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peter j. smith & company, inc.

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United States Buffalo, New York • Canada Fort Erie, Ontario

NATIONAL CAPITAL
COMMISSION, OTTAWA



AN URBAN DESIGN STRATEGY

URBAN AREA
COMPREHENSIVE PLAN

CITY OF WALLA
WALLA, WA



VISION 2040
REGIONAL PLANNING PROJECT

CITY OF LAS CRUCES &
DOÑA ANA COUNTY, NM

EMIRATE OF ABU
DHABI, UAE



PUBLIC REALM DESIGN MANUAL



URBAN PLANNING TOOLS
FOR SUSTAINABLE GROWTH

STAFFORD
COUNTY, VA

BUILDING SUSTAINABLE COMMUNITIES

Proposal for the
**Update of the Comprehensive Plan:
Climate Smart Planning
for the 21st Century**

Project Identification #CGC42087

THE VILLAGE OF NYACK, NY

MAY 15, 2015

Prepared By: peter j. smith & company, inc.



Urban Design
Landscape Architecture
Economic Development
Planning

May 15, 2015

Mr. James Politi
Village Administrator
Village of Nyack
9 North Broadway
Nyack, NY 10960

RE: Proposal for Update of the Village of Nyack Comprehensive Plan: Climate Smart Planning for the 21st Century
Project Identification #CGC42087

Selection Committee:

The Comprehensive Plan is the most significant guiding document the community will prepare and we are familiar with NYSEDA requirements. peter j. smith & company has extensive and specific experience in preparing Comprehensive Plans across the country. In addition to the technical aspects of community growth and change our comprehensive planning projects always address community character, design and sustainability. To this end, we are pleased to submit five (5) copies and one (1) electronic copy of our Proposal for the Village of Nyack Comprehensive Plan Update.

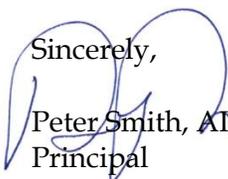
peter j. smith & company, inc., a full service urban planning, urban design, economic development and landscape architecture consulting firm. Our offices are located in Buffalo, NY and Fort Erie, ON. We have focused, for almost thirty years, exclusively on municipal and public sector work and are experienced in dealing with a wide variety of community planning and development issues. For our work we have received over seventy professional awards in the last decade, including first prize for excellence in Urban Design from the International Society of City and Regional Planners (ISOCARP) for the Abu Dhabi Public Realm Design Manual, UAE. Our most recent award is the national 2013 Smart Growth and Sustainable Planning Award from the American Society of Consulting Planners for our revitalization strategy for Downtown Glens Falls, NY.

We have enclosed links to three comprehensive plans that have been adopted and are being implemented to demonstrate the quality of our work:

1. Stratford, CT, Plan of Conservation and Development (Comprehensive Plan)
www.pjscompany.com/Stratford_POCD.pdf
2. Monroe, LA Comprehensive Plan
<http://www.ci.monroe.la.us/comprehensive-plan.php>
3. Walla Walla, WA Comprehensive Plan
<http://epay.ci.walla-walla.wa.us:8800/lfportal/DocView.aspx?id=708290&dbid=0>

We would be pleased to be interviewed (by SKYPE if possible) and if selected look forward to the prospect of working with the Village of Nyack on this important and exciting project. For any additional information please visit our website at www.pjscompany.com.

Sincerely,


Peter Smith, AICP, RLA
Principal

PETER J. SMITH & COMPANY, INC.

Proposal for
**Update of the Village of Nyack Comprehensive Plan:
Climate Smart Planning for the 21st Century**

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1. Statement of Qualifications

Name: peter j smith & company

Legal Status: Sole Shareholder Corporation

Employees: 7

Specialties: City and Regional Planning, Environmental Planning, Economic Development, Urban Design, Landscape Architecture, GIS

Longevity: Minimum 10 years

Our Unique Project Team

With thirty years and 75 awards for our planning and design projects, peter j. smith & company, inc., is a specialized niche consulting firm offering urban planning, urban design and economic development with offices in Buffalo, NY and Fort Erie, ON. We bring an objective perspective based on international experience. Our dedicated staff of expert professionals provides only the highest quality of service.

Our in-house team of seven employees has been together for a minimum 10 years. We offer a variety of disciplines and expertise in-house: economic development, urban design, land use planning, landscape architecture, environment, circulation and infrastructure. We specialize in preparing Comprehensive Plans related planning and have done so for communities across the country: NC, Tarrytown, NY, Yonkers, NY, Peekskill, NY, Stratford, CT, Cromwell, CT, Enfield, CT, Pine, PA, Monroe, LA, Brunswick, OH, Walla Walla, WA, Stafford County, VA, Westerly, RI; Euclid, OH, NY, Buffalo, NY, New Paltz, NY, , Carolina Beach, and Las Cruces, NM. Our main strengths are urban design and economic planning. Your Comprehensive Plan team leader is Eve Holberg, AICP. Eve has managed numerous Comprehensive Plans across the Country including Walla Walla, WA, Monroe, LA, Westerly, RI and New Paltz, NY.

We work exclusively for public sector clients and we understand modern community development issues. As such we maintain our objectivity and have no conflict of interest during or after the planning process. We apply innovative design techniques, planning policies and sustainable growth management practices to direct future community development and revitalization.

We specialize in creating interesting and active public participation forums to help stakeholders express their visions of the preferred future. We have a variety of interactive public outreach techniques to ensure the plans represent the desires and visions of the community while addressing current and future issues and needs. We also specialize in producing visionary, user-friendly, and visually graphic documents, making implementation of goals and related policies easy to understand and viable.

It is a point of pride with us that we provide unparalleled customer service. Your project team is led by experienced planners and designers. All personnel assigned to the project are leaders in their fields. We are attentive to our client community's needs and concerns during the project process, ensuring the finished product truly reflects the aspirations of the community for its future.

1.2 Our Unique Advantages

Our firm's philosophy is to create innovative, effective and practical planning solutions that address the specific needs of the Village of Nyack. Listed below are key aspects of our approach to the Comprehensive Plan Update:

- We have worked and have extensive knowledge of the area.
- We are familiar with NYSERDA requirements
- We have in excess of 75 awards for our planning and design work.
- We have completed over thirty adopted Comprehensive Plans in New York State.
- We have completed adopted Comprehensive Plans in seven different States.
- We have prepared numerous downtown strategies and waterfront master plans in various States.
- We have completed Design-Based Zoning Ordinances in New York and Pennsylvania and have completed zoning evaluations in more than a dozen different States and Provinces.
- We have extensive experience with SEQRA and experience with the CGC program.

Our Project Understanding

We at peter j. smith & company, inc., are excited at the opportunity of working with the Village of Nyack, NY, in the preparation of a community vision: a Comprehensive Plan Update that defines the future form, function and character of the village. We understand the need to develop a model Comprehensive Plan Update that defines a real vision for growth and change and is readily updateable. The following outlines our philosophy and approach:

Develop a Future Land Use Model and Guiding Policy

Our purpose is to develop a plan for the efficient future land use promoting orderly development/growth and outlining an ideal community form. Our approach is to develop a growth model, a land use concept on which to base the future land use plan. The model community will be based on future development as well as redevelopment opportunities through infill and density increases. A circulation focus will assist in the development of the land use function. The approach requires a real vision and defining goals and objectives that are clear, concise and measurable. The plan will be implementable through specific projects but most important through a comprehensive policy plan that strengthens a strategic approach to the preparation of the Comprehensive Plan Update.

Enhance Quality Community Character

The Comprehensive Plan Update will identify the unique character of the various districts in Nyack and their historical development. A strategy to preserve and enhance the identity of the neighborhoods, the waterfront, the downtown and the various commercial nodes will be presented. Urban design plans will be prepared for specific areas and design guidelines will be outlined to guide future zoning revisions, improve and enhance community character and the overall quality of life of the community through design.

Define and Promote Economic Development

A physical plan is implemented and enhanced through a strategic economic approach. The economic strategy needs to be holistic and focused. It will unite all aspects of the community demonstrating a critical mass and a method for the enhancement of economic opportunity. Our approach works with businesses and institutions to outline a vision for the future and a focus to attain the vision resulting in improved community character.

