

# Attachment B

## CAPITOL/I-10 TRANSIT ORIENTED DEVELOPMENT (TOD) PLANNING GRANT FTA TOD PLANNING GRANT PROPOSED SCOPE OF WORK SUMMARY

Phase, Task, & Subtasks	Description	Deliverables
<b>PHASE ONE (WHO WE ARE)</b>		
<b>Task 1: Community Profile and Existing Conditions</b>		
Subtask 1.1: Record Existing Conditions	Understand the unique characteristics, inventory, and evaluate the corridor through the six planning element framework (Land Use, Housing Economic Development, Health Mobility, and Green Systems).	Two Existing Conditions and Needs Assessment Reports (One for Capitol Area and One for I-10 Area)
Subtask 1.2: Create a Community Profile	Build upon the six planning element existing conditions assessment and clearly articulate community needs towards innovative "best practice community investments".	Two Community Profile reports (One for Capitol Area and One for I-10 Area)
Subtask 1.3: Capacity Building	Identify stakeholders and develop a plan to focused on reducing displacement and ensuring equitable engagement opportunities are provided early and throughout the process.	Two Stakeholder/Early Action Recommendations Memos (One for Capitol Area and One for I-10 Area)
<b>PHASE TWO (WHAT WE WANT)</b>		
<b>Task 2: Public Engagement and Early Action Implementation</b>		
Subtask 2.1: Build Trust and Relationships	Listen to the community voice, concerns, needs, and shared understanding of the current state of their communities. Learn with the community what the existing conditions and community profile begin to reveal.	Two Early action public involvement plan (One for Capitol Area and One for I-10 Area)
Subtask 2.2: Meaningful Opportunities to Engage	Two week-long Public Engagement Workshops to engage and gather perspectives on current and desired conditions in the context of the six planning elements to generate a shared and collective community vision for the future.	Two Public Engagement Workshop Summary Reports (One for Capitol Area and One for I-10 Area)
Subtask 2.3: Early Action Implementation	Considering the results thus far, begin formulating early action implementation strategies to be considered prior to the start of construction and operation impacts and create report detailing suggested strategies	Two Early Action Implementation Reports (One for Capitol Area and One for I-10 Area)
<b>Task 3: Community Vision and Master Plan</b>		
Subtask 3.1: Conceptual Design Workshop	Two week-long Community Design Workshops building off previous tasks to demonstrate appropriate scale and intensity in alignment with community prioritized investments and the community vision.	Two Community Design Workshop Summary Reports (One for Capitol Area and One for I-10 Area)
Subtask 3.2: Illustrative Plans	A written and graphical series of illustrative plans and renderings which will delineate a generalized block pattern, building, street and open space typologies, consistent with the community identified and prioritized areas of change, investments, and vision for the future.	Two series of Illustrative Plans and written narratives describing the design components and development concepts reflecting the community vision for the future. (One for Capitol Area and One for I-10 Area)
Subtask 3.3: Character Areas	Provide distinct and descriptive character areas and associated building and housing typologies to be applied and consistent with the community vision for adoption into the Walkable Urban Code.	Form-Based Code recommendations Memo.
<b>PHASE THREE (HOW WE GET THERE)</b>		
<b>Task 4: TOD Policy Plan(s)</b>		
Subtask 4.1: Capitol Mall TOD Policy Plan	The State Capitol Complex is made up of mostly publicly held property, owned by either City of Phoenix, Maricopa County, or the State of Arizona. There is a large amount of vacant or underutilized land (parking lots and low-density development) in the State Capitol Complex area, providing significant opportunities for new TOD. This policy plan will also address how this new development will complement the existing neighborhoods in the State Capitol Complex area.	<i>Deliverables are reiterative of the all tasks and represent a synthesis of the full project scope formatted into representative Sections of the 3 key steps: "Who We Are", "What We Want", "How We Get There".</i>
Subtask 4.2: I-10 TOD Policy Plan	High capacity transit along Interstate 10 corridor may create challenges for pedestrian connectivity, higher densities, and TOD. This strategic plan will include peer analysis to determine best practices for developing TOD adjacent to a highway corridor. It will also address specific solutions for connectivity, especially to the areas north and south of Interstate 10.	<i>Deliverables are reiterative of the all tasks and represent a synthesis of the full project scope formatted into representative Sections of the 3 key steps: "Who We Are", "What We Want", "How We Get There".</i>
<b>Task 5: Equitable Housing Strategy</b>		
Subtask 5.1: Existing Housing Preservation	Understand the existing housing choices available prior to light rail and or high capacity transit, identify housing choices that provide the most just, fair, and inclusive (equitable) opportunities for residents in TOD environments.	One Full Draft Equitable Housing Strategy Report (inclusive of content and recommendations from subtasks 5.1, 5.2, and 5.3)
Subtask 5.2: New Housing Assessment	Identify the preferred locations for New Housing options and provide recommendations on the appropriate Housing Typologies to be consistent with the existing character and context.	One Full Draft Equitable Housing Strategy Report (inclusive of content and recommendations from subtasks 5.1, 5.2, and 5.3)
Subtask 5.3: Equitable Housing Typologies	Delineate the general boundaries of district character areas and develop a menu of potential building and housing typologies that will fit existing lot sizes and integrate with a transit-oriented environment.	One Full Draft Equitable Housing Strategy Report (inclusive of content and recommendations from subtasks 5.1, 5.2, and 5.3)