

City of Idaho Springs, Colorado
East End Subarea Plan
REQUEST FOR PROPOSALS

The City of Idaho Springs is requesting proposals from qualified firms to complete the East End Subarea Plan and supporting project elements including a development feasibility study, design concepts and standards, and land use code update recommendations. The goal is to create a vision and redevelopment strategy for improvements to eastern Idaho Springs.

SCHEDULE OF ACTIVITIES

ACTIVITIES:	TIMELINE
RFP Published	June 20, 2016
Pre-Proposal Meeting (recommended)	June 29, 2016, 10 a.m.
Emailed Proposal Questions Due	July 1, 2016, Noon
Responses to Written Inquiries Published	July 6, 2016
Proposal Submission Deadline	July 13, 2016, 4 p.m.
Interviews (held at the discretion of the City, as applicable)	July 18, 2016
Selection Decision Made	July 20, 2016
Contract Awarded by City Council	July 25, 2016

BACKGROUND

Improvements to eastern Idaho Springs have long been envisioned by community leaders and are embodied in planning documents. The City of Idaho Springs Comprehensive Plan (2008) identifies several goals and policies that support the enhancement of the east end of Idaho Springs. Specifically, policy ED.3.1 states: “develop a comprehensive plan for renovation and revitalization of the east end with input from residents, property owners and businesses.” In addition, Policy GL.3.1 states: “support changes in the east end business district through redevelopment of commercial properties and the conversion of residential areas to commercial and mixed use development as appropriate.” Other plan policies identify improving pedestrian connections and parking (policies ED.3.5., T.4.1, T.4.2, PR 2.2, PR 3.2) and quality, affordably priced housing (ED.3.4., R.2.2).

In addition, the Idaho Springs Downtown Assessment (2012) conducted by a team of experts facilitated by Downtown Colorado, Inc. also recommended improvements to pedestrian amenities and a safe and appealing connection between the east end and the historic downtown. It also identified promoting a more cohesive character of the Commercial Corridor from east to west.

A catalyst for this planning project is a \$22 million CDOT-funded capital improvement project for Colorado Boulevard road, pedestrian and infrastructure improvements. The final third phase of that project includes the east end of the city, and a comprehensive planning approach is needed to integrate plan elements with these infrastructure improvements. Other projects in various stages of planning and development are: a conceptual proposal for a hotel, conference center, multi-family housing, restaurants and other retail in the area east of the Argo Mine and Mill; townhome and multi-family housing redevelopment along Colorado Boulevard; integrated health services clinic; greenway construction along Colorado Boulevard and Clear Creek.

PROJECT PURPOSE

The purpose of this planning project is to develop a vision redevelopment strategy for improvements to eastern Idaho Springs. The East End Subarea Plan will assess existing conditions and identify opportunities/strategies to enhance multi-modal connectivity; quality, diverse housing; economic development; community character and design; and natural, recreational, and cultural assets. The project will explore opportunities for increased density, mixed-use development, and mixed-income housing including workforce housing. Project deliverables will include a subarea plan, development feasibility studies, design standards and concepts, ordinance and land use code updates, and implementation strategies. The planning area is from 17th Avenue eastward to the point where Clear Creek crosses under Interstate 70, with a focus on the neighborhoods and the business district along Colorado Boulevard.

SCOPE OF WORK

Project Management

- Project approach and schedule
- Monthly project management meetings
- Minimum of three (3) Advisory Committee meetings

Public Engagement

- Develop and implement a public engagement process that could include surveys and online input opportunities, public meetings, focus groups, charrettes, etc.
- A minimum of three (3) public meetings are anticipated (kick-off, mid-point, and draft plan stages).
- Minimum of three (3) meetings with the City Council and/or the Planning Commission is anticipated.

Subarea Plan (existing condition and proposed improvements/development opportunities)

This subarea plan expands on elements of the Comprehensive Plan. Additional subarea elements include:

- Background and demographics of subarea
- Community character and design
- Housing (assessment and development alternatives including multi-family housing)
- Commercial/Economic development
 - More diverse visitor lodging opportunities
 - Commercial/business opportunities

- Natural, cultural and recreational assets – including building on assets, protecting natural resources (water quality, creek habitat, etc.), and reducing natural hazard risks
- Multi-modal transportation, connectivity and signage (building on current scope of Colorado Boulevard transportation and infrastructure project)
- Land use/zoning (i.e., mapping, design standards, code revisions, overlay zone, etc.)

