



SCOPE OF SERVICES

Solicitation Number: CLMP199

Project Name: CONGRESS AVENUE STREETScape IMPROVEMENTS – URBAN DESIGN INITIATIVE

PROJECT FOR:

CITY OF AUSTIN, PUBLIC WORKS DEPARTMENT IN ASSOCIATION WITH PLANNING & ZONING DEPARTMENT AND AUSTIN TRANSPORTATION DEPARTMENT, THROUGH ITS CAPITAL CONTRACTING OFFICE

PROJECT TITLE:

Congress Avenue Streetscape Improvements – Urban Design Initiative

STUDY AREA:

The design area encompasses a 1.25 mile stretch of Congress Avenue from the Capitol to the intersection with Riverside Drive – the central spine of downtown Austin. This corridor is generally defined to include the intersecting roadways to the adjacent alleys and connecting elements of downtown Austin (see map on Congress Avenue Urban Design Initiative project page at www.austintexas.gov/congressavenue).

The area of consideration for purposes of this plan includes the properties immediately adjacent to the Avenue. The plan must also consider the relationship between the study area, downtown and other adjacent or nearby activity nodes.

OBJECTIVES OF THE PROJECT:

The City of Austin is seeking the services of an Urban Design consultant, with extensive experience leading a team in urban design, transportation analysis, planning and engineering, economic development, infrastructure design and public engagement to assist the City and the community in the creation of an urban design and implementation strategy for Congress Avenue.

As the central spine of downtown Austin and the connection between Lady Bird Lake and the Texas State Capitol, Congress Avenue is arguably Austin’s most prominent street. Despite this, the Avenue lacks the vitality and identity of a great people-centric place. The goal of this effort is to develop an urban design and implementation strategy that results in a human centric, multi-functional complete street with a clear and attractive identity.

Consultant should include a diverse team of planners, designers and engineers who bring related experience and expertise to the project. Team should have extensive experience in urban design, mobility planning, streetscape and infrastructure design, and successful implementation and financing of such efforts to assist the City and the community in the

creation of a comprehensive urban street design and implementation strategy for Congress Avenue.

MAJOR PROJECT GOALS for Congress Avenue

- Pedestrian Experience: Improve the pedestrian experience.
- Identity & Sense of Place: Create an identity that celebrates Austin’s history and culture.
- Connections and gateways: Provide connections to other districts.
- Land Use & Development: Expand the diversity of land uses and enhance ground floor use and design.
- Green Infrastructure: Improve environmental performance and support healthy natural systems.
- Underground Infrastructure: Provide for utility infrastructure needs.
- Mobility: Provide comfortable mobility options.
- Event and other needs: Incorporate event needs and accommodate future changes in land use, activities, and transportation systems.
- Management & Partnerships: Coordinate management functions, embrace partnerships and explore funding options.

Through various efforts the City has established a draft Vision for this project as follows:

Congress Avenue is one of Austin’s and Texas’s pre-eminent “don’t miss” destinations, a distinctive place for people to “go to” rather than “go through.”

This Vision will be achieved and maintained through adherence to a set of Values relating to Character, Function and Management.

These Values are further defined in the draft Vision and Values statement (see link on the project page at www.austintexas.gov/congressavenue).

In addition to refining the Vision for Congress Avenue, the project is expected to produce a comprehensive urban design, mobility plan, design standards/guidelines, regulatory recommendations, management plan, and an implementation strategy. The implementation strategy should include cost estimates, identify major barriers, and identify potential partnership opportunities to leverage resources. It should include a phasing plan for recommended items and identify priorities for initial implementation efforts.

Recommendations should take into account and leverage (but shall not necessarily be bound by) land use and zoning trends, and recent City of Austin planning initiatives including, but not limited to; Imagine Austin, Complete Streets policy, the Downtown Austin Plan, the Austin Strategic Mobility Plan, the Bicycle Master Plan and CIP Plans. The Downtown Austin Alliance’s *Envisioning the Avenue* and the follow-on Donald Stastny presentation lead a long list of other efforts summarized in the *Congress Avenue Streetscape Draft Program* (see link on the project page at www.austintexas.gov/congressavenue) that should also be considered.

