and the people.

The edges of the Ellipse are redefined by a new seating wall with integrated pedestrian lighting, while subtly raising the grade of the entire field. This establishes a security, reinforces the Ellipse as an event space, and minimizes the visual appearance of adjacent parking to heighten the pastoral setting of this cultural landmark.

Awards:

WAN Future Projects Shortlist, 2016
WAN Future Projects Long list, 2016
NPS/ USSS Competition Winner, 2011

Client

National Park Service
United States Secret Service

Program

52 Acres
Public space, Security,
Neighborhood Amenities,
Infrastructure

Scope

Architecture, Urban Design

Status

Schematic Design, 2016

Consultants

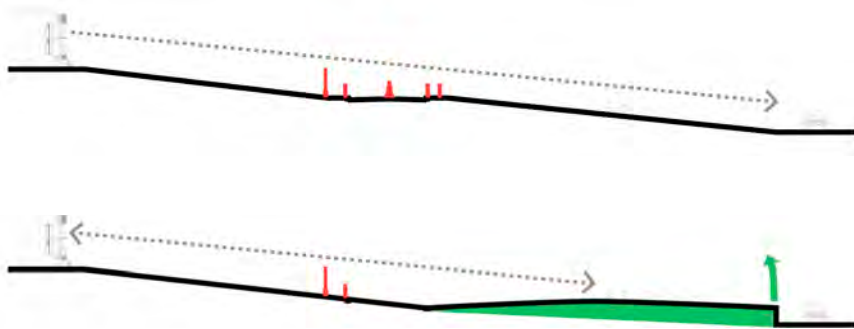
Louis Berger (Landscape, Civil, Surveying, Structural, MEPFP, Code, Historic Preservation, Prime IDIQ).
Quennell Rothschild (Landscape), DVS Engineers (Security). Weidlinger (Force Protection).

Reviewing Agencies

National Park Service, United States Secret Service,

Capitol Police, National Capitol Planning Commission, Historic Preservation Office, Washington DC DOT, DC Office of Planning, Commission of Fine Arts

* while associate partner at Rogers Partners





BAY TERRACE COMMUNITY CENTER

TACOMA, WASHINGTON

The Bay Terrace Community and Education Center is the culmination of a comprehensive, public-facing master plan and successful HOPE VI grant application, and it is the heart of a new community of 70 affordable homes.

At the outset of the project, through a series of public urban design workshops, the Tacoma Housing Authority and the Tacoma School District identified the need for new safe and secure gathering spaces, spaces for early childhood programs, adult education and job training, supportive services, and property management offices conveniently accessible by residents. Today, the Bay Terrace Community and Education Center is home to the Hillside Terrace Head Start program, heavily used common multipurpose spaces, and THA staff.

David Cutler led the building programming and architecture for the BTCEC, together with a team of landscape architects, engineers, preconstruction contractors, and THA staff. The steel-frame green-roofed structure is organized around a central spine of activity that navigates the sloped terrain between the alley at the block interior (heavily used by residents) and the sidewalk at the street edge (heavily used by Head Start families); it is a key, protected route for residents and THA staff and a locus for community interaction.

In 2014, the community center achieved LEED Gold Certification.

Client

Tacoma Housing Authority
Head Start

Program

6,925 gsf, including 820gsf
Head Start Daycare
4.6 acre block

Scope

Architecture, Urban Design

Status

Completed, 2013

Consultants

GeoEngineers (Geotech)
PCS (Structural)
Glumac (MEP,
Commissioning)
O'Brien & Co. (LEED)
Transportation Engineering
NW (Trans)
Candela (Lighting)
2426 (Irrigation)
Absher (precon)

Reviewing Agencies

Tacoma Dept. of
Neighborhood and

Community Services
Dept. of Planning and
Development Services
Dept. of Community and
Economic Development
Dept. of Public Works

Awards:

The Center for Active
Design (CfAD) has selected
Bay Terrace Community &
Education Center as a case
study in Active Design.

