

Request for Proposals (RFP) for the Development of a
Subarea Master Plan

Gunnison County, Colorado

Release Date: December 15, 2021

Submittal Deadline: February 11, 2022

Prepared by:

Gunnison County

Community and Economic Development Department

221 N Wisconsin St. Suite D

Gunnison, CO 81230

Introduction

Gunnison County and the City of Gunnison have prioritized the development of the north Gunnison subarea (as described in the City of Gunnison’s 2030 Comprehensive Plan) for future development and potential annexation. The area is located along State Highway 135 and is experiencing increasing development pressure. The City and the County are seeking to create a plan that reflects the community values of avoiding sprawl and supporting development patterns that are similar to those within the city limits. The Comprehensive Plan states, “The North Gateway Subarea largely defines the area where the City will consider annexation and incremental growth within the three-mile area. Should parcels in the North Subarea be annexed into the City, their land use and zoning designations should reflect similar use and level of intensity to adjacent land uses currently within the municipal boundary.”

The Gunnison County Board of Commissioners adopted the 2019 Gunnison County Strategic Plan and result D.4.:

“By December 31, 2020, Gunnison County will establish a regulatory framework to encourage and direct industrial and commercial development into existing platted or zoned areas and enable opportunities for new commercial and industrial developments and newly developed Special Geographic Areas in order to:

- a) Preserve our rural heritage.*
- b) Protect our community corridors (Hwy 50 and Hwy 135) and view sheds along those corridors.*
- c) Support the community values described in the One Valley Prosperity Strategy.*
- d) Support compact development patterns.”*

The City of Gunnison’s Comprehensive Plan states:

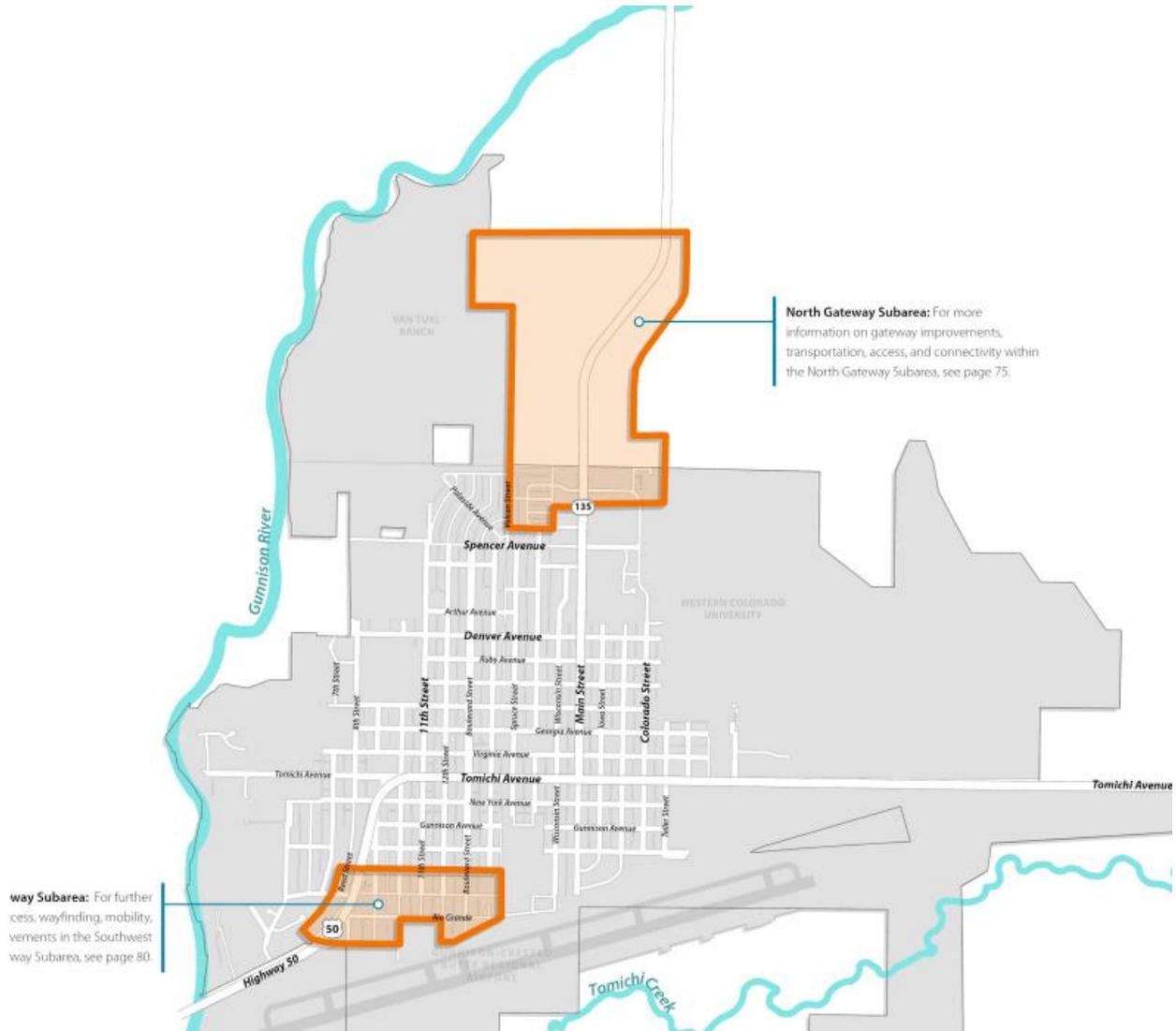
“By 2030 Gunnison’s residents and guests will experience a vibrant western community where we live, learn, and earn in harmony with our incredible natural surroundings. Gunnison and Western Colorado University will be recognized together as a strong and vibrant premier “university town” in the Colorado Rocky Mountains. In the future, we will realize:

