

Request for Proposal University Corridor Master Plan

Grand Forks, North Dakota

Project Description

The Knight Foundation Donor-Advised Fund held at the Community Foundation of Grand Forks, East Grand Forks & Region is seeking a qualified professional planning firm or consultant to create a University Corridor Master Plan through use of a community input and planning process.

The primary purpose of the University Corridor Master Plan is to create a clear and concise plan that will provide direction for future development, re-development, transportation, and overall enhancement of the University Corridor.

Specific goals could include, but are not necessarily limited to:

- Create a continuous, publicly accessible streetscape that has a distinct character and identity.
- Improve connectivity within and pedestrian/bicycle access to the University Corridor.
- Improve the corridor's function for community engagement and enhancement of community identity.
- Provide analysis of recommendations for opportunity zones, zoning classifications, and economic development opportunities.

The Plan should address these issues and provide a coordinated and comprehensive vision and strategies for the next one to five years. The budget for the University Corridor Master Plan is up to \$75,000.

Two planning studies have recently concluded on either end of the Corridor: the University of North Dakota's Coolee to Columbia Master Plan and the City of Grand Forks' Downtown Master Plan. Both sites are currently undergoing or expected to undergo redevelopment in the next three years.

Project Area

The University Corridor is located in Grand Forks, North Dakota. The selected portion of University Avenue is approximately 1.4 miles long, stretching from Columbia Street to North 6th Street. The roadway changes character throughout the project area and is bordered by a variety of land uses along its length, with the predominant feature being residential. The road profile is 2 travel lanes and parallel street parking on both sides. Sidewalks are continuous on both sides of the street.

The western portion of the Corridor aligns with the edge of the University of North Dakota and is characterized by a row of nine fraternity and sorority houses; a flat parking lot; a large, multi-use green space; and single-family homes, many of which are rental properties.

Community Foundation of Grand Forks, East Grand Forks & Region
620 DeMers Avenue, Grand Forks, ND 58201

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The eastern portion of the Corridor begins at South Washington Street and is intersected by a railway near North 10th Street. The intersection of University Avenue and South Washington Street contains a locally-owned record store, two small auto dealerships, and a gas station. The area around University Avenue is characterized primarily by single-family homes as well as two apartment building, small commercial properties, a community YMCA, and a few large industrial-type buildings tucked within a few blocks of the main roadway.

Transportation and Land Use Characteristics

The University Corridor generally does not possess a character which reflects well on the community. In most areas, the street is designed to focus on automobile travel to the exclusion of other considerations. The wide street design encourages higher speeds. There are limited provisions for bicycle access and minimal amounts of landscaping with notable exceptions near University Park. These factors, in general, present an unappealing aesthetic environment for residents, visitors, and merchants.

The corridor serves as the primary connection between the University of North Dakota and Downtown Grand Forks. Along certain sections of the roadway, the character of many of the properties reinforces a discouraging image. Newer developments are often designed and placed on individual parcels with little consideration to the character of adjacent developments. Certain properties are undeveloped or contain vacant buildings and/or sites which are not well-maintained. Other properties are underdeveloped but have significant development potential.

Preliminary Project Timeline

The timeline that is projected for the preparation and completion of the University Corridor Master Plan is one year from the award date; however, all recommendations related to transportation and streetscape must be reviewed with and provided in their entirety to the Knight Foundation Donor-Advised Fund no later than September 1, 2019.

Award

The award will be made to the qualified firm or consultant obtaining the highest score combining price and technical qualifications.

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Rejection of Proposals

The Community Foundation reserves the right to reject any or all proposals in part or in full and to waive any technicalities or informalities as may best serve the interests of the Community Foundation and the Knight Foundation Donor-Advised Fund.

Submission Requirements

The Proposal response should be fully self-contained, limited to 16 pages, and display clearly and accurately the capabilities, knowledge, experience, and capacity of the Respondent to meet the requirements of the project and the RFP. Respondents are encouraged to utilize methods they consider appropriate in communicating the required information. At a minimum, this will include submission of the information requested below:

- Firm Description
- Relevant Experience
- Resumes of Project Team
- Approach to Completing Scope of Services
- Complete Fee Schedule

Proposals can be mailed to:

Community Foundation
Attn: Becca Bahnmitter, Executive Director
620 DeMers Avenue
Grand Forks, ND 58201

Or by email to:

Becca Bahnmitter at bbahnmitter@gofoundation.org

Proposals will be received until 5:00 pm on Wednesday, March 27, 2019. No proposals will be accepted after that time.

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