The plan will incorporate findings, recommendations, and other elements of the following deliverables:

Market/Development Feasibility Study (of desired uses)

- Identify regional and local market conditions/economic and demographic framework
- Identify East End development potential and opportunity sites (commercial, residential)
- Assess current conditions, analyze demand and supply, identify development opportunities, financial analysis, economic impact analysis, recommendations

Land Use Map, Design Concepts & Supporting Graphics

- Identify opportunity sites (gateway, commercial, residential, etc.) and site plan scenarios with supporting maps and graphics
- Based on desired and feasible uses, develop design concepts with a focus on opportunity sites/areas

Design Standards and Guidelines

- Design standards for Colorado Boulevard in conjunction with the ongoing reconstruction program for Colorado Boulevard, Miner Street and Soda Creek Road

Proposed Ordinance and Land Use Code Updates

- Based on planning analysis and feasibility study, write proposed ordinance and code language to implement the plan

DELIVERABLES

- Draft and Final Plan
- Market /Development Feasibility Study of desired uses
- Design standards and guidelines (with a focus on Colorado Boulevard)
- Land use map, design concepts, and supporting graphics
- Proposed ordinance and land use code updates and recommendations for other policies and regulation changes to implement the plan

DESIRED OUTCOME

The desired outcome of this plan and the accompanying deliverables is to assist the City Council in making short and long-term planning and policy decisions for the City to promote diverse community and economic development in the east end of Idaho Springs.

ANTICIPATED PROJECT SCHEDULE

It is envisioned that the entire planning process will take approximately three months. The project performance period ends October 31, 2016.

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| 1. Project Kick-off Meeting | Week of July 25, 2016 |
| 2. Planning Process | August-September 2016 |
| 3. Draft Plan Deliverable | September 2016 |
| 4. Plan Review | September-October 2016 |
| 5. Final Plan Deliverable | October 2016 |
| 6. Plan Approval | October 2016 |

PROPOSAL INSTRUCTIONS

Budget

Budget range is \$140,000 to a not to exceed budget of \$200,000 for planning process and deliverable activities as described in the RFP.

Proposal Questions & Answers:

All questions concerning this RFP are due by the Questions Due date and must be directed by email to Community Development Planner Alan Tiefenbach at planner@idahospringsco.com.

Proposal Format:

1. Cover letter
2. Firm Information/Composition of Project Team
3. Summary of your understanding of and approach to the City of Idaho Springs community and the requested services
4. Proposed work plan to obtain data, facilitate community engagement process, and develop draft and final deliverables
5. Proposed work schedule with milestone deliverable dates
6. Itemized fee proposal
7. Itemized in-kind services (if applicable)
8. Summary of qualifications of all key personnel assigned to this project
9. Three references for similar work with contact information for primary contact

RFP Submission:

The RFP Name must be indicated on the outside of the envelope. Interested parties must submit proposals (7 hard copies and an electronic copy) to the City of Idaho Springs City Hall by the Proposal Due Date for their proposals to be considered.

Send electronic copy of proposal to:

Alan Tiefenbach, Community Development Planner
Email: planner@idahospringsco.com

Address and deliver hard copy proposals (7) to:

Alan Tiefenbach, Community Development Planner
City of Idaho Springs
1711 Miner Street
PO Box 907
Idaho Springs, CO 80452-0907

Rejection of Proposals:

The City reserves the right to reject any or all proposals, to waive any irregularity or informality in the proposal, and to accept or reject any item or combination of items, when to do so would be to the advantage of the City. The City will not be liable for any cost/losses incurred by the Bidder throughout this process.

Cost for Preparing Proposals:

The cost for developing the proposal is the sole responsibility of the Bidder. The City will not provide reimbursements for such costs.

Available Existing Plans

- Economic Agenda – Imagine Clear Creek County (September 25, 2015)
- Idaho Springs Downtown Assessment (2012)
- Idaho Springs Comprehensive Plan (2008)