Scope of Services

River Oaks Boulevard (SH 183) Corridor Master Plan

PROJECT AREA

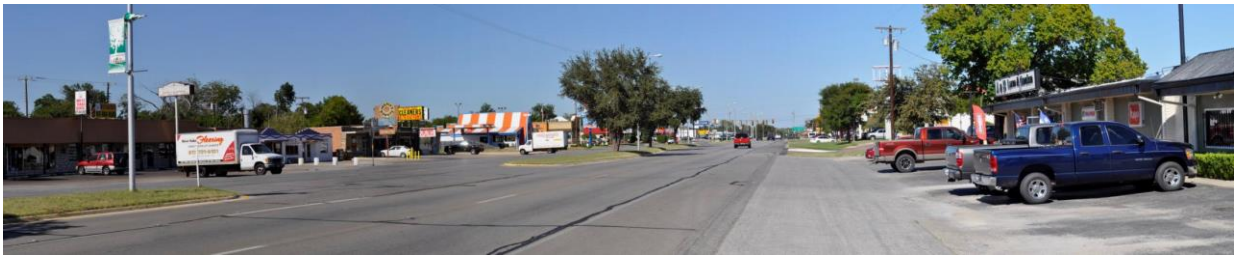
The project area consists of the River Oaks Boulevard (SH 183) corridor bounded by SH 199 at the northern end and the Trinity River to the south (approximately 1.9 miles). The width of the corridor will vary from one to two parcels in depth on either side of the roadway. The intersection of SH 183 and SH 199 is not part of this scope of work and will be included in a future SH 199 Corridor Master Plan.

PROJECT DESCRIPTION

For the past several years, the City of River Oaks has participated in a sub-regional planning study referred to as Planning Livable Military Communities (PLMC). This effort consisted of a series of planning studies that identified strategies related to transportation, housing, land use, and economic development to enhance livability in several communities surrounding the Naval Air Station Joint Reserve Base Fort Worth. Through the PLMC effort, River Oaks Boulevard (SH 183) in the City of River Oaks was identified as a vital regional transportation facility that primarily serves as an access corridor for commercial development and nearby major employers. Significant opportunities exist to evaluate the addition of multimodal capacity while also promoting economic development along the corridor. Visionary concepts to balance mobility and accessibility improvements with economic development were developed for the corridor during a week-long PLMC visioning charrette. The next step is to produce a corridor master plan to identify costs and constraints associated with implementing

these visions. The corridor master plan should address the feasibility of strategies to support modern urban design, improve access, incorporate Context Sensitive Design principles, and enhance economic development along River Oaks Boulevard. It is anticipated that this master plan will be the basis for preliminary design and engineering and will be the first step in a phased approach to making improvements to the corridor.

Existing SH 183 River Oaks Boulevard



Planning Livable Military Communities SH 183 River Oaks Boulevard Visionary Concept

SCOPE OF SERVICES

Task 1: Data Collection/Existing Conditions Analysis

Overview: The project partners will provide relevant baseline data to the Consultant in order to analyze existing land use, transportation, and urban design conditions along the corridor, beyond what has been documented during the PLMC process. Data will include, but is not limited to:

- Aerial photography
- Parcel data
- Existing land use and demographics
- Existing zoning code and map
- Current development plans in progress
- Current ROW plans and data
- Utility plans (water, sewer, etc.)

- Existing traffic volumes
- Traffic projections and demographic forecasts
- City thoroughfare plans
- Analysis and concepts developed from the PLMC effort

Emphasis will be placed on elements that were not included in the PLMC existing conditions analysis, including ROW plans and data as well as utility plans.

