



Cannon Boulevard Corridor Plan City of Kannapolis, NC



Request for Qualifications (RFQ)

Issued By: Kannapolis Planning Department

Date Issued: August 21, 2019

Responses Due: September 18, 2019, 5:00 PM EST

Introduction

The City of Kannapolis, North Carolina (“City”) is seeking submittals from qualified planning, transportation, engineering, and landscape architect professionals (individual firms or teams of consultants) for the preparation of a Corridor Plan for Cannon Boulevard (“CBCP”). The City is interested in firms capable of providing professional services including the following: planning, transportation, engineering, streetscape and landscape design. Research, analysis, mapping, public engagement/visioning and document preparation.

QUALIFICATION STATEMENTS ARE DUE BY 5:00 P.M. WEDNESDAY, SEPTEMBER 18, 2019

1. Planning Context

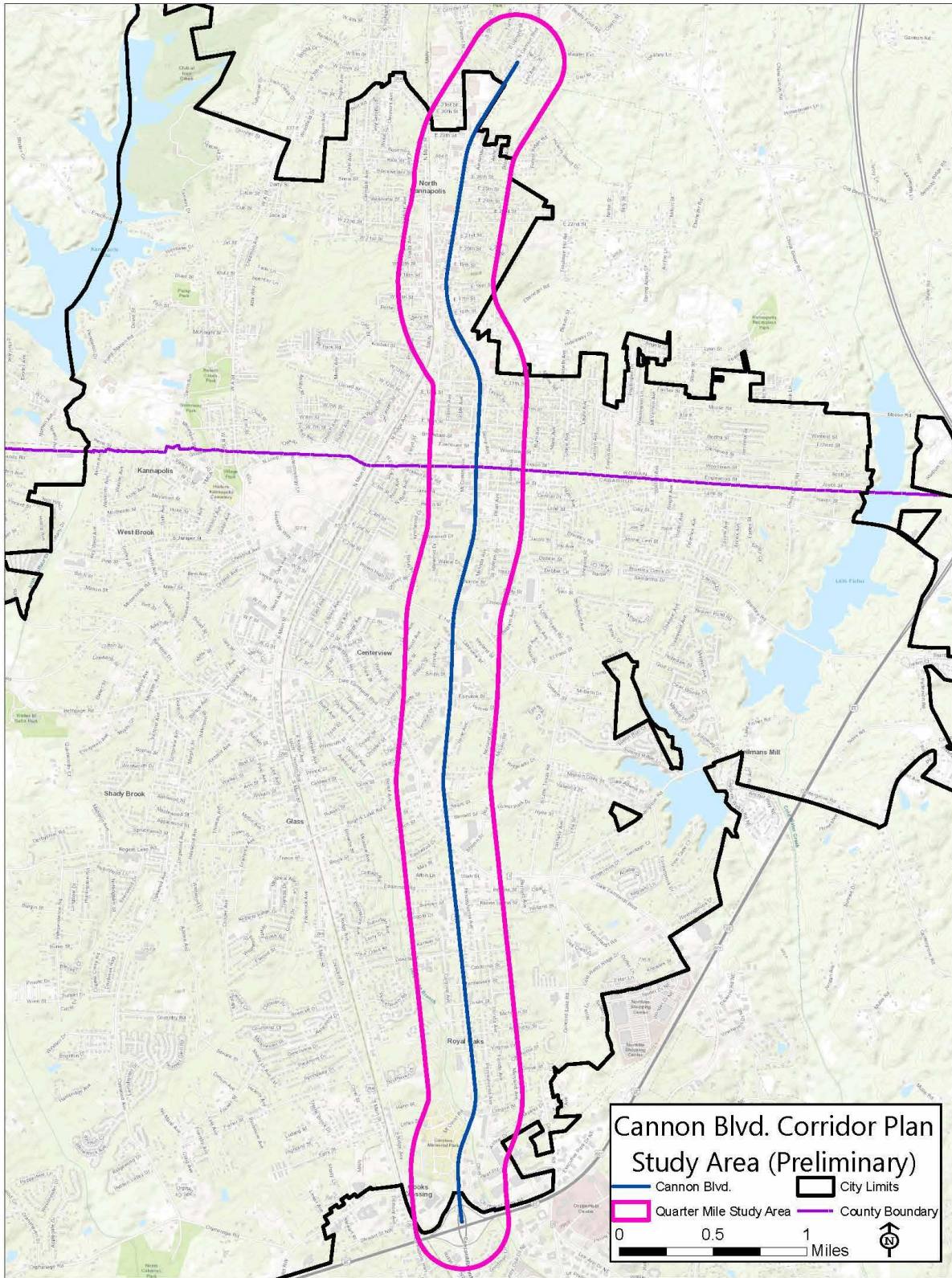
The [City of Kannapolis NC](#), incorporated in 1984, is [located within the Charlotte metropolitan region](#), in Cabarrus and Rowan Counties, approximately 25 northeast of the City of Charlotte. The US Census 2017 population estimate for Kannapolis is 48,806, making it the 21th largest municipality in North Carolina. Located within the “Piedmont” region of the state, Kannapolis measures approximately 32 square miles (including three lakes and a public reservoir), with an additional 33 square miles potentially available for annexation. The City also exercises extra-territorial (ETJ) planning and zoning jurisdiction for approximately 5 square miles in Rowan County.

