

BEJ Planning

REQUEST FOR PROPOSALS

UPDATE OF THE VILLAGE OF NYACK COMPREHENSIVE PLAN:
CLIMATE SMART PLANNING FOR THE 21ST CENTURY

MAY 15, 2015



PLANNING
URBAN DESIGN
ENVIRONMENTAL
ANALYSIS
REAL ESTATE
CONSULTING
TRANSPORTATION
PLANNING

May 15, 2015

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

Re: Consultant Services Response to RFP for Village of Nyack Update of Comprehensive Plan
(Project Identification # CGC42087)

Dear Mr. Politi:

BFJ Planning (BFJ) is pleased to submit this proposal to the Village of Nyack for the preparation of a Comprehensive Plan Update and corresponding Zoning Code amendments in furtherance of the Village's ongoing sustainability efforts. BFJ is a multidisciplinary planning firm specializing in comprehensive plan development, zoning and public participation. BFJ brings 35 years of planning experience to this project, having prepared comprehensive plans and zoning codes for municipalities throughout the region and around the world.

For this project, BFJ has assembled a nationally recognized team of experienced professionals that is uniquely suited to undertake the required work tasks and will guarantee the highest quality of work and the formulation of recommendations that are visionary yet achievable. Our team is composed of Perkins Eastman/EE&K for urban design; James Lima Planning + Development for economics, demographics and real estate; Sherwood Design Engineers for sustainability and infrastructure; COWI Marine North American for ferry feasibility; Appleseed for ferry economic analysis; and Turner Miller Group for zoning. BFJ will be the project lead and will be responsible for overall project management, public outreach, drafting of the Comprehensive Plan Update and environmental review and approvals.

BFJ has a planning background in Nyack, having completed a comprehensive analysis of the Village's downtown parking conditions for the Nyack Parking Authority, and analyzed the Village's regional context as part of our work on the Rockland County Master Plan. BFJ also has extensive experience in planning throughout the Hudson Valley region, including comprehensive plans for the villages of Tarrytown, Mamaroneck, Port Chester, Rye Brook and Tuckahoe; downtown zoning revisions for the Village of Sleepy Hollow; and a Local Waterfront Revitalization Program (LWRP) update for the City of Peekskill. In addition, our recent work on NY Rising Community Reconstruction Plans for the Governor's Office of Storm Recovery offers unique insight into best practices for resiliency planning in the New York region. Finally, we have current experience in working on NYSERDA-funded projects, including the New Rochelle comprehensive plan update – where we are developing Project Benefits Metrics and meeting the requisite contract management and reporting requirements.

For this project I would act as Principal-in-Charge, with Associate Principal Susan Favate, AICP, PP, as Project Manager and Senior Planner Simon Kates, AICP, LEED AP, as Project Planner. Ms. Favate has significant experience in comprehensive planning throughout the New York metropolitan region, and has managed a number of similar projects. Mr. Kates is currently working on the New Rochelle comprehensive plan update and has been closely involved with the drafting of Project Benefits Metrics and NYSERDA contract reporting.

CHARLOTTE
CHICAGO
NEW YORK CITY
PITTSBURGH
STAMFORD

PAUL BUCKHURST ARIBA, AICP
FRANK S. FISH FAICP
GEORGES JACQUEMART PE, AICP

BUCKHURST FISH
& JACQUEMART, INC.
115 FIFTH AVENUE
NEW YORK, NY 10003
T. 212.353.7474
F. 212.353.7494

WWW.BFJPLANNING.COM

The enclosed proposal details our team's qualifications and experience and our project understanding, approach and proposed scope of work, including a project schedule and budget. Please note that we have endeavored to structure the proposal according to the format required in the Village's Request for Proposals ("RFP").

We strongly believe we can provide the Village of Nyack with a Comprehensive Plan update that has a clear set of policies and a realistic implementation strategy, and an updated Zoning Code that is effective and legally defensible. We look forward to having an opportunity to discuss this project with you further.

We are pleased to be considered for this project. If you have any questions, please feel free to contact me at 212.353.7476.

Sincerely,

A handwritten signature in blue ink, appearing to read "Frank S. Fish". The signature is fluid and cursive, with a large initial "F" and "S".

Frank S. Fish, FAICP

Proposal

**VILLAGE OF NYACK
UPDATE OF THE VILLAGE OF NYACK
COMPREHENSIVE PLAN: CLIMATE SMART PLANNING
FOR THE 21ST CENTURY**

May 15, 2015

Frank Fish, FAICP

Principal

f.fish@bfjplanning.com

212.353.7476

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A. Statement of Qualifications: Firm Profiles

For the Nyack Comprehensive Plan Update, BFJ Planning has assembled a team of nationally recognized leaders in the fields of planning, zoning, sustainability, resiliency, economic analysis, urban design and environmental review. We are joined by the following firms, which collectively constitute the “BFJ Team”:

- Perkins Eastman/EE&K – *Urban Design*
- James Lima Planning + Development – *Economics, Demographics and Real Estate*
- Sherwood Design Engineers – *Sustainability and Infrastructure*
- COWI Marine North America – *Ferry Feasibility*
- Appleseed – *Ferry Economic Analysis*
- Turner Miller Group - *Zoning*

Profiles of each firm on the BFJ Team, as well as representative projects from each, are found on the following pages.

A. Statement of Qualifications

Firm Profile

BFJ Planning is a consulting firm providing professional expertise in planning and related fields since its establishment in 1980. BFJ provides the following services for public, private, and non-profit clients throughout the country and overseas:

- Planning
- Urban design
- Environmental analysis
- Real estate consulting
- Transportation planning

This range of services enables BFJ to bring a project from the initial feasibility stage, through planning and approvals, to site design and implementation.

Principals and staff provide expertise in many areas, which is highly beneficial for complex development projects that require informed, innovative thinking from different professional points of view. This inclusive approach ensures that BFJ's planning and design recommendations are realistic and achievable within project constraints.

BFJ's expertise includes developer negotiations, impact mitigation, and government programs. The firm also has extensive experience with consensus building and the public participation process, conducting public meetings, workshops, and other community liaison programs aimed at public participation and review. These programs allow the firm to provide innovative solutions that fulfill the needs of clients and communities. BFJ has successfully completed more than 1,000 projects in the U.S., East Asia, Europe, and South America.

BFJ is a corporation and affiliate of Perkins Eastman Architects. BFJ is supported by its affiliate, Urbanomics. Since 1984, Urbanomics has provided public- and private-sector clients with an array of economic development planning studies, market studies, tax policy analyses, program evaluations, and economic and demographic forecasts.



EE&K a Perkins Eastman Company

Creative problem solving, Big Picture perspective, One-of-a-kind places

EE&K a Perkins Eastman company is internationally recognized for integrating the design of buildings and open space, and transforming “projects” into genuine places. EE&K brings creative thinking and big picture perspective to design problems of all scales. Its work is based on a belief that when buildings are designed together with the larger environment, the resulting whole will be greater than the sum of its parts. The EE&K Large Scale practice area is devoted to creating buildings and places of enduring memory and economic resilience that enrich the communities they serve. EE&K’s expertise encompasses everything from large-scale urban redevelopment to complex mixed use urban infill; waterfronts to intermodal transportation hubs; and transit oriented development to brownfield reclamation.

We have proven expertise in a variety of project types, including private mixed-use developments, university buildings and plans, transit systems, office buildings, waterfronts, schools, and preservation and adaptive reuse.

Throughout such wide-ranging projects, there is one primary constant: our innovative mould-breaking way of thinking and working. As architects and urban designers we have 45 years of experience in creating dynamic places that work, yet we pride ourselves on having no single specialty. Rather, we approach every new project with fresh eyes and an open mind. We work closely with clients to produce a one-of-a-kind design solution uniquely suited for the clients’ site and that site only.

Essential to our design process is the considerable time we spend up front with our clients learning about and discussing their needs and priorities. Our goal is to build consensus around the design as we go, and we include our client team in the process from the start to end. We make frequent site visits, spending time in the field studying and observing the new context we are working with. We meet regularly with our client to exchange information and provide them with updates on the work progress. It is through this process of in-depth research, collaborative discussion and analysis that we forge an innovative concept uniquely tailored to your needs .



Battery Park City



MetroTech



Gateway Center



Circle Centre



Queensway Bay, Rainbow Harbor



Paseo Colorado



Arverne-by-the-Sea



Hollywood & Highland



TKTS Booth



Alexander Hamilton U.S. Custom House



Huisan Waterfront



Firm Profile

James Lima Planning + Development provides strategic advisory services for complex mixed-use, neighborhood, downtown, campus, and regional development projects and public parks across North America. The firm's focus is on "the economics of place-making," making the case for government investments in the public realm, attracting private investment, and structuring public-private partnerships in real estate development.

James Lima has been actively engaged in complex matters of real estate, economic development and public policy since 1986. He founded James Lima Planning + Development in 2011 after more than five years as a partner at the economic and real estate advisory firm HR&A Advisors in New York and, prior to that, served as Mayor Michael Bloomberg's appointee as founding President of the public entity planning and operating Governors Island in New York Harbor.

James has worked closely with a wide range of public and private sector clients and other collaborators to create innovative real estate and economic strategies that access untapped value, maximize public benefit, and ensure the long-term economic, social and environmental sustainability of urban regeneration investment.



James Lima Planning + Development
New York | jameslimadevelopment.com



Sherwood Design Engineers is a group of forward-thinking designers committed to pioneering tomorrow's sustainable solutions in today's communities.

At Sherwood Design Engineers we value great planning and solid engineering, but what sets us apart in the international design community is our dedication to developing environmentally responsible infrastructure. Green building is not merely an aspect of our work, it is an integral part of the philosophy we bring to all our projects. Our firm has LEED accredited green-build professionals on staff, in-house ecologists on our design team, and we bring a community of environmentally-minded architects, planners, and engineers to every assignment. Across the globe, we have implemented new technologies and green-design innovations on projects ranging from the engineering of individual buildings to the master planning of large-scale developments and sustainable communities.

As engineers we believe that true sustainability requires considering all aspects of a project's design, development, and impact; and clients continually seek us out for our integrated approach to large-scale, urban planning projects. Our planning begins with specific site research to assess environmental constraints and opportunities, and our process encourages the active participation of all parties involved, including clients, planners, public agencies, and the local population.

Sherwood Design Engineers has been responsible for master planning and infrastructure designs for high-profile projects from the Baietan Urban Area Plan in Guangzhou, China, to the Manti-Agara Development in Bangalore, India; and we have applied our expertise in sustainable urban planning to projects from the San Francisco Better Streets Plan, to the San Mateo Green Streets Guidebook. Each of our designs incorporates the best combination of technology and sustainability available, and everywhere we work we provide creative engineering designs that make positive contributions to the local economy and environment.

Whether it is installing California's first residential rainwater harvester, redesigning public parks and plazas to improve pedestrian and bicycle access, incorporating artistic elements into municipal architecture, or making cleaner, greener streets and schools, Sherwood Design Engineers is dedicated to integrating truly sustainable design into private buildings, urban ecosystems, and worldwide communities.

RECENT AWARDS

- 2014 Livable Buildings Award
The David and Lucile Packard Foundation
Headquarters
Center for the Built Environment, University of California Berkeley
- 2014 Top Ten Projects
The David and Lucile Packard Foundation
Headquarters
American Institute of Architects
- 2014 Citation Awards: Energy + Sustainability
Sacred Heart Schools Net Zero Stevens Library
American Institute of Architects, San Francisco
- 2013 Top Storm Water & Erosion
Control Projects
Orange County Great Park, Irving, California
- 2013 Most Beautiful Business
Monterey Ranger District Office,
Monterey, California
- 2013 AIA Merit Award for Sustainability
Lands End Lookout and Visitor Center, San
Francisco, California
- 2013 AIA Honor Award for Sustainability
Packard Foundation, Los Altos (EHDD)
- 2013 AIA Honor Award for Regional & Urban
Design
Nanhu New Country Village Master Plan, Nanhu,
China
- 2013 AIA/COTE Top Ten Green Projects
Marin Country Day School, Corte Madera,
California
- 2012 AIA Design Award
Branson Commons, Ross, California
- 2012 ASLA Merit Award
Yerba Buena Street Plan, San Francisco,
California
- 2012 ASLA Honor Award
Marin Country Day School, Corte Madera,
California

About COWI Marine North America

Corporate Information



COWI MARINE North America (formerly Ocean and Coastal Consultants.) has a rich history of providing specialized coastal, marine and related engineering professional services within the New York Harbor and around the world. With more than 80 technical staff across our team has maintained prestige as industry leaders producing groundbreaking techniques to ensure success for our clients. COWI MARINE North America's dedication to clients and commitment to quality is personified in an extensive Quality Management System program, certified to ISO 9001:2008 standards, that ensures the highest quality work product delivers exceptional customer service.

Specializing in consultation, planning and design services, COWI MARINE North America is committed to resolving the coastal and structural engineering complications associated with the inspection and rehabilitation of existing structures, design and planning of new marine structures, dredged material management design, environmental permitting, and construction administration. With one of the largest teams of engineer-divers in the United States, our team has a proven record of successful underwater engineering projects and is fully capable of rapidly deploying multiple highly-qualified and commercially-trained inspection teams to our client's sites worldwide.

As a part of the COWI Group, an internationally renowned consulting company based in Denmark, which provides worldwide expertise in engineering, economics, and environment **COWI Marine North America provides a local presence and world-class coastal engineering expertise.** Our team provides clients large, small, public and private with the best in marine and ocean engineering consultant services. By listening and understanding a project's needs, our highly skilled technical professionals are continually able to identify innovative techniques and designs, and implement engineering solutions that work in efficient, practical and systematic ways.



APPLESEED

Appleseed is a New York City-based economic consulting firm, founded in 1993, that provides economic research and analysis, economic development planning, strategic planning and policy analysis to government, non-profit and corporate clients.

Appleseed team members come from a variety of backgrounds, bringing a diverse set of skills to each project. This fusion of talents helps us think strategically, flexibly and across multiple dimensions.

Past clients include:

New York City agencies, including, the Office of the Mayor, the New York City Economic Development Corporation, the Department of Small Business Services, the Department of Environmental Protection, the Department of Sanitation and the Brooklyn Navy Yard Development Corporation;

Other New York-area development agencies, including Empire State Development, the Port Authority of New York and New Jersey, the Lower Manhattan Development Corporation and the Yonkers Industrial Development Agency;

Major U.S. universities, including Brown, Columbia, Cornell, Emory, Harvard, Johns Hopkins, NYU, Notre Dame, Princeton, Savannah College of Art and Design, SUNY Downstate, Tulane, the University of Rhode Island, and Virginia Tech;

Other research institutions, including Argonne National Laboratory, Brookhaven National Laboratory, and Cold Spring Harbor Laboratory;

Business improvement districts and other community organizations, including the Alliance for Downtown New York, the Fashion District BID, and the Morningside Area Alliance;



Other non-profit organizations, including the Central Park Conservancy, the Prospect Park Alliance, Common Ground, the United Way of NYC and the YMCA of Greater New York;

New York-area industry associations, including the Cable Telecommunications Association of New York, the Metropolitan Parking Association, and the New York Gaming Association;

New York-area developers, including F&T Group, Forest City Ratner, the Mattone Group, Related, Simone Development Group and Westfield;

Other corporate clients, including AT&T, Con Edison, C.B Richard Ellis, DuPont and J.P. Morgan Chase.

AREAS OF EXPERTISE

- Regional, local and small-area economic and demographic analysis
- Economic impact analysis
- Industry analysis
- Labor market analysis
- Real estate market analysis
- Urban planning
- Non-profit program evaluation
- Geographic information systems (GIS)
- Graphic and information design



Firm Background

The Turner Miller Group (TMG) is a full service land use, development and environmental planning firm based in Suffern, New York. TMG provides a wide range of services from land use planning to environmental consulting to assisting with the development planning and approval process. The firm's principals have over 50 years experience, TMG's goal is to serve our clients and create more livable communities through land use, economic development, and environmental planning while facilitating consensus among diverse constituents. A major portion of our work has involved SEQR review and preparation of SEQR documents.

For the public sector, TMG provides comprehensive planning, zoning ordinance revision and preparation; redevelopment, housing and community development; environmental protection; site and subdivision plan review; economic development and revitalization services. The firm also performs focused studies analyzing traffic, parking and environmental conditions as well as historic preservation, waterfront and coastal zone planning and hazard mitigation plans. The firm is retained by municipalities and public agencies to provide planning expertise on specific projects as well as on a continual basis. Our public clients range from established urban centers to small communities.

TMG and its associates are well aware of the sometimes conflicting goals between various interests. The firm's extensive experience operating on each side of the review table gives us the ability to provide insightful solutions helping to bring these conflicting goals in harmony with one another. TMG's professionals often operate as mediators in the planning and development processes, expediting the process to save money, time and effort for all interests, achieving solutions that are in the public interest while still being mindful of the agreed upon schedule and important timeframes in which each stage of a project needs to be completed. TMG prides itself on our ability to complete tasks on schedule within the allotted budget.

As part of our multiple municipal planning retainers and as part of recent comprehensive planning work, over the last five years Turner Miller Group has prepared zoning amendments for the Town of Stony Point, Village of Airmont, Village of Haverstraw, Village of Goshen, Village of Woodbury, Town of New Windsor, City of Glen Cove, City of Kingston and are currently undertaking zoning amendments in the Town of Mamakating, Village of Warwick, and Village of Monroe.

A. Statement of Qualifications: Relevant Project Experience

The team's relevant project experience can be found on the following pages.

**New Rochelle
Comprehensive Plan**
New Rochelle, NY

Project Personnel:

Frank Fish, Simon Kates

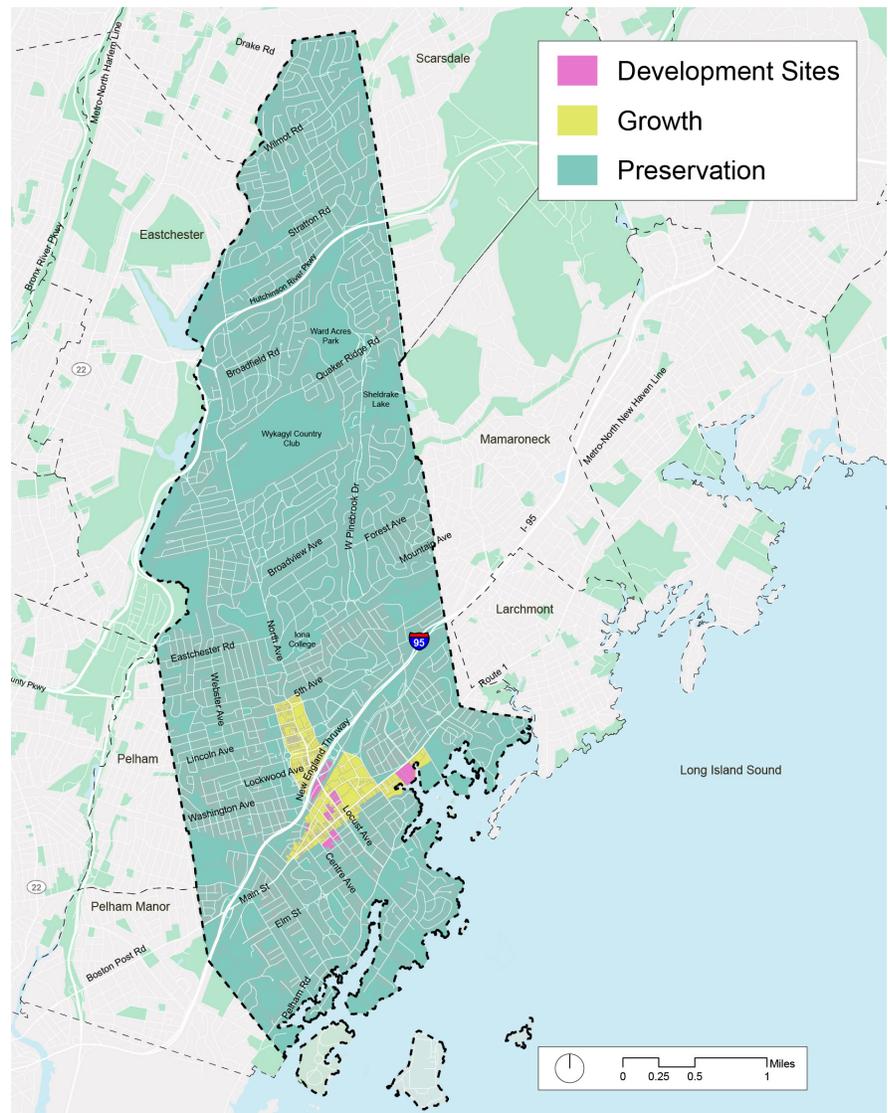
Year Completed: Ongoing

Contract Amount: \$200,000

Reference:

Contact: Luiz Aragon,
Commissioner of Development
914-654-2185

BFJ Planning is currently in the process of updating the New Rochelle Comprehensive Plan and exploring amendments to the Zoning Code. The City's last Comprehensive Plan update occurred in 1995 and the current effort follows upon an extensive public outreach process from 2012. The current process is focused on incorporating up to date demographic and economic conditions into the comprehensive plan and coordinating the Comprehensive Plan with several recent and ongoing plans and development projects, including the downtown redevelopment and the LWRP update. One preliminary objective of the Comprehensive Plan update is to focus new development on the downtown area while preserving the character of the vast majority of the City's residential neighborhoods. In addition, the Comprehensive Plan update will incorporate principles of sustainability by identifying goals and initiatives from GreenNR, the City's Sustainability Plan, that should be included as Comprehensive Plan recommendations.



**Rockland County
Comprehensive Plan**
Rockland County, New York

Project Personnel:
Frank Fish, Susan Favate

Year Completed: 2011

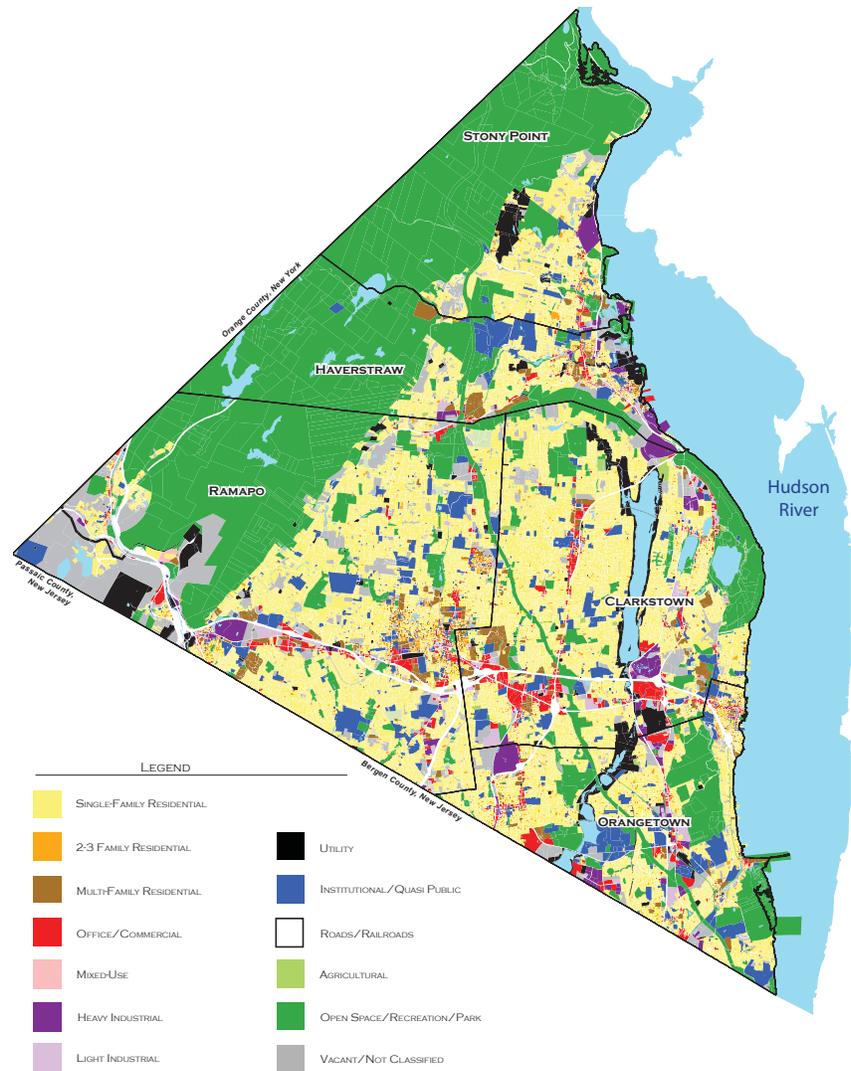
Contract Amount: \$250,000

Reference:

Contact: Denis Troy,
Assistant Director,
Rockland County Department of
General Services
845-364-2731

BFJ Planning worked with the Rockland County Legislature to develop an update to their Comprehensive Plan. The County’s Comprehensive Plan is a 20-year plan that addresses the many interrelated land use, environmental, socioeconomic, infrastructure and transportation issues facing the County. The Plan created a framework for future capital expenditure decisions by the County government. It also provided general recommendations on future county land use issues and policies to implement these strategies, addressed key matters under direct County jurisdiction and identified specific land use and zoning conflicts among municipalities that should be resolved to allow for better functioning of zoning regulations.

The Plan emphasized preserving residential areas and open space, creating additional amenities for residents and visitors, reinforcing existing county centers, fostering and maintaining well-designed business and industrial corridors and clusters, identifying areas for business development, promoting sustainability and “green” technology, encouraging energy efficiency, and promoting integrated vehicular, mass transit, paratransit, bicycle and pedestrian transportation infrastructure. It also addresses current land use and transportation issues facing Rockland County, such as the arrival of sewer infrastructure to western portions of the county, the uncertain future of the county’s fossil fuel power plants, water shortages, the impact of the Indian Point nuclear power plant and the lack of capacity on the Tappan Zee Bridge.



Mamaroneck Planning Advisory Services

Village of Mamaroneck,
New York

Project Personnel:

Frank Fish, Susan Favate,
Georges Jacquemart

Year Completed: 2012

Contract Amount: \$120,000

Reference:

Contact: Norman Rosenblum, Mayor
914-381-4625

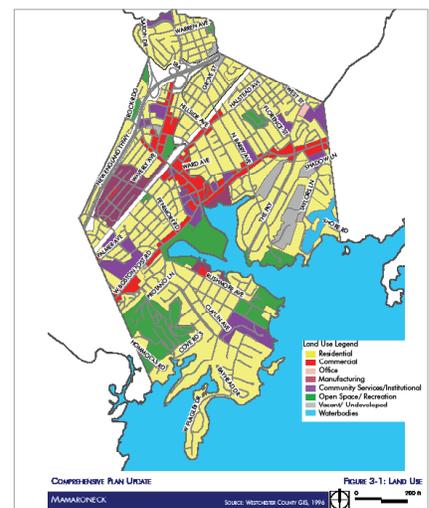
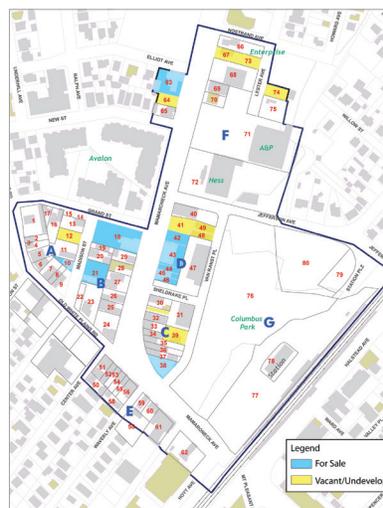
BFJ Planning provides ongoing planning advisory services to the Village of Mamaroneck, a dynamic and diverse community of approximately 20,000 residents located 20 miles north of Manhattan on the Long Island Sound. In recent years, increased demand for housing has resulted in the redevelopment of commercial sites with infill housing. The Village also has an active industrial area and commercial uses on Mamaroneck Avenue and Boston Post Road (Route 1).

BFJ Planning has assisted the Mamaroneck Planning Board with site plan and subdivision reviews including SEQR, traffic and transportation, neighborhood context and site layout. We have also assisted in numerous zoning code amendments, special planning studies and environmental reviews on behalf of the Mayor and Board of Trustees.

In our capacity as ongoing consulting planners for the Village, we prepared both the 1986 and 2012 Comprehensive Plans. For the more recent plan, we worked with a 25-member steering committee created by the Board of Trustees to prepare initial updates on existing landuse data, demographics, housing and population. Subsequent sections of the Plan focused on specific areas within the Village including residential neighborhoods, the industrial area, commercial sites and the harbor. Two public workshops were held in order to seek input and recommendations from the general public.

BFJ has also prepared the draft update to the original (1984) Mamaroneck Local Waterfront Revitalization Program (LWRP). Key issues addressed in the draft LWRP include public access, improvement of harbor management and administration of the consistency review process.

In addition, we recently completed a transit-oriented development (TOD) zoning study for the Washingtonville neighborhood, which is within a half-mile of the village’s train station and adjacent to the central business district. The study area – which contains a significant Hispanic population and is designated as a Community Development Block Grant Census Tract – is a mixed-use neighborhood with several vacant and underutilized properties. Despite past successful large developments, the area suffers from outmoded zoning which does not promote mixed-use development, and which substantially constrains development in general. In addition, the study area experiences significant periodic flooding due to its low-lying location adjacent to the confluence of the Mamaroneck and Sheldrake Rivers. BFJ is now working on revisions to the Village’s zoning code and map to implement the TOD study’s recommendations.



Port Chester Comprehensive Plan

Village of Port Chester,
New York

Project Personnel:

Frank Fish

Year Completed: 2012

Contract Amount: \$185,000

Reference:

Contact: Christopher Gomez,
Director of Planning and Development
914-937-6780

In 2011-2012, BFJ Planning produced the Village of Port Chester Comprehensive Plan. The Plan identifies goals, policies, and guidelines for the immediate and long-range protection, enhancement, growth, and development of Port Chester. Working with a Comprehensive Plan Advisory Committee – a 25 member committee comprised of Village representatives and key stakeholders from the community – BFJ developed a “living document” that will guide future preservation and development patterns throughout the Village.

The overall vision of the Comprehensive Plan retains the qualities of Port Chester that its people have come to cherish, including a diverse cultural population, quality homes at affordable prices, a vibrant downtown, and its proximity to key employment centers in the region. At the same time, the vision addresses the challenges confronting the Village, including changing socio-economic conditions, unpredictable growth and development patterns, physical constraints limiting waterfront access, and underutilized non-residential properties.

The Plan focuses on major elements of the Village’s built environment, including maintenance and enhancement of residential neighborhoods; revitalization of commercial areas and the waterfront; strengthening of industrial areas; improvement of transportation and infrastructure facilities; and identifying opportunities for new development. The strategies, once implemented, are intended to guide development and preservation patterns in a proactive and predictable manner, and ultimately realize the Village’s vision for a sustainable and prosperous future.



Rye Brook Comprehensive Plan

Rye Brook, New York

Project Personnel:

Frank Fish, Susan Favate*

Year Completed: 2014

Contract Amount: \$140,000

Reference:

Contact: Christopher Bradbury,
Village Administrator
914-939-1121

*Denotes project manager

The Village of Rye Brook has engaged BFJ Planning to prepare its first municipal Comprehensive Plan. Although the Village has undertaken a number of prior planning efforts, it is in need of a village-wide master planning document that builds on these previous efforts as well as an extensive set of baseline planning studies completed by the Westchester County Planning Department, and that establishes a policy guide for future land-use decisions. The Comprehensive Plan will involve an extensive public outreach process designed to be engaging, interactive and inclusive of various constituencies.

Rye Brook, Westchester County's newest municipality, incorporated as a village in 1982 from the last remaining unincorporated area of the Town of Rye. The Village is primarily residential in nature, but also contains an important commercial center, major corporate uses, hotels, golf courses and a large portion of the Westchester County Airport. Rye Brook faces a range of planning issues, including providing quality services for its residents while maintaining a stable tax base; the provision of parks and open space; the potential for development of private recreation facilities; and the impact of regional economic forces and transportation initiatives.



