

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38

**PROFESSIONAL SERVICES CONTRACT  
&  
SCOPE OF SERVICES**

*for a*

**NEIGHBORHOOD SUSTAINABLE  
DEVELOPMENT PLAN**

For the Parkview Gardens Neighborhood

*In*

The City of University City

**THE CITY OF UNIVERSITY CITY  
MISSOURI**

February 16, 2011

290  
291  
292  
293  
294  
295  
296  
297  
298  
299  
300  
301  
302  
303  
304  
305  
306  
307  
308  
309  
310  
311  
312  
313  
314  
315  
316  
317  
318  
319  
320  
321  
322  
323  
324  
325  
326  
327  
328  
329  
330  
331  
332  
333  
334  
335  
336  
337  
338  
339  
340

**SCHEDULE 1**

**SCOPE OF PROFESSIONAL SERVICES**

**OBJECTIVE OF SCOPE OF PROFESSIONAL SERVICES**

The objective of this contract and Scope of Professional Services is to develop a Neighborhood Sustainable Development Plan for the Parkview Gardens Neighborhood of University City, MO, in fulfillment of the grant submittal entitled "Parkview Gardens: A Sustainable and Accessible Neighborhood," submitted August 2010. As background, H3 Studio, Inc. was Prime Consultant on the Parkview Gardens Neighborhood Parks and Open Space Plan, a joint initiative of Washington University in St. Louis, the City of University City, and the Parkview Gardens Association. This plan which was formally adopted by Resolution of the University City Council on February 22, 2010 recommended improvements to this neighborhood, including open space network improvements and the development of new parks and the revitalization of existing parks, and the need for a comparable neighborhood development study. The grant proposal entitled "Parkview Gardens: A Sustainable and Accessible Neighborhood," was developed as part of the said recommended implementation action items outlined in the Parkview Gardens Neighborhood Parks and Open Space Plan and was submitted for consideration of a grant award to the joint U.S. Department of Housing and Urban Development (HUD) and U.S. Department of Transportation (DOT) program *Partnership for Sustainable Communities*. On October 20, 2010, the City of University City, MO was notified of their grant award to complete work outlined in the proposal

**SUMMARY OF SCOPE OF PROFESSIONAL SERVICES**

The following represents the entire scope of services proposed by H3 Studio, Inc. and is comprised of: a **Neighborhood Sustainable Development Plan** for the Parkview Gardens neighborhood, including an Economic Development Plan and Integrated Funding Plan; and **Fifty-Percent (50%) Design Development** documents for Metcalfe Park and Ackert Park in the Parkview Gardens Neighborhood.

**THE STUDY AREA**

The study area will encompass three different scales; the Context Area scale (the "Context Plan Area") is bounded roughly by Forsyth Boulevard to the south, Big Bend Boulevard to the west, Etzel Avenue to the North, and Hamilton Avenue to the east. The Neighborhood scale (the "Neighborhood Development Plan Area") is roughly bounded by Washington Avenue to the south, Trinity Avenue to the west, Olive Boulevard to the north, and Hodiamont Avenue to the east. Finally, the Park Site areas (the "Park Sites") consist of the individual sites of Metcalfe Park and Ackert Park & Walkway, as outlined in the Parkview Gardens Neighborhood Parks and Open Space Plan. All these areas will be refined as necessary to best represent the study area.

**WORK PLAN**

The work plan consists of the following sequential Phased, which are outlined in detail with associated Tasks in the following pages:

- Pre-Planning: PROJECT INCEPTION & DATA COLLECTION**
- Phase 1.0: SITE INVESTIGATION**
- Phase 2.0: GUIDING LIVABILITY PRINCIPLES**
- Phase 3.0: ENVISIONING A SUSTAINABLE FUTURE**
- Phase 4.0: DRAFT SUSTAINABLE DEVELOPMENT PLAN**
- Phase 5.0: PARKVIEW GARDENS SUSTAINABLE DEVELOPMENT PLAN**

## 341 PRE-PLANNING PROJECT INCEPTION &amp; DATA COLLECTION

342  
343  
344  
345  
346  
347  
348  
349  
350  
351  
352  
353  
354  
355  
356  
357  
358  
359  
360  
361  
362  
363  
364  
365  
366  
367  
368  
369  
370  
371  
372  
373  
374  
375  
376  
377  
378  
379  
380  
381  
382  
383  
384  
385  
386  
387  
388  
389  
390  
391**0.1 Refinement of Scope and Planning Process**

The purpose of this task is to review and confirm the project schedule and work products with the Client Group, including: identification of key issues and local constituencies / stakeholders insofar as they impact the planning process; confirm the Parkview Gardens Planning Partners (PPP) Committee; set target dates Client Review Meetings and Deliverables; coordinate the Project Scope beyond and not including this Scope of Professional Services; and set priorities for proceeding with the project. In addition, the Client Group needs to provide all information necessary for the completion of the project.

*Product:*                   1) *Project Schedule and Work Products*  
                                      2) *Provide requested information (Schedule 3)*

*Task:*                        1) *Client Group to review and approve project schedule*  
                                      2) *Client Group to coordinate conference call with necessary representation*

**0.2 Communications Plan (by Others under separate contract; included here for reference only)**

The purpose of this task is to develop and implement a communications and public relations plan, the extent of which shall be determined by the Client Group and Consultant as part of this task. Expected items would include: a project website; email communication procedures; social networking communications; flyers, brochures, and postcards; and general guidelines on the sharing of information.

*Product:*                   1) *Communications Plan*  
                                      2) *Project Website*

*Task:*                        *None*

**0.3 Assembly of Base Information**

The Client Group will provide necessary base information to the Consultant by as applicable. Base information will be provided in ArcGIS 9.3 or AutoCAD 2002 format. Digital Aerial photography to be provided at all scales in formats compatible with ArcGIS and/or AutoCAD and Adobe software.

*Product:*                   *None*

*Task:*                        *Client Group to provide necessary base information to the Consultant, as applicable*

392 PHASE 1.0 SITE INVESTIGATION

393

394 1.1 Base Map & 3D Digital Model

395

396 1.1.1 Base Map

397 Base maps and aerial photographs sufficient to perform initial data collection efforts will  
 398 be prepared by the Consultant at two (2) scales. The first scale (known as the “Context  
 399 Area” map) will be prepared on an aerial photograph and will be bounded roughly by  
 400 Forsyth Boulevard to the south, Big Bend Boulevard to the west, Etzel Avenue to the  
 401 North, and Hamilton Avenue to the east. The second scale (known as the “Neighborhood  
 402 Development Plan Area” map) will be prepared in AutoCAD and will be roughly bounded  
 403 by Washington Avenue to the south, Trinity Avenue to the west, Olive Boulevard to the  
 404 north, and Hodiamont Avenue to the east.