The resultant Congress Avenue Urban Design should be financially feasible, responsive to community goals and market forces, consider travel by all modes and reflect best practices for creating a vibrant, mixed use corridor where people live, work and shop.

As a baseline the Consultant will examine:

- Cultural and historic resources
- Socio-economic conditions
- Infrastructure conditions (sidewalks, paving, bridge, utilities, drainage, etc.)
- Transportation network connectivity, condition and mobility needs for pedestrians, bicycles, motor vehicles and transit facilities.
- Parks, plazas, open space, trails and connections thereto
- Land ownership and current occupancy
- Entitlement, land use, zoning, downtown design and other applicable regulations
- Previously conducted plans and studies of Congress Avenue area
- Best practices, metrics, management tools and implementation strategies of similar efforts

The City and other area stakeholder groups will assist the Consultant in assembling this information.

The City of Austin is currently engaged in rewriting its development code under the CodeNEXT effort which includes a new Thoroughfare Plan, street classification system and map. In addition, the City is engaged in planning efforts for the South Central Waterfront District and has active development efforts in the Congress Avenue corridor. The Texas Facilities Commission is completing the Texas Capitol Complex Master Plan 2016 Report for the Capitol area which includes the north end of this study area. Consultant will be expected to work collaboratively with these efforts to provide a realistic overall vision for the Congress Avenue corridor and ensure that the recommended designs are consistent with and complementary to City policy and planning.

BACKGROUND:

At the heart of downtown is Congress Avenue - one of the most important and recognizable streets in Texas. The Avenue was envisioned as the connection from the Colorado River to the young nation's capital. It was the primary axis of the original 1839 Waller Plan for Austin and as the street that leads to the State's Capitol building it was purposely wider than any other street.

Congress Avenue has played a pivotal role in the history and shaping of Austin and downtown. Over the years the Avenue has been transformed from a dusty dirt road with a streetcar, to the primary shopping district in the region, to the premier Class A office location in the city. The Avenue has always been a place for civic ceremony and public events.

Austin, Texas is an exciting place to be and the downtown area is in the midst of a major renaissance. As one of the fastest growing, youngest and most educated cities in the United States, Austin is experiencing rapid change. Construction cranes crowd the downtown skyline transforming the State's capitol city from a hill country college town into the country's eleventh largest city.

Commercial developments and government facilities are going up throughout the downtown area from the new University of Texas medical school to the rejuvenated Seaholm district with entertainment, lodging, commercial and residential growth in every sector.

Numerous plans, ideas and improvements have come with the Avenue's many transformations. The last major streetscape and urban design improvements were completed in 1986. The City of Austin and its partners are working on the next transformation for Congress Avenue not only to align this critical axis with its past but to ensure it lives up to its potential for future generations.

MANAGEMENT OF PROJECT TEAM:

The Public Works Department (PWD) will be the Congress Avenue Urban Design project manager and will direct the efforts of the Consultant. The Steering Committee and the Program Directions Group will provide input and advice to the process.

The Steering Committee (SC) has been established as a partnership between the Downtown Austin Alliance and the City with staff from the Economic Development, Planning and Zoning, Austin Transportation and Public Works Departments. The Steering Committee will provide timely coordination and support to the project.

The Program Directions Group (PDG) has been established with key staff and public representatives from:

- Public Works Department
- Planning and Zoning Department
- Austin Transportation Department
- Watershed Protection Department
- Economic Development Department
- Austin Water Utility
- Austin Energy
- Parks and Recreation Department
- Capital Metropolitan Transit Authority
- Downtown Austin Alliance
- Texas State Preservation Board
- Preservation Austin
- Downtown Austin Neighborhood Association