In 2018, the Kannapolis City Council adopted the *Move Kannapolis Forward 2030 Comprehensive Plan*. This plan provides the vision and framework for future development of the City through 2030. In particular, the *2030 Comprehensive Plan* recommended preparation of a number of corridor and small area plans, including a plan for Cannon Boulevard.

Project Background and Purpose

Cannon Boulevard (US 29) is a major transportation and commercial corridor which serves the City of Kannapolis, along with surrounding communities and the greater Cabarrus County/Rowan County area. Built in the early 1960’s, the section of Cannon Boulevard being studied runs from I-85 in the south approximately 6.5 miles to where the road intersects with the Town limits of Landis. Cannon Boulevard is a 4-lane median divided road, with turn lanes and signalized intersections (**See Study Area Map on following page**). **NOTE:** Final Study Area to be determined in consultation with selected consultant. In 2018, average daily traffic volumes within the Study Area ranged between 21,000 and 27,000 vehicles. Cannon Boulevard is primarily a commercial corridor, with adjoining residential neighborhoods to the east and west. Pedestrian and bicycle accommodations are limited, with the majority of the roadway not accessible to either pedestrians or bicyclists.

NCDOT, through the Comprehensive Transportation Plan (CTP) adopted by the Cabarrus/Rowan Metropolitan Planning Organization ([CRMPO](#)) currently classifies Cannon Boulevard as a “Boulevard” needing improvement – including bike and pedestrian accommodations. Click [here](#) to view CTP adopted by the Cabarrus-Rowan MPO (CRMPO).



There are three (3) NCDOT Transportation Improvement Funding (TIP) projects within the project study area, as follows:

- Dale Earnhardt Boulevard/Cannon Boulevard Intersection Improvements
- 1st Street/Cannon Boulevard Bridge Replacement
- McLain Road/Cannon Boulevard intersection improvements

Cannon Boulevard (US 29) is a major transportation and commercial corridor which serves the City of Kannapolis, along with surrounding communities and the greater Cabarrus County/Rowan County area. The ***Cannon Boulevard Corridor Plan (CBCP)*** will focus on the section of Cannon Boulevard located in the Kannapolis City limits (see **Study Area Map**). The CBCP is intended to provide a long-range vision for the transformation of Cannon Boulevard into a 21st century multi-modal thoroughfare, including strategic land use, transportation and design recommendations to facilitate this transformation.

These recommendations should be consistent with and supportive of the Vision Framework of the **2030 Comprehensive Plan**, which calls for a community that is:

- Vibrant and Connected
- Fiscally and Economically Balanced
- Healthy and Active

2. Scope of Work

The following Scope of Work is intended to guide preparation of the Cannon Boulevard Corridor Plan. This Scope of Work is intended to provide a general framework for this plan. The City expects that the Final Scope of Work will reflect modifications made based upon staff discussions with the consultant selected to prepare the CBCP.

I. **INTRODUCTION AND PLANNING CONTEXT** - Provide overview of study area, including historical development, previous planning efforts and long-range land use and transportation planning context.