* while principal at GGLO



economics / real estate analytics
implementation funding

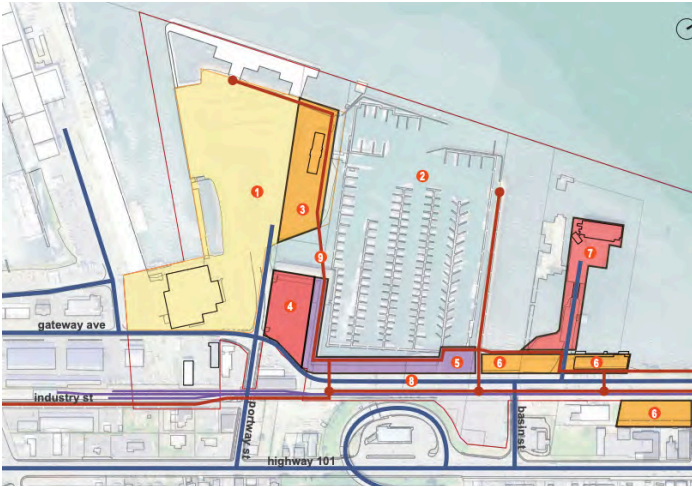


Missoula Midtown Master Plan
Missoula, MT

ECONorthwest is leading a team to help develop a Master Plan for the Missoula Midtown Association. The Master Plan focuses on developing a cohesive vision for Midtown and a plan and strategy for facilitating more housing, employment, and transportation options through economic development tools. ECONorthwest is conducting a residential and commercial market analysis, evaluating development feasibility, identifying financial and regulatory barriers and incentives, as well as crafting development strategies to support equitable development for residents and businesses alike.

Columbia Street Properties Adaptive Reuse Feasibility Study
Wenatchee, WA

Supported the Chelan Douglas Regional Port Authority and a multidisciplinary consultant team in the evaluation of adaptive reuse potential of multiple industrial, historic buildings in downtown Wenatchee. Conducted a market study to inform future development opportunities and a pro forma analysis to evaluate the financial feasibility of a couple of adaptive reuse schemes, and economic analysis to estimate the economic benefit of the preferred redevelopment scheme.



Port of Astoria Waterfront Master Plan

Astoria, OR

Working with a multidisciplinary team, ECONorthwest provided economic analysis that contributed to a framework plan for a 65-acre portion of the Industrial Waterfront. This work focused on balancing the needs of the Port for a financially sound plan with the needs of a variety of stakeholders, including marine-oriented businesses, hospitality, tourist-oriented retail, and Astoria residents and workers. ECONorthwest developed a funding and implementation plan along with a high-level financial analysis of alternative development concepts that assessed the funding gaps that might exist under different development scenarios.

mobility network analytics and planning
parking



Imagine Greater Downtown

Seattle, WA

Today there are more than 90,000 people living and almost 300,000 people working in Seattle's 10 greater downtown neighborhoods. By 2035 there will be close to 138,000 residents and 320,000 jobs. As Seattle continues to grow, the City and its partners aim to develop a strategic vision to plan for the future of greater downtown Seattle. Imagine Greater Downtown is a partnership between the City of Seattle, King County Metro, Downtown Seattle Association and Sound Transit formed to look at the opportunities to improve Seattle's public spaces and streets. This effort is also coordinated with the Washington State Department of Transportation and Port of Seattle.

Nelson\Nygaard is leading this people-centered planning initiative to envision what the heart of Seattle could look like in 20 years. In collaboration for EnviroIssues, the team has crafted a set of creative big ideas in response to input gathered in public outreach and among agency staff to inspire an improved public realm and mobility landscape. These ideas focus on creating an environment that is welcoming to families, is inclusive and affordable, and encourages people to walk, bike, and take transit in a future where major transit investments and public space transformations already underway will be completed (e.g., ST2/3, Waterfront Seattle Program).

The final plan will include implementable steps and strategies to creating a downtown that is equitable, accessible, and preserves the unique character of neighborhoods throughout the city.

Project Duration:

2018-2020

Total Budget:

\$530,000

Nelson\Nygaard Budget:

\$374,000

For More Information:

Seattle Department of Transportation
Seattle Municipal Tower
700 5th Avenue
Seattle, WA 98104

Contact:

Jonathan Lewis
Project Manager
(206) 733-9820
jonathan.lewis@seattle.gov



North Downtown Mobility Action Plan

Seattle, WA

Nelson\Nygaard is working with the Seattle Department of Transportation (SDOT) and Uptown, Belltown, and South Lake Union stakeholder groups to develop a mobility action plan that builds upon long-standing community plans and vision documents to support sustainable transportation access to and mobility through North Downtown. Based on community-identified guiding principles, the mobility action plan focuses on maximizing the efficiency and enhancing the safety of existing transportation infrastructure, coupled with dramatic growth and changing land uses. Projects identified in the action plan will align with current planning efforts associated with the Seattle Center Arena and the One Center City (OCC) long-range transportation and public realm plan.

The Nelson\Nygaard team is deploying a robust public engagement strategy that includes pop-up engagement, community design workshops, and walking tours in each North Downtown neighborhood, interactive online engagement supported by a strong social media presence, and participation in standing community meetings. When the engagement strategy is complete, the North Downtown community will be poised to implement an action plan that integrates the visions and projects from previous plans and clearly outlines discrete improvements that will advance and be evaluated based on established guiding principles. The final plan is fiscally constrained with clear timelines for implementation.

