

**MERIDIAN DEVELOPMENT CORPORATION  
REQUEST FOR QUALIFICATIONS**

**FOR**

**DESTINATION: DOWNTOWN MASTER PLAN  
UPDATE**

**ADDENDUM No. 2**

The Meridian Development Corporation (“MDC”) hereby issues this Addendum No. 2 (A2) to its Request for Qualifications (RFQ) for the Destination: Downtown Master Plan Update which was issued June 08, 2022. This Addendum No. 2 supplements and amends the RFQ and is to be considered by those responding to the RFQ. As the Q&A period has officially closed as of Friday, August 05, 2022, there will be no further opportunities for questions.

## **Questions.**

**Question 1.** Task 1: Do you envision a complete re-write/re-production of the 2010 Destination: Downtown Plan document, or is this an update of certain sections while keeping the format of the Plan in tact?

**Answer to Question 1.** You and your team should tell us what you believe to be appropriate and why. MDC is open to either scenario.

**Question 2.** Task 3: Downtown Design Guidelines: In addition to answering the questions noted on 19 and 20 of the RFQ, do you anticipate the consultant to deliver a new standalone set of discretionary Design Guidelines, perhaps in the form of an Architectural and Landscape Design Manual? Or is the intent to research and report on recommendations only?

**Answer to Question 2.** I believe we are looking for somewhere in the middle. We are looking for more than just research and reporting but rather, thoughtful recommendations with Downtown Meridian in mind, with solid background information to support the recommendation.

**Question 3.** Task 4: Multi-Purpose Center: Is the final deliverable a “list” of areas for suitable opportunities, or are you looking for a preferred location and a conceptual plan with visual renderings to support a new concept development?

**Answer to Question 3.** At this time, it does not make sense to provide visual renderings because we simply don’t know what the project may be. Our goal is to determine if, and where suitable locations may be within our current downtown urban renewal districts.

**Question 4.** General Question: The MDC Residential Market Feasibility Study was completed in 2014. We’ve experienced some interesting market fluctuations since 2014. Do you feel this Study is suitable to inform the Destination: Downtown Update going forward, or do you envision an update to the market study assumptions to confirm residential and commercial retail market trends going forward?

**Answer to Question 4.** Yes, there have been many fluctuations. The bones and the findings of the study are still good in many ways while the numbers may need to be adjusted. We will rely on your team to tell us the best way to approach this in your response.

*Ashley Squyres*

Ashley Squyres, MDC Administrator

Date: Monday, August 08, 2022