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- 2) Street and pedestrian realm conditions; current condition of street, sidewalks and right of way as people-oriented space and to consider travel by all modes. Include ADA accessibility evaluation.
 - 3) Utilize the existing infrastructure survey and map data prepared by SAM and the Public Works Engineering Services Division.
 - 4) Roadway luminaires, pedestrian, decorative and exterior building lighting systems
 - 5) Public spaces and gathering areas
 - 6) Tree survey and conditions assessment (available from Downtown Austin Alliance)
 - 7) Pedestrian experience, including shade and microclimate, views, connections, wayfinding, and streetwall characteristics (building facades, rhythm, etc.)
 - 8) Current standards and practices for maintenance and management of the Avenue.
- B. Evaluate applicable guidance including but not limited to:
- 1) Zoning and other land use regulations including CodeNEXT proposals.
 - 2) All applicable City of Austin regulations, including;
 - a) Applicable neighborhood plans
 - b) Subchapter E - Commercial Design Standards
 - c) Sustainability requirements including Greenroads rating system
 - 3) Imagine Austin, Downtown Austin Plan (DAP), Complete Streets, the Urban Design Guidelines for Austin and applicable City policies, plans, guidelines and programs
 - 4) The various studies and recommendations included in the *Congress Avenue Streetscape Draft Program*.
 - 5) Historic preservation designations, regulations & recommendations
 - 6) City of Austin regulations and State statutes relating to Capitol View Corridors
 - 7) Identified capital needs for the area, the Long Range CIP Strategic Plan and the 5-year CIP Plan documents
- C. Evaluate and analyze the existing transportation network and plans including:
- 1) Austin Strategic Mobility Plan, Thoroughfare Plan, Downtown Austin Plan: Transportation Framework Plan, Capital Metro Service Plan
 - 2) Existing and forecasted (to 2040) vehicle traffic, bicycle, transit and pedestrian volumes on and near Congress Avenue
 - 3) Infrastructure conditions – sidewalks, paving, and utilities
 - 4) Condition of the Ann W. Richards Congress Avenue Bridge, its abutments and connections
 - 5) Pedestrian, cycling, vehicular and mass transit best practices of similar streets
 - 6) Existing parking supply (on and off street) in the Congress Avenue vicinity; coordinate with the ongoing Downtown Austin Alliance effort.
 - 7) Capital Metro Transportation Authority (CMTA) local circulation and long range transit plans
 - 8) Capital Area Metropolitan Planning Organization (CAMPO) transportation plans, and other relevant transportation planning initiatives
- D. Evaluate existing Downtown connections including intersecting streets, sidewalks, and trail connections – particularly at Lady Bird Lake.
- E. Conduct an inventory and analysis of benchmark and comparable peer projects in the U.S. and abroad.

- F. Conduct a brief character level assessment of Congress Avenue, including major historical and cultural landmarks, gateways, connections, activity nodes and sub-districts.
- G. Review updates or supplement, as necessary, relevant documents related to Congress Avenue including the various public and private studies of the area.
- H. Periodically meet and coordinate with the South Central Waterfront District planners to gain an understanding of the planned improvements, and ways in which public space and access improvements may be integrated with the Congress Avenue Improvements efforts.
- I. Incorporate evaluation data into the Public Works survey.
- J. Summarize key findings from the inventory and analysis.

Task 2: COMMUNITY OUTREACH AND VISION DEVELOPMENT

- A. Develop a public engagement plan for the City's review and approval. Coordinate with the Steering Committee, Public Works Department's Public Information Office and other relevant City staff on issues of organization and key roles/responsibilities.
- B. Gather stakeholder input from public and private stakeholders through various channels; elements of this process may include:
 - 1) Stakeholder focus groups, including bi-lingual outreach to the Spanish speaking community
 - 2) Staff and PDG meetings and workshops,
 - 3) Surveys and on-line engagement tools,
 - 4) Town Hall Meetings,
 - 5) Boards and Commissions presentations.
 - 6) Other options as identified by the Consultant.
- C. Provide progress updates at least monthly suitable for online.
- D. Attend and present progress updates at quarterly public updates hosted by the SC and provide translation support as needed. At this time the City envisions a minimum of ten (10) one-half day sessions with the staff and the public.
- E. Support and participate in at least five Board and Commissions presentations
- F. Build on the preceding efforts and public input to refine the Vision and Values elements that define the physical, functional, aesthetic and cultural character of the corridors.
 - 1) The City has begun a community "visioning" process for Congress Avenue. This process was initiated prior to the selection of the Congress Avenue Urban Design consultant due to the desire to provide broad guidance to the urban design process. This preliminary Vision and Values statement can be found in attachment 3.
 - 2) With stakeholder involvement, refine the proposed identity, character, functional, and management elements of the Vision and Values.
 - 3) The PDG and public have identified Challenges and Opportunities for the elements of this Vision. Consultant will further develop these lists and provide an action plan for each item in order to achieve the overall vision.
 - 4) Develop success metrics that reflect the Vision and Values.