Roles and Responsibilities: The City of River Oaks, NCTCOG, TxDOT, and Tarrant County will provide data as appropriate. The Consultant will add to the documented existing conditions from the PLMC effort and identify issues related to the SH 183 corridor.
Deliverables: Summary of existing conditions along the corridor, including maps and charts.
Timeframe: Approximately 5 percent of total effort

Task 2: Vision Refinement and Public Involvement

Overview: Through the PLMC effort, a preliminary vision was developed for the SH 183 corridor. The visionary concepts developed during the weeklong charrette include:

- Construct bicycle/pedestrian facilities along the corridor
- Include mixed-use development where appropriate
- Create a sense of place
- Delineate driving lanes and parking areas
- Improve the visual aesthetics along the corridor

Public Involvement and Vision refinement will be handled in two ways.

1. Consultant-Led Efforts
    a. The Consultant will work with NCTCOG staff, the City of River Oaks' staff, elected officials, and key community groups and property owners along the corridor to further refine the vision for the corridor. The vision should identify preferences towards elements such as street design, access management, bicycle/pedestrian facilities, green infrastructure considerations, and desired redevelopment adjacent to the corridor. The purpose of these targeted stakeholder discussions will be to solicit input, establish priorities among the existing visionary concepts, and build consensus on the objectives of the corridor master plan. Emphasis will be placed on reaching out to existing business owners along the corridor to establish consensus on the priorities of the master plan. The effort will include hosting stakeholders over a period of two days at a location to be determined along the SH 183 study area route.

    b. A Stakeholder Steering Committee will be developed to guide the development of the corridor master plan. The team will update the Steering Committee bi-monthly as needed. Additionally, the Consultant must meet with TxDOT, utility providers, Tarrant County, and possible transit groups regarding the feasibility of the Vision Plan and to discuss the process for design and implementation. This effort is estimated at eight meetings over the course of the project.

2. NCTCOG will take the lead in coordination with the City and Consultant on community-wide meetings to introduce the project, solicit broader community feedback, and to present the final outcomes. One person from the SH 183 project team will attend up to three public meetings hosted by NCTCOG.

Roles and Responsibilities: The consultant will engage targeted stakeholders to discuss project scoping and visioning and final outcomes of the Master Plan. The Consultant will assist NCTCOG staff to prepare meeting materials for the larger community meetings. NCTCOG in coordination with the City of River Oaks will host, advertise, and conduct meetings.
Deliverables: Summary of public involvement efforts and discussions.
Timeframe: Approximately 10 percent of total effort

Task 3: Streetscape Operation and Design and Drainage

Overview: Based on the input received from the vision refinement phase and an analysis of existing conditions, the Consultant will develop roadway and streetscape designs that will serve as the basis for preliminary design and engineering for the corridor. The designs should address elements in the following categories:

Structural

- Alternative roadway design elements
- Parking and building orientation
- Bicycle and pedestrian access and improvements

Aesthetics

- Landscape and signage elements
- Lighting and pedestrian amenities
- Community gateway features

Safety and Operations

- Intersection safety and operations
- Access management with attention to driveways conflict points
- Architectural design controls and utility modifications
- Public transportation elements

The Consultant must coordinate with TxDOT on the proposed conceptual design of elements such as medians, streetscape, intersection, and roadway plan. The street and streetscape designs should include the following:

- *Streetscape Master Plan* – conceptual plan that defines the locations and types of proposed streetscape improvements including street furniture and landscaping for the entire corridor.
- *Roadway Plan* – provides cross-sections by station, if it is not typical design, including details of proposed roadway section, landscaping, lighting, drainage, and traffic operation improvements.
- *Prototypical Primary Intersection Plan* – depicts the location, type, and engineering details of proposed landscaping, lighting, drainage, and traffic operation improvements that could be used for primary intersections along the corridor. Provides cross-sections at each primary intersection, if it is not typical design, excluding the intersection of SH 183 and SH 199.
- *Prototypical Secondary Intersection Plan* – depicts the location, type, and engineering details of proposed landscaping, lighting, drainage, and traffic operation improvements that could be used for secondary intersections along the corridor. Provides cross-sections at each secondary intersection, if it is not typical design.
- *Design Implementation Scenarios* – identifies at least two scenarios for implementation, including an ultimate build scenario in which all recommendations would be constructed and another scenario that outlines short-term, low-cost solutions utilizing excess ROW (especially in relation to the existing “slip-lanes” within the corridor) that could be implemented if the major corridor improvements aren’t immediately funded. An example

of lower-cost, short-term solutions could be a demonstration block or catalyst site project showcasing urban design and land use elements that consider Context Sensitive Design.