405

406 *Product:* 1) Context Area Base Map

407 2) Neighborhood Development Plan Area Base Map

408

409 *Task:* Client Group to review and approve Base Maps

410

411

412 1.1.2 3D Digital Model

413 The Consultant will produce a 3D digital model of the Neighborhood Development Plan  
 414 Area to facilitate the investigation of development options for the neighborhood and serve  
 415 as a visualization tool to be used throughout the Consultant’s Scope of Work.

416

417 *Product:* 3D digital model

418

419 *Task:* Client Group to review and approve 3D digital model

420

421

422 1.2 Neighborhood Development Plan Area Analysis

423 Utilizing available data and field surveying techniques, the Consultant will conduct analysis of the  
 424 Neighborhood Development Plan Area as listed below:

425

426

427 1.2.1 Urban Quality & Public Space Network Analysis

428 The purpose of this task is to perform an urban quality—“people safety, comfort and  
 429 activities”—analysis of the Neighborhood Development Plan Area’s public space network,  
 430 including but not limited to: issues of public space dimensions, materiality, conditions,  
 431 barriers, crossings, grain, network connectivity, etc.; public transit; on-street parking;  
 432 human scale and perception analysis; public space edge condition (uses, access points,  
 433 transparency, storefront design, outdoor activities, etc.); streetscape; public art; special  
 434 events; public safety; and places of opportunity.

435

436 *Product:* Memorandum/Presentation: Urban Quality & Public Space Network  
 437 Analysis

438

439 *Task:* Client Group to review

440

441

442

### 1.2.2 Landscape and Streetscape Inventory and Analysis

The purpose of this task is to perform a detailed landscape inventory, a tree inventory conducted by an ISA-certified Arborist, and analysis for the Neighborhood Development Plan Area, including: heirloom trees; tree species and condition; biodiversity; groundcover and run-off; and operations and maintenance. The City of University City is to provide an ISA-certified Arborist survey and report for the Neighborhood Development Plan Area per above.

*Product: Memorandum outlining existing landscape and streetscape analysis*

*Task: Client Group to review*

### 1.2.3 Urban Sustainability Systems Analysis

The purpose of this task is to perform an analysis of neighborhood and public space infrastructure, based upon information that is readily and publically available or provided to the Consultant by the Client in order to identify opportunities for the development and implementation of sustainable urban systems, including but not limited to: renewable energy systems; storm water infrastructure; bicycle and pedestrian facilities; transit accessibility; impervious groundcover; native landscaping; urban agriculture; and operations and maintenance.

*Product: Memorandum/Presentation: Urban Sustainability Systems Analysis*

*Task: Client Group to review*

### 1.2.4 Vehicular Access & Traffic Analysis *(by CH2MHill; included as part of this Contract)*

The purpose of this task is to quantify current and projected vehicular access and traffic in the Neighborhood Development Plan Area. Focusing on the following thoroughfares: 1) Delmar Boulevard; 2) Olive Boulevard; 3) North Skinker Boulevard; 4) Kingsland Avenue; 5) Vernon Avenue, the objective of this analysis is to provide and verify data sufficient to justify the creation of the following new vehicular entrances/exits and road closures and realignments:

- A. Extend Enright Avenue west to Eastgate Avenue
- B. Extend Eastgate Avenue north to Olive Boulevard
- C. Convert Westgate Avenue between Cabanne Avenue and Olive Boulevard from one-way traffic to two-way traffic;
- D. Close Vernon Avenue between Westgate Avenue and North Skinker Boulevard
- E. Realign Cabanne Avenue between North Skinker Boulevard and Eastgate Avenue
- F. Realign Vernon Avenue to Cabanne Avenue east of Westgate Avenue.

*Product: Report and Memorandum outlining existing and projected vehicular access and traffic issues in the Neighborhood Development Plan Area, provided to H3 Studio*

*Task: Client Group to review*

494 **1.2.5 Parking Inventory & Study (by CH2MHill; included as part of this Contract)**

495 The purpose of this task is to conduct an inventory of existing parking facilities in the  
 496 Neighborhood Development Plan Area as well as existing and projected trends in car  
 497 usership and current municipal off-street parking regulations. The objectives of this study  
 498 include:

- 499 A. Identification of existing parking metrics in the study area, including the number of  
 500 cars and amounts of excess parking, if any;
- 501 B. Quantify the spatial and design impacts of existing off-street parking  
 502 requirements in the study area based upon projected increases in housing units and  
 503 population, as determined as part of the planning process, and;
- 504 C. Provide justification for the amendment of existing off-street parking numbers under  
 505 the standards of Transit-Oriented Development, if amendment of these standards is  
 506 determined to be beneficial.

507  
 508 *Product: Report and Memorandum outlining existing and projected parking facilities*  
 509 *and car user-ship in the Neighborhood Development Plan Area, provided*  
 510 *to H3 Studio*

511  
 512 *Task: Client Group to review*

513  
 514  
 515 **1.2.6 Walk/Bike Audit (by Trailnet under separate contract; included here for reference**  
 516 **only)**

517 The purpose of this task is to identify existing opportunities in the neighborhood to  
 518 increase connections and access to transit, perceptions of safety, beautification, and  
 519 elimination of graffiti and trash through a community volunteer-based, on-the-ground  
 520 field survey. Issues addressed will include:

- 521  
 522 A. Improved sidewalk conditions
- 523 B. Increased number of block with pedestrian-friendly buildings and setbacks
- 524 C. Improved transit stop conditions
- 525 D. Increased number of A.D.A.-accessible sidewalks and pathways
- 526 E. Increased miles of bike lanes
- 527 F. Increased number of bike racks
- 528 G. Increased intersection density

529  
 530 *Product: 1) Memorandum outlining walkability/bikeability in the Neighborhood*  
 531 *Development Plan Area, provided to H3 Studio*  
 532 *2) Geocoded data results of Walk/Bike Audit, provided to H3 Studio*

533  
 534 *Task: Client Group to review*

544 **1.2.7 Market Study & Analysis (by Development Strategies; included as part of this**  
 545 **Contract)**

546 The purpose of this task is to understand and communicate the market opportunities for  
 547 commercial development in the Olive Boulevard and Vernon Avenue corridors and  
 548 housing opportunities and constraints as they relate to the Parkview Gardens  
 549 Neighborhood, including issues of: site marketability and context; demographic profiles of  
 550 homebuyers/renters; and real estate market analysis.

551  
 552 *Product:* 1) Memorandum outlining market opportunities and constraints in the  
 553 Neighborhood Development Plan Area, provided to H3 Studio  
 554 2) Geocoded data results of Market Study & Analysis, provided to H3  
 555 Studio

556  
 557 *Task:* Client Group to review  
 558  
 559

560 **1.3 Review of Existing Zoning Ordinances & Sustainability Regulations**

561 H3 Studio will conduct a review of existing Zoning Ordinances and Sustainability Regulations of  
 562 the City of University City and the City of St. Louis as applicable to the Neighborhood  
 563 Development Plan Area only.

