

MANAGEMENT COMMITTEE

Route 9 Corridor Master Plan

A G E N D A

9.29.15

3 PM

@ WILMAPCO

- Introductions
- Review of Draft RFP
- Defining study corridor
- Next steps
- Other business

PACKET

- TIP comment – page 2
- DRAFT RFP – page 3
- Route 9 maps – page 13

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MEMORANDUM

To: Heather Dunigan, Principal Planner
From: Bill Swiatek, Senior Planner
Date: September 10, 2015
Re: **Amended FY 2016 Transportation Improvement Program (TIP)
Public Comment**

I met with representatives of the New Castle Prevention Coalition (NCPC) – a community development coalition – on September 8, 2015 at the Rose Hill Community Center. Representing the NCPC was: Sandra Smithers, Rysheema Dixon, and Rudy Marshall.

I have been encouraging the NCPC to submit a TIP public comment regarding concerns they have expressed to me about transportation along the Route 9 corridor. Due to the impending close of the TIP public comment period, it was agreed to capture the thoughts that were verbally expressed at the meeting in this memo.

The NCPC is in strong support of the recent redevelopment efforts along the Route 9 corridor, namely the Route 9 Innovation District initiative by New Castle County. The NCPC was also pleased with the Route 9 Walkable Community Workshop held by WILMAPCO this past May. The NCPC is also in strong support of a planned Route 9 Master Plan, to better direct future growth in the corridor and consider long-term transportation improvements.

The following concerns were expressed by the NCPC:

- The Route 9 corridor is in need of additional reinvestment and redevelopment following years of neglect.
- That no TIP projects were located along Route 9 in New Castle County between New Castle and Wilmington. There are numerous needs on the corridor that are not being addressed by the ongoing repaving project. These include enhanced pedestrian infrastructure and addressing illegal truck traffic.
- The need for better public bus service throughout New Castle County, generally.
- The need for public transit to better reach employment opportunities, specifically.
- The social inequity of a TIP with so much funding going towards suburban highway expansions. Questions about how transportation projects are generated and prioritized. Are social equity and economic development considered when generating and prioritizing projects? Are communities with weaker political voices being left out?



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DRAFT

REQUEST FOR PROPOSALS

Route 9 Corridor Master Plan

INTRODUCTION AND STUDY AREA

The State Route 9 (SR 9) corridor connects Wilmington to Dover. The proposed study area is a five mile stretch of this corridor – from the Christina River in the City of Wilmington to SR 273 in the City of New Castle. This general area is home to some 23,000 residents and 14,000 jobs. It is characterized by a mix of urban and suburban housing development, manufacturing and industrial uses, and strip mall-style commercial development.

SR 9 is the transportation backbone of this diverse area. Coursing the Delaware River, it provides crucial linkages between housing, industrial, and commercial development, major expressways, and the Port of Wilmington. About 16,000 vehicles flow along this minor arterial highway each day, and many hundreds more travel the corridor on public buses, on foot, and by bicycle.

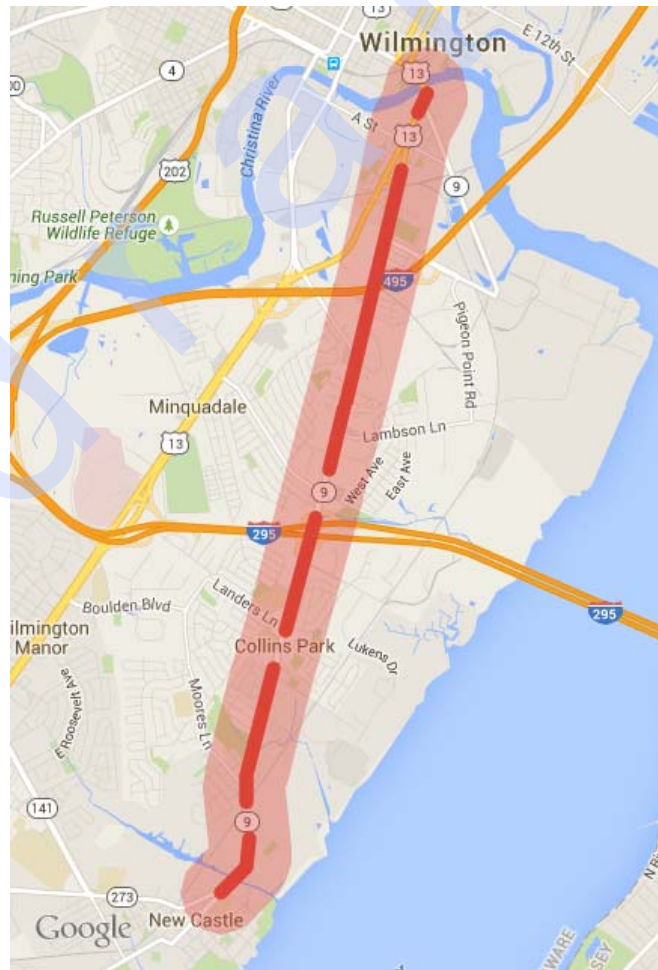
Some of the SR 9 corridor is distressed and underutilized. Neighboring land uses are sometimes incompatible. The residential Hamilton Park community, for example, is wedged between the seaport, a busy overhead interstate, and industrial uses. Where compatible uses are present, basic transportation connections between them are sometimes absent. The Garfield Park Community Recreational Center, for example, is difficult to safely reach on foot from surrounding neighborhoods. Socially, many communities are burdened with poverty and its consequences – unemployment, crime, and health and economic disparities. Much of the corridor falls within a United States Department of Agriculture-defined food desert, while the illegal drug and prostitution trades are plied along stretches of the highway.