Our Sustainability Philosophy

Our philosophy is to provide innovative, effective and practical planning solutions for over thirty years that addresses the specific needs of our municipal clients and meet sustainability principles. We realize the importance of looking at each project in an individualized manner, and the importance of developing a clear vision for the community guided by concise goals and objectives. We approach planning and design issues as elements necessary to further the conceptual, functional and spiritual character of the community. The basis for all of our planning and design projects is the understanding of the importance of public input and the creation of public outreach programs.

We have been leaders in smart growth and sustainable communities. We take a unique approach to the planning process which results in superior projects and design solutions. Ultimately we have coined the approach “design based planning” which realizes that all community decisions influence the form, function and character of the community.

Specific Project Experience

The following is a list of Comprehensive Plans and other Relevant Plans. All have been adopted. Contacts are outlined in the attached references. Not all projects have reference contacts due to client staff attrition.

All of the Comprehensive Plans and Plan of Conservation and Development had a similar scope and public input process as that proposed for the Nyack Comprehensive Plan Update.

Tarrytown, NY, Comprehensive Plan and Waterfront Master Plan - 2004

The 55-acre waterfront is the focus of the Renaissance Area and is a predominantly privately owned. In working with the community to attract a developer we were able to promote a \$50 million mixed-use development and link it to both the center city and waterfront open space. A new city hall, recreation facility and parklands are in the process of being developed in a public/private partnership. The revitalization focuses on civic space, a cultural center, an inter-modal transportation facility and mixed-use development. Fee: \$220,000.00



Monroe, LA, Comprehensive Plan - 2008

City of Monroe (client), population 54,000, encompasses 31.2 square miles and is a commercial and educational hub of north-east Louisiana. The Plan promotes economic revitalization and focuses on the preparation of long-range policy to guide the community's direction and achieve stability and economic expansion in the future. Projects and a plan for development are outlined in a specific approach that capitalizes on two of the community's most underutilized assets, its historic downtown and beautiful waterfront. The plan outlines a strategy for economic vitality to enhance the community's assets, potentials and its Southern charm. Fee: \$250,000.00



Town of Enfield, CT, Comprehensive Plan (POCD) - 2011

Numerous public forums and focus groups allowed residents from different parts of the community to gather and discuss how they are affected by local regulations and outline needed community improvements. We were able to identify issues related to community identity, downtown revitalization, historic preservation, public access along the waterfront, wetlands and zoning regulations and a declining manufacturing base. The resulting community vision elevates the unique attributes of each of Enfield's hamlets and unites them through awareness of shared needs and aspirations. The vision outlines a sustainable community including a network of diverse neighborhoods and commercial areas linked by cultural and natural attractions. Fee: \$85,000.00



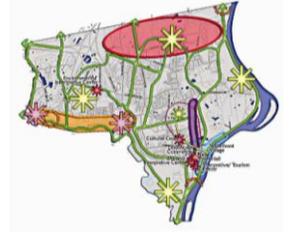
Yonkers, NY, Downtown Waterfront Master Plan - 2005

The City of Yonkers retained peter j. smith & company, inc., to complete a Plan for the City's former industrial and historic riverfront to determine future recommendations and projects which were most suitable to sustain the City over the next 5, 10, 20 years and beyond. Included in the design component of the Plan were Downtown and Waterfront "destinations", an interpretive program, a sculpture park and trail, education and arts centers and an amphitheater/gathering area were included in the vision for the Yonkers waterfront. We included potential public and private funding sources for a variety of projects, an implementation strategy and responsibilities of local agencies and organizations. Following completion of the Plan, the City has experienced over \$250 M in waterfront investment, both public and private, over the past five years. Fee: \$120,000.00



Town of Cromwell, CT, Comprehensive Plan (POCD) -2005

Cromwell is a growing community near Hartford, CT. The Town has developed extensively in both single family residential and regional commercial uses. Following an exhaustive inventory of the community, the plan developed a multi-faceted approach to future development including: a high tech business park, a historical Renaissance Area revitalization and new waterfront development as catalysts to create a stronger identity. The plan developed Master future land use policy for both conservation and potentials for sustainable development. Fee: \$75,000.00



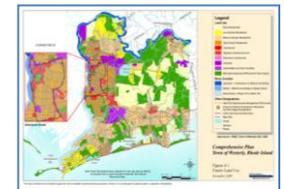
Town of New Paltz, NY, Comprehensive Plan - 2009

The Town of New Paltz is located at the foot of the Shawangunk Mountains within New York State's Hudson Valley. Its thriving historic Town is the community center while a state university is the major engine driving the Town's economic vitality and cultural vibrancy. The Comprehensive Plan establishes a growth area, concentrating sustainable growth that supports existing development and allows other, more valuable landscapes to be conserved. The final product provides a vision for the Town to continue to accommodate new development in a manner that adds to the design and character of the community while protecting the historic landscape. Fee: \$70,000.00



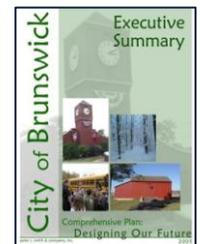
Westerly, RI, Comprehensive Plan - 2008

Westerly, Rhode Island is a traditional New England seaside community focused on its spectacular seven miles of sandy beaches with diverse recreational uses, views and amenities. Like many attractive older communities, the strong historic core is threatened by encroaching suburban development impacting the community's visual appeal and creating traffic concerns. Greenway and blueway connections will help Westerly retain a stronger sense of organization and reinforce connectivity between beaches and downtown. Environmental priorities include the preservation of historic, cultural and natural resources including signature beaches. Fee: \$80,000.00



City of Brunswick, OH, Comprehensive Plan - 2006

The City's strategic location has resulted in its development as a largely residential community that is both livable and walkable. The City seeks to maintain those characteristics as it improves its business and industrial base. The Comprehensive Plan includes a detailed build-out that will allow the City to make future land use decisions that will build upon the newly developing City Center. A Master public input program was implemented to ensure public input and buy-in. In addition, a graphically oriented Executive Summary was prepared as a brief overview of the Comprehensive Plan's inventory highlights and future goals. Fee: \$70,000.00



Town of New Hartford, NY, Comprehensive Plan - 2007

Town of New Hartford is a stable and prestigious residential community encompassing a rapidly growing regional shopping destination for the Mohawk Valley in Central New York. This commercial growth over the last 20 years has resulted in a number of environmental problems that are exacerbated by continuing development. These issues are addressed by redefining the community. Greenways link all aspects of the community including neighborhoods, civic, retail and recreation anchors and offer Master solutions to storm water issues while providing a contiguous pedestrian and open space system. The future land use plan promotes a neighborhood approach based on traditional local neighborhoods.

Fee: \$80,000.00



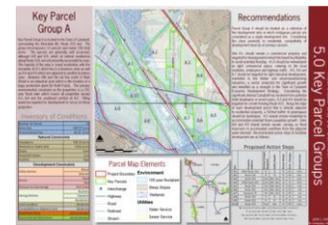
Brownfield Opportunity Area Study, Erwin, Painted Post & Riverside NY- 2011

The Brownfield Opportunity Area (BOA) document follows New York State Department of State regulated process, including an executive summary overview, public participation plan and an in-depth social, demographic and market analysis of the BOA. This plan was particularly innovative in its inclusion of an Urban Design Master Plan for the entire BOA, graphically depicting redevelopment possibilities and identifying improvements to improve access and circulation, create jobs and enhance the local quality of life. The most significant of seven identified strategic development sites of the BOA is a 46-acre former industrial site with poor access and conflicts with neighboring land uses. The study evaluated six alternatives to provide better connectivity while minimizing impacts upon neighbors and recommended a new access plan to create a potentially catalytic development opportunity. Fee: \$50,000.00



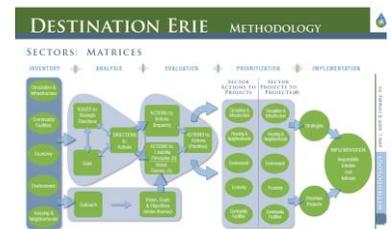
Steuben County, NY, I-86/I-99 Corridor Economic Development Blueprint - 2009

The highways, I-86 and I-99 provide new levels of access and opportunity for the communities adjacent to the corridor, including the City of Corning, four towns and two villages. Grouped geographically, 145 properties along the corridor were evaluated for their potential for new development. The evaluation included land use, zoning regulations, environmental conditions, view shed impact, infrastructure and quality of life amenities. A detailed economic analysis identified gaps and opportunities for new industrial, commercial, retail and tourism development. Final recommendations were made according to the best future development of each parcel as a piece of the economic future of the I-86/I-99 Corridor and the actions required for site development. Fee: \$50,000.00



