



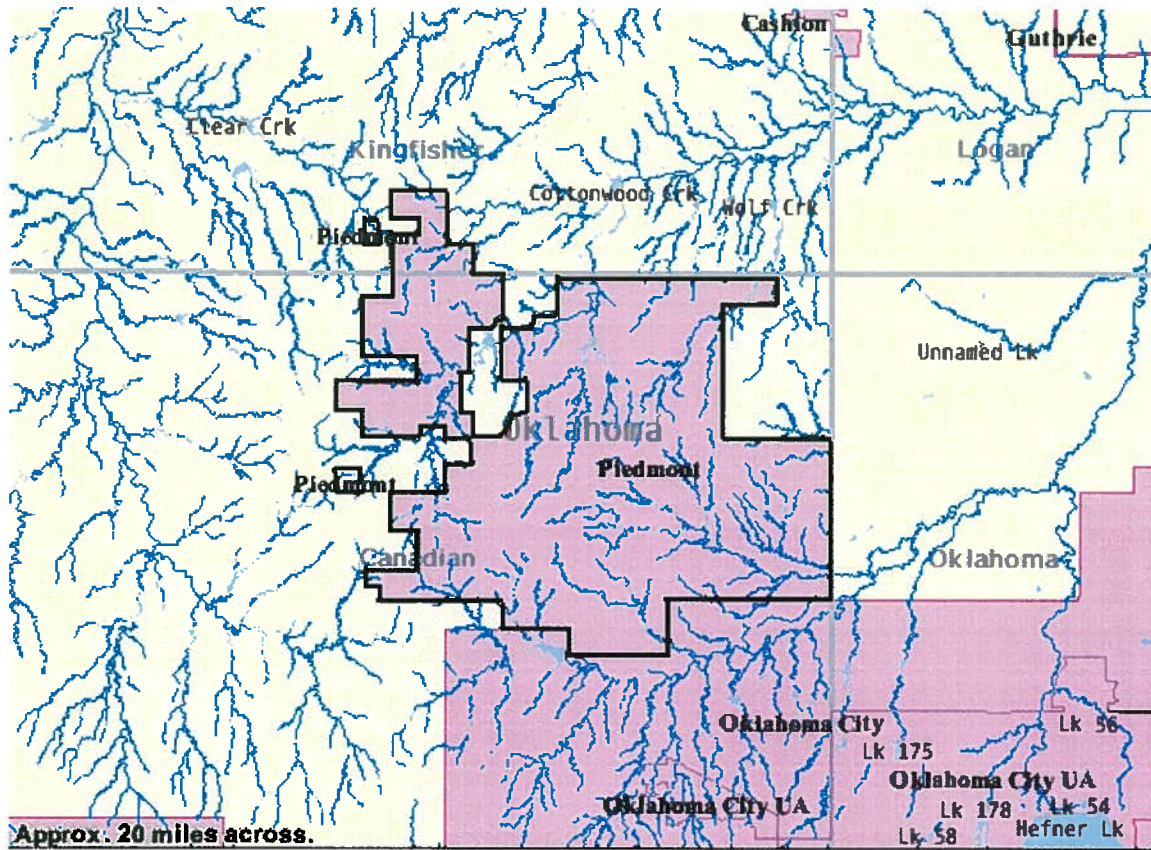
**PIEDMONT COMPREHENSIVE 2030 PLAN  
REQUEST FOR PROPOSAL**



This is a RFP for planning firms engaged in working on Comprehensive Plans. If you are interested in responding please read the following. First I would like to say thank you for considering us as your applicant, it is a community that is going through changes and a perfect opportunity for those in the Planning field to see the different weaknesses and strengths of a community.

### INSIGHT ABOUT THE CITY

The City of Piedmont is a suburb located northwest of Oklahoma City. There are many professionals that commute to and from surrounding cities but call Piedmont their home. Piedmont is part of Kingfisher County and Canadian County Piedmont has a low crime rate with a median income of approximately \$ 60,000. As the MSA area grows a lot of traffic from NW expressway/State Highway3 and State Highway 4 Corridor also known as Piedmont Road is and will be directed our way. While the recession has not hit Oklahoma overall at a high scale as other cities we still have been affected but at the same time foresee future growth intensifying.





