Stantec

Town of Essex Municipal Site Master Planning

Essex, Vermont

February 23, 2024

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1 LETTER OF INTEREST

February 23, 2024

TOWN OF ESSEX

ATTN: Katherine Sonnick

81 Main Street

Essex Junction, VT 05452

RE:

TOWN OF ESSEX MUNICIPAL SITE - DESIGN PHASE

STANTEC CONSULTING SERVICES INC.

193 Tilley Drive, Suite 101

South Burlington, VT 05403

Dear Ms. Sonnick:

On behalf of our Stantec team, we are excited to submit our proposal to work with the Town of Essex to create a master plan for 80 and 90 Upper Main Street in the Essex Town Center (ETC). As seasoned professionals with a strong background in land planning and a passion for driving successful outcomes, we are thrilled by the opportunity to be your trusted partner in this important initiative.

The Town of Essex is at a transitional moment in its evolution. Separated from the City of Essex Junction, with a reduced tax base but a renewed sense of direction, the Town has an opportunity to create a new pattern of walkable, mixed-use development. A new Town Center for Essex will set a new course for the future, one that is economically beneficial while improving quality of life for residents. In addition, the confluence of broader economic, demographic, political, technological, and environmental changes creates a unique moment for launching this critical project.

- In an era in which knowledge industries increasingly dominate economic growth, the educated workforce that attracts the jobs and investment that represents this growth increasingly seeks mixed-use, walkable places to live, work, play, and innovate. Workers at growing Chittenden County employers like BETA Technologies and On-Logic look for places like this. Jobs, investment, and fiscal benefits follow.
- Rapid shifts in demographics will reshape housing markets for the next two decades and beyond for every region in North America. One and two-person households without kids will dominate housing demand and these households are far more likely than their peers to prefer living in mixed-use, walkable places—creating unprecedented market support for focusing growth toward places like Essex Town Center.
- Successful mixed-use development and walkability require more uses closer together than traditional development. By focusing growth at ETC, rural landscapes and scenic vistas elsewhere in the Town can be preserved for future enjoyment.

Maggie Connor (principal-in-charge) and Chris Gendron (project manager) will be directly involved in every facet of this planning process. Maggie brings significant experience in working with comparable suburban communities. Chris is a local who knows this community well and brings his technical expertise to make the plan a reality. Stantec brings unparalleled capacity to address zoning, mobility, parking, resilience, green infrastructure, civil engineering, and similar critical issues. We work throughout Vermont and New England to help communities achieve their goals, building consensus through public engagement processes tailored to each place. Our team has collective experience designing walkable new neighborhoods in places like Newton, Massachusetts, and Concord, New Hampshire – creating high-quality places for those residents to enjoy. We designed the infrastructure underpinning the success of University Place and the BETA Technologies Campus. We look forward to being your partners and hope our proposal captures the spirit of this important project. Please do not hesitate to contact us for additional information or clarification.

Sincerely,

Stantec Consulting Services Inc.

MAGGIE CONNOR

PRINCIPAL-IN-CHARGE

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CHRISTOPHER GENDRON, P.E.

PROJECT MANAGER

(802) 497-6402 | chris.gendron@stantec.com

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FIRM BACKGROUND + EXPERIENCE

STANTEC'S URBAN PLACES

Bringing together global experts in planning and urban design, real estate feasibility, mixed-use and brownfield redevelopment, smart mobility, resilience, and smart cities, our Urban Places team is uniquely positioned to provide our clients innovative and creative plans and designs from a cohesive, focused team.

The urban designers and planners on our team have conducted more than 75 urban core master plans and related redevelopment projects within their collective careers. We have experience building consensus in complex planning environments and with diverse communities. Our work has been recognized by multiple national, regional, and state awards from organizations such as, the American Planning Association, Congress for the New Urbanism, and American Institute of Architects. And perhaps most noteworthy our work gets implemented.

Our work takes us all over North America, and we see great opportunity in Essex. We welcome the opportunity to align our team with the Town and its residents to support an inclusive, engaging master planning process for this municipally-owned site.

BUSINESS STATUS

Established in 1954, New York

PRIMARY CONTACT

Christopher Gendron

Project Manager

(802) 324-0920| christopher.gendron@stantec.com

LEAD OFFICE

193 Tilley Drive, Suite 101, South Burlington, VT 05403

BUSINESS STRUCTURE

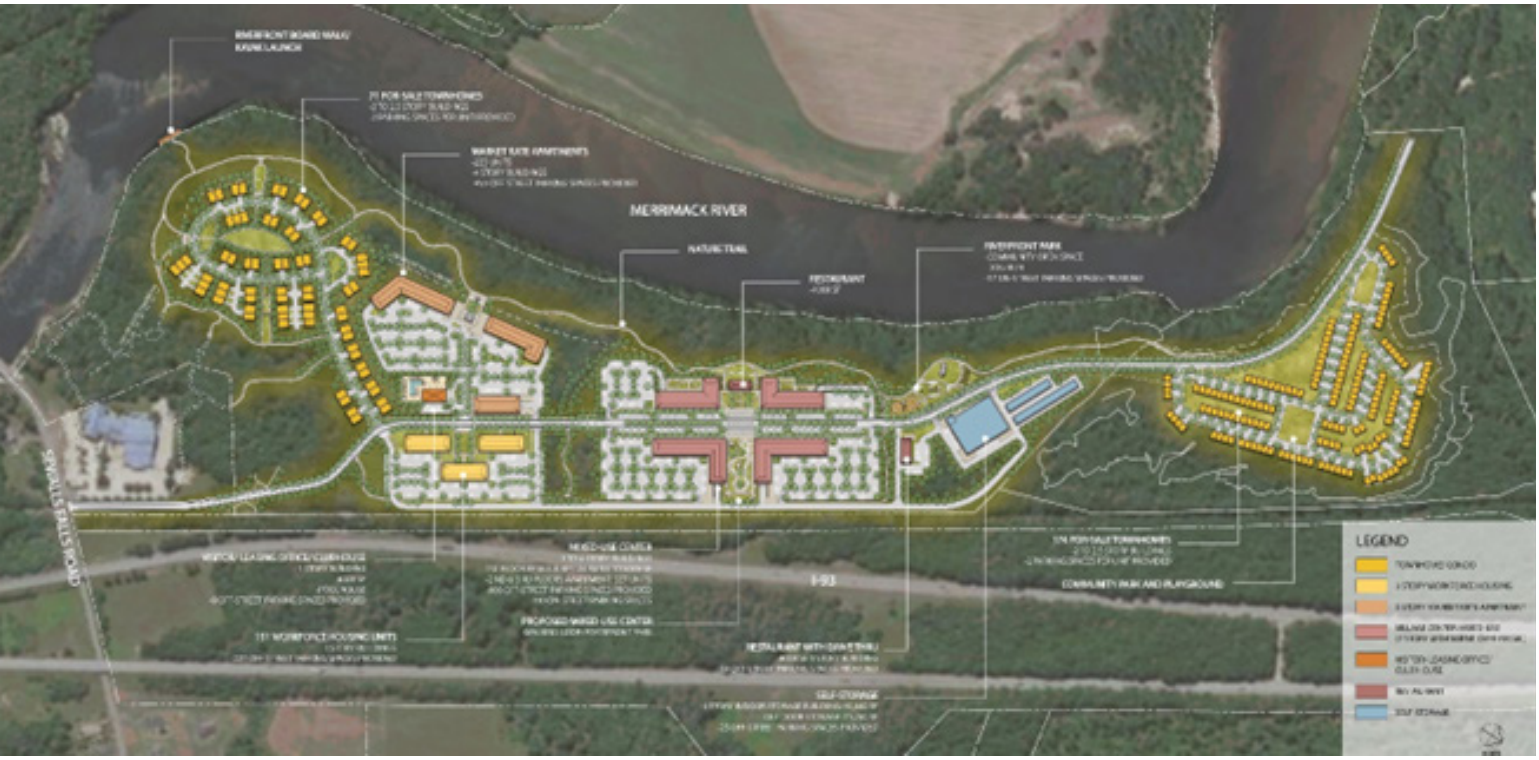
The Stantec community unites more than 22,000 employees working in over 350 locations across 6 continents. We collaborate across disciplines and industries to bring buildings, energy and resource, and infrastructure projects to life. Our work—professional consulting in planning, engineering, architecture, interior design, landscape architecture, surveying, environmental sciences, project management, and project economics—begins at the intersection of community, creativity, and client relationships.

We Design With Community In Mind. Since 1954, our local strength, knowledge, and relationships, coupled with our world-class expertise, have allowed us to go anywhere to meet our clients' needs in more creative and personalized ways. With a long-term commitment to the people and places we serve, Stantec has the unique ability to connect to projects on a personal level and advance the quality of life in communities across the globe.

Stantec has provided comprehensive design and consulting services in the Green Mountain State for more than a half century. This small state ranks among the strongest in Stantec has provided comprehensive design and consulting services in the Green Mountain State for more than a half century. This small state ranks among the strongest in the nation in its commitment to protecting its rich environment, including mountains and streams that offer extraordinary outdoor recreational opportunities. Our staff members in South Burlington provide diverse services in the Urban Land, Transportation, Environmental, Buildings, and Industrial markets to both public and private clients who have chosen to live and work in this appealing environment. the nation in its commitment to protecting its rich environment, including mountains and streams that offer extraordinary outdoor recreational opportunities. Our staff members in South Burlington provide diverse services in the Urban Land, Transportation, Environmental, Buildings, and Industrial markets to both public and private clients who have chosen to live and work in this appealing environment.

PREVIOUS EXPERIENCE

The following pages highlight relevant completed and ongoing work performed by our key staff. The projects shown in this section represent our similar experience with the tasks described in this RFP. We've also taken care to include sample projects that serve clients of similar sizes, needs, and aspirations to those of South Kingstown. Our leadership team alone has earned more than 60 significant awards for planning and urban design work from industry organizations.



CONCORD MONITOR MIXED-USE SITE DEVELOPMENT

CONCORD, NH

The Concord Monitor Mixed-Use Site Development Project is a major mixed-use campus master plan and concurrent site plan development. The project features an open-space mixed-use site development on 135-acres of Merrimack River riverfront property adjacent to the former Concord Monitor site. Stantec is providing master planning, site design and civil engineering services for the overall development project.

The new neighborhood features over 100,000 SF of commercial space and more that 900 housing units including market rate apartments, workforce housing, and for-sale townhouse condos in walkable neighborhood clusters. Open space amenities include 40% open space, over 2 miles of recreational paths and trails, and river access. Streetscapes include fully multi-modal complete streets design with public spaces in a new urban commercial/residential village that allow for outdoor gathering and events. Stantec is leading an extensive site permitting process and development agreement for public infrastructure to support access roadways and a complex green infrastructure stormwater management program..

RIVER DISTRICT REVITALIZATION

ELKHART, IN

Elkhart's leaders knew their city, once reliant on manufacturing, needed to diversify its economy. A public/private partnership was formed to plan the River District, and work began on bringing in developers to relocate retail, office, and recreational elements. As the development plans unfolded, though, the members of the partnership grew concerned about the district lacking a coherent plan and suffering from sprawl. They needed to create a vibrant, walkable downtown that would attract new people and bring the midwestern city into the future.

We worked with walkability advocate Jeff Speck to create a master plan for Elkhart's River District that would include three themes:

1. Pre-empt sprawl: Turn a collection of disconnected and car-centric parcel plans into an integrated, walkable urban neighborhood.

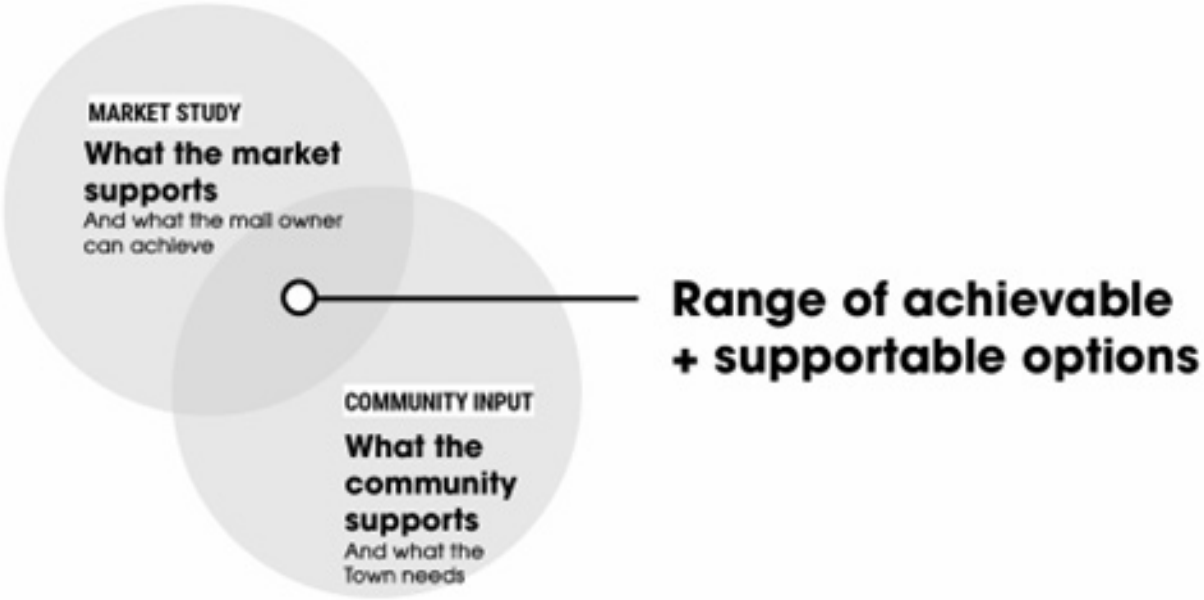
2. Fix the mistakes: The site's geography, street network, and existing features needed to be reimagined as part of a coherent whole.

3. Inspire community leadership: When outside developers defaulted to development models they knew from suburban work, community investors who embraced the vision stepped forward to lead development.

Our team led collaborative engagement with a broad stakeholder group and deeply committed steering committee to shape the plan. The team also led multiple community meetings and presentations to cement public support and help build momentum for rapid plan implementation. The final plan reorganized the districts' streets into a logical network that linked to downtown, reducing lane counts and adding trees to promote walking and biking, as well as a small urban plaza and hotel established a new "heart" for the neighborhood.

The "land use menu" represents a range of achievable and supportable options.

The menu is a result of the market study and community input.



TRUMBULL MALL PLAN

TRUMBULL, CT

Stantec is working with the Town of Trumbull CT. to help lead planning to re-envision the troubled Trumbull Mall, once the Town's largest taxpayer and a center of community activity for several decades. Residents and Town officials have made clear that reuse of the Mall site should create a new mixed-use center of community life.

Working with Bob Gibbs (Gibbs Planning) and Sarah Woodworth (WZHA), the team is focusing on creating a new place that incorporates a wide range of uses—extending from distinctive food retailers to pickle ball facilities and a 21st century retail destination, together with housing, jobs, healthcare, and other uses, to ensure that redevelopment is connected socially and economically, as well as physically, to the larger Trumbull community.

How do you reimagine a mall? Trumbull Mall asks residents to weigh in

Connecticut Public Radio | By Eddy Martinez
Published June 21, 2023 at 6:05 PM EDT

▶ LISTEN

Eddy Martinez / Connecticut Public

Sarabrent McCoy, an urban planner with Stantec's Urban Places, talks with visitors to a presentation at the Trumbull Mall. "We're going to take all of this intelligence and information out to the market to potential tenants and investors so that we can jumpstart the new direction for this mall," said town economic development director Rina Bakalar.