Destination Erie: A Regional Vision, Erie, PA- 2015

The County of Erie, once a Great Lakes industrial hub has undergone an economic transformation and is emerging as a center for education, health care and tourism. Destination Erie: A Regional Vision is a strategic plan intended to restore Erie as a thriving, livable, environmentally and economically sound places. This HUD Sustainable Communities program project, "Destination Erie", outlines an integrated strategy that includes housing equity, economic opportunity, transportation choices, community health indicators and clean energy. Fee: \$200,000.00



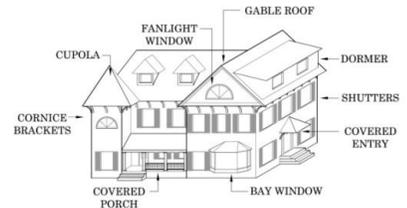
Historic Gateway Canal District, Design Guidelines Utica, NY - 2004

Located on the former Erie Canal, the district was Master Planned based on an economic analysis and an evaluation of brownfields and alternatives for remediation. The plan has led to the construction of a new insurance company head office; two street closures, two pedestrian promenades and a new police service garage as well as the targeting of numerous property acquisitions and demolitions. We also have prepared form-based design guidelines for the district to facilitate further redevelopment. Fee: \$160,000.00



DeWitt, NY, Zoning Ordinance and Design Guidelines - 2008

The Town of DeWitt is a first ring suburb of the City of Syracuse. The Town contains a variety of residential neighborhoods, retail centers, office parks and industrial uses. The updated Zoning Code incorporated several prior Town Laws into a consolidated, well organized, straight-forward document. Conflicts in interpretation of the old code were eliminated and sign regulations were improved. A new overlay included design standards. Fee: \$60,000.00



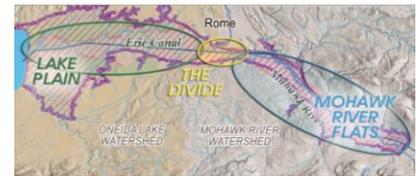
City of Binghamton, NY, LWRP - 2002

This study took a comprehensive look at the Binghamton waterfront, including both banks of the Susquehanna and Chenango Rivers. The study was innovative in its approach in that it considered the downtown within the designated study area boundaries. The benefits of inclusion within the boundaries were recognized, as were the potentials for the CBD and waterfront to develop simultaneously. The plan included detailed recommendations and development strategies. An in depth public outreach program was utilized to develop the plan, including regular committee meetings, focus group sessions and a public open house. Fee: \$50,000.00



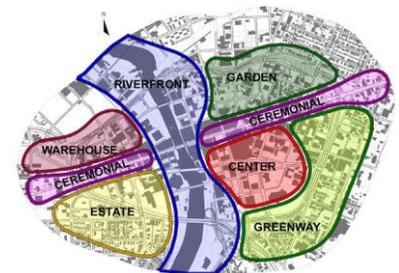
Creating a Greenway: The Mohawk River Corridor, NY - 2007

The purpose of the project was to develop a written plan to organize existing and future publicly held land within the corridor into a viable greenway. The greenway is envisioned as a network of land, following the Mohawk River and Erie Canal, which preserves and highlights the unique environment of the river. The focus of the Greenway Plan was to establish a framework to protect and enhance natural features, natural processes and wildlife habitat, while providing opportunities for recreation and for appreciation of the area's cultural and historical significance. Fee: \$45,000.00



Rochester, NY, Zoning Ordinance and Center City Design Standards - 2002

peter j. smith & company, inc., completed a comprehensive analysis and urban design schematic for the City of Rochester to rewrite the zoning and prepare innovative design standards for the center city. The standards facilitate quality development and have promoted attractive new and infill buildings in a timely manner. Recent approvals of a seven-story building took only sixty days to the benefit of both developer and municipality. Fee: \$500,000.00



Lincoln Heritage Waterfront Interpretive Area, Peekskill, NY- 2013

The City of Peekskill retained peter j. smith and company to prepare a master plan to redevelop a historic park space on the Hudson River. Named after President Lincoln, who stopped at the Park during and gave a speech during his presidential campaign, the site was also an entry point to the underground railroad on their journey north. The plan developed for the park includes a museum building, and interpretive plaza, and several interactive displays and exhibits. Fee: \$90,000.00



Stratford, CT, Plan of Conservation and Development - 2014

Stratford is a town of 51,000, with a spectacular location on Long Island Sound at the mouth of the Housatonic River. peter j. smith & company, inc., was retained to update the town's Plan of Conservation & Development. The new POCD envisions Stratford as a greenway community with destinations along its long waterfront linking back to the central downtown core. Preservation of the town's unique landscapes, architectural, historic and cultural resources is complemented by growth and employment centers and a reuse of the Army Engine Plant as a mixed-use residential and commercial destination. Strong graphics helped to focus the public input program and help stakeholders visualize the potential for the town. The public input process included interactive public forums, focus group sessions, interviews and an on-line community survey. Fee: \$90,000.00



Northern Chautauqua County, NY, LWRP- 2015

Understanding that their futures are connected and that they are stronger when they plan together, the communities of Northern Chautauqua engaged peter j. smith & company, inc. to prepare an Intermunicipal Local Waterfront Revitalization Program (LWRP). The LWRP is a technical and policy document that is developed with extensive community input and provides a framework for decision making to help communities revitalize their downtowns and waterfronts and protect and restore water quality, habitats, shorelines and waterways. Fee: \$75,000.00



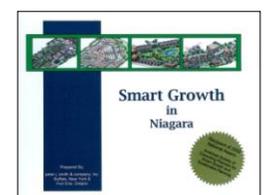
Glens Falls Downtown Vision & Development Strategy, NY- 2014

The historic downtown is largely intact and has a pleasing walkable scale, but there are many vacant and underutilized buildings. The city engaged peter j. smith & company, inc., to prepare a Downtown Vision and Development Strategy. The objective of study is to provide a more equitable and economically vibrant downtown by creating investment opportunities, providing workforce housing integrated with current and future modes of transportation and developing Glens Falls' thriving arts and culture scene into a destination for visitors and tourists. The public input program for the plan included presentations to a steering committee, four focus group meetings and numerous interviews in person and on the phone. Coordination with project sponsor HUD included conference calls and a meeting with HUD officials in Glens Falls. Public presentations and open houses rounded out the process. Fee: \$75,000.00



Niagara Region, ON, Smart Growth Niagara- 2002

Working with the Regional Municipality of Niagara Planning Department, peter j. smith & company, inc., developed smart growth principles to guide intensification of development within the urban areas of the Region. The goals of the project included increasing residential densities, encouraging mixed use development and protecting environmentally sensitive areas such as the tender fruit agricultural lands. The



Proposal: Village of Nyack Comprehensive Plan Update

principles focused on land use, transportation, regional cooperation, economy and environment. A workbook was developed for the municipalities to confirm that proposed developments were in conformance with the principles established for the region. Fee: \$50,000.00

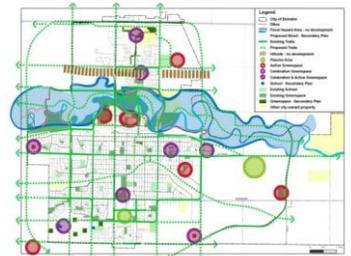
Milton, FL, Riverfront Master Plan- 2014

Located on the pristine Blackwater River in Florida's panhandle, the purpose of the master plan is transform the riverfront into a regional destination that will revitalize the community and promote economic development. Core issues addressed in the master plan include reconnecting the downtown to the water's edge, enhancing the quality of the public realm, identifying infill/redevelopment opportunities for the private sector, expanding water-based recreation, and strengthening the link between Milton and Bagdad. With both communities designated Historic Districts, the master plan includes detailed design guidelines to ensure new development is context sensitive and compatible with the heritage character of both communities. Fee: \$50,000.00



