

CITY OF RIVIERA BEACH COMMUNITY REDEVELOPMENT AGENCY

AVENUE E CORRIDOR STUDY

SCOPE OF WORK

(DRAFT)

1. PROJECT AUTHORITY: This Corridor Study is issued by the Community Redevelopment Agency (the Agency). It is being issued to provide direct and/or indirect technical assistance to the Agency for the purpose of planning the future complete street roadway improvements and finding creative solutions to redevelopment, improved connectivity, redevelopment, and new economic interest within and along the Avenue E Corridor encompassing the right-of-way (Streetscape) to the properties lining the corridor (built environment and land uses).

2. PROJECT DESCRIPTION: Recipient shall prepare a comprehensive *Avenue E Corridor Revitalization Study* ("Study") that describes the existing physical environment of the roadway and pedestrian sidewalk system and adjacent properties lining the corridor; and proposes potential streetscape, zoning entitlement and design and development standards that can beautify, enhance, and create an environment to attract new investment and redevelopment to foster economic vitality within the project area. The study area is approximately 0.86 mile along the Avenue E corridor, extending from W 10<sup>th</sup> Street (south terminus) to Blue Heron Boulevard (north terminus) and including all adjacent properties lining the east and west side of the corridor.

The *Study* will include a thorough analysis of the existing corridor context and conditions within the corridor and any nearby significant uses or points of destination that might provide a significant contribution to and further support recommended improvements within the corridor. The *Study* will provide design options within the right-of-way to develop a comprehensive streetscape plan (potentially incorporating complete street concepts and design solutions) as well as property redevelopment and new development options for the existing developed and vacant properties lining the corridor. The *Study* will be formulated based on current successful design projects, the CRA's vision of the Avenue E corridor, and through input from stakeholders and local government Staff.

3. RECIPIENT RESPONSIBILITIES:

A. Deliverable 1: Recipient to prepare an *Existing Conditions Report* on the transportation infrastructure currently in-place (and the functionality of existing infrastructure) and on the current uses, zoning and future land use for properties lining the entire length of the corridor.

1. Recipient shall provide a map identifying the location of the right-of-way and recorded access easements and utility easements, including any recorded electric utility, cable, phone, drainage easements, driveway cuts, curbing and sidewalks.
2. Recipient shall collect and compile relevant plans, maps, studies, surveys and projections from the City of Riviera Beach, Palm Beach County and the Florida Department of Transportation within the Avenue E Corridor project area. The map data shall be provided in Geographical Information System ("GIS") shapefile format.
3. Recipient shall identify relevant standards from the Palm Beach County Metropolitan Planning Organization ("MPO"), the Florida Department of Transportation ("FDOT") Greenbook, and Treasure Coast Regional Planning Council ("TCRPC") studies pertaining to streetscape standards, upgrades and modernization.
4. Recipient shall conduct and provide a visual assessment of the corridor to determine the presence of- and physical condition of physical infrastructures along and within the Avenue E corridor, including paving, curbs, gutters, driveway cuts, sidewalks, crosswalks, parking, transit stops, and provide an inventory and assessment of the existing infrastructures present.
5. Recipient shall provide an inventory of existing zoning and land uses and uses along the Avenue E corridor (utilizing the Palm Beach County Property use code and existing City of Riviera Beach and CRA future land use and zoning maps).
6. Recipient shall provide an analysis on recent development, redevelopment and new business openings within the Avenue E corridor.
7. Recipient shall provide an assessment of how commercial properties/businesses are accessed by various modes of travel (including but not limited to motor vehicle, bicycle, walking and public transit).
8. Recipient shall prepare an assessment of the building inventory lining the Avenue E corridor that includes the following characteristics; median/mean lot size by block, block length, structural mass, structure height, structure age, distance structure is setback from Avenue E right-of-way and from curb, presence/absence

of a driveway connection to the adjacent parcel. The Assessment shall be presented in the form of narrative text and maps and corridor section views, plan views, figure grounds, tables and charts. A structural condition analysis shall accompany the building inventory assessment of the existing building stock.

9. Recipient shall provide a Traffic Analysis that includes the following:
  - a. Existing crash data on Avenue E at all cross-street intersections commencing at W 10<sup>th</sup> Street and terminating at Blue Heron Boulevard.
  - b. Vehicular volumes within the corridor and the location of high traffic intersections to low traffic intersections commencing at W 10<sup>th</sup> Street and terminating at Blue Heron Boulevard.
  - c. Projected traffic volume increases where infill development of specific uses is proposed within the corridor.