Numerous efforts are underway to revitalize Route 9 and improve quality of life of its residents. For example, using a new library as a catalyst, the Route 9 Innovation District seeks to revitalize a stretch of the corridor via housing stability and improved health and wellness. In step with this effort, WILMAPCO completed a Walkable Community Workshop in May 2015 to document bicycle and pedestrian transportation barriers. Some of these barriers are currently being broken down by the Delaware Department of Transportation (DelDOT) through pedestrian improvements at key intersections, and a

planned Transportation Alternatives Program project. These revitalization efforts, and those from groups like the New Castle Prevention Coalition and the South Wilmington Planning Network, will be woven into the plan.

The Route 9 Corridor Master Plan will identify the best redevelopment and reinvestment strategies for the corridor. Focus will be directed towards creating and better accessing jobs, healthy foods, recreation and community services, affordable housing, mitigating environmental and health concerns, and promoting mixed-use and mixed-income redevelopment. Specifically, the plan will examine land uses along the corridor and recommend zoning adjustments to eliminate cases of incompatible adjoining uses. It will assess the corridor's economic strengths and opportunities, and identify strategies to drive business development. Further, the plan will recommend improvements to Route 9 and adjoining roadways to address transportation concerns and foster the use of alternative transportation.

Study Area



PLANNING PARTNERS

WILMAPCO will be responsible for administering the study. The Project Management Committee will collaborate on developing the Route 9 Corridor Master Plan:

- Wilmington Area Planning Council (WILMAPCO)
- City of New Castle
- City of Wilmington
- Delaware Department of Transportation
- Delaware Economic Development Office
- Delaware Office of State Planning Coordination
- Delaware Transit Corporation
- New Castle County Department of Community Services
- New Castle County Department of Land Use

An Advisory Committee of civic and business stakeholders will provide input on issues, opportunities and constraints and draft scenarios. Membership on the Advisory Committee will include:

- Delaware Healthy Eating and Active Living Coalition
- New Castle Prevention Coalition
- South Wilmington Planning Network
- And more

COMPLETED TASKS

Task 1: Identify Issues, Opportunities and Constraints

This task is being completed in-house by WILMAPCO. The planning partners will review existing and planned land use, transportation, and demographics for this stretch of the Route 9 corridor. This review will include analysis and mapping of existing conditions data including:

- Zoning
- Existing and planned land use
- Demographics
- Transportation networks and use
- Environmental features including: parks, wetlands, brownfields, floodplain, sea-level rise.

Deliverable – map series detailing existing conditions and constraints will be prepared by WILMAPCO.

Task 2: Delineate study areas

Break the proposed 5 mile stretch of Route 9 into logical “study areas.” This will allow for both a phased approach to the study, which will maximize available capital, and also allow for more intensive study of community needs within the segments.

Deliverable – map detailing study areas will be prepared by WILMAPCO.

SCOPE OF WORK FOR CONSULTANT SERVICES

The Project Management Committee is seeking consultant support for the project as described below.

Task 3: Real estate/economic development assessment (entire corridor, with study areas broken out)

- Prepare a comprehensive assessment of the corridor’s economic development potential.
 - What regional development needs do/could the corridor fill?
 - What is the potential for increased infill housing and business development?
 - What are the key existing development imbalances and needs (such as missing services)?