Our current 2020 plan shows our projected population as the following:

**PROJECTED POPULATION**

<b>Year</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2005</b>	<b>2010</b>	<b>2015</b>	<b>2020</b>
Population	2,016	2,522	3,650	4,332	<b>5,055</b>	<b>6,164</b>	8,315
Change		506	1,128	682	723	1,109	2,151
% Change		25.10	44.73	18.68	16.69	21.94	34.90

Source: U.S. Census Bureau

Our estimates have already surpassed the 2010 population forecast and are right around the 2015 Projections. Land use is also changing as development occurs. Amendments to the map become controversial and we need to conduct a review in-detail of what is best for this community by setting goals and objectives as well as strategies on how to implement them.

Statistics are not hard to create as well as projections but what is hard to create is to pinpoint exactly what the community needs and wants are. We want to ensure citizens are aware of different outcomes from different types of planning. Therefore we would like to provide a 2030 Comprehensive Plan to our Political leaders as well as citizens and potential and current business owners that provides:

- A framework to promote sustainable growth, development, and redevelopment of the community, consistent with the values, goals, and objectives of the community.
- A way to preserve and improve neighborhoods and the overall quality of life.
- A guide to help promote economic development and improve community character as new growth comes into town.
- A way to maintain existing infrastructure.

With this being said we want to update our current 2020 Comprehensive Plan.



This is a formal RFP for the 2030 Comprehensive Plan for the City of Piedmont. Attached is a document stating the deliverables we intend to receive from our Comprehensive Plan. We contemplate more than one-on-one meetings with Commission, Council, interest groups, and neighbors and would possibly conduct special studies for areas in the community which will be decided as we conduct the Plan.

The City of Piedmont shall provide all available existing documentation to the consultant and will schedule, coordinate and make all necessary arrangements for meetings conducted by the consultant during the course of the project.

### **COMMUNITY PROFILE**

- 43 sq miles part of Canadian County and Kingfisher County with an estimate population of 5,500 in 2008 possibly 6,000 now, growing rate is approximately 25% every 5 years.
- Piedmont High School, Piedmont Middle School, and 3 Elementary Schools, and one Primary School as well as another future Elementary school in Piedmont.
- Volunteer Firefighters transitioning to a combined City Fire Department.
- 10 full-time Police Officers including the Chief not including Volunteer Officers
- A developing urban corridor Piedmont Road, State Highway 4 is a 4 lane road from State Highway 3 to Edmond Road/178<sup>th</sup> Rd.
- Currently constructing a major sewer interceptor from the central part of the city to the Oklahoma City sewer system
- Completed 7 miles of a major water transmission system and elevated storage connecting to the Oklahoma City Water System.
- Awarded a One Million Dollar Grant from Congress to enhance our municipal building
- 5 Member Commission and Council with a Mayor, Board of Adjustment, Piedmont Economic Authority, Library Trust Authority, Parks and Recreation Board, and Library Board.
- Piedmont is a Charter City with a City Manager.



This is a perfect opportunity for your firm to be a part of Piedmont's dynamic development. The community is growing in many aspects and has exceeded the population projected in our 2020 plan which was developed in 2002 and adopted by Council in 2005. There is growth coming our way and it is very apparent. The challenge is how a planner will create a vision through the insights of citizens and city officials to make sure that the City is sustainable, healthy, and safe. Visit our Website [www.piedmont-ok.gov](http://www.piedmont-ok.gov) to learn more about the community and city departments. Our Ordinance link will lead you to our current Comprehensive Plan; we also have a Land Use Map that was adopted.

## **SCOPE OF WORK**

### **I. General history of Piedmont and the future**

### **II. Vision and Mission Statement**

Possible find a niche for our community for the Oklahoma City metropolitan area and look into Sustainability

### **III. Updated Current Land Use Map and Future LU Map (GIS)**

### **IV. Statistical Profile of community along with future projections (using accurate data)**

### **V. Clear determination of the impacts from Oklahoma City and the Region on Piedmonts Growth and Development**

### **VI. Plans/Studies (Surveys, Citizen Meetings, Neighborhood Meetings, and Creation of a Steering Committees)**

- ✓ Transportation
- ✓ Neighborhood (hold specific meetings)
- ✓ Drainage
- ✓ Water & Sewer
- ✓ Parks and Recreation
- ✓ Economic Development Strategies (Overlay District, Corridors, Main Streets)

### **VII. Ways to Implement the Plans/Studies**

Analyze our current ordinances and determine what changes are required to implement the Comprehensive Plan

### **VIII. MAPS**

- The plan document in Word 2003 and 2007 format and PDF on disc as well as copies that maybe needed
- Create GIS files for different types of MAPS



The Scope of Work is relatively broad; we would like to see the tools that will be used to strategically plan the process and accomplish the above description. There may be changes and insight from city staff that we may entertain as we start to finalize the consultant for the Plan.