Task 3: DESIGN CONCEPT DEVELOPMENT

- A. With staff and community input develop narrative descriptions and illustrative graphics of two to five concepts to include:
- 1) An Urban Design Component Plan that reflects overall approach, character zones and specific local conditions;
 - a) Designs for sidewalk layout including materials, lighting, seating and other site furnishings, landscaping and sustainable stormwater management.
 - b) Pedestrian facilities designs to increase safety, visibility and traffic flow.
 - c) Designs for sidewalk café seating, including alternatives for placement and weather protection.
 - d) Design concepts for tree preservation and/or new planting including species, soil volumes, maintenance standards and canopy coverage.
 - e) Design concepts to enliven plazas, parks and public spaces both new and existing.
 - f) Façade design guidelines that are responsive to unique conditions of each zone.
 - g) Design concepts for the Ann Richards Bridge and associated trail connections.
 - h) Design concepts for gateway areas (i.e. the Capitol, the Bridge and its approaches).
 - i) Concepts for incorporation of historic and cultural interpretation and public art.
 - 2) A Mobility Plan based on analysis in Task 1.C;
 - a) Review applicable City regulations including but not limited to applicable Complete Streets policy, neighborhood plans, City design standards, base district zoning regulations, CMTA long range transit plans, CAMPO transportation plans, and other relevant planning initiatives.
 - b) Provide a Transportation Analysis Report for Congress Avenue to include best practices of analysis for all mobility modes, such as those identified in the NACTO Urban Streets Design Guide <http://nacto.org/publication/urban-street-design-guide/design-controls/performance-measures/> Bicycle Street Design Guide, Transit Street Design Guide, and the Bicycle and Pedestrian Level of Service Calculator from the National League of Sustainable Cities Institute <http://www.sustainablecitiesinstitute.org/topics/transportation/bicycles-and-pedestrians/bicycle-and-pedestrian-level-of-service-calculator>.
 - c) Develop a draft Mobility plan that incorporates:
 - i. A Complete Street design for all mobility modes,
 - ii. Street cross-sections compatible with the Urban Design Concept alternatives,
 - iii. Major intersection enhancements for mobility, aesthetics and safety (at Riverside, Caesar Chavez, 6th and 11th),
 - iv. On-street Bicycle facilities including possible cycle tracks, lanes, shared lanes or other innovative treatments,
 - v. Related bicycle improvements such as secure parking, and bike sharing,
 - vi. Consider future development of local mass transit facilities,
 - vii. A vehicular parking strategy including recommended locations and facilities, and management.

- viii. Commercial delivery, taxi loading/delivery and valet zones and corresponding operational management strategies,
- ix. Compatibility with special events held in the Congress Avenue corridor.
- d) Develop illustrative, context sensitive cross-sections in collaboration with the design components.
- e) The draft 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.
- f) Identify transportation and infrastructure improvements needed to support the vision and encourage private-sector interest and investment.
- 3) Coordinate these efforts with existing and planned City efforts such as intersecting Great Streets, Wayfinding, CIP projects, etc.
- B. Provide concept level cost estimates for selected designs
- C. Provide evaluations for each concept that reflect the metrics identified in Task 2.F.4
- D. Provide a draft Implementation Strategy identifying recommended infrastructure improvements, funding and partnership strategies with recommended phasing of improvements needed to realize the plan. Review strategy with Program Directions Group including the Capitol Planning Office
- E. Review concepts with staff and public to determine preferred alternatives.

