

PROJECT DESCRIPTION

OBJECTIVE

The overall goal of the Livable Centers Study is to foster multimodal access and connectivity, a mix of uses, a diversity of housing options, and a sense of place. The study's conceptual framework and resulting catalyst projects should encourage walkability, connections within and between the nodes of community activity, and built environment strategies that support a strong and diverse economy. The Livable Centers Study should create a plan for the area that analyzes the safety and quality of the public realm, identifies existing as well as potential future pedestrian generators, and provides design solutions for an enhanced, attractive, connected and safe pedestrian environment.

All recommendations should be based on strengthening the area's existing best characteristics while providing real strategies and a road map for implementing improvements over time. Recommendations should include actions for the local jurisdiction to take, including potential changes to zoning and/or city codes and ordinances. Recommended projects and/or strategies should include potential funding mechanisms such as public-private partnerships and investment opportunities. An implementation plan should consider the benefits and consequences of each recommendation, and identify proposed implementation timing and funding opportunities.

The RTC, in partnership with __(local jurisdiction)___, is seeking consultant services to conduct a study to develop a plan to further the goals of the Livable Centers program in the ____(area)____. The Consultant (team) will develop a plan that addresses the application of the Livable Centers program goals in the specified area, including identification of transportation improvements that could leverage private investment and improve the quality of life in the project area.

The Consultant (team) will be required to have knowledge and expertise in the following areas:

- Creating quality, walkable, mixed-use places that improve the lives of the existing populace
- Promoting reinvestment in existing neighborhoods
- Creating multi-modal transportation choices, including connectivity within the area as well as to destinations outside of the area.
- Improving health and environmental quality
- Promoting economic development, with equal emphasis on the tools to promote entrepreneurship and small business growth, as well as expansion or location of large scale businesses
- Estimating potential for private investment to be leveraged from public improvements
- Planning and conceptual design of street, sidewalk, trail, signage, and lighting improvements, including developing cost and benefits estimates
- Promoting the principles of Crime Prevention Through Environmental Design (CPTED)

Please see the Livable Centers section of the RTC website for additional Livable Centers program information: www.rtcnv.com/livablecenters.

Since this project requires a range of research, public engagement, transportation, and planning expertise, a team of specialized firms is permitted. A consultant, or team of consultants with one prime contractor, is a typical type of consultant contract used for this type of study.

GOAL

The Livable Centers Study should identify practical implementation strategies to create a walkable, mixed use activity center.

STUDY AREA

- Description
- Include map

SCHEDULE

- The work is scheduled to begin in February/March 2017 and be completed within approximately 12 months of the start date.

FUNDING

- Funding for this contract is estimated at \$200,000.

SCOPE

The scope of work to be performed is for the preparation of the plan, including identification of transportation infrastructure investments and land use recommendations, according to the tasks (1-5) outlined below:

Task 1: Project Management

Project management for the Livable Centers Study will include the following:

- A. Perform day-to-day administration work, monitor schedules, and prepare monthly progress reports, invoices, and billing.

- B. Meet with RTC staff as needed to review study progress, tasks, and milestones.
- C. Organize and coordinate project status meetings with Stakeholder Advisory Committee (SAC) that include materials, notices, and minutes.
- D. Submit all preliminary reports, maps, concept designs, and other work products to the RTC project manager for review and revision prior to the circulation of these materials to other entities.
- E. Present project to RTC committees for review and feedback at key milestones in the study. The following are RTC committees to be included:
 - a. Metropolitan Planning Subcommittee (MPS): two (2) presentations
 - b. Executive Advisory Committee (EAC): two (2) presentations
 - c. Regional Transportation Commission (RTC): two (2) presentation
- F. Coordinate with other projects in the Study Area, as needed.