Preliminary Analysis of Stormwater Issues

Conduct a preliminary analysis of stormwater and drainage issues identifying various mitigation strategies including low-impact design and green infrastructure ideas for the corridor. Recommendations should be made for short-term solutions and a longer-term, full build-out scenario with needs identified and an analysis of priority improvements and impacts of treatments provided. An opinion of probable cost should be provided with an implementation plan for next steps.

Roles and Responsibilities: The Consultant will produce the proposed roadway and streetscape designs, conduct the preliminary analysis of stormwater issues, and periodically brief stakeholders and the steering committee to solicit feedback.
Deliverables: Streetscape master plan, cross-section plan, prototypical primary and secondary intersection plans, design implementation scenarios and associated computer visualizations such as sections, renderings, site plans, assessment of stormwater/drainage issues, and cost estimates. Short-term priority projects should be clearly identified.
Timeframe: Approximately 50 percent of total effort

Task 4: Review of Policy/Regulatory Guidelines

Overview: The elements considered in Task 3 are standard components conducive to a form-based code area or zone, which could develop a cohesive character along the corridor. In preparation of the City of River Oaks potentially adopting a form-based code, the Consultant will outline a process for implementing form-based codes in the city based on a review of existing land use codes, zoning regulations and/or design guidelines. This will include a highlight of challenges and opportunities and also suggestions for a complete overlay vs target site application.

Roles and Responsibilities: The Consultant will conduct this task with assistance from River Oaks staff as appropriate.
Deliverables: Summary of steps to implement form-based code in the City of River Oaks.
Timeframe: Approximately 10 percent of total effort

Task 5: Financial Considerations

Overview: The Consultant will identify the preliminary costs and constraints to implementing the proposed improvements identified in Tasks 3 and 4. The financial analysis should include a summary identifying necessary steps forward and anticipated funding gaps.

Roles and Responsibilities: The Consultant will conduct this task with assistance from the other project partners as appropriate.
Deliverables: A summary of estimated costs and potential funding sources for the recommended street and streetscape design improvements and any changes to policy/regulatory guidelines.
Timeframe: Approximately 10 percent of total effort

Task 6: Corridor Master Plan Report

Overview: The corridor master plan will incorporate the deliverables from Tasks 1-5 as well as an overall phased implementation plan with estimated timeframes, costs, and proposed responsible entities. The public and other interested stakeholders will be briefed on the components of the corridor master plan at a Council briefing or public meeting led by NCTCOG. Two people from the design team will attend this meeting.

Roles and Responsibilities: The Consultant will produce the draft corridor master plan and solicit comments from the other project partners during an official review period. The Consultant will incorporate the comments received into the final corridor master plan.
Deliverables: Draft and Final Corridor Master Plans and associated reference and/or presentation materials for final public meeting. Scenarios for short-term, low cost improvements vs longer term, full reconstruction should be included. Short-term wins can be a combination of policy, programs, and project recommendations.
Timeframe: Approximately 15 percent of total effort

Project Management

NCTCOG and the Consultant will coordinate on items related to project management throughout the development of the master plan including:

- Progress Reports and Billing Reports
- Conference Calls (bi-weekly; as needed)
- Presentations and Stakeholder Meetings
- Coordinate with the Stakeholder Steering Committee created for the project

TIMELINE

The project is anticipated to take approximately 12 months or less to complete. A proposed timeline is included below. Suggested modifications or adjustments are appropriate.

Task	**Estimated Completion**
Project Initiation	1 month
Data Collection/Existing Conditions Analysis and Vision Refinement	3 months
Street and Streetscape Design, Review of Policy/Regulatory Guidelines, and Financial Considerations	6 months
Corridor Master Plan Final Report	2 months