

**Camden Woods TAD #2 Traffic Study**  
**RFP/RFQ #COK 23-023**



**RFP ADDENDUM #2**  
Date of Addendum: September 15, 2023

**1.0 – RFP**

Item		Description of Change
1.1	Scope of Work	See Page #2 & 3
2.2	Schedule	See Page #4
3.3	Disadvantage Business Enterprise	See Page #4

\***RED** specifies changes made.

## Scope of Work

At this stage of redevelopment planning, initial proposed redevelopment scenarios have been created by the Sawyer Development team. Sawyer Development is proposing development on four sites it owns in Kingsland:

- Camden Commons: This large parcel on the south side of the intersection of Highway 40 and Kings Bay Road, will be developed as a major mixed use commercial development. The developer is planning a mix of retail and restaurant uses, a major presence by national “big box” retailers and multifamily housing. Camden Commons will contain over 750,000 SF of commercial development once completed in eight years.
- Camden Woods Northwest: This property is planned for mixed use development including 150,000 SF of commercial development at 330 single family units.
- Camden Woods Northeast: Adjacent to the Northwest development across Camden woods Road, this development would include an additional 60,000 SF of neighborhood commercial along with 22,000 SF of office uses and 500 multifamily residential units.
- Camden Woods Southeast: this development would consist of 75,000 SF of neighborhood commercial development; largely retail uses and restaurants.

Currently there is no access to Camden Commons and Camden Woods Southeast on the South side of Georgia Highway 40 and only one entrance and exit to Camden Woods Northeast/Northwest via a partially paved section of Camden Woods Parkway. An additional access point is planned for Camden Woods Parkway at its intersection with Laurel Island Parkway/Colerain Road. Alternative should consider for additional connectivity from Camden Woods Parkway to Gross Road to the West and Winding Road/Kings Bay Road to the East.

~~Connection alternatives for Camden Commons and Camden Woods Southeast to Boone Street, Highway 40, Kings Bay Road, and 50<sup>th</sup> Street should be considered to increase the operational effectiveness and safety performance of these roadways.~~

The City of Kingsland plans to construct road and pedestrian improvements on Camden Woods Parkway from Georgia Highway 40 to Laurel Island Parkway/Colerain Road, but seeks innovative solutions to provide additional transportation access to Gross Road and Winding Road and/or Kings Bay Road. These improvements include the initial 2-laning of Camden Woods Parkway with and two additional lanes to follow in the near future. Multiuse bicycle and pedestrian infrastructure is included as well.

Anticipated Stakeholders:

- Local landowners/developers/business owners
- City of Kingsland
- Camden County Planning and Development Department
- Camden County Board of Education

- Camden County Public Service Authority
- Georgia Department of Transportation (GDOT)

Consultants will utilize existing GIS data, existing (provided by GDOT) and new traffic counts (if needed), review of existing plans, stakeholder interviews and public engagement to analyze alternatives for additional access points for the Camden Woods Redevelopment Area and analyze land use changes that may result from increased amenity utilization in this area.

Robust public input should be sought for this project that may include in-person and virtual options.

Outcomes of the Study will include but are not limited to: analysis of access and transportation alternatives for the Camden Woods Redevelopment Area recommendations based on anticipated increases in retail, commercial, dining, and residential uses from additional visitors in this area.

Deliverables will include a final written report of the study findings including concepts of the best alternatives identified, and planning level cost estimates of the proposed alternatives. Consultant may also be asked to make formal permutations of the final deliverables to the Kingsland City Council and other stakeholders.

~~The City of Kingsland seeks innovative solutions (in addition to: adding turn lanes on Georgia Highway 40 at Camden Woods Parkway and 50<sup>th</sup> Street, the redesign of the Highway 40 at Kings Bay Road intersection with Connection to Boone Avenue and Camden Commons, and connection of Boone Avenue from its current termination point to the West to its current termination point to the East.~~ Additional access to roads like Gross Road, Winding Road and Kings Bay Road to provide relief to congestion and safety issues are desired as well as an evaluation of existing land uses as additional residential and commercial development pressures are anticipated. Consideration of safety and programmatic (Safe Routes to School) improvements should be considered to encourage biking and walking for those students living nearby. Consideration should be given to improving bicycle and pedestrian infrastructure in and around the study area. Overall, this study should look at alternatives that reduce congestion at Georgia Highway 40 intersections by dispersing traffic to surrounding roadways through additional access points while continuing to place safety concerns at the highest level.

This study is of a higher priority to complete as the city anticipates construction to begin 2<sup>nd</sup> quarter 2024.

Consultants should reference the City of Kingsland Tax Allocation District #2: Camden Woods Redevelopment Plan as they develop alternatives and recommendations.

## Schedule

Request for Proposals/Qualifications Announced	July 27, 2023
Deadline to Submit Questions	August 10, 2023
Deadline to Respond to Questions	August 18, 2023
Deadline for Submittal of Proposals	October 2, 2023
Proposal Review	October 13, 2023
Selection	October 23, 2023
Notice of Award	October 24, 2023
Anticipated Notice to Proceed	October 24, 2023
Project End	March 1, 2023

**Disadvantaged Business Enterprise** (May only apply if using Federal grant funding, none anticipated at this time)

**END OF ADDENDUM**