

REQUEST FOR QUALIFICATIONS

Introduction

The City of Seattle's Office of Economic Development ("OED") is seeking qualifications to perform analysis on the current state of industrially zoned lands in the City of Seattle. The RFQ is intended for a consultant or team of consultants that are able to catalogue uses; quantify associated employment figures; characterize the state of infrastructure and its capacity; and catalogue environmental concerns and impacts on land-use. The City has compiled a list of over two dozen relevant studies that may be consulted as a reference, and further expects that the consultant team will work collaboratively with City departments to obtain data where available.

Background

In August, Mayor Ed Murray announced the creation of an [Industrial Lands Advisory Panel](#) tasked with providing recommendations for edits to the [Seattle 2035 Comprehensive Plan](#). The *Seattle 2035* plan notes the projected addition of 120,000 residents, 115,000 jobs and 70,000 new housing units, and outlines a framework for equitable development and future land use in Seattle. With respect to language regarding industrial land use, the Mayor will make his recommendations to City Council in early 2017.

Through this conversation, the Advisory Panel will recommend a new industrial lands framework that:

- Supports our maritime, manufacturing and industrial communities;
- Acknowledges the varying development pressures on current industrial lands;
- Recognizes the shifting nature of industrial business activity and its labor market;
- Balances industrial requirements with the livability needs of residents; and
- Affirms the City's commitment to middle-wage jobs.

To inform the Advisory Panel's recommendations to the Mayor, the group has worked collaboratively with City departments to create a scope of work for this economic analysis. The Mayor and Advisory Panel have recognized the need for current, shared, quantitative data, primarily focused on a deep analysis of the current composition of Seattle's industrial lands.

PURPOSE

The purpose of this study is to provide the Advisory Panel with a clear understanding of the existing conditions of Seattle's maritime, manufacturing and industrial lands, so that it may make informed and balanced recommendations to the Mayor on how to manage the City's growth through the policies of the 2035 Comprehensive Plan.

SCOPE OF WORK FOR INDUSTRIAL LANDS ECONOMIC ANALYSIS

1) Industry

Objective: Comprehensively catalogue and locate the current mix of industrial activity in Seattle.

To be performed by consultant:

- Catalogue the current uses (conforming and non-conforming) within the Duwamish and Ballard/Interbay Manufacturing/Industrial Centers (M/ICs), inclusive of real estate and terminals owned or operated by the Port of Seattle. Within the M/IC's, all uses (industrial and non-industrial) will be catalogued.
- All data should be delivered in machine-readable formats (i.e. GIS files for maps, .xls or .csv files for tables), drilling down to the sub-area level.
- Consultant will share research methodology with committee ahead of gathering data.

To be performed by the City

- Catalogue all uses within industrial zones adjacent to residential areas, as well as industrial uses located within residential zones or in commercial zones adjacent to residential areas (City of Seattle's Department of Construction and Inspections, and Office of Planning and Community Development).
- OPCD staff will use City permit data to identify projects in the industrial zones where permits have been granted for a change of use and will categorize the before- and after-uses into standard land use categories. This data will be made available to the consultant for integration into the overall study.

2) Employment

Objective: Quantify the contribution of Seattle's industrial uses to the City's workforce composition.

- Examining data at the sub-area level, quantify the employment in industrial zones (occupational codes and employment figures). Quantify all employment associated with industrial uses (occupational codes and employment figures); while most industrial employment will be located within the industrial zones, this part of analysis should include all of Seattle. Identify and include FTE equivalents, and to the extent possible, self-employment figures, whether the employment is on-site or outside of Seattle, and associated wage level.
- Correlate occupations and industries with educational attainment/requirements and median income (again, mapping distribution by sub-area).

3) Infrastructure

Objective: Consultant: Considering infrastructure and fixed and essential assets, quantify the cost of bringing existing assets up to current standards, and weigh opportunity costs potential rezoning. **City:** Potentially evaluate environmental and climate change considerations.

To be provided by the City:

- Catalogue the state of existing infrastructure in the City's industrial areas. Identify the assets (e.g. drainage, storm water management, freight mobility systems including rail, roadways, sidewalks, open space, pervious surfaces, and trees, public utilities, airports), assess and rank their quality, and identify where they are substandard based on current zoning/use (reference SDOT inventory).
- The City may provide additional data on environmental impact and climate change to inform the final report.

Objective: Understand future needs associated with environmental clean-up and sea level rise/flood risk. Many of Seattle's industrial lands have been historically contaminated and are in high flood risk areas due to climate change. The City will be pursuing risk mitigation strategies that will impact current and future development.

To be performed by the consultant:

- Within the industrial zones, identify and map the specific infrastructure or geographic requirements for each use (such as proximity to Port facilities, railroad tracks, transit stations). Analyze the feasibility of relocating infrastructure assets where desired and reasonable (considering availability of alternate locations, expense). Committee can provide additional detail on fixed assets.

REPORTING REQUIREMENTS

- Share research methodology and intended data resources ahead of performing each phase of analysis.
- Weekly progress reports
- Bi-weekly updates to working group (initial results, roadblocks, refinements to be identified), by phone or in person

TIMELINE

- 10/4/16 – RFQ released
- 10/20/16 – RFQ due
- Week of 10/24/16 – RFQ decision made
- 12/16/16: Final report due to committee.

COST AND BUDGETING

- \$50,000; Additional budget may be requested based on project plan proposal.

APPLICATION, SUBMISSION AND SELECTION PROCESS

- If your organization is interested in performing the analysis for the Industrial Lands Advisory Panel, please prepare a letter outlining qualifications, including biographies of staff and any consultants/sub-consultants to perform the analysis.
- List relevant experience analyzing:
 - Land use, particularly industrial lands and those within city limits
 - Employment data (occupations, industries, wages, required skills)
 - Economic data/cost/infrastructure
 - Environmental issues
- Provide proposed project plan and sequencing of work
- Include qualitative, summary commentary on feasibility of each item in scope of work (highlighting areas of concern given scope and timeline, and recommended revisions)

Selection criteria:

- Land use expertise
- Employment expertise
- Economic expertise

Submission requirements:

OED will accept a response that includes multiple consultants working together as a team to complete the Scope of Work; however, OED will require the identification of a lead consultant who will be responsible for the other consultants in the team.

- Hardcopy or electronic submissions must be delivered by 4:00 p.m. PST on 10/20/16 to:
- Rebecca Lovell, rebecca.lovell@seattle.gov
City of Seattle
Office of Economic Development
700 Fifth Avenue, Suite 5752
Seattle, WA 98104 (hardcopy hand delivery and FedEx)
- Rebecca Lovell
City of Seattle
Office of Economic Development
P.O. Box 94708
Seattle, WA 98124