New York Rising Community Reconstruction Plans New York State

Gravesend and Bensonhurst,
Brooklyn, New York City

Idlewild Watershed Communities,
Queens, New York City

East and South Shores
Staten Island, New York City

Bay Park and East Rockaway,
Town of Hempstead, Nassau County

The Five Towns,
Town of Hempstead, Nassau County

South Valley Stream,
Town of Hempstead, Nassau County

Project Personnel:

Frank Fish, Simon Kates

Year Completed: 2015

Contract Amount: \$550,000

Reference:

Contact: Alex Zablocki, NY Rising
Regional Lead for New York City
212-480-2377

BFJ Planning is part of a multidisciplinary team hired by the Governor’s Office of Storm Recovery to develop reconstruction plans for communities impacted by Hurricane Sandy. The Community Reconstruction Plans provide a list of projects backed by CDBG-DR funding for implementation in areas that were hit hardest by Sandy. BFJ has completed one plan in Staten Island, three in Nassau County, and is currently working on two more, one in the Gravesend and Bensonhurst neighborhoods of Brooklyn and another in Southeast Queens (“Idlewild Watershed Communities”). In each of these communities, BFJ Planning has worked closely with committees made up of local residents, business leaders, and activists. The community-based planning process includes extensive meetings with the local committees, multiple public workshops with a diversity of stakeholders, and frequent coordination with multiple municipal agencies and overlapping jurisdictions.

The Community Reconstruction Plans consider the risks and needs faced by critical community assets, as well as opportunities to rebuild in a way that protects communities from future storms while also contributing to economic development and protecting populations that are especially vulnerable to extreme weather. The objective of the program is to identify short, medium, and long term projects that can be implemented to make these communities more resilient in the face of climate change and rising sea levels.

In the first round of NYRCR Plans sponsored by the state, two of the communities that BFJ worked with were awarded \$3 million in bonus funding through the NY Rising to the Top Competition. Staten Island won the “Best Approach to Resilient Economic Growth” category and South Valley Stream won the “Best Use of Green Infrastructure” category.

The communities in Gravesend/Bensonhurst, Brooklyn and Southeast Queens that BFJ is currently assisting are facing a wide range of issues relating to resilience and reduction of risk in the face of future storms. As part of this ongoing process, BFJ Planning has identified projects that protect the coastal communities from storm surge, minimize flooding caused by stormwater, improve communication, power and transportation networks, and provide for improved coordination between community-based organizations and local governments.



Peekskill Local Waterfront Revitalization Program

City of Peekskill, New York

Project Personnel:

Frank Fish, Susan Favate*, Simon Kates

Year Completed: Ongoing

Contract Amount: \$98,000

Reference:

Contact: Jean Friedman,
Director of Planning and Development
914-734-4212

*Denotes project manager

BFJ Planning is updating the City of Peekskill’s Local Waterfront Revitalization Program (LWRP), a plan for the future development and redevelopment of the City’s Hudson River waterfront. The City last adopted an LWRP in 2004, and an update is needed to reflect existing conditions, outline policies that will guide future planning and incorporate a waterfront Blue Plan that will focus on issues and opportunities to increase the diversity of uses beyond the water’s edge. Peekskill’s waterfront has seen significant investment in parks, pedestrian amenities and cultural facilities, and new businesses are beginning to locate along the river. Meanwhile, the City’s downtown business district is transforming with live/work artist lofts, residential development and new stores and restaurants. A key focus of the LWRP update will be to connect these two important areas of Peekskill to maximize economic development and quality-of-life for City residents.



TDR Toolbox for New York State Municipalities

NYSERDA, NYSDOT, New York State

Project Personnel:

Georges Jacquemart, Simon Kates

Year Completed: Ongoing

Contract Amount: \$95,000

Reference:

Contact: Joseph Tario,
Senior Project Manager, NYSERDA
518-862-1090

BFJ Planning secured joint funding from the New York State Energy Research and Development Authority (NYSERDA) and New York State Department of Transportation (NYSDOT) to develop a TDR Toolkit for New York State Municipalities. The objective of this project, which is currently underway, is to demonstrate the benefits that Transfer of Development Rights (TDR) can have in encouraging efficient land use and reducing vehicle miles of travel by combining TDR programs with transit oriented development. The project will also explore the benefits of supporting additional land use planning objectives such as preservation of agricultural land, conservation of sensitive environmental areas and replacement of housing units in flood zones.

The TDR Toolbox will provide resources to help New York State municipalities implement TDR programs, including background information on TDR types and components, step-by-step process for planners and municipalities to implement TDR programs and a description of transfer mechanism options. The TDR Toolbox will conclude with the production of three demonstration projects in partnership with municipalities to provide case studies for how New York State communities can implement a TDR program.



Tarrytown Zoning Update

Village of Tarrytown, New York

Project Personnel:
 Frank Fish, Susan Favate*

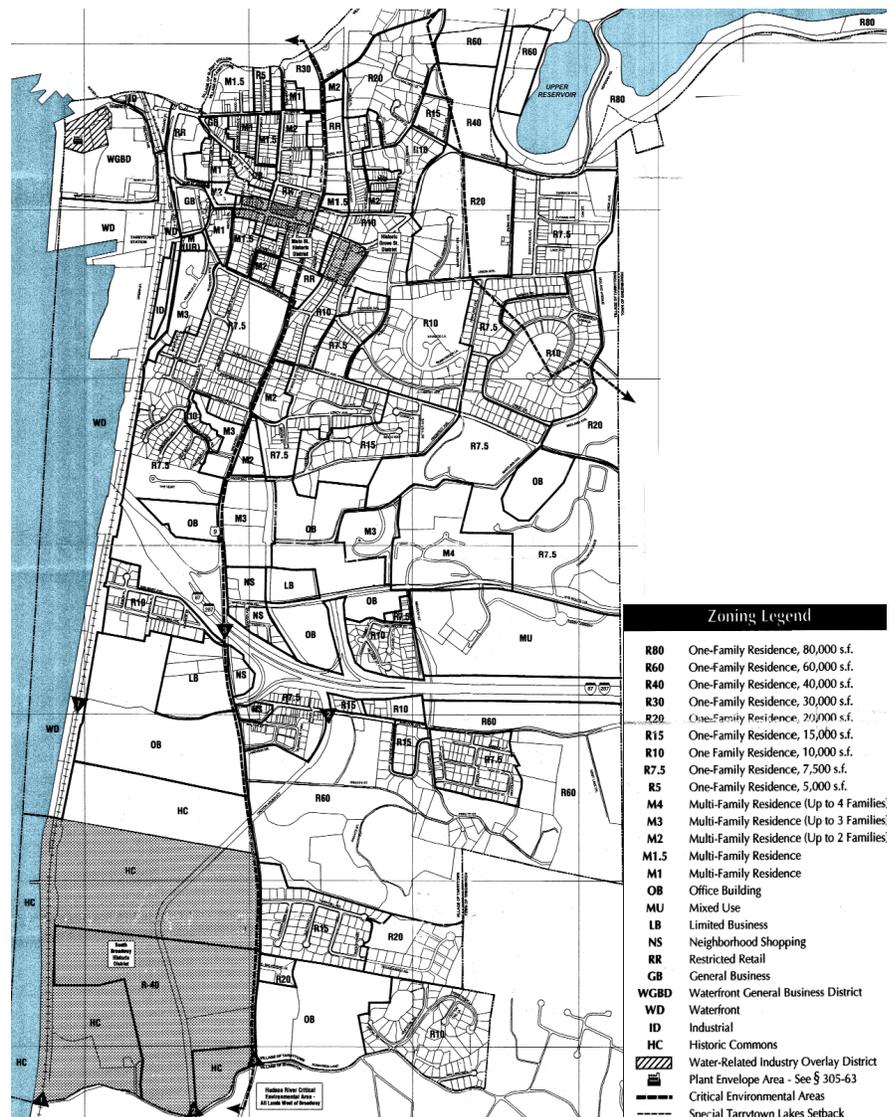
Year Completed: Master Plan, 2007;
 Zoning Update, 2008

Contract Amount: \$75,000

Reference:
Contact: Drew Fixell, Mayor
 914-631-1785

*Denotes project manager

The Village of Tarrytown retained BFJ Planning to complete a comprehensive update of the Village’s zoning code, in an effort to make the code a more user-friendly document and to reflect recommendations of the Comprehensive Plan, which BFJ prepared. It had been 20 years since the last major update to Tarrytown’s zoning code, and piecemeal and patchwork revisions made since then had made the code difficult to use, inadequate and in many cases obsolete or contradictory. BFJ worked with a special Village committee composed of members of the planning and zoning boards, Village staff and key residents to undertake a series of revisions to improve the code’s ease of use and correct any outdated or confusing language. The revisions also sought to improve protection of environmentally sensitive areas of the Village, and to ensure that new development is in harmony with existing development and conforms to the form and scale of the built context.



Downtown Zoning Revisions

Sleepy Hollow, New York

Project Personnel:
 Frank Fish, Susan Favate*

Year Completed: 2014

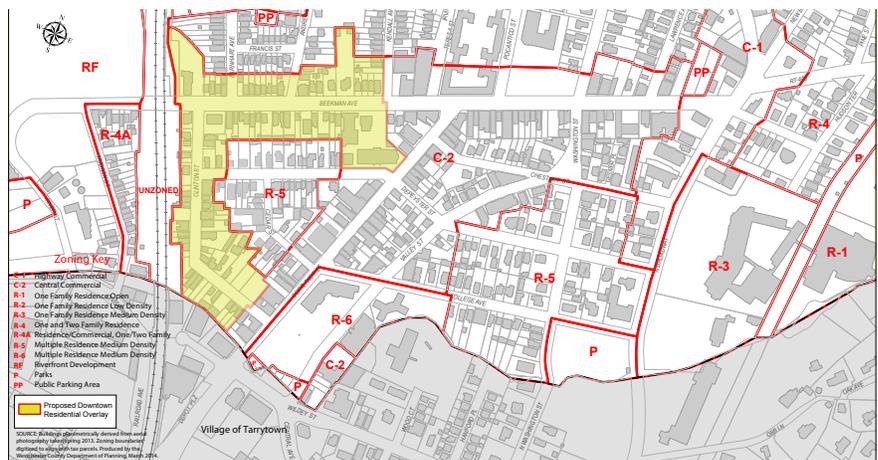
Contract Amount: \$25,000

Reference:
Contact: Anthony Giaccio,
 Village Administrator
 914-366-5105

*Denotes project manager

The Village of Sleepy Hollow retained BFJ Planning to complete revisions that would bring its zoning regulations in line with a vision of downtown development that benefits existing residents and businesses, promotes a pedestrian-friendly and sustainable downtown community that is attractive on a local and regional scale, and creates the climate to attract businesses that serve local neighborhoods while supporting a culturally and economically diverse community.

BFJ suggested a number of revisions to the existing Central Commercial (C-2) zoning district, including changes to permitted uses and area and bulk controls; new parking and loading requirements including promotion of off-site and shared parking and provision for an in-lieu parking fee; and a proposed height bonus in exchange for meeting the Village’s design guidelines, providing a public amenity or using green infrastructure. BFJ also proposed an overlay zone for a primarily residential area within the C-2 district that would retain its existing character and focus downtown development within Sleepy Hollow’s commercial core. The overall intent of the zoning revisions was to streamline the development process and remove zoning barriers to the establishment of a mixed-use, walkable and active downtown.



Nyack Parking Study

Village of Nyack, New York

Project Personnel:

Georges Jacquemart

Year Completed: 2007

Contract Amount: \$35,000

Reference:

Contact: Richard Kavesh,
former mayor

914-954-5100

Surveys for Nyack's Comprehensive Plan revealed that nearly 60% of residents and merchants rated the availability of parking in downtown as either poor or very poor. BfJ Planning (BFJ) was retained by the Nyack Parking Authority to study parking conditions and make recommendations for improved parking management, to include refining the current regulations.

This study involved a comprehensive analysis. The first task was to review census data, land use, zoning and parking regulations. The second task was to determine the number of parking spaces and their regulations. This was followed by a parking survey to determine the degree of parking demand. Three surveys were also carried out to include people who live, work or shop in the village, to determine what the community perceives the parking issues to be. This data was compiled and analyzed and a series of recommendations were devised to respond to the issues identified. The recommendations offer a number of regulatory and management solutions for the Parking Authority to improve parking conditions in the village.



PERKINS EASTMAN EXPERIENCE

Perth Amboy Bay City Transit Strategy

Perth Amboy, New Jersey

SIZE 10 ACRES | SERVICES NEW CONSTRUCTION | CLIENT NEW JERSEY TRANSIT | BUDGET \$95,000 | COMPLETION DATE 2014 |

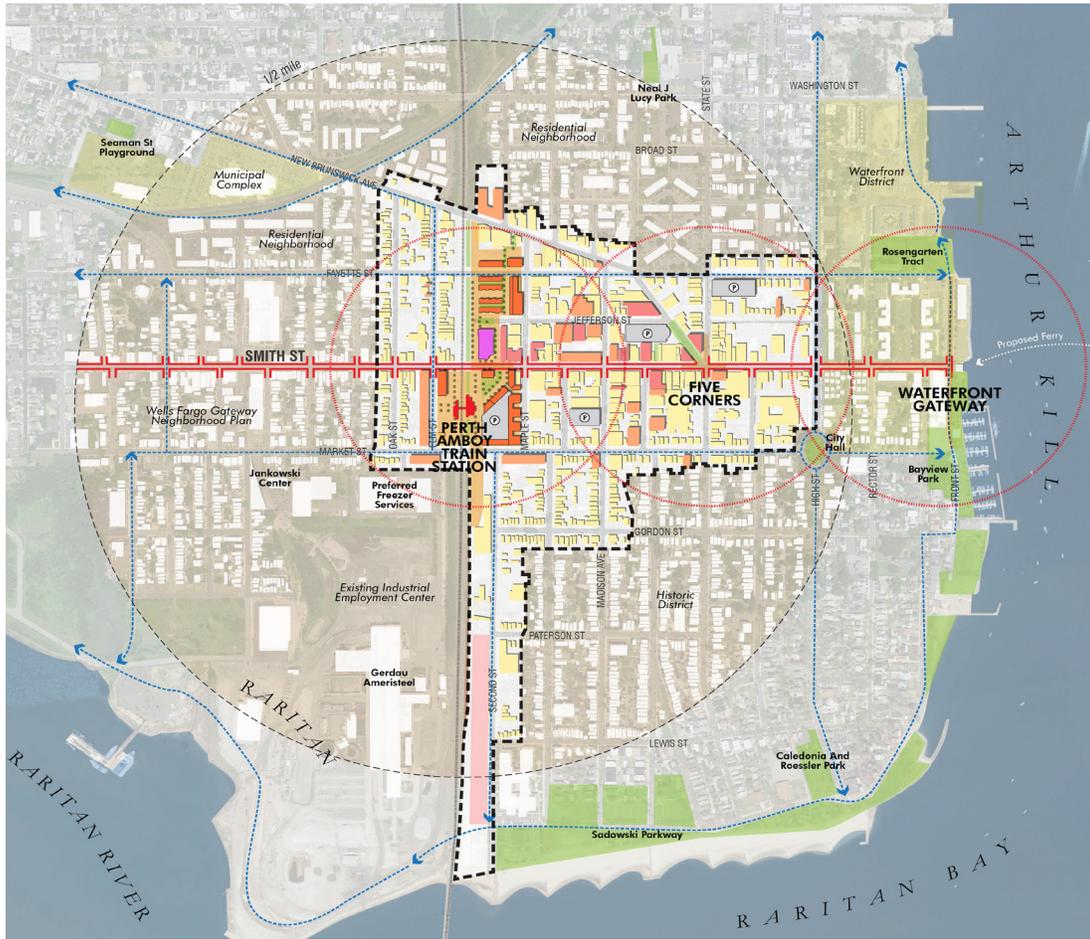
REFERENCE LEIGH ANN HINDENLANG, PLANNING DIRECTOR, 732.826.0290

Downtown Perth Amboy has a rich history featuring an inventory of historic buildings, a walkable downtown street grid, and proximity to the Raritan Bay waterfront. Though only 50 minutes by train to Midtown Manhattan, Perth Amboy has struggled to attract new development and investment. The Perth Amboy Bay City Transit District Strategy puts forward a new vision of Downtown, oriented around transit and built on a five-fold strategy:

- Redeveloping Train Station Area. Recommendations include bringing the “front door” of the Train Station onto Smith Street, creating a new public open space and Civic Arrival, and create the maximum appropriate density on the four blocks between Market Street and New Brunswick Avenue
- Adaptively reusing upper levels of older commercial buildings to take advantage of underused existing building stock Downtown.
- Proactively capitalize on the existing ethnic niche market and food offerings to make Perth Amboy a stronger regional destination.
- Rezoning Downtown in order to achieve Transit Village Status and accommodate development.
- Modernizing parking regulations and management, including shared parking strategies.

The Plan is built around key places including a new “Station Green” and the revitalized Five Points intersection, which will anchor downtown’s main commercial corridor along Smith Street. The Plan for the 10-acre, four-block area around the Train Station envisions 400 units of new residential development, 70,000 sf of retail, 16,000 sf of commercial office space, and new public and shared parking.





Woodbridge-Rahway Regional Access to the Arts Rahway, New Jersey

SERVICES PLANNING AND URBAN DESIGN | CLIENT TOWNSHIP OF WOODBRIDGE | BUDGET \$95,000 | COMPLETION DATE 2014 |

REFERENCE CAROLINE EHRLICH, CHIEF OF STAFF, 732.602.6015

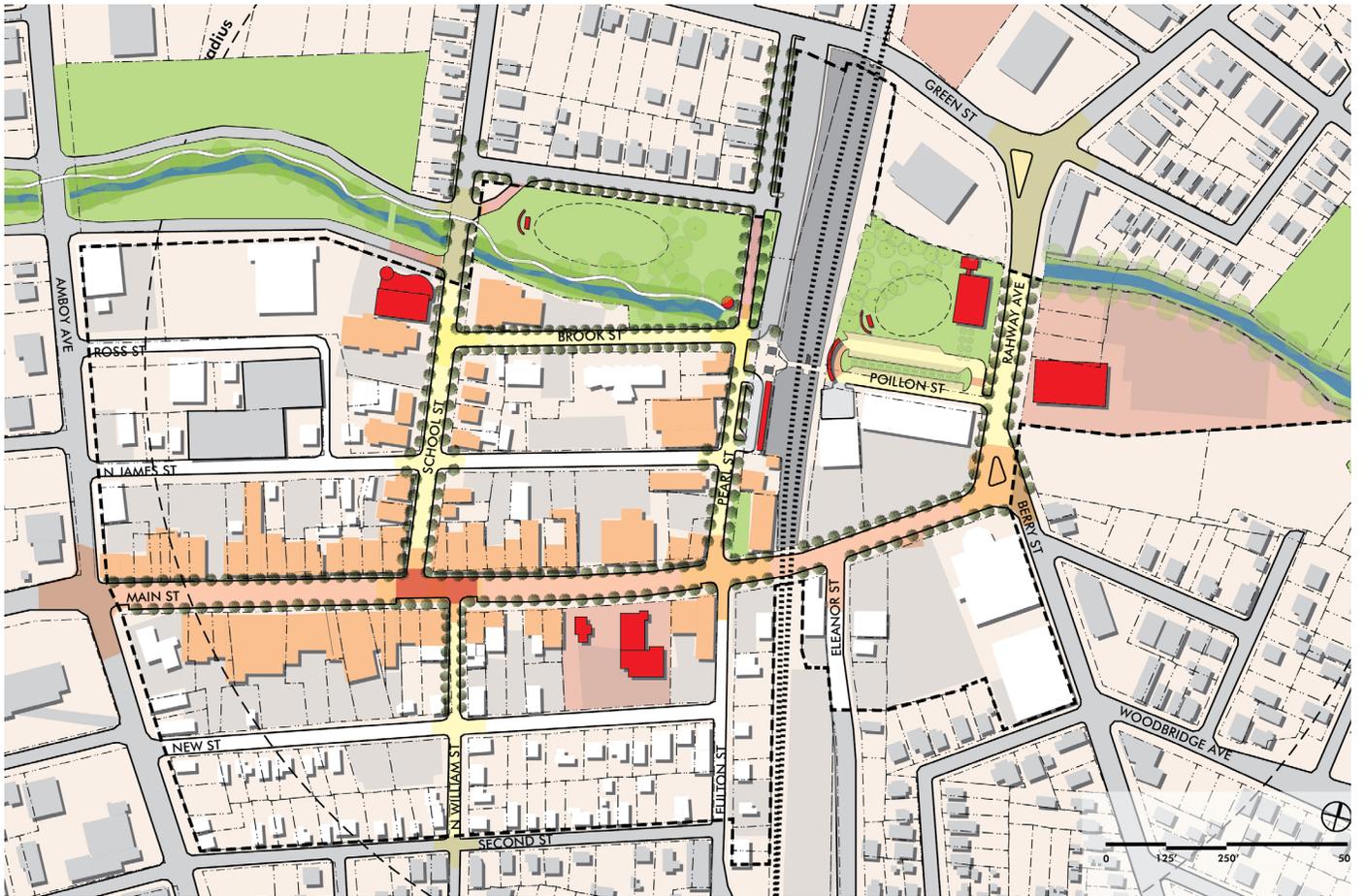
The Woodbridge-Rahway Regional Access to the Arts plan builds on the efforts of Woodbridge Township and City of Rahway to advance an arts-driven, transit-oriented, downtown revitalization strategy. The Plan proposes a series of anchor cultural institutions oriented around new public places in Township to attract visitors and new residents to Downtown Woodbridge.

In order to attract more people to the two downtowns - and make them want to stay - the Plan proposes the creation of a series of places in key areas. In Downtown Woodbridge the plan envisions:

- Reorienting Parker Press Park to improve access and visibility of the station
- Reimagining existing parks and reintroducing Heards Brook as a key Downtown natural amenity
- Leveraging transit for TOD opportunities by improving the pedestrian experience between the Train Station and Main Street
- Identifying sites for new Downtown cultural anchor institutions

The plan also proposes strategies for Rahway to leverage the success of its Rahway Arts District, existing arts activities, and significant new housing development over the past 15 years. Together, Rahway and Woodbridge can build on the strengths of one another to create a unique inter-county arts Region encompassing both Union and Middlesex, based on transit access, complementary programming and venues, and cross-promotion of events. The result will be an arts region that will attract more visitors and investment to both municipalities.





Yonkers Waterfront and Downtown Master Plan Yonkers, New York

SIZE 575,000 SF | SERVICES MASTER PLAN | CLIENT CITY OF YONKERS | BUDGET \$170,000 |

COMPLETION DATE 2006 | REFERENCE LEE ELLMAN, DIRECTOR OF PLANNING BUREAU, 914.377.6558

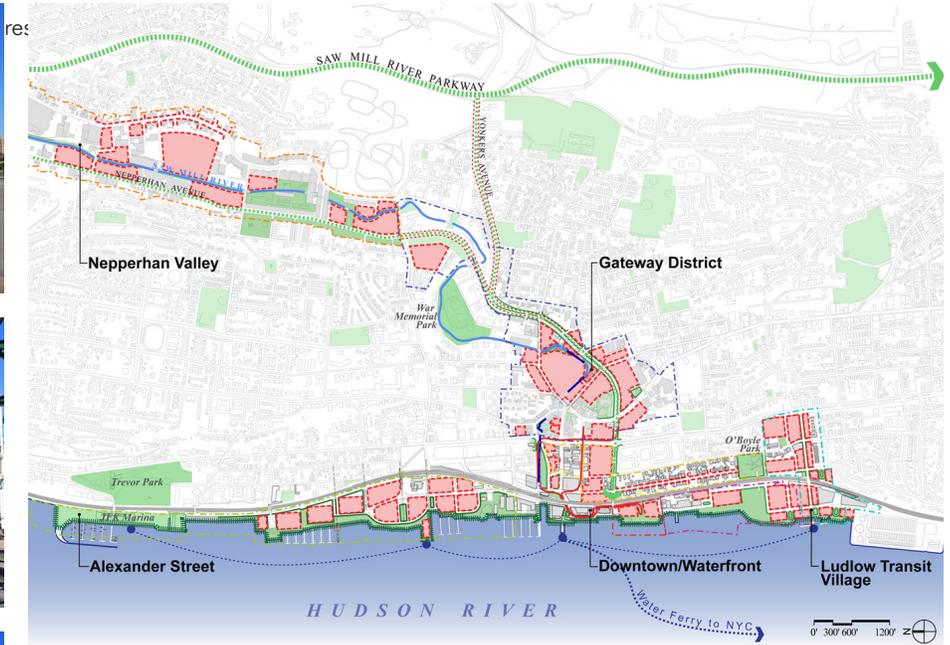
The Master Plan for the downtown Yonkers waterfront, completed in 2000, extended the existing fabric of the city to a new mixed-use community on the Hudson River. The plan for the 16-acre waterfront site takes its cues from the surrounding historic neighborhoods. The street and block plan provides a framework for a series of open public spaces and buildings. Main Street Place features a wide avenue with housing over street level retail shops leading to a waterfront plaza, restaurant and the landmarked Yonkers Pier. Design guidelines were developed for the Open Space and Building Design. The Open Space guidelines address the landscape features of the streets and park, while the Building guidelines address the height, massing and character of the buildings. Developing the Plan involved extensive community participation and coordination with city, county, state and federal agencies.

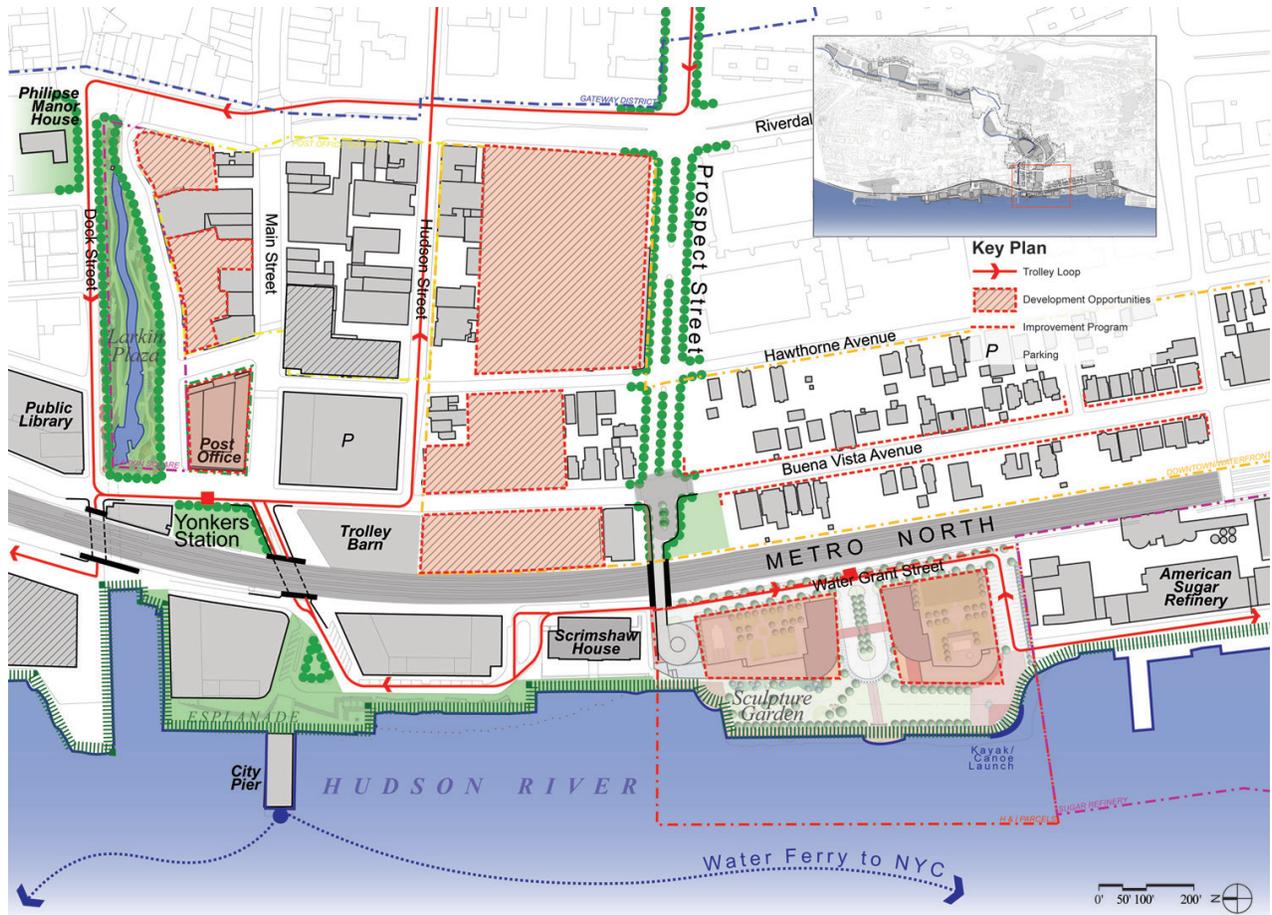
The Yonkers Conceptual Development Plan was completed in 2006 for the Struever Fidelco Cappelli partnership. The Plan links five disparate districts through an integrated approach which threads Open Space and Transportation elements through each district. This allows Development to take different forms while maintaining a comprehensive identity for the future of Yonkers, increasing

and entertainment uses, while promoting the continuance of Yonkers as an industrial employment center.

A key to the Plan is creating dense mixed use development balanced with open space to maintain an appropriate scale for street level experiences. It is with this density that the many different retail, entertainment, arts, and cultural amenities, as well as new and enhanced public spaces can be realized. The Plan also recommends better accessibility to Downtown by improving Yonkers and Nepperhan Avenues, the major access corridors from the East that connect traffic from the regional parkway and highway systems, and building new public parking that is convenient and accessible to serve new development.

Yonkers has historically been centered around the Saw Mill River, as the economic engine of the City, and the Hudson River as a major transportation and industrial shipping source. The Plan included the daylighting of the Saw Mill River at Larkin Plaza, and the establishment of a continuous public Esplanade which will stretch for over two miles along the Hudson Riverfront.





Southampton Village: Area Vision Plan

Village of Southampton, New York

SERVICES MASTER PLANNING | CLIENT VILLAGE OF SOUTHAMPTON | BUDGET \$89,000 | COMPLETION DATE 2009 |

REFERENCE SIAMAK SAMII, ARCHITECT, 631.283.8754

Prior to merging with Perkins Eastman, EE&K was commissioned by the Village of Southampton to develop a vision for the future of this historic coastal town. The Vision Plan identified the main challenges facing the Village Center's development and addressed the community's need to create a road map for the future, one that builds on Southampton's distinctive beauty and charm in its historic context.

The visioning process included surveys and multiple public meetings before being synthesized and used to develop zoning and architectural guidelines. The key principles of the Vision are to:

- Preserve the Village's unique historic fabric; build new like old
- Maximize walking throughout
- Integrate circulation and parking strategy
- Maintain a year round, central focus
- Create improved and sustainable stormwater handling
- Make art a defining characteristic
- Emphasize the Village streets and open spaces.

Based on these principles, the Vision Plan seeks to secure the Village's future as a lively, year round, pedestrian-oriented, and sustainable community for the benefits of its residents.



Hoboken Green Infrastructure Strategic Plan Hoboken, NJ

SERVICES PLANNING | CLIENT CITY OF HOBOKEN | BUDGET \$95,000 | COMPLETION DATE 2014 |

REFERENCE BRANDY FORBES, PLANNING DIRECTOR, 201.222.2096

The City of Hoboken, NJ was among the most severely affected by Hurricane Sandy seeing extreme flooding through the city. Historically Hoboken has seen regular flooding even in non-extreme weather events. The impact of these events could be lessened if the stormwater management system is made more resilient to flooding. Whereas typical stormwater infrastructure uses pipes and specifically in Hoboken’s case the sewer system to dispose of rainwater, this project focuses more on green infrastructure (which uses vegetation and soil) and detention basins to reduce stress on traditional water drainage infrastructure.

The Hoboken Green Infrastructure Strategic Plan seeks to develop place-based stormwater management and flood control strategies and identify implementable climate adaptation action steps. This plan goes beyond identifying the best management practices (BMP)

to reduce stormwater run-off but looks to make recommendations as to where in the city each BMP would be most effectively used and their cost effectiveness.