NORTHLAND DEVELOPMENT NEWTON

NEWTON, MA

Northland Newton Development reinvents the classic strip mall as a modern interpretation of Newton's historic commercial villages. The developer, Northland Development, sought an urban design strategy that would make the site a focal point—a destination with a strong sense of character. Our team, consisting of urban planners, transportation planners, architects, and landscape architects, worked towards creating a vibrant destination that is diverse, connected, and sustainable.

The plan received approval by public vote to replace three industrial warehouses and salvage a historic 19th-century mill building. Walkable new development wraps around the historic mill, adding more than a million square feet of retail, offices, and multi-family housing. The new Main Street acts as the heart of the village identity, defined by a public realm of active open spaces, plazas, and sidewalks that prioritize the pedestrian experience.

In collaboration with architectural and interiors groups, our landscape architecture team is designing nine exterior spaces each with its own character and target demographic. Our spaces find creative ways of accommodating a wide range of functions from work and fitness to play and green respite. Various lighting, heating, and shading techniques are employed to prolong year-round use. To complement our functional amenity spaces, we juxtapose expansive green roof areas, seeded with a variety of native meadow and wild-flower mixes. These in-turn harvest rainwater and expand habitat creation across the development. We believe our integrated and lovingly crafted exterior spaces have become increasingly important, allowing the development to respond uniquely to the current and future demands of urban living.

BETA CAMPUS DEVELOPMENT

SOUTH BURLINGTON, VT

Stantec, along with their design partners, played a pivotal role in developing a master plan for the BETA Technologies campus at Burlington International Airport. This proposed campus revolves around the future assembly facility where BETA Technologies will manufacture electric-powered aircraft. The comprehensive master plan includes essential components such as an employee daycare, a mixed-use commercial building, a photovoltaic (PV) solar array, and an aircraft maintenance and training facility.

Stantec's approach was guided by BETA's core values, emphasizing connectivity, sustainability, and employee engagement. They made intentional design decisions to align with these principles.

The project began with thorough due diligence, including evaluating natural resources, traffic patterns, soil conditions, topography, airspace, utility capacity, public infrastructure, and environmental impacts. Subsequently, Stantec provided architectural and engineering design services, covering aspects like building programming, layout, space requirements, site planning, permitting, utilities, stormwater management, state roadway design, geothermal systems, solar arrays, and more.

In 2023, BETA, with Stantec's assistance, inaugurated the first phase of their assembly facility and Maintenance and Training Facility. Additionally, plans are underway for a daycare and a shared-use path connecting to BETA's headquarters, located approximately a mile north near the Airport Terminal.

The Master plan and project for the BETA Technologies campus thoughtfully incorporate features aligned with BETA's core values. Here are some key elements:

Connectedness to Nature and Each Other: A meandering path along a wetland connects staff between supporting buildings. This design fosters a sense of community and encourages interaction.

Environmental Stewardship: Stantec's stormwater treatment design serves a dual purpose. Not only does it manage stormwater effectively, but it also educates users. The inclusion of two 40,000-gallon rainwater harvesting cisterns and a large landscaped bio-retention basin at the center of the site showcases BETA's commitment to sustainability.

Aviation Engagement: Along the side of the main facility, a path provides a lookout point at the end of the runway. This promotes aviation awareness and engagement among employees and staff.

Safety and Gathering: Thoughtful design guides all users from the parking lot through landscaped mounds and stormwater depressions to dedicated crossings. A raised crosswalk at the primary entrance to the assembly facility ensures safety. Additionally, "The Great Lawn" offers outdoor recreation space.

The transformation of this site—from a gravel pit, camper storage, and landscaping business—into a cohesive, approachable, and sustainable community reflects Stantec's pride in being part of this project. They eagerly anticipate similar contributions to Vermont communities across the state.

UNIVERSITY PLACE

BURLINGTON, VT

University Place is the heart of the University of Vermont's (UVM) historic core, including some of its most iconic buildings and open spaces, including University Row and the University Historic Green. This area is oriented towards academic and administrative uses and is also UVM's primary interface with visitors and the local community. However, University Place has great potential to create a better sense of place and contribute to UVM's and the City of Burlington's commitment to becoming more walkable and bike friendly.

The City and UVM turned to the Stantec and SE Group team to help tap into this potential. Rather than focusing solely on accommodating vehicles—be they cars, bicycles, or buses—the team instead focused on the people who rely on this street to conduct their daily lives. We considered how people engaged with the surroundings and accessed the multiple destinations on campus to understand the needs of this street by conducting a series of online surveys. The online surveys allowed us to connect with more stakeholders. It was more accessible than a traditional in-person meeting and allowed people to think about the project on their own timeline. We received over 500 responses, which were very insightful into existing issues for the design team to consider.

Using this approach saved Stantec, the City, and UVM time associated with an in-person public meeting. Reviewing and summarizing community feedback allowed us to spend more time where it mattered most. This approach was instrumental in developing design solutions that our client partners were able to stand behind and endorse to their respective decision-making bodies.

REAL ESTATE DEVELOPMENT ADVISORY SERVICES

STAFFORD COUNTY, VA

Located approximately an hour from Washington, DC, Stafford County is regularly listed as one of the wealthiest counties in the nation. Despite this, the county has no downtown center, no gathering place for residents or visitors, and no walkable mixed-use district. As part of a broader engagement to provide Real Estate Development Advisory Services, our team worked with the county to assess the market potential to develop such a downtown.

The county owns 30+ acres near an important intersection adjacent to their civic campus. Our work included performing a market study; conducting interviews with local property owners; reviewing plans with an eye towards zoning, and understanding how local infrastructure changes may influence private development in the area. Stantec's Urban Places team is conducted a master development planning exercise, against which we applied a conceptual pro forma to ensure any plans proposed are backed by market realities. We also assisted the county in its attempt to leverage county-owned land for private development and reviewed different delivery options including public-private partnership models.

DOWNTOWN ATTLEBORO ACTION PLAN

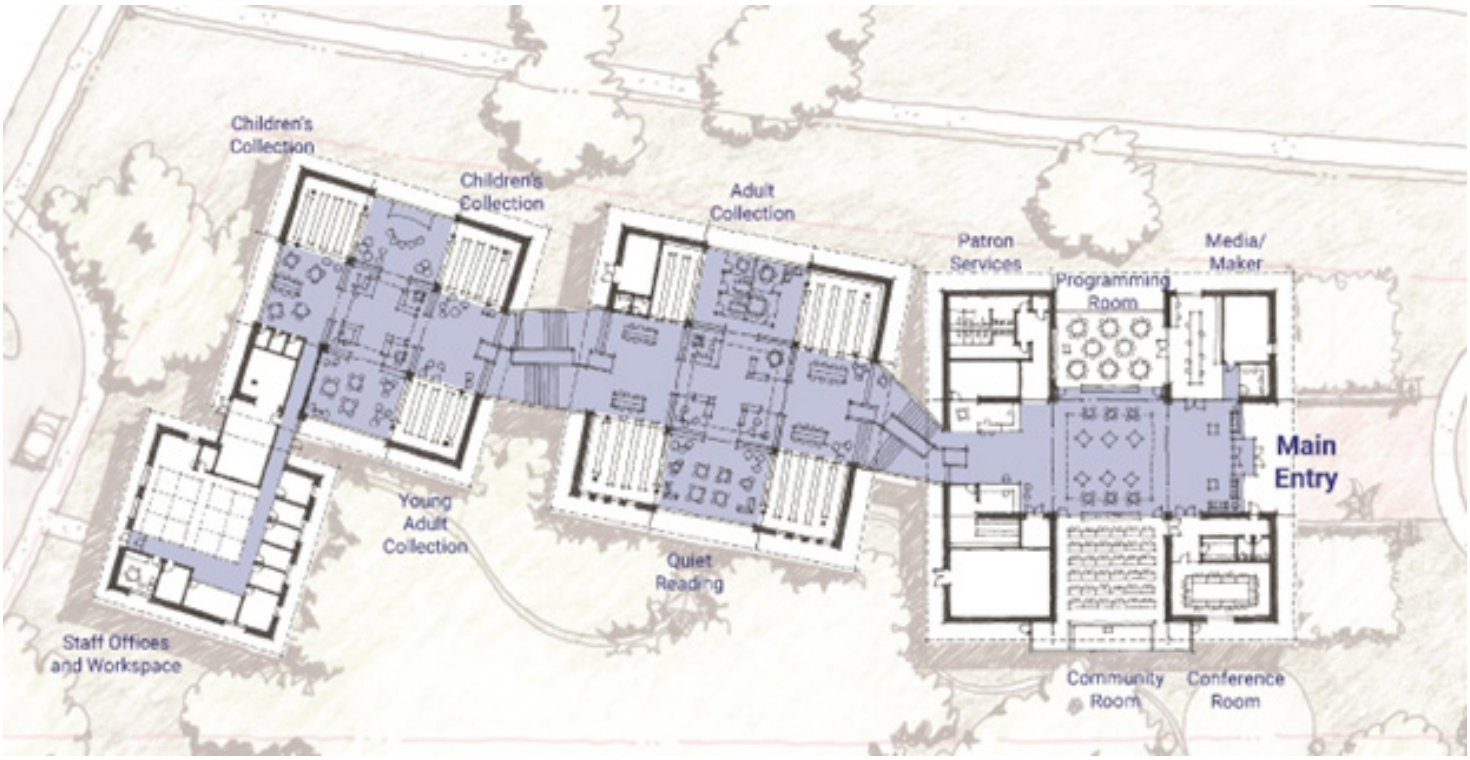
ATTLEBORO, MA

Working with the City and MassDevelopment, we created an actionable economic development strategy that could build upon ongoing activity and provide immediate benefits while building to longer-term projects. The study is organized around several catalytic development sites and a list of the "top ten" implementation strategies. These strategies leverage existing partnerships and activities to provide a big picture strategy for revitalizing Downtown Attleboro.

The city has a charming Downtown noted for its historic buildings, riverwalk, beautiful parks, and various cultural amenities. It is also one of the more affordable locations along a major transit line in the region with a stop conveniently located in Downtown. However, much of the city's industry has relocated outside of the Downtown, leaving significant land holdings ripe for redevelopment.

This redevelopment has already started—with a host of new residential and mixed-use infill developments around the train station and more being planned. The resulting action strategy seeks to capitalize on these ongoing activities to further revitalize Downtown Attleboro and attract more businesses, residents, and visitors back to Downtown.

We conducted a market analysis that included local and regional market demand and customer characteristics. The recommendations identified by the Downtown Attleboro Action Strategy were informed by the market



CHESTERFIELD TOWNSHIP PUBLIC LIBRARY

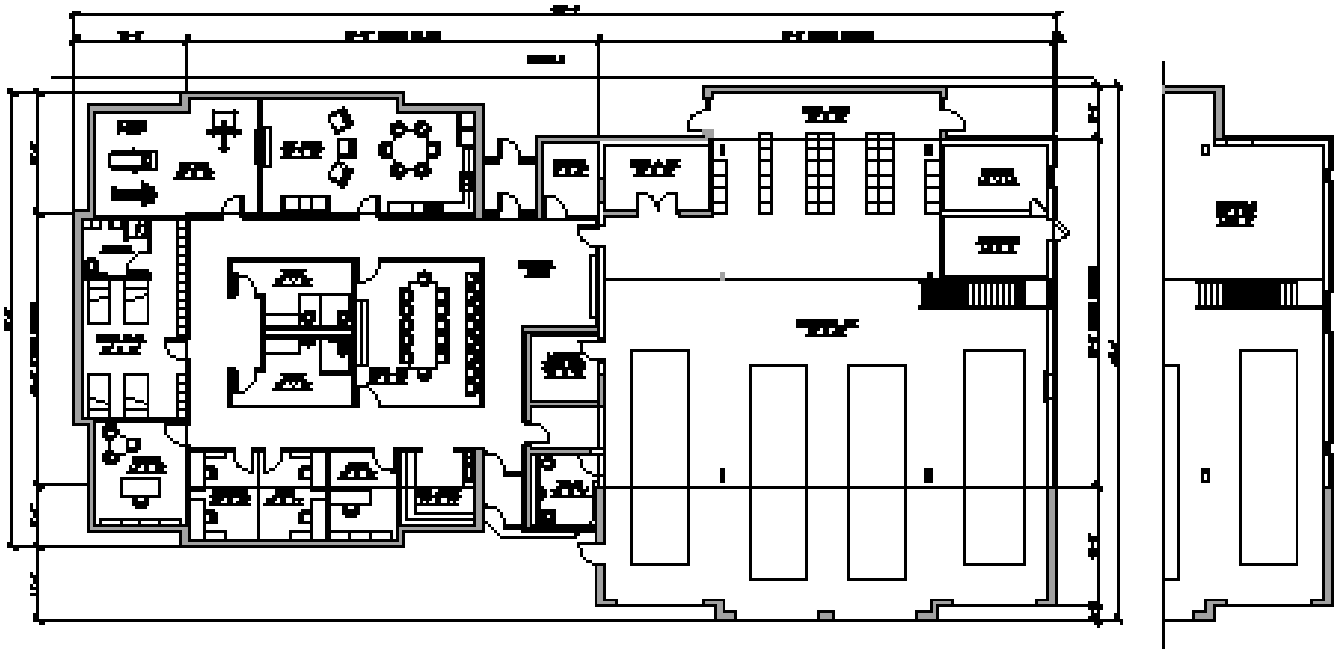
CHESTERFIELD TOWNSHIP, MI

Chesterfield Township library is celebrating its 25th year as a public library and is in the unique position to create a brand new concept for a public library rather than trying to renovate their existing building. Currently located in a rented industrial space they have outgrown as the population has grown, the library is seeking to strengthen its connection to the community by creating a new space that meets the needs of the community beyond just books, located at a site that will serve as a prominent gateway to the township.

Beyond serving the needs of the community with access to modern resources, space, and technology, the new building will connect users with nature, opening up to the wooded side and encouraging patrons to use the outdoors as part of the library experience - including pathways, reading grottoes, and a treehouse.

Instead of the terrain of the site being a challenge, the design team broke the building down by activity into a group of connected pavilions that gently works its way uphill. Patrons will first encounter community space, including meeting rooms, activity rooms and a recording studio – all grouped so this area can remain open late into the evening when the rest of the building is closed. From there, users will pass through quiet reading areas and the majority of the collection. Beyond this, the next pavilion houses youth and child collections, tutoring space and a pathway to the wooded area and treehouse.

Conceptual design has been completed and the library leadership is working with the township, community members, and donors to complete the funding phase of the project.



WESTERN NY FIRE DISTRICT FEASIBILITY STUDY

Western New York

Stantec is providing station assessment, programming, conceptual design, and budgeting services.

Stantec is developing plans to renovate the entire personnel the east wing of the facility including the entries, toilet rooms, bunk rooms, lockers, showers, offices, conference, utility and ready rooms, and storage closets. Additional offices, fitness space, and bunking will be provided. Toilet, locker, and shower rooms will be renovated. Utility, storage and ready room space may be reduced.

The firefighter and grand fire service murals will be preserved and reconfigured to accommodate the proposed layout. All windows will be replaced with new operable units with larger openings to improve natural ventilation.

The west vehicle bay shall be modified to allow storage of the Chief's vehicle. Modifications to the adjacent turnout gear storage, overhead door, maintenance shop, storage and wood framed mezzanine are planned.

Stantec is working with the District, Fire Chief and Captain to develop efficient options within the existing footprint as well as a small addition to transition the station into an operations headquarters while shifting the training and support functions to a recently completed satellite station.

CLIENT REFERENCES

OUR CLIENTS SAY IT BEST!

We've provided contacts of similar project scopes and scale. These clients can attest to our relevant and recent past record of performance, our attention to cost control, quality of our work, and commitment to successful plan approvals, adoption, and implementation, where applicable.

We encourage you to learn first-hand from our references how our plans have helped communities aspire to their shared visions with actionable blueprints guiding the way.