Greenspace Master Plan, Brandon, MB- 2015

The second largest city in Manitoba, the City of Brandon has a proud history as a destination for national athletic events. The Greenspace Master Plan takes a systems-based approach to Greenspace development in Brandon, creating a new classification of Greenspaces based on the unique characteristics of the community. Greenspaces are tied to activities of daily life to promote the health and well-being of residents and visitors. In addition user groups were extensively interviewed to determine recreation needs and based on research of recreation trends and best practices determined levels of service, acquisitions and a future interconnected Greenspace system were outlined. The plan highlights citywide next steps and provides recommendations and capital improvements for all aspects of the Greenspace system. Fee: \$125,000.00



Management Action Plan - Endless Mountains Heritage Region, PA- 2015

The Endless Mountains Heritage Region includes breathtaking vistas in a remote mountainous setting in northeastern Pennsylvania bisected by the meandering Susquehanna River. Picturesque farms dot hilltops and valley floors. The Management Action Plan is a tourism based plan that sets the context and policies for the Heritage Region's efforts to enhance and preserve the region's unequalled natural, historic, cultural and scenic resources. The project includes thorough inventory and evaluation of resources, review of threats and impacts including Marcellus shale exploration, development of an interpretive program and economic strategies for management of the 2,800 square mile region. Fee: \$45,000.00



Public Realm Design Manual, Abu Dhabi, UAE- 2011

We completed a comprehensive Public Realm Design Manual for Abu Dhabi, UAE. Our firm set international standards for park and recreation supply. We led a multi-disciplinary team that developed the manual to guide the future design of all public and open spaces in the City, which were classified into four categories: parks, coastal areas, streets, plazas. Within these classifications, typologies were identified based on primary function, user experience and location. Detailed design guidelines for each typology were prepared and illustrated through a series of photo-simulations. For parks and open space, level of service, supply and distribution, and facility standards were developed. Established management practices from leading cities around the world were investigated and considered in the development of standards and practices. Fee: \$800,000.00

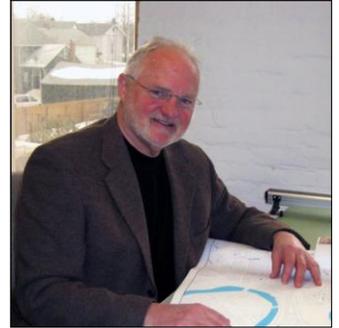


2. Project Team Members

Senior staff is committed to the project including Peter Smith, Eve Holberg, our senior economic planner, and a former downtown manager, Molly Vendura, our senior urban designer and Jim Wagner, GIS/land use specialist. All have over 15-20 years experience and all have worked together for at least 10 years; their full resumes can be viewed on our website at www.pjscompany.com. All work will be performed from the Buffalo office, 1896 Niagara Street, 14207.

Peter Smith, AICP, RLA- Project Principal

Peter Smith, principal of peter j. smith & company, inc., will be personally involved in all aspects of the project. He will ensure that all parts of the project are completed to the highest standard, on time and within budget. Peter will be responsible for overseeing all document preparation, ensuring all issues and topics outlined in the scope of services are thoroughly addressed. Peter will attend committee meetings and public meetings as needed throughout the project period and direct community participation sessions where appropriate. Peter has extensive experience in planning and design in the United States, Canada and the Middle East.



Eve Holberg, AICP - Project Manager

Eve has over 20 years of planning experience and has completed a variety of economic analyses and land use plans for communities throughout the country. She has been with peter j. smith & company for 13 years and previously worked as a municipal leader, downtown development director and in the private sector. During her tenure with the firm, she has served as project manager for a variety of projects including the Stafford County Comprehensive Plan, the City of Walla Walla Comprehensive Plan, the City of Monroe Comprehensive Plan, New Hartford and New Paltz Comprehensive Plans and Destination Erie.



Allison Harrington, AICP, MCIP, RPP- Assistant Project Manager

Allison has a wide variety of land use planning and design experience and has been with peter j. smith & company for over 10 years. Allison's area of expertise includes urban design, sustainability planning and graphic design. Recently Allison served as project manager for the Abu Dhabi Public Realm Design Manual in which she worked directly the Abu Dhabi Urban Planning Council (UPC) to complete a plan that regulates design of the public realm. This project was awarded a First Prize Award for Excellence in the Category of District Planning/Urban Design from the International Society of City and Regional Planners (ISOCARP).



Molly Vendura, RLA, LEED AP

Molly has over 15 years of experience, 8 with our firm, in landscape architecture, environmental science and chemical engineering, working on projects throughout the United States. As a planner, LEED accredited professional and registered landscape architect, Molly offers expertise in environmental planning, landscape architecture and GIS mapping. Her experience includes: environmental inventory and assessment, site inventory and analysis and Comprehensive Planning. Molly also has the experience to help develop sustainable, environmentally responsible projects.



Jim Wagner, AICP

Jim brings a scientific approach to planning projects. In his 14 years with peter j. smith & company, Jim has developed an expertise in quantitative analyses, database management, and geographical information systems (GIS) applications. He has developed methodologies for build out analyses and land use allocation models. He tabulates all survey data and organizes spatial inventories. Jim has a strong understanding of land use patterns, regulations, and law.



Andrew Schrauth, RLA

With over twenty years, 17 with peter j. smith & company, Andrew has developed valuable skills in the areas of infrastructure, recreation and open space Comprehensive Planning, trails and greenway development and design character and guidelines. Andrew is responsible for completing site inventories and site and data collection. He also prepares cost estimates. His background in engineering allows him to effectively complete detailed technical evaluations for the most complex projects.

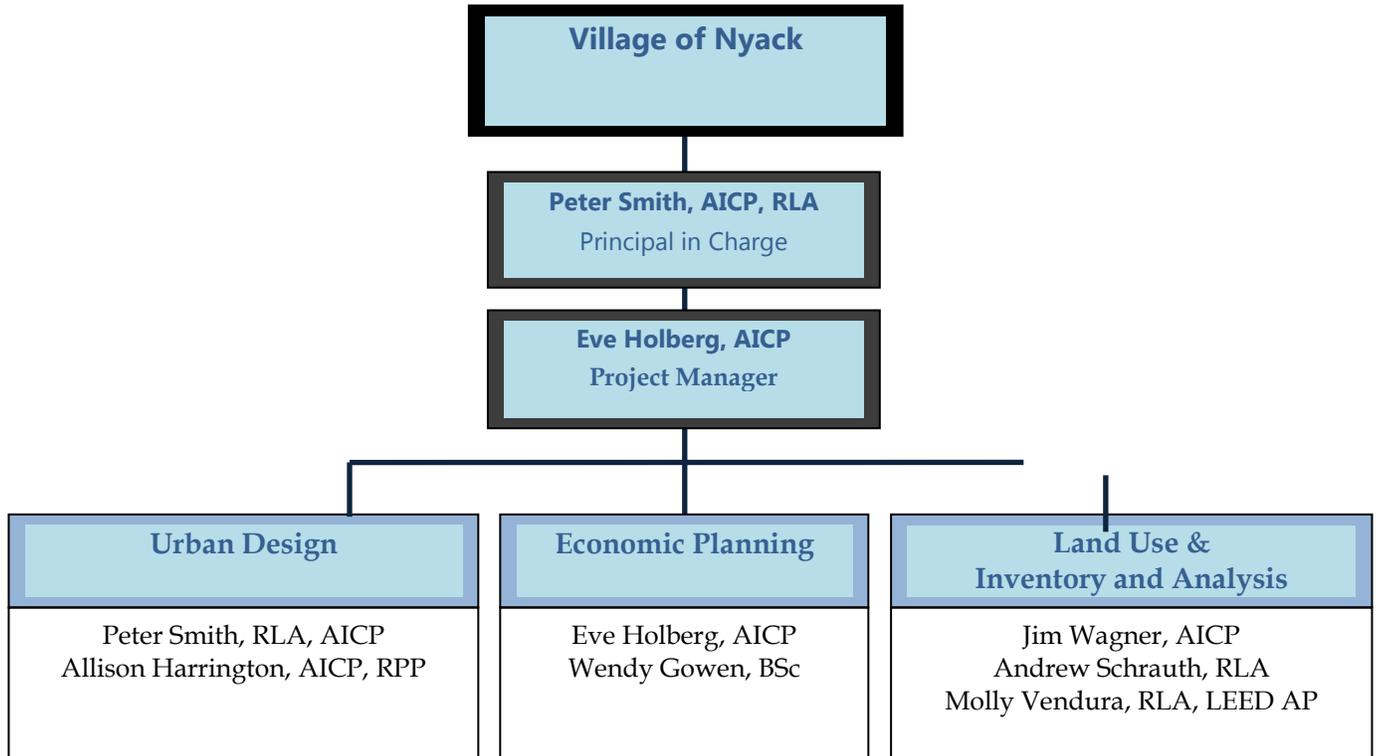


Wendy Gowen, BSc -Project Administrator

Wendy has been with the firm for 12 years. She is responsible for administration, project coordination and grant writing utilizing her past experiences and educational background in the fields of hospitality and business management. Wendy brings to the company unique skills and training, including over a decade of experience in the tourism industry and hospitality management. Wendy's experience in special event organization and planning, combined with her adeptness with working with wide ranges of people, has positively complemented the company's public outreach campaigns.