The Hoboken Green Infrastructure Strategic Plan is one of a series of Local Demonstration Projects undertaken as part of Together North Jersey’s Regional Plan for Sustainable Development. The project is being done in conjunction with The City of Hoboken, Hudson County, North Hudson Sewerage Authority, Steven’s Institute of Technology, Hoboken Quality of Life Coalition, and HOPES Community Action Partnership Inc.



JAMES LIMA PLANNING + DEVELOPMENT EXPERIENCE



Relevant Project Experience

Downtown Nyack Development Feasibility Study: Strategies for Economic Growth and Preserving Community Character

Location: Nyack, NY | **Client:** Village of Nyack, NY

Personnel: James Lima | **Contract value:** \$80,000

On behalf of the Village of Nyack, James Lima led a consortium of public and private stakeholders to identify a plan and program of new economic investment, including cultural arts, retail, residential and parking uses for an underdeveloped parcel along Nyack's downtown Main Street. JLP+D conducted market feasibility assessments for various sectors, including a cultural arts demand analysis and roundtable in order to identify viable cultural uses for the site of the former Helen Hayes Theater. The JLP+D team led extensive community stakeholder engagement sessions, in large public formats and one-on-one interviews. JLP+D prepared, issued, marketed and oversaw the evaluation of a Request for Expressions of Interest targeted to real estate developers.



James Lima Planning + Development
New York | jameslimadevelopment.com



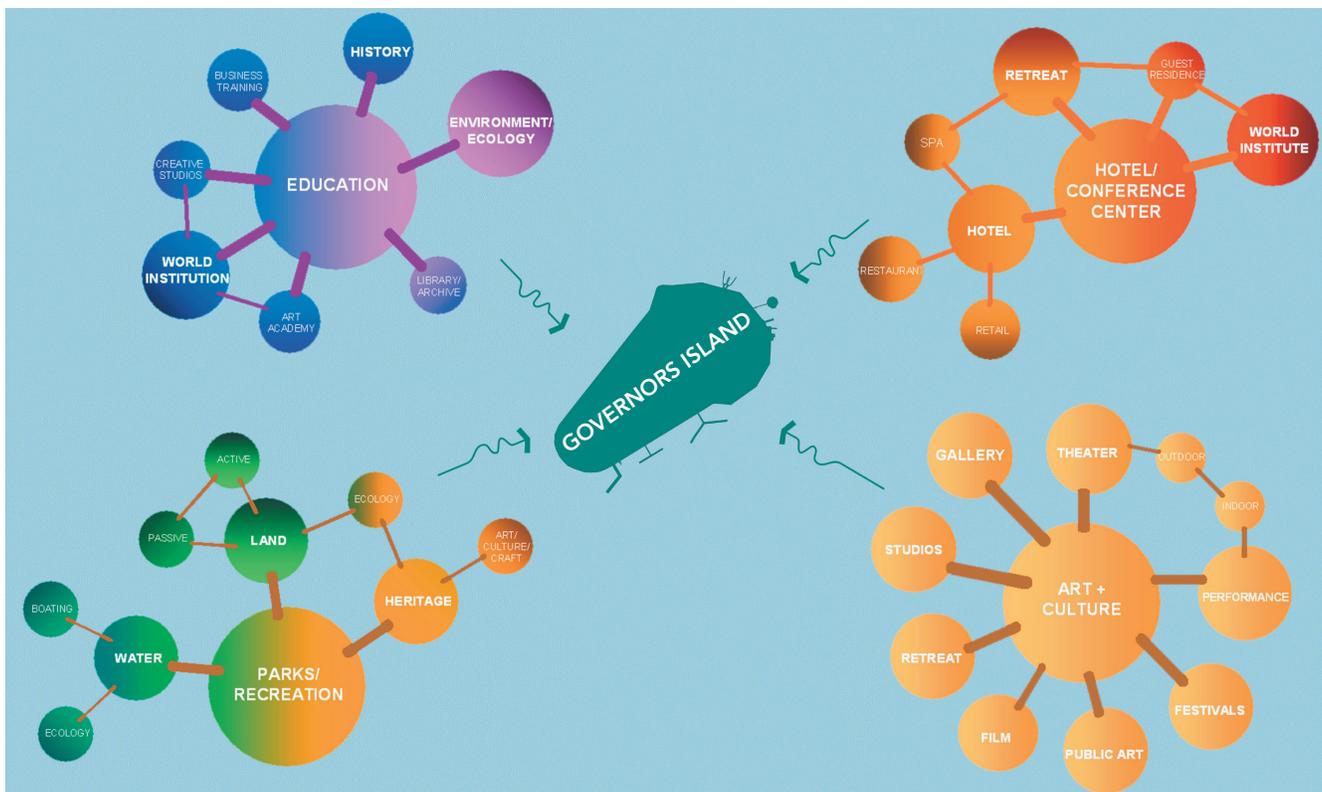
Relevant Project Experience

Governors Island: Creating an Extraordinary and Self-Sustaining Public Place

Location: New York, NY | **Client:** N/A

Personnel: James Lima | **Contract value:** N/A | **Contact:** Robert Yaro, Regional Plan Association (Ph 212.253.2727 x361)

As President of the Governors Island Preservation and Education Corporation, a public development entity, James Lima led all planning, development, ferry operations and property management for the 150+ acre former military facility in New York Harbor. Lima oversaw the creation of a Development Framework, in close coordination with the National Park Service, for new public benefit and revenue-generating uses centered around four themes: parks and recreation, education, conferencing and hotels, and arts and culture. Lima provided strategic direction to a multidisciplinary project team to achieve the overarching objective of creating an attractive, amenity-rich public park, and meeting preservation, cultural arts, and education mandates, securing private and public funding, building broad constituencies, and executing a capital program. Lima conceived of and launched the ambitious and highly successful cultural arts and recreational programs that continue to attract new and repeat visitors to the Island. The research and analysis at Governors Island of viable concession and other revenue-generators that actually enhance the overall public park experience has become a core capacity of JLP+D as it advises agencies, conservancies, Friends of groups and other stewards of public parks of funding opportunities and governance models and best practices.





Relevant Project Experience

The Big U: Resiliency Investments as Economic Driver

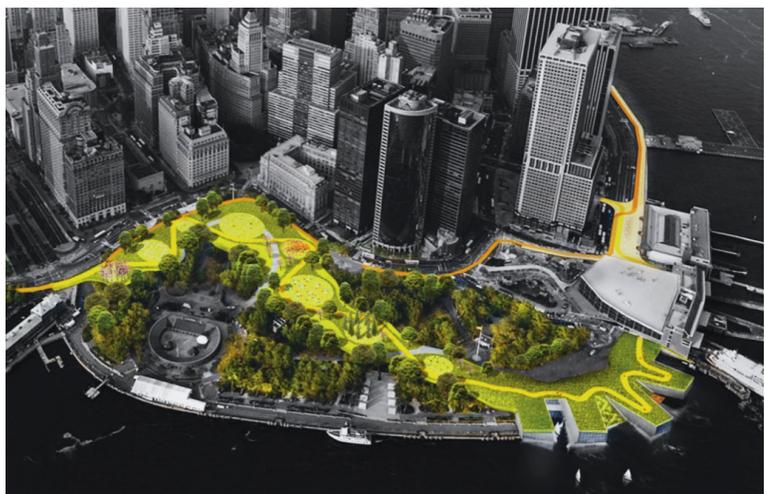
Location: New York, NY | **Client:** N/A (U.S. Department of Housing and Urban Development design competition)

Personnel: James Lima | **Contract value:** N/A | **Contact:** Amy Chester, Rebuild By Design (achester@rebuildbydesign.org)

The Big U is an ambitious, award-winning flood protective system encompassing ten miles of Lower Manhattan waterfront. It seeks to overlay a new connective network of “social infrastructure” on top of new waterfront resiliency infrastructure. When built, it will extend from West 57th Street on the Hudson River, south to the historic Battery and up to the United Nations headquarters at East 42nd Street along the East River. Phase one will be built with \$335 million in funding awarded by HUD in 2014, the agency’s second-largest project-based CDBG- DR program funding award ever made. This phase of resiliency infrastructure is focused in East River Park and is now in design, with close interagency coordinating including NYCDPR, NYCDCP, NYCDDC, NYCEDC, NYCDOT and other City and State agencies and private stakeholders. The Big U responds to the area’s severe flood vulnerability made evident during Hurricane Sandy in 2012, when unprecedented damage occurred in neighborhoods with some of the highest concentrations of workers, residents, visitors, and transit infrastructure anywhere in the United States.

The proposed system not only shields the city against floods and stormwater; it provides social and environmental benefits to the community, and fosters an improved public realm. James Lima has helped lead the team’s work exploring potential public-private partnership structures, funding strategies, cost-benefit analyses, public policy alignments, and intergovernmental outreach and coordination efforts. Proposed solutions for the components are being designed in close consultation with the associated communities and many local, State and Federal agency stakeholders. The project team continues to build strong local community and political support.

The project has been widely recognized for innovation in resiliency design and community engagement, receiving the following accolades: American Institute of Architects: Nat’l Honor Award for Regional & Urban Design (2015); AIA NY Chapter: Design Award: Urban Design Merit Award (2015), Honors Awards: Community Development Award (2014); American Planning Association: Nat’l Planning Excellence Award for Urban Design (2015); American Society of Landscape Architects NY Chapter Design Award: Honor Award (2015); APA NY Chapter: H. Whyte Award for Creativity & Ingenuity in Planning (2014); MIPIM Architectural Review Future Project Award: Big Urban Projects (2015); Architizer A+ Awards: Masterplan Jury Winner (2015); NY Planning Federation Awards, Winner (2015).



James Lima Planning + Development
New York | jameslimadevelopment.com

SHERWOOD DESIGN ENGINEERS EXPERIENCE

LOCATION

Brooklyn, New York

CLIENT

Brooklyn Bridge Park Conservancy

DESIGN PARTNERSMichael Van Valkenburgh
Associates, Inc.**SIZE**

5 Acres

STATUS

Bidding/Permitting Phase

PROJECT TYPE

Park/Open Space

SHERWOOD ROLEEcological Systems &
Open Space Engineering**BROOKLYN BRIDGE PARK**
Compliments of Michael Van Valkenburgh Associates and Brooklyn Bridge Park.

Above: Map of the Site Plan. Below: Photos taken from Brooklyn Bridge Park.

Along the East River, in the DUMBO neighborhood under the Manhattan Bridge, Sherwood Design Engineers worked with the office of Michael Van Valkenburgh Associates (MVVA) on the implementation of the northern most phases of Brooklyn Bridge Park; Main Street and John Street sites. The Brooklyn Bridge Park is an 85-acre, 1.3 mile long linear park system which stretches along the coast of the East River. The restoration of Brooklyn's iconic waterfront is one of the most significant open space projects under way in New York City and has played a significant role in re-establishing the waterfront as a public space. Sherwood Design Engineers worked closely with MVVA to create a stormwater collection system that blends with the landscape design intent, minimizes surface collection elements, improves water quality and reduces flows to the city's combined sewer system. This park helps to set the standard for world class open space developments of the future and is a key component to the city's post-Sandy flood protection network.



CROTON WATER TREATMENT PLANT

LOCATION

New York, New York

CLIENT

New York City
 Department of Design &
 Construction

DESIGN PARTNERS

Grimshaw Architects

SIZE

10 Acres

STATUS

Planning Phase

PROJECT TYPE

Park/Open Space



Rendering image compliments of Grimshaw Architects

An aerial rendering of the proposed finished grade condition at Croton Water Treatment Plant.

The Croton Water Treatment Plant is the largest public infrastructure contract ever undertaken in New York City's history. In addition to treating the primary supply of drinking water to the City, the project includes an advanced stormwater management design aimed at collecting site groundwater and stormwater flows for irrigation and other on-site re-uses. This unique design not only collects the water but also treats it in a series of perimeter wetland cells, which help to enhance the project aesthetic while also creating a native wetland habitat. Sherwood has coordinated with the design team and local agencies to ensure the achievement of two key project goals: minimize discharge of site water into New York City's combined sewer, and reduce potable water use through re-use of retained stormwater and groundwater. This work involved hydraulic and hydrologic design, close coordination with environmental and landscape architecture consultants with respect to wetland cell planning, and overall civil site design of parking and landscape areas.



**LOCATION**

New York, NY

CLIENT

Related Partners

DESIGN PARTNERS

KPF Associates

Nelson Byrd Woltz Landscape Archi

SIZE

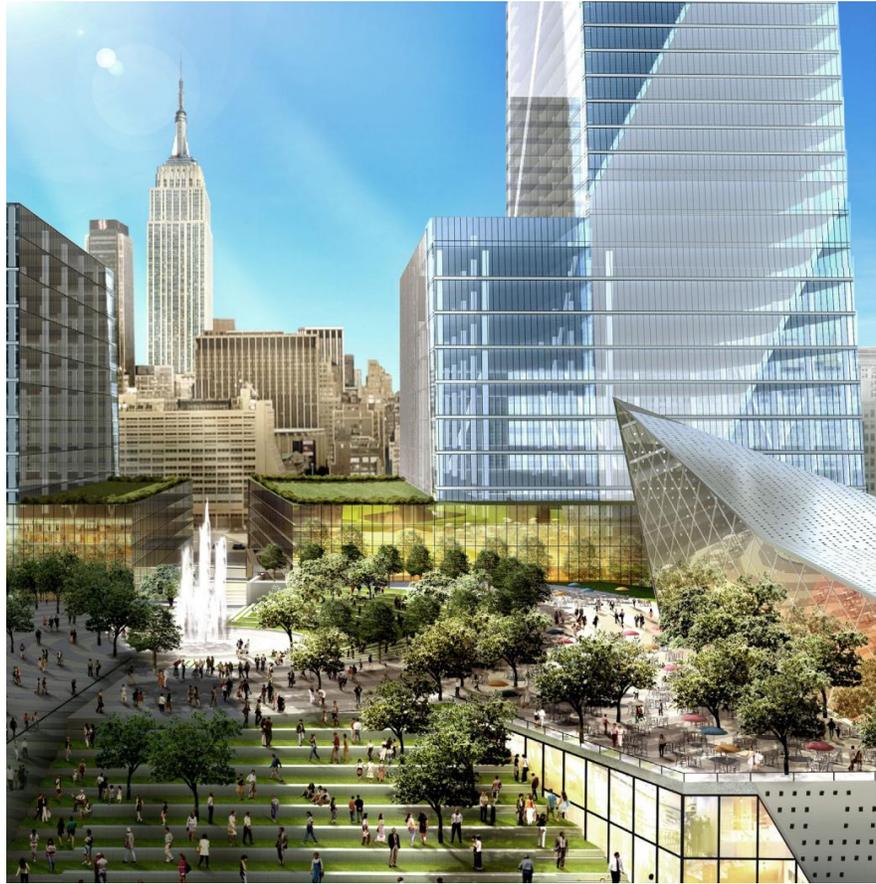
7 Acres

STATUS

Design Phase

PROJECT TYPE

21st Century Park

**HUDSON YARDS**

A rendering of the proposed Hudson Yards development.

New York Penn Station, the Hudson River, Amtrak and the High Line are a few of the landmarks next to and below the Hudson Yards East development on the west side of New York City, Sherwood's latest project involvement on the East Coast. Early site preparation work has just started on one of the largest private development underway in Manhattan, including numerous skyscrapers and over 7-acres of new public open space. The open space element is our focus, supporting the landscape architecture team to provide a stormwater management and water reuse plan that enhances the landscape vision for the space. At the same time we are carefully navigating the various constraints associated with building over an existing 60 plus track railyard and ensuring that the stormwater system above does not impact the operations of the trains or the rail workers during and after construction.

LOCATION

New Orleans, Louisiana

CLIENT

Greater New Orleans, Inc.

DESIGN PARTNERS

Waggoner & Ball Architects

STATUS

Design Phase/Planning

PROJECT TYPE

Eco-District/Master Planning

SHERWOOD ROLEClimate Change
& Sea Level Rise

GREATER NEW ORLEANS URBAN WATER PLAN



A rendering of the outfall canals of Macball London Ave. and a graphical cross section of the canal.

New Orleans, a vibrant American waterfront city, is actively embracing how to best live with water. In the wake of Hurricane Katrina, urban resiliency is top of mind; water is and will always be part of the city's economic and cultural heritage. Learning how to manage this natural resource—not just in terms of super storms—but in light of New Orleans's heavy annual rainfall and subsidence issues caused by pumping stormwater are critical. "The consequences of the city's current approach to water management, which removes stormwater as fast as possible, are visible in sinking land and broken infrastructure."

Sherwood offered strategic design direction for the Greater New Orleans Urban Water Plan which outlines an integrated water strategy for the east banks of Orleans and Jefferson Parishes and St. Bernard Parish. The multi-national, multi-disciplinary team believes the new policy standards are world class and set an exemplary bar for municipalities worldwide.





OLMSTED CENTER

LOCATION

Flushing Meadows, New York

CLIENT

NYC Parks Department

DESIGN PARTNERS

BKSK Architects

SIZE

5 Acres, 150,000 SF

STATUS

Construction Phase

PROJECT TYPE

Green Building

Institution/commercial



A rendering of the Olmsted Center from the Garden.

Within the heart of Flushing Meadows – Corona Park, Sherwood is working with BKSK Architects on the reconstruction of the NYC Parks Department Headquarters at The Olmsted Center. Originally designed by SOM in 1961 and used as the administrative headquarters for the 1964 World's Fair, the project will provide new work space for park staff. The proposed facility incorporates sustainable design principles while meeting a LEED Gold rating. Sherwood's role has spanned the design process from feasibility analysis to construction documentation of all site civil improvements. To alleviate flooding concerns on the site, Sherwood developed a comprehensive stormwater management strategy that not only includes LID water management techniques, but creates a managed flood plain system which floods low priority areas first while high priority areas are protected.



PENN TREATY PARK

LOCATION

Philadelphia, Pennsylvania

CLIENT

Fairmont Park

DESIGN PARTNERS

Bryan Hanes Studio

SIZE

4 Acres

AWARD

2011 ASLA Honor Award

PROJECT TYPE

Park/Open Space



A proposed plan layout for Penn Treaty Park.

Projecting into the Delaware River in Northeast Philadelphia, the Penn Treaty Park is a tribute to the historic Treaty of Friendship that William Penn made with Native Americans in 1682. Sherwood was part of a Philadelphia-based design team working with numerous community and public organizations to develop a master plan to enhance this historic place in our nation's history. Accepted as an ASLA Sustainable Sites Initiative Pilot Project, we developed concepts for landscape integrated water and energy systems to improve the existing watershed, restore riparian habitat, and facilitate a beautiful, diverse and sustainable public space that integrates natural beauty with community experience.



QUARRY PARK

LOCATION

Hudson on the Hastings, New York

CLIENT

Village of Hastings

DESIGN PARTNERS

Mathews Nielsen Landscape
Architects

SIZE

10 Acres

STATUS

Permitting

PROJECT TYPE

Park/Open Space



One of the trail pathways in Quarry Park

Tucked into the eastern banks of the Hudson River, adjacent to the Old Croton Aqueduct, one hour north of New York City, we are collaborating with Mathews Nielsen Landscape Architects on the redevelopment of a historic brownfield site. This former marble quarry was converted into a landfill at the turn of the century and lay unused and forgotten for the the past several decades until the town took interest in developing it into a public park. To date, we have completed design documentation and permitting to facilitate the quarry reclamation and landfill closure permitting with the NY State DEC by developing a passive, landscape integrated stormwater management plan. We have also completed a detailed earthwork design to balance all fill material on site and maintain zero stormwater accumulation on the proposed landfill cap.





FULTON CORRIDOR SPECIFIC PLAN

LOCATION

Fresno, California

CLIENT

City of Fresno

DESIGN PARTNERS

Moule & Polyzoides

SIZE

7000 Acres

STATUS

Design Completed 2010

PROJECT TYPE

Sustainable Urban Planning

REFERENCE

Juan Gomez-Novy

Moule & Polyzoides

180 East California Boulevard

Pasadena, CA 951105

T: [626] 844.2400

In anticipation of the new California High-Speed Rail line planned for downtown Fresno, Sherwood is working closely with the City of Fresno and an interdisciplinary design team to identify a feasible solution for the revitalization of this important urban corridor. Sherwood has been analyzing projected development with respect to the region's unique water situation in order to determine a realistic solution that the City can embrace while maximizing its water resource portfolio. Additionally, Sherwood has advanced Low Impact Development stormwater management through the creation of a Best Management Practices (BMP) toolkit and promotion of infiltration strategies and aquifer recharge.



HUNTER'S POINT STREETScape

LOCATION

San Francisco, California

CLIENT

Lennar Urban

DESIGN PARTNERS

Tom Leader Studio

SIZE

763 Acres

STATUS

Completed 2013

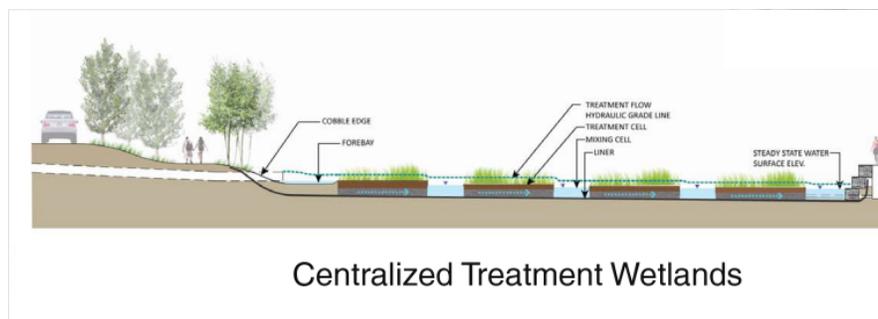
PROJECT TYPE

Redevelopment Planning



Aerial site map. Below: Cross section of a centralized treatment wetlands

Sherwood Design Engineers, with Cooper Robertson and Partners and Tom Leader Studio, is working to define the Streetscape Master Plan for the 763-acre Hunter's Point/Candle Stick Point redevelopment project for Lennar Urban. As one of the largest redevelopment projects in San Francisco, the streetscape master plan will integrate Low Impact Development strategies, regenerative stormwater practices, and ecological and environmental remediation to this brownfield site. While leading the stormwater management and sustainable infrastructure design, Sherwood is working to maximize the ecological and recreational value of stormwater, and exploring further opportunities for non-potable uses, recharging groundwater and enhancing and restoring bay habitat.



SAN ANTONIO GREEN STREETS

LOCATION

Los Altos, California

CLIENT

City of Los Altos

DESIGN PARTNERS

Joni L. Janecki & Associate

SIZE

8 Blocks

STATUS

Completed 2013

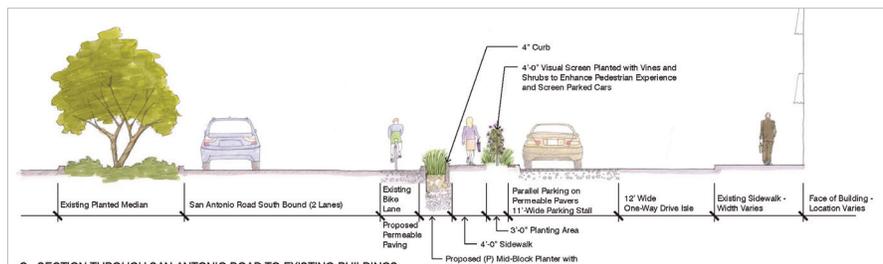
PROJECT TYPE

Sustainable Urban Design



Photo of the complete sidewalk. Below: Cross Section of the street design.

One of the Bay Area’s largest green streets projects, the City of Los Altos Hills has undertaken a project to rejuvenate a major commercial corridor along one half mile of San Antonio Road, a four-lane arterial accommodating auto, pedestrian, and bicycle traffic. The project also includes a large parking lot servicing the area’s retail and office space. Sherwood Design Engineers developed designs and strategies to mitigate high levels of vehicular traffic, frequent curb cuts, extensive utility conflicts, and restrictively narrow sidewalks. Sherwood also developed detailed designs for stormwater BMP’s including stormwater flow-through planters, tree wells, and bioretention gardens, and performed cost estimation as a means to identify the optimal redevelopment alternative. The final redevelopment design enhances the visual character, improves pedestrian and vehicular paths of travel, increases public safety, and incorporates sustainable design principles such as landscape-based stormwater management BMP’s along the road and within the parking lot.



COWI MARINE NORTH AMERICA EXPERIENCE

About COWI Marine North America

Corporate Information



COWI MARINE North America (COWI MARINE NA) has extensive experience in the inspection, analysis, and design of many types of marine structures. We can guide your project from initial site assessment and feasibility studies, into concept design, through the complex regulatory permitting process, and ultimately to design and construction.

Our construction background allows us to develop the most cost effective designs that reflect local construction capabilities and lower overall costs. We develop innovative solutions that reduce cost, risk, and schedule duration. We work with owners and contractors to develop solutions that result in the least impact to existing operations and meet client cost, schedule, and performance goals. Our analytical capabilities and construction background allow us to develop the most cost-effective designs that reflect local construction capabilities and lower overall costs. These innovative solutions also reduce risk and schedule duration.

FERRY EXPERIENCE

East River Ferry Service Congestion Improvement, Brooklyn, New York The overwhelming success of the East River Ferry service generated bottle necking/pinch points, causing delayed schedules and long lines. COWI Marine North America conducted site analysis, bathymetric surveys, soil boring analysis, barge selection, permitting and design drawings for two proposed ferry landings. Ultimately, due to budgetary constrictions only Pier 1 Brooklyn Bridge Park ferry landing was installed to replace the much small Fulton Landing Ferry terminal. The new design and layout for the terminal replaced a single vessel berthing barge with a three (3) vessel berthing barge. This allows for larger vessels, multiple vessels at one time and eliminating vessel queuing in the river.

Client: NYC Economic Development Corp. (NYCEDC), Christopher Johnson, PE, Project Director, 917-731-3789

Year Completed: 2012, **Dollar Amount:** \$1.2M

Relevant Staff: W. Stuart Lewis

Roosevelt Island Ferry Feasibility Study, Queens, New York Evaluated potential locations for a landing to provide ferry service to Roosevelt Island, NY. Performed site visit, incorporated GIS mapping, reviewed existing information, performed an analysis of the proposed landings with regards to engineering and ferry service criteria. We provided our recommendations for landing site selection.

Client: Roosevelt Island Operating Corporation (RIO), Charlene Indelicato, President, 212-832-4540

Year Completed: , **Dollar Amount:** \$51,750

Relevant Staff: W. Stuart Lewis

North Williamsburg Ferry Resident Engineering Services, Brooklyn, New York COWI Marine North America provided RE services for a new ferry landing to be located in the North Williamsburg section of NYC. The scope of the work was the Resident Engineer responsible to coordinate the overall schedule of construction activities that took place at the work site, to assist the client in administering the contract work and to insure that the commencement and completion of construction activities at the project site was on schedule. COWI Marine North America was responsible for on-site inspections during the construction activist, review of monthly payment requisitions, review of change orders, coordination of weekly progress meetings and coordination of submittals and RFI's between the contractor and design engineers. The duration from award of contract to final installation was 187 days or 26 weeks.

Client: NYC Economic Development Corp. (NYCEDC), Dan Colangione Project Director-Capital Programs, 212-312-3765

Year Completed: 2011, **Dollar Amount:** \$2.5M

Relevant Staff: W. Stuart Lewis



About COWI Marine North America

Corporate Information



Post Hurricane Sandy Emergency Ferry Landings at Far Rockaway, Queens, New York In an effort to help assist thousands impacted by Hurricane Sandy in the Rockaways, Mayor Bloomberg & NYCEDC provided temporary ferry service between the Rockaways and Manhattan while subway service on that route was suspended. In a collaborative effort, COWI Marine North America, Skanska, Phoenix Marine and Southern Services; designed, permitted and installed this temporary ferry landing on the Rockaways all within 120 hours. COWI Marine North America created contract drawings overnight, allowing the contractors to begin procurement of the material. COWI Marine North America was challenged with designing a landside gangway landing platform with limited available resources. While residents of the affected area where dealing with the aftermath of this storm, these emergency ferry landings gave them at least one secure and safe method of transportation.

Client: NYC Economic Development Corp. (NYCEDC), Brian Craine, Vice President, 212-312-3742

Year Completed: 2012, **Dollar Amount:** \$250,000

Relevant Staff: W. Stuart Lewis



East River Ferry Service



East River Ferry Service



Williamsburg, Brooklyn Ferry



Post Sandy Emergency Ferry Landing



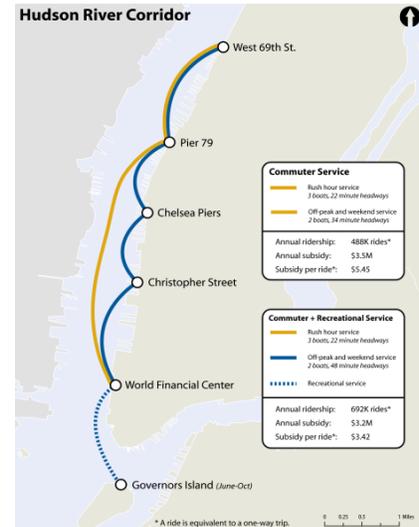
APPLESEED EXPERIENCE

NEW YORK CITY INTRA-CITY FERRY MARKET AND ECONOMIC DEVELOPMENT ANALYSIS

NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

Contact: Adam Zaranko, NYC EDC
(212) 618-5740

Status: Completed in 2010
Contract Value: \$ 300,000

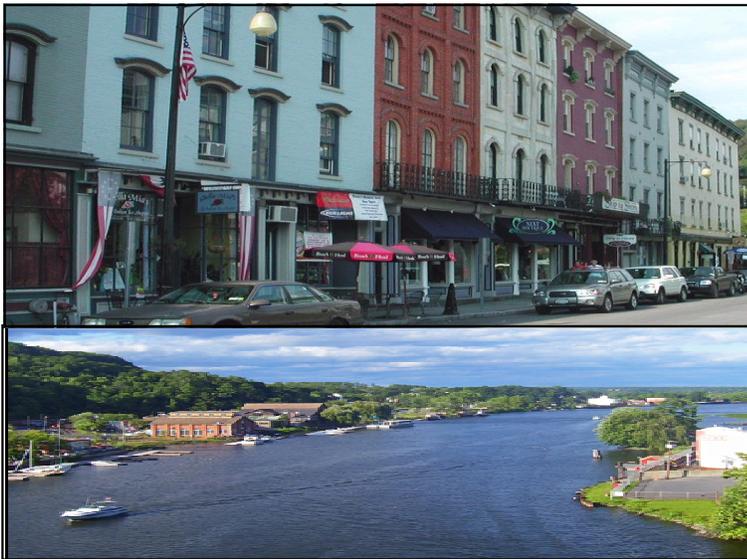


Between 2005 and 2010, Appleseed completed several assignments for the New York City Economic Development Corporation relating to expansion of privately-operated intra-city ferry service and its potential to stimulate economic development on the waterfront. Our initial work on intra-city ferry service was incorporated into PLANYC 2030, the strategic plan prepared by the Mayor's Office and released by Mayor Bloomberg in April 2007. From July 2009 through December 2010, Appleseed also served as lead consultant on NYCEDC's Citywide Ferry Study. Appleseed's work on this project included:

- Analyzing the potential market for new ferry services in all five boroughs, including potential routes on the East River, the Hudson River corridor, Rockaway and Staten Island.
- Analyzing and prioritizing more than 40 proposed commuter ferry sites on the basis of market size, time and cost competitiveness, growth in the residential market and potential for neighborhood-level economic development.
- Modeling multiple scenarios in which recreational ferry service to Governors Island, Brooklyn Bridge Park, the Battery, Hudson River Park and other sites could be integrated with commuter ferry service to broaden ridership and reduce subsidy levels.
- Analyzing the contribution that ferry service could make to accelerating new residential development in recently re-zoned waterfront communities.
- Estimating incremental property tax revenues that could be generated from residential properties within walking distance of new commuter ferry landings.

This work was used to inform pilot ferry services on the East River beginning in 2011.