- Increasing prosperity through an abundance of entrepreneurs creating and bringing jobs and investments to our community.*
- Attainable housing for each of our residents and employees.*
- Thoughtfully planned development, which is supported by our natural and man-made resources, enhanced by our character and image as a charming mountain community, and maintained by our exceptional sense of place.*
- Safe interconnected trails, sidewalks, roads, and transit systems, which provide enjoyable and intuitive access to all areas of the community.*
- A sustainable, carbon neutral future addressing energy and water resource consumption to be resilient to climate change.*

- *A long term growth plan for the City to incrementally and responsibly expand beyond the current City limits and make informed decisions in conjunction with the County for the three mile area.”*

Project Goals and Scope

The City of Gunnison Comprehensive Plan describes the north Gunnison subarea as the area from the north City boundary along Highway 135 to the Gunnison River. Currently, this area includes residential development, agricultural uses, and some commercial uses.



Community outreach conducted as part of the 2016 One Valley Prosperity Project and the City of Gunnison 2030 Comprehensive Plan (Comp Plan), showed strong support among the community for incremental growth of the City to the north in a manner that prioritizes infill within the City first. Additionally, the public prioritized and supported: multi-modal

connectivity, street/grid connection and extension, extension of City design standards. The Comp Plan notes that the north Gunnison subarea “should provide broad potential for walkable neighborhoods, missing middle, and multi-family, including seniors and students.” The project area is in the jurisdiction of Gunnison County and subject to the standards of the Gunnison County [Land Use Resolution](#) and the City and County have an existing [Intergovernmental Agreement](#) for the three-mile planning area that will need to be updated. The primary goals of this project are to develop a plan that identifies the appropriate use types and densities in the subarea. The goal of the City and County are that the project shall be completed within 9 months of the issuance of the RFP. The scope of work will include, at a minimum, the following outcomes:

- Project management: The Consultant will be responsible for the development and facilitation of the project schedule, and coordination of all activities, tasks, meetings, and deliverables with the County and City’s designated Project Manager.
- Public engagement: The Consultant will be responsible for developing and managing a public input process that will include public meetings with the County and City Planning Commissions and Board of County Commissioners and City Council as well as outreach to strategic stakeholder groups.
- Conceptual infrastructure extension and integration plan with staff input from the City and County Public Works departments.
- Recommendations for use types and locations in subarea and any associated permitting/entitlement process to streamline processes.
- Capital Improvements: A recommended timeline for capital improvements to accommodate sustainable, incremental growth that pays its own way.
- Street connections: Recommendations on implementation and planning for future street/grid connection in the subarea.
- Multi-modal connection: Conduct an analysis of the circulation patterns for bike, pedestrians, bus, and parking, to include the downtown core area and connecting streets
- Coordination and integration of outcomes from consultant team working with CDOT, the County, and City on a Multimodal Access Control Plan for HWY 50 and 135.
- Recommending changes to the current Intergovernmental Agreement for the three-mile planning area.

