



Recommendation for Action

File #: 23-2771, Agenda Item #: 44.

9/21/2023

Posting Language

Authorize negotiation and execution of a contract for a suite of planning services to support development of proposed Land Development Code changes with Nelson\Nygaard Consulting Associates, Inc. in an amount not to exceed \$1,000,000.

[Note: This procurement was reviewed for subcontracting opportunities in accordance with City Code Chapter 2-9C Minority Owned and Women Owned Business Enterprise Procurement Program. For the services required for this procurement, there were no subcontracting opportunities; therefore, no subcontracting goals were established].

Lead Department

Financial Services Department.

Client Department(s)

Planning Department.

Fiscal Note

Funding is available in the Fiscal Year 2022-2023 Operating Budget of Housing and Planning.

Purchasing Language:

Professional Service.

For More Information:

Direct questions regarding this Recommendation for Council Action to the Financial Services Department - Central Procurement at: FSDCentralProcurementRCAs@austintexas.gov or 512-974-2500.

Additional Backup Information:

The contract will provide professional planning services to assist the Planning Department in the creation of Equitable Transit-Oriented Development (ETOD) regulations. The contracted services include community engagement support, financial and market analysis, research and recommendations into the structure, application, and phasing of potential code amendments, and visualization support to illustrate how various code amendments could impact Austin.

ETOD-related code amendments developed through the services provided by this contract are necessary to implement the ETOD Policy Plan by increasing the transit-supportiveness of the areas around Project Connect stations and centering equitable outcomes for our community members. The contract has the potential to increase Austin's competitiveness for securing funds through the Federal Transit Administration's Capital Improvement Grant New Starts program. These funds are vital to moving forward with design and construction of the community's generational investment in public transportation.

Resolution No. 20230309-016 initiated amendments to the Land Development Code to support ETOD in

tandem with Austin's investment in transit through Project Connect. The Planning Department requires a contract for professional planning services with additional expertise to develop recommended code amendments in a timely fashion to be considered for adoption by Council. This contract provides specialized expertise the City currently does not have through existing staff, such as market and financial analysis capacity to calibrate voluntary bonus programs effectively for local real estate market conditions.

If the contract is not secured, the Planning Department will not be able to deliver recommended ETOD code amendments in enough time for them to be incorporated into Austin's submittal of the Project Connect Phase 1 Light Rail investment.