564  
 565 *Product:* Memorandum outlining applicable existing Zoning Ordinances and  
 566 implications thereof

567  
 568 *Task:* None  
 569

570  
 571 **1.4 Park Site Topographic & Geotechnical Surveys**

572  
 573 **1.4.1 Topographic Survey of Metcalfe Park (by David Mason & Associates; included as**  
 574 **part of this Contract)**

575 A topographic survey of the Metcalfe Park site will be conducted by David Mason &  
 576 Associates to serve as the base plan for all further design work on Metcalfe Park as  
 577 included in this Scope of Professional Services. The topographic survey of Metcalfe Park  
 578 shall be performed to the following standards:

- 579 A. Topographic Surveys shall be limited to the Project Areas only. All work shall be  
 580 performed in accordance with Missouri Minimum Standards for Topographic Surveys.  
 581 B. DMA will establish horizontal and vertical control for the Project. The horizontal  
 582 control shall be referenced to Missouri State Plane Coordinate System 1983 - East  
 583 Zone. A Project coordinate system will be used for ground surveys with a state  
 584 plane to Project conversion provided by DMA. The vertical control shall be  
 585 referenced to St. Louis County Highways and Traffic Benchmarks (NGVD 1929).  
 586 C. DMA will locate all improvements (curbs, sidewalks, pavement, signs, fences,  
 587 buildings, etc.) and utilities (visible from existing paint marks, flagging, or utility  
 588 maps) within the Project Area. DMA shall obtain available utility maps for the entire  
 589 Project limits and request field locations of utilities. DMA will locate all ornamental  
 590 trees and individual trees six (6) inches in diameter or larger in open (non-wooded)  
 591 areas. The topography survey will include sewer structure information (top, flow-  
 592 line, and pipe sizes) of all sewers within the project limits. Also, information for the  
 593 next upstream and downstream sewer structures shall be surveyed. Sewer structure  
 594

595  
596  
597  
598  
599  
600  
601  
602  
603  
604  
605  
606  
607  
608  
609  
610  
611  
612  
613  
614  
615  
616  
617  
618  
619  
620  
621  
622  
623  
624  
625  
626  
627  
628  
629  
630  
631  
632  
633  
634  
635  
636  
637  
638  
639  
640  
641  
642  
643  
644  
645

#### 1.4.1 Topographic Survey of Metcalfe Park *(continued)*

information shall be determined from a surface investigation. DMA shall not enter sewer structures to determine flow lines or pipe sizes.

- D. DMA will prepare an existing condition Site Plan. The Site Plan will be prepared in AutoCAD format at a scale of one (1) inch equals twenty (20) feet. Existing utilities will be shown based on field located surface features and utility maps which have been furnished by the utility companies. Contours will be on one-foot (1') intervals.

*Product: Topographic survey document, prepared in AutoCAD 2002 format, to be provided to H3 Studio*

*Task: None*

#### 1.4.2 Geotechnical Analysis of Metcalfe Park *(by Others under separate contract; included here for reference only)*

A geotechnical analysis of the Metcalfe Park site shall be provided to the Consultant by the City of University City.

*Product: Memorandum of geotechnical analysis, to be provided to H3 Studio*

*Task: None*

#### 1.4.3 Topographic Survey of Ackert Park *(by David Mason & Associates; included as part of this Contract)*

A topographic survey of the Ackert Park site will be conducted by David Mason & Associates to serve as the base plan for all further design work on Ackert Park as included in this Scope of Professional Services. The topographic survey of Metcalfe Park shall be performed to the following standards:

- A. Topographic Surveys shall be limited to the Project Areas only. All work shall be performed in accordance with Missouri Minimum Standards for Topographic Surveys.
- B. DMA will establish horizontal and vertical control for the Project. The horizontal control shall be referenced to Missouri State Plane Coordinate System 1983 - East Zone. A Project coordinate system will be used for ground surveys with a state plane to Project conversion provided by DMA. The vertical control shall be referenced to St. Louis County Highways and Traffic Benchmarks (NGVD 1929).
- C. DMA will locate all improvements (curbs, sidewalks, pavement, signs, fences, buildings, etc.) and utilities (visible from existing paint marks, flagging, or utility maps) within the Project Area. DMA shall obtain available utility maps for the entire Project limits and request field locations of utilities. DMA will locate all ornamental trees and individual trees six (6) inches in diameter or larger in open (non-wooded) areas. The topography survey will include sewer structure information (top, flow-line, and pipe sizes) of all sewers within the project limits. Also, information for the next upstream and downstream sewer structures shall be surveyed. Sewer structure information shall be determined from a surface investigation. DMA shall not enter sewer structures to determine flow lines or pipe sizes.
- D. DMA will prepare an existing condition Site Plan. The Site Plan will be prepared in AutoCAD format at a scale of one (1) inch equals twenty (20) feet. Existing utilities



646  
647  
648  
649  
650  
651  
652  
653  
654  
655  
656  
657  
658  
659  
660  
661  
662  
663  
664  
665  
666  
667  
668  
669  
670  
671  
672  
673  
674  
675  
676  
677  
678  
679  
680  
681  
682  
683  
684  
685  
686  
687  
688  
689  
690  
691  
692  
693  
694  
695  
696

#### 1.4.3 Topographic Survey of Ackert Park *(continued)*

will be shown based on field located surface features and utility maps which have been furnished by the utility companies. Contours will be on one-foot (1') intervals.

*Product: Topographic survey document, prepared in AutoCAD 2002 format, to be provided to H3 Studio*

*Task: None*

#### 1.5 Stakeholder Interviews

H3 Studio will conduct up to twelve (12) interviews of key stakeholders in regard to the Parkview Gardens Neighborhood as identified by the Client Group. Interviews will be approximately one (1) hour per interview and will be strictly confidential, conducted between the Consultant and the interviewees only. Interview results will be compiled by the Consultant into a non-attributive summary of Consensus Issues and Consensus Ideas.

*Product: 1) Consensus Issues summary document  
2) Consensus Ideas summary document*

*Task: None*

#### 1.6 Review and Update of the Parkview Gardens Neighborhood Parks and Open Space Plan Project Vision and Design Principles

The consultant will review, with the Client Group, the Project Vision and Design Principles developed as part of the Parkview Gardens Neighborhood Parks and Open Space Plan (adopted by resolution of the University City, City Council on February 22, 2010) and revise them as necessary based upon the work completed to date.