II. **ASSESSMENT OF EXISTING CONDITIONS (Land use and transportation)**

1. **Land Use**

Objective: Inventory existing land use conditions within the Study Area, including:

- **Land use** – non-residential, residential, institutional, open space, and vacant
- **Building Coverage** – locate existing structures
- **Utilities** – Public and private utility locations (above and below ground)
- **Environmental Features** – Topography, wetlands, streams/creeks and watersheds overlays
- **Current Zoning** – Identify current zoning districts (including overlays)
- **Streetscape Elements** – Landscaping and other amenities (including lighting, signage and benches)

- **Future Land Use** – Show future land use recommended by *Move Kannapolis Forward 2030 Comprehensive Plan*

Work Product: GIS layered maps, tables and narrative depicting existing land use conditions

2. Transportation

Objective: Inventory existing transportation system within the Study Area, including:

- **Public and private roads** – Identify rights-of-way, cross sections, street classifications, pavement type/condition
- **Travel Patterns** – Utilizing existing NCDOT traffic count data, identify modal travel patterns (ADT, O/D) within and adjacent to Study Area.
- **Access points and driveways** – identify location/type of all access drives
- **Traffic control devices (including signage)** - locate all traffic control devices and regulatory signage
- **Pedestrian/Bicycle facilities and designated bike routes** – sidewalks, bike lanes/paths (type/condition)
- **Public Transportation facilities** – routes, stops and type of service
- **Freight Routes** – designated routes

Work Product: GIS layered maps, tables and narrative depicting existing transportation conditions

III. FUTURE CONDITIONS ANALYSIS (Land use and transportation)

Objective: Identify future conditions within Study Area, based on assessment of existing conditions, including:

- **Market Analysis** – Conduct detailed market analysis to determine projected market demand for various residential and non-residential uses within Study Area, in the context of the greater Charlotte metropolitan region. Analysis should serve as basis for future land use recommendations for Study Area.
- **Land use** – Based on existing conditions (including approved unbuilt development), land availability, site constraints, market analysis and 2030 Future Land Use Plan, identify likely future land use scenario (by land use type)
- **Traffic** – Based on future land use, traffic projections and travel patterns, identify necessary travel system improvements/additions, including technology (by mode) to accommodate future growth and development
- **Alternate travel modes** – Identify alternate mobility options (e.g. autonomous vehicles) and technology needs and any improvements necessary to facilitate desired mobility options

Work Product: GIS layered maps, tables and narrative detailing future conditions. Market analysis.

IV. STUDY AREA RECOMMENDATIONS

Objective: Based on analysis of existing conditions and future conditions analysis, develop land use and transportation system recommendations to facilitate transformation of Cannon Boulevard into a 21st century multi-modal thoroughfare. At a minimum, recommendations should address the following:

- Corridor vision statement
- Future land use, including overlay protection regulations
- Access management plan
- Horizontal multi-modal functional roadway design, including intersection design for 2040 horizon year (including planning level right-of-way and construction cost estimates).
- Projected cross-sections to accommodate future multi-modal corridor improvements
- Projected corridor right-of-way needs for recommended cross-sections
- Streetscape improvement plan (Landscaping, utilities, streetlights, signage and other amenities)

Work Product: Detailed recommendations for land use, transportation and streetscape improvements.

V. STRATEGIC CORRIDOR IMPROVEMENT PLAN

Objective: Develop an “actionable” strategic plan for implementing the recommendations of the CBCP. Plan shall be organized into immediate (0-2 years), mid (2-5 years) and long-range (5+ years) improvements and identify funding sources for each recommendation.

Work Product: Identify specific capital projects (including funding sources) to implement CBCP, which may include the following:

- Land Use
- Transportation (including utility)
- Landscape
- Streetscape

VI. PUBLIC ENGAGEMENT

Objective: The consultant shall develop and execute a comprehensive public engagement strategy in coordination with City staff to solicit input from a broad cross-section of citizens, business owners and other stakeholders (including public officials, citizen groups, citizen boards and commissions). The purpose of this public engagement effort will be to insure that the views and input of all interested parties and stakeholders are accounted for and that the Cannon Boulevard Corridor Plan is representative of the of the goals and aspirations of each of these groups. A minimum of 2 public meetings are required, in addition to individual meetings with stakeholders, staff, elected officials and citizen boards and commissions.

Work Product: Development and execution of a Public Engagement plan.

3. Coordination with City Staff

Oversight and guidance for preparation of the CBCP will be provided by Planning Department staff, in close cooperation and coordination with the Department of Public Works and City Manager's office, with input from the Planning and Zoning Commission.

