



MEMO TO: Members of the City Council

FROM: Mayor John Marchione

DATE: September 18, 2018

SUBJECT: Approval of Marymoor Village Design Guidance and Standards Consultant Contract with VIA Architecture in the Amount of \$125,000

I. RECOMMENDED ACTION

Approve the contract with VIA Architecture to develop Marymoor Village Design Guidance and Standards for a total amount of \$125,000.

II. DEPARTMENT CONTACTS

Erika Vandenbrande, Director, Planning and Community Development	425-556-2457
Don Cairns, Manager, Transportation Planning and Engineering	425-556-2834
Jae Hill, Manager, Long Range Planning	425-556-2414
Beth Mountsier, Transportation Project Manager	425-556-2476
Kim Dietz, Senior Planner	425-556-2415

III. DESCRIPTION/BACKGROUND

The City Council adopted ordinances amending the Comprehensive Plan, Redmond Zoning Code, and Redmond Municipal Code to incorporate updates for the Marymoor Subarea and Marymoor Local Center designation in June 2017. The Council also approved a resolution adopting the Marymoor Subarea Infrastructure Planning report as an administrative implementation document which includes street standards and general utility plans for the neighborhood to serve future development.

The City's vision and zoning regulations allow for Marymoor Village to develop over time from a mixture of manufacturing, education, distribution, industrial, and religious facilities to a community incorporating commercial, mixed-use, and multifamily development anchored by a busy light rail station, scheduled to open in 2024.

To realize the vision of an urban, mixed-use "village," the City Council directed staff (during April 2017 study sessions prior to the adoption of the zoning changes) to develop design standards for new construction in Marymoor Village. Councilmembers directed that new development and design standards reflect the proximity to Marymoor Park and allow for eclectic, creative design with the objective to avoid repetition and sameness, and encourage flexibility and innovation.

Consultant Selection

The City issued a Request for Qualifications in July 2018 for consultant services to assist in developing the Marymoor Village Design Guidance and Standards and received proposals from four firms. City staff scored submittals and three firms/teams were invited to interview. The team of VIA Architecture with sub-consultants Studio Seed LLC and the Berger Partnership was selected as the most qualified to provide the following services:

- A Community Visioning Workshop and Visual Preference Survey in collaboration with City staff to seek input from Marymoor Village property and business owners, people who work in and those who have an interest in Marymoor Village, members of the City of Redmond Design Review Board, Planning Commissioners, the development community, and the members of the South Marymoor Committee. Outreach to survey prospective residents of Marymoor Village is also planned.
- Staff ‘work sessions’ with the consultant on:
 - Regional Context, Sustainability, Character Zones, Site, Blocks
 - Building Typologies, Massing, Scale, Form, Modulations, Façades
 - Public Realm, Landscaping, Wayfinding, Public Art, Parking, Service Access
- Development of Design Guidance and Standards including illustrations and/or photographs, and regulatory standards based on feedback from the visual preference survey, evaluation of the existing city design standards and zoning requirements for Marymoor Village, and direction from the Council.
 - May include refinements to the Marymoor ‘design districts’ to define ‘character’ of these districts and/or provide design guidance of sub-zones such as gateways, public spaces, service areas, mews, etc.
 - May include suggested process improvements for design review
- Support to City staff during the review of the preliminary/draft recommended design standards.
- Development of renderings (including one neighborhood rendering similar to the Downtown and Overlake examples) as well as three streetscape renderings.
- Project Library to include all final deliverables, their iterations, and source documents in native file formats.

VIA Architecture has 34 years of experience leading complex architecture and planning projects that integrate land use, developments, and transportation. Their practice focuses on urban, mixed-use communities in complex, transit-rich environments, and their fully integrated staff includes architects, urban designers, and land use planners. Staff for this project have been directly involved in the Spring District in Bellevue and the firm is engaged in other projects along Sound Transit’s East Link extension. Sub-consultants include the Berger Partnership which is very familiar with Redmond’s goals for hardscape and landscape in urban areas and trails; and Studio Seed which has experience with visual preference surveys and design guidance utilizing incentive-based strategies.

IV. PREVIOUS DISCUSSIONS HELD

Council Actions/Communication

Date	Action/Committee Presentation
September 11, 2018	Planning and Public Works Committee
September 11, 2017	Staff Report / Planning and Public Works
April 25, 2017	Study Session / Council
April 11, 2017	Study Session / Council
April 4, 2017	Staff Report / Council

V. IMPACT

A. Service/Delivery:

The Marymoor Village Design Guidance and Standards will result in an easy-to-navigate, comprehensive guide/document for the community, property owners, developers and consultants regarding the vision for this neighborhood along with intent statements, design guidelines and design standards and supporting graphics and illustrations as necessary to fully articulate the concepts. (Design standards will also be codified).

B. Fiscal Note:

Unexpended funds allocated for consulting services in the 2017-2018 operating budget will be used for this consulting contract for a maximum of \$125,000.

VI. ALTERNATIVES TO STAFF RECOMMENDATION

The Council could choose to delay or not approve a consultant contract for these services. Staff does not recommend this since the work is necessary to provide clear guidance to property owners, developers, the Design Review Board and City Staff.

VII. TIME CONSTRAINTS

Completion of the Design Guidance and Standards is anticipated in the second quarter of 2019 with potential action by the Council to approve the guidance and standards in the third quarter of 2019.

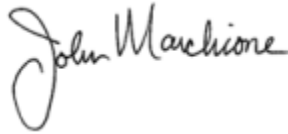
VIII. LIST OF ATTACHMENTS

Attachment 1: Marymoor Village Design Guidance and Standards Consultant Agreement

- Exhibit A: Scope of Services
- Exhibit B: Payment (Negotiated Hourly Rate)
- Exhibit C: Consultant Fee Determination
- Exhibit D: Subcontract Work/Fee Determination-Berger
- Exhibit E: Subcontract Work/Feet Determination-Studio Seed
- Exhibit F: Title VI Assurances
- Exhibit G: Schedule of Hours
- Exhibit H: Project Schedule



Erika Vandenbrande, Director of Planning and Community Development



Approved for Agenda _____
John Marchione, Mayor