*Product: Update of Parkview Gardens Neighborhood Parks and Open Space Plan Project Vision and Design Principles*

*Task: None*

#### 1.7 Outcome Measurement Report *(by RHCDCA under separate contract; included here for reference only)*

The purpose of this task is for RHCDCA to produce a Baseline Outcome measurement report and five (5) annual Outcome Measurement Reports for the Neighborhood Development Plan Area on the following sustainability indicators:

- A. Number of carless households
- B. Commuting mode share
- C. Number of bus and Metrolink boardings
- D. Intersection density
- E. Number of housing units within walking distance from Metrolink station
- F. Percentage of affordable housing units (exact definition TBD)
- G. Number of energy-efficient housing units
- H. Sidewalk condition
- I. Number of blocks with pedestrian-friendly buildings and setbacks



|     |                  |   |
|-----|------------------|---|
| 748 | <b>PHASE 2.0</b> | <b>GUIDING LIVABILITY PRINCIPLES</b>  |
| 749 |                  |   |
| 750 | <b>2.1</b>       | <b>Draft Vision, Goals, and Sustainability/Livability Principles</b>                                  |
| 751 |                  | Based upon all data and public engagement feedback gathered to date, the Consultant will              |
| 752 |                  | develop Draft Vision, Goals, and Sustainability/Livability Principles for the project, to be reviewed |
| 753 |                  | by the Parkview Gardens Planning Partners (PPP) Committee and Client.                                 |
| 754 |                  |   |
| 755 |                  | <i>Product: Draft Vision, Goals, and Sustainability/Livability Principles</i>                         |
| 756 |                  | <i>document</i>   |
| 757 |                  |   |
| 758 |                  | <i>Task: Client Group to review</i>   |
| 759 |                  |   |
| 760 |                  |   |
| 761 | <b>2.2</b>       | <b>Parkview Gardens Planning Partners (PPP) Committee Meeting &amp; Work Session 01/Public</b>        |
| 762 |                  | <b>Workshop 01</b>  |
| 763 |                  | The Consultant will present the work completed to date for review and conduct an interactive          |
| 764 |                  | work session with the PPP Committee and the public-at-large to gather feedback in a small-            |
| 765 |                  | group work sessions.  |
| 766 |                  |   |
| 767 |                  | <i>Product: Meeting minutes/summary</i>   |
| 768 |                  |   |
| 769 |                  | <i>Task: None</i>   |
| 770 |                  |   |
| 771 |                  |   |
| 772 | <b>2.3</b>       | <b>Refinement of Vision, Goals, and Sustainability/Livability Principles</b>                          |
| 773 |                  | Based upon feedback gathered from the PPP Committee and the public-at-large during Task 2.2           |
| 774 |                  | Parkview Gardens Planning Partners (PPP) Committee Meeting & Work Session/Public                      |
| 775 |                  | Workshop 01, the Consultant will refine the Vision, Goals, and Sustainability/Livability Principles   |
| 776 |                  | for the project, to be reviewed by the Parkview Gardens Planning Partners (PPP) Committee and         |
| 777 |                  | Client.   |
| 778 |                  |   |
| 779 |                  | <i>Product: Vision, Goals, and Sustainability/Livability Principles document</i>                      |
| 780 |                  |   |
| 781 |                  | <i>Task: Client Group to review</i>   |
| 782 |                  |   |
| 783 |                  |   |
| 784 | <b>2.4</b>       | <b>Progress Report 02</b>   |
| 785 |                  | The Consultant will submit a Progress Report to the Client of all work completed to date.             |
| 786 |                  |   |
| 787 |                  | <i>Product: Progress Report</i>   |
| 788 |                  |   |
| 789 |                  | <i>Task: Client Group to review</i>   |
| 790 |                  |   |
| 791 |                  |   |
| 792 |                  |   |
| 793 |                  |   |
| 794 |                  |   |
| 795 |                  |   |
| 796 |                  |   |
| 797 |                  |   |
| 798 |                  |   |

799  
800  
801  
802  
803  
804  
805  
806  
807  
808  
809  
810  
811  
812  
813  
814  
815  
816  
817  
818  
819  
820  
821  
822  
823  
824  
825  
826  
827  
828  
829  
830  
831  
832  
833  
834  
835  
836  
837  
838  
839  
840  
841  
842  
843  
844  
845  
846  
847  
848  
849

**2.5 Notice to Proceed**

Following submission of Progress Report 02 to the Client, the Client shall review the work completed to date. If the work meets with the Client's approval and is deemed to fulfill this Scope of Professional Services, the Client shall provide a Written Official Notice to Proceed to the Consultant, allowing the Consultant to proceed to Phase 3.0.

*Product: None*

*Task: Client Group shall provide the Consultant with a Written Official Notice to Proceed*

- 850 PHASE 3.0 ENVISIONING A SUSTAINABLE FUTURE  
851  
852 3.1 **Neighborhood Sustainable Development Plan Options**  
853 The Consultant will develop up to three (3) Neighborhood Sustainable Plan Options for  
854 presentation to the PPP Committee and the public-at-large. These Development Options are  
855 comprised of three (3) primary areas of focus: 1) **Neighborhood Development Program**; 2)  
856 **Urban Quality & Public Space Network**, and; 3) **Neighborhood Sustainability Strategies**.  
857  
858 **3.1.1 Neighborhood Development Program**  
859 The Neighborhood Development Program for the Parkview Gardens neighborhood  
860 encompasses the following issues to be addressed, as listed below:  
861 A. Building Height, Massing & Program  
862 B. Housing & Architectural Typology  
863 C. Affordable Housing Strategy  
864  
865  
866 **3.1.2 Urban Quality & Public Space Network**  
867 The Urban Quality & Public Space Network for the Parkview Gardens neighborhood  
868 encompasses the following issues to be addressed, as listed below:  
869 A. Access, Circulation, Parking & Mobility Strategy  
870 B. Street & Streetscape Design  
871 C. Parks & Open Space  
872 D. Landscape & Tree Cover  
873  
874  
875 **3.1.2 Neighborhood Sustainability Strategies**  
876 The Neighborhood Sustainability Strategies for the Parkview Gardens neighborhood  
877 encompasses the following issues to be addressed, as listed below:  
878 A. Building Strategies  
879 B. Infrastructure Strategies  
880 C. Urban Systems  
881  
882 *Product: Up to three (3) Neighborhood Sustainable Development Plan Options*  
883 *graphic documentation*  
884  
885 *Task: Client Group to review*  
886  
887  
888 3.2 **Preliminary Economic Development Assessment (by Development Strategies; included as**  
889 **part of this Contract)**  
890 The purpose of this task is to conduct a preliminary assessment of the fiscal ramifications of any  
891 proposed development/redevelopment as it relates to the municipal tax base of University City  
892 and to identify improvements and market opportunities that can lead to net increases in the city's  
893 tax base.  
894  
895 *Product: Memorandum of preliminary economic development assessment, to be*  
896 *provided to H3 Studio*  
897  
898 *Task: None*  
899  
900

