

**CITY OF AUSTIN
REQUEST FOR STATEMENTS OF QUALIFICATIONS
RELATIVE TO THE SELECTION OF
PROFESSIONAL, DESIGN-ORIENTED PLANNING SERVICES**

SCOPE OF SERVICES

PROJECT FOR:

CITY OF AUSTIN, NEIGHBORHOOD PLANNING AND ZONING DEPARTMENT
THROUGH ITS PUBLIC WORKS DEPARTMENT

PROJECT TITLE:

EAST RIVERSIDE CORRIDOR MASTER PLAN - REISSUE

Late Backup

OBJECTIVES OF THE PROJECT:

The City of Austin (City) is seeking a consultant team (Consultant) to develop a master plan for the East Riverside Drive corridor from Interstate 35 to State Hwy 71/Ben White Boulevard. The project should establish a vision, plan and implementation strategy for the corridor that results in the creation of a mixed-use, pedestrian and transit-supportive development pattern. The corridor plan should include:

- A comprehensive public involvement process;
- Land use and urban design recommendations to improve the character and function of the built environment;
- Transportation analysis and recommendations for creating a multi-modal, transit-supportive corridor and identification of improvements for better circulation or connectivity;
- Identification of infrastructure improvements that may be required to implement the plan.

The Corridor Plan should draw from and build upon relevant City of Austin development standards, neighborhood and transportation plans, corridor planning initiatives and the preferred scenario of Envision Central Texas (ECT).

BACKGROUND:

East Riverside Drive is a highly traveled roadway located a few minutes from downtown Austin. In addition to being a primary route to and from the Austin Bergstrom International Airport, it is an important commercial corridor to the diverse groups of residents living in proximity to the roadway. Much of East Riverside Drive, in particular west of Pleasant Valley Road, epitomizes the car-dominated environment that is typical of much of the modern American landscape. As a major gateway to the city of Austin, the first impression that many visitors have is a city of sprawl and low rise buildings with associated parking lots. Pedestrian activity along East Riverside Drive is much heavier than average. Many residents rely on public transportation and walk to and from local services, bus stops, and existing retail establishments.

Recently there has been significant interest in redevelopment of several large properties in the area due to its proximity to downtown and Town Lake. East Riverside Drive has an extremely wide right-of-way (up to 120') which could provide locations for future pedestrian, bicycle or transit-friendly improvements. The corridor presents a significant opportunity to transform an underutilized commercial corridor into a more sustainable, mixed use, transit-oriented neighborhood. However, in order to ensure that future development is of a higher quality and does not follow the existing development pattern, a focused and comprehensive planning effort needs to occur.

ANTICIPATED TASKS AND SERVICES:

The following outlines anticipated tasks and services for the East Riverside Drive Corridor Planning process. These tasks and services can be modified based on input from the selected consultant.

- **TASK I: EVALUATION AND ANALYSIS**
Conduct detailed analysis of existing and planned land use, zoning, transportation, and infrastructure conditions for Riverside Drive. Review applicable City of Austin regulations including but not limited to applicable neighborhood plans, Design Standards, base district zoning regulations, Capital Metro Transportation Authority (CMTA) long range transit plans, Capital Area Metropolitan Planning Organization (CAMPO) transportation plans, and other relevant planning initiatives.
- **TASK II: COMMUNITY OUTREACH, DEFINE VISION**
Develop public involvement plan, and gather stakeholder input from all relevant public and private stakeholders. Develop a vision that defines the physical, functional, aesthetic and cultural character of the corridor.
- **TASK III: DEVELOP DRAFT CORRIDOR MASTER PLAN, INCLUDING VISION, URBAN DESIGN STANDARDS, PUBLIC IMPROVEMENTS**
Develop a draft master plan that defines the vision for the corridor and includes land use, transportation, infrastructure, and parks and open space recommendations. Define urban design standards to guide private-sector development. (These will form the basis for code amendments that will be drafted by City staff, thus the urban design standards should supplement the City's recently adopted Design Standards, not create an entirely new set of standards.) Identify transportation and infrastructure improvements needed to support the vision and encourage private-sector interest. Provide photo-realistic graphics and illustrations of the corridor after redevelopment.
- **TASK V: TECHNICAL REVIEW, PUBLIC REVIEW AND PLAN REFINEMENT**
The draft master plan will be circulated among City staff and other agency staff as appropriate for a technical review. All transit-related recommendations shall be coordinated with CMTA. The Consultant shall revise the plan based on staff comment, prior to presentation at public meetings. The Consultant shall present the draft corridor vision,

master plan, and urban design standards at public meetings and refine the plan based on public input.

- **TASK VI: IMPLEMENTATION STRATEGY**

The implementation strategy shall identify and recommend infrastructure improvements, development strategies and recommended phasing of improvements needed to realize the master plan.

- **TASK VII: PRESENTATION TO BOARDS, COMMISSIONS AND CITY COUNCIL**

The consultant shall present the master plan to appropriate Boards, Commissions and City Council. The Consultant shall revise the master plan according to final City Council direction.

PROPOSED SCHEDULE:

The anticipated project duration is 6-8 months after Notice to Proceed is given

ESTIMATED BUDGET:

The estimated budget for these services is \$180,000.

SELECTION PROCESS:

City staff will evaluate the responses to this RFQ and select up to a maximum of three (3) firms as finalists, based on qualifications and compliance with the requirements in these documents. Staff may determine that it is necessary to interview short-listed firms prior to making a recommendation to the City Council.

The finalists will then be required to make a presentation to the Austin City Council. Staff plans to provide Council a list of the short listed firms in alphabetical order and without individual scores. The City Council will make the final consultant selection for the project.

POTENTIAL SUBCONSULTANT/VENDOR OPPORTUNITIES:

- | | |
|---------------------------------------|-------------------------------|
| * Architecture/Urban Design | Landscape Architecture |
| * Transportation Planning | Land Development and Planning |
| * Urban Planning | Traffic Engineering |
| * Public Involvement/Public Relations | Visualization Services |
| * Civil Engineering | Computer Assisted Design |
| Copying | |
- * Subconsultant experience in these areas will be evaluated under the City of Austin evaluation criteria "Subconsultant Firms' Comparable Project Experience".

SUBMITTAL INFORMATION:

Attachment 1	Location Map
Attachment 2	Affidavit of Responder
Attachment 3	Evaluation Criteria
Attachment 4	Related Plans, Regulations and Planning Initiatives
Attachment 5	MBE/WBE Procurement Program

Attachment 1: Location Map

