



# City of San Antonio

## Agenda Memorandum

**File Number:**18-4446

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**Agenda Item Number:** 31.

**Agenda Date:** 8/30/2018

**In Control:** City Council A Session

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**DEPARTMENT:** Planning

**DEPARTMENT HEAD:** Bridgett White

**COUNCIL DISTRICTS IMPACTED:** Council Districts 2 and 10

### **SUBJECT:**

Urban Design Consulting Services for the development of Development and Design Standards with Supplemental Guidelines (Design Standards) for the Northeast Corridor (NEC) Revitalization Area

### **SUMMARY:**

The City of San Antonio's Planning Department sought proposals from planning and/or urban design firms for professional consulting services to create Design Standards for the NEC Revitalization Area. The purpose of the Design Standards is to enhance the form, function, and visual appeal of the NEC, making it an attractive area for reinvestment and new growth. The Design Standards will apply to public and private projects involving new construction and/or redevelopment and will result in the creation of a zoning overlay district and policy guide. The total amount of the contract is not to exceed \$70,000.

### **BACKGROUND INFORMATION:**

In an effort to address and reverse the trend of disinvestment in the NEC, the City of San Antonio, in 2013, completed a Market Study for the area. Key recommendations from the Market Study were incorporated into the NEC Revitalization Plan, which was adopted by the City Council in 2014. The goal of the Revitalization Plan is to create an economically sustainable commercial corridor. Relative to corridor design, the NEC Revitalization Plan specifically references activation of underutilized parcels with catalytic development projects, reintroduction of green space and permeable surfaces, and improvement of the appearance of buildings, signs, and parking lots as key points of focus. A Tax Increment Reinvestment Zone (TIRZ) also was established in 2014 as a source of dedicated funding for corridor improvements and public-private investment.

The NEC Revitalization Plan is the first comprehensive suburban corridor revitalization program in the City of San Antonio and was developed to leverage concurrent City planning processes and initiatives. These include, but are not limited to, the SA Tomorrow Plans - Comprehensive Plan, Sustainability Plan, and Multimodal Transportation Plan; SA Corridors Framework Plan; the VIA's Vision 2040 Plan.

Portions of the NEC Revitalization Area overlap with the following SA Tomorrow Comprehensive Plan Sub-Area Plans, which are being developed in phases over the next five years: Northeast I-35 and Loop 410 Regional Center Plan, Near Northeast Community Plan, and the Northeast Community Plan. Additionally, the "Community Corridor" place type (as depicted in the SA Tomorrow Comprehensive Plan) was based on the NEC.

## **ISSUE:**

Design Standards are identified as a strategic action item in the NEC Revitalization Plan and their implementation is essential to shaping future growth and development in the corridor. To this end, the City's Planning Department issued a Request for Proposals (RFP) inviting planning and/or urban design firms to submit proposals for professional consulting services to create Design Standards for the NEC Revitalization Area. The RFP was issued on April 29, 2018 and closed on June 1, 2018. One proposal response was received and was deemed eligible for review. Astelle, LLC (dba Work 5hop) was selected based on the City's standard RFP evaluation process.

The response was reviewed by the Evaluation Committee, which included representatives from the City's Planning Department; Development Services Department; Transportation and Capital Improvements Department; Jefferson Bank, Rohde, Ottmers & Siegel; and VIA Metropolitan Transit. The Committee reviewed the respondent's Experience, Background, and Qualifications; Proposed Plan; and Pricing. By consensus vote, the committee is recommending to enter into a contract with Astelle, LLC (dba Work 5hop) for the provision of consulting services to create Design Standards for the NEC Revitalization Area.

Award of this contract through the approval of City Council will allow for the development of uniform site and building standards for the NEC Revitalization Area. Common standards will ensure future development is well-designed and aesthetically pleasing, which protects the City's investment in the NEC and makes the area inviting for growth. Additionally, the development of Design Standards is an action strategy in the NEC Revitalization Plan, and approval of the contract will enable the City to complete this critical action item. The initial term of the contract shall be upon Council award for a period of twelve months.

The Small Business Economic Development Advocacy (SBEDA) Ordinance requirements were waived due to the lack of small, minority, and/ or women businesses available to provide these services.

The Local Preference Program and the Veteran-Owned Small Business Preference Program are applicable to this RFP and the Local Preference Program was applied.

There were no proposals submitted by veteran-owned small businesses for this contract, therefore, the Veteran-Owned Small Business Preference Program was not applied.

## **ALTERNATIVES:**

Should this contract not be approved, the City's efforts to facilitate improvement in the NEC Revitalization Area will be hindered and a critical action item in the NEC Revitalization Plan will not be completed.

**FISCAL IMPACT:**

This ordinance authorizes the execution of a services contract with Astelle, LLC (dba Work 5hop) to provide urban design and consulting services to the City of San Antonio. The cost of this contract is \$70,000. Funds for this contract are available in the FY 2018 General Fund Budget.

**RECOMMENDATION:**

Staff recommends approval of the contract with Astelle, LLC (dba Work 5hop) for the provision of urban design and consulting services for the development of Design Standards for the NEC Revitalization Area.

This contract is procured by means of Request for Proposals and Discretionary Contract Disclosure Forms are attached.