- 901           **3.3      Parkview Gardens Parks Schematic Design**  
 902           The purpose of this task is to complete Schematic Design for **Metcalfe Park** and **Ackert Park** in  
 903           the Parkview Gardens Neighborhood.  
 904  
 905           **3.3.1   Metcalfe Park Schematic Design**  
 906           Beginning with the Conceptual Master Plan for Metcalfe Park developed as part of the  
 907           Parkview Gardens Neighborhood Parks and Open Space Plan (adopted by resolution of  
 908           the University City, City Council on February 22, 2010), the Consultant will execute  
 909           Schematic Design Documents for Metcalfe Park in the Parkview Gardens Neighborhood.  
 910  
 911                    *Product:        Schematic design documents for Metcalfe Park, in AutoCAD 2002 format*  
 912  
 913                    *Task:            Client Group to review*  
 914  
 915  
 916           **3.3.2   Ackert Park Schematic Design**  
 917           Beginning with the Conceptual Master Plan for Ackert Park developed as part of the  
 918           Parkview Gardens Neighborhood Parks and Open Space Plan (adopted by resolution of  
 919           the University City, City Council on February 22, Ackert Park in the Parkview Gardens  
 920           Neighborhood.  
 921  
 922                    *Product:        Schematic design documents for Ackert Park & Walkway, in AutoCAD*  
 923    *2002 format*  
 924  
 925                    *Task:            Client Group to review*  
 926  
 927  
 928           **3.4      Ackert Walkway Public Art & Public Space Conceptual Design Charrette (by the**  
 929           ***Washington University Sam Fox School of Design & Visual Arts; included here for***  
 930           ***reference only*)**  
 931           Students and faculty of the Washington University Sam Fox School of Design and Visual Arts,  
 932           who are tasked separately to this Contract, will conduct a design charrette to develop Public Art  
 933           & Public Space Conceptual Design Options for Ackert Walkway. Washington University in St.  
 934           Louis will provide copies of all work generated during the charrette to the Consultant and the  
 935           Client Group.  
 936  
 937                    *Product:        Conceptual design options for Ackert Walkway*  
 938  
 939                    *Task:            Client Group to review*  
 940  
 941  
 942           **3.5      Parkview Gardens Planning Partners (PPP) Committee/Public Workshop 02**  
 943           The Consultant will present the work completed to date for review and conduct an interactive  
 944           work session with the PPP Committee and the public-at-large to gather feedback in a small-  
 945           group work sessions. The Consultant will present the Neighborhood Sustainable Development  
 946           Plan Options and the Schematic Design Documents for Metcalfe Park and Ackert Park.  
 947  
 948                    *Product:        Work Session Summary*  
 949  
 950                    *Task:            None*  
 951

952  
953  
954  
955  
956  
957  
958  
959  
960  
961  
962  
963  
964  
965  
966  
967  
968  
969  
970  
971  
972  
973  
974  
975  
976  
977  
978  
979  
980  
981  
982  
983  
984  
985  
986  
987  
988  
989  
990  
991  
992  
993  
994  
995  
996  
997  
998  
999  
1000  
1001  
1002

**3.6**  
**3.7**  
**3.8**

**Progress Report 03**  
The Consultant will submit a Progress Report to the Client of all work completed to date.

*Product: Progress Report*

*Task: Client Group to review*

**Parkview Gardens Planning Partners (PPP) Committee Meeting & Progress Report 03 Review Session (01)**

The Consultant will present the work completed to date for review and conduct an interactive work session with the PPP Committee.

*Product: Meeting minutes/summary*

*Task: None*

**Notice to Proceed**

Following submission of Progress Report 03 to the Client, the Client shall review the work completed to date. If the work meets with the Client's approval and is deemed to fulfill this Scope of Professional Services, the Client shall provide a Written Official Notice to Proceed to the Consultant, allowing the Consultant to proceed to Phase 4.0.

*Product: None*

*Task: Client Group shall provide the Consultant with a Written Official Notice to Proceed*

|      |                  |  |
|------|------------------|--|
| 1003 | <b>PHASE 4.0</b> | <b>DRAFT SUSTAINABLE DEVELOPMENT PLAN</b>  |
| 1004 |                  |  |
| 1005 | <b>4.1</b>       | <b>Preferred Option: Neighborhood Sustainable Development Plan</b>                                     |
| 1006 |                  | Using the feedback from the PPP Committee and the public-at-large in Task 3.5 Parkview                 |
| 1007 |                  | Gardens Planning Partners (PPP) Committee Meeting & Work Session 02 and Task 3.6 Public                |
| 1008 |                  | Workshop 01, the Consultant will develop one (1) Neighborhood Sustainable Development Plan             |
| 1009 |                  | Preferred Option for presentation to the PPP Committee and the public-at-large. This preferred         |
| 1010 |                  | option will be comprised of the following:   |
| 1011 |                  | A. Building Height, Massing & Program  |
| 1012 |                  | B. Housing & Architectural Typology  |
| 1013 |                  | C. Affordable Housing Strategy   |
| 1014 |                  | D. Parking Strategy  |
| 1015 |                  | E. Public Space Network Design   |
| 1016 |                  | F. Access, Circulation & Mobility Strategy   |
| 1017 |                  | G. Sustainability Strategy   |
| 1018 |                  | H. Ackert Walkway Proposals  |
| 1019 |                  | I. Coding Approach   |
| 1020 |                  | J. Economic Development Assessment   |
| 1021 |                  |  |
| 1022 |                  | <i>Product: One (1) Neighborhood Sustainable Development Plan Preferred graphic</i>                    |
| 1023 |                  | <i>documentation</i>   |
| 1024 |                  |  |
| 1025 |                  | <i>Task: Client Group to review</i>  |
| 1026 |                  |  |
| 1027 |                  |  |
| 1028 | <b>4.2</b>       | <b>Refinement of Economic Development Assessment <i>(by Development Strategies; included</i></b>       |
| 1029 |                  | <b><i>as part of this Contract)</i></b>  |
| 1030 |                  | The purpose of this task is refine and finalize the identification of improvements and market          |
| 1031 |                  | opportunities that can lead to net increases in the University tax base as begun in Task 3.3           |
| 1032 |                  | Preliminary Economic Development Assessment.   |
| 1033 |                  |  |
| 1034 |                  | <i>Product: Memorandum of final economic development assessment, to be provided</i>                    |
| 1035 |                  | <i>to H3 Studio</i>  |
| 1036 |                  |  |
| 1037 |                  | <i>Task: None</i>  |
| 1038 |                  |  |
| 1039 |                  |  |
| 1040 | <b>4.3</b>       | <b>Preliminary Integrated Funding Plan <i>(by Development Strategies; included as part of this</i></b> |
| 1041 |                  | <b><i>Contract)</i></b>  |
| 1042 |                  | The purpose of this task is quantitatively evaluate possible and likely incentives such as Tax         |
| 1043 |                  | Increment Financing (TIF), Community Improvement Districts (CID), Transportation                       |
| 1044 |                  | Development Districts (TDD), and other relevant forms of tax credits, tax abatements, land             |
| 1045 |                  | assembly, etc. to help implement the proposed Neighborhood Sustainable Development Plan.               |
| 1046 |                  |  |
| 1047 |                  | <i>Product: Memorandum of preliminary integrated funding plan, to be provided to H3</i>                |
| 1048 |                  | <i>Studio</i>  |
| 1049 |                  |  |
| 1050 |                  | <i>Task: None</i>  |
| 1051 |                  |  |
| 1052 |                  |  |