Kent Gonzales
Vice President, Development, Northland Investment Corporation

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UNDERSTANDING, APPROACH + SCHEDULE

PROJECT UNDERSTANDING

The Town's recent purchase of 32 acres in a well-located, already-developed area puts it in the driver's seat to establish an ambitious yet achievable framework for new growth in a walkable town center setting. In an era of accelerating demographic, economic, technological, and environmental change, there can be no better time to determine how Butlers Corners can play a growing role in shaping the Town of Essex's future. Why?

First, the obvious. No single policy can more effectively preserve a sustainable working landscape in the Town of Essex and its striking vistas than focusing growth toward mixed-use, walkable—and already developed—areas.

Second, the opportunity. Fortuitously, for the next two decades and beyond, market forces will support this transition. Across North America and virtually every region, a substantial majority (80% across the US) of net new households will be singles and couples without kids. These households will dominate the North America and the Town of Essex housing market. By 2040, fewer than one in four US households will include kids. These smaller households strongly prefer living (and working) in mixed-use, walkable environments. And in an era in which, for the Town of Essex and across North America, older folks represent the majority of population growth, expanding housing opportunities in these same mixed-use, walkable places offers an important opportunity for folks to age in their community.

Housing represents two-thirds of our real estate economy. Going forward, this profound demographic shift will represent a powerful tool for unlocking an era of opportunity for shifting suburban growth to new and existing places marked by compact, critical mass that, with the right planning, unlocks mixed-use, walkable places. Sites like this—well-located to transportation and shopping options, near major employers like BETA Technologies and Dealer.com, with views and connections to nature—can replace sprawling greenfields as the focus for growth over the next two decades. The place-making qualities that can distinguish Essex Town Center make it a compelling model for accommodating and shaping additional growth moving forward.

Third, the imperative. Roughly 90% of net new jobs will require some higher education over the next two decades. Knowledge industries will dominate growth. The natural resource upon which these industries depend is an educated workforce. Across every region in North America, this "talent" is already insufficient to meet demand. Knowledge industries—and their jobs and investments—go where this talent chooses to live and work. And this talent strongly prefers to live and work in mixed-use, walkable places—preferably within walking distance of work and places that offer opportunities to celebrate shared community.

In an era of growing hybrid work, HR and R&D directors tell us that proximity to talent has grown more, not less, critical for two reasons. Hybrid workers are much more likely to stay and grow with their companies, and the "creative collisions"—unplanned meetings (impossible to replicate with Zoom) between people who work for different

companies—that spur innovation are based on chance meetings that flourish in compact, mixed-use, walkable places.

And fourth, of course, fundamental challenges stand in the way of unlocking the opportunities and meeting the imperatives noted above. Community engagement needs to move beyond being fully inclusive and transparent to providing a deep understanding of the forces of change and the community benefits of managing these changes that are essential to building robust public support for the public policy and investment decisions needed for effective implementation. Public policy will need to focus growth—and public investment—toward areas where compact critical mass can unlock tangible public benefits. In some cases, public/private partnerships and funding may be necessary to enhance and extend the "infrastructure of walkability" to currently auto-centric places. Across the board, the scale, character, and mix of uses representing a new chapter of growth must demonstrate respect for the Town of Essex's natural setting and be family-friendly.

A note about equity. The Selectboard's Declaration of Inclusion emphasizes active engagement by the full range of residents. Economic growth, often dominated by knowledge industries, brings a rich array of opportunities, including enhanced fiscal resources. Still, its benefits are often not shared equitably, and it can exacerbate our economic divide. While knowledge industry jobs carry a high multiplier in terms of generating additional jobs and supporting new small businesses, it is also essential to extend the benefits of this new economy to those left outside. As competition for educated workers increases, growing local talent—rather than just attracting new residents—is increasingly essential for pragmatic as well as traditional public policy reasons. At the same time, because relatively well-paid knowledge workers flock to mixed-use, walkable places, housing values rise quickly, and creating inclusive, mixed-income communities requires public commitment and often funding.

PROPOSED APPROACH

Approach

In this era of accelerating change, the right approach can translate this change into a powerful tool for enhancing quality of life and economic opportunity. Today is the time to plan, and the right approach is critical.

Our approach focuses on four components: providing a team with the perspective, expertise, and credentials to address the full spectrum of opportunities and challenges; engaging the full community effectively; partnering with the Town and the community to structure a linear process in which each step sets the stage for the next—building toward an "achievable vision" that is broadly supported, compelling, and fully implementable; and finally, ensuring continuity with the good work the Town and community have accomplished to date by demonstrating support for achieving the vision articulated in the ETC Next Master Plan.

We believe our approach encompasses these four qualities—and look forward to refining every aspect of our approach in partnership with the Town and community if we have the privilege of working with you:

- The team brings significant leadership and strength in critical technical areas—for example, walkable mixed-use places that respond to market demand while meeting local needs; green infrastructure that responds to climate change while preserving valued natural areas; mobility planning that manages impacts associated with compact growth and identifies proven strategies for addressing parking and other aspects associated with compact growth; public realm design that promotes shared community space; municipal facility design that reflects the community; and similar areas of expertise. Our team draws on Stantec's deep well of civil

engineering, municipal programming and architecture, mobility planning, environmental, and other technical disciplines to provide the expertise you need and keep the process moving forward. We are built around strong working relationships that allow us to be efficient and responsive.

- The team's leadership will engage the community in meaningful ways that promote a sense of ownership in the plan in order to build and maintain public trust. Our approach will be geared towards two-way communication so that people know they have been heard and can see their impact on the planning process. We will work with the Project Team to bring together neighborhood organizations, business organizations, and other stakeholders in a transparent process. We will develop an engagement plan tailored to the specific needs of the community and the project. To do this, we will start with several pre-engagement interviews – calls with key local leaders and stakeholders identified by the Project Team – who can tell us more about local communication preferences, known interests or concerns related to this project, and other background information to inform our team before meeting with the general public. We will work with the Project Team to develop a proactive media campaign to bring positive attention to the process.
- The steps below describe a three-phase process in which each phase builds on the previous work and is closely integrated with community engagement:

Phase 1: Discovery - starts with listening and gathering the essential information and analysis on which to build our work. We will develop a public engagement plan tailored to your unique needs to reach people and build a broad consensus around the vision, goals, and opportunities that will guide planning. Together, with a nuanced understanding of the real estate market potential for different uses on this site, we will begin to understand the nature of the transformative growth and change that can take root.

Phase 2: Testing Ideas - builds on this work to develop four credible scenarios that reflect alternative options for achieving the vision and goals in ways that embody appropriately ambitious yet realistic opportunities for mixed-use development. Each option must also be supported by an achievable approach to implementation.

Phase 3: Refine and Report - focuses on identifying a preferred scenario based on community feedback and incorporating desirable elements from the other three. We will then translate this hybrid scenario into a fully developed plan with phasing and zoning recommendations, order of magnitude cost estimates, and a set of implementation strategies for the Town's approval.

- The team reviewed the ETC Next Master Plan to structure our suggested process. The key elements of the Vision – increasing residential density, expanding uses, defining and supporting character, and understanding the road ahead – resonate with our experience helping other client partners and driving our interest in this project. The Town offices, library, and fire station are critical components of this that can be more than the public anchors for the new Town Center that you envision. They can launch a standard for future development that is beautiful, inspirational, functional, and fulfilling for the families and residents of Essex. The team is committed to recognizing this foundation and the good work of the Town and community that went into its creation.

OUR ADAPTIVE APPROACH TO COMMUNITY ENGAGEMENT




Our approach is deeply rooted in robust community engagement. As a reflection of each community, input and collaboration from the full range of residents and stakeholders is critical to our work.

Deep and meaningful community engagement gives residents and other stakeholders a vested interest in seeing the master plan realized that carries into the implementation phase. We ensure that our outreach strategies remain nimble to respond to emerging needs during the planning process and include a significant virtual presence.

Our work has always prioritized inclusivity, so nobody is left out of the conversation. For example, we recognize that some families may not have reliable internet access at home, so may not be able to access elaborate web-based platforms effectively. However, nearly every household has a smartphone so, in structuring our digital platforms, we make sure they are fully accessible on small, mobile screens. We have found that our virtual engagement strategies have reached more of those "difficult to reach" community members we struggle to attract to in-person engagement events so we are proposing a hybrid engagement process. We work with our clients to supplement digital offerings with flyers, postcards, and other lower-tech methods.

Stantec is currently using several tools and platforms to host and facilitate digital community outreach and engagements, including socialpinpoint.com, which offers a spectrum of tools organized into a convenient and easy-to-access online portal.

As described in more detail in the following work plan, we anticipate developing robust communication and feedback opportunities during this project and propose a mix of strategies for community engagement. Our experience has demonstrated that a mix of in-person events and online, interactive tools are critical to the overall success of the effort. Each phase will include a mix of in-person and online engagement opportunities. We can provide flyers and postcards to promote the process and feedback opportunities in places where people regularly visit, like the library or grocery store.

All engagement efforts will be inclusive in nature and designed with the "hard to reach" populations in mind. Bringing all voices to the table builds community support and ensures that the plan is representative of the community as a whole, not just its loudest voices. We achieve this using a variety of tools, holding meetings at different times, offering both in-person and virtual options, and going out into the community.

Scope of Work

We reorganized the scope of work outlined in the RFP into three phases. We note below how RFP tasks map to this phased approach. We look forward to discussing this with you and refining it to best fit your needs and resources.

Phase 1: Discovery

TASK 1: PROJECT INITIATION
PROJECT KICK-OFF

At the beginning of the planning process, we will host a virtual meeting with the Project Team to review the Town's key objectives, discuss overall scope and schedule with key milestones, discuss public outreach and engagement, and confirm deliverables. We will also discuss an agenda for our team's initial site visit and stakeholder discussions. We will provide a meeting summary that clearly identifies the decisions reached and any follow-up items to facilitate a shared understanding.

DATA COLLECTION AND REVIEW

Our team will collect relevant data to analyze existing conditions in preparation for developing conceptual site plans:

- 2024 Town Plan Draft
- ETC Next Master Plan, including all supporting documentation
- Due diligence phase work products: WLA concept layouts, facilities space assessment, natural resource mapping, etc.
- VT Route 15 Corridor Study (a Stantec product)
- VTrans preliminary approval for site access
- Other plans or documents provided by the Project Team

REAL ESTATE MARKET ANALYSIS

We recommend conducting a targeted market analysis to better understand and quantify the demand for specific types of housing, retail, and mixed-use development formats. This will help set you up for implementation success by clarifying the development potential across a range of uses. Our data-driven observations of economic factors, residential and workforce demographic characteristics, market indicators, development trends, and competitive context are complemented with qualitative local insights. We will talk with local and regional developers and real estate professionals who are active in the market and know the Essex context. This analysis yields a detailed understanding of the viability and depth of demand in each development sectors, and supports targeted recommendations for fostering the desired outcomes.

SITE VISIT

Our initial site visit will familiarize our team with the site and its context. We will meet with the Project Team for a walking and driving tour of the site and surrounding areas to better understand how it fits into the Essex Town Center area today and how that could change in the future. We would also look to schedule several in-person stakeholder discussions to learn more about the opportunity, ideas, and concerns. Depending on scheduling, our first public meeting and/or Selectboard update could also be part of this trip to introduce the community to the project and collect input about the future of the site.

PUBLIC MEETING #1 - KICK-OFF WORKSHOP.

The purpose of the first public meeting will be to provide an introduction to the project and review past work, including the ETC Next Master Plan and due diligence phase products. Small group discussions will review key elements of the vision and discuss initial ideas for the sites. After the meeting, an online survey will be promoted so people who cannot attend the meeting still have a chance to contribute their perspectives.

BOUNDARY SURVEY STARTS

RFP TASK C

Our subconsultant partner will begin work on the boundary survey early in the project.

TASK 2: COORDINATION AND PUBLIC ENGAGEMENT

RFP TASK F

BI-WEEKLY CALLS

We will establish a schedule of bi-weekly project update meetings (video conference or conference calls), which will provide an opportunity to discuss

pertinent issues or challenges as they arise. This will include checking in on the progress of current work items, discussing questions or upcoming public events, and identifying any challenges that may impact schedule, scope, or fee.

PUBLIC ENGAGEMENT PLAN (PEP)

One of our first tasks after the project kick-off will be to draft a PEP that outlines our strategy to hear from a wide range of residents and community stakeholders throughout the planning process, integrating our experience with the Town's unique needs. We will start with up to four pre-engagement interviews to learn more about local preferences and identify known issues or concerns. The PEP will identify key meeting dates, including Selectboard updates at the end of each phase, describe communications and promotion strategies, and outline responsibilities to facilitate a smooth process. We will provide content to update a Town webpage so the public can access background information, presentation material, and engagement opportunities like surveys.

PUBLIC MEETINGS

The PEP will outline a series of public engagement activities. We propose a sequence of three events based on our experience but look forward to refining this with the Project Team based on the Town's unique preferences. Each event will be followed by an online survey to gather feedback from those who could not attend the in-person meeting.

PUBLIC ENGAGEMENT SUMMARY

We will summarize the public engagement timeline and feedback at the end of the planning process. This concise memo will highlight our outreach efforts and identify key themes from the responses. It will be a helpful document for the Selectboard and Project Team to demonstrate the support built for the preferred master plan.

Deliverables:

- Public Engagement Plan (PEP)
- Site visit and stakeholder interviews
- Public Meeting #1: Kick-off Workshop
- Ongoing coordination calls

Phase 2: Testing Ideas

TASK 3A: CONCEPTUAL MASTER PLAN REFINEMENT

RFP TASK A

INITIAL MASTER PLAN CONCEPTS

As we complete the Discovery phase, we will begin to test various ideas on the site. The conceptual master plan refinement process will explore and analyze up to four initial concepts illustrating different approaches to land use mix, municipal facilities, street network, and public realm. Key qualitative inputs will be public feedback from the kick-off meeting and stakeholder discussions. Findings from the market analysis would provide quantitative data to inform the types of uses best suited for the site from a market perspective. We will meet with the Project Team to discuss the initial concepts before a round of revisions prior to our second public meeting.

Public Meeting #2 – Master Plan Alternatives Workshop.

At the second public workshop, our team will introduce the four master plan concepts for feedback. Each alternative will be represented with an illustrative plan, precedent images, 3D views, and diagrams to explain the concept. Small groups will discuss each and work to identify elements they like or dislike about each concept. After the meeting, the concepts and a survey will be posted online to collect additional feedback. This input is critical to inform the preferred master plan to be developed in Phase Three.

TASK 4: SPACE NEEDS PROGRAMMING

RFP TASK B

The Stantec team will review the facilities programs developed during the due diligence phase of the project. We will develop targeted questions designed to understand the needs and wants that influenced the preliminary program. Our programming team members will meet with Town leadership and designated users to discover your goals and values. We will identify operational needs and opportunities for each facility. A vision of the proposed facilities will be developed based on the required spaces, functionality, equipment, and qualitative aspects of the proposed Town offices, library, and fire station.

Spreadsheet-based programs will document functional, circulation, service, and structural requirements. More than just physical spaces, the programs will also capture qualitative ideas. Daylight, adjacencies, transitions, flexibility of spaces, privacy, openness, systems, and many other ideas that turn spaces into places will be captured. Ideas such as co-locating the fire station, library, and a bus drop-off for school children to safely access fire safety training and library resources should be pulled from the community and documented within a coordinated program. Ideas about the spaces around the facilities and their multi-functional use will also be included.

The completed program will be presented to the Project Team for review, comment, and refinement. The Stantec team will revise and finalize the coordinated programs. These programs will be the basis for the Concept Design phase of the project.