Organizational Chart



3. Project Schedule & Details

Project Schedule

We will be able to meet the schedule needs of Village of Nyack. The following schedule is based on a twelve month timeline. A finalized schedule will be prepared upon initiation of the project.

Month	1	2	3	4	5	6	7	8	9	10	11	12	
Management/Quarterly Reports/Calls/Meetings													
Final report & Technology Transfer													
Project benefits/Metrics Report													
Develop Public Outreach Strategy													
Evaluate Current Plans													
Sustainability Indicators, Metrics and Tracking													
Conduct Public Workshops & Community Survey													
Conduct Design Charrettes													
Zoning Code Evaluation													
Comprehensive Plan Update													
Zoning Code Update for Sustainability													
Final: Master Plan & Zoning Code Update													
Planning & Environmental Review - SEQRA													
Presentation to Village Board													
Final Adoption of Updates													

Proposed Approach

We will perform all tasks outlined in the NYSERDA contract. Our approach includes:

Public Participation

Vision Session and Advisory Committee Meetings

The involvement of an Advisory Committee throughout the planning process is integral to a plan. We utilize a series of Advisory Committee meetings at strategic points during the duration of the plan. We provide meeting materials, such as project reports and relevant project products, in advance so that members have the opportunity to review the materials and partake in meaningful discussions about the progress and direction of the plan. At the beginning of the planning process we conduct a vision sessions with the Advisory Committee so that we begin the process already aware of the pertinent issues in the community and the community’s initial desired direction of the plan. We prepare workbooks for the vision session that guide the discussion, enabling the community to make the most of the session by allowing participants to write their comments and discuss them with the group. We include both workbook comments and discussion comments in a vision session summary, which is included as part of the plan.

Focus Groups

During the planning process we go to great lengths to ensure that the plan addresses all relevant issues, one method of achieving this awareness is through focus groups and neighborhood groups. The groups involve community experts and stakeholders who are especially knowledgeable about specific community planning elements such as transportation, parks and open space, economic development, neighborhood groups, etc. By conducting workbook discussions with stakeholders we involve interested parties in the project and gather the most up-to-date information for inclusion in the plan.

Interactive Community Forums: Charrettes and Workshops

An issues & vision session open to the public will be held to allow for interactive public input into the Comprehensive Plan Update. The session will be educational and interactive. Attendees will interact with each other around a series of tables and map the issues and concerns of the group. Our activities include: issues & vision session workbooks, PowerPoint presentation in an educational format and a synthesis map demonstrating meeting results. Other public meeting will evaluate goals, objectives, evaluation results and potential redevelopment scenarios and address improvement concepts and priorities.

Web-based Community Survey

The community survey provides a wide variety of the public an opportunity to give their input into the plan. We prepare our community surveys based on the unique characteristics of the study area so that the survey asks about key issues that impact the community. We will conduct a web based survey. Our methodology provides us with an accurate estimate of public opinion on planning issues.

Comprehensive Plan Methodology

Vision, Goals and Objectives, Principles

We will craft a vision of the preferred future for the village that is bold and exciting as well as attainable. We will develop goals and objectives as benchmarks against which the implementation of the plan is measured. We will develop principles upon which the strategy for the village will be based.

Regional Context

We prepare plans that relate to the region as a whole, so as to link the community to the region and promote the regional strengths of the community. We will contact government officials, advisory groups, and municipal representatives to collect all relevant plans and studies for neighboring communities and conduct interviews with local, regional, county and state officials regarding identified trends and anticipated projects that could impact the Village of Nyack. We also will identify issues that would benefit from intergovernmental cooperation and designate ways to pursue them. We prepare a regional context map depicting transportation, open space, surrounding land uses and regional destinations. We will develop regional policy and recommendations reviewing the Regional Sustainability Plan.

Existing Land Use & Zoning Analysis

We will conduct a careful analysis of the existing land uses in the community by driving all the streets within the community. By examining the land uses compared to the existing zoning we are able to make well-informed land use decisions for the community. We will review existing land use documentation and review tax mapping to obtain land use information. We will participate in community tours (planning, economic development, history, etc.). We will identify Land Use Regulations that have impacted land use patterns within the village. We will also calculate percentage of land use: residential, commercial, open space, vacant, institutional, etc. and set standards for future land use to support employment.

Food Access & Public Health Element

We will identify opportunities to access healthy food sources and examine how current development trends may impact food access and public health. The level of food access for local residents will be evaluated and gaps identified in healthy food accessibility. We will evaluate local land use regulations relating to food access, sales, distribution and production. The community food system will be mapped. We will also review available data regarding local public health and consult with County and State health departments for available information regarding public health indicators.

Natural Resources Element

Consideration of natural resources is necessary to maintain a sustainable functioning community. We study all environmentally sensitive areas and other natural resources for preservation, mitigation and enhancement potentials. We will complete an inventory of environmentally sensitive natural areas such as floodplains, wetlands, wooded areas, wildlife habitats and streams and review existing documents. Natural Resources will be mapped in GIS and we will prepare recommendations and policy. Potentials for the use of natural resource features as economic development/tourism opportunities will be evaluated.

Historic & Cultural Resources Element

We understand that in order to conduct conscientious planning knowledge of the history and culture of a place is necessary. As such, one of our primary tasks is to understand the past that created today's community. We will look at historic and cultural sites in the community, mapping them to visually demonstrate how these elements fit together. We will review available and existing inventory of cultural, historic, entertainment and arts resources including neighborhoods and buildings and sites having local, county, state or national significance. We will conduct interviews with local, county, state and federal representatives. We will identify ways to highlight heritage elements in the community such as interpretive panels/programs or linkages to other community amenities to promote heritage education opportunities and prepare recommendations on the preservation and enhancement of Historic Districts and Cultural Resources. Potentials for cultural, historic entertainment and arts resources as economic development/tourism opportunities will be evaluated.

Demographic & Housing Element

We will gather information from the County and the US Census Bureau on demographic characteristics of the village, analyze past and present population characteristics (growth rates, natural change and migration, mobility, density, age distribution, population changes, education level, etc.) and determine the need and potentials for additional housing within the village to be completed by public, private or not-for-profit developers. We will determine supply, demand and role of affordable and workforce housing and prepare recommendations for future community services utilizing regional population projections.

Transportation and Circulation Element

We will review Ferry landing alternatives and feasibility. We will outline improved parking design based on sustainability principles. We will analyze the mobility and accessibility of the community by looking at all modes of transportation. With this existing information we prepare a circulation plan that works to improve both the functionality of the system and the public's level of transportation satisfaction. We will collect existing transportation data from NYS-DOT, County and the local municipalities including any upcoming programmed improvement plans and other relevant transportation studies. We will determine where transportation infrastructure is underutilized; where improvements are needed for existing and potential development, review and evaluate street hierarchy and its role in future land use and zoning, review traffic counts and design capacities and review traffic

congestion areas and where existing roadways and highways may be underutilized. We will assess bicycle and pedestrian circulation systems and public transportation opportunities.

Infrastructure/Utilities Element

We create an infrastructure element that identifies areas that need infrastructure improvements and identify how this should affect the future land use plan. We will review village and County information on water, sanitary sewer and storm sewer facilities and determine the location and capacity of water, sewer, gas, fiber optics, etc. We will acquire existing information on the specific water and sewer systems including: treatment plant capacities and ability to expand, age of system, use of surface or subsurface drainage systems. We will investigate areas that need new or improved infrastructure and how this should affect the Future Land Use Plan.

