

The Curtis Infrastructure Initiative, ULI Baltimore: Equitable Network RFP

Design Consultant for Multi-Modal Pathway Community-Led Implementation Plan

## About the Urban Land Institute

The Urban Land Institute (ULI) is the world's oldest and most extensive network of cross-disciplinary real estate and land use experts. Established in 1986, the Urban Land Institute is a non-profit education and research institute with more than 46,000 members across the globe. ULI and its membership delivers on the mission of shaping the industry's future by creating thriving communities.

Unique among professional organizations, ULI brings together people from all stages of their careers in the real estate development sector worldwide. It offers informative conferences, events, and publications to share knowledge, furthers members' careers, and gives back to the profession and communities it serves.

## About ULI Baltimore

There are nearly 600 members in our Council, and we serve Western Maryland, Central Maryland, the Eastern Shore, and portions of the Capital Region from our Baltimore office. The physical boundaries of the Council include the following counties: Allegheny, Anne Arundel, Baltimore, Baltimore City, Caroline, Carroll, Cecil, Dorchester, Fredrick, Garrett, Harford, Howard, Kent, Queen Anne's, Somerset, Talbot, Washington, Wicomico, and Worcester.

## 1. INTRODUCTION:

In participation with and supported by the Urban Land Institute Curtis Infrastructure Initiative, ULI Baltimore presents The Equitable Network, a proposal to build connective micro-transit infrastructure within Baltimore's neglected neighborhoods. (Please be sure to review the [Curtis Infrastructure Initiative Report](#) completed August of 2023.)

The ULI Curtis Infrastructure Initiative promotes locally driven infrastructure solutions that are equitable, resilient, and enhance long-term community value. Michael Spott's Shaw Symposium on Urban Community Issues provides guidance for sustainable problem-solving and equitable investment directions for infrastructure; and we have utilized four of the five strategies identified by Spott to guide our work in developing The Equitable Network. These are as follows:

- Enable equitable access to transportation, particularly transit.
- Reconnect and reinvigorate neighborhoods damaged by past infrastructure investments.
- Address historical disparities in community investment, particularly those based on race, and ensure equitable access to economic opportunities and the benefits of redevelopment.
- Improve health, enhance environmental sustainability, and reduce climate risks.

The Equitable Network aims to build resilience within Baltimore's "Black Butterfly," connecting disinvested communities to Baltimore's green infrastructure initiatives, the Green Network Rails to Trails Greenway Trail. Gaps in the existing pathways and green infrastructure led to the ideation of The Equitable Network. Given the contrasting conditions between the developed downtown and the east and west wings of the city, this project consciously prioritized site opportunities where equitable infrastructure is lacking.

The Equitable Network recommends micro-transit, streetscape improvements, and development opportunities within disinvested communities throughout Baltimore, building on Baltimore's Green Network Plan and the Rails to Trail Infrastructure Plan. The pilot focuses on West Baltimore, making connections from park-to-park specifically on Mount Street and Gilmor Street, two north-south roads in West Baltimore that lead to Druid Hill Park and Carroll Park, two of the city's largest and oldest parks that are less than a ten-minute drive apart.

Building on this framework, ULI Baltimore is seeking a design consultant to lead the next scope of work in relation to the Equitable Network. Scope of Work is as follows:

## 2. OBJECTIVES:

The role of design consultant is crucial in spearheading the community-led design implementation for a comprehensive streetscape improvement plan. This plan aims to incorporate a multi-modal transit pathway connecting Druid Hill Park to Carroll Park, prioritizing not only accommodating vehicles, bicycles, scooters but also integrating people-focused community amenities. The focus of the role will include creating spaces that enhance community interaction and well-being and identifying new development opportunities along the route. Specifically:

- Engage the local community to understand its needs, preferences, and concerns regarding the multi-modal pathway.
- Conduct three community engagement sessions to gather feedback and insights.
- Develop a comprehensive design plan that reflects community input while accommodating multi-modal transportation based on the [Equitable Network Framework and Report](#).
- Produce three case studies highlighting key sections of the pathway with design recommendations.
- Provide estimated costs per square foot for the implementation of the proposed designs.