Deliverables:

- List of preferred uses
- Up to four (4) conceptual master plans
- Public Meeting #2: Master Plan Alternatives Workshop
- Updated space needs programming
- Boundary survey

Phase 3: Refine and Report

TASK 3B: CONCEPTUAL MASTER PLAN REFINEMENT

RFP TASK A

PREFERRED MASTER PLAN

In the third phase, we will refine the four initial concepts into a single preferred master plan concept based on feedback from the second public workshop and discussions with the Project Team. The preferred plan will include a land use plan, open space framework, transportation network, street types, and conceptual locations for public utilities.

- Public Meeting #3: Preferred Master Plan Open House. This meeting will unveil the preferred master plan concept for public review and feedback. The plan will be described in a brief presentation and further explained via a series of posters that highlight elements of the overall plan. Participants will have comment cards to note their overall opinion of the plan and any ideas for adjustments. This feedback will be shared with the Project Team to determine what changes are merited.

TASK 5: CONCEPT DESIGN

RFP TASK C

Stantec will develop multiple concept plan options for the Town offices, library, and fire station. The concepts will be embedded in the developing site master plan and infrastructure planning concepts. The designs will be presented to the Project Team for discussion. We will refine up to two (2) concepts for each building for high-level cost estimating. The facilities' estimates will be coordinated with the site and infrastructure needs and concepts. A sketch-level presentation of the floor plan and perspective or elevation will be developed for each refined option for the three buildings.

Presentation documents will capture the quality of the place as well as the functional relationships of the spaces. The places between the buildings will be as important as the facilities. The composition will reinforce the community's vision for the Town of Essex.

TASK 6: PHASING

RFP TASK D

Our team will develop preferred project phasing recommendations and an implementation strategy for the overall area development and the municipal buildings. The implementation strategy will include action items assigned to Town departments and a short-, medium-, and long-term timeline to help track progress. It will also include a capital project prioritization matrix to assist with future capital improvement planning. We will work with our independent cost estimator and the W+B team to create development estimates for each phase of implementation. We will also coordinate with W+B to help identify potential funding sources.

TASK 7: ZONING RECOMMENDATIONS

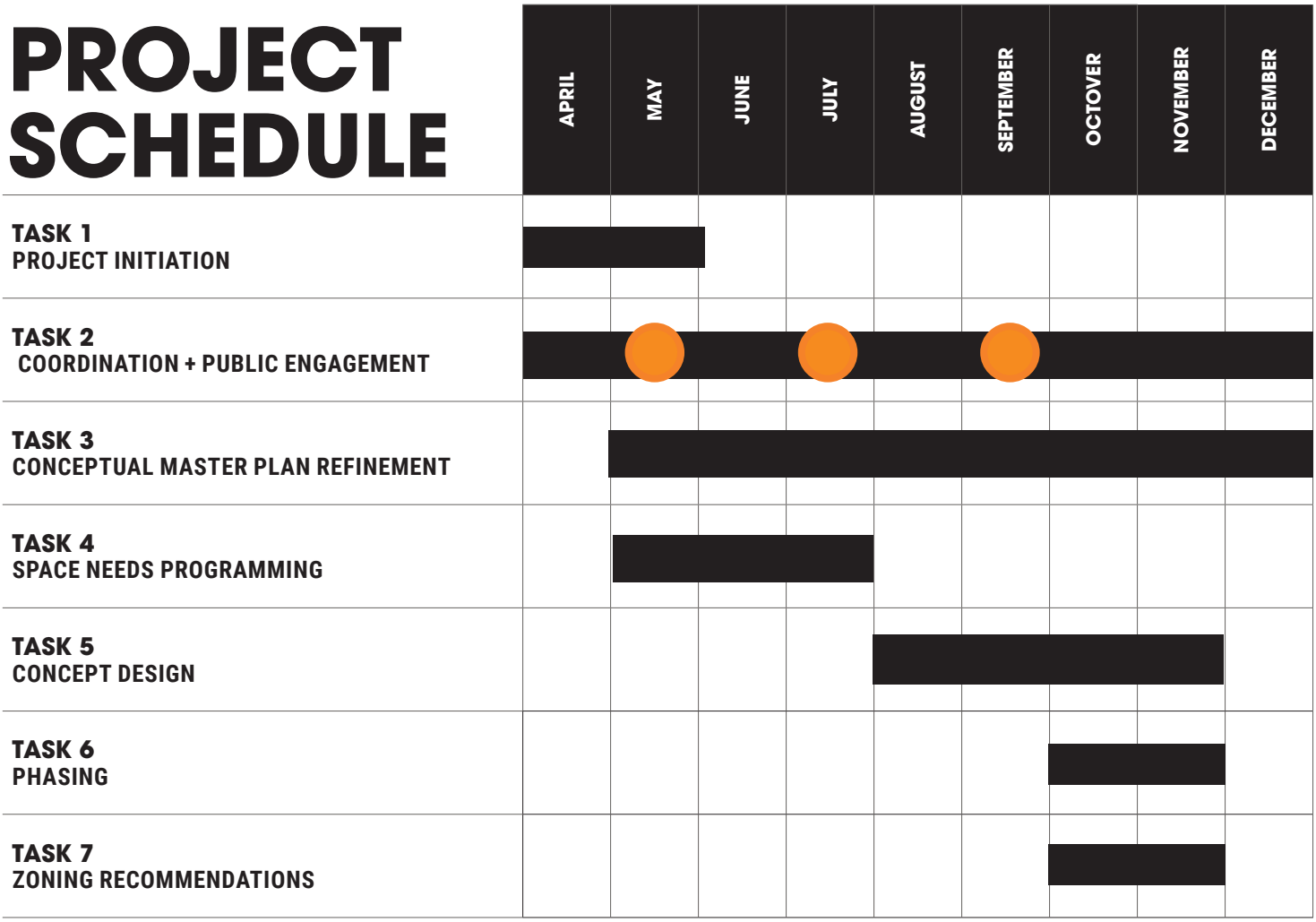
RFP TASK E

We will prepare a matrix comparing the current Town Zoning Regulations and recommended changes to facilitate the preferred master plan. Our recommendations will reflect the ETC Next Master Plan framework to promote walkable, mixed-use development. Our goal is to deliver clear and concise policy and regulatory recommendations that are easy to integrate as needed by the Town and are understood and supported by elected and appointed officials and the community.

Deliverables:

- Public Meeting #3: Preferred Master Plan Open House
- Preferred conceptual master plan
- Two concept plan alternatives for proposed Town buildings, with high-level cost estimates
- Water + wastewater capacity needs estimate (based on the preferred master plan and concept plans for Town buildings)
- Infrastructure cost estimate (based on preferred master plan)
- Phasing and implementation strategy
- Recommended zoning changes
- Process for formal adoption of the master plan

PROJECT SCHEDULE



PUBLIC MEETING

The above schedule reflects an overall 9-month project schedule. Across our network, we are right-sizing engagement needs for each community with unprecedented levels of consideration.

We look forward to working with the Town on refining the schedule to meet the needs of the Town, the community, and stakeholders.


ARTS SQUARE

TEAM/FIRM, EXPERIENCE + CERTIFICATIONS

LOCAL STRENGTH

TEAM STRUCTURE

We have built our team around your specific goals and requirements as well as in response to the project's broader opportunities and challenges. Our proposed organization chart demonstrates how the Stantec team will be organized and managed for continuity to support an efficient and cohesive delivery model. Stantec will provide comprehensive management, coordinating our interdisciplinary team to operate and collaborate seamlessly.

A TEAM OF LOCAL AND NATIONAL EXPERTS

Taking advantage of Stantec's nationwide network of planning and design talent, our team combines project management and engineering from our South Burlington office with skilled staff from our other offices for a tailored, integrated mix of local knowledge and national experience.

PROJECT MANAGEMENT

At Stantec, we treat our clients as partners. We believe in providing our partners with sound project management, communication, and technical expertise. From the start, we will work together to establish structures and protocols that support successful project execution, including regular team calls, communication between defined primary points of contact, clear milestones and deliverable due dates, and shared messaging internally and with the public.

TEAM PARTNERS:

Vermont Survey and Engineering, Inc (VSE)
SURVEYING

VSE is a New England-based land surveying firm established in 1982. VSE's client base encompasses Federal, State, and Municipal agencies as well as commercial, industrial and residential developers. They also provide services to construction companies, architectural firms, environment files, utility companies and engineering firms. VSE's surveying services include geodetic control and topographic, hydrographic, boundary, ALT/ACSM and construction layout surveys.

APEX Consulting Services (APEX)
COST ESTIMATING

APEX Consulting was founded to provide a full complement of preconstruction and owner project management services to discerning owners, design professionals, and lending institutions; supported by Jay Labare's 40 years of commercial construction experience.

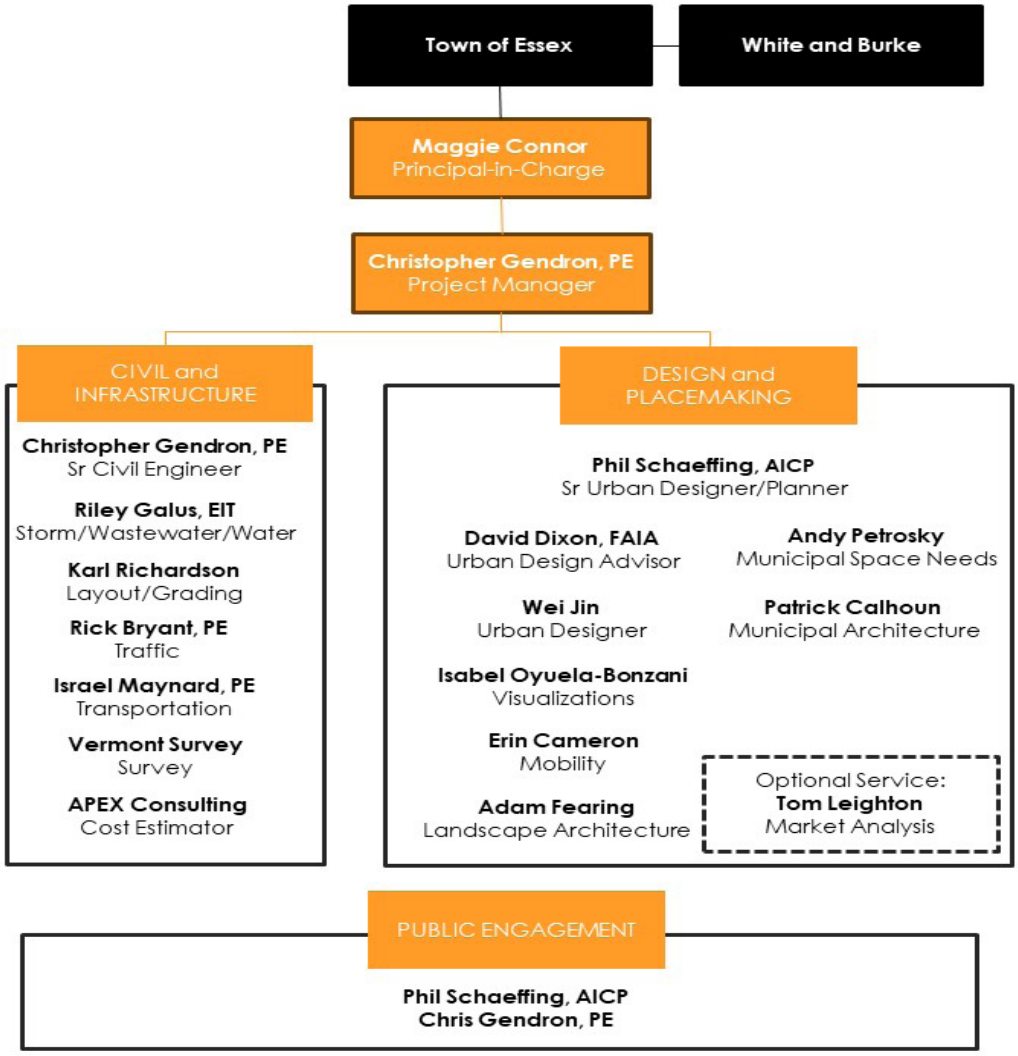
TEAM ORGANIZATION

RESUMES

We have provided resumes on the following pages that identify key staff who will serve and provide summarized relevant experience and qualifications. Additional information is available upon request.

AVAILABILITY

Our proposed team is available for the duration of the project and is ready to start upon notice to proceed. We are committed to maintaining availability and providing responsive and timely services throughout the duration of the assignment. In addition to key individuals shown on the organization chart, Stantec's Urban Places team has an additional 40+ staff that can be utilized, should the need more capacity arise. Our capacity can also uniquely expand to engage subject matter experts from across our network of 22,000 professionals, should a specialized discipline become important to explore.



Maggie Connor LEED AP

Principal, Senior Urban Designer

Maggie's interest in architecture and urban design is rooted in a passion for social and environmental responsibility and the creation of sustainable communities that deliver equity in the quality of design – whether repairing a built environment or designing a new one. Her affinity for complex problem-solving can be seen in the diverse array of projects in which she's been engaged from revitalization plans for depressed urban neighborhoods to brand new neighborhoods, villages and towns. Leading a process-oriented, multidisciplinary team, Maggie's dedication to achieving consensus in her client's goals and stakeholders' vision has made a significant contribution to the successful development of numerous projects which, among other considerations, successfully incorporate traditional architecture and planning.

EDUCATION

Bachelor of Architecture, University of Notre Dame, Notre Dame, Indiana

PROJECT EXPERIENCE

URBAN DESIGN

Larimer Housing Plan | Larimer Consensus Group | Pittsburgh, Pennsylvania

Ellon Vision Plan* | Scotia Homes | Ellon, Scotland | Studio Director/Principal, Urban Design Associates

Maggie started the project leading the multi-disciplinary design team and took over as principal-in-charge for this combination strategic growth plan, master plan, and pattern book project in Aberdeenshire in Scotland. Early design work was done in cooperation with the Prince's Foundation for the Built Environment. The resulting plan identified the form and architecture for thousands of units of new housing in a growing part of the shire. Additionally, this plan carried on the tradition of the Scottish market street and incorporated traditional design techniques, adapted for modern living. The Ellon Pattern Book documented the beauty and magic of traditional Scottish architecture and planning.

AFFORDABLE HOUSING

Washington Terrace* | DHIC | Raleigh, North Carolina | Urban Design/Public Process, 1/1 Studio

Maggie's firm, 1/1 Studio, was hired to consult with JDavis on the redevelopment plan of Washington Terrace, a rental community of 245 low-to-moderate income units built in the 1950s. The plan included community input on not only the form of the development, but the features and amenities in the community and in the new housing. The future of Washington Terrace will continue to offer low-income rental housing, while also providing ownership opportunities and a broader range of unit types.

Larimer Choice Neighborhoods Implementation Plan* | McCormack Baron Salazar | Pittsburgh, Pennsylvania | Principal-in-Charge, Urban Design Associates

Maggie was responsible for a multi-disciplinary team of designers tasked with balancing the needs of the community with development pressures and housing authority mandates to deliver a winning HUD Choice Neighborhoods Implementation Grant. The resulting plan and grant facilitated the redevelopment of outdated and deteriorating public housing with a mix of new mixed-income housing, amenity spaces, infrastructure and programs.

DOWNTOWNS AND URBAN DISTRICTS

Midtown/St. Albans Area Plan* | City of Raleigh | Raleigh, North Carolina | Urban Design and Public Process Consultant, 1/1 Studio

Maggie was on a team with JDavis and VHB to look at development pressures and their impacts on transportation in the growing area of Raleigh known as Midtown. She helped to identify proposed development plans, opportunities for future public/private investment, and deficiencies in current zoning and existing development. The team addressed issues of long-term affordability, crippling peak-hour traffic, suburban road patterns with transitioning development densities, and infrastructure investment opportunities.

