

**Questions and Answers to the
Request for Qualification for the Downtown Revitalization Plan
(Final Version 03/09/2010)**

1. What previous work has been done in the corridor?
 - a. The Town has recently spent over \$5,000,000 upgrading the roadway to add a center turn lane, sidewalks and curbs. The engineering firm that completed the work was Jacobi-Toombs and Lanz out of Clarksville, Indiana.
2. Has any previous planning or design work been done for Eastern Boulevard?
 - a. Yes, a concept plan was developed in 2006, before the roadway improvements began.
3. Will zoning and land-use be examined as part of the study?
 - a. Yes, a review of and recommendations regarding the existing zoning for the area is included the scope of work.
4. Does an overlay area exist for the corridor?
 - a. Yes, there is an overlay district for the corridor. A copy of the overlay district will can be found [here](#).
5. How much public participation is the Town looking for?
 - a. The RFQ states that all proposals should include at least 3 public meetings. These public meetings are in addition to any meetings held with the Town Council, Redevelopment Commission and Steering Committee.
6. Is a licensed architect required for this project?
 - a. The Town is asking that scale drawings for façade improvements be developed for at no more than ten buildings along the corridor. These drawings must be able to be easily converted to final plans at a later date. Thus an individual capable of completing this task must be part of any proposal.
7. Does the Town have an architect is prefers to work with?
 - a. No, the Town does not have an architect in mind for this project.
8. What is the budget for the project?
 - a. The Town does not have a specific budget in mind for the project. The maximum grant amount allowed under OCRA is \$50,000 which the Town must match by at least 10% of the total project cost. Please note, that no costs may accompany any proposals submitted. Only after a firm is selected will there be any discussion of cost.
9. What is the timeframe for the project?
 - a. The Town expects to short-list firms by the middle of April, with interviews happening late April, early May. A firm is likely to be selected by the end of May. After the selection of a firm, there will at least a 60 day delay before the contract is signed, so that the Town may submit the grant application to OCRA for approval. Thus work on the plan is expected to start in late summer, early fall of 2010.
10. Is preference going to be given to firms located in Indiana?
 - a. No. The Town realizes that our close proximity to Kentucky means that firms from outside of Indiana may submit proposals and we encourage that. One of the evaluation criteria is the “familiarity of the organization with the area”. The Town realizes that firms from Kentucky, particularly Louisville may be more familiar with the area, then firms from places in Indiana. Each proposal

should accurately demonstrate their familiarity with the area, in particular their familiarity with Southern Indiana.

11. Who will be evaluating proposals?
 - a. An evaluation committee has been formed to review proposals and select a firm to complete the project. The committee consists of the following: A Town Council member, a Redevelopment Commission member, a business owner and member in our Main Street organization, the Town's Redevelopment Director and the Town's Planning Director. Each proposal will be evaluated and scored individually. The firms receiving the highest cumulative scores will be invited for interviews.
12. Are there any buildings with historic value located along the corridor?
 - a. No.
13. Are any computerized drawings/models required as part of the scope?
 - a. No computerized drawings are required; however illustrations of the preliminary concepts for the streetscape and façade improvements are preferred.
14. Is the corridor located within the Town's Tax Incremental Financing (TIF) District?
 - a. Yes, the roadway of Eastern Blvd and a small portion of the southeast corner of the corridor are located within the Town's TIF District.
15. How will the buildings for façade drawings be chosen and does the Town have any particular buildings in mind?
 - a. The buildings will be chosen by the steering committee with assistance by the consultant. The Town does not have any particular buildings in mind for the façade drawings. However, the buildings chosen will be located at different points within the corridor and of different styles.
16. Does the Town want to relocate utilities as part of the project?
 - a. The Town has not given much thought on utility relocation. However, several utilities were recently moved in order to accommodate the road expansion.
17. Is any traffic engineering/roadway work including this project?
 - a. No.
18. Are construction plans required?
 - a. No, except that the façade drawings must be of good enough quality and they can easily be converted to final construction drawings.
19. Which is a more important aspect of the project, streetscape or facades?
 - a. Both the streetscape and façade improvements hold equal weight.
20. Are there any environmental concerns within the corridor?
 - a. The Town is only aware of one environmental issue along the corridor, a leaking underground storage tank that is being monitored by IDEM. There is the possibility of other environmental issues, dealing with the numerous gas stations along the corridor; however this is not of great concern for the Town.
21. Does the Town have any other planning studies going on at this point?
 - a. Yes, the Town is currently completing a Master Plan of the West Riverfront area and is in the development of the Lewis and Clark Trail.
22. What is the length of the corridor?
 - a. The length of the corridor is just over one mile.
23. What is the timeframe for this project? Is it suppose to project out 5 years, 10 years, 30 years? This would be helpful to understand what type of projects we have done in the past that most represents your project.