Community Facilities and Safety Element

We will inventory all community services and facilities such as schools, fire, police, health services, social services, cultural facilities and senior services, libraries and other community services or facilities to identify public needs, ensuring that the needs and future needs of the community are being met. We will inventory the types, numbers and condition of available community facilities and existing plans for new facilities. We will map community facilities and identify and assess need for facilities based on the public survey and the inventory.

Open Space & Recreation Element

We take special care in identifying the open space and recreation needs since they relate to the quality of life in the community. As part of the Comprehensive Plan Update we create a systems plan that links the open space and recreation facilities within the community, ensuring all parts of the village are well served and connect to other open spaces in the region. We will review applicable State, County and village open space and recreation plans and review existing data including type, number and condition of existing open spaces, parks, trails and recreation facilities and programs both public and private. We will collect input from Open Space and Recreation providers including, but not limited to state agencies, federal agencies, churches, schools and assess need for open space and recreation facilities based on the public survey and current professional standards.

Economic Element

A crucial element of our planning services is making sure the plan prepares the community for strategic economic development based on existing and potential assets in the community. We prepare an economic plan for the community that builds positive economic growth. We will review employment characteristics (unemployment rates, labor status, occupation, employment by industry, occupation, etc.) and evaluate implications of changes in the labor force using U.S. Census data. We will interview representatives of major area employers and document current issues, opportunities and deficiencies and conduct interviews with significant local businesses as determined by Steering Committee. We will analyze income characteristics (median income, poverty rates, income levels, etc.) to determine requirements for specialized services and facilities demand for goods, etc. and determine a generalized strategy for the diversity and direction of economic growth.

Community Character Element

We investigate what makes the village unique, what gives it character such as natural areas, commercial centers, architectural styles or cultural areas and how these aspects should be preserved, enhanced or promoted. We will determine the need for preservation of certain character areas through historic preservation, architectural review or the creation of a district and develop policy, actions and character area maps in GIS.

Community Design Element

To preserve and enhance the community/neighborhood character that gives Nyack its identity we will develop an urban design concept to promote and preserve the character of the village. We will determine the need for preservation of certain character areas and develop an urban design language for community character areas: buildings, streets and public realm that will help the village retain and enhance their overall unique identity developing recommendations for design guidelines.

Sustainability Element

We will determine ways to minimize energy consumption, reduce the carbon footprint and promote sustainability through community planning including: urban design, land use, site design, building design and public/private initiatives and educate residents and outline the role of the Comprehensive Plan Update in addressing the long term impacts of community change. We will identify the role and potential for alternative energy sources: wind, geothermal, solar, etc. and identify community actions to effect: air quality, water, waste reduction, etc. We will develop recommendations and policy for strategies to address community sustainability.

Build-Out Scenarios and Growth Management

We will illustrate the capacity of potential development scenarios as a basis for future land use decision alternatives and zoning recommendations. We will compare the impacts of alternative scenarios on the local economy, infrastructure, circulation, open space, environment and housing. We will determine potential land uses, building massing and density. We will determine the community impacts of density and demographic change on: traffic, infrastructure, economic, environment and evaluate the advantages and disadvantages of scenarios. We will review current potential physical expansion regarding annexation and review the potentials regarding intergovernmental agreements regarding growth and outline expansion policy and the provision of public services.

TOD, Gateway, Waterfront and Downtown Urban Design Plans

We will develop secondary plans for the neighborhoods and downtown/commercial corridors based on the economic development strategy and prepare a urban design plans for the areas that demonstrates: circulation, building massing, streetscapes, gateways, signature developments, destinations, housing and land uses. Policies and implementation measures will be outlined to support the vision and vibrancy for the downtown and commercial areas.

Future Land Use Plan

The future land use plan is determined based on existing land uses, identified community needs, community growth trends and an urban design model. This plan illustrates how the community should develop using the community vision as a guide. We will consider issues surrounding existing and future land use (infrastructure capacity, development and redevelopment) including preservation and compatibility with surrounding land use, economic impact on existing retail/business sections, relationship to density and zoning, effect on existing character, affordable housing and business space, effect on public services and facilities, protection of the environment, effect on historic sites/structures/districts. We will determine needs for land use regulation additions, revisions and enforcement. We will clearly define current and future growth areas and prepare a Future Land Use Plan with recommendations to enhance community character and economic opportunities.

Futures Plan

The futures plan goes further than the future land use plan in that it identifies the spatial arrangement of recommended development programs including feature areas that will suit the needs of the community identified in the public input program and Comprehensive Plan inventory and analysis.

We will review all community elements and prepare a master list of all development recommendations and define a “Futures” development program. We will prepare a development program that may include feature areas and developments such as signature facilities, streetscapes, gateways, future projects, parks, museums/libraries, open spaces trails, historic areas, development nodes, retail areas, community identities, etc. We will map the development program to create a “futures” schematic plan.

Themes and Directions

The thorough comprehensive inventory shapes an understanding of the history and current conditions in the village and develops insight into the historic and contemporary themes that shaped and continue to shape the village. These are the assets and opportunities upon which the future direction for the community is crafted. The vision for the future of the village as expressed by its stakeholders builds upon these themes and provides direction for the development of the plan through a public input program that incorporates numerous platforms and forums to allow all stakeholders ample opportunity to become involved. The public program takes place throughout the plan process. From the themes and directions emerge specific projects that are expressed in both the “Futures” Plan and the “Implementation Matrix”.

Strategic Policy Framework

A comprehensive Policy Plan is essential to the long term implementation of the Vision for Nyack. We will outline an overall strategy for future change and economic growth in the village and develop a comprehensive “policy plan”: the guiding principles to measure future actions. We will prepare policy statements for each section of the Comprehensive Plan Update (circulation, community character, economy, infrastructure, environment, health, etc) and actions along with an explanation of policy for all aspects of community development.

Implementation Plan and Matrix

A comprehensive “action plan” will be developed. We will prepare recommendations for each of the Comprehensive Plan Update chapters, assign responsibilities to the village or other designated agency, organization or entity, to carry out the recommendations; determine the timeframe to carry out recommendations (immediate, long-term, on-going); and determine amendments required to existing land use regulations to implement the recommendations. We will review strategies for the implementation plan with the village for their input and prepare an Implementation Matrix (check list) that clearly shows all implementation recommendations, rationale, time-frame for action, responsibilities and funding sources.

Financing Potentials

We will outline potential costs associated with implementing each recommendation and, when applicable, determine available public and private funding sources identify the limitations for funding sources and necessary public investment, eligibility requirements and submittal deadlines.

Zoning Code Updates for Sustainability

We will prepare amendments as needed from the evaluation and the Comprehensive plan Update to the Village’s Zoning Code to implement the sustainability strategies and policy. Amendments will emphasize green infrastructure and promote compact, walkable, mixed-use mixed-income, energy efficient development.

Timeline by Task

We will be able to meet the schedule needs of Village of Nyack. The following schedule is based on a twelve month timeline. A finalized schedule will be prepared upon initiation of the project.

Month	1	2	3	4	5	6	7	8	9	10
Vision Statement, Goals & Objectives	█	█								
Regional Considerations	█	█								
Existing Land Use Analysis	█	█	█	█	█					
Food Access & Public Health	█	█	█	█	█					
Natural Resources Element	█	█	█	█	█					
History, Culture & Arts Resources Element	█	█	█	█	█					
Demographic & Housing Element	█	█	█	█	█					
Transportation Element	█	█	█	█	█					
Infrastructure Element	█	█	█	█	█					
Community Facilities & Safety	█	█	█	█	█					
Open Space & Recreation Element	█	█	█	█	█					
Economic Element	█	█	█	█	█					
Community Character Element	█	█	█	█	█					
Community Design Element			█	█	█	█	█			
Sustainability						█	█	█		
Build-out Analysis							█	█		
Future Land Use Plan							█	█	█	█
Secondary Plans							█	█	█	█
Futures Plan							█	█	█	█
Strategic Policy Plan							█	█	█	█
Implementation Plan										█
Financing Potentials										█
Zoning Updates				█	█	█	█	█	█	█

4. Cost & Payment Schedule

Our lump sum fee to complete Consulting Services to prepare the Village of Nyack Comprehensive Plan Update, including all expenses is two hundred thousand dollars (\$200,000.00).

We will invoice monthly payment due within thirty days based on the following hourly rates:

Principal	\$150.00
Senior Professional	\$135.00
Licensed Professional	\$120.00

Additional expenses will be invoiced at cost, mileage by state standards.