Task 4: PRELIMINARY REPORT

- A. Provide digital files, one unbound copy and ten originals of a Preliminary Congress Avenue Urban Design Report, which is expected to contain the following components:
 - 1) Summary of Existing Conditions and other Task 1 analyses.
 - 2) Summary of Task 2 Community Outreach and Public Involvement Process & Results.
 - 3) Updated Vision and Values Statement from Task 2, identifying the Challenges and Opportunities with recommended action plans and success metrics.
 - 4) Preferred Urban Design Components from Task 3 with illustrations of the overall design and photo-realistic graphics of typical design concepts.
 - 5) Mobility Analysis and Plan Recommendations from Task 3 with typical street cross-section(s).
 - 6) Implementation Strategy including:
 - a) Planning and conceptual design for physical improvements – public spaces and elements (with cost estimates)
 - b) Infrastructure Improvement Plan (with cost estimates)
 - c) Design Guidelines/Standards for buildings and physical improvements
 - d) Regulatory Recommendations as a basis for potential code amendments that will be drafted by City staff.
 - e) Implementation Strategy Schedule and Project Phasing Plan.
 - f) Table of implementation items for achieving the Vision, including performance metrics of each and a prioritization of these items.
 - g) Operations and Maintenance plan for the Avenue including standards, costs and revenue opportunities.

- h) Financing strategy including a summary of suggested public financing mechanisms and tools, public-private partnerships, and other creative strategies.
 - i) Identification and assessment of, and recommendations for opportunity (catalyst) sites (both private and public) that can be used to encourage economic development.
- B. Present the Preliminary Report to the following for review and comment; provide revisions after each group:
- 1) The PDG, Steering Committee and City staff.
 - 2) Two public meetings for the public and stakeholder groups
 - 3) Various City boards and commissions (estimated 6 presentations)
 - 4) The Land Use & Transportation Subcommittee of City Council and/or City Council.

Task 5: FINAL REPORT

- A. Based on the input received as part of Task 4, revise the Preliminary Report and produce a Final Report. Provide digital files, one unbound copy and ten (10) originals.
- B. Present the Final Report to the Downtown Austin Alliance, the Planning Commission, up to four other Boards and Commissions as determined appropriate, and City Council.

DELIVERABLES

- A. Regular progress and meeting reports
- B. Preliminary Report including;
 - 1) Summaries of existing conditions and public input
 - 2) Vision, Values and Identity recommendation
 - 3) Urban Design Concepts
 - 4) Mobility Analysis and Plan
 - 5) Implementation Strategies
 - 6) Design Guidelines/Standards
 - 7) Regulatory Recommendations
 - 8) Operations and Maintenance Recommendations
 - 9) Phasing, Financing and Partnering Recommendations
- C. Final Report

PROPOSED PROJECT SCHEDULE:

The anticipated project duration is approximately 16 months from Notice to Proceed.

PROPOSED PROCUREMENT SCHEDULE

Request for Qualifications issued: May 23, 2016
 Pre-response Meeting: June 13, 2016
 Request for Qualifications due: July 13, 2016

Conduct Possible Interviews: September 7-8, 2016
 Recommendation and City Council Action: November 3, 2016
 Contract Finalized: January 2017

COST ESTIMATE:

The estimated budget for these services is \$500,000.

MAJOR AND OTHER SCOPES OF WORK:

Below is a list of the major scopes of work that the City has identified for this project. ****There must be representation for all major scopes of work listed in the prime's statement of qualifications. The experience of the firms listed to perform the Major Scopes of Work, whether a subconsultant or prime firm, will be evaluated under Consideration Item 6 – Major Scopes of Work – Comparable Project Experience.***

In addition, the City has identified Other Scopes of work that MAY materialize during the course of the project. The City does not guarantee that the scopes listed under Other Scopes of work will materialize on this contract. If the prime consultant intends to enter into a subconsulting agreement on a scope of work not listed below, the prime consultant is required to contact SMBR and request an updated availability list of certified firms in each of the scopes of work for which the prime consultant intends to utilize a subconsultant.