TURNER MILLER GROUP EXPERIENCE



Kingston Comprehensive Plan and Zoning

City of Kingston, New York

Project Reference:
Suzanne Cahill, Planning
Director
(845) 334-3958

Budget: \$96,000

Completion Date: Ongoing

Similar Projects: Comprehensive Plans

- Village of Airmont
- Town of New Windsor
- Village of Monroe
- Town of Cortlandt
- Town of Mamakating,
- Town of Oxford, CT
- City of Glen Cove
- City of Middletown
- City of Newburgh
- Borough of Old Tappan,
NJ
- Borough of River Vale,
NJ

Turner Miller Group was retained by the City of Kingston as part of a team of consultants to prepare the City's first unified and comprehensive look at the land use and settlement pattern within the City since the original Comprehensive Plan was written in 1961.

The City of Kingston is located along the Hudson River in Ulster County. As part of the Comprehensive Plan TMG facilitated a series of public visioning sessions, a public SWOT analysis meeting and created an interactive website (see above right) to disseminate information on the planning process and collect feedback through a public survey.

The Comprehensive Plan focuses on waterfront planning, revitalization of the business districts and leveraging the City's history, locational advantages and arts community as economic development incubators. Connectivity for both cars and pedestrians through the City's three main areas; Up-town, Midtown and the Rondout/ waterfront area was also a major focus of the plan. A final draft of the Comprehensive Plan and amended Zoning Ordinance is scheduled to be completed in August of 2015.

Once the plan is completed TMG will be responsible for preparing Generic SEQR documents consistent with state law to analyze the impacts of the plan and its recommendations.



Turner Miller Group
planning consensus community

75 Montebello Road, Suite 202
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e-mail: general@turnermillergroup.com

LAND USE, ECONOMIC DEVELOPMENT & ENVIRONMENTAL PLANNING



Award Winner



Comprehensive Plan and Zoning

City of Glen Cove, New York

Project Reference:

Myralee Machol
Executive Director
Glen Cove CDA/IDA
(516) 676-1625 ext: 102

Budget:

\$130,000

Year Completed: 2010

Similar Portfolio Projects

- Town of Mamakating
- New Windsor
- Town of Cortlandt
- Town of Hyde Park
- Town of Mamakating,
- Town of Oxford, CT
- Town of Poughkeepsie
- Town of Stafford, CT
- Town of Wawayanda
- Town/ Village of Woodbury
- Village of Airmont
- Village of Montebello

The City of Glen Cove has developed under its 1967 Master Plan into a vibrant and diverse city. As is the case with many small cities, the City of Glen Cove is undergoing challenges related to evolving social patterns including the flight of retail, service, and commercial uses to more vehicularly accessible areas and regional malls; conversion of owner-occupied single and two-family residences to multifamily rental dwellings; increased traffic over an aging road system; increased development pressure on waterfront lands and historically important estates; and increased development pressure on remaining vacant parcels which tend to be environmentally sensitive due to steep slopes, flood zones, and/or wetlands.



The Turner Miller Group was chosen as part of a team to accomplish the task. This plan incorporated low-impact development, green infrastructure and smart growth practices including LEED incentives and semi-form-based zoning. It was awarded the Sustainable Long Island Smart Growth Award in 2009. Following the completion of the plan, TMG was commissioned to prepare the implementing zoning regulations, which included two redevelopment incentive overlay districts, both of which effectively attracted private investment and affordable and market-rate units are currently under construction. A Build Out analysis and full Generic EIS were prepared to assess any potential environmental impacts related to the proposals.



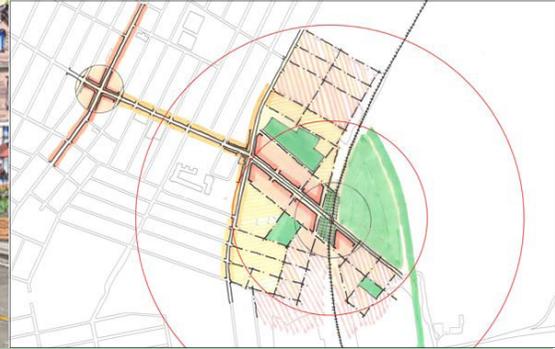
Turner Miller Group
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e-mail: general@turnermillergroup.com

LAND USE, ECONOMIC DEVELOPMENT & ENVIRONMENTAL PLANNING



Transit Village Zoning

Village of Woodbury, New York

Project Reference:
Michael Queenan, Mayor
(845) 928-7558

Budget: ~\$55,000 (part
of retainer contract)

Completion: 2011

Similar Portfolio Projects

- Stony Point
Letchworth Village
Redevelopment
Incentive Overlay
Zoning
- Stony Point Waterfront
Zoning
- Haverstraw Waterfront
Planned Development
District
- Goshen OBH Zoning
District
- BLT—Stamford CT
Long Ridge Road
Reuse Plan and
Zoning

After their completion of the Village's Comprehensive Plan, Turner Miller Group was asked to assist with the preparation of the related recommended zoning regulations for the Village. Turner Miller Group was responsible for the creation of a number of new zoning provisions, most notably was the creation of a Transit Village Zone centered around the Harri-man Metro-North Station.

Turner Miller Group worked as part of a committee of Village officials and board members to create consensus on a number of controversial and important issues. Design guidelines and streetscape improvements were developed along with density and use requirements. The Plan encouraged a mix of office, retail, restaurant, personal service and entertainment uses and recommended a full range of residential options at high-density in close proximity to the station and medium densities as distance to the station increases.

Design standards required complete pedestrian-oriented streets. Of paramount importance was the creation of linkages between residential and commercial areas within the Transit Village and with the Train Station itself, as well as, linkages with open space areas and major roadways.

Once zoning was prepared, Turner Miller Group prepared a full Generic SEQRA analysis for the Draft Comprehensive Plan and proposed zoning amendments which were adopted in 2011. The SEQR included a build out analysis and analysis to understand how proposed environmental regulations would impact local properties and the Village's economic development goals.



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LAND USE, ECONOMIC DEVELOPMENT & ENVIRONMENTAL PLANNING

B. Project Team Members

The multidisciplinary BFJ team incorporates a large and diverse group of experienced professionals that will guarantee a high quality of work and the formulation of recommendations that are visionary as well as actionable. A staffing organizational chart that illustrates the relationship of the BFJ Team may be found on the following page, followed by resumes for key personnel.

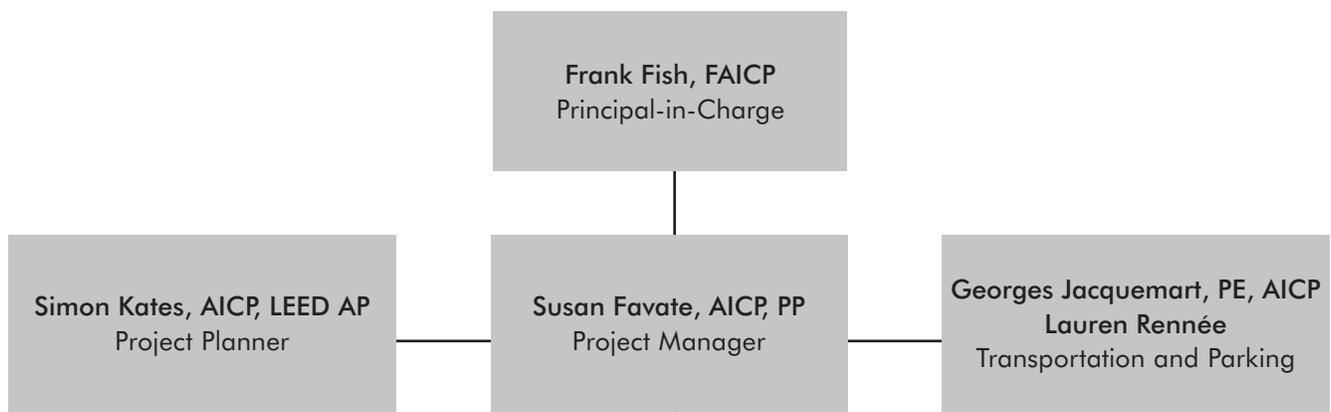
For this project, Susan Favate, AICP, PP, Associate Principal, would be the project manager, day-to-day contact for the Village and would attend all Steering Committee and Village staff meetings, public workshops and design charrettes. Ms. Favate would also coordinate the work of all team members, including subconsultants. Ms. Favate has substantial experience in comprehensive planning throughout the New York Metropolitan region and has managed these and various other types of projects—including work that has involved multiple subconsultants—during her nine years at BFJ Planning.

B. Project Team Members

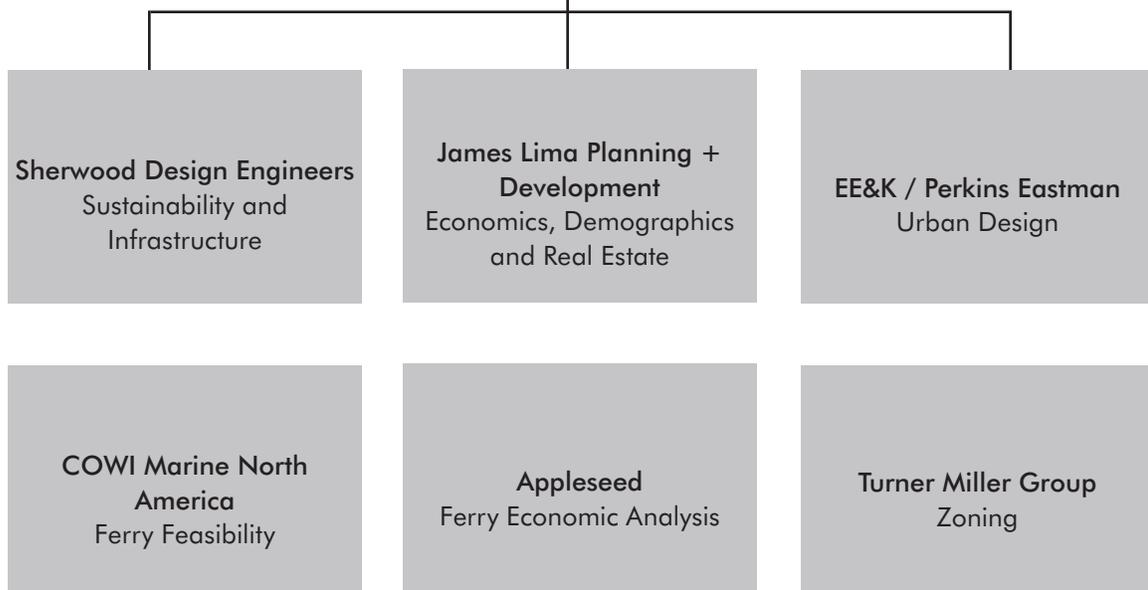
Staffing Organizational Chart

VILLAGE OF NYACK, NY

BFJ Planning



Subconsultants



Frank S. Fish, FAICP

Principal

Role: Principal-in-charge

Frank Fish has over 40 years of experience in urban planning. He directs the firm's master planning, zoning, economic and development feasibility practice areas. He has worked on a range of planning projects from countywide master plans and statewide housing studies to large-scale development proposals for private sector clients.

Mr. Fish has led a range of comprehensive planning, zoning and development approaches throughout the country with a focus on the New York Metropolitan area. This work has included major neighborhood plans and zoning proposals in New York City, including the transfer of air rights within a special district around Grand Central Station. He has led zoning update efforts in Annapolis, Philadelphia, Trenton and Bridgeport, as well as comprehensive plans in Stamford and Fairfield County, CT, and in Rockland and Naussau County, NY. Mr. Fish also acts as an ongoing planning advisor to several New York municipalities on site plan, subdivision and zoning reviews.

Education

Master of Science, Planning, Pratt Institute
Bachelor of Arts, Political Science, Boston College
Associate of Arts, Classics, St. Thomas Seminary

Memberships

Fellow, American Institute of Certified Planners
Board Member, New York Planning Federation
Past Commissioner, AICP Commission
Past President, New York Metropolitan Chapter APA
Past President, American Society of Consulting Planners

Teaching and Professional Development

New York University, Robert Wagner School of Public Service, Adjunct Professor of Planning
Pratt Institute, Graduate Planning Program, Adjunct Professor (1988-1999)

Awards

Andrew Haswell Green Award for Distinguished Service, 2009, APA New York Metropolitan Chapter

Project Experience**Mamaroneck Master Plan Update**

Mamaroneck, New York

Update to an earlier plan prepared in 1986. Initially prepared updates on existing land use data, demographics, housing and population. Subsequent sections of the Plan focused on specific areas within the Village including residential neighborhoods, the industrial area, commercial sites and the harbor area.

Town of East Hartford: Plan of Conservation and Development

East Hartford, Connecticut

Update to the Town's 2003 Plan of Conservation and Development, with a special emphasis on three study areas: Founders Plaza along the Connecticut River waterfront, Rentschler Field and Silver Lane and Goodwin College/South Main Street. The focus was to maximize economic development potential of these areas and to connect them to

East Hartford's central business district. Other issues included neighborhood preservation, promotion of mixed-use development and encouragement of market-rate housing.

City of Stamford: Master Plan Update

Stamford, Connecticut

Update of the Master Plan for Connecticut's third largest city. Key areas of focus included leveraging its role as a regional center, managing commercial growth, improving vehicular and transit mobility, improving and connecting the Downtown and South End neighborhoods and planning for greater sustainability.

Bridgeport Master Plan

Bridgeport, Connecticut

Update of the City's major land use policy planning documents. This comprehensive planning project will provide a roadmap for future develop-

Frank S. Fish, FAICP

Principal

Role: Principal-in-charge

Project Experience (continued)

ment and redevelopment in an urban center that is poised for significant economic growth.

Stratford Plan of Conservation and Development*Stratford, Connecticut*

Update of the Town's 2003 Plan. The process involved five workshops, preparation of a waterfront report for the Town, and four technical memoranda on the remaining topics.

Middletown Plan of Conservation and Development*Middletown, Connecticut*

Plan of Conservation and Development, including an update of land use, housing, economic development, open space, and natural resource issues. The Plan's central theme was Growth Management.

Town of Greenwich:**Cos Cob Neighborhood Plan***Greenwich, Connecticut*

Preparation of a neighborhood plan for a waterfront community within Greenwich, examining a range of issues and incorporating input from public workshops and an online survey. Recommended strategies include establishment of a Village District, several targeted zoning changes to strengthen local businesses and potential improvements to Route 1 to enhance its pedestrian-friendliness and aesthetics.

Waterbury Plan of Conservation and Development*Waterbury, Connecticut*

Preparation of the Plan's Community Assessment Report, which involved analysis of demographic trends, land use and zoning, housing, economic development, traffic and transportation, utilities, community facilities, environment, and historic and cultural resources.

Canton Plan of Conservation and Development*Canton, Connecticut*

Plan of conservation and development.

The plan, based heavily on a town survey and workshops, comprises a series of goals, policies and recommendations. It includes a Future Land Use Plan with land use and density strategies for the next decade.

Bronxville Master Plan and Zoning Ordinance Update*Bronxville, New York*

Community Plan and zoning code update on behalf of the Village of Bronxville. Critical issues included preserving the small town charm and historic character of Bronxville's downtown and diversifying its retail base. The Zoning Ordinance was updated to provide a series of "special permit" uses, which would require additional review by the Planning Board prior to a grant of approval.

Harrison Comprehensive Plan*Town/Village of Harrison, New York*

Update of the 1988 Master Plan. The new plan will provide planning action guides for geographically specific areas in town and will be a readable, concise guide for Harrison's decision-makers on resolving local planning issues.

Nassau County Comprehensive Master Plan Update*Nassau County, New York*

Development of a Master Plan that addresses the many interrelated land use, environmental, socioeconomic, infrastructure and transportation issues facing the County over the next twenty years.

Pawling Master Plan and Zoning Code*Pawling, New York*

Master plan, zoning ordinance, and Generic Environmental Impact Statement (GEIS) for the Village. Plans featured a new town green and proposed a new rail station, commercial structures, and public buildings.

Susan Favate, AICP, PP

Associate Principal

Role: Project Manager

Susan Favate has more than nine years of experience in land use and environmental planning for both public- and private-sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. Prior to joining BFJ, Ms. Favate spent five years as a writer and editor for Dow Jones Newswires.

Education

Master of Urban Planning, New York University, Robert F. Wagner Graduate School of Public Service

Bachelor of Arts in Journalism and Mass Communication, University of North Carolina at Chapel Hill

Memberships

Ms. Favate is a member of the New York Metro and New Jersey Chapters of the American Planning Association (APA). She is also a member of the planning board in the Borough of Chatham, NJ, and serves on the Borough's affordable housing committee.

Awards

Public Service Scholar, Robert Wagner Graduate School of Public Service, New York University

Robert F. Wagner School of Public Service: Dean Howard Newman Capstone Team Award, "Sing Sing Historic Prison Museum: Assessment of Economic Impacts and Planning Framework"

Selected Experience**Rockland County Comprehensive Plan**

Rockland County, New York

Development of a long-term Comprehensive Plan for a suburban and semi-rural county, to address a range of land use, environmental, infrastructure and transportation issues. The Plan provides general recommendations on future land use policies to implement those strategies, address key matters under direct County jurisdiction and identify potential land use conflicts among municipalities.

Town of East Hartford: Plan of Conservation and Development

East Hartford, Connecticut

Update to the Town's 2003 Plan of Conservation and Development, with a special emphasis on three study areas: Founders Plaza along the Connecticut River waterfront, Rentschler Field and Silver Lane and Goodwin College/South Main Street. The focus was to maximize economic development potential of these areas and to connect them to East Hartford's central business district. Other issues included neighborhood preservation, promotion of mixed-use development and encouragement of market-rate housing.

Town of Greenwich:**Cos Cob Neighborhood Plan**

Greenwich, Connecticut

Preparation of a neighborhood plan for a waterfront community within Greenwich, examining a range of issues and incorporating input from public workshops and an online survey. Recommended strategies include establishment of a Village District, several targeted zoning changes to strengthen local businesses and potential improvements to Route 1 to enhance its pedestrian-friendliness and aesthetics.

Town of Stratford: Transit-Oriented Development Zoning Regulations

Stratford, Connecticut

Preparation of a revised Transit-Oriented Development (TOD) ordinance as part of a larger planning study undertaken by the Greater Bridgeport Regional Council (GBRC). The Stratford piece involved a review of best practices for promoting TOD, and significant coordination with Town staff and regional stakeholders. The draft ordinance utilizes a TOD overlay zone and development incentives to facilitate high-quality development near Stratford's train station that complements the surrounding developed context. The ordinance includes extensive graphics to illustrate design guidelines.

Susan Favate, AICP, PP

Associate Principal
Role: Project Manager

Project Experience (continued)**City of Stamford: Master Plan Update***Stamford, Connecticut*

Update of the Master Plan for Connecticut's third largest city. Key areas of focus included leveraging its role as a regional center, managing commercial growth, improving vehicular and transit mobility, improving and connecting the Downtown and South End neighborhoods and planning for greater sustainability.

City of Bridgeport: Land Use Policies Update*Bridgeport, Connecticut*

Update to the City's 1996 Master Plan, intended to guide Bridgeport as it forges a new identity through revitalization. This comprehensive planning project incorporated a Comprehensive Economic Development Strategy, downtown plan, stormwater management studies and a series of neighborhood profiles, as well as significant public outreach. These documents provide a road map for future development and redevelopment and lay the groundwork for future planning efforts based on community engagement.

City of Newburgh: Local Waterfront Revitalization Program*Newburgh, New York*

Preparation of an updated LWRP for the City to incorporate major redevelopment projects. Key issues include public waterfront access, consistency of land uses between private parcels and public elements, improved urban design and expansion of pedestrian links between the waterfront and upland areas.

Village of Briarcliff Manor: Master Plan*Briarcliff Manor, New York*

Update to the Village's 1988 Master Plan. Major issues included preserving open space throughout Briarcliff Manor, managing future growth along key corridors, promoting development that would maintain existing character and strengthening the central business district.

Village of Port Chester: Local Waterfront Revitalization Program*Port Chester, New York*

Update of the Village's LWRP, a plan for

the future development and redevelopment of the Byram River and Long Island Sound waterfront. The Plan includes extensive graphics and mapping, an analysis of existing conditions and environmental constraints and a harbor management plan.

Town/Village of Harrison: Comprehensive Plan Update*Harrison, New York*

Update of the draft Comprehensive Plan to incorporate additional analysis of the downtown and Platinum Mile area, a 4.5-mile stretch of corporate parks along I-287. Key zoning recommendations included changes to expand the allowable uses in the office corridor and to protect the character of Harrison's two-family district.

Inner Morris & Essex Strategic Corridor Project*Township of Orange and City of East Orange, New Jersey*

Planning assistance to the municipalities of Orange and East Orange in connecting four rail stations to neighborhood revitalization, local economic development strategies and regional prosperity. The project culminated in a collaboration between the two communities in identifying their common issues and opportunities, and laid the groundwork for the creation of a multi-jurisdictional coalition to advance transit-oriented and equitable development priorities in the region.

Village of Rye Brook:**Comprehensive Plan***Rye Brook, New York*

Preparation of the Village's first-ever comprehensive plan, building on significant prior planning efforts and a robust public outreach process. The plan examined a range of issues, with a special focus on the existing commercial area, exploring the potential to transform this area from an auto-oriented suburban shopping area to a traditional Village Center. Recommendations also included suggested improvements to Village parks and the creation of interconnected passive open spaces.

Georges Jacquemart, PE, AICP

Principal

Role: Parking & Traffic

Georges Jacquemart is a principal of BFJ and directs the firm's transportation work. Mr. Jacquemart has extensive experience in managing and undertaking traffic impact and circulation studies as well as projects related to transit planning, parking, and bicycle and pedestrian circulation. He worked on assignments for a variety of clients in North and South America, Europe, Asia and Africa.

Prior to becoming a principal of BFJ, Mr. Jacquemart was the principal of Jacquemart Associates, Inc., a New York-based transportation planning and traffic engineering firm. He had previously been Associate Vice President and Regional Manager of PRC Voorhees (Alan M. Voorhees & Associates).

Education

Master of Science, Urban Planning, Stanford University
 Post Graduate Courses, Systems Analysis, Federal Polytechnic School of Lausanne, Switzerland
 Civil Engineering Diploma, Transportation, Federal Polytechnic School of Lausanne, Switzerland

Memberships

Mr. Jacquemart is a licensed civil and traffic engineer in California, and a licensed engineer in New York, New Jersey, and Luxembourg. He is a member of the American Institute of Certified Planners and the Transportation Research Board.

Teaching and Professional Development

Pratt Institute; Adjunct Professor of Transportation Planning (1986-current)
 New York University, Robert Wagner School of Public Service; Adjunct Professor of Transportation Planning (2002-2008)
 Princeton University Woodrow Wilson School of Public and International Affairs; Guest Speaker
 Columbia University School of Architecture, Planning and Preservation; Guest Speaker
 University of Sao Paulo; Guest Speaker

Publications

"NCHRP Synthesis 264: Modern Roundabout Practice in the United States," National Cooperative Highway Research Program, Transportation Research Board, National Research Council, Washington, 1998.
 Co-author. *Roundabouts: An Informational Guide*. Federal Highway Administration, June 2000.
 "Chapter 8: Roundabouts," *Toolbox on Intersection Safety and Design*. Institute of Transportation Engineers and FHWA, September 2004.
 "Alternative Approaches to Estimating Internal Traffic Capture of Mixed-Use Projects," ITE Journal, November 2011 Institute of Transportation Engineers.
 "Determining the Ideal Location for Pedestrian Crossings at Signalized Intersections," ITE Journal, September 2012, Institute of Transportation Engineers.

Parking Experience**Nyack Parking Study**

Nyack, New York

Study of parking conditions and make recommendations for improved parking management, to include refining the current regulations.

strategies, opportunities for expanding the parking supply and strategies to reduce parking demand.

Central Business District Parking Study

City of Rye, New York

Assessment of existing and future parking conditions, along with proposed solutions to improve existing conditions. These include parking management

Collinsville Parking Study

Town of Canton, Connecticut

Parking study to determine current and future parking conditions, and proposed regulations and policies that address the Village's parking demand while adding to its historical and visual qualities.

Georges Jacquemart, PE, AICP

Principal

Role: Parking & Traffic

Parking Experience (continued)**Manchester Center Parking and Circulation Study***Manchester, Vermont*

Analysis of the traffic and parking problems in the Town. The study was prompted by its significant growth as a visitor and retail outlet center. Recommendations included off-site parking and a park-and-walk system.

Palmer Square Parking Study*Princeton, New Jersey*

Traffic and parking study to determine the Square's existing parking demand and its main characteristics, and to satisfy the parking code while increasing parking spaces.

Princeton University Garage Impacts and Feasibility Studies*Princeton, New Jersey*

Two University parking garage impact and feasibility studies. Design assistance was also provided to the architects for the garage.

Scarborough Station*Briarcliff Manor, New York*

Study of parking and accessibility options for Scarborough Station.

St. Albans Parking Analysis*City of St. Albans, Vermont*

Downtown parking study, as part of a larger city-wide traffic circulation study. Recommendations were developed for improving enforcement on extensive illegal parking that was proving to be detrimental to shopping in the area. Design guidelines were developed to eliminate traffic hazards caused by angled parking spaces.

Schering-Plough Garage Signing*Kenilworth, New Jersey*

Signage program for an employee parking garage including traffic control signs at the garage's entrances and exits, an inspection of sight distances for exiting vehicles, and directional and warning signs in the garage.

Trinity College Parking Study*Hartford, Connecticut*

Development of a parking and circulation plan that focused on building additional on-campus facilities and reducing parking in areas considered historically or architecturally important.

Village of Garden City CBD Parking Study*Village of Garden City, New York*

Analysis of the existing and future parking supply and demand. This study recommended changing the parking requirements to reflect more urban than suburban parking standards.

Village of Rockville Centre Parking Study*Village of Rockville Centre, New York*

Parking study to determine how the Village could more efficiently utilize existing parking and to determine if demand existed for the creation of additional parking.

Washington Square Development and Parking Study*Mamaroneck, New York*

Study to solve parking problems that affect the neighborhood, primarily the conflicts between commuter parking at the adjacent Larchmont train station and the residents' parking.

Yonkers Parking Study*Yonkers, New York*

Study to determine expected parking shortages resulting from downtown developments and strategies to address future parking.

Simon Kates, AICP, LEED AP
Senior Planner

Mr. Kates has a background in architecture, urban planning, and energy finance. As a Senior Planner at BFJ, he has developed post-Hurricane Sandy resilience plans as part of the NY Rising Community Reconstruction Program, worked on the development of an industrial Business Improvement District in Queens, and provided land use and zoning consulting services to public-sector clients. Prior to joining BFJ, he worked on the creation and management of energy efficiency incentive programs and conducted research on the impact of waterfront industrial regulations on adjacent residential communities.

Education

Master of Science City and Regional Planning, Pratt Institute
Master of Architecture, University of Oregon
Bachelor of Arts Art History, Architectural Studies, Tufts University

Skills

AutoCad, ArcGIS, Revit, Illustrator, Photoshop, InDesign, SketchUp, SPSS, Sefaira

Experience

New Rochelle Comprehensive Plan
New Rochelle, New York

Project Planner on the New Rochelle Comprehensive Plan update, which is currently in progress. Role has included conducting research and writing content for Comprehensive Plan chapters and incorporating components of the City's Sustainability Plan into the Comprehensive Planning process. In addition to sustainability goals, the key preliminary objective of the plan update includes focusing new development on the downtown area while preserving the character of the vast majority of the City's residential neighborhoods.

Peekskill LWRP

Peekskill, New York

Project Planner on the current update to the City of Peekskill Local Waterfront Revitalization Program. The key objectives of this ongoing project include identifying appropriate increases in density and height restrictions in the waterfront district to encourage mixed-use development that builds upon recent open space improvements, brings additional activity to the water's edge and preserves the existing character and important viewsheds.

NYSERDA TDR Toolbox

New York State

Project Manager on grant-funded project sponsored by NYSERDA and New York State Department of Transportation to create a Transfer of

Development Rights (TDR) Toolbox to assist New York State municipalities in implementing TDR regimes. The objective is to develop strategies that maximize the impact of TDR by incorporating other land use planning objectives such as transit-oriented development, reduced development in flood zones, preservation of agricultural land and conservation of sensitive environmental areas.

NY Rising Community Reconstruction Program

New York

Project Planner on the NYRCR Program for the Governor's Office of Storm Recovery. Provided management and technical planning assistance to three communities in Staten Island and Nassau County to develop a list of projects backed by CDBG-DR funding for implementation in areas that were hit hardest by Sandy and Irene. The NYRCR Plans evaluated the risks to critical community assets, assessed each community's needs and opportunities, and developed specific implementation projects to rebuild from Sandy and Irene, but also protect these critical assets from future storms and extreme weather events.

Village of Tarrytown Historic Commons District Amendments

Village of Tarrytown, New York

Developed amendments to the Village of Tarrytown Historic Commons District zoning regulations to preserve the visual integrity and viewsheds of

Simon Kates, AICP, LEED AP
Senior Planner

Project Experience (continued)

the HC District landscape. Assisted in preparing an Environmental Assessment Form pursuant to the State Environmental Quality Review Act analyzing the proposed amendments to the Village Zoning Code, Zoning Map, and Comprehensive Plan. Prepared a Negative Declaration for the project in support of a finding of no significant adverse environmental impact.

Greater JFK Industrial Business Improvement District

Queens, New York

Project manager of the consultant team working with the New York City Economic Development Corporation to establish an industrial business improvement district in the off-airport cargo district adjacent to JFK Airport. Worked with a planning committee composed of property owners, business owners, and residents to establish the Greater JFK IBID to support the off-airport air cargo district and enhance the quality of life and recognition of the diverse experiences of all who work, visit, and live within the district.

GSG Energy Finance*

Brooklyn, New York

Established a new energy finance division at GSG Financial. Developed the strategic plan for expansion in renewable energy and energy efficiency markets, created financial models for asset leases, and managed the business development process for establishing new partnerships with municipal programs, utilities, and contractors.

DC Sustainable Energy Utility*

New York, New York

Project manager for analysis to support the development of energy efficiency incentive programs in Washington, DC. Produced reports and created ArcGIS maps on demographic, building, and financial data for the DC Sustainable Energy Utility.

Green Jobs / Green New York*

Brooklyn, New York

Managed outreach to low income homeowners and houses of worship to conduct energy audits on existing buildings. Reviewed and analyzed energy audit data to support the Pratt Center for Community Development.

New York City Industrial Performance Standards: Deficiencies and Disaster Risks*

Brooklyn, New York

Created a report on behalf of the New York City Environmental Justice Alliance which examined the risks posed by New York City's outdated industrial performance standards in the event of significant flooding and storm surge. Particular attention was paid to the impact on low-income communities of color adjacent to waterfront industrial areas. Recommendations were made to reorganize the regulatory framework of the performance standards.

Lawrence Berkeley National Laboratory*

Berkeley, California

Assisted in construction administration for a LEED Gold nanotechnology lab which was designed by SmithGroup Architects. Created construction documents and material details using AutoCAD.

26 Court Street*

Brooklyn, New York

Designed corporate interiors for multiple projects including a law office and building lobby. Create construction documents and shop drawings, and managed the construction administration process.

* Designates work completed prior to joining BFJ Planning

Lauren Rennée

Planner

Lauren Rennée has worked on a variety of planning projects for public and private sector clients. She has experience with every phase of the study process from data collection in the field to final report preparation. In addition, she is trained in geospatial analysis. Ms. Rennée concentrated her graduate studies in transportation planning and policy with a focus in public transit, pedestrian and bicycle planning.

Education Master of Urban and Regional Planning, Luskin School of Public Affairs, University of California, Los Angeles, 2012
Bachelor of Arts, Political Science, Columbia University, 2009

Skills Adobe Creative Suite (Illustrator, Photoshop, InDesign), ArcGIS, SketchUp, AutoCad, AutoTurn, SPSS, Microsoft Office

Selected Experience

Princeton University 2026 Campus Framework Plan

Princeton, New Jersey

Research and geospatial analysis of local and regional transportation planning conditions for Campus Framework Plan. Geo-coded home-to-work data of commuting population to identify public transit service areas and to evaluate existing transportation services.

Mercy College Travel Demand Management Plan

Dobbs Ferry, New York

Conducted analysis to determine issues and opportunities for campus TDM plan. This involved geo-coding addresses of commuting population, spatial analysis of regional transportation network, and administering an online travel survey.