Task 4: Community Visioning (by study area)

- The Management Committee will compile contacts for key community stakeholders and conduct outreach.
- Meet with key stakeholders– elected officials, business leaders, Advisory Committee members – individually to discuss their vision.
- Work with Project Management Committee and Advisory Committee to prepare and hold Public Visioning Workshops.
 - Visioning Workshops will use an interactive approach to assess community preferences using tools such as the EPA Building Blocks methodology.
 - What is the community vision for the area?
 - Stakeholder meetings and Workshops will include broad overall vision, challenges and opportunities, along with breakouts for specific needs

such as transportation and housing.

- Deliverables – Meeting notes from Project Management Committee, Advisory Committee, stakeholder meetings, and Visioning Workshops. Execute Community Visioning Workshops. Report detailing identified issues and priorities.

Task 5: Draft Corridor Vision and Development Alternatives (by study area)

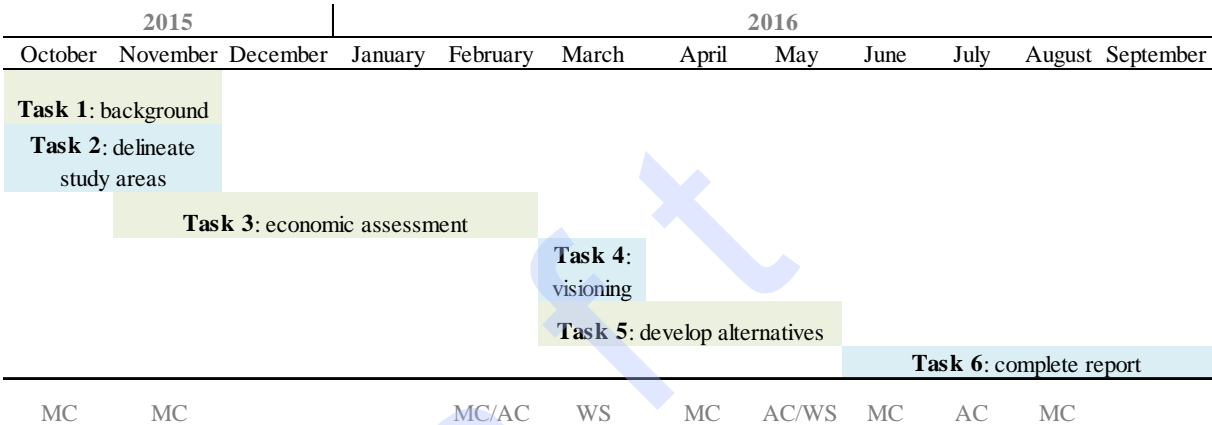
- Compile a community vision based on feedback from task 4.
- Create a range of reasonable development alternatives based on technical analysis, and community vision.
- Deliverables – Meeting notes from Project Management Committee and Advisory Committee. Identification of base case scenario and 3-4 alternative scenarios for additional analysis.

Task 6: Select Preferred Alternative and Prepare Final Report (by study area)

- Based on feedback from the committees and a second community workshop, a preferred alternative will be selected and documented in a final report.
- Draft report will be presented to the Project Management Committee and the Advisory Committee.
- Deliverables – Meeting notes from Project Management Committee, Advisory Committee and public workshop.
- Draft and final report detailing recommendations.

ANTICIPATED NEAR-TERM SCHEDULE

An anticipated schedule is found below. Note that tasks 4, 5, and 6 involve work for the first selected study area. These tasks will be repeated for other study areas in future years to complete the corridor study.



Key: MC = Management Committee; AC = Advisory Committee; WS = Public Workshop

FUNDING

This project will be funded from WILMAPCO's FY 2016 Unified Planning Work Program (UPWP), available at www.wilmapco.org/upwp and/or agencies on the Project Management Committee. As part of the RFP, we request an estimate of the costs to perform each of the listed tasks to be included.

DELIVERABLES

Items that will be produced by the consultant will consist of, but not be limited to:

- Draft reports as needed – one high-quality PDF and one MS Word version.
- PowerPoint and display boards for presentation at meetings and public workshops. Display will also be made available in PDF.
- Materials for a project website.
- Attendance at 2 meetings in each study area to discuss project and assist in stakeholder outreach.
- Attendance, in person or teleconference, at about 15 Project Management Committee, Advisory Committee, and/or joint committee meetings.
- Meeting summaries for all meetings and workshops, including written records of all public comments.
- Final report– one high-quality PDF and one MS Word version.
- GIS files of all mapping work in MapInfo convertible format.