TRANSIT ORIENTED DEVELOPMENT

New Bern Avenue Station Area Planning* | City of Raleigh | Raleigh, North Carolina | Urban Design Consultant, 1/1 Studio

Maggie provided urban design support to the Stantec project team for 2 workshops in Raleigh. She helped direct the studio efforts to engage with local communities and test capacity and character of new development along the proposed corridor.

** denotes projects completed with other firms*

CORRIDOR STUDIES

Southern Gateway Corridor Study* | Urban Design Center, City of Raleigh | Raleigh, North Carolina | Urban Design and Public Process Consultant, 1/1 Studio

Maggie helped design the engagement process and was a partner on the urban design direction of this project. As a consultant to JDavis (the lead consulting firm for this project), Maggie helped identify candidate development areas, craft identities for each location, test capacity for development, and work with the team's illustrator to instruct the image and character of new development. Additionally, she helped lead public workshops and presentations and engage the community in the conversations around design, transportation, and connectivity.

Blue Ridge Road Corridor Study* | Urban Design Center, City of Raleigh | Raleigh, North Carolina | Principal-in-charge, Urban Design Associates

While Maggie was a Principal at Urban Design Associates, she led a multi-disciplinary team to evaluate the Blue Ridge Road corridor in Raleigh. The project was directed by a steering committee that included several State of North Carolina departments and entities, such as NCDOT and the North Carolina Museum of Art. Additional stakeholders included a large hospital, the state fairgrounds, and satellite properties of NC State. The resulting plan built consensus among traditionally diverging viewpoints and coalesced action around corridor improvements and long term development potential.

COMMUNITY INVOLVEMENT

Treasurer, Northside Leadership Conference (NSLC), Pittsburgh, Pennsylvania, United States September 2020 - Present

Treasurer, Charles Street Area Corporation (CSAC), Pittsburgh, Pennsylvania, United States 2019 - 2023

President, Allegheny City Central Association (ACCA), Pittsburgh, Pennsylvania, United States July 2019 - Present

President, Mexican War Streets Society (MWSS), Pittsburgh, Pennsylvania, United States February 2015 - July 2022

PUBLICATIONS & WHITEPAPERS

Urban Design Associates. *The Urban Design Handbook: Techniques and Working Methods (Second Edition)*, 2013.

Connor, M. Planning for Future Growth. *Clem Labine's Traditional Building*, 2010, pp. 14-17.

** denotes projects completed with other firms*

Christopher Gendron PE

Senior Associate, Civil Engineer
13 years of experience · South Burlington, Vermont

Chris is passionate about working on projects that grow and enhance our communities. Since joining Stantec in 2010, he has worked on high-profile projects ranging from the Waterbury Main Street Revitalization, the BTV Hotel, and BETA Technology's assembly facility. He takes pride in working cooperatively with the design team, owners, and regulators to ensure projects are delivered to the client's satisfaction. While his focus is on land development projects, he has a broad depth of experience across many disciplines including aviation, transportation, bike/ped, and stormwater treatment. He has also developed close relationships with scientists, landscape architects, and engineers across the region to support clients across multiple facets of project development.

AWARDS

2013 Design and Technical Excellence, Waterbury Main Street

2019 Vermont Section of ASCE Young Engineer of the Year

2018 Vermont Section of ASCE Young Engineer of the Year

2019 Vermont Young Engineer of the Year

PROJECT EXPERIENCE

BETA Technologies | Campus Plan | South Burlington, Vermont, United States

Mr. Gendron was the project manager for the civil/site design and permitting for BETA's campus at the Burlington International Airport, including a state-of-the-art Assembly Facility, a General Aviation Hangar, Cultural Center, an employee daycare, and a commercial building.

BETA Technologies | South 40 Site Assessment | South Burlington, Vermont, United States

Mr. Gendron led a team of engineers and scientists as project manager for an initial site assessment for BETA's proposed campus at Burlington International Airport. This included a geotechnical investigation, phase I and II environmental site assessments (ESA), wetland delineations, rare threatened and endangered species (RTE) surveys, traffic analysis, property surveys, field surveys, utility coordination, and permitting applicability.

BETA Technologies | Assembly Facility | South Burlington, Vermont, United States | Project Manager

Mr. Gendron, as the project manager, led a team of engineers for the civil/site design and permitting for BETA's future assembly facility. The facility is the location where BETA will assemble their revolutionary electrical vertical takeoff and landing (eVTOL) aircraft at the Burlington International Airport. The facility is being constructed in two phases, with the final design to include 344,000 sf. The facility includes unique features such as zero reliance on fossil fuels thru solar and geothermal energy. The design also boasts the use of a green roof, foam glass aggregate base, and a stormwater reclamation system. Stantec navigated federal, state, and local permitting processes to deliver a successful project. Stantec's civil/site services included site layout, grading, water, sewer, utilities, lighting, roadway design (US Route 2 left-turn lane), stormwater treatment, drainage, cistern design, permitting, geotechnical engineering, structural design, and environmental engineering.

BETA Technologies | General Aviation Hangar | South Burlington, Vermont, United States

Mr. Gendron was the project manager for the civil/site design and permitting for BETA's general aviation hangar located at Burlington International Airport. The fast-paced project progressed from concept to contract plans and issued permits in under eight months. The project included the full suite of state and local permitting.

BTV Hotel | South Burlington, Vermont, United States

Mr. Gendron provided Civil/Site design and permitting for a proposed hotel located at the Burlington International Airport. The project required adapting changes throughout the project, including relocation of the building, a shutdown of the project due to the Covid-19 pandemic, and a change in ownership.

VTrans Williston Park and Ride | Vermont Agency of Transportation | Williston, VT

As project engineer, Mr. Gendron provided civil/site and permitting services for a proposed Pard and Ride located at the Exit 14 interchange in Williston. Mr. Gendron worked on the project starting at the alternatives phase through final design. A unique part of the project included future planning for a proposed State Police barracks, gas station and hotel. He prepared and provided support on the various permits required including Act 250, and Williston planning and zoning. Operational stormwater Permits, construction stormwater permits and wastewater system and potable water supply permits.

** denotes projects completed with other firms*

CONSTRUCTION OBSERVATION

Town of Essex, Internship for Public Works Department* | Essex, Vermont

Intern responsible for Facilitating various types of new tools and software into the department. Supervised paving and
construction jobs. Inspected storm water systems for structure and environmental impact. Gained experience working with town workers, private contractors and residents of the town. Assisted in the design of several small drainage remediation projects including a slope failure.

** denotes projects completed with other firms*

Phil Schaeffing AICP, LEED AP

Senior Planner / Urban Designer
15 years of experience

Phil is a planner and urban designer focused on strengthening communities, neighborhoods, and cities. He integrates urban design with market economics, transportation, and public policy to create forward-thinking yet achievable plans tailored to the unique circumstances of each community. He manages neighborhood revitalization and master planning projects that combine community input, data-driven insights, and market realities. Phil's experience includes downtown and neighborhood revitalization, transit-oriented development, campus planning, mixed-use and mixed-income neighborhood planning, and private development planning.

EDUCATION

Masters of City and Regional Planning, Georgia Institute of Technology, Atlanta, Georgia, 2012

Bachelor of Architecture, University of Notre Dame, Notre Dame, Indiana, 2007

REGISTRATIONS

Certified Planner #026494, American Institute of Certified Planners

MEMBERSHIPS

Member, American Planning Association

AWARDS

2018 International Downtown Association Certificate of Merit in Planning, Elkhart River District Implementation Plan

PROJECT EXPERIENCE

MASTER PLANNING / URBAN DESIGN

Elkhart River District Master Plan | Elkhart, Indiana | Urban designer

Urban designer for a 90-acre downtown-adjacent area transforming into a walkable neighborhood spurred by catalytic investments from both the public and private sectors. The plan generated significant interest from local investors who led the first major phase of construction. Phil developed site plans for several key sites, balancing the objectives of key users within a walkable urban design framework.

onMain: Dayton's Imagination District | Dayton, Ohio | Site Design Task Lead

Site design task leader and urban designer for this second phase of work to redevelop the 38-acre former Montgomery County Fairgrounds site. Phil coordinated the urban design and landscape architecture aspects of the site plan development. This included studying building layout and massing options, establishing the overall program mix, writing development standards for the rezoning process, creating streetscape types that integrate mobility and sustainability, and developing conceptual designs for the variety of communal open spaces.

Real Estate Development Advisory Services | Stafford County, Virginia | Urban designer

Phil was part of a team assisting the County to determine how best to leverage county-owned land to create a new walkable, mixed-use downtown center that the area currently lacks. As part of a master plan for the 25-acre area, Phil developed concept plans that have been tested against development economics and market realities to ensure the vision is both practical and aspirational. The first phases of development are underway.

New York Forward | Central New York, New York | Project Manager

Phil is project manager for this multi-year effort to assist towns and villages in the Central New York region develop an implementable plan for downtown revitalization. Each community receives up to $4.5 million in implementation funding from New York State to be awarded to catalytic private and public projects in support of their downtown. Phil leads the community engagement process, project identification, and creating the strategic investment plan. Potential projects include upper floor housing, business support, Main Street improvements, parks and open space investment, and private redevelopment to reactivate empty buildings.

Town Yard Community-Responsive RFP | Andover, Massachusetts | Urban Designer

Urban designer for a community-driven master plan framework that informed an RFP for the redevelopment of the former Town Yard site. This site adjacent to the commuter rail station on the edge of downtown will unlock opportunities across the Historic Mill District to connect downtown Andover to its river and provide new housing choices and public spaces for residents. The process included meeting with residents and stakeholders to define their goals for this strategic site which informed the RFP to be developed by Stantec's Real Estate Advisory Services.

City Center Master Plan* | Sandy Springs, Georgia

Urban designer for this plan that introduced a walkable, mixed-use urban heart into a growing city dominated by auto-oriented development outside Atlanta. The plan identified opportunities for nearly 20 acres of public open space, including a green that will define the city’s active civic heart. A network of complete streets will improve traffic flow while establishing the walkable character that meets market demand. The City adopted the plan and has begun construction of the first phase, with a performing arts center, mixed-use building, and city green.

Adam Fearing ASLA

Project Landscape Designer
8 years of experience · Boston, Massachusetts

Adam graduated with a Bachelor of Science in Landscape Architecture from the University of Massachusetts, Amherst. He brings a unique energy to Stantec's Landscape Architecture team. With passions for art, illustration, design theory, cultural preservation and graphic design, Adam produces colorful, lively and environmentally conscientious design concepts. Adam is an active member within Boston's landscape architecture scene, being nominated BSLA's Member At Large and the founder and events coordinator of SketchBoston, a group that observes and celebrates the historical landscapes of Boston through art and illustration. Adam maintains two blogs that relate design culture, illustration and landscape architecture.
Adam is engaged in various professional development groups including the American Society for Landscape Architects and has recently received a Merit Award in Professional Works for Planning and Analysis from the Boston Society of Landscape Architects.

EDUCATION

Bachelor of Science in Landscape Architecture, University of Massachusetts, Amherst, Amherst, Massachusetts, 2011

MEMBERSHIPS

Committee Member, Boston Society of Landscape Architects

AWARDS

2018 Boston Society of Landscape Architects Merit Award for Professional Works in Planning and Analysis, Swimming in the Charles: A Feasibility Study for the Establishment of a Permanent Swimming Facility in the Charles River Basin

2014 Garden Club Federation of Massachusetts Scholarship

2014 Landscape Architecture Alumni Achievement Scholarship

2015 Boston Society of Landscape Architects Scholarship Recipient

2015 American Society of Landscape Architects Merit Award

2016 Isabella Stewart Gardner Museum Polly Starr Thayer Artist

2016 Anova's National Grant for Emerging Professionals

2017 Boston Society of Landscape Architects Honor Award for Student Work, Redesigning the Riverfront for Springfield, MA

2020 Boston Society of Landscape Architects Merit Award for Design, The Arsenal on the Charles - Garage and Pocket Park

2020 Featured Designer in Nationally-Recognized Winter Placemaking Design Guide, Snowed-In, Winter Tree Farm, Coat Bank, Pedal Power : Winter Activation Ideas for Main Streets & Neighborhoods

PROJECT EXPERIENCE

MASTER PLANNING / URBAN DESIGN

Swimmable Charles | Charles River Conservency | Boston/Cambridge, Massachusetts, United States | Design Team Lead & Concept Designer

Stantec partnered with the Charles River Conservancy on a pro-bono feasibility study to locate and propose a public swim facility in the Charles River. The process included permitting and legal review, site analysis, case study research, design conceptualization, and logistical planning. Served as designer and researcher in assessing potential sites, permit and case study research, and developing design options. Adam led a collaborative team of Landscape Architects, Urban Designers, and Civil Engineers to produce several design concepts. Adam worked to develop conceptual graphics including sketches, perspective renderings, conceptual montages, and site analysis diagrams.

Water Street Tampa | Strategic Property Partners, L.L.C. | Tampa, Florida | Graphic Designer

Adam worked for the team of Urban Designers to produced several masterplan renderings for a full downtown revitalization plan.

Oswego Downstown Revitalization Plan | Oswego, New York | Graphic Designer

Adam worked for the team of Urban Designers to produce several conceptual sketches for client meetings, project reports and public meetings

Placemaking for Chinatown's Phillips Square | Boston, Massachusetts | Design Team Lead & Concept Designer

Adam led a collaborative team of Landscape Architects, Urban Designers, and Graphic Designers to produce several long and short-term design interventions that will provide a new gateway to Boston's Chinatown. Adam worked to develop conceptual graphics including sketches, perspective renderings, conceptual montages and site analysis diagrams. Adam lead a team to develop all design materials into public presentations. He teamed with the City of Boston to present the ideas to community members in a series of public meetings.

Charlestown Planning Project | Charlestown, Massachusetts | Community Outreach

Adam worked for the team of Urban Designers to aid in public outreach and engagement as well as taking detailed notes

UMASS Lowell | Lowell, Massachusetts | Graphic Designer

Adam worked for the team of Urban Designers to produced several perspective renderings for client meeting and project reports

Tufts Medical Center Campus | Boston, Massachusetts | Concept Designer

Adam worked to produce several design concepts that used tactical urbanism to create a sense of identity for the client's campus Adam worked to develop conceptual graphics including sketches, perspective renderings, conceptual montages and site analysis diagrams. Adam continues this project by revisiting projects graphics and submitting for local design awards.

Phillips Square Park | City of Boston, MA | Boston, Massachusetts, United States | Landscape Designer

Landscape designer responsible for conceptual streetscape and placemaking design sketches and public outreach materials. This project applied methodologies from our award winning Boston Public Realm Plan, which established guidelines for improving the design and quality of the public spaces—streets, sidewalks, plazas and greenways—that make up Boston's mobility system. Done in close collaboration with residents and stakeholders, this high-profile block in Boston's Chinatown neighborhood, creates a long-term streetscape plan with short-term, tactical preliminary implementation that the City is currently rolling out.

Burlington Great Streets | City of Burlington, VT | Burlington, Vermont, United States | 2018-Present | Lead Landscape Designer

Adam recently completed design plans for downtown Burlington, Vermont's Cherry and Bank Streets. Adam worked with a team of Civil Engineers and Urban Designers to complete a robust design package that was presented to the public and unanimously approved by City Council. The plans strengthen and encourage new pedestrian connections within downtown and are the first to implement the City's new Great Streets Standards. The project will begin construction in 2019.

COMMERCIAL

25 Washington Street | Boston, Massachusetts | Landscape Designer

Adam worked to produce several perspective renderings for use in zoning, permitting, client meetings, and public outreach.