3560 Broadway Environmental Review

New York, New York

Preparation of Environmental Assessment Statement and traffic impact study for development in West Harlem. Conducted a detailed pedestrian analysis of sidewalks, crosswalks and corner reservoirs. Surveyed pedestrian elements and Prepared detailed schematics of pedestrian elements and GIS-based maps.

Union Square Visitor Study

New York, New York

Project Planner for large pedestrian study for the Union Square Partnership which quantified the number of

persons that visit the square during summer Fridays and Saturdays.

57 Alexander Traffic Impact Study

Yonkers, New York

Conducted traffic impact study for residential development along Hudson Waterfront. Project consisted of an evaluation of previous studies and detailed analysis of future traffic generation.

Westchester Pavilion Rezoning and Site Plan Review

White Plains, New York

Assisted in the preparation of a Generic Environmental Impact Statement (GEIS) for the proposed rezoning and redevelopment of the Westchester Pavilion Mall. Currently assisting with the design of the site's parking and loading areas.

Financial District Paid Commercial Parking Evaluation

New York, New York

Provided technical assistance in conjunction with NYCDOT's Paid Commercial Parking (PCP) program. Surveyed the sidewalk conditions and parking regulations of 100 block faces in the Financial District. Compiled and analyzed survey results to recommend the siting and installation of new meters and signage for commercial parking zones.

Lower Manhattan Pedestrian Studies

New York, New York

Coordinated several studies for the Downtown Alliance that quantified and analyzed pedestrian flows throughout

Lauren Rennée

Planner

Selected Experience (Continued)

Lower Manhattan. The data has been used in planning of the use of public space and retail space.

Astor Place Pedestrian Study

New York, New York

Coordinated a large study for the Village Alliance that quantified the total amount of pedestrians that enter the Astor Place on a daily basis.

Flatiron District Pedestrian Study

New York, New York

Project Planner for a study that quantified and analyzed pedestrian flows for several retail properties.

Princeton Arts and Transit Project Baseline Traffic Counts

Princeton, New Jersey

Coordinated traffic counts to determine baseline for future comparison upon opening of a new roadway. Prepared report comparing findings with previous traffic volume data.

Stamford Master Plan

White Plains, New York

Assisted in the preparation of the Master Plan update. Planning themes include economic development, growth management, neighborhood preservation, increased mobility, and environmental protection.

Princeton University Child Care Planning Study

Princeton, New Jersey

Conducted a parking generation and parking occupancy study at two child care centers to determine peak-hour parking demand and trip generation rates Princeton University should use when planning future lots.

3560 Broadway Traffic Impact Study

New York, New York

Conducted detailed pedestrian analysis to determine future impact of a large retail development in West

Harlem. Coordinated fieldwork to gather inputs to determine level of service of sidewalks, crosswalks and corner reservoirs. Surveyed study area and prepared CAD schematics of pedestrian elements.

Route 1 Improvements Alternatives

Princeton, New Jersey

Performed a traffic circulation study to determine travel times along Route 1 between two interchanges used to access Princeton University. This data was used to evaluate alternatives proposed by NJDOT's to improve traffic flows along Route 1.

**Eric C.Y. Fang, AIA, AICP,
LEED AP**

Associate Principal

Eric C. Y. Fang has led large-scale urban design and redevelopments and university and campus planning projects nationally and internationally for public agencies, private developers and large institutions. A regular contributor to professional and academic journals, Mr. Fang brings over twenty years of experience to the team as an architect and urban designer. Mr. Fang's experience includes Arverne-by-the-Sea, the largest waterfront urban renewal site in the United States, Assembly Square, a five-million sf mixed-use development in Somerville, MA, and has worked with transit agencies and cities throughout the country to promote transit oriented development.

Education Graduate School of Design, Harvard University, Master of Architecture, 1990
Columbia University, Bachelor of Architecture, 1985

Memberships Eric is a Registered Architect licensed in New York, New Jersey, and California. He is a member of the American Institute of Certified Planners, and a LEED® Accredited Professional

Awards Arverne-by-the-Sea
Boston Society of Architects/AIA New York 2004 Housing Design Awards
Chamber of Commerce of the Borough of Queens 2004 Excellence in Design
Queens & Bronx Building Association 2004 Building Award of Excellence
Oceanfront Asbury
New Jersey Future 2003 Smart Growth Award
The Waterfront Center, Excellence on the Waterfront, 2002
American Planning Association - NJ Chapter, Outstanding
Redevelopment Plan, 2002

Professional Activities "Mayors Institute for City Design" Meridian, MS September 2008
"TOD to Town Center," lecture delivered to the "Rail-volution 2006: Building Livable Communities with Transit" conference, Chicago
Department of Infrastructure Planning Studies Colloquium, New Jersey Institute of Technology, December 2004
"Design with Transit: The New Jersey Experience," lecture delivered to the "Rail-volution 2003: Building Livable Communities with Transit" conference, Atlanta.
Village of Tuckahoe Planning Board 2004-Present
AIA NY Chapter, Planning and Urban Design Committee
Architectural Juries at NY Institute of Technology, NJ Institute of Technology, 2003-05
LINE: Journal of the San Francisco AIA Chapter, Founding Editor, Chair, Editorial Board; Guest Editor: Spring 1998, Summer 1999
San Francisco Planning and Urban Research Association, Committee on Urban Design, Civic Center Task Force, 1995-1999

Publications "The Hospital and the City" in "Integrating Design & Care In Hospital Planning for New Millennium", 2001.
"Camden 2012," Op Ed
"Urban Renewal Revisited: a design critique," S.F. Planning and Urban Research Association Newsletter, February 2000
Correspondent's File: "Fearing runaway sprawl, Silicon Valley heads downtown," Architectural Record, February 2000
"Chiron Corporation Life Science Center," Architectural Record, June 1999
" From Brown Field to Biotech Campus in San Francisco: UCSF Mission Bay Master Plan Competition," Competitions, Spring 1998
Correspondent's File: "As a once forlorn San Francisco area gains cachet, artists are squeezed out of affordable housing," Architectural Record, May 1998
"Harvard Architecture Review 9: A Journal of Architectural Research," Rizzoli International 1993, Co-Editor

**Eric C.Y. Fang, AIA, AICP,
LEED AP**

Associate Principal

Selected Experience

Together North Jersey

New Jersey

Program Manager for Local Demonstration Project Program, part of a HUD-funded Sustainable Communities Grant. Developed and managed program for 18 Local Demonstration Strategic Planning Projects involving three multidisciplinary project teams.

Perth Amboy Transit District Strategy

Perth Amboy, New Jersey

A strategic plan to create a vision for the downtown as a transit-oriented community including redevelopment of the train station area, rezoning downtown to better accommodate development, and capitalizing on the existing ethnic niche market.

Inner M&E Strategic Corridor Planning

New Jersey

Multidisciplinary planning study for a three-mile corridor encompassing the East Orange, Brick Church, Orange and Highland Avenue Stations in Essex County.

Hoboken Green Infrastructure Strategic Plan

Hoboken, New Jersey

Strategic plan including an overall conceptual framework; district by district recommendations for cost effective implementation of green infrastructure best management practices; and city-wide implementation policies and actions.

NJ Transit - Transit Friendly Planning Program Management

New Jersey

Developed a comprehensive and proactive program to guide NJ Transit's Transit Friendly Planning Program into the future. This process included outreach to over 35 civic and real estate industry groups, advocacy organizations, academic institutions, State Agencies and allied NJ Transit units.

Princeton Junction Station Area Vision Plan*

West Windsor, New Jersey

The Vision plan for the 120-acre area around NJT's Princeton Junction Station establishes West Windsor Station's position as a major intermodal center for central New Jersey. The plan rationalizes the myriad transit modes utilizing the station, organizing them around a new bus rapid transit plaza and commuter drop-off area, and establishes a framework for a new mixed use transit oriented neighborhood.

Newark Penn Station Circulation & Vision Plan

Newark, New Jersey

The Plan Penn Station establishes a Near Term plan to create a more attractive and secure environment around the station and to improve transit operations. It also established Long Term Plan focused on future development to complement and benefit from increased pedestrian and transit access to Penn Station.

Hamilton Station, Area Vision Plan •

Hamilton, New Jersey

The Plan for the Hamilton Station Area envisions new mixed-use development that knits together the area's various properties. The Vision Plan provides a detailed concept for development of the NJ Transit property, while incorporating 2,600 commuter parking spaces to accommodate anticipated growth. The core development at the NJ Transit property is intended provide the genesis of a new village center for Hamilton Township.

Special Initiative for Rebuilding and Resiliency (SIRR)

New York City, New York

In the wake of the devastation caused by Superstorm Sandy, Mayor Michael Bloomberg launched the Special Initiative for Rebuilding and Resiliency (SIRR) in January 2013. EE&K supported the SIRR initiative as lead planner for South Queens, an area that included the Rockaway Peninsula, Broad Channel and

* Designates work completed prior to joining Perkins Eastman

**Eric C.Y. Fang, AIA, AICP,
LEED AP**

Associate Principal

Selected Experience (continued)

Howard Beach. EE&K's approach focused on mid-long term rebuilding strategies integrating economic development, coastal protection and hardening of local and regional infrastructure systems.

**New York Rising Community
Reconstruction Program**

New York State

Led a multidisciplinary team to develop plans for four community rebuilding zones, encompassing 13 communities hit hardest by Hurricane Sandy in Staten Island and the south shore of Nassau County. The plans, included robust community engagement and rigorous risk assessment and cost-benefit analysis taking into account future sea level rise and the effects of climate change.

**Downtown Camden Strategic
Development Plan**

Camden, New Jersey

Strategic Development capitalize on the opening of the South Jersey Light Rail line, NJ Transit in partnership with the Delaware Valley River Planning Commission and a group of city leaders asked us to develop a smart growth strategy to guide Downtown development.

Arverne-by-the-Sea

Arverne, New York

This award-winning design knits together the subway and the sea, creating a unique transit-based beachfront community. The radial plan orients each of the neighborhoods around the previously underutilized subway station. The new community's network of public spaces and amenities include a charter school and a neighborhood supermarket.

Akron Core City Vision Plan

Akron, Ohio

Redevelopment vision that captures the development potential of the institutional partners, such as Akron's University Park, Downtown Akron, the BioInnovation Corridor, and the area bordering Akron General Hospital and Akron Children's

Hospital, in tandem with the redevelopment possibilities of the urban core, downtown area of the City of Akron.

Assembly Square •

Somerville, Massachusetts

Master plan for a 5 million sf mixed-use waterfront transit oriented development including 2,100 residential units, 450,000 sf retail, 1.75 million sf office. PUD Application approved by Somerville City Council 2006. Project Director

Downtown Brooklyn Redevelopment

Brooklyn, New York

The Downtown Brooklyn Redevelopment Plan focused on creating new streets and public spaces and identifying strategic sites to be assembled for future private development. Since the City's adoption of the plan's recommended zoning, the area has seen over 10 million SF of new development.

Market East Strategic Plan

Philadelphia, Pennsylvania

Vision plan for Market East creates a vision that is integral with strategy; one that is not dominated by one use or project, but is characterized by the diversity of forms and activities that have marked Market Street's colorful history. It seeks to position the Market East District to play a part in a more sustainable future for the City by promoting transit ridership, leveraging the city's existing investment in one of the richest transit hubs to be found in an American City and improving street-level air quality.

**Philadelphia Intermodal Feasibility
Study •**

Philadelphia, Pennsylvania

A focused interdisciplinary study done in collaboration with PB Americas that examined potential to create a seamless intermodal connection between long-distance buses, local buses, regional rail, and other surface transportation modes at the Market East Transit hub.

* Designates work completed prior to joining Perkins Eastman

Annisia Cialone
LEED® AP, AICP
 Senior Associate

Annisia Cialone has over fourteen years of experience on large-scale urban design and strategic master planning projects for both public and private clients. Her experience includes large-scale mixed use projects, transit oriented development, waterfront developments, higher education and cultural institutions. Ms. Cialone's integrated outlook on the design process encompasses the relationship between the political, social, and financial processes that create the built environment. As program manager for Together North Jersey's Local Demonstration Project Program she oversaw and managed a program of 18 Strategic Planning Projects. Rounding out her professional experience, Ms. Cialone has taught both architectural and urban design for summer programs at Amherst and Harvard Universities, served as a design critic at many universities including Columbia, City College, NYIT, and Parsons, and led Urban Design Workshops in NYC and Jersey City Public Schools.

Education Harvard University, Master of Architecture in Urban Design, 2003
 The Cooper Union for the Advancement of Science & Art, Bachelor of Architecture, 1998

Memberships Annisia is a member of the New Jersey chapter of the American Planning Association (APA), a member of the American Institute of Certified Planners, and a LEED Accredited Professional. She also provides new development oversight as a board member of Jersey City's Harsimus Cove Association.

Selected Experience **Albert Einstein College of Medicine •**
Bronx, New York
 The Master Plan provides a highly flexible, cost-effective and sustainable roadmap for campus expansion. The goal is to create a more coherent, convenient and pleasant campus experience, one that draws people onto campus and provides them with an inspiring setting for scientific education, collaboration and research.

Arverne-by-the-Sea •
Arverne, New York
 This award-winning design knits together the subway and the sea, creating a unique transit-based beachfront community. The radial plan orients each of the neighborhoods around the previously underutilized subway station. The new community's network of public spaces and amenities include a charter school and a neighborhood supermarket and a mixed-use main street.

Arverne Retail Transit Plaza •
Arverne, New York
 As the main subway arrival and departure point for beachgoers and resident commuters, the retail transit plaza is the keystone to the Arverne-By-The-Sea masterplan. With its long curved plaza reaching

east and west along the new Rockaway Beach Boulevard and the memory of the demapped 68th street piercing the site north and south, the retail transit plaza offers pedestrian links to communities new and old.

CityCenter Las Vegas •
Las Vegas, Nevada
 The 66-acre site, designated as CityCenter, was developed into a master-planned urban complex defined by a variety of avenues, places and experiences. As envisioned, CityCenter represents the most significant privately funded project in the United States at this time.

Harper Master Plan •
Palatine, Illinois
 We developed concepts to realize Harper's vision as a leading 21st-century Community College, recognizing the needs of an increasingly diverse student body for campus places that enhance the college experience.

Hoboken Green Infrastructure Strategic Plan
Hoboken, New Jersey
 Strategic plan including an overall conceptual framework; district by district rec-

* Designates work completed prior to joining Perkins Eastman

Annisia Cialone
LEED® AP, AICP
 Senior Associate

Selected Experience (continued)

ommendations for cost effective implementation of green infrastructure best management practices; and city-wide implementation policies and actions.

Inner M&E Strategic Corridor Planning New Jersey

Multidisciplinary planning study for a three-mile corridor encompassing the East Orange, Brick Church, Orange and Highland Avenue Stations in Essex County.

Newark Downtown Redevelopment • Newark, New Jersey

This plan seeks to enhance the city's existing resources by building on Downtown's unique characteristics and coordinating ongoing initiatives, such as the Passaic Riverfront redevelopment, the McCarter Highway, the Arena, James Street Commons, and the University Science Park. The Plan proposes an expanded vision of Downtown Newark, addressing housing, schools, and retail and entertainment development.

Northern Intermodal Transit Center • Houston, Texas

Design of a new \$300 million intermodal transit center, to be located north of the University of Houston-Downtown and Interstate 10. The center is destined to become the main hub for many of the services offered by Houston's Metro, serving as the starting and ending point for bus routes, rail lines, bus rapid-transit lines and commuter rail.

Perth Amboy Transit District Strategy Perth Amboy, New Jersey

A strategic plan to create a vision for the downtown as a transit-oriented community including redevelopment of the train station area, rezoning downtown to better accommodate development, and capitalizing on the existing ethnic niche market.

San Pedro Waterfront Master Plan Development •

San Pedro, California

The San Pedro Waterfront and Promenade Master Development Plan is set to transform the waterfront of the City of Los Angeles into the magnificent "Gateway to the Pacific." In the Plan, the working Port of Los Angeles, one of the busiest and largest ports in the world, will be integrated with thriving recreational and cultural attractions.

SUNY Downstate Master Plan Brooklyn, New York

The Facilities Master Plan project is part of a systemwide effort being led by the State University Construction Fund (SUCF) to develop Master Plans for 32 SUNY campuses. The Facilities Master Plan for the campus documents current building conditions, establishes program needs for facilities to support the College's mission and goals, and advances new building and open space design concepts for the future of the campus.

SUNY New Paltz Site and Landscape Master Plan •

New Paltz, New York

Developed a long-range, comprehensive vision including a framework to integrate existing buildings, potential sites for development, outdoor places, and vehicular and pedestrian circulation systems for the 226-acre campus.

Together North Jersey

New Jersey

Program Manager for Local Demonstration Project Program, part of a HUD-funded Sustainable Communities Grant. Developed and managed program for 18 Local Demonstration Strategic Planning Projects involving three multidisciplinary project teams.

* Designates work completed prior to joining Perkins Eastman

Paul Song
Senior Associate

Paul Song is an Associate at Perkins Eastman. With 16 years of professional experience, his work has encompassed a broad range of practice areas, including hospitality, mixed-use, redevelopment, retail, residential, streetscapes, and public plazas.

Paul has been successful in creating retail and social environments, and has also played a critical role in design leadership and strategic planning. He has led coordination of multi-million dollar projects that demonstrate his ability to think strategically, coordinate internal and external resources, complete highly-detailed work, and meet rigorous client demands within a tight budget.

Prior to joining Perkins Eastman, Paul was a designer at Street-Works, Walker Group (WPP Group), and Rockwell Group.

Education Imperial College of London, Tanaka Business School, Master of Business Administration
Syracuse University School of Architecture, Bachelor of Architecture

Selected Experience	<p>Southwest Waterfront Retail Master Plan* <i>Washington, DC</i> Designed open space, streetscape, and retail character of a 26-acre project with 60% open space and 300,000 sf retail.</p> <p>W Hotel* <i>New York, New York</i> Interior and exterior architectural design for the W Hotel on 57th Street. The project was the first prototype of the boutique hotel concept launched by Starwood Hotels and Resorts.</p> <p>1 East 35th Street Hotel* <i>New York, New York</i> Initial concept to full detailed design of a 30-story boutique hotel development in midtown Manhattan. The project involved custom design furnishings and unique hospitality concepts which included an intimate courtyard, an outdoor pool, and a rooftop bar.</p> <p>Assembly Square* <i>Somerville, Massachusetts</i> Master plan, streetscape, building design, district identity, and retail consulting for 50+ acre 1.7 million sf mixed-use project, including 2,100 proposed residential units and 250,000 sf street retail located 5 miles north of Boston.</p>	<p>Market East <i>Philadelphia, Pennsylvania</i> Vision plan for Market East creates a vision that is integral with strategy; one that is not dominated by one use or project, but is characterized by the diversity of forms and activities that have marked Market Street's colorful history. It seeks to position the Market East District to play a part in a more sustainable future for the City by promoting transit ridership, leveraging the city's existing investment in one of the richest transit hubs to be found in an American City and improving street-level air quality.</p> <p>Buffalo Canal Side <i>Buffalo, New York</i> We created a development plan that will bring life back to the water in the City of Buffalo. The "Canal Side" Plan will create new uses and attractions around a series of world class public spaces. Anchoring the project is the existing HSBC Arena, home to the NHL Buffalo Sabres and a new 200,000 sf. Bass Pro Superstore to be built on the waterfront. Supporting these anchor uses will be several mixed use blocks which incorporate continuous street level retail, new residential development, and a new hotel.</p> <p>New Quincy Center Redevelopment* <i>Quincy, Massachusetts</i> Master plan, streetscape, and building design of a \$1.6 billion urban redevelop-</p>
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• Designates work completed prior to joining Perkins Eastman

Paul Song

Senior Associate

Selected Experience (continued)

ment project consisting of 2.75 million sf of new buildings, 1,200 residential units, and 8 parking garages.

El Tormes Shopping Centre**Salamanca, Spain*

Design-managed a team of interior, lighting, and landscape consultants on a new ground-up 300,000 sq ft shopping center in Salamanca, Spain, and liaised with client — ING Real Estate.

Gran Via de Vigo Shopping Centre**Vigo, Spain*

Largest commercial retail centre in the Galician region, a new ground-up 400,000 sq ft shopping & entertainment center in Vigo, Spain, for ING Real Estate.

CityCenter DC**Washington, DC*

Retail strategy/design guideline for 2.5 million sf mixed-use, 10-acre redevelopment site, in collaboration with Norman Foster & Shalom Baranes Architects for Hines.

Lord & Taylor**Stamford, Connecticut*

Designed a 300,000 sf retail center of Lord & Taylor and Whole Foods anchor, as part of a national redevelopment and rebranding campaign of Lord & Taylor.

Mid-Pike Plaza**Rockville, Maryland*

Building, streetscape, and storefront design guideline for a 1.7 million sf mixed-use master plan, including proposed 1,500 residential units for Federal Realty Investment Trust Corporation.

Kodak Theater**Los Angeles, California*

Designed schematic retail and theatre complex layout for the new home of the annual Academy Awards ceremony.

Downtown Disney**Downtown Disney, Florida*

Consolidated master plan streetscape and district identity scheme for Downtown

Disney concept in Walt Disney World, Florida.

Cirque du Soleil**Downtown Disney, Florida*

Developed exterior façade design and streetscape plan to coordinate with overall Downtown Disney master plan.

Hyundai Department Store**Seoul, South Korea*

Created environmental branding and merchandising strategy for an eight level, 500,000 sf Hyundai Department Store.

Georgetown Park Shopping Center**Washington, DC*

Developed an in-depth feasibility study to revitalize an existing 300,000 sf shopping center in the historic Georgetown shopping district.

Sundance Film Center**Seattle, Washington*

Designed overall environmental concept of retail prototype for Robert Redford, which included restaurant, library, shop, and seven cinemas dedicated to independent films – from design to construction documents.

Rockville Town Center**Rockville, Maryland*

Created building design and programming guidelines for Federal Realty Investment Trust Corporation, for a 23-acre mixed-use residential, retail, commercial, and cultural center.

Wisconsin Avenue Giant**Chevy Chase, Maryland*

Master plan, streetscape, and building design of a mixed-use 350,000 sf redevelopment of former supermarket site including a new 50,000 sf Giant (Stop & Shop), 150 residential units, and extensive street level retail, urban amenities and below-grade parking.

• Designates work completed prior to joining Perkins Eastman

Ayodele Yusuf

Associate

Ayo Yusuf is an architectural & urban designer and has played key roles in a wide variety of large-scale projects, spanning waterfront redevelopment, transit oriented development, mixed-use and planning resilient communities. Ayo's most recent experience includes a new mixed use town center for Research Triangle Park, and New York Rising. As project manager, Ayo managed a multidisciplinary team in completing six Community Rebuilding and Reconstruction Plans encompassing over 23 communities in Brooklyn, Nassau County, Queens, and Staten Island. He has worked on a Redevelopment vision for Akron, Ohio that captures the development potential of the City's institutional partners and Downtown Akron, OH. He also was the project designer for a Master Planning effort for the development of a market-based urban design vision for Cleveland's Waterfront. With the successful delivery of the vision, began work on developing a preferred plan for Phase 1 of the Vision Plan as well as acting as the project designer for two additional project sites highlighted in the overall Vision Plan.

Education Master of Architecture in Urban Design (MAUD), Harvard University
Professional Development Coursework, MIT Sloan School of Management

- Designing and leading the entrepreneurial organization
- How to develop breakthrough products and services
- Innovative Project delivery in the public and private sectors

Bachelor of Architecture, Magna Cum Laude, University of Arkansas

Memberships Ayo is a member of the New York Metro Chapter of the American Planning Association, actively participating in the Chapter's Waterfront Committee. In this capacity, he served on an Advisory Board helping to review New York City's Department of City Planning (DCP) Urban Waterfront Adaptation Strategies post hurricane Sandy

Selected Experience **New York Rising Community Reconstruction Program**
New York State
Led a multidisciplinary team to develop plans for four community rebuilding zones, encompassing 23 communities hit hardest by Hurricane Sandy in Brooklyn, Queens, Staten Island, and the south shore of Nassau County. The plans, aimed at prioritizing spending priorities and positioning the communities to secure funds from the Federal Government's Post-Sandy aid package, including robust community engagement and rigorous risk assessment and cost-benefit analysis taking into account future sea level rise and the effects of climate change.

NJ Transit - Transit Friendly Planning Program Management
New Jersey

Part of a team that developed a comprehensive and proactive program to guide NJ Transit's Transit Friendly Planning Program into the future. This process included outreach to over 35 civic and

real estate industry groups, advocacy organizations, academic institutions, State Agencies and allied NJ Transit units.

Research Triangle Park Town Center
Durham, North Carolina

The Research Triangle Park Center (Park Center) is a bold new vision that repositions the Research Triangle Park (RTP) as the "workplace of the future". This urban center for the RTP is an exciting new live-work-shop-play environment that is more sustainable and attractive to a new generation of workforce. The biggest change is adding residential and retail to the office workplace in a compact and walkable setting. Although visionary and transformative in its mission, the plan is also pragmatic and market driven. Responsibilities included managing the consultant team and client coordination.

Market East

Philadelphia, Pennsylvania

Vision plan for Market East creates a vision that is integral with strategy; one that is not dominated by one use or proj-

* Designates work completed prior to joining Perkins Eastman

Ayodele Yusuf

Associate

Selected Experience (continued)

ect, but is characterized by the diversity of forms and activities that have marked Market Street's colorful history. It seeks to position the Market East District to play a part in a more sustainable future for the City by promoting transit ridership, leveraging the city's existing investment in one of the richest transit hubs to be found in an American City and improving street level air quality.

Akron Core City Vision Plan*Akron, Ohio*

Redevelopment vision that captures the development potential of the institutional partners, such as Akron's University Park, Downtown Akron, the Bio-Innovation Corridor and the area bordering Akron Children's Hospital, in tandem with the redevelopment possibilities of the urban core, downtown area of the City of Akron.

Nutley - Clifton Hoffman-La Roche Campus*The Township of Nutley and The City of Clifton, New Jersey*

Part of the consultant team hired jointly by Nutley and Clifton to analyze the options for potential redevelopment of the vacated Roche site to enable the towns to prepare for the re-purposing of the site. Market analysis was completed to understand the potential for re-use, the amount of time it would take to fully redevelop the site, and the potential economic impact on each community. After careful consideration, three redevelopment schemes were agreed upon that contained a mix of uses considered acceptable to both communities. For the most part, uses included re-use and newly constructed R&D lab space; re-use and newly constructed office space, light industrial use ranging from data centers to warehouse and light manufacturing, hotel; high end residential, senior living and neighborhood retail. While each of the three scenarios varied in the estimated timeframes for completion of full redevelopment (e.g. 15-25 years plus, all were projected to eventually provide higher real estate tax revenue and more job creation than when the site was occupied by Roche.

Huishan Waterfront*Shanghai, China*

The Huishan North Bund waterfront consists of approximately 107,182 sm of land to the North of the Huang Pu River. The site offers extraordinary views of not only the river, but also of the Historic Bund District and the newly developing Pudong District which is home to many of the modern skyscrapers being built in Shanghai today. The master plan envisions a vibrant waterfront development with Marina's accessing the Huang Po River and a riverfront esplanade continuous across the whole site and connecting to the Shanghai International Cruise Terminal site on the Western Edge of the development. The development is connected by a public plaza connecting all the buildings over a shopping center and two levels of parking and a subway station and includes 12-15 low-rise buildings and three highrise buildings totaling approximately 320,800 sm of total development to house office space, retail, and a new shipping transaction building. Each buildings will have the opportunity to take advantage of the extraordinary views.

Burke Lakefront Airport Master Plan*Cleveland, Ohio*

A development plan for a high quality mixed-use district on the western edge of Burke Lakefront Airport that provides first-class service, meets the general aviation needs of the public while maximizing the revenue potential of the airport's property, and provides a new urban design vision for Cleveland's Waterfront. With the successful delivery of the vision, began work on developing a preferred plan for Phase 1 of the Vision Plan as well as acting as the project designer for two additional project sites highlighted in the overall Vision Plan

* Designates work completed prior to joining Perkins Eastman



JAMES F. LIMA

President
James Lima Planning + Development

EXPERIENCE

James Lima Planning + Development

(President, October 2011 – present)

Provide strategic real estate, economic, public policy and stakeholder engagement advisory services to private, public and institutional clients for complex mixed-use, downtown, and regional development projects across North America. Focus on value-creation opportunities, attracting public and private investment, community engagement strategies, and structuring public-private partnerships in real estate development. Expertise in the economics of place-making.

HR&A Advisors, Inc.

(Partner, January 2007 – October 2011)

Led national economic and real estate advisory firm's affordable housing practice. Advised public and private sector clients on downtown, affordable housing, waterfront and regional revitalization strategies through public-private structures. Prepared impact analyses demonstrating public policy basis for capital investment in infrastructure and public realm and positive stimulative effect on property values.

AvalonBay Communities, Inc.

(Senior Development Director,
July 2005 – December 2006)

Had responsibility for land acquisition, entitlements, and all planning, design, and pre-development activities for large-scale mixed-use transit-oriented development in the New York City Metro area. Negotiated land lease deal for West Chelsea (Manhattan) development site.

Columbia University Graduate School of Architecture Planning & Preservation

(Adjunct Assistant Professor of Real Estate Development, 2005 – 2013)

Coursework: "Public-Private Partnerships in Real Estate Development" and "Real Estate Development and Historic Preservation"

Governors Island Preservation and Education Corporation

(President, September 2003 – April 2005)

Led planning, development, operations and management for 150+ acre former military facility in New York Harbor. Set overall vision for Island's future use as a public park-like place, secured private and public funding, built constituencies, and executed \$50M+ capital program for infrastructure. Secured permanent new home for 400-student Urban Assembly NY Harbor School, a themed curriculum public high school. Partnered with public art organizations and foundations to launch ambitious cultural arts and recreational programming that attracts significant new and repeat visitation to the Island each year.

NYC Economic Development Corporation

(Senior Vice President, Special Projects Division,
April 2002 – September 2003)

Headed NYC's efforts on a range of complex economic growth strategies at central business district locations and along former industrial waterfronts, including the Red Hook Piers, Downtown Brooklyn Redevelopment Plan and Downtown Flushing Development Framework Plan, and negotiating the transfer of Governors Island from the federal government. Initiatives included interagency planning for re-zoning, urban design, transportation, parks, and environmental review, as well as stakeholder engagement, and securing public funding commitments for core infrastructure and parks.

NYC Department of Housing Preservation and Development

(Assistant Commissioner, Division of New Construction, July 1996 – April 2002)

Managed initiatives for newly constructed mixed-income housing, economic development and community facilities valued at more than \$900 million. Led planning, consensus building, entitlements, developer selection, and financial feasibility for city-owned properties in Central and East Harlem, the South Bronx, East New York, The Rockaways, Hell's Kitchen and the Lower East Side. All properties have been successfully redeveloped and occupied after decades of abandonment and dispute.

EDUCATION

Harvard University

Harvard Kennedy School,
Program for Senior Executives in State & Local Government

Columbia University

GSAPP, Master of Science
in Real Estate Development Program

Columbia University

Columbia College, BA,
Architecture and Urban Studies





BRENT OLTZ

Senior Analyst
James Lima Planning + Development

EXPERIENCE

James Lima Planning + Development

(Senior Analyst, July 2013 - Present)

Provide strategic real estate, economic, public policy and stakeholder engagement advisory services to private, public and institutional clients for complex mixed-use, downtown, and regional development projects across North America. Focus on value-creation opportunities, attracting public and private investment, community engagement strategies, and structuring public-private partnerships in real estate development. Expertise in the economics of place-making.

Open Society Foundations

(Project Assistant, Post-2015 On-The-Ground Shared Framework, March 2014 - February 2015)

Managed planning and execution of ambassador-level summit and bilateral meetings on national intergovernmental negotiation positions on Post-2015 Sustainable Development Agenda. Coordinated internal global advocacy strategy. Coordinated communication strategy, including position papers and messaging to influencers and stakeholders and key policy initiatives. Researched key UN concurrent negotiation processes and intelligence on member state positions to identify opportunities for intervention.

