

Scope of Work - Summary

Introduction & Background

The Kingsgate Park-and-Ride Transit-Oriented Development (TOD) Pilot was authorized by the Washington State Legislature in Engrossed House Bill (ESHB) 1160. This bill directed the Washington State Department of Transportation (WSDOT) to execute a TOD pilot project at the existing Kingsgate Park-and-Ride facility at Interstate 405, NE 132nd Street, and 116th Avenue NE (Kirkland WA). The purpose of the pilot project is to demonstrate how appropriate WSDOT properties may be used to provide multiple public benefits such as affordable and market rate housing, commercial development, and institutional facilities in addition to transportation purposes. To accomplish the pilot project, the department is authorized to consider the transfer, lease, or sale of some or all of the Kingsgate property to another governmental agency, public development authority, or nonprofit developer approved by WSDOT and partner agencies. WSDOT has partnered with the city of Kirkland and Sound Transit, and may partner with any other federal, regional, or local jurisdictions to identify any policy changes necessary from those jurisdictions to facilitate the pilot project.

WSDOT must report to the legislature on any legislative actions necessary to facilitate the pilot project and future transit oriented development projects. It is the legislature's expectation that a transit oriented development pilot project at the Kingsgate Park-and-Ride be completed by December 31, 2023. The initial phase of the TOD will focus on (1) developing a plan to facilitate the use of the Kingsgate Park-and-Ride Lot for a WSDOT park and ride lot, a Sound Transit parking structure, affordable and market rate housing, commercial development, and institutional facilities, and (2) commence the first phase of development, which will involve the sale/lease of a portion of the property to Sound Transit to construct a parking structure with capacity for 600 vehicles and ground based parking for 302 vehicles.

Currently, the Kingsgate Park-and-Ride site, located within the Totem Lake Urban Center, is owned by WSDOT and operated and maintained by King County Metro. The Totem Lake Urban Center is a designated Regional Growth Center within the Puget Sound Regional Council policy framework. Regional Growth Center designations are part of a growth management and transportation planning strategy to provide for greater intensity and density where housing, employment, shopping, and other activities are located close together in proximity to transit.

A potential TOD Pilot Project would support WSDOT's strategic goals of modal integration, environmental stewardship, and community engagement. Kirkland envisions development of the site as playing a key role in continued economic growth within the city. Sound Transit, as part of its \$54 billion ST3 Plan, plans to build a 600 stall parking garage for a net increase of 400 parking stalls being the total parking capacity of the site to 902 stalls.

Kingsgate Park & Ride Transit Oriented Development

The purpose of this RFP is to hire a consultant or team of consultants to assist WSDOT in developing the Kingsgate Park-and-Ride TOD. The consultant's tasks will include (1) analyzing and providing a report on development options that will best facilitate the use of the Kingsgate Park and Ride Lot for a WSDOT park and ride lot, a Sound Transit parking structure, affordable and market rate housing, commercial development, and institutional facilities; and (2) prepare procurement documents for the first phase of development, which will involve the sale/lease of a portion of the property to Sound Transit to construct a parking structure with capacity for 600 vehicles and ground based parking for 302 vehicles. The consultant will be expected to provide the following deliverables:

1. Assist WSDOT in preparing the statutorily mandated report to the legislature due December 1, 2019, and assist WSDOT in responding to questions raised by the legislature pertaining to the report.
2. Provide additional support, document modifications, and amendments preparing for or resulting from legislative dialog.
3. Provide financial modeling for the property's pro forma. : 01 2020

4. Develop a concept plan, including a conceptual site plan, which optimizes the property's ability to address the goals of a transit oriented development facility: 12 2019
5. Develop the request for qualifications and request for proposals, including the scope of work and procurement documents for the selected transportation oriented development project Concept Plan including site plan: : 01 2020

Fee Total

Provide professional services to complete the above scope of work on an hourly basis with a total Not to Exceed (NTE) amount of **\$300,000**.

*Note: Proposals must identify key service providers (i.e. team members), their role/function on this project, their hourly rate and estimated number of hours contributed per deliverable.