Arsenal on the Charles—New West Garage, Building 2 and Pocket Park | athenahealth | Watertown, Massachusetts | USD 40M | Landscape Designer

Landscape designer responsible for drafting construction documents including layout, material, grading, drainage and planting plans.

South Bay Center Mixed-Used Development Expansion | EDENS | Boston, Massachusetts | USD 214.4M | Concept Designer

This project included a 10.2 acre expansion of a retail-residential development that included shops, dining, a cinema, 475 residential units, and a structured parking garage. The scope entailed extensive site development, new roadways, sidewalks, landscaping, and underground utilities. Adam produced a design concept package for use in client meetings, bid packages, and public outreach. The package consisted of design sketches, plan renderings, and precedent boards. Upon client approval, Adam developed the design into a full set of construction documents including layout, material, grading, drainage, and planting plans. He also led the construction administration phase of the project which was completed in 2018.

JCHE 132 Atwood Road | Newton, Massachusetts | Landscape Designer

Adam worked to produce a design concept package for use in client meetings, bid packages and public outreach The package consisted of design sketches, plan renderings and precedent boards

Athena Health, Belfast Courtyard | Belfast Courtyard, Maine

Adam worked to produce a design concept package for use in client meetings, bid packages and public outreach.

MCR Framingham | Framingham, Massachusetts

Adam worked to produce a series of design concepts for use in client meetings, bid packages and public outreach.

Waterstone at Stamford | National Development | Stamford, Connecticut | 2018-Present | Landscape Designer

Adam worked to produce a design concept package for use in client meetings, bid packages and public outreach. The package consisted of design sketches, plan renderings and precedent boards. Once approved the plans will move into construction documentation.

Andrew Petrosky AIA

Muncipal Space Needs
33 years of experience · Rochester, New York

Architecture is the process of understanding and solving problems, and resolving these problems for our clients is his passion.

EDUCATION

Bachelor of Science, Building Science, Rensselaer Polytechnic Institute, Troy, New York, 1991

Bachelor of Architecture, Rensselaer Polytechnic Institute, Troy, New York, 1991

AWARDS

2004 Fire Chief, Station Style, Notable Design, Station No. 1, Fairport, NY

2007 Fire Chief, Station Style, Notable Design, Engine 34 / Ladder 7, City of Buffalo, Buffalo, NY

PROJECT EXPERIENCE

COMMUNITY INSTITUTIONAL

West Sand Lake Fire District Master Plan | West Sand Lake Fire District | West Sand Lake, New York | USD 800k | Project Manager

Stantec provided station assessment, programming, conceptual design and budgeting services to upgrade the facility, improve responder safety, preserve valuable apparatus, and harden the fire station. With tight financial resources, the master plan focused on improving user safety, building durability, reducing operational costs, improving site safety, and serving the community better. The phased maintenance and capital program will add 1,600 SF of office, support and storage facilities while opening up the apparatus bay for longer trucks. Total construction and maintenance costs equaled $800,000. Completed 2016.

Hilton Parma Fire District, Fire Station Relocation and Replacement* | Hilton, New York | Project Manager

Led Building Committee through needs assessment, programming, concept design, budgeting, project scheduling and SEQRA process. The design for this $3.5 million project includes addition of multiple truck bays, bunk, locker and fitness rooms, administrative offices, day room, training facilities and a maintenance outbuilding. Provided informational brochure design and 3D computer modeling to assist with public information campaign, public meeting and referendum. Completed site modifications project to accommodate future renovations and additions.

Central Bridge Fire District Fire Station Relocation Study* | Central Bridge, New York

In support of the Central Fire Bridge Fire District Commissioners' efforts to solicit funding to relocate the Central Bridge Fire Station, Mr. Petrosky completed a study documenting program requirements, conceptual station and site design, project budget, schedule and presentation renderings. The Central Bridge fire protection district incorporates portions of the Towns of Esperance and Schoharie. During the severe weather event in 2011, the community experienced tremendous property and infrastructure damage. In many cases the residents were cut off from critical services including fire protection. Although not flooded directly, the Central Bridge Fire Station became isolated by rising flood waters. Additionally, the station has exceeded its useful life, no longer safely houses the necessary response equipment and is landlocked by a railroad and South Main Street. In response the Commission, working with Mr. Petrosky, developed a plan to relocated to higher ground and provide a modern capable fire station to serve the community for the next 50 years. Housed in masonry and steel construction the station design incorporates three double loaded drive through bays, life safety and accessibility mandated elements, segregated responder, response and community safe site design, and sustainable feature respectful of the community the Department serves. Completed 2014.

Lake Shore Fire District Feasibility Study | Lake Shore Fire District | Rochester, New York | Project Manager

Stantec is providing station assessment, programming, conceptual design, and budgeting services developing plans to renovate the entire east personnel wing of the facility including entries, toilet rooms, bunk rooms, lockers, showers, offices, conference, utility and ready rooms, and storage closets. Additional offices, fitness space, and bunking will be provided. Toilet, locker, and shower rooms will be renovated. The firefighter memorial and grand fire service murals will be preserved and reconfigured to accommodate the proposed layout. The west vehicle bay will be modified to allow storage of the Chief's vehicle. Modifications to the adjacent turnout gear storage, overhead door, maintenance shop, storage and wood framed mezzanine are planned. Stantec is working with the District, Fire Chief and Captain to develop efficient options within the existing footprint as well as a small addition to transition the station into an operations headquarters while shifting the training and support functions to a recently completed satellite station. Ongoing in 2018.

** denotes projects completed with other firms*

Akron Volunteer Fire Company | Akron Fire Company | Akron, New York | Project Manager

Stantec is providing station assessment, programming, conceptual design, and budgeting services developing plans to remove and replace the apparatus bay, upgrade supporting operational areas, and improve site safety, building envelope and energy efficiency performance of the facility. Working with the building committee of Board, Department and Social members, Stantec is developing functional solutions to house additional apparatus in a modern facility respectful of the stations prime location at the crossroads of the historic community of Akron. A new five bay apparatus space with higher ceilings and bay doors, improved lighting and day lighting, efficient conditioning, durable finishes, and improved responder accessibility is planned. Storage, offices, training, and "I am responding" spaces will be organized to support efficient operations. Design features will be respectful of the historic nature and scale of the Village of Akron Main Street. A new addition will mark the entrance, improve the presence of the facility at the crossroads of Akron, and provide safe accessibility to all functions of the volunteer fire company. Ongoing in 2018.

Western New York Welcome Center | New York State Thruway Authority | Grand Island, NY, USA | USD 20M | 2017-2018

Relying on our in-house staff of experts, a highly effective collaborative approach, and our in-depth understanding of the client's long-term needs, we overcame challenges of a tight schedule, multiple stakeholders, and a complex architectural design to bring the iconic new Welcome Center -- reflective of Buffalo's unique architectural legacy -- to completion. The new Western New York Welcome Center, represents the design excellence our clients have come to expect. From the long, low horizontal lines, integrated landscape, extended roof lines and eaves, to the soaring central space that welcomes visitors, the center is designed to reflect the unique character of this region. In addition to ample parking, electric vehicle charging stations, a picnic area, an HMS Ontario Shipwreck Themed Playground, and a walk of fame of local heroes, the center features a floor map of area attractions, an artifact wall highlighting area history, interactive information kiosks, and a Taste NY Market. True to our Green Initiatives, we designed the facility with sustainable strategies, such as natural ventilation, radiant floor heating, rain gardens with rain water capture, daylight harvesting, and locally produced materials and products. Also, the landscape reflects the Prairie design heritage with virtually 100% native plantings and trees. Andrew and his team developed the initial concept and rendering for the $20M and 13,000 SF multi-purpose welcome center.

Chili Fire Department, Station No. 3 Repairs* | Rochester, New York

Provided forensic investigation, design and budgeting to resolve basement water filtration and failed apron and parking conditions.

City of Rochester, Hudson Avenue Station Addition & Renovation* | Rochester, New York | 2008-2010 | Project Manager/Architect

Assisted City Design Group and Fire Department in scoping and budgeting typical fire station replacement project. Personally provided conceptual design. Oversaw architectural and engineering services from needs assessment through construction for the complete overhaul of the most active and historically significant fire station in the City of Rochester.

Roscoe Rockland Fire District, Headquarters Replacement and Relocation* | Roscoe, New York | Project Manager/Architect

Feasibility study to relocate district headquarters to high ground. This six bay fire and ambulance facility includes a significant community room component as well as department, district and auxiliary offices. Fitness and dayroom were also provided.

Hilton Parma Fire District, Fire Station Relocation and Replacement* | Hilton, New York | Project Manager

Led Building Committee through needs assessment, programming, concept design, budgeting, project scheduling and SEQRA process. The design for this $3.5 million project includes addition of multiple truck bays, bunk, locker and fitness rooms, administrative offices, day room, training facilities and a maintenance outbuilding. Provided informational brochure design and 3D computer modeling to assist with public information campaign, public meeting and referendum. Completed site modifications project to accommodate future renovations and additions.

da, Fire Department Headquarters* | Tonawanda, New York | Principal In Charge

Oversaw two separate projects including a feasibility study for a five bay expansion of the facility as well as the re-roof of the entire facility.

Union Hill Fire Department, Headquarters Relocation* | Ontario, New York | Principal In Charge

Provided oversight of study to relocate/replace combination career ambulance and volunteer fire department's primary facility. Data collection, interviews, programming, space planning, concept design, budgeting and scheduling have been completed.

Main-Mercer Fire Station Engine Co. No. 34, Ladder No. 7 Addition* | Buffalo, New York | Project Architect

Assisted our Buffalo office in completion of a $1.5 million addition and renovation to a historically significant Engine Company. An apparatus bay, decontamination room, gear storage, and bunk and shower rooms were added to accommodate Ladder Company No. 7.
Provided programming, concept design assistance, quality assurance, estimating and specifications writing.

** denotes projects completed with other firms*

David Dixon FAIA

Vice President, Urban Places Fellow
54 years of experience · Boston, Massachusetts

David helped found Stantec's Urban Places, a company-wide interdisciplinary initiative to assist clients and communities in managing the accelerating pace of social, economic, environmental, and technological change. Over the past five years he has led planning and urban design for well over $9 billion of investment in walkable, mixed-use, and sustainable communities in cities and suburbs alike.

David is especially known for initiating a national dialogue—through lectures, commentary, and the organization of two national conferences—about creating "walkable density" as an essential tool for achieving the benefits unlocked by the flow of people and investment into urban environments. A significant portion of his work has focused on realizing the land use and placemaking benefits of transportation investments, including planning for significant transit-oriented districts across North America.

He has chaired the American Institute of Architects' (AIA) Regional and Urban Design Committee and its National Sustainability Task Force. A recipient of many project awards from groups such as the Congress for the New Urbanism and the Society for College and University Planning, in 2007 David received the AIA's highest honor for achievement in the public sphere, the Thomas Jefferson Award for Public Architecture. David is the co-author of Urban Design for an Urban Century: shaping more livable, equitable, and resilient cities (Wiley, 2014) and Suburban Remix: the next generation of urban places (Island Press, February, 2018).

EDUCATION

Bachelor of Arts, Wesleyan University, Middletown, Connecticut, 1969

Master of Architecture, University of Pennsylvania, Philadelphia, Pennsylvania, 1972

Master of Urban Design, Harvard University, Cambridge, Massachusetts, 1974

MEMBERSHIPS

2006 chair of the AIA's Regional and Urban Design Committee, co-facilitator of AIA's National Roundtables on Sustainable Design, American Institute of Architects

2003 President; Director, Civic Initiative for a Livable New England; Chair, Barr Foundation Transportation Planning Initiative, Boston Society of Architects

PROJECT EXPERIENCE

URBAN PLANNING

Corpus Christi Comprehensive Plan | Corpus Christi MPO | Corpus Christi, Texas, US

onMain: Dayton's Imagination District | onMain | Dayton, Ohio, United States | 2019-Ongoing

Supported the urban design and planning for the redevelopment of the former 30-acre County Fairgrounds site in Dayton to transform it into a new walkable, mixed-use district consisting of housing, retail, institutional uses, and green spaces for both the University of Dayton and Premier Health Partners.

Brooklyn Village | BK Partners | Charlotte, North Carolina, United States | 2018

Urban planning and design director for one of the largest redevelopment projects in the Carolinas—and one of the most historically important. Brooklyn Village aims to create a new, mixed-use neighborhood in downtown Charlotte. The development not only supports the city's growing downtown, but it embodies an effort to repair some of the damage visited on Charlotte's African-American community by urban renewal and racial segregation in the 20th century.

Boston Public Realm Plan | A Better City | Boston, Massachusetts | Principal

Led development of guidelines for improving the design and quality of the public spaces that make up Boston's mobility system. In a time of dwindling public resources, Placemaking for Mobility offers a blueprint for imagining innovative treatments of public spaces and forming public-private partnerships to fund them. A follow-up contract applied the guide's methodology to a block in the Chinatown neighborhood to create a long-term streetscape plan with short-term, tactical preliminary implementation in close collaboration with residents and stakeholders.

** denotes projects completed with other firms*

MIXED-USE

Exchange South End Redevelopment | The Abbey Group | Boston, Massachusetts | 2017-2019

Planning and design for transformation of Boston's 25-acre wholesale Flower Exchange into a state-of-the art innovation district. This project incorporates cultural, commercial, retail and research uses into a mixed-use technology and life sciences hub that will complement the surrounding neighborhood while also turning a grayfield in the historic South End into a modernized place to live, work and play.

Elkhart River District Master Plan | City of Elkhart | Elkhart, Indiana | 2017-2018

V1 Principal in charge for the transformation of an older 90-acre industrial/strip retail district into a dense, diverse, urban neighborhood with enhanced livability and economic opportunity. The downtown-adjacent area's revival was spurred by catalytic investments from both the public and private sectors. The plan is generating significant interest from local investors who will lead the first major phase of construction. V2 Led planning for transformation of an older 90-acre industrial/strip retail district into a walkable, diverse, mixed-use urban neighborhood that celebrated its industrial heritage—and present—while adding a variety of arts, retail and food, start-up spaces and mixed-income housing. A primary goal was to provide a wide spectrum of job and entrepreneurial opportunities for folks who had worked in manufacturing jobs for a once-thriving RV industry—or younger folks who had anticipated manufacturing jobs. The downtown-adjacent area's revival was spurred by catalytic investments from both the public and private sectors. The plan is generating significant interest from local investors who will lead the first major phase of construction.

Boston Sustainable Communities Partnership Brownfields Pilot: Talbot Commons and Morton Street Homes Mixed Use/TOD* | Boston, Massachusetts

A two-part project with the Codman Square and Mattapan Community Development Corporations addressing multiple sites through a variety of planning and architectural design tasks. Part one involved organizing and facilitating a workshop on transit oriented development near the new Talbot Street Station on the MBTA's Fairmount Line. Part two of the project involved collaboration with the Mattapan Community Development Corporation in studying and designing new affordable housing units near the new commuter rail station resulting in an achievable development concept for a 35-unit mixed-use building with ground floor neighborhood-oriented retail and screened parking.

Union Hill Village* | Kansas City, Missouri

Site plan to turn a 10.8-acre site at the highest point in Kansas City into a distinctive mixed-use development. The program includes 600 to 700 units of housing in a variety of new high-rise, townhouse and loft structures; flats in a renovated existing building; and 100,000 SF of new hotel space.

Parcel 24 Mixed-Use Development* | Boston, Massachusetts

Design vision for a new mixed- income urban housing project on the edge of Boston's Chinatown. Working with the Asian Community Development Corporation, the developer, and Chinatown residents in a series of community charrettes, the contextual and community-responsive design includes commercial and retail space as well as 165 above- and below-grade parking spaces on two levels.