Humphrey School of Public Affairs

(Research Assistant, Regional Planning and Policy, August 2012 - July 2013)

Conducted research funded by the Department of Housing and Urban Development and the Metropolitan Council on relationship between transit infrastructure investments and the regional jobs-housing balance. Reported periodically to regional planning authority on findings. Contributed editorially to published report on regulatory mechanisms, including tax districts, zoning code reform, and entitlement and permitting processes, which shift development toward transit-proximate sites.

The Musicant Group

(Project Manager, July 2012 - December 2012)

Implemented marketing and programming plan to activate downtown park, significantly increasing foot traffic and establishing programming partnership with nearby central library. Completed design-focused analysis of downtown greenway; developed physical and programming plans to address design deficiencies and generate additional public and private investment. Assisted in formulating business development strategy; presented to clients and stakeholders.

Target Corporation

(Legislative Team Assistant, March 2008 - August 2011)

Identified state and federal proposals impacting company financial performance and reputation, supporting measurably positive results for multiple business units. Provided operational support for nation-wide, thirty-issue legislative agenda. Coordinated executive-level advocacy to elected officials; fielded government and shareholder inquiries. Presented market and demographic research on economic and reputational impact of GLBT guest segment, generating consensus for a new approach to internal and external GLBT relations.

EDUCATION

University of Minnesota

Humphrey School of Public Affairs, Master of Urban and Regional Planning

University of Wisconsin,

BA, Sociology and Geography



KEY PERSONNEL

S. Bry Sarté, PE, LEED AP



Education

University of California, Berkeley
Bachelor of Science in Civil and
Environmental Engineering; Emphasis:
Environmental Engineering
University of Canterbury, New Zealand
Masters research in Environmental
Engineering
University of California, Santa Cruz
Bachelor of Arts in Fine Arts

Academics

Adjunct Associate Professor of
Architecture
Columbia University: Graduate School of
Architecture, Planning and Preservation
Master of Science in Architecture and
Urban Design

Professional Registration

Registered Professional Engineer,
Civil Engineering in the States
of: Arizona, California, Colorado,
Montana, New Hampshire, New York,
Pennsylvania, Tennessee, Texas, and
Virginia

Professional Affiliations

American Society of Civil Engineers
UC Berkeley Alumni Association
SPUR: San Francisco Planning and
Urban Research, Member; Sustainable
Development Committee, Chair; Water
Policy Board, Chair
Urban Land Institute, Member
U.S. Green Building Council, Member

Publications

Sustainable Infrastructure: The Guide
to Green Engineering. New York: John
Wiley & Sons, 2010. 400 page book.
"Integrated Water Resource planning."
American Society of Civil Engineers,
2010. White paper.
"Watershed-Based Stormwater
Management." American Society of Civil
Engineers, 2008. White paper.

Bry Sarté, founder of Sherwood Design Engineers, leads an international practice of civil and environmental engineers based in San Francisco, New York and Houston. As a leading designer and academic in ecological and sustainable engineering, he has been published internationally and has made significant contributions to contemporary research involving global environmental issues affecting water supply, urban design, material science and energy use. Sarté has built an international reputation by providing engineering services and design solutions that reflect a deep commitment to executing well-planned, sustainable projects worldwide.

Mr. Sarté has served as lead engineer for hundreds of the world's leading sustainable engineering projects. Many of the projects were the first-of-their kind in applying green engineering systems, strategies and concepts. From innovative planning projects on one end of the spectrum to implemented construction projects on the other, much of Sarté's work has been highly integrated, highly collaborative design developed in tandem with many of the world's leading architecture and landscape architecture firms.

Sarté has led the engineering design for numerous completed construction projects that have changed the direction of how we build. The projects range from institutional buildings to civic infrastructure and include many LEED Platinum and Gold projects, more than a dozen Living Building Challenge Projects, three of the selected pilots for the Sustainable Sites Initiative, in addition to various other international green building standard rated projects. Projects of note that are currently underway include: comprehensive integrated stormwater reuse systems for New York's Water Treatment Plant at Croton, sustainable engineering design for Related's Hudson Yards in New York, work for tech headquarters in Silicon Valley, San Francisco Better Streets implementation, and UC Berkeley Student Center among others.

Since 2013, Mr. Sarté has served as Adjunct Associate Professor of Architecture at Columbia University's Graduate School of Architecture Planning and Preservation in the Master of Science in Architecture and Urban Design program. He is currently teaching the course Infrastructure, Resilience and Public Space. He regularly serves as a guest lecturer/speaker at the University of California Berkeley and Stanford University, as well as conferences around the world, presenting on environmentally-sensitive design and construction.

KEY PERSONNEL



Jason Loiseau, P.E., LEED AP, Project Manager

Jason Loiseau serves as Project Manager for some of Sherwood's most progressive projects including Brooklyn Bridge Park, Hudson Yards and Croton Water Treat Plant Landscape. He oversees development of project designs from the initial stages of master planning through construction administration services. Along the South SF Bay he is leading the design of the water systems on the redevelopment and expansion a large brownfield focused on climate adaptation; water and carbon balancing and; landscape integrated stormwater and flood control plan. At Hudson Yards in Manhattan he is advising a multi-disciplinary team on the design of low profile storm water management and reuse strategies for this mixed use neighborhood in midtown. In Tanggu, China he is spearheading the civil design, ecological planning and the implementation of sustainable design elements for this large-scale waterfront park.

Education

Villanova University
Bachelor Science in Civil Engineering

Professional Registration

Registered Professional Engineer
State of New York, State of Massachusetts

Professional Affiliations

American Society of Civil Engineers
US Green Building Council LEED AP
Massachusetts Licensed Soil Evaluator

Prior to joining Sherwood, Jason served as Senior Associate Civil Engineer with Sasaki Associates in Boston, Massachusetts. At Sasaki he managed and designed the site and infrastructure components of institutional planning and construction projects related to dormitories, research campuses and athletic facilities for several universities including UMASS Amherst; Trinity College; Harvard University; University of Michigan; Auburn University; University of Mississippi and Sacred Heart University. In addition, he provided management, site design and construction administration services for phased low impact multi-use developments including condominiums, townhouses, single family homes, restaurants, retail and recreational facilities.

Jason is a Registered Professional Engineer in the States of New York and Massachusetts and is a LEED Accredited Professional. He has worked in both the public and private sectors with planners, architects and landscape architects as a civil engineer. Jason has acted as a designer and manager for numerous projects employing green building and low impact development design techniques. Project experience has ranged from urban public spaces, commercial and residential planned developments, roadway and infrastructure design, water resource analysis and remediation, stormwater management and bicycle transportation planning.

William M. Shute, P.E.



POSITION: Chief Project Manager

SPECIALIZATION: Structural Engineering and Design of Waterfront Facilities

YEARS EXPERIENCE: 17

EDUCATION:

2002 M.E., Engineering, Duke University, Durham, NC
1996 B.S., Civil Engineering, Bucknell University, Lewisburg, PA

TRAINING:

PE, States of NY, NJ, and RI

MEMBER:

ASCE American Society of Civil Engineers
COPRI

KEY QUALIFICATIONS

Mr. Shute has more than 17 years of experience as a waterfront structural engineer having provided project management, planning, inspection, engineering design and analysis services for a broad range of waterfront structures including; piers, wharves, bulkheads, mooring and berthing dolphins, fender systems, and floating dock systems. As a Project Manager, Mr. Shute is experienced in managing large, complex, multidisciplinary projects. A strong technical background related to the analysis and design of waterfront structures compliments Mr. Shute's project management experience. With a focus on structural engineering, Mr. Shute has been responsible for all phases of design from concept development to the delivery of detailed design documents. Mr. Shute also has considerable field experience, including time served as a Resident Engineer at various waterfront construction sites, as well as an inspection team member who has performed both underwater and topside condition assessments.

PROJECT EXPERIENCE

Coney Island Ferry Feasibility Study - Brooklyn, NY. Project Manager for the Engineering Analysis and Site Location Evaluation for an EDC project to identify the feasibility of providing ferry service to Coney Island. The project involved: analyzing three physical locations, two ocean-side and one creek-side, to determine the opportunities and constraints associated with developing a ferry landing; analyzing the transit and transportation access; the potential market that may use ferry service to/from Coney Island; determining the types of amenities that would be needed at the landing and type of ferry/levels of service/fare structures; the infrastructure needed both from the waterside and landside to support ferry service; identifying environmental studies and permits that may be required; developing opinion of probable cost for development.

Routine Inspection of the Battery Maritime Building Substructure and Ferry Slips - New York, NY. Mr. Shute served as the Project Manager, as well as an inspection team member, for a routine inspection of the Battery Maritime Building Substructure, as well as the elements that comprise Ferry Slips 5, 6, and 7 for the Governors Island Ferry for Turner Construction and the NYCEDC. As part of this project, Mr. Shute coordinated site access and interfaced daily with site operations personnel to ensure inspection activities did not interrupt daily ferry operations. Additionally, Mr. Shute



William M. Shute, P.E.

served as one of the inspection team members. Mr. Shute also oversaw the completion of the Condition Assessment Report that was completed in accordance with the NYCEDC Waterfront Facilities Maintenance Management System Inspection Guidelines Manual.

West Midtown Ferry Mooring Towers and Ferry Floats Construction Inspection - New York, NY. Inspected ferry mooring towers and floats and provided a condition assessment for the New York City Economic Development Corporation. Provided above water inspection of superstructures including underside deck inspection by floating in a dry suit. Also completed construction surveillance inspection visits to multiple shipyards and fabrication facilities to document the construction evolution of the mooring towers and finger floats utilized to create a ferry terminal at Pier 79 on the Hudson River.

Marine Atlantic International Ferry Terminal Planning Study – Nova Scotia and Newfoundland, Canada. Mr. Shute served as the project engineer responsible for the development of a conceptual master plan for the Marine Atlantic Ferry Terminals located in North Sydney, Nova Scotia and Port aux Basques, Newfoundland. As part of the project, Mr. Shute coordinated a series of six workshops with key members of Marine Atlantic International, the largest ferry operator in Eastern Canada, in order to establish key objectives for the master plans, identify critical infrastructure in need of repair or modernization, establish project phasing, and review results of the planning efforts. The planning effort included a site evaluation of the landside and waterside infrastructure, including the berthing facilities for the 200-meter long ocean-going roll-on / roll-off passenger ferries, which call, at the sites.

The Wharf, Southwest Waterfront Development – Washington, DC. Mr. Shute served as the lead design engineer who was responsible for the developing the concept design for two new pile supported piers that were associated with the Southwest Waterfront Development named The Wharf. As part of the project team, Mr. Shute routinely interfaced with various Architects, Developers, and Planners to ensure that the concept design of the piers were in accordance with the design vision for the project. Mr. Shute also was responsible for the design development of the pier, during which time he worked with the project contractor

to provide an optimized design for the piers. The two piers were design to support historic vessel mooring, a harbormaster building and a ferry terminal, and a series of floating docks. Mr. Shute’s involvement in the project also included assistance with obtaining approval from the Army Corps of Engineers for the waterfront development and attending a series of Planning Commission meetings to obtain approval for the Washington D.C. planning commission. five subconsultants on the project team. The project scope included design and engineering, permitting, cost estimating, and construction administration services.

East River Waterfront Esplanade and Piers - New York, NY. Project Manager for the planning, design, construction document preparation, and construction administration services of the waterfront elements of a \$130 million waterfront park being constructed along a 2.2-mile long section of the East River, in Lower Manhattan. Mr. Shute served as Moffatt & Nichol’s Project Manager providing project oversight, staff management, and day-to-day communication with the prime consultants, the NYC Economic Development Corporation, Department of City Planning, and various Construction Managers. Planning aspects involved schematic design of the Master Plan’s waterfront components: a 1,000-foot-long pile-supported walkway, Pier 15 reconstruction, 100-slip marina near the Brooklyn Bridge, and rehabilitation of Piers 35, 36, and 42 including removing of a portion of Pier 35 to create a marine habitat, and modifying Pier 42 to an “urban beach.” Subsequently, he was responsible for executing a detailed design, preparing construction documents, and providing construction administration services for the Pier 15 and Esplanade A walkway construction.

Container Terminal Feasibility Study and Conceptual Port Plan - New Jersey. Project engineer for a letter report evaluating the development of a container terminal at a greenfield site in New Jersey. The study included data collections, a review of site characteristics, assessment of marine environment conditions, dredging analysis, creation of preliminary port layouts, and cargo capacity analyses. Additionally, prepared order-of-magnitude opinions of probable costs and conceptual construction schedules for each alternative as well as an evaluation of development alternatives.

W. Stuart Lewis, P.E.



POSITION: Project Manager Diver

SPECIALIZATION: Civil and Structural Engineering

YEARS EXPERIENCE: 8

EDUCATION:

2005 B.Sc., Civil Engineering, Polytechnic Institute of NY University

TRAINING:

PE, States of CT and NY

OSHA Confined Space Safety Entrant, Attendant, Supervisor (29 CFR 1910.146)

OSHA 10 hr & 30 hr Construction

OSHA HAZWOPR 40-HR Training (29 CFR 1910.120)

Surface Air Supplied Work Diving, Safety & Supervision Course/2007/Florida Keys Community College

Emergency Out of Air & Safety Training Cert using AGA Divator MK-II full face masks and Kirby-Morgan 17k & 37 surface supplied dive helmet

Dan O₂ Oxygen Provider/Advanced Oxygen Provider and On-Site Neurological Assessment Provider

CRP/AED/First Aid/Bloodborne Pathogens Training

TWIC Card

KEY QUALIFICATIONS

Mr. Lewis is a project manager-diver with over eight (8) years of experience as a structural and construction engineer. Mr. Lewis has a strong background in bridge condition inspections, structural analysis, ferry barge logistics and marine construction. Mr. Lewis performs coordination with clients, technical managers, accounting staff, and other support staff as necessary to manage overall project deliverables, schedule and budgets. Mr. Lewis is the liaison with clients and writes proposals for engineering services, and participates in other business development activities at OCC.

Mr. Lewis is certified in the use of surface supplied air diving equipment and is trained to perform underwater inspections according to guidelines of the American Society of Civil Engineers (ASCE) for PE divers and inspection methods of the U.S. Navy. This training supplements his previous SCUBA certification. Mr. Lewis has experience with all aspects of underwater investigations. His duties as an associate project manager include: managing teams for waterfront inspections and structural analysis for structures such as relieving platforms, seawalls, bulkheads, anchorages and piers for private and public clients. He has been a team leader managing emergency response teams to perform rapid level post event condition assessments, and also inspects existing conditions, documents findings, prepares inspection reports, estimates costs, develops repair recommendations, and provides construction administration. Mr. Lewis is highly proficient in 3D modeling and generating contract drawings.

Roosevelt Island Ferry Feasibility Study. Evaluated potential locations for a landing to provide ferry service to Roosevelt Island, NY. Performed site visit, incorporated GIS mapping, reviewed existing information, performed an analysis of the proposed landings with regards to engineering and ferry service criteria. We provided our recommendations for landing site selection.



W. Stuart Lewis, P.E.

Local Law 68/Ferry Landings. Evaluated and developed modifications for ten landings with respect to Local Law 68 (New York City Administrative Code: Title 19: Chapter 7: Sections 701-712). Responsibilities included preparing structural designs, ferry landing standards, plans, specifications, and reviews of landing compliance with Law 68. Used 3D modeling to generate all tide cycle elevations to verify LL68 compliance of the gangway slope.

North Williamsburg Ferry Landing. Resident Engineer coordinating contractor, design engineer and client to successful build and install a steel barge used for a ferry landing in the East River Ferry corridor. All work was complete within 154 days. On site client representative during construction activities.

East River Ferry Landings Improvements. Evaluated route analysis for existing ferry ridership demand at stops along the East River Ferry service corridor. Developed strategies for potential schedule and capital investments to meet and induce demand. Worked with NYCEDC and determined the optimal location for a new terminal at Fulton Landing in Brooklyn, NY. Considerations included geography, intermodal access, marine and landside traffic, regulations and the environment.

Post Event Assessment of Ferry Landings. Post Hurricane Irene (2011) and Hurricane Sandy (2012), direct point of contract with NYCEDC/Office of Emergency Management to perform rapid level post event condition inspections of the ferry landing facilities associated with the East River Ferry service corridor.

Post Hurricane Sandy - Rockaway Ferry Landing. Post Hurricane Sandy, evaluated potential locations in Rockaway, NY for a rapid deployment emergency ferry landing. Generated design, location, logistics and methodology for rapid installation. Acted as the liaison between NYCEDC, construction manager and contractor to accomplish the project within 120 hours.

WATERFRONT STRUCTURAL ENGINEERING

Brooklyn Navy Yard Waterfront Rehabilitation. Evaluation, design and permitting for rehabilitation of the low-level relieving platforms at the Navy Yard Barge Basin; investigation of Dry Dock 4 including its adjacent upland area to determine the viability of its continued

use as a dry dock and/or what improvements are necessary for its use as a wet berth; investigation of Pier C in order to determine the practicability for its continued use, and if impractical, reasonable and appropriate alternative options for maritime use; and, investigation of potential new or existing maritime businesses that will both sustain and increase the maritime industry in Wallabout Bay.

Piers 13 & 14 Rehabilitation & Demo. On site client representative during the demolition of piers 13 and 14 located on the lower East side of Manhattan. Reviewed multi beam side scan sonar to insure that all pile stubs and debris had been retrieved by the contractor.

SBMT Bulkhead Emergency Stabilization. Design of emergency stabilization anchorage for a failed steel bulkhead. On-site client representative during installation of design. Review of submittals and contractor payment application.

UNDERWATER INVESTIGATION

NYCDOT FDR Marine Borers RE Services. Office engineer documenting and reviewing all correspondence, payment applications, submittals, RFI, change orders and extension of time, submitted by the contractor. Performed underwater investigations of on-going construction activities.

Piers 35/36 on the East River. Performed inspections and provided rehabilitation designs. Above water and underwater inspections were performed to properly identify, locate, and quantify defects in need of repair. A tidal eco-park was also designed and installed at the inshore portion of Pier 35. All local, state, and federal permits were prepared for rehabilitation.

Chelsea Piers Headhouse Substructure Investigation - Performed an above water and underwater investigation of the inshore Piers at the Chelsea Piers Facility. Preparation of an inspection report on findings.

NYC Waterfalls-Underwater Investigation - Performed an underwater investigation of the substructure of a NYC Waterfall Art Exhibit at Brooklyn Pier 5.

Chelsea Piers Offshore Substructure Investigation - Performed an underwater investigation of Piers 59, 60 and 61 at the Chelsea Piers Facility. An inspection report of these findings was prepared.

HUGH O'NEILL

PRESIDENT

Hugh O'Neill is president of Appleseed, a New York City-based consulting firm founded in 1993 that provides economic research and analysis, public policy analysis and economic development planning services to government, non-profit and corporate clients. Notable engagements have included:

- For NYC2012, assessing the potential impact of preparing for and hosting the 2012 Olympic Games on New York City's economy, and of redeveloping the Hudson Yards area (2000).
- Assisting the Port Authority of New York and New Jersey in preparing the Authority's long-term port development plan (2000)
- For the City of Yonkers, preparing a redevelopment plan for the Nepperhan Valley, a 110-acre industrial area in the City of Yonkers (2002)
- Providing economic and financial analyses to the Lower Manhattan Development Corporation on issues relating to the redevelopment of Lower Manhattan (2002-2006)
- For the Fashion Center Business Improvement District, assessing industry and real estate market trends affecting the fashion center, and their implications for the BID's economic development strategy (2003)
- Assisting Columbia University in several aspects of planning for the development of the University's proposed Manhattanville campus, and analyzing the impact of the proposed new campus on New York City's economy (2004-2005)
- For the New York City Economic Development Corporation, evaluating technological and industry trends and developments and public policy issues affecting the telecommunications sector in New York City, and assisting NYCEDC and the Department of Information Technology and Telecommunications in preparing a telecommunications action plan for the City (2004-05)
- Assisting the New York City Economic Development Corporation and the City Department of Transportation in planning for the development of new ferry services in New York City (2006-2011)
- For the Port Authority of New York and New Jersey, assessing opportunities for transit-related development at six locations in New York and New Jersey (2008)
- For the New York City Department of Small Business Services, assessing current conditions, trends and developments affecting workforce needs and employment opportunities in the transportation sector, with a particular focus on aviation-related businesses in Queens (2008)
- For the Central Park Conservancy, analyzing the value of Central Park to New York City's economy (2009)
- For the New York City Department of Environmental Protection, assessing the impact of the Department's watershed land acquisition program on socioeconomic conditions, land use and community character in the eight-county watershed region (2009-2010)

EDUCATION

Ph.D. in political science,
Columbia University

B.S. in government,
Manhattan College

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HUGH O'NEILL

PRESIDENT

- Analyzing demographic, employment, and real estate trends in the Gowanus as part of a draft nomination process for a New York State Brownfield Opportunity Area for Brooklyn Community Board Six (2012-2013).
- Researching demand for recreational and industrial maritime uses as part of study of un-and-underutilized properties for the Brooklyn Navy Yard Development Corporation (2012-2013).
- Analyzing industry and real estate market trends in Brooklyn and their implications for development opportunities at Brooklyn Army Terminal and Bush Terminal (2013)
- Assessing the economic impact of proposed real estate development projects in New York City.
- Preparing economic impact analyses for major U.S. universities, including Brown, Columbia, Cornell, Emory, Harvard, Johns Hopkins, New York University, Notre Dame, Princeton, Tulane and Virginia Tech.

PRIOR EXPERIENCE

1985-1991

Assistant Executive Director, Port Authority of New York and New Jersey

At the Port Authority, Mr. O'Neill was responsible for the Authority's annual capital and business planning processes, and for development of new business initiatives such as the revival of trans-Hudson ferry service.

1979-1985

Deputy Secretary to the Governor, New York State Governor's Office

As deputy secretary to Governors Hugh Carey and Mario Cuomo, Mr. O'Neill was responsible for the oversight of the state's economic development, infrastructure and regulatory agencies, and for the development of policy initiatives in areas as diverse as welfare reform, workforce development, tax policy, and infrastructure financing.

ANNA K. CHELIUS

VICE PRESIDENT

Ms. Chelius joined Appleseed in 2011 and has worked on a variety of projects focused on data collection and analysis, including:

- Conducting economic impact analyses for a number of Appleseed's University clients including Johns Hopkins University and Health System; Tulane University; the New Jersey Presidents' Council; Savannah College of Art and Design; University of Rhode Island; and University of Notre Dame.
- Assisting with economic impact analyses for the New York Gaming Association, including an assessment of the impact of expansion of New York's nine racetrack casinos.
- Collecting and analyzing data on employment and wage trends in leading Brooklyn industries as part of a study for NYCEDC on development opportunities at the Brooklyn Army Terminal and Bush Terminal.
- Collecting and analyzing demographic and employment data in Manhattan, Downtown Brooklyn and the Hudson County waterfront as part of a retail market assessment for Westfield.
- Collecting demographic and transportation-related data and analyzing traffic volume trends in and out of New York City for the Metropolitan Parking Association.
- Collecting demographic data and assisting with economic impact analyses for the eight-county watershed region for the New York City Department of Environmental Protection.

EDUCATION

B.A. in economics and fine arts,
Hamilton College (2011)

PRIOR EXPERIENCE

2009

Summer Intensive Studies Program, Parsons The New School for Design, New York, NY

While enrolled in the Summer Intensive Studies Program at Parsons, Ms. Chelius completed a course in Design Management. She worked on projects that focused on the process of product development with an emphasis on innovative and sustainable design.

2008

Writer, Hamilton College Continental Magazine, Clinton, NY

As a writer for the Continental, Ms. Chelius developed and wrote articles for the magazine. She conducted research for articles and collaborated with the editor and fellow writers to compile ideas for upcoming issues.

CONTACT

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STEPHEN ALBONESI

SENIOR CONSULTANT

Mr. Albonesi joined Appleseed in 2013 and has worked on several projects focused on real estate data collection and analysis, GIS spatial analyses, and graphic design, including:

- Analyzing demographic and real estate market data for a NYCEDC redevelopment project at Bush Terminal and the Brooklyn Army Terminal.
- Analyzing bridge and tunnel traffic trends in the NYC region for the Metropolitan Parking Association.
- Analyzing ridership volumes and assisting with an economic impact analysis of suburban bus service in Westchester and Nassau Counties.
- Serving as graphic designer and GIS specialist for a variety of economic impact analyses for Appleseed's university clients.

EDUCATION

M.C.R.P. in city & regional planning,
Rutgers University (2013)

B.S. in development sociology,
Cornell University (2011)

PRIOR EXPERIENCE

2013

Planning & Operations Fellow, Times Square Alliance, New York, NY

As a fellow at the alliance, Mr. Albonesi researched and implemented the use of Salesforce as the district's first use of a mobile-based tracking application for the documentation and analysis of public safety/maintenance issues.

2013

GIS Intern, Regional Plan Association, New York, NY

As GIS Intern, Mr. Albonesi created GIS maps of eight global metropolitan areas as part of a new book comparing global metros, constructed transit system GIS maps of Seoul and Vienna for display during an international Transit Leadership Summit in Singapore, and analyzed and mapped shoreline conditions for the NY-NJ-CT region for use in a post-Sandy shoreline conditions report.

2012

Planning Intern, Town of Ithaca Planning Department, Ithaca, NY

Mr. Albonesi created zoning, conservation, transportation, and future land use maps using GIS, updated the energy usage portion of the town's 2012 Comprehensive Plan, and engaged with local preservationists in the creation of a new 700-acre conservation zone.

2010-2011

Research Assistant, Community & Rural Development Institute, Cornell, Ithaca, NY

As a research assistant, Mr. Albonesi collected economic data for community and economic development reports and constructed an information database on college and university community development programs as part of a research project on the ability of higher education institutions to retain young people in rural areas.

CONTACT

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Stuart Turner, FAICP, PP

Principal - President

Years of Professional Experience: 50

Relevant Project Experience:

Public and Private Land Planning and Development Assignments:

Mr. Turner provides consultant services to municipalities throughout the Hudson Valley, Westchester County, and Long Island, as well as New Jersey and Pennsylvania, assisting on land planning, zoning, SEQR reviews, consulting, and processing applications. Mr. Turner has prepared, directed and reviewed a number of land planning and development projects including office, commercial and industrial complexes as well as condominiums and cluster subdivisions, many containing several hundred units. He has prepared and directed environmental impact statements for public and private developments and has consulted on various aspects of the development process.

Land planning projects have included: two industrial parks near Stewart Airport; several cluster and planned unit developments ranging from 140-1,300 dwelling units in Orange and Dutchess counties; an exclusive residential subdivision, in Patterson, New York; rezoning analysis for affordable housing projects in New Rochelle and Mamaroneck, New York; and an impact analysis for a major four-season recreation community in New Jersey.

Housing Renewal and Community Development Assignments:

Mr. Turner has provided ongoing consulting services to a number of communities, including Haverstraw, Glen Cove, and Newburgh. In this capacity, he has prepared blight and designation studies, urban renewal plans, urban renewal plan amendments and also directed a number of revitalization plans. He previously provided similar services to Kingston and Elmira. He assisted the City of Newburgh with an economic development program and amendments to the Urban Renewal Plan; the Village of Haverstraw and the Cities of Glen Cove and Newburgh with urban renewal plans and plan amendments as well as waterfront and neighborhood redevelopment plans. He served as a special consultant on a comprehensive plan for the Kingsbridge-Riverdale-Van Cortlandt area of New York City.

Master Plan and Zoning Preparation:

Mr. Turner has been a participant in the preparation of numerous master plans for urban as well as suburban and rural communities. His recent Master Plan and zoning law assignments include the Township of River Vale, Borough of Cresskill, Borough of Haworth, and Borough of Old Tappan in New Jersey performed as sub-consultant to Hakim Associates; the Town of Mamakating, Town of Cortlandt the Town of Woodbury, City of Newburgh, and the City and Town of Poughkeepsie in New York. Mr. Turner assisted the City of Middletown in the process of finalizing and adopting its Master Plan and Zoning Code. He was the principal-in-charge of the master plans for the Towns of Hyde Park, Cornwall and Wawayanda. He is assisting the City of Glen Cove and Town of New Windsor and participated in the update of the Town of Tuxedo Plans as well.

Planning Retainer Clients:

Resumes

Present and recent planning retainer clients in New York State include: the Towns of Tuxedo, New Windsor and Woodbury; the Villages of Airmont, Pomona, Goshen, Harriman and Haverstraw; and, the Cities of Glen Cove and Newburgh. In Connecticut, past clients include New Britain, Meriden and New London. He has performed similar work in a number of New Jersey communities.

Education:

- 1961 Rutgers University – Bachelor of Arts, Economics and City Planning
- 1965 Rutgers University – Master of Arts, Political Science
- Completion of specialized seminars on development and economics offered by the American Institute of Certified Planners.