Project Duration:

2017-Ongoing

Total Budget:

\$170,000

Nelson\Nygaard Budget:

\$170,000

For More Information:

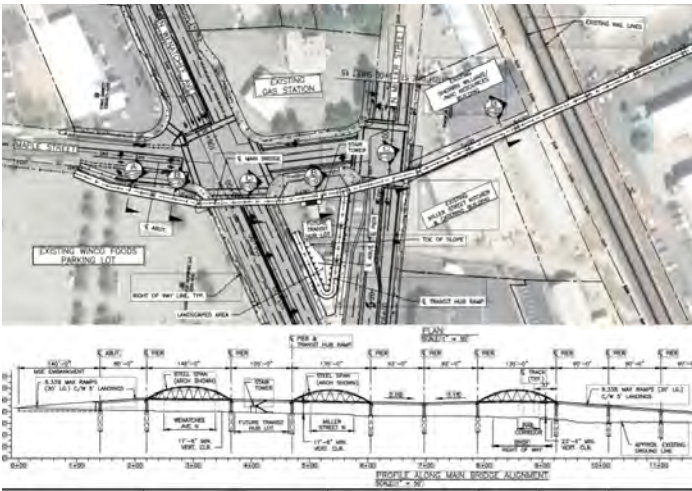
Seattle Department of Transportation
Seattle Municipal Tower
700 5th Avenue
Seattle, WA 98104

Contact:

Jonathan Lewis
Project Manager
(206) 733-9820
jonathan.lewis@seattle.gov



mobility network analytics and planning
parking



North End Connection

Wenatchee, WA

Nelson\Nygaard along with V+M Structural are supporting an interagency team--Link Transit and City of Wenatchee--in studying alternatives for a bicycle/pedestrian connection at Maple St across N Wenatchee Ave and N Miller St and the railroad tracks to the Town Toyota Center in North Wenatchee. The Town Toyota Center is a regional destination for the North Central Wenatchee Valley hosting regular events, including hockey games that draw more than 2,00 attendees to each game. Link Transit operates frequent service along N Wenatchee Ave and plans to develop a transit hub just across the railroad tracks from the Town Toyota Center and Walla Walla Point Park. Due to the lack of street connectivity between Wenatchee Ave and destinations east of the tracks, it is not viable for Link Transit to operate transit service to the Town Toyota Center. In partnership with the City of Wenatchee, Link Transit funded the study of a new connection across the tracks to connect people walking, biking, and riding transit from bus stops on Wenatchee Ave to the Town Toyota Center.

Link Transit reached out to the Nelson\Nygaard and V+M Structural team to support schematic design and analysis of a bicycle/pedestrian connection for their WSDOT Regional Mobility Grant application. V+M Structural is developing schematic design alternatives for a new north end connection in coordination with the design for the federally funded Confluence Parkway project. The Nelson\Nygaard team is advising on bicycle and pedestrian facility design and access to transit as well as assessing the

multimodal network connectivity and VMT reduction potential related to bridge alternatives.

Project Duration:

2022

Total Budget:

\$36,000

Nelson\Nygaard Budget:

\$12,000

For More Information:

Link Transit
Columbia Station
300 South Columbia Street
Wenatchee, WA 98801

Contact:

Cristina Barone
Planning and Development Manager
Link Transit
(509) 664-7611
cbarone@linktransit.com

List of supplementary relevant projects:

System Access Implementation Plan – Sound Transit (2020)

Transit Oriented Development Master Plan – Everett, WA (2020)

Transportation System Plan Update – Vancouver, WA (2019)

Sustainable Transportation Plan – Bainbridge Island, WA (2019)

Ballard Interbay Regional Transportation Study – Seattle, WA (2019)

Downtown Plan Update – Spokane, WA (2019)

Downtown Station Area Specific Plan Update - Santa Rosa, CA (2018)

Wichita Downtown Streets Conceptual Plan – Wichita, KS (2018)

Active & Accessible Transportation Plan – Lynnwood, WA (2018)

Downtown Walkability Study – Des Moines, IA (2015)

Fayetteville Downtown Multimodal Plan – Fayetteville, AK (2013)

Downtown Ann Arbor Street Framework Plan – Ann Arbor, MIC (2013)



civil / transportation infrastructure
streetscapes / landscape architecture



9th Street Corridor Study

Wenatchee, WA, 2020

The 9th Street corridor within central Wenatchee is a currently auto-focused route with minimal active transportation accommodations. Heavy traffic volumes and multiple commercial driveways introduce stress for pedestrians and cyclists, and the corridor has had issues with pedestrian safety at key intersections. Perteet led a study to solve these challenges and generate a corridor plan that balanced modal needs.

Perteet's team used traffic evaluations, including a level of traffic stress analysis, to determine a recommended corridor cross section that would improve pedestrian safety and add bicycle facilities, while maintaining adequate traffic operations. Perteet built a robust online StoryMap to share these findings, explain the reasoning behind the preferred alternative, and collect comments.