Task 2: Needs Assessment

The Consultant (team) will collect any data necessary to evaluate existing transportation and land use conditions and recommend Livable Centers improvements within the project study area. Elements that should be evaluated include (but are not limited to):

- Inventory of existing land uses,
- Market trends/conditions, including identification of opportunity for investment,
- Demographic makeup,
- Economic development opportunities,
- Existing infrastructure conditions,
- Parks/open space opportunities,
- Housing options, (including an inventory of housing types, tenure, and condition),
- Vacant land,
- Branding/image,
- Wayfinding/landmarks,
- Current and future transit access,
- Evaluation of existing transportation network, including traffic volumes, crash data, parking inventory for primary commercial corridors, and an assessment of
- Major barriers to connectivity such as I-10 and railroad, freight line/connectivity
- Connectivity (pedestrian, bicycling, and other), mode split, and circulation
- Any impediments to the use of alternative modes of transportation
- Health indicators for populations in the study area

The data collection should pay particular attention to the mobility of various modes of transportation and alternatives, pedestrian, automobile and transit safety, market trends, and the opportunities for housing choice and economic development.

There are several plans, studies, and initiatives that have been completed or are underway in the study area, therefore the plan should take these and any others into account:

- Southern Nevada Strong (SNS)
- Regional Transportation Plan (RTP)
- Regional Bicycle and Pedestrian Plan (RBPP)
- On Board (underway)
- Other area plans

The needs assessment should be reviewed by the project sponsor and stakeholders and refined, as necessary.

Task 3: Develop a Conceptual Plan

Based on the needs assessment, the Consultant (team) will prepare a draft conceptual plan identifying strategic investments and policies in the transportation, health, housing, and land use realms that, if implemented, will improve the safety and feasibility of transit, pedestrian, and bicycle trips, improve community health, increase the sense of identity, promote sustainability, support economic development and use investments in public infrastructure to encourage private investment in the study area. The plan should develop a vision and goals for the study area.

Specifically, the study shall provide an analysis of the current and potential future land use mix within the study area. This analysis should propose specific improvements to transportation infrastructure that will improve the opportunity for mode choice, including all aspects of the walking, biking and transit realms. The analysis should also identify possible investment strategies and policies to leverage the desired land use mix and development types, and provide information confirming the market feasibility of the improvements.

The analysis should include:

- **Circulation and Connectivity:** Analyze and develop a multi-modal connectivity plan. Analysis should address:
 - Providing multimodal access to goods, services, jobs, education, and recreation opportunities within and outside the study area
 - Improving the pedestrian realm and transportation choices, including addressing any safety issues.
- **Community Health:** Develop recommendations to improve community health as it relates to the built environment. This should include an examination of:
 - Overcoming barriers within the study that may prevent opportunities for active transportation and active play
 - Access to parks and open spaces
 - Availability and access to healthy foods

- Existing health indicators and recommendations to improve health outcomes
- **Economic and Urban Development:** Propose catalytic development concepts and pilot projects that enhance the identity, activity, and appeal within the study area based on a feasibility and market analysis. Mixed-use infill development concepts should be considered with an appreciation for the existing development pattern and the need to evolve to a pattern that is less focused upon automobile travel by area residents. Strategies should include means to expand/create public partnerships, leverage investment, and capitalize on existing area plans. The analysis should examine means to retain and create new businesses in the area, including retail, dining, grocery stores, and other businesses desired by the community as well as providing small business support. Analysis should include ideas and concepts that can showcase the area's identity, history, and unique aspects created through livable center improvements. The analysis should also specifically identify strategies to guide infrastructure replacement as opportunities arise and as redevelopment occurs.
- **Housing Choice and Affordability:** Propose catalytic development concepts and strategies that diversify, grow, and evolve the existing housing stock in a manner that promotes upward mobility for area residents, preserves the quality and character of historic neighborhoods, promotes reinvestment, and improve the living conditions and quality of life of area residents. Ensure there are inclusive measures in the concepts and strategies to affirmatively further fair housing for all. This should include examining strategies to:
 - Promote a variety of home ownership options
 - Build and rebuild for accessibility and aging in place
 - Create public/private partnerships focused on vacant land and properties
- **Sustainability:** Identify strategies that support the six livability principles of the Federal Partnership between HUD, DOT and EPA (provide more transportation choices, promote equitable, affordable housing, enhance economic competitiveness, and support existing communities, coordinate policies and leverage investment, and value communities and neighborhoods) and how the Livable Centers plan can help advance and/or support the Regional Transportation Plan: Access 2040.
- **Place Making, Image, and Branding:** Identify ways to create a sense of place and identity such as through landmarks, wayfinding, design, and other place-making elements. This should include an examination of enhancing public gathering spaces and community facilities.