Educational and Instructional Work:

- Adjunct Professor of Planning – Columbia University – 15 years
- Assistant Professor of Planning – Pratt Institute Graduate Planning Program
- Assistant Professor of Planning – Long Island University Graduate Program in Urban Studies
- Guest Lecturer – Orange County Community College
- Guest Lecturer – Rider College
- Guest Lecturer – Rutgers University
- Guest Lecturer – Pace University

Licenses, Certificates, Awards and Associations:

- Fellow, American Institute of Certified Planners (FAICP)
- Professional Planner license – State of New Jersey
- Distinguished Service Award by the New York Chapter of the AICP
- Member, Board of Trustees, Land Use and Transportation Committee, Orange Co. Citizens Foundation
- Member, Board of Trustees, Orange County Land Trust
- Member, Education Committee, Orange County Planning Federation
- Member, American Planning Association
- Member, New York Planning Federation
- Member, Long Island Community Development Organization
- Member, Westchester County Planning Federation
- Member, Hudson River Environmental Society
- Member, Hudson River Sloop Clearwater, Inc.
- Former Chair, Town of Tuxedo Planning Board
- Former Vice Chair, American Planning Association (APA) Private Practice Division
- Former Member, National Board of the American Planning Association
- Former Member, Site Visit Pool of the Planning Accreditation Board
- Former Member, National Membership Committee of AICP
- Former Vice President, American Society of Consulting Planners

Max Stach, AICP

Principal Planner - Vice President

Years of Experience: 17

Relevant Project Experience:

Comprehensive Plan and Zoning:

- 2015 Town of Mamakating Zoning Update
- 2014 Town of Stony Point Comprehensive Plan and Zoning Update
- 2013 Village of Monroe Comprehensive Plan and Zoning Revisions (&GEIS)
- 2008 City of Glen Cove Comprehensive Plan and Zoning Revisions (&GEIS)
- 2003 Village of Montebello Comprehensive Plan (&GEIS)
- 2003 Village of Hillburn Comprehensive Plan
- 2002 City of Newburgh Comprehensive Zoning Amendments and 2004 Update
- 2002 Village of Sloatsburg Comprehensive Plan (&GEIS)
- 2002 City of Poughkeepsie Comprehensive Zoning Amendments
- 2002 Village of South Nyack Comprehensive Zoning Revisions
- 2001 Town of Tuxedo Zoning Revisions
- 2000 Borough of Old Tappan Comprehensive Plan
- 2000 Town of Mamakating Master Plan and Zoning Amendments
- 1999 Town of Clarkstown Comprehensive Plan Update and Zoning Revisions (&DGEIS)
- 1999 Village of Upper Nyack Comprehensive Plan
- Review of Ramapo Comprehensive Plan on behalf of Villages of Montebello, Sloatsburg and Airmont

Other Special Studies:

- Orange, Ct – Edison/Marsh Hill Road Sustainable Development Study and Transit Oriented Development Zoning
- Stony Point Coastal Vulnerability and Sea Level Rise Study
- City of Newburgh Grand Street Parking Study
- Clarkstown Adult Use Study
- Mt Vernon Adult Use Study
- Town of Walkkill Sewer and Water Capacity Analysis
- Village of Suffern Affordable Housing Study
- City of Middletown Zoning Revision Build-out Analysis

Regular Planning Board Retainers:

- City of Glen Cove Planning Retainer – 1998 -today
- Town of Stony Point 2006- today
- Village of Haverstraw Planning Retainer 2006- today
- Town/Village of Woodbury Planning Retainer 1999-2008
- Village of Chestnut Ridge Planning Retainer 1999-2008
- Village of Montebello Planning Retainer 1999-2008
- Village of Suffern Planning Retainer 2002-2006
- Village of South Nyack Planning Retainer 2000-2006

Downtown, CBD, Urban Renewal and Revitalization Plans

- Village of Hastings-on-Hudson CBD Zoning Revisions
- Orchard Neighborhood (Glen Cove) Blight Study and Revitalization Plan
- Village of Haverstraw Main Street Blight Study

Resumes

- Village of Haverstraw Downtown Revitalization Plan

SEQRA Preparation and Review:

- Jehovah's Witnesses World Headquarters EIS – Campus comprising 195,000 square feet of office space, and housing for 850 resident volunteers along with numerous support uses in twelve buildings
- Liberty Green EIS - 250 units of affordable senior housing
- Warwick Grove EIS – 225 units of senior housing in a traditional neighborhood development
- Review of Dansome EIS – Subdivision on South Nyack Hudson River Palisades
- Review of Western Ramapo WWTP EIS - 5,000,000 gallons/day wastewater treatment plan on Ramapo River
- Review of Concord at Thompson DGEIS – a planned resort development comprising 3,000 residential units; 3,000,000 s.f. of retail/service commercial, spa, casino and convention center; two 18-hole golf courses; and two hotels totaling 1,700 rooms

Fiscal Impact Analysis:

- Town of East Lyme, Ct – Fiscal Impact of Proposed Mixed-Use Zoning Amendments
- Landing at Kingston and Ulster – 1,750 units and 60,000 s.f. of retail on the Hudson waterfront
- Foxhill Bruderhof - religious community
- Landing at Fishkill – Retail, residential, condominiums and public amenities on the Hudson waterfront
- Chelsea Industrial Park –Rezoning industrial to 250 to 350 residential units
- Tuxedo Reserve Fiscal and Demographic Analyses Review – 1,200 units Town of Tuxedo

Open Space Plans:

- Town of Clarkstown Open Space Plan
- Village of Montebello Open Space Plan

Design Guidelines:

- Colonial Terraces (Newburgh) Historic Design Guidelines
- Hudson Waterfront Architectural Design District (Newburgh) Design Guidelines
- Village of Suffern Downtown Streetscape Improvements

Education:

- Rutgers University and Ramapo College of New Jersey, Coursework completed in Urban Planning and Environmental Studies

Educational and Instructional Work:

- Guest Lecturer – Rockland County Municipal Planning Federation - Boards Certification Program
- Guest Lecturer – Halfmoon Education, Inc. - State Environmental Quality Review

Licenses, Certificates, Awards and Associations:

- Member, American Institute of Certified Planners (AICP)
- Member, American Planning Association
- Presented at a Seminar entitled “Participating in Community and Regional Planning” (2010)
- Cook College Continuing Professional Education Certificate – GIS and Electronic Data Deliverables – April 3, 2002
- Cook College Continuing Professional Education Certificate – GIS Management – March 17, 2004

Kristen O'Donnell

Senior Planner

Years of Experience: 11

Relevant Project Experience:

State Environmental Quality Review (SEQR) Assignments

- Hambletonian Park, Section F: Preparation of an EIS for a 38 lot subdivision on an environmentally challenging site in the Town of Goshen;
- Panattoni Development: Preparation of an EIS for a warehouse development in the Town of Montgomery;
- Warwick Views: Preparation of an EIS for a 53 lot clustered, traditional neighborhood design subdivision in the Town of Warwick, NY;
- Highview Hills: Prepared an extended Part 3 EAF focusing on visual and fiscal impact analysis for a condominium development in the Town of Ramapo, NY;
- Maplewood Village: Preparation of sections of an EIS for a 200+ unit mixed use, conservation design subdivision on an environmentally challenging site in the Town of Goshen.
- BT Holdings Residential Development- Review of Environmental Impact Statement for a 450 unit multi-family development in the Village of Chester, NY ;
- HYH Subdivision, Putnam Valley, NY: Review of application and SEQR documents for a 30 unit subdivision application on an extremely environmentally challenging site.
- Fiscal Impact analysis and community service impact analysis for inclusion in multiple other EIS's in Orange County

Comprehensive Plan Assignments

- Town of New Windsor; main focus on place making, traffic calming and economic development
- Village of Airmont, main focus on design guidelines, protection of sensitive environmental areas
- City of Glen Cove; mainly responsible for the collection of background data;
- Borough of Old Tappan, New Jersey; responsible for the collection of background data
- Village of Woodbury, focus on environmental conservation, Transit Oriented Development and design guidelines

Municipal Planning Retainers

- Village of Airmont
- Village of Suffern
- Town and Village of Woodbury
- City of Glen Cove
- Village of Haverstraw
- Village of Pomona

State New Jersey Council on Affordable Housing (COAH) Fair Share Plans

- Borough of Haworth;
- Borough of Cresskill;
- Borough of Harrington Park;

Resumes

- Borough of Closter;
- Regularly attends seminars to stay informed about recent policy changes

Special Project Assignments

- Village of Goshen, NY: Religious Land Use study and subsequent drafting of zoning regulations and SEQR;
- Village of Goshen, NY: Land Use study for land in the vicinity of the recently vacated Arden Hill Hospital Complex and preparation of revisions to the local zoning code.
- Sung: Land Use and Zoning analysis for a developer seeking a zone change in East Rutherford
- Puccio Development: Land Use Study for a developer seeking options for a development site in New Windsor
- Town of Orange, CT: Edison Road Corridor Sustainable Development Study
- Town of Orange, CT: Office Park Zone Land Use and Zone Study and preparation of zoning revisions as recommended.

Previous Experience:

- **Lovejoy District Neighborhood Revitalization Services** - researching neighborhood demographics, studying dilapidated housing conditions and working with local officials to obtain in-rem housing, rehabilitate it, and redistribute it to income qualifying residents.
- **Buffalo Place Inc.** - conducting research for a number of different projects such as a downtown marketing plan to help attract tourists and new residents, and a reconfiguring of the downtown on-street parking scheme.

Education:

- 2003 University at Buffalo: Bachelor of Arts in Political Science with a minor in Environmental Design
- 2005 University at Buffalo: Masters of Urban and Regional Planning

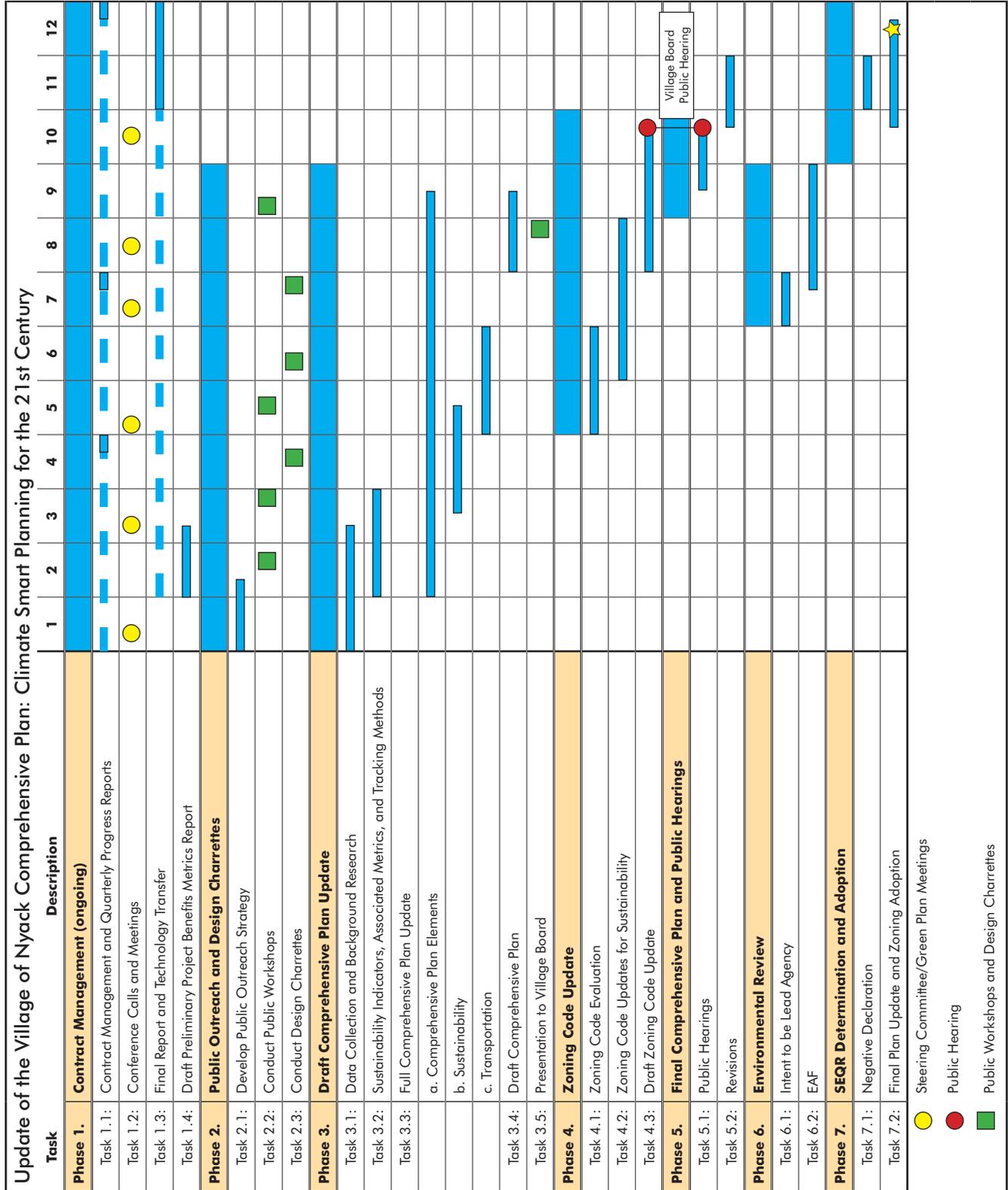
C. Project Schedule and Details

The timetable on the following page shows the schedule for completing all of the work items identified. As consistent with the RFP, we propose to complete all of the work tasks within a 12-month timeframe from receipt of a signed professional services agreement.

A detailed description of the BFJ Team's project understanding, approach and proposed scope, including the timing of all tasks and project deliverables, may be found following the project schedule.



C. Project Schedule and Details: Project Schedule



C. Project Schedule and Details: Project Understanding

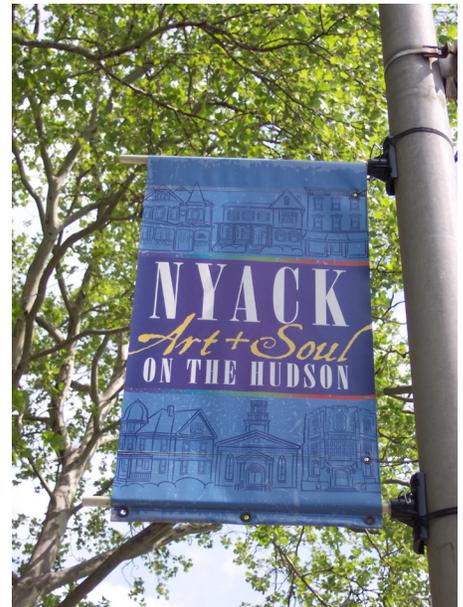
PROJECT UNDERSTANDING

The Village of Nyack, New York, a Climate Smart and Greenway Community, is seeking a qualified consultant team to provide professional services related to the preparation of an update to its 2007 Comprehensive Plan, the development of amendments to the Village's Zoning Code and the preparation of State Environmental Quality Review Act (SEQR) documentation for both. The Comprehensive Plan update ("Plan Update") will be funded in part by a grant from the New York State Energy Research and Development Authority (NYSDERA) and is intended to integrate plans for new multi-modal transportation – including a potential commuter ferry operation – as well as transit-oriented development (TOD), waterfront development activity and provisions for sustainable neighborhood design and planning based on LEED® for Neighborhood Development (LEED® ND).

The Plan Update is a logical next step in Nyack's strong history of sustainability planning. In 2013, the Village established a Sustainability Desk within the Planning Department, as well as a volunteer position of Sustainability Coordinator charged with implementing actions from the 2013 Green Infrastructure Report and aligning Nyack's sustainability efforts with local and regional initiatives such as the Climate Smart Communities program, NYSERDA's Cleaner, Greener Communities program and the Hudson River Estuary program. The Village adopted the pledge to become a Climate Smart Community in 2013 and in 2014 was awarded a Hudson Valley Greenway Communities grant that supported the establishment of a Green Policy Task force, which developed the Sustainable Nyack Action Plan based on the goals and guidance of the Mid-Hudson Regional Sustainability Plan. An update to the Village's Comprehensive Plan was envisioned as the second phase of the Sustainable Nyack Action Plan in order to address opportunities for multi-modal transportation, climate resiliency and mixed-use development that provides ways to reduce greenhouse gases.

As specified in the Request for Proposals ("RFP"), the Plan Update will incorporate the following elements:

- Update of demographics and growth trends;
- Update of a previous transportation analysis that included parking and ferry studies, ferry landing alternatives, parking analysis, bus rapid transit (BRT), bike routing and TOD in the Gateway to the Village at the New York State Thruway;
- Review and update of previously proposed downtown development;
- Recommendations for integrated public/private waterfront development;
- Recommendations for sustainable neighborhood design (based on LEED® ND) at the waterfront, the Gateway area and the downtown;
- Recommendations to promote green infrastructure and energy conservation; and
- A prioritized list of recommendations for implementation, including zoning updates.



Nyack Downtown Banner

C. Project Schedule and Details: Project Understanding

The Plan Update will support the following goals of the Mid-Hudson Regional Sustainability Plan:

- Increase carpool, transit and non-motorized vehicle work trips and decrease single-occupancy vehicle work trips;
- Reduce annual Vehicle Miles Traveled (VMT);
- Reduce Hudson River bridge crossings per registered vehicle;
- Reduce transportation greenhouse gas (GHG) emissions per capita; and
- Reduce stationary fuel consumption GHG emissions.

The multidisciplinary BFJ team incorporates a large and diverse group of experienced professionals that will guarantee a high quality of work and ensures that our recommendations are well founded and realistic. Our team combines big-picture perspective and vision from our work throughout the U.S. and abroad, with local knowledge of what it takes to develop effective plans and make public-private partnerships work. We are committed to crafting implementable recommendations that will achieve the Village's sustainability goals and that balance economic, infrastructure and environmental constraints with the need to enhance Nyack's downtown, waterfront and Gateway areas and protect neighborhood quality-of-life.

BFJ has a history of planning in Nyack, having conducted a comprehensive analysis of the Village's downtown parking conditions on behalf of the Nyack Parking Authority and analyzed the Village's regional context as part of our work on the Rockland County Master Plan. Our firm also has significant experience and background throughout the Hudson Valley region that we can bring to this project. Currently, we are working on a Comprehensive Plan update for the City of New Rochelle, which, like the Nyack Plan Update, is funded by a NYSERDA grant and involves the development of performance benefits metrics and regular NYSERDA contract management and progress reports. We have also worked on comprehensive plans for several villages of a comparable scale to Nyack, and have completed various other relevant plans and studies for nearby Hudson River communities. Other relevant sustainability and resiliency work includes a current project with NYSERDA to develop a transfer of development rights (TDR) toolbox for New York State municipalities and our recent work on behalf of the Governor's Office of Storm Recovery on the NY Rising Community Reconstruction Plans for communities in Brooklyn, Queens, Staten Island and Nassau County. In addition, other members of the BFJ Team also have substantial experience within the New York Metropolitan and Hudson Valley regions, as well as specialized expertise relevant to this project, as more fully described earlier in this proposal.

Our project approach will integrate a proactive community outreach effort to connect with and learn from the Village's "local experts," its citizens and other key stakeholders, while bringing together a team of nationally recognized leaders in the planning field. This project requires innovation, creativity and flexibility, as well as capabilities in community visioning, planning and zoning, urban design, engineering, transportation



Boats on the Hudson

C. Project Schedule and Details: Project Approach

planning and economic analysis. Our approach to the various project components is described generally below, followed by an overview of the project phases.

We are very excited about the opportunity to collaborate with the talented and energetic people living and working in Nyack. Our inclusive, community-based approach to planning – one that BFJ has built its reputation upon – will ensure consistency in purpose, efficiency in implementation and a final product that accurately reflects the people’s aspirations for their community. The firm’s work is distinguished by a high degree of principal participation in the technical work of each project, exceptional capabilities in graphic design (including GIS) and presentation, and a strong commitment to participatory planning. Given the respective strengths of our team, our understanding of the project, our related experience undertaking similar scopes of work and our proven track record of producing community-supported implementable planning documents on-time and on-budget, we believe the BFJ team has the requisite skills and experience needed to successfully complete the scope of work outlined below.



Main and Broadway

PROJECT APPROACH

The following section describes the proposed scope of services necessary to successfully complete the Nyack Plan Update. The Plan will establish clear strategies to guide development of the Village as consistent with local and regional sustainability goals, while the zoning code revisions and other implementation actions will create the regulatory framework to carry out Plan recommendations and foster investment in mixed-use, energy-efficient development and multi-modal transportation options.

This project requires innovation, creativity and flexibility, as well as expertise in a broad range of planning disciplines. We describe below our general approach to the project’s components.

Comprehensive Planning—BFJ Planning brings more than 35 years of comprehensive planning experience to this project having prepared comprehensive plans for municipalities throughout the region and around the world. We have an in-depth understanding of not only the substantive components of a comprehensive plan, but also the procedural and political processes that are essential to plan preparation and adoption. We work closely with planning staff and comprehensive plan advisory committees to shepherd the plan development process, providing drafts for review prior to working meetings, taking comments and making revisions as necessary. This close working relationship allows us to be responsive to comments and make corrections in a timely manner to ensure that the process continues to move forward at an appropriate pace.

Over the course of our 35-year history, the tools we have used to assist municipalities in visualizing their futures have continued to evolve. We have maintained traditional

C. Project Schedule and Details: Project Approach

hand rendering capabilities, but have also expanded our expertise to include the latest graphic and visualization technologies such as GIS, CAD, and SketchUp. Our in-house designers and GIS technicians create compelling and informative graphics that allow us to provide our clients with both existing conditions and hypothetical build-out scenarios in easy to understand graphic formats. This allows us to demonstrate both “what is” and “what could be” with interactive, three-dimensional models and animations such as virtual walk-throughs and fly-overs.

Zoning Codes—Our team will explore amendments to Nyack’s Zoning Code to support compact, mixed-use, walkable, transit-oriented and energy-efficient development as part of the Village’s overall land use strategy. Based upon our own deep commitment to this mission, we will infuse these goals into all project deliverables. The Village can be assured that our team is fully prepared to bring the necessary enthusiasm and commitment; professional expertise; and national experience with zoning codes, TOD, downtown enhancement strategies and other zoning techniques to fulfill Nyack’s sustainability vision.

Sustainability—The BFJ Team has worked on sustainability action plans for cities and towns throughout the Northeast. On each assignment, we identified general and specific action items that would allow each municipality to achieve a greater level of sustainability, to reduce carbon emissions, prioritize infrastructure improvements and increase awareness of and provide opportunity for residents to live healthier lives. From energy efficiency, transit and connectivity enhancements, infrastructure and open space, to public health and response to climate change, we have collaborated with professional colleagues, community leaders and municipal staff in identifying needs and action items, priorities and means to achieve success and accomplish goals.

Environmental Review (SEQR)—Having completed hundreds of environmental review documents over the past 35 years, BFJ Planning has an extensive understanding and knowledge of SEQR. All of the SEQR work undertaken by the BFJ Team will be performed according to a set of guidelines which enables the documents to be thorough and easily understood, concentrating on the most pertinent issues at hand. These guidelines include:

- Presentation of the information in a manner that is readily understood by the public. In order to achieve this “readability,” efforts are made to avoid the use of overly technical language. Graphic presentation is encouraged to illustrate concepts and plans. When practical, impacts are described in terms that the lay person can readily understand. Highly technical material is summarized and referenced accordingly.
- Any assumptions incorporated into the assessments of impacts will be clearly identified. In such cases, the “worst case” scenario analysis will be identified and discussed.
- The documents will address only those potential environmental impacts that can



Memorial Park Overlooking Hudson

C. Project Schedule and Details: Project Approach

be reasonably anticipated. The overall philosophy is to streamline the review process by focusing on the relevant issues that need to be addressed.

Public Outreach—Developing a community outreach strategy for a comprehensive plan should not take a “one size fits all” approach. Capturing community values and views that are representative of the citizen body – while ensuring that this input is truly meaningful to the development of the plan – requires having at one’s disposal a diverse toolbox of outreach strategies and an understanding of the key issues. Employing a public outreach strategy that is also dynamic and interactive will build an appropriate foundation for such a Plan to ensure that its recommendations will be appropriately and fully implemented. We describe more fully elsewhere in this proposal our approach to facilitating the public workshops, charrettes and other meetings.

Project Management and Quality Control – BFJ understands that the primary point of contact for this project will be Robert Galvin, Village Planner, or his authorized designee, who will direct and coordinate the consultant team’s activities and act as a liaison between the team and Village staff and elected officials. BFJ has also designated a primary point of contact for this project, as more fully described later in this proposal, who will be responsible for all firm project management and quality assurance of the Plan Update document itself, as well as content for all project meetings and public outreach. This includes compilation of various pieces of work within tasks into complete, uniform and readable deliverables. We will also prepare records of every key meeting with Village staff, elected officials or other major project stakeholders, as well as a written summary of any public meetings.

BFJ’s project management policy includes regular contact by telephone and email. We keep the client informed of the work progress, sending drawings, draft memos and/ or preliminary findings prior to formal client meetings. All project-related telephone conversations and intra-team communications are documented. Team members’ work is carefully scheduled and monitored through regular internal communication and reviews, and all work reflects a significant level of senior staff involvement. At the project start-up meeting, administrative and procedural measures will be discussed and agreed upon with the client. The success of our approach is demonstrated by BFJ’s timely, on-budget delivery.

Our team is committed to a principal-led project management approach and, through our extensive experience, we have the ability to develop and maintain our project schedules and budgets. BFJ’s commitment to meeting project schedules has been unparalleled and we are confident in our ability to foster trust with our clients.

Flexibility and Availability – BFJ is committed to a Plan Update process based on responding to and adapting to the client’s needs as required to satisfactorily complete the scope of work. Both the project manager designated for this project, as well as the other members of the core team, will be available as needed for regular daytime meetings and evening meetings. Our team’s location within the region helps to ensure that we are capable of performing all the required tasks effectively and efficiently.



Main Street

C. Project Schedule and Details: Proposed Scope of Work

Through extensive experience with significant comprehensive planning, zoning and environmental assessment projects, BFJ has developed a reputation for efficient project management, an ability to focus on key issues, a successful history of community collaboration, and a proven track record of preparing implementable community-based plans.

PROPOSED SCOPE OF WORK

The timetable above presents the schedule for completing all of the work items identified. We propose to complete all of the work tasks within a 12-month timeframe from receipt of a signed professional services agreement.

The key factors to note with the proposed timeline are the following:

- Our commitment to an orderly process, with each work phase/task having a distinct purpose and timely research, meetings, review and report production. To this end, we have grouped the Tasks outlined in the RFP into seven (7) distinct phases and associated sub-tasks as outlined below.
- Our commitment to producing high-quality documents for the Village of Nyack. The process is designed to give the BFJ Team and the Village the time needed for thorough research, competent analyses, thoughtful recommendations and review by both the Village, project stakeholders and the public.
- Our commitment to collaborative planning during the process. We will work closely with our subconsultants, the Village and the Steering Committee throughout the project.
- Our commitment to complete the project within the stated timeframe. We strongly believe that adhering to the project schedule is key to successfully completing a project within the allotted budget. In our experience, significant delays in schedule can often result in budget overages. For these reasons, we have a full-service team that will work simultaneously on different work products and have included regular meetings with the Village and Steering Committee to ensure that the work produced meets or exceeds expectations and is submitted, reviewed and finalized in a timely manner.

Described below is our proposed scope of work for completing the work tasks outlined in the RFP. Please note that the RFP contained 11 tasks; we have grouped these tasks into seven distinct work phases, each containing a set of sub-tasks. Each of the RFP tasks is included in one of the following distinct but interrelated project phases: ¹

Phase 1: Contract Management (RFP Task 1)

Phase 2: Public Outreach (RFP Tasks 2, 4 and 5)



Memorial Park

¹ Some of the tasks listed in the RFP repeat numbers (Tasks 6 and 7). We have endeavored to indicate clearly which RFP tasks correspond to the tasks in our proposed scope. Task 6a corresponds to the Zoning Code Evaluation, and Task 7a corresponds to the Comprehensive Plan Update, both found on page 6 of the RFP. Task 6b corresponds to the Zoning Code Updates for Sustainability, and Task 7b corresponds to Planning and Environmental Review, both found on page 8 of the RFP

C. Project Schedule and Details: Proposed Scope of Work

Phase 3: Comprehensive Plan Update (RFP Tasks 3 and 7a)

Phase 4: Zoning Code Update (RFP Tasks 6a and 6b)

Phase 5: Final Comprehensive Plan and Presentation (RFP Tasks 7a and 8)

Phase 6: Environmental Review (RFP Task 7b)

Phase 7: SEQR Determination and Adoption (RFP Tasks 7b and 9)

The work program also includes a schedule of meetings, for which we propose the following within the 12-month timeline:

- A total of six (6) meetings with the project Steering Committee, commencing with a project kick-off meeting. Also included is a presentation to the Village Board of Trustees on the Comprehensive Plan Update and Zoning Code updates.
- Four (4) public workshops
- Three (3) design charrettes

Phase 1: Contract Management

Task 1.1: Contract Management and Quarterly Progress Reports *Ongoing*

BFJ Planning will be responsible for managing the consultant team and keeping Village staff and the Steering Committee formally abreast of progress on a quarterly basis. As indicated in the schedule, BFJ will deliver a Quarterly Progress Report, which will include a compilation of various pieces of work into a complete, uniform and readable deliverable. These reports will be provided 30 days after the end of the quarter. Meetings with Village staff would be scheduled to occur prior to this deliverable to confirm progress on the relevant tasks.

Task 1.2: Conference Calls and Meetings *Ongoing*

At the start of the project the BFJ Team will meet with Village staff and the Steering Committee to discuss the proposed project schedule, scope of work and overall goals of the project. We see this meeting as an important first step in the planning process, ensuring that everyone is on the same page regarding the project approach and phasing. At the meeting, roles and responsibilities of Village staff, consultants and stakeholders will be discussed as well as technical issues such as coordination and communication. At this meeting we will schedule the first few meetings with the Steering Committee and Village Staff, and obtain copies of all relevant planning studies, maps and other background materials relevant to the project.

As shown in the schedule, this task includes six (6) meetings with the project Steering Committee, timed to allow consultation with the committee regarding public workshops and charrettes, as well as project deliverables. Upon project initiation, we would coordinate with Village staff on the precise timing of these meetings; we are flexible based on the needs of the project and staff/committee availability.



South Broadway

C. Project Schedule and Details: Proposed Scope of Work

This task also includes regular coordination and consultation with Village staff, either through in-person meetings or conference calls, as needed.

Task 1.3: Final Report and Technology Transfer

Ongoing

All electronic files for the project, including all project deliverables, data, GIS shapefiles and maps, documents, images and presentations, etc., will be made available to the Village for public use. In addition, BFJ will honor any reasonable request made by the Village or other relevant governmental agency to provide additional information necessary to create a press release or case study showcasing the project.

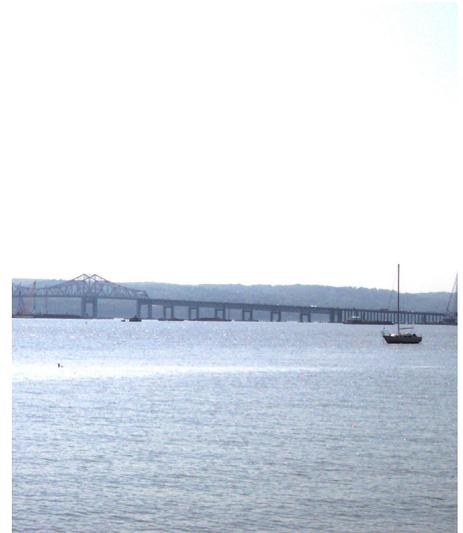
BFJ will prepare and submit a Final Report, in a template provided by NYSERDA, that describes all work performed and the results associated with each task. This report would be prepared and submitted following adoption of the Plan Update and Zoning Code Amendments.

Task 1.4: Draft Preliminary Project Benefits Metrics Report

Months 2-3

In order to monitor the benefits of compliance with the Plan Update and Zoning Code Amendments, the Village of Nyack proposes the development of a Performance Benefits Metrics program. This program would entail the identification of appropriate performance metrics, the measurement of their benefit values and the determination of methods for data collection and calculation. A draft Project Benefits Metrics Report (PBMR) will be submitted and will require the consultant team to meet with Village and relevant State agencies during its development phase to finalize the reporting schedule, calculation methods, assumptions, data collection requirements and, ultimately, to approve the projected benefit results based on agreed-upon methods.

The draft PBMR will propose the metrics and methodology for data development to be used for community-wide benefit projects over the near-term (five years), mid-term (10 years) and long-term (15 years). It will include, at a minimum, the Required Performance Metrics (RPM) provided in Appendix A of the RFP, as well as Sector-Common Metrics (SCM) and at least three Common Planning Metrics (CPM), as consistent with NYSERDA's guidance. All metrics will be evaluated for their alignment with the indicators included in the Mid-Hudson Regional Sustainability Plan. Many of the metrics can be measured from data of the U.S. Census Bureau (Decennial Census of Population and Housing, American Community Survey, Longitudinal Employer Household Dynamics), the New York State Department of Labor (Local Area Unemployment Statistics Program, ES-202 Quarterly Census of Employment and Wages by Zip Zone), and municipal records of the Village of Nyack. Some will require small geographic area units of measurement, while others can be adequately monitored at a villagewide scale.



View of Tappan Zee Bridge

C. Project Schedule and Details: Proposed Scope of Work

Discussions with the Village and relevant State agencies are expected to result in an appropriate selection of relevant metrics, as well as the timeframe and methods of data collection. BFJ will work with Village staff and the Steering Committee to identify the most appropriate PBMR metrics to use for Nyack, taking the Sustainable Nyack Action Plan as a starting point. We will bring to this project our recent experience in developing a draft PBMR for the City of New Rochelle's comprehensive plan update. A strategy will be articulated for achieving periodic maintenance of these metrics and providing for their review and dissemination by the mid-point of the project. As part of this task, the BFJ Team will participate in a workshop with the Village and relevant governmental agencies to discuss the PBMR. In addition, at the conclusion of the project, and based on the actual plans and policies included in the updated Comprehensive Plan, BFJ will quantify project benefits based upon agreed to methods, and will then complete and submit the Final PMBR and supporting documentation.

Phase 1 Deliverables:

- Meeting agendas and minutes.
- Three (3) Quarterly Progress Reports
- Interim reports/memoranda containing detailed information on current conditions, future conditions, draft alternatives, etc.
- Comprehensive Final Report of work completed (15 pages plus attached products)
- Electronic files created for the project, including data, documents, images, presentations, etc. to be included on the Village's website.
- Draft and Final Project Benefits Metrics Report

Phase 2: Public Outreach

Task 2.1: Develop Public Outreach Strategy

Months 1-2

The BFJ team will prepare and conduct an inclusive community engagement program throughout the duration of the project, which will ensure maximum participation and project exposure. The participatory element will help to determine objectives, identify issues and opportunities, review design concepts, solicit input on the Plan Update and zoning alternatives and discuss potential recommendations that will help to achieve the Village's established goals. With a combination of planning, economic analysis, urban design and facilitation skills, we use the design charrette process to address controversial issues, engage stakeholders in finding creative solutions, build strong public support and improve overall client satisfaction with project outcomes. The community engagement program will be structured so as to ensure maximum participation and to engage individuals, organizations and community groups which can be "left out" of the public process. Our team has expertise in conducting public workshops and open houses as well as variety of other public participation techniques and is comfortable in all methods.



