



April 6, 2017

Jerry Shoemaker, P.E.
Sr. Program Manager Capital Programs
C/O Sarah West, P.E., CFM
City of Corpus Christi
1201 Leopard Street
Corpus Christi, TX 78401

Re: TIRZ #3 Integrated Traffic and Planning Study (Project # E17023)

Dear Mr. Shoemaker:

Please accept this letter as our proposal for final contract to perform the preliminary phase of professional services work for the TIRZ #3 Integrated Traffic and Planning Study.

I. PROJECT SCOPE

Gateway Planning Group, Inc. shall undertake the tasks and provide the deliverables as follows:

In Part 1 of the Project, the City of Corpus Christi is seeking an initial analysis of connectivity into and between the neighborhoods in the SEA District and the Downtown Marina Arts District within TIRZ 3, providing an iterative capacity to identify a refined stakeholder-driven vision of connected destinations, businesses and neighborhoods.

Setting up a more detailed block and building-scale plan in Part 2 of the Project, the overall objective of the Part 1 work is to identify and assess the impacts of the prior and planned changes to street/bicycle projects and to recommend actions to minimize disruptions from those projects and/or improve the transportation system in the general plan area of TIRZ 3, as well as to understand the mobility opportunities to enhance linkages and connectivity of destinations within and among the SEA District, the Marina Arts District and other surrounding neighborhoods or districts.

Task A: Evaluate the general impacts of the following Programmed and Potential street projects on vehicular, bicycle and pedestrian accessibility, and make initial recommendations for circulation patterns in the Marina Arts District grid as well as the SEA District grid in the context of initial market analysis (Task B) and the initial stakeholder-driven vision of a linked series of destinations, businesses and neighborhoods in the area (Task C)

1. Evaluation of Programmed and Recently Completed Street Projects: These projects should be used for the baseline of the analysis of Potential Projects.
 - Shoreline Blvd Realignment (already completed); has resulted in some accessibility issues on William and Lawrence which are an immediate concern.
 - Chaparral Street One to Two Way Conversion; from Coopers Alley to the existing I-37 corridor. (Phase 1 was completed in 2012, Phase 2 Designs are pending 60% completion.)
 - Water Street Signalization; modifying timing of signals.
2. Potential: The following projects should be reviewed in context of previous studies to make initial recommendations regarding conceptual project design, anticipated traffic patterns and overall general transportation network integrity in the context of initial stakeholder input (Task C) and initial market analysis (Task B).
 - Evaluation of One to Two-Way conversion for all one-way streets in the Marina Arts District grid, specifically:



- Two-way street connections proposed between Downtown and the Lawrence Street and People Street piers.
 - Mesquite Street between IH 37 and Cooper's Alley.
 - Possible Water Street road diet.
 - Northbound and southbound left turns on Shoreline at Cooper's Alley.
 - Bicycle Mobility Network to address bicycle infrastructure.
 - Corpus Christi RTA's Transit 20/20 Plan to address bus route changes in Downtown.
 - Corpus Christi MPO Metropolitan Transportation Plan potential projects in Downtown to highlight additional opportunities and impacts. (http://www.corpuschristi-mpo.org/01_mtp.html)
3. **Deliverables:** Exhibits graphically depicting initial proposed conceptual reconfiguration of specific projects delineated above and overall conceptual network impacts, plus a brief memorandum describing the analysis and results (Part 2 of the Project will include (i) Refinement of street reconfiguration recommendations through targeted traffic counts and analysis; (ii) Recommendations on lighting upgrades, phased implementation strategies, and funding options/sources for specific projects; and (iii) a more detailed walkability/bicycle analysis for the SEA District.)

Task B: Assess existing available market data, prior plans, prior market analysis as well as undertake field evaluation of the general plan area in order to provide an initial overview evaluation of the general market potential of the area to build on the stakeholder-driven vision of a linked series of destinations, businesses and neighborhoods in the area (Task C), and to provide guidance for Part 2 of the Project to assess targeted uses for (i) the development of a block and parcel plan for the SEA District and adjacent neighborhoods and (ii) other potential key catalytic opportunities within the general planning area.

1. **Deliverable:** Brief memo of evaluation of general market potential and explanation of methodology utilized; as well as recommended targeted analysis for SEA District and other key catalytic opportunities in Part 2 of Project.

Task C: Develop a Stakeholder-Driven vision of Opportunities and Constraints for the SEA District as well as the potential linkages to surrounding neighborhoods or districts.

1. **Stakeholder Engagement:** Undertake initial stakeholder meetings to understand overall vision of respective Districts in context of linkages potential of key destinations to build on the recently adopted Downtown Area Development Plan of the Comprehensive Plan; as well as input on impacts on businesses and everyday users of the local street network within context of current conditions and potential improved linkages of key destinations within and among the respective Districts. This feedback should inform Task A, Task B and the remainder of Task C.
2. **Opportunities and Constraints Analysis:** Iteratively with initial stakeholder input, initial market analysis, initial street project analysis, analyze linkage potential of key existing and potential new destinations with an emphasis on the SEA District as well as secondary opportunities and constraints related to the Marina Arts District and adjacent neighborhoods.
3. **Deliverable:** Opportunities and Constraints map of key current and future destinations and potential linkages supported by Brief memo of conclusions, focusing on the SEA District to set up the more detailed Plan in Part 2 of Project with contextual linkages.

The following order of services describes the projected project schedule for completion of services outlined in this scope of work and under Part 1 of this Project and prior to undertaking the scope work for Part 2 of Project.



II. PROJECT SCHEDULE

Task	Date
Notice to Proceed (NTP)	April 5, 2017
Kickoff Meeting with City Staff and Project Team	April 10, 2017
Initial Stakeholder Discussions	April 10, 2017
Task A: Evaluation of Programmed and Recently Completed Street Projects	April – May 2017
Task B: Assessment of Market Data	April – May 2017
Task C: Stakeholder-Driven Vision of Opportunities and Constraints	April – June 2017

III. FEES

The City shall pay Contractor a lump sum fee not to exceed \$49,500.00 for the services specified in this document. The fee will be full and total compensation for services and for all expenses incurred in performing these services, including reimbursable expenses, travel, lodging, reprographics, facilities rental, workshop supplies, and plotting. Contractor shall invoice client monthly on a percent complete basis pursuant to tasks delineated in this document. All invoices shall be due upon presentation and payable within thirty (30) days. Any local, state or federal taxes applicable to any of the services provided by Contractor shall be added to the amount due.

The effort defined herein shall be subject to mutual agreement to terms and conditions between the City of Corpus Christi and Gateway Planning Group, Inc.

We look forward to this opportunity to work with you.

Sincerely,

Scott Polikov, FAICP
President
Gateway Planning Group, Inc.

Kelsey Berry, CNU-A
Principal
Gateway Planning Group, Inc.