The draft plan should be presented to the project sponsor, stakeholders and the community for comment, and refined as necessary.

Task 4: Designs for Proposed Recommendations

Visual understanding of concepts and preparation for implementation are essential to the success of this study, from major redevelopment projects to the capital improvements that improve urban design, connectivity, and community branding. The Consultant (team) shall:

- Provide conceptual design drawings along with estimated costs for priority capital improvement solutions. Concepts should be developed to a level of detail to confirm feasibility and estimated cost.
- Provide well-considered design concepts for catalyst redevelopment projects, including mixed use and diversified housing opportunities, as well as potential locations.

Task 5: Implementation Plan for Proposed Recommendations

Working with the project sponsor(s) and stakeholders, the consultant (team) shall prepare an implementation plan for the proposed recommendations, including a fiscal analysis that outlines the proposed funding source and/or identification of leveraging of public and private investment and potential partners for the recommendations. In addition, finance and implementation tools such as tax incentives should be examined and the most feasible strategies recommended based on input from the appropriate agencies that provide positive return on investment. The implementation plan should include an assessment of available resources for programs to support small businesses with service and training, and encourage new business development. Metrics for measuring success of the study should be identified. The implementation plan of proposed solutions should include the following for each project:

- General project scope
- Identification of impediments or unique steps necessary to make implementation feasible
- Estimated cost
- Potential funding sources
- Opportunities to leverage public/private resources
- Potential implementation partners
- Identification as suitable for consideration within RTC's Regional Transportation Plan and Transportation Improvement Program (TIP) and/or incorporation into the jurisdiction's Capital Improvement Program (CIP)

Recommendations from the study should quantify the benefits of the recommended projects, including estimating the reduction in number of vehicle miles traveled (VMT) and resulting emissions reductions in the study area that could be attributable to the implementation of study recommendations. Additional potential benefits of recommended projects, including potential health benefits, should be identified where possible.

Task 6: Stakeholder Engagement

The Consultant (team) will design and implement a public engagement process that fosters meaningful participation of stakeholders and the community at large. The consultant team shall develop a public engagement plan at the onset of the project in coordination with stakeholders and the client. The public engagement plan should contain details about proposed public meetings and details on the proposed methods of communicating details about the study with stakeholders and the community, for example use of social media and a project webpage with information on project schedule, scope, progress, opportunities to participate and draft materials.

Coordination with stakeholders within the study area will be necessary, including the formation of a Stakeholder's Advisory Committee (SAC), to meet at appropriate benchmark intervals during the course of the project, including confirming existing conditions, developing a draft vision and goals, draft recommendations and prioritization of recommendations. The Consultant (team) must be sensitive to the needs of the community and their culture(s), and have strong communications skills and language capabilities. The public engagement process should:

- Build the capacity of local stakeholders and the community at large to participate effectively
- Use methods and techniques for participation that facilitate open dialogue and reach a diverse range of area residents and businesses
- Provide people with a variety of participation options that are convenient and accessible
- Facilitate equitable participation with the goal of equitable outcomes throughout the community

Task 7: Final Report

The Final Report will address Tasks 2-6 in the scope of work and all other specific elements including:

- Documentation of Livable Centers needs assessment, stakeholder meetings and materials, as necessary, and additional needs as identified through stakeholder input, as appendices to the final report
- Written description of projects contained in the plan, with a fiscal analysis containing supporting documentation of methodologies used in calculations, and cross listing of potential funding categories for each project and cost estimates
- Original files in editable format, including graphics and GIS files (to include .shp, .gdb, and .mxd files) utilized to make any maps.
- 15 hard copies, 1 electronic format