- a. The timeframe is about 5 years from finalization of the plan to full implementation. However this is highly dependent of the availability of funding and cooperation of owners along the corridor.
24. In terms of Demographics and existing conditions, does Clarksville have an abundance of this information in their records for the team selected to sift through and organize in a meaningful way, or will the team selected be in charge of collecting and finding this information (i.e., trends in population, comprehensive plans, existing land use information on the town, maps, etc...)
- a. The Town has a large amount of information available to selected consultant. Below is a partial listing of the materials that will be provided:
 - i. Access to the Town's GIS system on which the Town has plotted the deeds along the corridor
 - ii. Land Use Study completed in 2005
 - iii. A copy of the Town's Comprehensive Plan completed in 1993
 - iv. Copies of all Town ordinances, including the Town's Eastern Blvd Overlay Zoning
 - v. Copies of the design plans for the roadway improvements
 - vi. Other information such a population trends, demographics, etc. is up for discussion.
25. To what detail is the Town looking for in their final product? Will they expect final construction drawing on some elements, details specific on buildings to be renovated, new streetscape plans to be implemented. Or will the final plan be more conceptual in nature with pictures of design elements, have design guidelines, etc..?
- a. The Town is looking for a combination of preliminary drawings and concept plans for the streetscape and façade improvements. At a minimum a full concept plan that includes streetscape and façade improvements must be included. Also the development of façade scale drawings that can easily be converted into construction plans for no more than 10 buildings be included. The development of construction drawings for some elements along the corridor or the full streetscape improvements is something that the Town interested in considering, but is not considered a requirement of any submitted proposal.
26. What if any is the public sentiment for the recent street improvements installed along Eastern Boulevard?
- a. Since the street is still under construction, there has been very little public sentiment in regards to the improvements.
27. What if any, is the public sentiment surrounding this project?
- a. The owners, in particular the business owners are very excited about the project. The feel that the area has been neglected long enough and would love to see the corridor return to its former glory.
28. Has the Town applied for any safe travel money?
- a. No, but looking at applying for Safe Routes to Schools and other funding the near future.
29. Is there a vision / brand for the corridor?
- a. Not really, currently the area serves as the Town's small business district and the goal is to keep the small business feel.
30. What are the local hot buttons, if any?
- a. No

31. How does IOCRA funded project planning team experience compare in relevance to comprehensive corridor planning team experience?
 - a. The experience will be treated as comparable.
32. Is there an overall or preferred time frame for completion of the project?
 - a. The timeframe for completion of the project is one year from the date the contract is awarded.
33. Will there be a local Steering Committee assigned to guide this project? If so, who will be on it?
 - a. Yes, there is a steering committee but the members have not yet been chosen. Most likely the steering committee will consist of residents and business owners along the corridor as well as Town Council members, Redevelopment Commission members and Town staff.
34. Will there be a shortlist and/or consultant interviews?
 - a. Yes, there will a shortlist of firms of which will be interviews will be conducted. The number of firms interviewed will be between 3 and 5.
35. Is there any vision for a role for transit (current or future) in the area?
 - a. There is currently not a vision for transit along the corridor. TARC currently has several stops along the corridor with bus service to most of the surrounding communities.
36. What is the mix of property ownership along the corridor?
 - a. Most of the property along the corridor is commercial with ownership held by small landlords or business owners.
37. Is there another comparable area of the town (or another community) that you could envision in the project area?
 - a. No
38. Main Street is listed as one of the participants in the plan. Who is the president of Main Street and how active are they?
 - a. Clarksville's Main Street organization was founded about 3 years ago to help with the redevelopment of the corridor. The organization has taken an active role in work along the corridor and they meet once a month. The current president is Kevin Harper.
39. What are the goals of the project?
 - a. The goal is the development of a comprehensive strategy to redevelop the Eastern Blvd corridor.
40. How does the Town view connectivity along the corridor? Does the Town want bike lanes, sidewalks, etc?
 - a. The Town has no opinion on connectivity. The new roadway improvements include sidewalks along Eastern Blvd and the plan is to add sidewalks along Little League Drive in the near future.
41. What types of community buildings (schools, churches, town owned buildings, etc) are located within close proximity to the corridor?
 - a. The main campus for Clarksville Community Schools, the Clarksville Little League Park, Jeffersonville Township Public Library as well as several churches is located along the corridor.
42. Is the Town looking for a formal zoning code?
 - a. No
43. Clarksville seems to act as a retail center for the area. What is the approximate size of Clarksville's market?

- a. According to Macerich, the owner of Greentree Mall, the primary trade area has a 2008 population of 177,963 and the secondary trade area has a 2008 population of 504,390
44. Will the study area include all of the Eastern Boulevard Corridor or just the portion within the municipal boundaries of Clarksville? Will it consider only the properties immediately adjacent to the road right-of-way or will that be determined as part of the initial evaluation of existing conditions?
- a. Only the portions located within the Town boundaries are included in the study. The Town limits start just southwest of the I-65 interchange on Eastern Blvd. The study area consists predominantly of properties located adjacent to and just off of the right of way (mostly commercial business district). However the surrounding neighborhoods should be included as a secondary aspect of the plan.
45. Is there base mapping for the corridor (right-of-way, lot lines, building footprints, etc.) that will be provided?
- a. Yes, the Town has a GIS system that has the right of way, lot lines, etc. plotted. A copy of these files will be provided to the chosen consultant.
46. What existing utility information will be available for the study (location/size of sewers, electric lines, etc.)?
- a. The Town does not currently have a database that tracks the location of utilities. The Town will provide a contact for each utility that may be able to assist the consultant in this process.