Similar project elements include:

- Balancing multimodal needs
- Considering intersection improvements
- Alternatives analysis
- Innovative public involvement
- Traffic modeling

US 2/ Upper Valley Corridor Plan – Chelan Douglas Transportation Council, 2019-2020

Perteet was part of a multidisciplinary team to develop of a transportation corridor study for US 2 through Leavenworth, a tourist destination in Central Washington. The study was conducted for the Chelan-Douglas Transportation Council in partnership with WSDOT North Central Region, Chelan County, Link Transit, and the City of Leavenworth. The study emphasized the unique nature of weekend and special event traffic periods and identified opportunities to mitigate traffic congestion, improve safety for all modes of travel, and improve accessibility for motorists, public transportation, and emergency responders. The project team, including Perteet, worked closely with the agency stakeholders and community representatives to develop a set of feasible projects aimed at improving mobility along the US 2 corridor within the City of Leavenworth and Chelan County. Perteet's team reviewed all existing planning documents and current proposed transportation projects, and then provided new project concept designs and cost estimates for the study area. They also participated in stakeholder advisory engagement and public involvement.

Similar project elements include:

- Considering existing planning documents
- Balancing multimodal needs
- Considering roadway re-routes and intersection improvements
- Consideration of utility improvements
- Alternatives analysis
- Planning level cost estimating



1st Street Bikeway Study

Wenatchee, WA, 2016

This study looked at connecting downtown Wenatchee with residential areas west of the City's center. People riding bicycles have been using 1st Street for several years due to its direct connection to downtown and to the Apple Capital Loop Trail which follows the Wenatchee River. A pedestrian and bicycle only bridge across the railroad tracks creates a seamless connection. Perteet was contracted to evaluate alternatives to enhance the corridor for those riding bicycles. The study involved data collection, assessment of alternatives for the roadway cross-section, intersection control alternatives, and outreach to the public. The study utilized easy to interpret graphics for discussions with both City Council and the public. In addition to a city council presentation, Perteet and the City closed a block of 1st Street and laid out a "pop up" bike lane to show the proposed bike lane and parking configuration. This was well received by the public and assisted in public understanding of the proposed separated bike lane.

Similar project elements include:

- Bikeway planning
- Public outreach
- Planning level cost estimating
- Concept design
- Balancing multimodal needs
- Considering roadway re-routes and intersection improvements
- Alternatives analysis
- Innovative public involvement

List of supplementary relevant projects:

Springwater Avenue Improvements – Wenatchee, WA 2020 – Present

- Roadway design, new stormwater system, water and power utility coordination, public outreach.

Methow Street Improvements – Wenatchee, WA 2019 – Present

- Roadway design, traffic modeling, multimodal connectivity, new stormwater improvements connected to existing, new water line and connections, sewer extension, utility coordination, public outreach.

SR 285 Pedestrian Crossing Improvements – Wenatchee, WA 2018-2019

- Urban roadway design, multimodal connectivity, stormwater improvements, utility coordination, public outreach.



The Hilltop Housing Master Plan, facilitated by Northwest Studio for the Tacoma Housing Authority, organized outreach strategies around informal community events - Block Parties, Summer Movie Nights, and Street Fairs - to provide opportunities to connect life and livelihoods to future projects and planning. Tacoma, WA.



cost proposal

approach to cost for services

The costs below are estimated based on the Scope of Work identified in the "Reimagine Wenatchee Target Area Master Plan Request for Proposals," Section Three, and "Our Approach" contained herein, which includes a description of anticipated services and schedule. We look forward to engaging with you to further refine this proposal and to the prospect of working together.

Not to Exceed (NTE) Cost Proposal for Services

Phase	Deliverables	Fee Schedule
Discovery	Phase Summary Document, Public Outreach	\$35,000
Design	Phase Summary Document (including Alternatives), Public Outreach	\$40,000
Delivery	Target Area Master Plan, Public Outreach	\$45,000
Subtotal Fees		\$120,000
Incidentals Allocation		\$5,000
NTE Cost Proposal for Services		\$125,000

Notes

- 1 NTE Cost Proposal for Services is estimated based on the content of "Our Approach," subject to final confirmation and selection of Scope of Work (services and deliverables) by mutual agreement between the City and Consultant.
- 2 Specific scope of Public Outreach services to be determined during Discovery Phase, or as required for contracting.
- 3 Resource Team services, if required, shall be in addition, subject to review and approval by the City.

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Public streetscape infrastructure can be functional, beautiful, and a catalyst for change. Custom bronze public safety bollards ("no-gos") in the downtown NYC financial district control traffic flow, provide informal seating options, and reframe the streetspace to be pedestrian oriented - encouraging walkability and public engagement, Aaron Young with Rogers Partners

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