B. Deliverable 2: Regulatory Assessment. Recipient shall prepare a narrative summary of the existing CRA Plan, existing future land use and existing zoning regulations in the following manner:

1. Recipient shall provide a regulatory assessment of the CRA's Master Plan, land uses and zoning regulations to examine how each item has impacted or will continue to impact development and redevelopment along the Avenue E corridor. The regulatory assessment should also examine if and how the existing regulations support or dissuade the development of an enhanced streetscape and built-scape program for the Avenue E corridor.
  - a. Analysis of Avenue E within the CRA's Master Plan.
  - b. Analysis of the CRA's Master Plan goals and objectives relevant to the Avenue E corridor.
  - c. Evaluation of CRA incentives and programs (current and/or proposed) available within the Avenue E corridor.
  - d. Evaluation of the CRA's development regulations and design standards effect on physical and economic development along the Avenue E corridor.

C. Deliverable 3: Recipient shall conduct Stakeholder meetings

1. Recipient shall conduct public outreach meetings with various stakeholders and stakeholder groups as identified in a participation plan strategizing the most comprehensive way(s) to encourage input from the surrounding community.
2. Recipient shall conduct a two-part charrette with stakeholders to identify community preferences for both streetscape and building design programs utilizing visual preference surveys with sample images.
3. Recipient shall provide a summary of all public outreach and charrette findings and draft minutes from the two-part charrette. The report shall present information using narrative text, maps and may include corridor section maps, architectural renderings and building massing studies, plan view renderings, figure grounds, tables and charts.

D. Deliverable 4: Development of a Draft Recommendations Report with Streetscape Design and Building Design program. Recipient shall prepare and transmit a summary report for review by the CRA Board that includes a comprehensive analysis of existing conditions, proposed recommendations, a draft streetscape plan and building design program based on stakeholder feedback, successful redevelopment plans and strategies implemented in other areas, and feedback from City and CRA Staff. The summary report shall include the following components:

1. An analysis of: the extent to which the existing streetscape has hindered redevelopment along the Avenue E corridor; the extent to which existing uses create barriers to new investment; and the extent to which the CRA's zoning overlay and design regulations help or hinder development within the Avenue E corridor.
2. Recommendations regarding: Design and functional modifications to the Avenue E streetscape and built environment; suggestions for new land use typologies to encourage and foster economic development along the corridor; recommendations for modifications to design and zoning regulations; recommendations for modifications / updates to existing or new incentives, programs and projects.
3. An analysis of: significant points of interest or destinations away from the corridor in which potential links /connections should be strengthened or developed to further strengthen the attractiveness and viability of the Avenue E corridor.
4. A Streetscape Plan
5. An Architectural Design Manual
6. Recipient shall present the findings and recommendations and the draft Streetscape Plan and Architectural Design Manual and make necessary revisions to the document(s) as appropriate based on feedback, in accordance with the following:

a. Meet with City of Riviera Beach Planning and Zoning Department and Engineering Department Staff

b. Meet with CRA Board to review findings and recommendations of the draft study and obtain feedback

c. Based on feedback obtained from the various Stakeholders listed above, finalize the recommendations and study (Streetscape and Built Environment) and develop a guide for the implementation of the accepted recommendations and study findings, including recommendations for: prioritization of actions and improvements, phasing of improvements; identify potential quick fix items; potential sources of funding to implement the study; potential modifications of design and zoning regulations that would further facilitate implementation of the recommendations and design study.

7. Recipient shall present the findings of the study to the CRA Board

4. COMMUNITY REDEVELOPMENT AGENCY RESPONSIBILITIES: To receive and review draft updates and benchmark deliverables and provide feedback and insight to the Recipient. The CRA shall make available all plans, documents, reports, ancillary information, and resources to assist the Recipient with background or historical data within its possession.

5. DELIVERABLES: Date and Payment Terms to be Negotiated with highest ranked proposer:

Deliverables & Tasks	Scope of Work	Deliverable Due Date	Payment Schedule	Comments
Deliverable 1: Existing Conditions Analysis	<p>Completion of Deliverable 1 as evidenced by submission of ALL of the following items:</p> <ol style="list-style-type: none"> <li>1. Map or map series described in Section 3.A.1.</li> <li>2. Copy of data collected as described Section 3.A.2.</li> <li>3. Copy of identified relevant standards as described in Section 3.A.3</li> <li>4. Copy of narrative summary of the assessments, analyses, inventory, and surveys described in Section 3.A.4 – 9</li> </ol> <p>Recipient shall submit copies of all required documentation in paper format and electronic format (PDFs), and all maps on CD in PDF format with accompanying ArcGIS compatible shapefiles.</p>			