### **PROPOSAL CRITERIA**

- The history, mission, and description work the firm is associated with.
- Provide a list previous work that has been completed or underway along with your role in the project, and budget for the project and contact information for whom the work was done for.
- Brief description of staff members along with those that will be working on the Piedmont Comprehensive Plan
- Description of how you will tackle the Scope of Work and how you deal with leeway that may occur. Attached document was created several years ago but are in more detail of what we would like to see.
- Timeline and budget for the completion of the 2030 Comprehensive Plan

### **GUIDELINES**

The deadline for proposals is **Friday June 4, 2010**. Once we have reviewed the proposals we will contact your point of contact for further discussion and finalization during the months of May and June, which we may possibly extend. We will set up different presentations and interview times before selecting the final consultant.

If you would like to submit a Proposal please contact the Community Development Director as well as mail or hand deliver 4 copies to:

Arti Patel  
Community Development Director  
City of Piedmont  
PO Box 240  
Piedmont, OK 73078  
Ph: 405-373-2621  
Fx: 405-373-3243  
[Artip@piedmont-ok.gov](mailto:Artip@piedmont-ok.gov)

This is a perfect opportunity for your firm to demonstrate its Comprehensive Planning Capability. The community is growing in many aspects and has exceeded the population projected in our 2020 plan which was adopted by Council in 2005. Visit our Website [www.piedmont-ok.gov](http://www.piedmont-ok.gov) to find out more about the community.

# ATTACHMENT

## **New Piedmont Comprehensive Plan 2030 Table of Contents**

2030 Land Use, City of Piedmont, Oklahoma

### **Plan Organization**

- I. Executive Summary**
  1. What Piedmont is Now
  2. What Piedmont will Be
  3. How this Plan will Guide it There
  4. How this Plan Dynamic can be Amended to Reflect Change
  5. Overview of this Plan
  6. Goals, Objective and (Policies?)
  
- II. Introduction to Planning**
  1. Introduction
  2. Planning in the 21<sup>st</sup> Century
  3. Characteristics of the Plan
  4. Nature and Purpose of the Plan
  5. Public Participation
  
- III. Analysis of Existing Conditions (What's There Now)**
  1. Introduction
  2. Physical Features
  3. Socioeconomic and Land use Impacts on Piedmont by the Oklahoma City Metropolitan and Regional area
  4. Socioeconomic and Land use Impacts on the Oklahoma City Metropolitan and Regional Area by Piedmont
  5. Piedmont's Role in the Metropolitan Area
  6. Demographic Characteristics
  7. Lifestyle Characteristics
  8. Political Capital
  9. Land Use
    - a. Residential
      - (1) Single Family
      - (2) Multi-family
      - (3) High Density
      - (4) Business/Residential Multi-use

**b. Business Use**

- (1) Retail
- (2) Service Industries
- (3) Manufacturing/Industrial

**c. Institutional/Public Use**

- (1) Schools/Universities
- (2) Libraries
- (3) Churches
- (4) Conference Center/Performing Arts Center

**d. Open Space**

**e. Flood Zones**

**f. Zoning**

- (1) Ordinances
- (2) Historical Designations

**g. Subdivision Regulations**

- (1) Regulations
- (2) Application

**h. Public Services and Facilities**

**10. Infrastructure**

- (1) Water
- (2) Sewer
- (3) Transportation/Streets/roads
  - (a) Traffic
  - (b) Parking

**11. Economic Development**

- (1) Web Site
- (2) Creative and Traditional Funding sources  
(Private and public)
  - (a) Grants
  - (b) Tax Credits
  - (c) Loans
- (2) Incentives