5. References

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Stratford, POCD
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(239) 338-2250 ext. 222

6.Appendix

**Recent Awards
Client List**

appendix

recent awards

AWARDS & RECOGNITIONS

2014

- 1. Riverfront Master Plan, Milton & Bagdad, FL**
Outstanding Planning Award - Comprehensive Planning, WNY Section of the NY Upstate Chapter of the American Planning Association
- 2. Riverfront Master Plan, Milton & Bagdad, FL**
Merit Award of Achievement - Planning & Analysis, NY Upstate Chapter of the American Society of Landscape Architects
- 3. Reconnecting the Central Business District through South Miami Avenue to the River, Miami, FL**
Merit Award of Achievement - Unbuilt Design, NY Upstate Chapter of the American Society of Landscape Architects
- 4. Orillia Parks, Recreation & Culture Master Plan, Orillia, ON**
Honor Award of Excellence - Research & Communication, NY Upstate Chapter of the American Society of Landscape Architects

2013

- 1. Downtown Vision & Development Strategy, City of Glens Falls, NY**
Merit Award - Planning & Analysis, NY Upstate Chapter of the American Society of Landscape Architects
- 2. Downtown Vision & Development Strategy, City of Glens Falls, NY**
Smart Growth and Sustainable Planning Award, American Society of Consulting Planners (ASCP)
- 3. Halton Hills Cultural Master Plan, Halton Hills, ON**
Planning Excellence Award - Best Practice, NY Upstate Chapter of the American Planning Association

2012

- 1. Ohio City Vision: Inter-modal Urban Design & Wayfinding Plan for the Market District**
Outstanding Planning Award for Innovation for Sustaining Places, WNY Section of the Upstate Chapter of the American Planning Association
- 2. Ohio City Vision: Inter-modal Urban Design & Wayfinding Plan for the Market District**
Planning Excellence Award for Sustaining Places, Upstate NY Chapter of the American Planning Association
- 3. Ohio City Vision: Inter-modal Urban Design & Wayfinding Plan for the Market District**
Merit Award - Planning & Analysis, NY Upstate Chapter of the American Society of Landscape Architects
- 4. Pine Lawn Cemetery Eco-Art Garden Cremation Center**
Merit Award - Planning & Analysis, NY Upstate Chapter of the American Society of Landscape Architect

2011

1. **Abu Dhabi Public Realm Design Manual, Emirate of Abu Dhabi, UAE**
First Prize Award for Excellence in the Category of District Planning / Urban Design, International Society of City and Regional Planners (ISOCARP)
2. **Abu Dhabi Public Realm Design Manual, Emirate of Abu Dhabi, UAE**
Honorable Mention for Urban Design, Canadian Institute of Planners
3. **Black Rock Canal Park Feasibility Analysis, Buffalo, NY**
Implementation, WNY Section of the Upstate NY Chapter of the American Planning Association
4. **Four Rivers Waterfront Access Plan, Broome County, NY**
Honor Award of Excellence - Planning & Analysis, NY Upstate Chapter of the American Society of Landscape Architects
5. **Lake Erie Concord Grape Belt Heritage Area Management Plan, Chautauqua County, NY**
Planning Excellence Award - Grassroots Initiative, Upstate NY Chapter of the American Planning Association
6. **Lake Erie Concord Grape Belt Heritage Area Management Plan, Chautauqua County, NY**
Merit Award of Achievement - Research, Historic Preservation & Communication, NY Upstate Chapter of the American Society of Landscape Architects
7. **Lake Erie Concord Grape Belt Heritage Area Management Plan, Chautauqua County, NY**
Best Practice, WNY Section of the Upstate NY Chapter of the American Planning Association
8. **Lincoln Plaza Design & Interpretation, Peekskill, NY**
Merit Award of Achievement - Unbuilt Design, NY Upstate Chapter of the American Society of Landscape Architects

2010

1. **Experiencing it All from Mountain to Valley, Blueway Trail Development Plan, Raquette River Corridor, NY**
Planning Excellence Award - Grassroots Initiative, Upstate NY Chapter of the American Planning Association
2. **Experiencing it All from Mountain to Valley, Blueway Trail Development Plan, Raquette River Corridor, NY**
Merit Award, NY Upstate Chapter of the American Society of Landscape Architects
3. **Experiencing it All from Mountain to Valley, Blueway Trail Development Plan, Raquette River Corridor, NY**
Best Practice, WNY Section of the Upstate NY Chapter of the American Planning Association
4. **Urban Strategy for a 21st Century Commemorative Space, National Capital Commission, Ottawa, ON**
Best Practice, WNY Section of the Upstate NY Chapter of the American Planning Association

2009

1. **Carolina Beach CBD Streetscape Design Development Study, Carolina Beach, NC**
Merit Award for Unbuilt Design, NY Upstate Chapter, American Society of Landscape Architects
2. **Destination Blueway: A Waterfront Plan, Villages of Carthage and West Carthage, NY**
Honor Award of Excellence, NY Upstate Chapter, American Society of Landscape Architects

3. **Destination Blueway: A Waterfront Plan, Villages of Carthage and West Carthage, NY**
Planning Excellence Award – Waterfront, WNY Section of the Upstate NY Chapter of the American Planning Association
4. **One City, One Future, Comprehensive Plan, Monroe, LA**
Outstanding Planning Award for Comprehensive Plan, Louisiana Chapter of the American Planning Association
5. **Path to a Community Waterfront: A Waterfront Redevelopment Visioning and Feasibility Study for the Hamlet of Willard, Romulus, NY**
Planning Excellence Award – Grassroots Initiative, WNY Section of the Upstate NY Chapter of the American Planning Association
6. **Walla Walla Urban Area Comprehensive Plan, Walla Walla, WA**
Comprehensive Plan Award – Honorable Mention, Washington State Chapter of the American Planning Association and Planning Association of Washington
7. **Walla Walla Urban Area Comprehensive Plan, Walla Walla, WA**
Washington State Governor's Smart Communities Award

2008

1. **Carolina Beach Master Development Plan, Carolina Beach, NC**
Merit Award for Unbuilt Design, NY Upstate Chapter of the American Society of Landscape Architects
2. **Carolina Beach Master Development Plan, Carolina Beach, NC**
Best Practice, WNY Section of the Upstate NY Chapter of the American Planning Association
3. **Energizing Niagara's Wine Country Communities, Niagara Region, ON**
Excellence in Planning Award for a Planning Study or Report, Ontario Professional Planners Institute
4. **Energizing Niagara's Wine Country Communities, Niagara Region, ON**
Honorable Mention, Canadian Institute of Planners
5. **Seaway Trail National Scenic Byway Corridor Management Plan, Erie County, PA**
Regional Planning, WNY Section of the Upstate NY Chapter of the American Planning Association
6. **Strengthening New Hartford's Neighborhoods, Comprehensive Plan Update, Town of New Hartford, NY**
Honorable Mention – Comprehensive Planning, Upstate NY Chapter of the American Planning Association

2007

1. **CARE Area Market Study & Revitalization Strategy, Buffalo, NY**
Award for Best Practice, NY Upstate Chapter of the American Planning Association
2. **Energizing Niagara's Wine Country Communities, Niagara Region, ON**
Director's Choice Award, WNY Section of the Upstate NY Chapter of the American Planning Association
3. **Energizing Niagara's Wine Country Communities, Niagara Region, ON**
Award, International Economic Development Council (IEDC)
4. **Energizing Niagara's Wine Country Communities, Niagara Region, ON**
Award, Economic Developers Council of Ontario (EDCO)
5. **Scenic Resource Inventory, Tompkins County, NY**
Merit Award of Achievement in Research, Historic Preservation and Communication, Upstate NY Chapter of the American Society of Landscape Architects

6. **Wet, Still & Wild – A Blueway Trail Development Plan, Black River Corridor, NY**
Planning Excellence Award – Grassroots Initiative, WNY Section of the Upstate NY Chapter of the American Planning Association

2006

1. **Greening the City – Parks and Recreation Master Plan Update, Manchester, NH**
Merit Award, NY Upstate Chapter of the American Society of Landscape Architects
2. **Long Island North Shore Heritage Area Management Plan, Long Island, NY**
Merit Award, NY Upstate, American Society of Landscape Architects