SUBMISSION REQUIREMENTS

The Consultant shall submit seven (7) bound copies of a Proposal/Statement of Qualifications and one (1) unbound or electronic copy for purposes of sharing with the Project Management Committee. Receipt of insufficient copies of the Proposal or not providing the required information in the desired format may result in elimination from the selection process. The submission shall include the following and provide a table of contents indicating where the required information is located in the submission package:

- Identification of the consultant's project manager and a description of this person's experience with similar projects. The project manager may not change during the project without written permission from WILMAPCO.
- A description of qualifications and experience for each individual and firm participating in the project team, including an organization chart showing the relationship of each individual to the overall project work plan.
- Three current references (more recent than three years) for each individual and/or firm that will have significant and specific responsibility for this project.
- A Technical Proposal that demonstrates an understanding of the project, describes the proposed approach and lists the proposed reports and products. This is limited to ten (10) pages.
- A proposed level of effort delineating the staff assigned with title, hours and hourly rate for each task. The full cost of the proposal should also be included.
- A proposed schedule showing the time line for each task including milestones and significant meetings or reviews.
- A written statement that all terms and conditions contained in this RFP are accepted by the consultant.
- A statement that the consultant will comply with Title VI of the Civil Rights Act of 1964, to the end that no person in the United States shall, on the grounds of race, color, national origin, sex, disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination.
- A declaration that the consultant is an Equal Opportunity Employer and does not discriminate in employment because of race, age, color, sex, religion, national origin, mental or physical handicap, political affiliation or marital status.
- The consultant shall comply with Federal Transit Administration regulations surrounding Lower Tier Covered Transactions. For contracts over \$25,000, WILMAPCO will complete a search of the excluded parties listing system to ensure that the organization is not debarred or suspended from federally assisted contracts.

More information regarding WILMAPCO's contract clauses can be found on this website: www.fta.dot.gov/12831_6195.html

- The consultant shall accept all applicable Federal Highway Administration (FHWA) requirements. These requirements can be found within the WILMAPCO Title VI/Nondiscrimination Assurance Statement, available electronically at: www.wilmapco.org/titlevi.
- Identification of the contact person during the selection phase, including the name, address, telephone numbers and email address. This contact must be available during normal business hours.

WILMAPCO will also consider:

- Creativity in identifying planning approaches and solutions to land use and transportation problems and in presenting plans to policy makers and the public.
- The extent to which Disadvantaged Business Enterprises are used (any firm wishing to be recognized as DBE must provide documentation such as official DBE certification.)

EVALUATION AND SELECTION

WILMAPCO may select a short list of at least two firms who may be invited to make a presentation regarding their team and approach. The initial qualifications-based selection will be made by evaluating the proposal using these criteria:

Clarity, readability and presentation of material, including writing style	25%
Project understanding and approach as displayed in the project proposal and the interview	35%
Relevant experience, team leadership and team capabilities	35%
References and supporting information	5%

Only consultants who supply complete information will be considered for evaluation. We will base the final decision on materials submitted, the presentation, and/or contacts with references.

SUBMISSION DATES, ADDRESS AND CONDITIONS

The deadline for proposals is **4:30 p.m., October 30, 2015** at the WILMAPCO offices. Proposals received after this time and date will not be accepted nor considered. We will not accept faxed applications. Proposals will not be opened and/or reviewed before 8:30 a.m. of the morning following the deadline. Tentatively, we will interview finalists during the week of **November 16, 2015**.



Seven (7) bound copies and one (1) unbound or electronic copy must be mailed or hand delivered to:

WILMAPCO
850 Library Avenue, Suite 100
Newark, DE 19711
ATTN: Mr. Bill Swiatek, AICP, Senior Planner

The selected firm(s) will assume sole responsibility for completion of the tasks required by this RFP.

All work may be reviewed periodically by an advisory committee and other groups.

All statements become part of the public file on this matter, without obligation to WILMAPCO. However, offerors may identify those portions of their proposals that they deem confidential, proprietary information or trade secrets and provide any justification why such materials, upon request, should not be disclosed.

WILMAPCO reserves the right to reject any or all RFP responses.

WILMAPCO is not liable for any cost incurred by the consultant in preparation or presentation of the proposal.

For additional technical or procedural information:

Contact: Bill Swiatek, AICP
Phone: (302) 737-6205 Ext. 113
Fax: (302) 737-9584
E-mail: bswiatek@wilmapco.org

Route 9 Corridor Master Plan North End



Route 9 Corridor Master Plan South End