*** Major Scopes of Work**

Urban Planning
 Transportation Planning and Engineering
 Landscape Architecture
 Parking Systems Strategist
 Public Engagement/Outreach

Other Scopes of Work

Architecture
 Civil Engineering
 Cost Estimating
 Graphic Design & Visualization Services
 Land Use Studies
 Historic and Cultural Resource Management
 Financial Modeling and Analysis

RELATED PLANS / REGULATIONS / PLANNING INITIATIVES/RESOURCES:

The following related plans or regulations are provided as additional background.

Downtown Redevelopment

<http://www.austintexas.gov/department/downtown-redevelopment>

This site provides current and background information on downtown Austin, including links to a number of recent and ongoing planning efforts:

- R/UDAT Reports (1991, 1992, 1997, 2000)
- CoA Downtown Austin Retail Market Strategy
- Downtown Austin Neighborhood Plan
- Great Streets Master Plan
- Downtown Austin Comprehensive Parking Study
- Downtown Austin Design Guidelines
- Near Term CBD Transportation Projects for Downtown Austin
- East 6th Street and Downtown Public Improvement Districts

Some (but not all) of the previous documents are at ftp://ftp.ci.austin.tx.us/DowntownAustinPlan/Previous_Planning_Documents/

Other recent studies (not available online) are listed in the Downtown Austin Bibliography http://www.austintexas.gov/downtown/downloads/downtown_austin_bibliography.pdf

Downtown Austin Plan

<http://www.austintexas.gov/page/downtown-austin-plan>

Austin Municipal Code, Chapter 25-2, especially Sub-chapter E

https://www.municode.com/library/tx/austin/codes/code_of_ordinances?nodeId=TIT25LA_DE_CH25-2ZO

Downtown Austin Alliance’s “Envisioning the Avenue” report

ftp://ftp.ci.austin.tx.us/DowntownAustinPlan/Congress_Avenue/

ADDITIONAL INFORMATION / RESOURCES:**Economic Development Department**

<http://www.austintexas.gov/department/economic-development>

Downtown Austin Alliance

<http://www.downtownaustin.com>

Capital Metropolitan Transportation Authority’s “Service Plan 2020”

<http://www.capmetro.org/sp2020/>

Downtown Austin Neighborhood Association (DANA)

www.downtownaustin.org

Notes:

- Participation at the prime or subconsultant level may create a conflict of interest and thus necessitate exclusion from any contracts resulting from the work performed in the design phase.
- If the City determines that a conflict of interest exists at the prime or subconsultant level, the City reserves the right to replace/remove the prime or instruct the prime consultant to remove the subconsultant with the conflict of interest and to instruct the prime consultant to seek a post-award change to the prime consultant's compliance plan as described in City Code § 2-9B-23. Such substitutions will be dealt with on a case-by-case basis and will be considered for approval by Small and Minority Business Resources (SMBR) in the usual course of business. The City's decision to remove a prime or subconsultant because of a conflict of interest shall be final.
- A consultant performance evaluation will be performed on all professional services contracts. This evaluation will be conducted after the final report has been received.
- Please review the City of Austin's Public Participation Principles

(<http://austintexas.gov/page/public-participation-principles>)

CITY OF AUSTIN PUBLIC PARTICIPATION PRINCIPLES:**Accountability and Transparency**

The City will enable the public to participate in decision-making processes by providing clear information on the issues, the ways to participate, and how their participation contributes to the decision.

Fairness & Respect

The City will maintain a safe environment that cultivates and supports respectful public engagement and will expect participants to do so in turn.

Accessibility

The City will respect and encourage participation by providing ample public notice of opportunities and resources and accommodations that enable all to participate.

Predictability & Consistency

The City will prepare the public to participate by providing meeting agendas, discussion guidelines, notes, and information on next steps.

Creativity & Community Collaboration

(Inclusivity and Diversity)

The City will use innovative, proven, and customized engagement solutions that are appropriate to the needs of the projects and the participants.

Stewards of Resources

The City will balance its commitment to provide ample opportunities for public involvement with its commitment to delivering government services efficiently and using City resources wisely.