4. Time Frame

The City anticipates the following timetable for completion of the CBCP, with key dates noted below. A final schedule will be adopted as part of the contract between the City and consultant chosen to prepare the plan.

Preliminary Cannon Boulevard Corridor Plan Schedule*:

Action	Date
RFQ Issued	August 21, 2019
RFQ Responses Due	September 18, 2019
Firms Short-listed	September 24, 2019
Firm Interviews	October 1-2, 2019
Selection of Firm	October 4, 2019
Contract Approval by City Council	October 14, 2019
Project Start	October 30, 2019
Project Completion (Adoption of UDO)	June 30, 2020

* Schedule is subject to final negotiation with selected consultant.

5. Compensation/Funding

The City has appropriated adequate funding to complete the CBCP. Compensation will be negotiated based on the final Scope of Work.

6. Request for Clarification & Additional Information

Any request for clarification or additional information regarding this RFQ should be directed to:

Zachary D. Gordon, AICP
Planning Director
City of Kannapolis
401 Laureate Way
Kannapolis, NC 28081
Email: zgordon@kannapolisnc.gov

7. Submittal Format and Content

The Statement of Qualifications should include (at a minimum) the following elements:

- 1) Transmittal Letter: Designated contact person with address and telephone number.
- 2) Project Manager: Identify project manager and describe their experience related to this project. Provide client references for project similar in scope. Discuss the experience of this project manager with other members of the project team.
- 3) Project Team and Sub-Consultants: Identify other team members and sub consultants and their relative experience. Discuss the role of key team members. Specify the percentage and type of work that will be performed by each team member and any sub-consultants. This information will become part of the contract with the selected firm.
- 4) Firm Qualifications: Discuss the firm's work on projects similar in size and complexity. Quality assurance should be addressed. Indicate firm's history of meeting established schedules. In addition:
 - Lead consultant's office should be located within driving distance of the City. Consultant's office must have appropriate support staff for a project of this size and complexity; please identify the office size and number of staff and percentage of time to be devoted to project. Consultant should identify a team matrix of all personnel working on project, including office location and specialty.
 - Consultant should demonstrate experience on at least (3) similar projects, preferably within the past five (5) years.
 - Consultant shall discuss their experience and strategy for stakeholder engagement and outreach to the community during the project.
 - A concise narrative that presents the services the firm would provide detailing the approach, methodology, deliverables, and client meetings.
 - A summary of any suggested innovative approaches the City should consider for this effort.
 - A timeline for the preparation and implementation of the tasks/activities being proposed per the **Scope of Work** detailed in this RFQ.

8. Evaluation of Statements of Qualifications

Responses submitted by consultant firms and/or teams will be evaluated based on the following criteria:

1. Experience of firm(s) with projects of a similar scope and scale;
2. Qualification and experience of the proposed team and location of team members;
3. Current workload and firm capacity;
4. Responsiveness to RFQ and quality of the submittal;
5. Proposed approach to project and schedule for completion;
6. Performance assessments and/or references on past work efforts;
7. Knowledge of City of Kannapolis and Cabarrus County;
8. Any other experience or criteria deemed applicable to the projects.

9. Short-List, Interviews and Selection

The City will review Qualification Statements and prepare a short-list of firms to be interviewed by no later than September 24, 2019, with interviews scheduled for October 1st and 2nd. Selection of a firm to prepare the UDO update is anticipated by October 4th. Once a selection has been made by the City, a final contract will be negotiated with the selected firm. It is anticipated that a final contract will be signed by no later than October 28, 2019, with work to commence immediately thereafter.

10. Negotiating Offers

If a contract cannot be negotiated with the best qualified firm, negotiations with that firm shall be terminated and initiated with the next best qualified firm.

11. Submission Requirements

Firm(s) interested in being considered for this project should submit five (5) bound copies and one (1) electronic version via email or flash drive of their **Statement of Qualifications no later than 5:00 p.m. on September 18, 2019.**

12. Delivery of Proposals

Qualification Statements should be delivered to the attention of:

Zachary D. Gordon, AICP
Planning Director
City of Kannapolis
401 Laureate Way
Kannapolis, NC 28081
Email: zgordon@kannapolisnc.gov

QUALIFICATION STATEMENTS ARE DUE NO LATER THAN 5:00 P.M. EST ON SEPTEMBER 18, 2019