

East Gate Business Park Layton City, Utah Development Master Plan Scope of Work

Request for Proposals and Statement of Qualifications

Layton City is seeking a qualified consulting Architectural, Planning & Engineering firm to provide a Development Master Plan to guide the implementation of the East Gate Business Park. The 550 acre East Gate Business Park is located north of Highway 193 at Fairfield Road in Layton City.

The consultant will prepare an analysis of the existing capital facilities, topographic considerations and survey; land use planning analyses; and infrastructure requirements for the projected development of the East Gate Business Park. The Development Master Plan will provide an optimal conceptual development plan with a graphic representation of architectural and urban design guidelines that promote the best aesthetic and economic development of the business park.

Selected Consultant will be asked to complete the following Minimum Scope of Work:

1. Site Plan, Land Use Analysis and Development Master Plan

- a. Consultant shall prepare a Development Master Plan which is schematic in nature to communicate the vision and development opportunities for the business park. Consultant will involve existing land owners, other stakeholders and Layton City on optimal Land Use opportunities examined and proposed.
- b. Preliminary Site Analysis to determine optimal land use carrying capacities and development constraints.
- c. Prepare up to two (2) conceptual Development Master Plan alternatives.
 - i. Conceptual development master plan alternatives will include at least the following items:
 1. Transportation plan that promotes the most effective circulation system of roads, trails and mass transit opportunities to serve the business park.
 2. Conceptual site plan that identifies optimal lot layout, building orientations to maximize the unique site characteristics and environmental acuties to distinctively identify the business park within this region.
 3. Urban design plan for the public right-of-ways to establish an aesthetic theme including entries, gateways and consistent visual patterns and way finding.
 4. Land conservation plan to identity open space amenities and land coverage ratios that add aesthetic and economic value to the business park.
 5. Land use relationship plan that provides optimal synergy between differing land use types.
 6. Economic development strategy plan that highlights the target industry strategies due to the relationship to Hill Air Force Base, Falcon Hill development and this superb east Layton setting.

- d. Prepare site sections and sketches to communicate a visual design intent for each concept.
- e. Present conceptual development master plan alternatives to Layton City for review and comment to select a preferred Development Master Plan.
- f. Prepare a rendering that illustrates the Preferred Development Master Plan to use in marketing the East Gate Business Park
- g. Provide a “branding” theme for the business park.
- h. Provide an infrastructure development scenario for optimal expenditure of public and private funds.
- i. Provide a color, graphically oriented layout of the preferred Development Master Plan that communicates the overall vision of the East Gate Business Park.

2. Business Park Themes

- i. Based on the preferred Development Master Plan, Consultant will provide specific urban design guidelines for the East Gate Business Park to include at least the following: Streetscape Theme (landscaping, lighting, signage);
- ii. Architectural Standards and Design Guidelines; and
- iii. Site Development Design Guidelines.

Layton City will provide to the following: survey, topographical information, boundaries and aerial map.

Interested Project Teams should submit a brief Statement of Qualifications and a response to the Request for Proposal including a Scope of Work, Budget and Schedule to complete the minimum tasks as identified in this Request for Proposals.

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- Please Submit Response no later than March 9, 2009 by 5:00 PM to:
Layton City Community & Economic Development
Attention: Ben Hart
437 North Wasatch Drive
Layton, Utah 84041
- Submittal requirements
 - o Please Submit Five Copies of Response to Request for Proposal and Statement of Qualifications
 - o Timeliness will be a major consideration for Awarding the project
 - o The consultant will need to enter into a contract for this project based upon the RFP.
- City reserves right to negotiate with selected consultant for future work on this project.
- City reserves right to alter any of the information contained in this Request.