## 12. Community Image and Urban Design

- (1) Image description
- (2) Destination/identification
- (3) Aesthetics

- (a) Architectural themes
- (b) Beautification
- (c) Streetscaping
- (d) Landscaping
- (e) Parks/Recreation
- (f) Focal Points/Public Art

### (4) Marketing Niche Study/Issues Identification

- (a) Gateways to the Community
- (b) Gateways to the CBD
- (c) Signage
- (d) Community Group Networking and Marketing

## IV. Possible Growth Impacts Based Upon Current Trends and Conditions

### "The Future"

1. Introduction
2. Socioeconomic and Land use Impacts on Piedmont by the Oklahoma City Metropolitan and Regional area
3. Socioeconomic and Land use Impacts on the Oklahoma City Metropolitan and Regional Area by Piedmont
4. Piedmont's Role in the Metropolitan Area
5. Demographic Characteristics
6. Lifestyle Characteristics
7. Political Capital
8. Use of Land Use Standards to Predict Space Requirements
9. Land Use

#### a. Residential

- (1) Single Family
- (2) Multi-family
- (3) High Density
- (4) Business/Residential Multi-use

#### b. Business Use

- (1) Retail
- (2) Service Industries
- (3) Manufacturing/Industrial

- c. Institutional/Public Use
  - (1) Schools/Universities
  - (2) Libraries
  - (3) Churches
  - (4) Conference Center/Performing Arts Center
- d. Open Space
- e. Flood Zones
- f. Public Services and Facilities

#### 10. Infrastructure

- (1) Water
- (2) Sewer
- (3) Transportation/Streets/roads
  - (c) Traffic
  - (d) Parking

#### V. Goals, Objectives and (Policies?)

- 1. Land Uses
- 2. Housing
- 3. Public Services and Facilities
- 4. Transportation
- 5. Economic Development
- 6. Community Image and Urban Design

#### VI. Projected Land Use Recommendation based on Goals, Objectives and Development Standards

- 1. Future Land Use Needs
  - a. Residential Land Use
  - b. Public/Quasi-Public Land Use
    - (1) Churches
    - (2) Medical
    - (3) Municipal
  - c. Commercial Land Use
    - (1) Core Business Districts
    - (2) Retail Uses
    - (3) Service Uses
    - (4) Convenience Uses
    - (5) Highway Commercial

- d. Industrial Use
- e. Transportation
- f. Parks and Open Space
- g. Comprehensive Drainage
- h. Flood Areas

**2. Utility Needs**

- a. Water Plan
- b. Wastewater Plan
- c. Electric Power System
- d. High Bandwidth Communications

**VII. Plan Implementation**

- 1. Plan Implementation
- 2. Zoning Ordinance
- 3. Subdivision Regulations
- 4. Capital Improvement Program
- 5. Economic Base Development
- 6. Web Site Expansion
- 7. Circulation/Transportation Plan
- 8. Park, Recreation and Open Space
- 9. Old Town Plat Redevelopment Area

**VIII. Planning Standards and How Land is Impacted**

**1. Residential Areas**

- a. Principles for Residential Development
- b. Topographic Considerations
- c. Residential Density Standards

**2. Commercial Areas**

- a. Central Business District Development Principle

(1) CBD Development Standards

- b. Convenience Shopping Center Development Principles

(1) Convenience Shopping Center Standards

- c. Mixed Highway-Oriented Commercial

(1) Development Principles

(2) Development Standards

**d. Commercial Office Areas**

- (1) Development Principles**
- (2) Development Standards**

**3. Industrial Areas Development Principles**

**a. Development Standards**

**4. Areas for Educational, Religious, Recreation, and other Public Facilities**

- a. Educational Principles**
- b. Educational Standards**
- c. Religious Facilities**

- (1) Development Principles**
- (2) Development Standards**

**5. Recreational Development Principles**

- a. Neighborhood Recreational Development Standards**
- b. Community-wide Recreational Development Principles and Standards**

**6. Public Facility Development Standards**

- a. Library Location Requirements**
- b. Library Internal Space Requirements**
- c. Fire Protection Principles and Standards**
- d. Maintenance Shop and Training Facilities**
- e. Municipal Building Standards**
- f. Auditorium - Youth Center Standards**
- g. Civic Center Buildings**
- h. Civic Center Location and Development Standards**
- i. Medical Facilities Principles and Standards**
- j. Transportation System Standards**