Main Street

C. Project Schedule and Details: Proposed Scope of Work

In this task, we will work with the Village and Steering Committee to create the Public Outreach Strategy for the project. In producing this proposal, we have followed the components outlined in the RFP. However, in preparing the Public Outreach Strategy, we will coordinate with the Village and Steering Committee on the specific timing, content and format of each public session to ensure that the material presented is comprehensive, unique and engaging. This will help to avoid “public meeting fatigue” by participants, stakeholders and the Steering Committee.

The Public Outreach Strategy will incorporate all required components listed in the RFP and will identify multiple ways in which we can reach out to the public to disseminate information and provide opportunities for participation in the planning process. It will include a range of outreach methods to ensure maximum exposure and participation, potentially including but not limited to:

- Bulk mailings/postcards
- Facebook/Twitter
- Flyers
- Email blasts
- Local newspaper announcements
- Press releases

Facebook and Twitter can be used to publicize events in order to expand the traditional reach of bulk mailings, flyers and similar outreach materials. We have found Facebook to be an especially useful tool in reaching the “under 30” population. We can use Twitter to remind people of events as the dates of the public workshop and charrette approach. Postings on both Facebook and Twitter will be tied back to a designated section on the Village’s website. For the bulk mailings and email blasts, we will create a graphic postcard, which can be sent to the mailing lists created in this task. We will also create a poster that can be hung in storefronts, municipal buildings, libraries and other public places.

A key outcome of the Public Outreach Strategy will be the identification of specific stakeholders (with contact information) who will need to be involved in the comprehensive planning process. These may include property owners, commercial tenants, neighborhood groups, civic and non-profit organizations, State or regional planning organizations and regional transportation organizations (e.g. NYSDOT and the Thruway Authority). Once the list of project stakeholders is developed it can be refined throughout the duration of the project and used to send invitations to public events or set up individual meetings.

Task 2.2: Conduct Public Workshops

Months 2-9

As consistent with the RFP, we propose to conduct a total of four public workshops during the Plan Update process, to present project findings and collect ideas about key Plan Update concepts. The first workshop will take place during Month 2 and



Memorial Park

C. Project Schedule and Details: Proposed Scope of Work

would serve to introduce the project and begin the participatory process, which will build a foundation of community engagement that will carry through the duration of the project. For this introductory meeting, we suggest an Open House format. All attendees will receive a general information brochure about the project when they arrive at the meeting. The meeting will begin with a formal presentation where we will explain the study's purpose, background, timeline and goals. The consultant team will present work completed to-date, including a summary of the prior studies and plans and initial observations of existing conditions. The presentation will conclude with an explanation of the project's public participation process, including further opportunities to get involved. After the formal presentation, we would host an Open House, during which participants will have the opportunity to browse among various "stations" pertaining to Plan Update topics. Each station will be staffed by a member of the BfJ Team and/or the Steering Committee, and will contain maps, renderings and other large-scale graphics designed to solicit ideas, in a visually appealing way, about the Plan's vision, goals and objectives. Participants will be able to write or draw directly on the graphics to indicate their issues and concerns, and can engage with the consultants and Steering Committee members in one-on-one conversations to have their questions answered or share their comments. We have found this format helpful for public kickoff meetings, to highlight initial issues and opportunities and simply listen to the community's concerns.

The second public workshop, held during Month 3, would focus on Sustainability, both to guide our initial work on the Sustainable Development chapter of the Plan Update, and to prepare for the Design Charrette covering sustainability. As with the first workshop, the session will begin with a formal presentation, during which we would review the study's progress and work completed to-date. The presentation will also discuss Nyack's previous work undertaken on sustainability – including the Sustainable Action Plan and the work of the Green Team – and would cover the draft Project Benefits Metrics related to sustainability objectives such as GHG emissions, waste management and energy conservation. Following the presentation and a short refreshment break, participants will engage in small roundtable discussion sessions related to specific topics. A representative from each table would then report their findings back to the group at-large. This format is effective in helping people feel comfortable in sharing their individual thoughts and ideas, while also allowing everyone in the room to hear what is discussed in the smaller groups.

The third public workshop, held during Month 5, will focus on Transportation, again guiding the development of that chapter of the Plan Update and the preparation for the Design Charrette covering transportation. The session will begin with a formal presentation reviewing work progress, and covering elements including ferry service feasibility and alternatives, parking, transit-oriented development (TOD), bike and pedestrian transportation and overall circulation and connectivity. As with the second workshop, participants will break into roundtable discussion groups for in-depth conversations, followed by a "report-back" period involving the large group.



Community Garden

C. Project Schedule and Details: Proposed Scope of Work

The fourth and final public workshop, held during Month 9, will present the Draft Comprehensive Plan and the Draft Zoning Code Update to the public. For this session, we suggest a more traditional “Town Hall” format, in which we will present key elements of the Draft Plan and its recommendations, as well as the Draft Zoning Code Update and then facilitate an informal question-and-answer session. This will allow participants to make comments or ask questions about specific Plan components, in a fairly relaxed atmosphere, and will help the consultant team, Village staff and the Steering Committee identify any needed revisions.

We suggest holding the workshops in community facilities geographically dispersed throughout Nyack, for example schools, the library, firehouses, the Nyack Center or the Senior Center. BFJ will facilitate each workshop and provide the tools necessary for a successful engagement (large-scale maps, notepads, markers, etc.). We will also provide a summary report for each workshop, documenting the presentation and all comments received from attendees. The reports will include photographs of the meeting and any graphic materials that were presented, and can be posted on the Village’s website as appropriate.

Task 2.3: Conduct Design Charrettes

Months 4-7

In accordance with the Public Outreach Strategy and in coordination with Village staff and the Steering Committee, the BFJ Team will organize and conduct three Design Charrettes. We envision these sessions as a series of focused, well-structured events for participants including conceptual thinking through specific concepts for the Plan Update.

The goal of the charrettes will be to present a summary of work completed to-date including interim findings of the technical analysis and the developed alternatives. The BFJ team proposes structuring the charrette program to include both weekday evening and weekend opportunities, as well as specific meetings needed to coordinate with special interest groups. We suggest the meetings follow an Open House format with stations for participants to discuss the various alternatives presented. At the conclusion of the workshop, each station would report back on any key points raised during the open house, and there would be a final opportunity for general questions from participants. Alternatively, the charrettes could open with a formal presentation, followed by a more traditional feedback session in which participants will have an opportunity to comment on the alternatives and to ask specific questions on potential impacts. A Q&A session will be carefully managed to ensure that everyone has a chance to ask questions in an orderly and timely fashion. We have found either of these forums successful depending on the specific needs of the community.

The first design charrette, held during Month 4, will focus on sustainable neighborhood development, focusing on the downtown, waterfront and Gateway areas. This session, led by Perkins Eastman/EE&K, will build on ideas and concepts introduced at the second public workshop, and will use illustrative site plans, site



Edward Hopper House

C. Project Schedule and Details: Proposed Scope of Work

sections, diagrams, precedent images and other graphic tools to illustrate various alternatives for development in these three areas. EE&K will prepare for the design charrette through a creative analysis phase in which it will review recent plans and studies, current developer proposals and existing infrastructure to establish a set of Development and Design Principles. These principles will set the scope and boundaries of the three focus areas; identify a preliminary program; and establish site organization assumptions including land and water uses, pedestrian and vehicular circulation, open spaces, massing, arrival and key places. These principles will be reviewed with the Steering Committee and Village staff in advance of the first charrette. At the charrette, EE&K will review options for achieving the Development and Design Principles for the study areas, and will test a limited number of specific program elements as a way to arrive at a consensus on a preferred design within the overall conceptual direction established with the Steering Committee and Village staff.

The second design charrette, held during Month 6, will focus on transportation and will be led by BFJ. This session will build on elements discussed at the third public workshop and will utilize large-scale maps, diagrams and other graphics to illustrate alternatives. This charrette will cover themes including circulation, pedestrian and bicycle transportation, parking, bus rapid transit (BRT) and transit-oriented development (TOD). Zoning and other regulatory changes needed to promote a sustainable transportation network will also be addressed.

The third and final design charrette will be held during Month 7 and will cover waterfront development with a particular focus on the potential for a ferry terminal and the infrastructure (e.g. parking) needed to support such a use. This session will be led by BFJ with assistance from COWI North America. While waterfront issues such as waterfront uses, public access and parks may be discussed at this charrette, it is assumed that many of these issues will have been covered at the first charrette on sustainable neighborhood development.

Following each design charrette, we will prepare a summary report documenting the presentations and discussions. This report will include photographs of participants and any graphic materials that are presented and will become the framework for finalizing the preferred alternatives and recommendations within the Plan Update.

Phase 2 Deliverables:

- Public Engagement Strategy
- Public Workshop Reports
- Design Charrette Reports

Phase 3: Draft Comprehensive Plan Update

Task 3.1: Data Collection and Background Research

Months 1-3

In this task, the BFJ Team will analyze population, socioeconomic and land-use data and review recent and ongoing planning studies. The purpose of this analysis will be to inventory existing conditions, document demographic and land-use trends and



Couch Court

C. Project Schedule and Details: Proposed Scope of Work

better understand projects in the pipeline. For this work, we will utilize existing GIS and other data sources, including but not limited to parcel-level land-use data, 2010 U.S. Census data, the American Community Survey and Rockland County data, as well as data from other governmental and institutional sources.

As part of the existing condition evaluation, we will also conduct site visits for the purpose of photographing, measuring and documenting the built form patterns and precedents. This task will also involve an assessment of the Village's 2007 Comprehensive Master Plan and other relevant plans and studies, describing the programs and projects that are underway or have been completed that address the existing Plan's policies. We will also consult with Village staff regarding current issues facing Nyack's land-use boards, based on recent and pending development applications.

Task 3.2: Sustainability Indicators, Associated Metrics and Tracking Methods

Months 2-3

Similar to the methods established and strategy articulated for producing, reviewing and disseminating performance measures for compliance with the updated Comprehensive Plan and amended Zoning Code, an approach will be established to identify, measure, track and evaluate the most appropriate sustainability metrics for the Village of Nyack. Performance measures will be consistent with nationally recognized measurement systems including the LEED® for Neighborhood Development rating system, EPA EnergyStar and others.

The sustainability metrics will be based on community input at the public workshops, stakeholder feedback and consultation with Village staff and the Steering Committee/Green Team. Metrics will further specific elements of the Sustainable Action Plan and may include a range of measures to support goals for energy conservation, recycling and waste management, landscape and water practices and communication and public outreach.

Task 3.3: Full Comprehensive Plan Update

Months 2-9

We propose to undertake a full update of the 2007 Comprehensive Master Plan incorporating the performance benefits metrics and sustainability indicators identified in Tasks 1.4 and 3.2 above, as well as significant new work regarding sustainable development and transportation. The chapters cited in Task 3.3 are based on the required elements listed in the RFP and the Team's substantial experience in preparing comprehensive plans throughout the New York Metropolitan and Hudson Valley regions.

Each chapter will summarize existing conditions, identify issues and opportunities (based on input from the Steering Committee, Village staff and public feedback) and outline recommendations to address issues and take advantage of opportunities. Each chapter, where appropriate, will speak to specific sustainable development goals

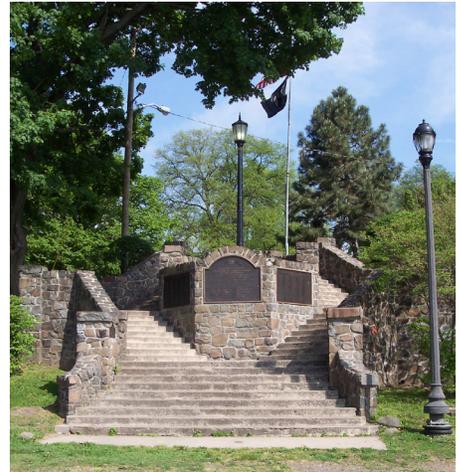


First Reformed Church

C. Project Schedule and Details: Proposed Scope of Work

and provide sustainability indicators with associated metrics and tracking methods for determining the benefits of the sustainability goals. The member(s) of our team with primary responsibility for each chapter are shown in parentheses and a description of what each chapter may include is provided. These proposed chapters will be confirmed with the Steering Committee and may be modified based on Committee input:

- 1) **Introduction and Vision** (BFJ) – Introduction to the Comprehensive Plan background and process, and summary of the goals, objectives and strategies upon which proposals for sustainable growth and development of Nyack are based.
- 2) **Regional Context and History** (BFJ) – Overview of the Village’s geographic location, including maps, and significance in the region as well as a description of the history of Nyack and an overview of its prior planning efforts. Regional planning efforts including the Mid-Hudson Regional Economic Development Strategy and the Mid-Hudson Regional Sustainability Plan, as well as the Rockland County Master Plan and the comprehensive plans of neighboring municipalities, will be discussed as they relate to the Village.
- 3) **Socioeconomic Trends and Housing** (James Lima Planning + Development) – Updates of demographics, population growth trends and socioeconomic trends and an analysis of the existing housing stock, housing demand, neighborhoods and affordability issues. Discussion of the need to promote housing that services a range of Nyack’s population, including seniors and young adults, in appropriate locations in the Village.
- 4) **Land Use, Zoning and Development** (BFJ) – A description and analysis of the existing land use pattern and zoning districts within the Village. These descriptions will be accompanied by a parcel-based land use map and zoning map. This chapter will also assess recent and potential development in three key areas within the Village: the downtown, the Hudson River waterfront and the Gateway area at the NYS Thruway interchange. Recent and proposed downtown development will be reviewed with recommendations for appropriate design and development. Development opportunities in the waterfront area will be assessed, in particular the potential for integrated public/private waterfront development that enhances public access and resiliency efforts. For the Gateway area, recommendations will be made to leverage recent development activity (e.g. the NYLO hotel under construction) into additional improvements that increase the area’s aesthetic value and walkability. In reviewing development potential for these three key areas, the emphasis will be on opportunities to link them to each other while preserving the character and quality-of-life of Nyack’s existing neighborhoods.



Memorial Park

C. Project Schedule and Details: Proposed Scope of Work

5) Infrastructure and Utilities (Sherwood Design Engineers) – This chapter will include a description and analysis of the Village’s public and private infrastructure (water, sewer, stormwater, etc.) and utilities including location, extent, condition and capacity. As part of this project, Sherwood will review past studies and identify system capacity issues that would constrain development or redevelopment. Necessary improvements will be prioritized, with a particular focus on opportunities for green infrastructure.

6) Environmental, Historic, Cultural and Municipal Resources (BFJ and Sherwood Design Engineers) – This chapter will include a description, analysis and mapping of the Village’s natural resource base and environmental features (e.g. floodplains, wetlands and steep slopes) and will contain recommendations to manage development of these areas and ensure their protection. Coastal resources will also be addressed, including a review of the Village’s 1992 Local Waterfront Revitalization Program (LWRP) and opportunities to enhance resiliency against future storm events.

In addition, this chapter will include a description and analysis of historic and archeological areas, sites, districts or structures that are of local, State and federal significance. These resources will be identified through consultation with the New York State Office of Parks, Recreation and Historic Preservation and with the Historical Society of the Nyacks. Recommendations will be made to encourage the preservation of older buildings, districts and other physical features with historic value. The chapter will also include an inventory of existing arts and cultural facilities and will identify gaps and opportunities for expanding and enhancing these institutions.

Finally, the chapter will assess the Village’s facilities and will identify deficiencies and improvement opportunities, particularly with regard to sustainability initiatives and efforts to reduce the environmental impact of municipal facilities.

7) Parks, Open Space and Recreation (BFJ) – This chapter will include a description of all public and privately owned lands that have been dedicated for or committed to parks and open space use, as well as public and private recreational facilities. This description will be accompanied by a map of such spaces and recommendations for improvements, particularly those that enhance residential quality-of-life and provide opportunities to link key development areas (downtown, the waterfront and the Gateway).

8) Economic Development (JLP+D) – In this chapter, JLP+D will bring economic and real estate perspective to the analysis of development sites in Nyack’s downtown and waterfront areas, and will identify strategies to strengthen the Village’s retail and business core. This work will begin with work completed as part of other Plan chapters, including updating the community profile;



Nyack Center

C. Project Schedule and Details: Proposed Scope of Work

providing an inventory of land use patterns, densities and building typologies; and examining access to transit, roadway networks and local amenities such as parks, retail and community facilities.

JLP+D will work with the Village to engage with local business owners and stakeholders to identify local economic growth potential and the investments in infrastructure, public realm improvements, institutional expansion and downtown management structures that can incentivize new investment in the area. The assessment of opportunities for business growth, job creation, affordable housing and public/private development structures will be informed by JLP+D's familiarity with public incentive and financing programs available to help implement such initiatives, and effective implementation and governance structures.

A SWOT (strengths, weaknesses, opportunities and threats) analysis will seek to locate the downtown and waterfront districts within their regional context, and will begin to define the catalytic role they can play within that context. The investigation of viable plan and program ideas for the Village will seek to leverage the assets that Nyack already has, such as its waterfront location and its identity as a historic village destination. The analysis will further identify ways to offset weaknesses and threats, such as through capital project investments in the public realm, infrastructure or transit, or through zoning and/or other regulatory changes. Finally, the analysis will unlock and capture value that results in public benefit, including economic growth, increased development potential and quality-of-life improvements in the Village.

9) Transportation (BFJ, COWI Marine North America and Appleseed) – This chapter will describe and analyze the types of transportation systems (vehicular, bus rapid transit, bicycle and pedestrian) in the Village and the types of users. Previous transportation analyses and studies will be reviewed and updated as necessary. The chapter will also assess parking conditions and capacity, including opportunities for improved management and potential locations of additional public parking including structured parking. The potential for transit-oriented development (TOD) in the Gateway area related to future bus rapid transit (BRT) will also be addressed, including recommendations to prepare for and promote such uses through regulatory changes, infrastructure improvements and other measures.

The chapter will also assess the physical, economic and financial feasibility of ferry service, both for developing a ferry landing on Nyack's Hudson River waterfront and for privately operated commuter ferry service between the Village and Midtown and Lower Manhattan. As part of this effort, COWI Marine will conduct a feasibility-level engineering assessment of a potential new ferry terminal located within the Village. For this "desktop level" investigation, COWI Marine will:



Memorial Park

C. Project Schedule and Details: Proposed Scope of Work

- Review existing studies that have previously been completed for the Village;
- Identify potential sites feasible for a new ferry terminal within the Nyack waterfront;
- Identify potential destinations for a Nyack ferry service (Westchester, New York City, New Jersey, etc.);
- Provide a brief description of the landside and in-water infrastructure requirements and types of ferry vessels that would potentially provide service at this location based upon site conditions;
- Provide commentary on parking requirements based on similar-sized ferry terminals in the lower Hudson River region;
- Provide commentary on the ADA access requirements for a ferry terminal; and
- Provide commentary on approximate capital costs and schedule for construction of a ferry terminal.

Based on the above information, Appleseed will take the lead in the analysis of economic and fiscal feasibility of ferry service, engaging in the following subtasks:

Ferry Market Demographics

This assessment would begin with an analysis of potential demand for Nyack-to-Manhattan ferry service. Using Census Bureau data, the team will estimate the number of people currently commuting from Nyack and neighboring communities to Manhattan, the mode of transportation they currently use and other relevant characteristics such as household income. This information will be used to estimate the total universe of potential ferry commuters.

Operating Costs and Revenues

Based on initial working assumptions about the frequency of service needed to sustain a commuter service and using information on the hourly operating cost of other privately operated commuter ferries in the region, Appleseed will prepare a preliminary estimate of the total annual operating cost of a Nyack-to-Manhattan ferry service. Using these cost estimates, the team would then estimate the number of daily riders the service would have to attract in order to operate on a break-even basis.

Competitiveness of Ferry Service

Appleseed would then assess the competitiveness of one or more hypothetical ferry services relative to other modes of transportation, taking into account such factors as:

- Total trip time to Midtown and Lower Manhattan destinations
- Frequency and reliability of service



Houses on Depew Avenue

C. Project Schedule and Details: Proposed Scope of Work

- Need for and convenience of connecting service in Manhattan
- Total cost

The team would assess the ferry service's competitiveness under current conditions and would also explore possible future trends and developments that might affect the relative attractiveness of ferry service, such as growing congestion and rising tolls on trans-Hudson crossings, constraints on the availability of parking at Metro-North stations, etc.

10) Sustainability (Sherwood Design Engineers) – This chapter will address impacts of climate change and analyze opportunities to enhance the Village's environmental protection initiatives and achieve a more resilient development pattern. Recommendations will be made to promote green infrastructure; energy conservation; reduction in emissions; waste management; and sustainable neighborhood design for the waterfront, Gateway and downtown areas. The chapter will also incorporate findings and recommendations from the Village's Sustainable Action Plan and the Mid-Hudson Regional Sustainability Plan, as well as other best practices such as the LEED® for Neighborhood Development rating system.

11) Future Land Use Map and Implementation (BFJ) – This chapter will contain a general Future Land Use Map that identifies future land use types and densities based on all of the recommendations contained in the Plan elements and identified during the public process and through meetings with Village staff and the Steering Committee. In addition, this chapter will designate the types, location, connectivity and intensity of land uses, as well as appropriate zoning controls to achieve the Comprehensive Plan vision. The chapter will set the framework for any land-use-based zoning recommendations needed to achieve this vision, and will establish a foundation for the Zoning Code Update in Phase 4.

This final chapter will also contain an implementation plan to guide the Village's actualization of the policy and programmatic recommendations contained in the Plan. The implementation plan will contain a matrix that identifies the timeframe for undertaking each recommendation, the agency responsible for implementing each action and the agency/department responsible for monitoring the implementation plan. Top-priority implementation items will be identified based on consultation with Village staff and the Steering Committee.

As we prepare the draft plan chapters, we will submit them to the Steering Committee for review and comment. We will meet regularly with the Committee to discuss their feedback and will then revise the chapters at their direction. Plan chapters will include an overview of existing conditions, projections of growth trends, assessment of future needs and policy recommendations.



Nyack Hospital

C. Project Schedule and Details: Proposed Scope of Work

We anticipate that the preparation of the plan chapters will take approximately eight months. Over the course of this period we will be checking in with the community periodically to talk about the draft plan chapters and solicit feedback. Four (4) public workshops and three (3) design charrettes are scheduled to complete this phase, as described above. In addition to these workshops, charrettes and meetings with the Steering Committee, at the direction of the Village we will reach out to individuals and agencies that may have input into different issues that will affect the Plan.

Task 3.4: Draft Comprehensive Plan Months 8-9
In this task, BFJ will compile all Plan chapters into a Preliminary Draft Comprehensive Plan that will be submitted to the Steering Committee for discussion, presented to the Village Board of Trustees (see Task 3.5 below) and discussed at the final public workshop. Following that workshop, we will coordinate with the Village on any changes that need to be made to incorporate public comments, and will compile a Draft Comprehensive Plan in a form that is acceptable to be addressed at a public hearing, and that is concise, graphically rich and accessible to the layperson (i.e., residents, businesses and prospective developers). To achieve this, we would suggest aiming for a report length of approximately 100 pages, possibly with appendices.

Task 3.5: Presentation to Village Board Month 8
BFJ will present the Preliminary Draft Comprehensive Plan and proposed Zoning Code amendments to the Village Board of Trustees to obtain feedback on any revisions necessary to make the documents acceptable for a public hearing. In addition to this formal presentation, we anticipate coordinating with the Village Board throughout the planning process, through Village staff, the Steering Committee and regular updates of the Village Board (including periodic in-person briefings as necessary). This is a critical element of the project since, under New York State law, only the municipal governing body can adopt a comprehensive plan or zoning code revisions.

Phase 3 Deliverables:

- Draft Comprehensive Plan. The format of the Plan will consist of text (Microsoft Word) in an 8 ½ by 11 format. Maps shall be produced in ArcGIS format with the capability of being legibly reduced to 11 by 17. All documents will be submitted in both hard copy and electronic formats to allow for reproduction, revision and direct web posting.
- Preparation of Plan chapter drafts for Steering Committee and Village staff review.

Phase 4: Zoning Code Update

Task 4.1: Zoning Code Evaluation Months 5-6
In this task, Turner Miller Group will undertake a Zoning Code Evaluation in order to determine where existing regulations may serve as barriers to achieving the sustainable development goals identified during public visioning and charrettes.



NYLO Hotel Under Construction

C. Project Schedule and Details: Proposed Scope of Work

Turner Miller Group will use the standards and thresholds contained in the Technical Guidance Manual for Sustainable Neighborhoods (LEED-ND Manual) in order to determine whether the existing zoning meets those goals. For example, LEED-ND suggests maximum lot areas for single-family detached, minimum building heights and maximum front building setbacks. Current zoning regulates quite the opposite - minimum lot area, maximum building height and minimum front setbacks. Inconsistencies with a sustainable, walkable, mixed-use development pattern as prescribed in the manual will be identified, as will barriers to implementation of policies that support solar and wind energy installations (if identified by the Plan as desirable), green infrastructure practices (such as green roofs, cisterns, rain gardens, infiltration tree pits, etc.) among other sustainable practices identified during visioning.

Turner Miller Group will identify policies that support sustainable growth that should be retained and those that inhibit sustainable development projects and that require alteration or elimination.

Additionally, Turner Miller Group will undertake an evaluation of the Zoning Code for conformance with State enabling statutes and best practices to identify where the current code may not comply with statutes or recent case law. The user-friendliness of the code will be reviewed, as will the procedures for development approval as set forth in the Zoning and Subdivision Regulations.

Lastly, Turner Miller Group will assess the existing code for barriers to sea level rise adaptation, including provisions that would bar the elevation of waterfront structures, or limit the implementation of sustainable shoreline practices being promoted by the Department of Environmental Conservation.

Task 4.2: Zoning Code Updates for Sustainability

Months 6-8

In this task, Turner Miller Group will prepare draft proposed amendments to the Village's Zoning Code that implement the sustainability strategies of the updated Comprehensive Plan. This code will be written in plain language and include illustrations and diagrams wherever helpful to increase understanding. Not only will the code not be a barrier to implementation of sustainable development practices, but incentive zoning shall be employed in order to achieve sustainability goals and to physically transform the public and private realms as feasible given the realities of the foreseeable real estate market.

The draft proposed zoning amendments will be prepared to a level of detail and in a manner which permits review and consideration by the Village and the public. The amendments will eliminate or offer alternatives to identified barriers to sustainability; require future development to be compact, walkable and mixed-use; encourage and provide incentives for green infrastructure and promote housing options supporting a range of incomes. These draft proposed zoning amendments will be presented



Gateway Area

C. Project Schedule and Details: Proposed Scope of Work

to Steering Committee for review and comment, and will also be presented to the Village Board (see Task 3.5 above) and to the public at the final workshop (see Task 2.2 above).

Task 4.3: Draft Zoning Code Update

Months 8-10

Upon receipt of comments from the Steering Committee, Turner Miller Group will then prepare proposed Final Draft Zoning Ordinance amendments in a form that is acceptable to be adopted by the Village. Turner Miller Group will attend and present the proposed amendments at the statutorily required public hearing on the proposed amendments. For efficiency, it is likely that this hearing will be held concurrently with the public hearing for the Comprehensive Plan.

Phase 4 Deliverables:

- Assessment of Barriers to Achieving Sustainable Development Goals.
- Draft Zoning Text and Map Amendments.
- All documents will be provided in both digital and hard copy formats.

Phase 5: Final Comprehensive Plan and Public Hearings

Task 5.1: Public Hearings

Months 9-10

Following submission of the draft Comprehensive Plan and Zoning Code Updates, the Village Board must hold a public hearing on these draft documents. The BFJ Team will present the draft Comprehensive Plan and the Draft Zoning Code Updates to the public at the public hearing.

Task 5.2: Revisions

Months 10-11

Following the public hearing, we will meet with the Village Board to determine if, based on comments made at the public hearing, any additional changes are needed to the draft Plan or draft Zoning Code Updates. Following the meeting, we will prepare final documents for consideration of adoption by the Village Board.

Phase 5 Deliverables:

- Written reports and presentations for all public hearings.
- Digital, web-ready drafts of the Plan and Zoning Code Updates for posting on the Village's website.
- Final copies of the Comprehensive Plan and Zoning Code Updates for approval and adoption by the Village Board.

Phase 6: Environmental Review

Task 6.1: Intent to be Lead Agency

Month 7

Part 1 of a Full EAF will be prepared for the proposed action to assist the lead agency (Village Board) in determining whether the proposed action may result in a significant effect on the environment. The Full EAF will be accompanied by a detailed project description and illustrative maps and graphics. Upon completion, Part 1 will be submitted to the Village for review and comment. Once comments have been



Nyack Library

C. Project Schedule and Details: Proposed Scope of Work

received from the Village, BFJ will finalize the EAF and submit the document to the Village Board for circulation to all interested and involved agencies.

BFJ will prepare a draft Resolution of Intent to be Lead Agency as part of the SEQR coordinated review process (required for Type I Actions). This Resolution will establish the Village Board's intent to be the SEQR lead agency for the environmental review process for the proposed action. The Village Board will adopt the Resolution of Intent to be Lead Agency. The involved agencies will have 30 calendar days to respond to the EAF and Resolution.

Task 6.2: EAF

Months 7-9

Once the Village Board has been established as the lead agency, BFJ will assist the Village Board in the preparation of a Part 2 EAF as required by SEQR. The lead agency is responsible for preparation of Part 2 and normally uses Part 2 EAF to determine whether the proposed action will result in any significant adverse impacts.

Phase 6 Deliverables:

- Environmental Assessment Form, Parts 1 and 2.
- Intent to be Lead Agency Resolution.
- All required SEQR notices.

Phase 7: SEQR Determination and Adoption

Task 7.1: Negative Declaration

Month 11

Using the information provided in Part 1 and 2 of the EAF, the lead agency will determine the significance of the action by making a positive or negative declaration. In this case we are proceeding under the assumption that the Village Board will adopt a negative declaration on the project, i.e., that the adoption of the Comprehensive Plan will have no significant adverse impacts on the environment. We believe we can produce a master plan that would have beneficial impacts on the environment and that no Generic Environmental Impact Statement (GEIS) would be necessary.

Task 7.2: Final Plan and Zoning Adoption

Months 10-12

Following the public hearing, we will review any proposed changes with the Village Board. Once an agreed upon set of changes are identified we would make any necessary revisions to the draft Plan and zoning and prepare documents for approval. The Village Board would then be in a position to adopt the Comprehensive Plan and amended Zoning Code following completion of the SEQR Environmental Review process outlined in Phase 6 above.

Phase 7 Deliverables:

- Negative Declaration and associated resolutions.
- Final Comprehensive Plan and Zoning Code Updates, in hard copy and digital form. All mapping shall be in a format acceptable to the Village for continued use and updating.



Edward Hopper Way

D. Cost and Payment Schedule

The cost and payment schedule on the following page presents the anticipated fee for each phase of work identified in the proposed scope, as consistent with the not-to-exceed fee of \$206,000 and based on the Statement of Work ("SOW") found in Appendix A of the RFP.

The BFJ Team is comfortable with the requirements for project invoices as specified in the RFP, and will ensure that monthly invoices will conform to this format.

D. Cost and Payment Schedule

**VILLAGE OF NYACK, NEW YORK
COMPREHENSIVE PLAN: CLIMATE SMART PLANNING FOR THE 21ST CENTURY**

Phase	Description	Fee (\$)
Phase 1.	Contract Management	\$10,000
Phase 2.	Public Outreach and Design Charrettes	\$50,000
Phase 3.	Draft Comprehensive Plan Update	\$100,000
Phase 4.	Zoning Code Update	\$20,000
Phase 5.	Final Comprehensive Plan and Public Hearings	\$10,000
Phase 6.	Environmental Review	\$7,500
Phase 7.	SEQR Determination and Adoption	\$2,500
SUBTOTAL		\$200,000

Expenses \$6,000

TOTAL \$206,000

Expense Rates:	
Mileage:	Federal Milage Rate (2015 rate 57.5 cents per mile)
Tolls:	Tolls to be charged at EZPass Rates
Printing:	Black and White prints - \$0.10/page Color prints - \$0.50/page
Shipping:	FedEx Priority Overnight (when requested) Rates depending on size and weight; USPS rates depending on size and weight