Relevant Plans and Documents

The scope of work shall be informed by the following:

- [City of Gunnison 2030 Comprehensive Plan](#)

- [City of Gunnison & Gunnison County 3 Mile Plan](#)
- City of Gunnison [Land Development Code](#)
- 2021 Housing Needs Market Update
- [2016 Housing Needs Assessment](#)
- Gunnison County [Land Use Resolution](#)
- Gunnison County Board of Commissioners [Strategic Plan](#)
- 2022 CDOT Access Plan
- City of Gunnison infrastructure plan
- [2016 One Valley Prosperity Strategy](#)

ADD ALTERNATE

The add alternate project area is in the jurisdiction of Gunnison County and subject to the standards of the Gunnison County [Land Use Resolution](#) and the City and County have an existing [Intergovernmental Agreement](#) for the three-mile planning area that will need to be updated. The primary goal of this project is to develop a plan that identifies the appropriate use types and densities in the North subarea (City limits to the Gunnison River).

The City of Gunnison would like to build upon the work done for the north subarea to also complete a Three Mile Plan as recommended in the 2020 City of Gunnison Comprehensive Plan, and study of the areas west of City limits.

As an Add Alternate, the proposer will

- Additionally evaluate development potential for areas adjacent to city limits to the west on HWY 50 to County Road 18, taking into consideration the realities of utility delivery and capacity and multimodal access.
- Create an update of the Three Mile Plan to function as an effective enforcement tool for achieving project goals.

We request as part of this RFP submittal that a separate cost proposal will be included for these alternate scope items.

Submittal Information

Important Dates

RFP Release Date: December 15, 2021

Questions Due: January 14, 2022

Responses to Questions Due: January 21, 2022

Proposals Due: February 11, 2022

Proposal Requirements

1. Letter of Proposal and Commitment: This letter should identify the firms and key staff who will be working on the project, and commit them for the duration of the project, if selected. The letter should also state that the firm has read and understands the requirements of the RFP. This letter must be signed by a duly authorized official of the appropriate firm.
2. Qualifications: This refers to the ability of the proposer to meet the terms of the RFP, and should include at least three examples of projects (with contact information for lead client staff contact of such projects) completed within the past five years that will confirm the proposer's expertise in providing comprehensive planning services. Examples must be specific to the key staff identified in (1) and be at or near completion at the time of submitting the RFP.
3. Methodology and Approach: Provide a comprehensive description of proven methods and plans for carrying out the Project Scope as detailed above. Philosophical approach to individual and team work should be considered as a part of this request.
4. Additional Items: Include all other pertinent information regarding this RFP, particularly anything that the proposer feels addresses why its business or team would be a good match for this project.
5. Schedule: Proposer shall submit a preliminary timeline of dates and schedule for the planning process including, but not limited to, start date, proposed end date, public meeting dates, draft product dates, etc.
6. Rate Schedule: Proposer shall submit a schedule of rates and total costs applicable to the RFP. Rates shall reflect the allocation of key staff personnel and subcontractors to the project. This schedule of rates should include all information regarding reimbursable, ancillary services, payment schedules to subcontractors, add-ons, etc.
7. Add Alternate: Cost proposal to include additional master planning assessment to the West of city limits on Highway 50 to County Road 18, and an update of the Three Mile Plan and City/County IGA to function as an effective enforcement tool for achieving project goals

Proposals and questions shall be submitted in digital form to:

Cathie Pagano, Director of Community and Economic Development

cpagano@gunnisoncounty.org

970-641-7985