2005

1. **Glenridge Quarry Naturalization Site, Niagara Region, ON**
First Place, International Awards for Livable Communities, La Coruna, Spain
2. **Glenridge Quarry Naturalization Site, Niagara Region, ON**
Project of the Year Award, Ontario Public Works Association
3. **Glenridge Quarry Naturalization Site, Niagara Region, ON**
Merit Award, NY Upstate Chapter of the American Society of Landscape Architects

2004

1. **Central Avenue Streetscape, Lancaster, NY**
Planning Excellence Award – Implementation, NY Upstate Chapter of the American Planning Association
2. **Central Avenue Streetscape, Lancaster, NY**
Main Street USA Award, NY Conference of Mayors
3. **Niagara Enviro-Centre Project, Niagara Region, ON**
Project of the Year, Ontario Public Works Association
4. **Waterfront Master Plan, Tarrytown, NY**
Honor Award, NY Upstate Chapter of the American Society of Landscape Architects

2003

1. **Center City Design Standards, Rochester, NY**
Honor Award, NY Upstate Chapter of the American Society of Landscape Architects
2. **Destination for the Ages, Comprehensive Plan, Pittsford, NY**
Urban Design Citation of Merit, Rochester Chapter of the American Institute of Architects,
3. **Gateway Historic Canal District Revitalization Plan, Utica, NY**
Honor Award, NY Upstate Chapter of the American Society of Landscape Architects
4. **Glenridge Quarry Naturalization Site, Niagara Region, ON**
Planning Excellence Award – Parks and Public Lands, Upstate NY Chapter of the American Planning Association

2002

1. **Center City Design Standards, Rochester, NY**
Planning Excellence Award – Planning Tool, NY Upstate Chapter of the American Planning Association
2. **Combined Comprehensive Plan, Town of Newstead / Village of Akron, NY**
Outstanding Planning Project – Comprehensive Planning, WNY Section of the Upstate NY Chapter of the American Planning Association
3. **Smart Growth for the Niagara Region**
Smart Growth and Sustainable Planning, American Society of Consulting Planners

2001

1. **Pine Hill / Schiller Park Revitalization Study, Buffalo, NY**
Outstanding Planning Project – Planning Implementation, WNY Section of the Upstate NY Chapter of the American Planning Association
2. **Pine Hill / Schiller Park Revitalization Study, Buffalo, NY**
Outstanding Planning Project – Planning Implementation, Upstate NY Chapter of the American Planning Association
3. **Scenic Byway Nomination, Cayuga Lake, NY**
Merit Award, NY Upstate Chapter of the American Society of Landscape Architects
4. **Stanley Makowski Early Childhood Center, Buffalo, NY**
Honor Award, NY Upstate Chapter of the American Society of Landscape Architects

2000

1. **Creekside Village Feasibility Study, Fredonia, NY**
Outstanding Planning Project – Implementation, WNY Section of the Upstate NY Chapter of the American Planning Association
2. **Creekside Village Feasibility Study, Fredonia, NY**
Outstanding Planning Project – Implementation, Upstate NY Chapter of the American Planning Association
3. **Scenic Byway Nomination, Cayuga Lake, NY**
Honorable Mention, Comprehensive Planning, Upstate NY Chapter of the American Planning Association

peter j. smith & company, inc.

client list

CLIENT LIST

peter j. smith & company, inc., focuses exclusively on municipal and public sector work. By serving only municipal, public and semi-public clients, we have developed an ability to work effectively with community leaders, officials and residents.

municipal clients

regional

Broome County, NY
Cayuga County, NY
Chatauqua County, NY
Doña Ana County, NM
Durham Region, ON
Erie County, PA
Erie County, NY
Genesee County, NY
Matanuska-Susitna
Borough, AK
Niagara Region, ON
Ontario County, PA
Oneida County, NY
Oxford County, ON
Schuyler County, NY
Seneca County, PA
Seaway Trail, NY
Seaway Trail, PA
Steuben County, NY
Tompkins County, NY

cities

City of Binghamton, NY
City of Brandon, MB
City of Brantford, ON
City of Broomfield, CO
City of Brunswick, OH
City of Buffalo, NY
City of Cincinnati, OH
City of Cleveland, OH
City of Dunkirk, NY
City of Erie, PA
City of Euclid, OH
City of Glens Falls, NY

City of Hamilton, ON
City of Kelowna, BC
City of Kingston, ON
City of Kitchener, ON
City of Lackawanna, NY
City of Las Cruces, NM
City of Lockport, NY
City of London, ON
City of Manchester, NH
City of Markham, ON
City of Miami, FL
City of Milton, FL
City of Monroe, LA
City of Niagara Falls, NY
City of Niagara Falls, ON
City of Orillia, ON
City of Oswego, NY
City of Red Deer, AB
City of Port Colborne, ON
City of Poughkeepsie, NY
City of Red Deer, AB
City of Regina, SK
City of Rochester, NY
City of St. Catharines, ON
City of Salamanca, NY
City of Surrey, BC
City of Thorold, ON
City of Tonawanda, NY
City of Utica, NY
City of Walla Walla, WA
City of Welland, ON
City of Winnipeg, MB
City of Yonkers, NY

towns/townships

Mt. Lebanon, PA
Township of Pine, PA
Town of Amherst, NY
Town of Bloomfield, NY
Town of Brant, NY
Town of Carolina Beach, NC
Town of Cobourg, ON
Town of Cromwell, CT
Town of Dewitt, NY
Town of Dunkirk, NY
Town of Enfield, CT
Town of Evans, NY
Town of Erwin, NY
Town of Fort Erie, ON
Town of Franklinville, NY
Town of Grimsby, ON
Town of Halton Hills, ON
Town of Hamburg, NY
Town of Holly Springs, NC
Town of Hopewell, NY
Town of Ingersoll, ON
Town of Lauderdale-by-Sea, FL
Town of New Hartford, NY
Town of New Paltz, NY
Town of Niagara-on-the-Lake, ON
Town of Orchard Park, NY
Town of Pembroke, NY
Town of Pendleton, NY
Town of Pomfret, NY
Town of Porter, NY
Town of Portland, NY
Town of Romulus, NY
Town of Seneca, NY
Town of Sheridan, NY
Town of Stratford, CT
Town of Vestal, NY
Town of Westerly, RI
Town of Westfield, NY
Town of West Bloomfield, NY

villages

Village of Adams, NY
Village of Bath, NY
Village of Bloomfield, NY
Village of Caledonia, NY
Village of Cattaraugus, NY
Village of Celoron, NY
Village of Corfu, NY
Village of Farnham, NY
Village of Fredonia, NY
Village of Franklinville, NY
Village of Hamburg, NY
Village of Lancaster, NY
Village of Lewiston, NY
Village of Lowville, NY
Village of Mount Morris, NY
Village of Newark Valley, NY
Village of Orchard Park, NY
Village of Silver Creek, NY
Village of Tarrytown, NY
Village of Westfield, NY
Village of Williamsville, NY

public / semi-public

Abu Dhabi Urban Planning Council (UPC), UAE
Adirondack Gateway Council, NY
Buffalo Economic Renaissance Corporation, NY
Buffalo/Fort Erie Public Bridge Authority, NY/ON
Buffalo Municipal Housing Authority, NY
Buffalo Public Schools, NY
Concord Grape Belt Heritage Association
Empire State Development Corporation, NY
Endless Mountains Heritage Region, PA
Erie Downtown Partnership, PA
Harbor Heritage Renaissance, Inc., NY
Horizons Waterfront Commission, NY
Long Island North Shore Heritage Area, NY
Miami Downtown Development Authority, FL
Mount Calvary Cemetery, NY
National Capital Commission, ON

NYS Department of State, NY
NYS Department of Transportation, NY
NYS Office of Parks, Recreation, Historic Preservation, NY
NYS Urban Development Corp. dba ESDA, NY
Niagara Economic and Tourism Corp., ON
Niagara Falls Bridge Commission, NY
Niagara Region Waste Management Services, ON
Niagara Peninsula Conservation Authority, ON
Ontario Ministry of Culture, Tourism and Recreation, ON
Ontario Niagara Park Commission, ON
Raquette River Blueway Corridor Advisory Committee, NY
Seneca Nation of Indians
Three Rivers Development Foundation, NY
Tug Hill Commission, NY
Waterfront Regeneration Trust, ON

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