



**Agenda Date: 11/12/2019**

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**Agenda #: 3. File #: 15-11525 Type: Consent Item**

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## **LYNX Silver Line Transit-Oriented Development Planning Services**

### **Action:**

- A. Approve a contract with Kittelson & Associates, Inc. for LYNX Silver Line Transit-Oriented Development Planning Services for up to \$1,150,000, and**
- B. Authorize the City Manager to amend the contract consistent with the purpose for which the contract was approved.**

### **Staff Resource(s):**

John Lewis, CATS  
John Howard, CATS  
Taiwo Jaiyeoba, Planning, Design and Development

### **Explanation**

- In December 2018, the city was awarded a \$920,000 Transit-Oriented Development (TOD) Planning Grant from the Federal Transit Administration to plan for development along the proposed LYNX Silver Line light rail line. The study area includes the cities of Gastonia, Belmont and Charlotte and the Towns of Matthews, Stallings, and Indian Trail. Within the City of Charlotte, the project extends through Council districts 1, 2, 3, 5, and 6.
- The Silver Line TOD Planning Services contract will provide a framework for TOD in proposed station areas. The scope of work includes four primary tasks:
  - Community Education and Engagement: conduct public outreach on station area planning and development, including developer outreach, affordable housing roundtable, and community and neighborhood workshops;
  - TOD Readiness Report: conduct market analysis, evaluate TOD opportunities in station areas, and identify long-term development strategies including affordable housing;
  - Transit Station Area Plans: conduct station area planning including future land use and zoning recommendations and prepare illustrative plans; and
  - Implementation Strategy: define action steps and strategies for proactive implementation of TOD, including critical infrastructure needs, regulatory tools, and corridor preservation.
- On August 2, 2019, the city issued a Request for Proposals (RFP); seven responses were received.
- Kittelson & Associates, Inc. best meets the city's needs in terms of qualifications, experience, proposed approach, cost, and responsiveness to the RFP requirements.
- The Silver Line TOD Planning project is a partnership between the City of Charlotte, the Town of Matthews, Town of Stallings, Town of Indian Trail, City of Belmont, and City of Gastonia. Grant matching funds are being provided by the City of Charlotte (\$200,000), the City of Belmont (\$10,000), and the City of Gastonia (\$20,000). In-kind contributions of staff time have also been committed by all the partners (\$458,000).

### **Disadvantaged Business Enterprise**

Established DBE Goal: 8.8%

Committed DBE Goal: 8.8%

Kittelson & Associates, Inc. has agreed to meet the established subcontracting goal using the following

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certified firms:

- TransLink Consulting, LLC
- Neighboring Concepts, PLLC

**Fiscal Note**

Funding: CATS Operating Budget