Assembly Square Redevelopment Plan* | Somerville, Massachusetts

Plan to transform a 145-acre former factory complex into a mixed-use, transit-oriented urban neighborhood three miles from downtown Boston. Integrates more than 4,000,000 SF of housing and retail, office and R&D space into a network of blocks and squares that reflects the city's historic block patterns.

Saint Paul's Quadrant & Hampton Boulevard Plans* | Norfolk, Virginia

Warwick Station Area Master Plan—T.F. Green Airport* | Warwick, Rhode Island

Master plan for 77 acres of land serving as a gateway to T.F. Green Airport, developed on behalf of the Warwick Station Redevelopment Authority. The master plan incorporates proposed a consolidated car-rental facility, people mover, commuter parking and mixed-use development.

Uptown Crossings Redevelopment Plan* | Cincinnati, Ohio

Plan for a consortium of educational and healthcare institutions to redevelop a largely vacant 30-acre site into a mixed-use downtown neighborhood, providing housing, open space, and commercial, retail, and research space for the surrounding institutions.

Riverview HOPE VI Redevelopment Plan & Design Guidelines* | Cleveland, Ohio

Redevelopment plan for Riverview Estates that creates more than 500 units of mixed- income housing, extensive retail and commercial space along the neighborhood's main street, and a prominent public promenade connected to a national heritage corridor along the Cuyahoga River.

A Civic Vision for Turnpike Air Rights* | Boston, Massachusetts

Vision and development strategy to guide more than 5,000,000 SF of mixed-use development above 44 acres across eight neighborhoods in downtown Boston. The plan—based on intense community participation—balances economic reality and citywide and neighborhood needs and was hailed by the Boston Globe "as the best planning effort to ever come out of Boston." Over 1,000,000 SF is currently under development in accordance with the vision.

** denotes projects completed with other firms*

Erin Cameron

Mobility Planner—General
5 years of experience · Boston, Massachusetts

Erin is a mobility planner with experience in parking demand, transit planning, and Complete Streets projects. Her work in data analysis drives how our client communities can make decisions that help improve mobility of both urban and suburban communities nationwide. Her interdisciplinary experience supports tasks requiring quantitative data analysis, mapping, practical and academic research, and developing reports and graphics.

EDUCATION

BA in Political Science with Leadership Distinction in Civic Engagement, University of South Carolina, Columbia, South Carolina, United States, 2016

MS in Urban and Regional Policy, Northeastern University, School of Public Policy and Urban Affairs, Boston, Massachusetts, United States, 2018

PROJECT EXPERIENCE

PARKING DEMAND STUDIES

Park Tech Advisory for MDI of DHCD - North Adams | Town of North Adams | North Adams, MA | 2019

Stantec engaged with residents and reviewed existing conditions to analyze how to make downtown North Adams more walkable while continuing to support convenient parking. Key recommendations included implementing shared parking strategies to better utilize existing parking lots and establishing sidewalks, crosswalks, and lighting along main roadways. Erin conducted a parking demand analysis for the study area.

TRANSPORTATION PLANNING

Mass Ave/Appleton Street Safety + Accessibility Corridor Project | Arlington, MA | Deputy Project Manager

Stantec is providing planning and engineering services to the Town of Arlington, as they reimagine the Mass Ave corridor near Appleton Street after a fatal accident in 2020. Identifying goals with the community and local stakeholders early on, gathering existing condition data, and creative design approaches are some of the key measures allowing the Town and project team to develop an approach for the corridor that will transform this space for all users. Erin serves as Deputy Project Manager, maintaining client communications and ongoing internal coordination between planning and design teams. She develops meeting agendas and materials for stakeholder discussions, public forums, and presentations to the Town Select Board.

MOBILITY MANAGEMENT

17 Bradston St Permitting | Boston, Massachusetts, United States

Stantec was called upon to lead transportation permitting for a mixed-use lab/office development in Boston's Newmarket area. As part of this project, Stantec analyzed neighborhood transportation conditions, conducted traffic and transit capacity analyses, and crafted a mitigation program which supported City initiatives to improve non-vehicle travel in this car-centric neighborhood. We provided particular value in navigating the permit process for both the City as well as for the Commonwealth of Massachusetts, as the project will be accessed along a state-owned roadway. Erin conducted a transit capacity analysis for the project.

Longwood Medical Area Transportation Assistance and Framework | Boston, Massachusetts, United States | Project Planner

The LMA Transportation Framework provides a system of goals & metrics to prioritize transportation projects. The project includes identification of key indicators that tell the story of this unique medical and academic district, with its 22 institutions that collectively employ 68,000 workers. The district provides vital medical services to people throughout the region, and generates $209m in state tax revenue, but the pace of infrastructure improvements has handicapped the district's growth. Stantec led an iterative process with MASCO and its member institutions to establish a set of principles, goals, and action items that will provide a logical framework for decision making.

CAMPUS PLANNING

Confidential Medical Center Mobility and Urban Design Plan

On the heels of a new master plan for our healthcare client's burgeoning downtown main campus, we developed a mobility strategy to accommodate needed shifts in parking demand, replacement parking locations, and district circulation improvements. Key solutions include circulation and navigation fixes that overcome unplanned historic building growth, preserving patient and staff satisfaction.

OSU Transporation and Parking Plan | The Ohio State University | Columbus, Ohio | 2019-2020 | Project Planner / Mobility Analyst

The Ohio State University Comprehensive Transportation and Parking Plan 3.0 sought to rethink the parking and transportation systems on the Columbus university campus. Erin acted as project planner and multimodal analyst, preparing documents for client review and attending meetings. In October 2019, she conducted a multimodal audit on campus, focusing on pedestrian and micromodal infrastructure, as well as pedestrian level of service at intersections across campus.

Confidential Project | Confidential | Project Manager

With a strong “patient first” ethos, this confidential client sought to ensure that patients needing care at its variety of facilities could easily and comfortably get where they needed to go. Stantec developed strategies that will help both staff and patients find appropriate parking—from converting local streets to two-ways to mitigating congestion concerns and detailing parking management strategies. Importantly, the process included comparing different ideas for solutions to client goals, such as the patient-first approach as creating pleasant spaces for patients and staff to be outside.

COMPLETE STREETS

West End Avenue - Nashville | Nashville, Tennessee, United States

Working with Jeff Speck, Stantec tested the feasibility of an idea for reducing the roadway width along West End Avenue at Centennial Park by creating an active mall separating travel lanes. The analysis looked at a multimodal data inventory of the area, intersection capacity analysis, and turning geometry for freight and larger vehicles.

MassDOT Shared Streets and Spaces - Topsfield | Topsfield, MA

Stantec proactively worked with State officials and the Barr Foundation to develop an emergency grant program to fund shared street improvements across Massachusetts that enable social distancing as downtowns re-open. Stantec was selected as a technical assistance provider to grant applicants and developed outdoor walking, biking, transit, event and dining solutions for dozens of communities during the pandemic. Erin prepared the grant applications for the Town of Topsfield, ultimately securing over $181,000 in funding for various street improvements including solar powered lighting and outdoor dining spaces.

Spring Hill Sewer Separation | City of Somerville | Somerville, Massachusetts | 2019-2021 | Transportation Planner

When planning to replace the subsurface utilities in Spring Hill, the City of Somerville saw the opportunity to design complete streets on some corridors in the neighborhood. Stantec's Urban Mobility Group provided design options to prioritize cyclists, transit, and pedestrians. Involved from the start of the project, Erin drew initial cross sections for the City to consider and refined the designs through conversations with stakeholders. At the February 2020 public meeting, Erin facilitated public discussion around the design of the corridors through a Street-mix type tool-kit exercise.

Andover Street Complete Streets | City of Lowell | Lowell, Massachusetts, United States | Deputy Project Manager

Stantec is working with the City of Lowell to create a conceptual plan for Complete Streets improvements to Andover Street. With Erin as deputy project manager, the plan will incorporate updated bike, pedestrian, and ADA accommodations, transit accessibility, pedestrian crossing opportunities, and landscape improvements.

Isabel Oyuela-Bonzani MAUD, MDes CC

Urban Designer
5 years of experience · Pittsburgh, Pennsylvania

Isabel brings a background in architectural heritage and culture conservation, architecture design, and anthropology to her work on urban places.

EDUCATION

Master of Architecture in Urban Design, Harvard University Graduate School of Design, Cambridge, Massachusetts, United States, 2023

Master of Design in Critical Conservation, Harvard University Graduate School of Design, Cambridge, Massachusetts, United States, 2023

Bachelor of Architecture, Cornell University College of Architecture, Art, & Planning, Ithaca, New York, United States, 2016

MEMBERSHIPS

Member, National Council of Architectural Registration Boards

Member, International Council on Monuments and Sites | Conseil international des monuments et des sites

AWARDS

2020 Robert James Eidlitz Fellowship, A Hundred Years of Architectural Hybridization in the Amazon Rainforest

2023 Urban Legacy Lands Initiative Fellowship, Conserving Intangible Cultural Heritage: A Field Guide

2020 Harvard David Rockefeller Center for Latin American Studies Grant, Research on Rubber, Heritage, and Tourism in Iquitos

PROJECT EXPERIENCE

URBAN PLANNING

I-10 Pecue Lane Interchange Justification Study & Stage 0 Analysis | Baton Rouge, Louisiana, US | 2016 | Urban Designer

Assisted land use and urban planning analysis for a parcel of farmland to be developed and coordinated into the broader Baton Rouge urban fabric.

Conserving Intangible Cultural Heritage: A Field Guide* | Urban Legacy Lands Initiative | Indianapolis | 2023 | Heritage Fellow; Consultant on Cultural Heritage in the Built Environment

The 2023 ULLI Fellowship is an opportunity to serve as a representative for ULLI and Consultant on Cultural Heritage in the Built environment for the 16 Tech Review Board in Indianapolis. Additionally, the fellowship sponsors the development and publication of, "Conserving Intangible Cultural Heritage: A Field Guide". The guide will be an example of processes and examples that help inspire and realize projects to support the conservation of diverse "intangible" cultural heritages through architecture, urban design, and other forms of spatial presence.

ARCHITECTURE - HISTORIC PRESERVATION

Ouagadougou Modernist Architecture Survey and Mapping* | World Monuments Fund | 2022 | Special Programs Fellow

The fellowship was to assist the Director of Special Programs for Modernism, Crisis Response, and Jewish Heritage Projects. Specifically, I compiled archival and historical research, and identified logistics and project implementation potential for the Maison du Peuple in Ouagadougou, Burkina Faso. The modernist building from the country's independence period was listed on the WMF Watch in 2022. Additionally, I created an inventory of the modernist sites of architectural importance in the country and created a map of these locations for WMF.

MASTER PLANNING / URBAN DESIGN

Eco-village in Wuming* | Chen, Hongzhang, & Oyuela-Bonzani Architects | Wuming, Guangxi, China | 2016 - 2017 | Project Manager; Architect; Urban Designer

Co-architect and Urban Designer for a multi-phase master plan and housing development in Wuming, Guangxi, China. Acted as on site project architect leading the design and research for developing a new village master plan and architecture typologies. Aspects of this project included on-site surveys, regional and local research, urban and city planning, schematic design, and multi-phase planning for future components of the project (housing, agriculture, & eco-tourism).

COMMUNITY INVOLVEMENT

Fellowship, Urban Land Legacy Initiative (ULLI), Indianapolis, Indiana, United States 01/01/2023 - 07/01/2023

** denotes projects completed with other firms*

Israel Maynard PE

Senior Transportation Engineer
17 years of experience · South Burlington, Vermont

Mr. Maynard has 16 years of experience in designing transportation projects. He has experience designing projects in both the traditional design-bid-build delivery as well as alternative delivery including Design-Build and Public Private Partnership(P3). Technical skills include highway design, traffic control, stormwater management, plan production, and cost estimating.

One of Mr. Maynard's greatest assets is his proficiency in a variety of design software including Microstation, InRoads, OpenRoads, Storm and Sanitary, Geopak Drainage, HydroCAD, HY8, and AutoTurn. This proficiency makes him a constantly sought after and valuable team member.

EDUCATION

Bachelor of Science, Civil Engineering, University of Vermont, Burlington, Vermont, 2006

REGISTRATIONS

Professional Engineer #69573, State of Vermont

MEMBERSHIPS

Member, Chi Epsilon National Civil Engineering Honor Society

PROJECT EXPERIENCE

ROADWAYS

Church Street and St. Paul Street Improvements | Burlington, Vermont

Project engineer for the final design of improvements to Church Street and St. Paul Streets in Burlington, VT. Improvements for this project focused on pedestrians and economic vitality through efficient lighting, textured walkways, public art, benches, wider sidewalks at corners, roadway improvements, accessibility modification and improvements, trees and plants, gateway features and drainage improvements, signage and other pedestrian amenities to those areas bordering Church Street.

Braintree ER STP 0187(12), VT Route 12A | Braintree, Vermont | 2013–2014

Project Engineer for this Tropical Storm Irene Emergency Relief Project. Scope of work included the complete replacement of Bridge Number 7, replacement of the approach slab to Bridge Number 6, and restoration of the side slope between VT Route 12A and the Third Branch of the White River. Due to the poor condition of Bridge Number 7 and the fear of an imminent failure, this project was fast tracked in design to get it out to bid prior to the spring run-off season.

MaineDOT Route 9 Reconstruction | Durham, Maine | 2014–2017

Design lead responsible for preliminary and final design services for the reconstruction of a portion of Route 9 (also known as Newell Brook Rd) in Durham, Maine. The highway reconstruction begins near the Route 125 intersection and extends 0.25 miles Westerly. Features of the design included complete curbing of the south side of the roadway, full depth pavement structure reconstruction, use of slope stabilization methods such as stone fill, riprap and fill buttresses, full excavation and rock cuts along the south side w/ driveway designs to minimize property impacts.

MaineDOT Main Street/Knox Street/Beechwood Street Intersection Improvements | Thomaston, Maine | 2016

Project engineer responsible for preliminary and final design services for a 2 mile section of US 1, also known as Main Street, through the historic downtown of Thomaston. Traffic engineering was included for improvements to the signalized intersection of Main Street/Knox Street/Beechwood Street. Stantec will develop the signal design plans using a combination of post and mast arm mounted signals, video detection, and pedestrian countdown signals and all meeting MaineDOT and MUTCD requirements.

MaineDOT Route 11 Reconstruction | Wallagrass, Maine

Project engineer responsible for the preliminary and final design services for the reconstruction of Route 11 in Wallagrass, Maine. The highway reconstruction begins just south of the Love Lane and Station Road intersection and extends northerly 3.4 miles to match into a completed MaineDOT highway reconstruction project. Route 11, also known as Aroostook Road, is a rural major collector that has a current Annual Average Daily Traffic (AADT) volume of 2310 vehicles per day, including over 15% trucks. Features of the design included curbed sections with a closed drainage system, full depth pavement structure reconstruction, extended driveway construction to provide adequate drive grades and sight distances, widening shoulders to 3 feet, and complete new drainage facilities.

MaineDOT US 1 Reconstruction | Van Buren, Maine

Project engineer responsible for preliminary design for the reconstruction of 2.7 miles of US Route 1, extending from Keegan Village to Martin Road in Van Buren, Maine. The project includes the historic village area of Keegan. Considerations included pedestrians, bicycles, on street parking, and access management. The preliminary design phase included a public outreach process. Stantec developed presentations for two public meetings and facilitated public input on the existing issues and potential improvements.

Springfield Park and Ride | Springfield, Vermont

Project engineer for the final design and contract plans for an 80-space park and ride facility. Responsibilities included site design, drainage design, design of grass channel stormwater treatment, signing and pavement marking.

Amherst University Drive Design | Amherst, Massachusetts

Project engineer for the design of University Drive between MA Route 9 and Amity Street. Responsibilities include geometric design, grading design, drainage design, and CAD. Stantec is developing the roadway/signalization design for multiple construction packages for this corridor. The project scope includes intersection/roadway expansion and re-alignment, new signalized intersections and upgrading current signal systems.