- 1053           **4.4       Affordable Housing Design Studio Mid-Project Review (by the Washington University Sam**  
 1054           **Fox School of the Design and Visual Arts; included here for reference only)**  
 1055           As part of the Parkview Gardens Planning Partnership, the Graduate School of Architecture,  
 1056           Landscape Architecture, and Urban Design of the Sam Fox School of Design and Visual Arts,  
 1057           Washington University in St. Louis will conduct a one-semester, graduate-level affordable  
 1058           housing design studio for the Parkview Gardens Neighborhood. The purpose of this task is for  
 1059           the Consultant and Client Group to perform a mid-project review of the studio's work to date.  
 1060  
 1061           *Product:                 Affordable Housing Design Studio mid-project design submittal*  
 1062  
 1063           *Task:                     Client Group to review*  
 1064  
 1065  
 1066           **4.5       Parkview Gardens Parks Thirty-Percent (30%) Design Development**  
 1067           The purpose of this task is to complete thirty-percent (30%) Design Development for **Metcalfe**  
 1068           **Park** and **Ackert Park** in the Neighborhood Development Plan Area.  
 1069  
 1070           **4.5.1 Metcalfe Park Thirty-Percent (30%) Design Development**  
 1071           Beginning with the Schematic Design Documents created in Task 3.3.1 Metcalfe Park  
 1072           Schematic Design, the Consultant will complete thirty-percent (30%) Design Development  
 1073           Documents for Metcalfe Park in the Parkview Gardens Neighborhood.  
 1074  
 1075           *Product:                 Thirty-percent (30%) Design Development documents for Metcalfe Park,*  
 1076           *in AutoCAD 2002 format*  
 1077  
 1078           *Task:                     Client Group to review*  
 1079  
 1080  
 1081           **4.5.2 Ackert Park Thirty-Percent (30%) Design Development**  
 1082           Beginning with the Schematic Design Documents created in Task 3.4.2 Ackert Park  
 1083           Schematic Design, the Consultant will complete fifty-percent (50%) Design Development  
 1084           Documents for Ackert Park in the Parkview Gardens Neighborhood.  
 1085  
 1086           *Product:                 Thirty-percent (30%) Design Development documents for Ackert Park, in*  
 1087           *AutoCAD 2002 format*  
 1088  
 1089           *Task:                     Client Group to review*  
 1090  
 1091  
 1092           **4.5.3 Parkview Gardens Parks Thirty-Percent (30%) Design Development Civil**  
 1093           **Engineering & Site Design Review (by David Mason & Associates; included as part**  
 1094           **of this Contract)**  
 1095           Civil Engineering & Site Design Review services by David Mason & Associates shall  
 1096           include an engineering review of the Parkview Gardens Parks thirty-percent (30%) Design  
 1097           Development documents. The purpose of the Engineering review shall be to:  
 1098           A.   Identify any site development work not adequately defined in the Site Development  
 1099           Documents and required for thirty percent (30%) Design Development Cost  
 1100           Estimation.  
 1101           B.   Identify significant site design issues to be resolved during fifty percent (50%) Design  
 1102           Development Phase.  
 1103

- 1104 **4.5.3 Parkview Gardens Parks Thirty-Percent (30%) Design Development Civil**  
 1105 **Engineering & Site Design Review (*continued*)**  
 1106 C. Assist H3 Studio in defining basic design standards and technical requirements for  
 1107 site construction to a level necessary for Cost Estimation.  
 1108 D. Review general site infrastructure, grading & drainage design for compliance with  
 1109 good engineering practice. Identify any issues required for compliance with St. Louis  
 1110 County Water and Metropolitan St. Louis Sewer District (MSD) Standards.  
 1111  
 1112 *Product: Memorandum civil engineering & site design review, Thirty-Percent (30%)*  
 1113 *Design Development documents*  
 1114  
 1115 *Task: None*  
 1116  
 1117  
 1118 **4.6 Plan Commission Presentation 01**  
 1119 The Consultant shall present the Sustainable Development Plan Preferred Option to the  
 1120 University City Plan Commission for review at a regularly-scheduled Plan Commission meeting.  
 1121  
 1122 *Product: None*  
 1123  
 1124 *Task: None*  
 1125  
 1126  
 1127 **4.7 Parkview Gardens Planning Partners (PPP) Committee/Public Workshop 03**  
 1128 The Consultant will present the work completed to date for review and conduct an interactive  
 1129 work session with the PPP Committee and the public-at-large to gather feedback in a small-  
 1130 group work sessions. The Consultant will present the Neighborhood Sustainable Development  
 1131 Plan Preferred Option and the Thirty-Percent (30%) Design Development Documents for  
 1132 Metcalfe and Ackert Parks.  
 1133  
 1134 *Product: Work Session Summary*  
 1135  
 1136 *Task: None*  
 1137  
 1138  
 1139 **4.8 Progress Report 04**  
 1140 The Consultant will submit a Progress Report the Client of all work completed to date.  
 1141  
 1142 *Product: Progress Report*  
 1143  
 1144 *Task: Client Group to review*  
 1145  
 1146  
 1147 **4.9 Parkview Gardens Planning Partners (PPP) Committee Meeting & Progress Report 04**  
 1148 **Review Session (02)**  
 1149 The Consultant will present the work completed to date for review and conduct an interactive  
 1150 work session with the PPP Committee.  
 1151  
 1152 *Product: Meeting minutes/summary*  
 1153  
 1154 *Task: None*

1155 4.10

**Notice to Proceed**

1156 Following submission of Progress Report 04 to the Client, the Client shall review the work  
1157 completed to date. If the work meets with the Client's approval and is deemed to fulfill this  
1158 Scope of Professional Services, the Client shall provide a Written Official Notice to Proceed to  
1159 the Consultant, allowing the Consultant to proceed to Phase 5.0.

