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## MEMORANDUM

**To:** City Council and Mayor Anzevino  
**From:** Emily Fernandez, Community Project Planner  
**CC:** Thom Sheridan, City Manager; Brian Griffith, Asst. City Manager; Greg Hannan, Community Development Director; Nick Sugar, City Planner  
**Date:** February 25, 2026  
**Subject:** **Clinton Crossing Design Firm Recommendation**

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### **Background**

City Council issued a resolution on October 7, 2025 authorizing the City Manager to issue and award an RFP for professional architectural and engineering design services, in an amount not to exceed \$175,000, to develop a concept site plan for the downtown property now known as Clinton Crossing. Staff has prepared a resolution request to update City Council on the review process and the recommended design firm.

### **RFP Responses**

Proposals for this project were received from eight (8) planning and design firms (American Structurepoint, Bialosky, City Architecture, Mannik Smith Group, Peninsula Architects, RDL Architects, Thorson Baker + Associates, and Vocon). Staff and Clinton Crossing Council Subcommittee members reviewed and scored each proposal based upon factors including previous site design and architectural design experience, understanding of the City's project, thoroughness of the proposed work plan, cost, and other factors. The Subcommittee reviewed the rankings in February and confirmed to proceed with advancing four (4) firms to interviews. The interviews were held at a public meeting on February 20, 2026.

### **Recommendation**

Following interviews, the Clinton Crossing Council Subcommittee voted to recommend selection of RDL Architects. Staff has prepared the following notes summarizing key components of RDL Architects' proposal and presentation:

- Locally located (Beachwood office)
- Subconsultant is OHM Advisors, the firm that assisted the City in completing the 2024 Comprehensive Plan
- Proposed unique engagement formats including the concept of 'Clinton Crossing Studio', which would be a dedicated physical space to host engagement events and allow passive

review of project materials during scheduled hours

- Demonstrated superior understanding of designing architecture for historic compatibility
- Demonstrated superior ability to incorporate thoughtful public green spaces and pedestrian connections into site plans
- Demonstrated superior ability to produce various levels of sketches including photo-realistic renderings

### Next Steps

The following legislation has been placed on the March 17, 2026 City Council meeting on Consent Agenda: *A resolution authorizing the city manager to enter into a professional services contract with RDL Architects for the downtown development concept site plan.* Although the original resolution authorized a not-to-exceed amount of \$175,000, staff is currently requesting an appropriation of less than \$110,000 for the current scope of services (contract of \$98,500 + 10% contingency of \$9,850 = appropriation of \$108,350).

The difference of approximately \$65,000 that is not yet needed could be appropriated later in the process to accommodate additional technical studies such as traffic, parking, or financial feasibility studies.

### Timeline

- March: Enter Contract with Design Firm (RDL Architects)  
March-July: Hold Public Engagement (In Person & Digital) & Design the Concept Plan  
August/September: Present Concept Plan to Planning Commission as City-led Proposal

### Full Project Timeline:

