

CITY OF CAMBRIDGE RESPONSE TO 2024/25 COMPREHENSIVE PLAN QUESTIONS

QUESTION 1

DECEMBER 2nd

FROM: ANNA BLEVINS; CNU-A – PLANNER

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On behalf of TPUDC, I have a couple of questions related to the Request for Proposals for the Cambridge Comprehensive Plan project:

1. Is there an anticipated budget for the project?
2. Is the City open to extending the project schedule by approximately 6 months? Given the need to gather comprehensive feedback from the community through public engagement, and to develop multiple drafts of the Plan, a 10-month timeline seems brief. Is there a reason the City wants to have the plan approved by October 31, 2025?

OUR RESPONSE TO QUESTION 1

I prefer not to get into the specifics of cost. That said, the City has well over \$175,000 to spend on the plan.

In the past I have worked on similar Comprehensive Plans in Georgia and Florida that took about 12 months. We absolutely do not have an issue with extending the period. We are just trying to keep things tight initially. However, we will do whatever it takes to get a great product!

QUESTION 2

DECEMBER 5th

FROM: WALLACE MONTGOMERY

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The RFP scope of services includes several elements that are not required by the State of Maryland and typically not present in standard Maryland Comprehensive Plan Updates (e.g. form-based code template, detailed stormwater management, etc.). These additional items will result in a significantly higher cost to develop the plan update. What is the City's budget for the project?

THE CITY'S RESPONSE TO QUESTION 2

As the Director of the Planning Department I have overseen a couple of Comprehensive Planning projects. I have a new urbanist background. Given the fact that our City has a Form-Based Code in its downtown it makes sense for us to accentuate a new urbanist approach to topics such as **Land Use, Municipal Growth, Community Design, and Historic Preservation**. That said, I agree that these could possibly be conveyed as two Elements.

I am not sure why the State does not require an **Economic Development Element** and a **Housing Element**, however, these along with a **Mobility & Transportation Element** and possibly a **Fisheries Element** would likely require some specific expertise. I believe that I may have mentioned that our City will soon have an RFP for an **Economic Development Plan**. Therefore, the Comprehensive Plan may not have to be "extremely specific" when it comes to this area. That said, we would still like to address the issue, but not nearly at the level that we would were we not devoting an additional plan to it.

In my opinion, the **Health Element** and the **Tactical Improvements Element** do not require specific expertise...just good research and creativity.

I believe that the other categories - from **Cultural Resources to Community Facilities, Natural Resources, Water Resources, and Sensitive areas** are relatively standard in a Comprehensive Plan.

The reason why we emphasized the areas that we did is because we wanted a plan that can truly carry the City forward over the next 20 years – as opposed to simply fulfilling a state mandated requirement. Our City has incredible potential. Yet, it has always lacked a plan for how to build on that. We want this to be that plan.

I prefer not to get into the specifics of cost / pricing. That said, I will say that we have well over \$175,000 to spend on the plan.

I hope that this helps.

QUESTION 3

DECEMBER 6th

FROM: KYLE METCALFE

ACCOUNT EXECUTIVE

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We're interested in partnering with another firm in response to the Comprehensive Plan RFP, posted at https://www.choosecambridge.com/DocumentCenter/View/2595/Cambridge_RFP_Comprehensive_Plan?bidId=54. Would it be possible to pass along a plan holder list or a list of firms that submitted questions, along with contact information?

Thanks very much; it is much appreciated.

THE CITY'S RESPONSE TO QUESTION 3

Sure. This will be done on Friday December 13th.

QUESTION 4

DECEMBER 10th

FROM: STEVE POSTMA; CNU-A – TOWN PLANNER & URBAN DESIGNER

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Can you please add Dover Kohl and Partners to your list of firms interested in the Comprehensive Plan RFP? We would like to be included in any communications regarding the project, including this week's release of responses to submitted questions.

OUR RESPONSE TO QUESTION 4

Sure. I will release the various questions and comments on Friday, December 13th.