## 3. TASKS AND RESPONSIBILITIES:

This scope outlines the consultant's responsibilities, deliverables, and milestones required for effective community engagement and the development of a multi-modal pathway design.

### a. Community Engagement Sessions:

- Plan and conduct 3-4 community meetings at accessible locations within the project area.
  - Two meetings should be reserved for workshop sessions with community and take place before the Design Development Stage. At these meetings report out of engagement completed thus far and initial report findings. ULI Baltimore will assist in setting up community engagement sessions (space acquisition, printed materials, volunteer facilitation).
- Facilitate discussions, workshops, and activities to gather diverse perspectives on the pathway design.
- Document feedback, ideas, and concerns expressed by community members and report on during final meeting.
- The Consultant will present the plans for adoption by the Planning Commission per the [Policy Regarding Planning Commission Recognition of Plans](#)

### b. Design Development:

- Analyze community feedback to identify key elements and priorities for the pathway.
- Create conceptual designs that integrate multi-modal transportation considerations.
- Develop three case studies highlighting distinct sections of the pathway, illustrating proposed designs and their benefits. The case studies should occur where nodes and pathways meet.
- Regularly update project stakeholders on progress and findings.
- Collaborate with local authorities, urban planners, and relevant stakeholders for alignment and insights as needed.

### c. Recommendations and Cost Estimations:

- Compile a comprehensive report summarizing community input, design recommendations, and rationale.
- Include estimated costs per square foot for implementing the proposed pathway designs along the entire route.
- Include estimated cost of the three proposed node activation and designs.

#### 4. DELIVERABLES:

- Detailed documentation of each community engagement session, including participant feedback and insights.
- Three case studies showcasing key sections of the pathway with design recommendations. Case studies should include the following:
  - Illustrative plans with notations and measurements
  - Roadway/Pathway Sections
  - Rendered Views of Nodes
- Comprehensive report summarizing community feedback, design recommendations, and cost estimations per square foot. This report will be compiled by ULI Baltimore the cost associated with report design and formatting should be excluded from the proposal. Consultant will only be responsible for creating the content to insert (narrative and design content).
  - The Primary target audience for the report will be Municipal and Government agencies and/or approval bodies, however the report should be written and expressed in plain language for any reader to digest and comprehend.

#### 5. TIMELINE:

Work for this effort will begin on April 8<sup>th</sup> 2024.

- Two Community Engagement Sessions: April 8<sup>th</sup> – May 31<sup>st</sup>
- Design Development and Case Studies: June 3<sup>rd</sup> – Sept. 6<sup>th</sup>
- Third Community Engagement Session: Sept. 9<sup>th</sup> – Sept. 30<sup>th</sup>
- Report Compilation and Cost Estimations: Oct. 1<sup>st</sup> – Dec. 20<sup>th</sup>

#### 6. BUDGET:

ULI Baltimore has \$18,000 allocated for this work. The consultant shall provide a detailed budget breakdown for their services, inclusive of all expenses related to community engagement, design development, and report generation (content creation).

- This report will be compiled by ULI Baltimore, therefore the cost associated with report design and formatting should be excluded from the proposal. Consultant will only be responsible for creating the content to insert (narrative and design content).
- ULI Baltimore will assist in setting up community engagement sessions (space acquisition, printed materials, volunteer facilitation). Take this under consideration when assessing budget.
- ULI Baltimore is open to budget or scope changes to achieve the desired deliverable outcomes.

#### 7. SUBMISSION & EVALUATION:

Please address all RFP responses to Lisa Norris, Executive Director, ULI Baltimore. Submit RFP responses electronically via email to [lisa.norris@uli.org]

Deadline: The deadline for submission is **March 26th at 3:00pm [EST]**.

Required Documents: Ensure your submission includes the following elements:

1. Cover Letter
2. Proposal / Scope of Work Narrative & Proposed Process
3. Budgetary Allotment Information
4. Work Examples / Case Studies
5. References

Contact Information: For inquiries or clarification, please contact Ghadeer Mansour Ghadeer.Manour@uli.org

The consultant's proposal will be assessed via a 30-point rating system based on the following:

6. Understanding of community involvement and how to maintain active relationship with the community.
7. Alignment of scope to the RFP.
8. Similar work experience/examples.
9. Feasibility proposed budget allocations.