

# RFP Questions Received

*August 21, 2023*

On page 3 of the RFP, the Approach is limited to a maximum of 2 pages. To fully detail our proposed approach would the City accept an approach that is 5 or 6 pages in length?

Staff Response: The City will accept up to six pages.

We are looking for clarification on the intent of the optional UDC scope as it relates to the Task 4 work on the development regulations. We are interpreting Task 4 to include the preparation of only the amendments necessary to achieve consistency between the development regulations and the amended comprehensive plan. Is our understanding correct?

The City is indicating that we intend to update the Municipal Code to a Unified Development Code shortly after the Comprehensive Plan and required Development Regulations have been amended. It is preferred that when preparing the RFP, the proposal is responsive to that fact. The optional scope is intended to prompt those consultants interested in that next phase to propose how that could be done, the timeline, and show additional budget costs as it relates to taking on that next phase working past the Comprehensive Plan deadline of June 30, 2025.

Is the purpose of the UDC to reorganize and potentially streamline what is otherwise a reasonably good working code? If not, is the City maintaining a list of potential development regulation amendments (problem code areas) that are desired beyond the minimum, surgical amendments necessary to achieve consistency with the comprehensive plan? If such a list is available, it would be helpful to understand its contents since certain code sections (e.g., signs, urban design) may involve more effort than others.

The City is looking for a complete overhaul to the zoning and development Code. Over the years, the Code has been modified many times and, in some situations, without regard to ancillary code changes that were also needed at the time of updates. There is an ongoing list of updates that need to be made but the better option is to come up with an altogether new code. For instance, there are many sections of municipal code with contradictory language. In addition, updates to design standards and sign codes are needed.

## What is the budget for the Comprehensive Plan Periodic Update and the Option UDC task?

The City is looking for scope and budget estimates as part of the response from the consultant groups and does not have a specific amount budgeted at this time.