1160  
1161 *Product: None*

1162  
1163 *Task: Client Group shall provide the Consultant with a Written Official Notice to*  
1164 *Proceed*

1165  
1166  
1167  
1168  
1169  
1170  
1171  
1172  
1173  
1174  
1175  
1176  
1177  
1178  
1179  
1180  
1181  
1182  
1183  
1184  
1185  
1186  
1187  
1188  
1189  
1190  
1191  
1192  
1193  
1194  
1195  
1196  
1197  
1198  
1199  
1200  
1201  
1202  
1203  
1204  
1205

|      |                  |   |
|------|------------------|---|
| 1206 | <b>PHASE 5.0</b> | <b>PARKVIEW GARDENS SUSTAINABLE DEVELOPMENT PLAN</b>  |
| 1207 |                  |   |
| 1208 | <b>5.1</b>       | <b>Draft Neighborhood Sustainable Development Plan</b>  |
| 1209 |                  | Using the feedback from the PPP Committee and the public-at-large in Task 4.5 Parkview              |
| 1210 |                  | Gardens Planning Partners (PPP) Committee Meeting & Work Session 03 and Task 4.8 Public             |
| 1211 |                  | Workshop 02, the Consultant will develop a Draft Neighborhood Sustainable Development Plan          |
| 1212 |                  | for presentation to the PPP Committee and the public-at-large. This Draft Plan will incorporate all |
| 1213 |                  | previous work products into an integrated plan.   |
| 1214 |                  |   |
| 1215 |                  | <i>Product: One (1) Draft Neighborhood Sustainable Development Plan Preferred</i>                   |
| 1216 |                  | <i>graphic documentation</i>  |
| 1217 |                  |   |
| 1218 |                  | <i>Task: Client Group to review</i>   |
| 1219 |                  |   |
| 1220 |                  |   |
| 1221 | <b>5.2</b>       | <b>Review of Vehicular Access, Traffic, and Parking Design (by CH2MHill; included as part of</b>    |
| 1222 |                  | <b>this Contract)</b>   |
| 1223 |                  | Based upon the criteria developed in Task 1.2.4 Vehicular Access & Traffic Analysis and Task        |
| 1224 |                  | 1.2.5 Parking Inventory & Study, CH2MHill will review the Draft Neighborhood Sustainable            |
| 1225 |                  | Development Plan to ensure that Vehicular Access, Traffic, and Parking Design fulfill the           |
| 1226 |                  | mentioned.  |
| 1227 |                  |   |
| 1228 |                  | <i>Product: Memorandum of vehicular access, traffic, and parking design review to be</i>            |
| 1229 |                  | <i>provided to H3 Studio</i>  |
| 1230 |                  |   |
| 1231 |                  | <i>Task: Client Group to review</i>   |
| 1232 |                  |   |
| 1233 |                  |   |
| 1234 | <b>5.3</b>       | <b>Refinement of Integrated Funding Plan (by Development Strategies; included as part of</b>        |
| 1235 |                  | <b>this Contract)</b>   |
| 1236 |                  | The purpose of this task is quantitatively evaluate possible and likely incentives such as Tax      |
| 1237 |                  | Increment Financing (TIF), Community Improvement Districts (CID), Transportation                    |
| 1238 |                  | Development Districts (TDD), and other relevant forms of tax credits, tax abatements, land          |
| 1239 |                  | assembly, etc. to help implement the proposed Neighborhood Sustainable Development Plan.            |
| 1240 |                  |   |
| 1241 |                  | <i>Product: Memorandum of preliminary integrated funding plan, to be provided to H3</i>             |
| 1242 |                  | <i>Studio</i>   |
| 1243 |                  |   |
| 1244 |                  | <i>Task: None</i>   |
| 1245 |                  |   |
| 1246 | <b>5.4</b>       | <b>Affordable Housing Design Studio Final Review and Work Product Deliverable (to be</b>            |
| 1247 |                  | <b>performed by the Washington University Sam Fox School of the Design and Visual Arts;</b>         |
| 1248 |                  | <b>included here for reference only)</b>  |
| 1249 |                  | As part of the Parkview Gardens Planning Partnership, the Graduate School of Architecture,          |
| 1250 |                  | Landscape Architecture, and Urban Design of the Sam Fox School of Design and Visual Arts,           |
| 1251 |                  | Washington University in St. Louis will conduct a one-semester, graduate-level affordable           |
| 1252 |                  | housing design studio for the Parkview Gardens Neighborhood. The purpose of this task is for        |
| 1253 |                  | the Consultant and Client Group to perform a final review of the studio's work to date and to       |
| 1254 |                  | collect the final work product deliverable for inclusion in the appendices of the Neighborhood      |
| 1255 |                  | Sustainable Development Plan Final Report.  |
| 1256 |                  |   |

1257 5.4 **Affordable Housing Design Studio Final Review and Work Product Deliverable (*continued*)**

1258

1259 *Product: Affordable Housing Design Studio final design submittal*

1260

1261 *Task: Client Group to review*

1262

1263

1264 5.5 **Parkview Gardens Parks Fifty-Percent (50%) Design Development**

1265 The purpose of this task is to complete fifty-percent (50%) Design Development for **Metcalfe**

1266 **Park** and **Ackert Park** in the Parkview Gardens Neighborhood.

1267

1268 5.5.1 **Metcalfe Park Fifty-Percent (50%) Design Development**

1269 Beginning with the thirty-percent (30%) Design Development Documents created in Task

1270 4.5.1 Metcalfe Park Thirty-Percent (30%) Design Development, the Consultant will

1271 complete fifty-percent (50%) Design Development Documents for Metcalfe Park in the

1272 Parkview Gardens Neighborhood.

1273

1274 *Product: Fifty-percent (50%) Design Development documents for Metcalfe Park, in*

1275 *AutoCAD 2002 format*

1276

1277 *Task: Client Group to review*

1278

1279

1280 5.5.2 **Ackert Park Fifty-Percent (50%) Design Development**

1281 Beginning with the thirty-percent (30%) Design Development Documents created in Task

1282 4.5.2 Ackert Park Thirty-Percent (30%) Design Development, the Consultant will complete

1283 fifty-percent (50%) Design Development Documents for Ackert Park in the Parkview

1284 Gardens Neighborhood.

1285

1286 *Product: Fifty-percent (50%) Design Development documents for Ackert Park, in*

1287 *AutoCAD 2002 format*

1288

1289 *Task: Client Group to review*

1290

1291

1292 5.5.3 **Parkview Gardens Parks Fifty-Percent (50%) Design Development Civil Engineering**

1293 **& Site Design Review (*by David Mason & Associates; included as part of this***

1294 ***Contract*)**

1295 Civil Engineering & Site Design Review services by David Mason & Associates shall

1296 include an engineering review of the Parkview Gardens Parks fifty-percent (50%) Design

1297 Development documents. The purpose of the Engineering review shall be to:

1298 A. Identify any site development work not adequately defined in the Site Development

1299 Documents and required for fifty percent (50%) Design Development Cost Estimation

1300 B. Identify significant site design issues to be resolved during the final Design

1301 Development and/or Construction Documents Phase.

1302 C. Assist H3 Studio in defining basic design standards and technical requirements for

1303 site construction to a level necessary for Cost Estimation.

