

CITY OF CONCORD



Concord Mills/Bruton Smith Blvd Mixed-Use Corridor Plan

Request for Qualifications #2564

Planning & Neighborhood Development

1/30/2023

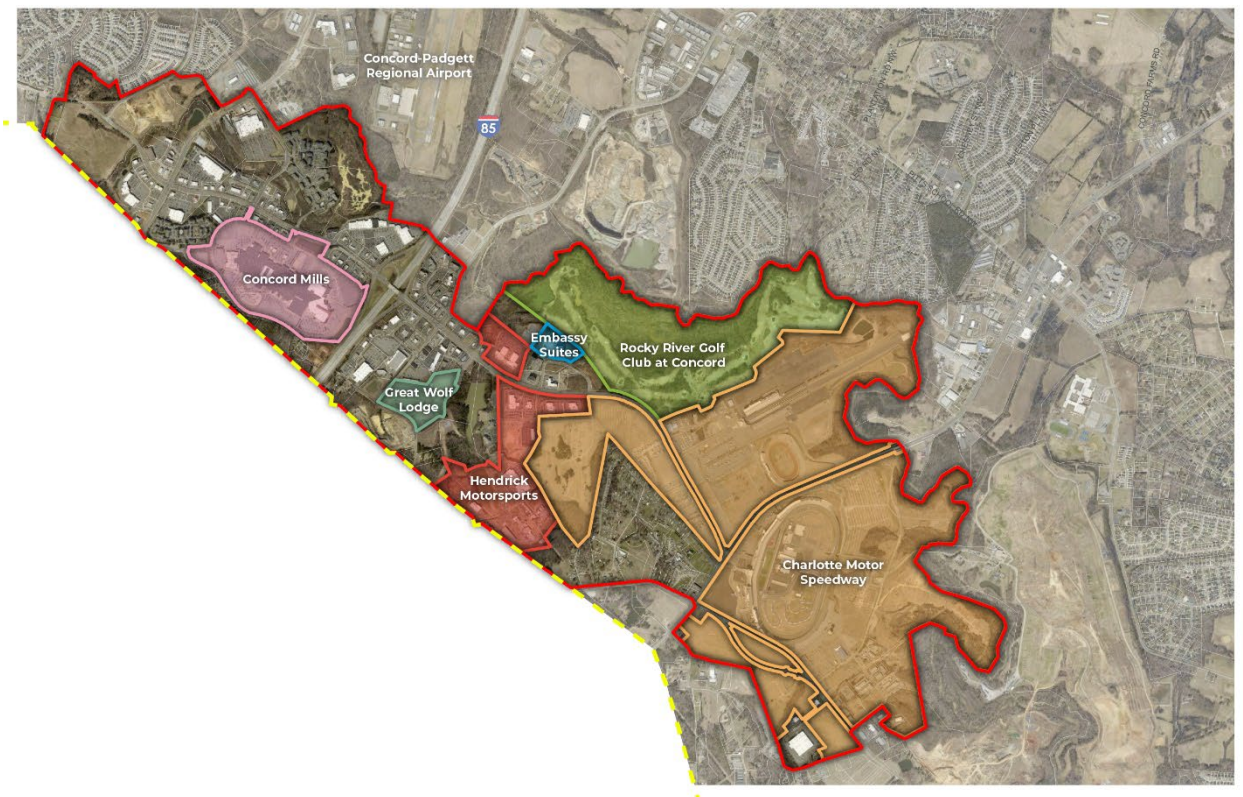
ADDENDUM #1

1. What is the estimated project budget or allocated funds for this project?

\$150,000.00 has been allocated from the City of Concord's FY22-23 Budget for this Project.

2. Regarding the diagram on page 5, is the project area 2,882 acres or is that including "beyond" the study are as well?

The 2,882 acres includes the entire area outlined in red. Please see the updated diagram below for further clarification.



3. Is a title page and back page also included in the 15-page limit?

*Title Page and Back Page **will not** be included in the 15-page limit. Total pages can be up to 17.*

4. After reviewing the project description and scope of work, could you clarify whether the final deliverable is a small area land use plan supported by transportation or corridor plan lead by transportation?

The 2030 Land Use Plan states a Mixed-Use Corridor Plan for the Concord Mills/Bruton Smith Blvd. The primary focus will be on the corridor itself as the majority of the land within the Study Boundary has been developed or is under construction. The intent is not for this plan to focus on land use, although redevelopment of the study area should be considered in the plan.

5. The selection criteria include the firm's "Proposed design approach", but design approach is not one of the requirements for the submittal elements. If design approach should be included in the submittal, what are the key elements of the approach that the City would like us to address?

Design approach or "Project Approach" should be in the submittal requirements as well. The key elements that the City would like addressed are... kick-off, research & analysis, public engagement, vision, goals, priorities, draft plan through adoption. We'd like to see how the firm would approach a project like this from beginning to end.

6. Per the submittal requirements given the page limit is 15 pages, can history of litigation (pg. 9) be addressed in the cover letter or as an appendix? Would that count towards the page limit?

History of litigation will count towards the 15-page limit. It can be an overview to keep information shorter.

7. What role would the transportation department play with the project?

The Planning & Neighborhood Development Department will be the lead point of contact for the project. However, our City's Transportation Department will be involved in meetings with the Selected Consultant as well as help facilitate meetings with NCDOT for their input on the future of the Corridor.

8. Which departments will be involved with the interview/selection process?

Planning, Transportation, Transit, and Parks & Recreation Departments as well as a representative from the Cabarrus Visitors Bureau.

9. Will the City of Concord be involved in engaging the community for public participation?

Yes, the Planning Department will work with our Public Affairs team to help with the public engagement aspect of the project as well as attend and set-up/break-down community meetings. We also have printing capabilities in house to assist with public engagement. The City utilizes publicinput.com/concord for our public surveys and staff can help with the creation of this survey.

10. Have the property owners within the study area been involved or engaged about this planning effort or will this process include education them about the project?

The Planning Department is currently working on the effort to give notice to the major developments along the corridor about the plan. We anticipate that those mentioned on Pg. 3 of the RFQ will be aware of the project and participants in the Steering Committee when the project is kicked-off late spring 2023.

11. Will the limit to 15 pages be inclusive of a cover sheet? Will the limit to 15 pages be inclusive of staff resumes/experience?

*The page limit **does not** include the cover sheet (or back page if included, see Question #3) but it **does** include the staff resumes/experience.*

END OF ADDENDUM #1