1304 D. Review structural site work (retaining walls, foundations, footings, etc.), buildings &

1305 structures, irrigation systems, and electrical power & lighting systems for compliance

1306 with good engineering practice. Identify any issues required for compliance with St.

1307 Louis County Water and Metropolitan St. Louis Sewer District (MSD) Standards.

1308 **5.5.3 Parkview Gardens Parks Fifty-Percent (50%) Design Development Civil Engineering**  
 1309 **& Site Design Review (Continued)**

1310  
 1311 *Product: Memorandum civil engineering & site design review, Fifty-Percent (50%)*  
 1312 *Design Development documents, to be provided to H3 Studio*

1313  
 1314 *Task: None*

1315  
 1316  
 1317 **5.5.4 Parkview Gardens Parks Fifty-Percent (50%) Design Development Cost Estimation**  
 1318 **(by David Mason & Associates; included as part of this Contract)**

1319 The purpose of this task is for David Mason & Associates to develop an Opinion of  
 1320 Probably Cost of the Fifty-Percent (50%) Design Development documents for Metcalfe  
 1321 Park and Ackert Park. Opinion of Probable Cost shall include:

- 1322 A. Clearing & Demolition  
 1323 B. Earthwork (including preliminary earthwork quantities)  
 1324 C. Site Utilities (Storm & Sanitary Sewers, Water Distribution)  
 1325 D. Paving (Asphalt, Concrete, Curbs, Edging, Unit Pavers, and Permeable / Soft-  
 1326 Surface Paving)  
 1327 E. Playground Surfacing  
 1328 F. Irrigation  
 1329 G. Fences & Gates  
 1330 H. Retaining Walls  
 1331 I. Site Furnishings  
 1332 J. Playground Equipment & Structures  
 1333 K. Decorative Fountains (Pre-Manufactured or Package Systems)  
 1334 L. Park Buildings & Structures  
 1335 M. Site Electrical Power & Lighting Systems

1336  
 1337 Opinion of Probable Cost shall not include:

- 1338 N. Dewatering  
 1339 O. Excavation Support & Protection  
 1340 P. Artwork  
 1341 Q. Signage  
 1342 R. Mechanical or Plumbing Systems  
 1343 S. HVAC Systems

1344  
 1345 *Product: Memorandum of estimated cost, Fifty-Percent (50%) Design Development*  
 1346 *documents, to be provided to H3 Studio*

1347  
 1348 *Task: Client Group to review*

1349  
 1350  
 1351 **5.5.6 Park Commission Presentation 01**  
 1352 The purpose of this task is for the Consultant to present the fifty-percent (50%) Design  
 1353 Development Documents for Metcalfe Park and Ackert Park to the University City Park  
 1354 Commission for review at a regularly-scheduled Park Commission meeting.

1355  
 1356 *Product: Powerpoint Presentation*

1357  
 1358 *Task: None*



1410           **5.11      Final Neighborhood Sustainable Development Plan & Report Submittal**  
1411           The Consultant will submit the final deliverables of the Sustainable Development Plan Report  
1412           and Form-Based Code to the City of University City for review prior to adoption by the University  
1413           City City Council.

1414  
1415           *Product:*                    *Final Neighborhood Sustainable Development Plan & Report*

1416  
1417           *Task:*                        *None*  
1418  
1419

1420           **5.12      Final City Council Presentation**  
1421           Following review of the deliverables submittal by the City of University City, the Consultant will  
1422           present the Sustainable Development Plan Report and Form-Based Code to the University City  
1423           City Council for adoption.

1424  
1425           *Product:*                    *Powerpoint Presentation*

1426  
1427           *Task:*                        *None*  
1428  
1429  
1430  
1431  
1432  
1433  
1434  
1435  
1436  
1437  
1438  
1439  
1440  
1441  
1442  
1443  
1444  
1445  
1446  
1447  
1448  
1449  
1450  
1451  
1452  
1453  
1454  
1455  
1456  
1457  
1458  
1459



**SCHEDULE 3**

**LIST OF PREVIOUS STUDIES AND SITE INFORMATION**

1560  
1561  
1562  
1563  
1564  
1565  
1566  
1567  
1568  
1569  
1570  
1571  
1572  
1573  
1574  
1575  
1576  
1577  
1578  
1579  
1580  
1581  
1582  
1583  
1584  
1585  
1586  
1587  
1588  
1589  
1590  
1591  
1592  
1593  
1594  
1595  
1596  
1597  
1598  
1599  
1600  
1601  
1602  
1603

The Client agrees to provide to H3 Studio Inc. the following information during the pre-planning phase of the contract:

**BASE MAP INFORMATION:**

Aerial photographs and data sufficient to develop base maps will be provided to the Consultant by The City of University City. The base maps and aerial photographs sufficient to perform initial data collection efforts will be developed at two scales: the first scale (known as the "Context Area" map) will be prepared on an aerial photograph and will be bounded roughly by Forsyth Boulevard to the south, Big Bend Boulevard to the west, Etzel Avenue to the North, and Hamilton Avenue to the east. The second scale (known as the "Neighborhood Development Plan Area" map) will be prepared in AutoCAD and will be roughly bounded by Washington Avenue to the south, Trinity Avenue to the west, Olive Boulevard to the north, and Hodiamont Avenue to the east.

Base maps will be in ArcGIS 9.3 or AutoCAD 2002 format and the Neighborhood Development Plan Area map will include at a minimum (to be provided by the City of University City) the topography, blocks, streets, buildings, trees and other landscape features, parcels, key infrastructure (water, sanitary sewer and storm sewer) and amenities, and key utilities; environment reports; soil conditions; and any other limitations on the potential redevelopment of the Parkview Gardens Neighborhood. The Context Area map will utilize aerial photograph as the base and show all major roads, blocks, lots, buildings and developments. Digital Aerial photography to be provided at all scales in compatible formats with ArcGIS and/or AutoCAD and Adobe software.

**PREVIOUS PLANS AND STUDIES:**

Adjacent Neighborhood Studies  
Zoning Maps of context area  
Redevelopment Plans and Initiatives within the context area  
New Projects (Planned, Under Construction and Proposed) within the context area  
All Access, Circulation and Parking Plans and Proposals  
Public Works Traffic and Transportation Plans & Projects  
Redevelopment Plans, Proposals and Initiatives  
All relevant Legal and Redevelopment Contracts, Agreements, Leases and/or Permits  
Any relevant Operational and Management Contracts, Agreements, Leases and/or Permits

**SITE INFORMATION:**

The Client is to provide GIS information for topography, blocks, streets, buildings, trees and other landscape features, parcels, key infrastructure (water, sanitary sewer and storm sewer) and amenities, key utilities, floodplains and floodways; and any other limitations on the potential redevelopment of the Parkview Gardens Neighborhood.