Route 2A (State Street) Reconstruction | Buckland, Massachusetts

Project engineer for the reconstruction of State Street (4,000') from MA Route 2 through the west side of the historic village of Shelburne Falls. Responsibilities included geometry design, grading design, CAD work and quantities.

Stillwater Roundabout | Stillwater, Florida

Project engineer responsible for geometry design, grading design and surface modeling for upgrading an existing intersection to a single lane roundabout. Design also included a left turn lane servicing a proposed residential development.

TRANSPORTATION PLANNING

VTrans Springfield Park-and-Ride | Springfield, Vermont

Project engineer responsible for scoping, final design, contract plans and construction assistance for this 107-space commuter Park-And-Ride facility at the intersection US Route 5 and VT Route 11 in Springfield. Unique aspects of this project include LED lighting of the entire site, 18 Electric Vehicle Level 1 charging outlets, and relocation of over 400 feet of a shared use path while satisfying the requirements of the local Design Review Board. Stantec worked closely with VTrans and local Utility Agencies to determine the best utility relocation route for multiple poles and underground facilities. Stantec also worked with the local bus company to determine their needs and provided adequate aisle widths for the turning movements of their largest buses.

VTrans Bradford Park-and-Ride | Bradford, Vermont

Project engineer responsible for scoping, final design, contract plans and construction assistance for this 81-space commuter Park-And-Ride facility on VT Route 25 in Bradford VT. Unique aspects of this project include LED lighting of the entire site, and providing 10 Electric Vehicle Level 1 charging outlets. Stantec worked with VTrans during the design phase to provide updated structural details for the bus shelter which will be used on other projects throughout the State.

VTrans Putney Park-and-Ride (Stormwater Retrofits) | Putney, Vermont

Project engineer responsible for the design and permitting for the retrofit of a failing infiltration basin. Once construction was complete on the new Putney Park-and-Ride it became apparent that the infiltration Stormwater treatment system that was originally designed for the 84 space lot was not going to work due to poor soil conditions. Stantec worked with VTrans and regulators to retrofit the design to meet all water quality standards while maintaining the existing construction footprint.

VTrans St. Johnsbury Park and Ride | VTrans | St Johnsbury, VT

Project engineer for this 50± space lighted, paved and landscaped Park and Ride facility in St. Johnsbury Vermont. Unique aspects of this project included analysis and design for future expansion capabilities. Stantec developed contract plans and specifications and assisted VTrans with the acquisition of the adjacent property to allow for the required expansion of an existing lot. Our services included advancing the design and permitting of this facility through contract plans and providing engineering support services during construction. Features of the new ADA accessibility, a bus shelter, bike racks, Level 1 electrical charging stations, LED lighting, and a storm-water detention facility. During the scoping stage, Stantec worked with VTrans and the Town to educate the public on how new LED lighting could provide safe and adequate sight lighting while minimizing sky glow and satisfying the requirements of the local Design Review Board.

Patrick Calhoun AIA

Senior Associate / Programmer and Architect
35 years of experience

With over 30 years of experience in the field of architecture and planning, Patrick has extensive experience in visioning, planning and programming for educational institutions of all sizes. In addition to leading Stantec's Library and Learning Commons Research and Benchmarking Team and participating in Stantec's Planning Resource Group, he has also developed Stantec's Facility Condition Assessment process and database, assisted clients in redesigning their internal processes to support new facilities, and developed and implemented several successful campus master plans.

Patrick's facilitation skills ensure stakeholders are engaged and that their input is heard and incorporated into the project. Clients routinely comment that they truly felt listened to and have a sense of ownership and pride in their master plans and facilities.

EDUCATION

Bachelor of Architecture, Lawrence Technological University, Southfield, MI, 1994

Bachelor of Science in Architecture, Lawrence Technological University, Southfield, MI, 1991

REGISTRATIONS

Registered Architect, State of Michigan

MEMBERSHIPS

Member, American Library Association

Member, American Institute of Architects

PROJECT EXPERIENCE

Chesterfield Township Public Library | Chesterfield, Michigan | Planner, Programmer

Led planning and space programming process leading to conceptual design for a new public library for Chesterfield Township.

Norwalk Public Library | Norwalk, Connecticut | Planner, Programmer

Led planning process for a feasibility study to renovate and expand the main branch of the Norwalk Public Library, including a potential partnership between the Library and Connecticut Public Broadcasting. Worked with our community development team to develop test concepts for a site and space that will showcase both programs and engage the community.

City of Berkley Community Center | Berkley, Michigan | Planner, Programmer

Led programming and planning, user workshops and presentations for the schematic design of the Berkley Community Center. This project culminated in a schematic design and cost model used by the city for a millage vote.

Temple College Master Plan | Temple, Texas | Senior Planner

Led facilitation, workshops and project meetings, planning development, cost modeling, implementation planning and detailed program development for projects moving forward for bond plan.

Richard Bryant PE

Associate
41 years of experience · Northampton, Massachusetts

Richard Bryant is a Senior Associate with more than 35 years of consulting experience in New England. He is a transportation planner and traffic operations specialist with an extensive background in planning, design and permitting of public-sector projects. Richard has developed broad knowledge of state and local permitting regulations and has established strong working relationships with state highway and environmental permitting agencies. He is also an experienced public speaker who can effectively present transportation plans and projects at public hearings and other forums.

EDUCATION

Bachelors of Science - Management, Massachusetts Institute of Technology, Cambridge, Massachusetts, United States of America, 1979

Bachelors of Science - Civil Engineering, Massachusetts Institute of Technology, Cambridge, Massachusetts, United States of America, 1979

Masters of Science - Civil Engineering, University of California at Berkeley, Berkeley, California, United States of America, 1980

REGISTRATIONS

Registered Engineer #36532, Commonwealth of Massachusetts

Registered Engineer #9004, State of Vermont

PROJECT EXPERIENCE

COMMERCIAL / RETAIL DEVELOPMENT

Proposed Home Improvement Store* | Clarendon, Vermont | Project Manager

Project manager for a proposed large-format retail development located along Route 7 outside Rutland, Vermont. Conducted a due diligence investigation to determine site access requirements. Met with VTrans staff to review extended study requirements and secure approvals for a traffic signal installation at the site driveway. Preparation of a full traffic impact study anticipated subject to site approval by the project tenant.

Lowes Home Improvement Store* | Derby, Vermont | 2007

Transportation discipline lead for a proposed large-format retail development located in Vermont's Northeast Kingdom. Supervised the preparation of a traffic impact study for the development in compliance with VTrans newly adopted traffic evaluation guidelines. Identified required off-site traffic improvements and leading negotiations with VTrans and the Town to determine the applicant's "fair share" responsibilities with respect to roadway enhancements. Coordination provided with concurrent, nearby development projects. Act 250 hearings to be scheduled.

LAND DEVELOPMENT

Lowe's Home Improvement Stores, New England* | New England

Principal Transportation Planner for Lowe's Northeast Expansion into New England. Provides technical advice on potential development sites and peer reviews of numerous studies prepared by other consultants for Lowe's. Also managed studies and coordinated permitting effort on a number of Lowe's sites including stores in Bedford, NH, Framingham, MA and Greenland, NH.

MANUFACTURING & PROCESSING FACILITIES

Proposed Co-generation Facility* | Ludlow, Vermont

Provided technical and field support for a proposed wood-waste electric generating facility. Investigations conducted relative to truck access routes, traffic safety and feasibility.

MANUFACTURING / INDUSTRIAL ENGINEERING

White Caps Business Park* | Williston, Vermont

Prepared a preliminary traffic investigation for the proposed reuse of the Rossingnol Ski manufacturing facility as office use. Trip generation findings will be used to determine potential project review procedures under Act 250 and local zoning.

** denotes projects completed with other firms*

MIXED-USE

Proposed Mixed-use Development, Northland Development* | Newton, Massachusetts | 2006-Present

Project manager for the proposed redevelopment of a site located on the heavily traveled Needham Street corridor in Newton, Massachusetts. The mixed-use project will include more 600,000 square feet of retail, office and residential space replacing a now vacant manufacturing facility and creating a new village center in section of Newton now dominated by strip retail development. With the existing traffic congestion issues of the Needham Street corridor well know by local and state officials Mr. Bryant has introduced an innovative "constrained" traffic analysis scenario for the corridor. The analysis considers potential traffic reassignments and redistribution likely to occur due to roadway capacity constraints resulting from the City's policy to limit the width of Needham Street to three-lanes. Mr. Bryant has also brought in Tetra Tech Rizzo's structural engineers to examine alternatives for widening a historic bridge over the Charles River, another bottleneck in the corridor.

Bayside Expo Center Redevelopment, Corcoran-Jennison* | Boston, Massachusetts

Project Director for the proposed redevelopment of the Bayside Expo Center to include two million square feet of transit oriented commercial and residential development on the Boston waterfront. Supervised the preparation of a traffic impact study included in submissions under the City of Boston Article 80 development review process and the Massachusetts Environmental Policy Act (MEPA). Responsible for negotiating study scope and traffic mitigation with City and State officials. Presented study findings to neighborhood groups. Seeking to expedite project permitting through a phased development and permitting process.

TRAFFIC AND REVENUE STUDIES

Transportation Mitigation and Impact Fees | Newport/Derby, Vermont

On behalf of VTrans Stantec reevaluated improvements proposed at three intersections along the US 5 corridor in Newport and Derby, Vermont. We considered the appropriateness of improvements suggested in earlier studies and developed conceptual plans for alternative treatments. Detailed construction cost estimates were prepared for each alternative and used to help VTrans formulate a policy for collecting "fair share" traffic mitigation fees from developers. Suggested alternatives included turn lane additions, a traffic signal and a roundabout for the Route 5/Route 105 intersection.

Traffic Study, King's Way, The Green Company* | Yarmouth, Massachusetts

Conducted a detailed evaluation of site access requirements for this planned 1,500-unit development, which included a golf course on Route 6A. Consideration was given to providing a dedicated left-turn lane on Route 6A for site access. Sight lines, right-of-way, roadway alignment, and residential impacts were reviewed with state officials as part of this evaluation.

TRAFFIC IMPACT ASSESSMENTS

Stump Dump, Confidential Client* | Sandwich, Massachusetts

Supervised a multidisciplinary effort to evaluate traffic, noise, and air quality impacts related to a proposed recycling center on Service Road. Coordinated the preparation of sections of the Environmental Impact Report reviewed under MEPA. Subsequent to the MEPA review, presentations were made to local residents, town officials, and the Sandwich Board of Health as part of the Commonwealth's site assignment process for this facility.

VT 2A Scoping Study | Williston, Vermont

Conducted a scoping study on behalf of the Chittenden County Regional Planning Commission and the Town of Williston to develop alternative improvement plans for the congested VT 2A/Industrial Avenue intersection and the VT 2A roadway segment leading north from the intersection. Proposed plans include capacity and safety improvements as well as new accommodations for pedestrians and cyclists. Alternatives, including various configurations of a modern roundabout were presented to the community and Town officials for review and selection of a preferred alternative.

TRANSPORTATION PLANNING

Fair Share Mitigation Policy Plan | Statewide, Vermont

Working with VTrans to devise a policy to assess and collect "fair share" mitigation payments from developers. The policy will correct the practice of requiring the last developer in an area to bear the full cost of mitigating the cumulative impacts of all prior development projects. Assistance provided includes sharing experiences with similar policies applied by the Cape Cod Commission in Massachusetts.

Industrial Avenue Corridor Study | Williston, Vermont

For the Chittenden County Regional Planning Commission managed a corridor study for a redeveloping industrial district in Williston. Considered the multimodal transportation impacts of an ongoing transition from low-traffic generating industrial uses to high-traffic generating office and service uses. Developed localized trip generation rates that were applied to assumed future land use changes. Recommended the expansion of pedestrian and bicycle facilities and certain intersection modifications to add capacity.

VT 15 Traffic Signal Assessment | Winooski, Colchester and Essex, Vermont

Project manager for a study commissioned by the CCPRC to inventory and assess existing traffic signal systems along the Route 15 corridor. The study proposed improvements to 11 existing traffic signal installations and provided estimated implementation costs. Special consideration was given to locations where spanwire could be replaced with mastarms and connectivity options to allow for better signal coordination. A summary report was provided describing the study process, findings and recommendations including a prioritized list of signal improvements.

** denotes projects completed with other firms*

Riley Galus

Civil Engineer - EIT
4 years of experience · South Burlington, Vermont

Working primarily in the community development industry, they focus on stormwater design and engineering, permitting environmental site assessments, and GIS mapping. Riley is proficient in MicroStation, HydroCAD, and ArcGIS Pro. They bring two years of professional experience to the team following their undergraduate studies, where they took their Environmental Engineering coursework abroad to Perth, Australia, for a semester.

EDUCATION

Bachelor of Science, Major: Environmental Engineering, Minor: Geospatial Technologies, University of Vermont, Burlington, Vermont, 2020

University of Western Australia, Semester Abroad, Environmental Engineering, Perth, Western Australia, 2018

CERTIFICATIONS & TRAINING

40-Hour HAZWOPER Training, OSHA, So. Burlington, Vermont, 2020

REGISTRATIONS

Engineer-In-Training #017.0134231, State of Vermont, 06/01/2020

MEMBERSHIPS

Co-Lead, Developing Professionals Group, Stantec

ASCE, Webmaster

PROJECT EXPERIENCE

COMMUNITY DEVELOPMENT

BETA Technologies Campus | South Burlington, Vermont

Stormwater design and permitting lead for the BETA Technologies campus. Permitting included organizing and coordinating multiple Act 250 submissions, Riley was key and coordinating delivery of all information from owner, architect, attorney and MEP engineers. Riley was played a critical role in developing permit application submittals for zoning, stormwater, wetland and water/wastewater for the two buildings, roadways and parking lots. Riley designed five (5) bio-retention basins and a rainwater harvesting cistern to treat stormwater runoff from the 30 acre site.

VTrans Airports Master Permitting | Multiple Locations

Performed stormwater, water/wastewater design and permitting for hangar developments at six (6) state owned airports. Each site required Act 250 partial findings (master plan) application submittals. A process, that allows projects to satisfy certain criteria to allow for streamlined permitting as the master plan progresses. Riely designed and permitted several stormwater treatment systems as well as inground leach fields and mounds. As a class A designer, Riley performed most of the field work to determine soil characteristics via test pits and infiltration testing.

Phosphorus Removal from Bioretention System* | Burlington, Vermont

Designed a cost-effective phosphorus removal plan for the bioretention system at ECHO through the usage of drinking water treatment residuals due to the incorrect compost mix inputted in the stormwater system for final course project. (Project completed for undergraduate coursework.)

VELCO Laydown Yard Gravel Wetland | New Haven, VT

Tabulated on-site areas by land type and modeled the proposed stormwater system in HydroCAD for a large gravel wetland. Assisted in performing calculations and completing documents required for the operational stormwater permit.

Digitization of New Stormwater Infrastructure* | Colchester, Vermont

GIS lead for the buildout of new stormwater infrastructure in the town of Colchester consisting of catch basins, outfalls, storm lines, etc. which were integrated with the existing GIS dataset.

** denotes projects completed with other firms*

Thomas Leighton AICP, EDFP

Economic Development Specialist, Senior Urban Planner
25 years of experience · Minneapolis, Minnesota

Tom has been doing implementation-oriented planning and community development since the start of his career. He served as Minneapolis's lead urban planner in economically-challenged North Minneapolis—leading large-scale, transformative initiatives for its neighborhoods, commercial corridors, and riverfront. In the last decade, Tom has offered implementation oriented consulting services to public sector clients and developers. He supports public sector clients with development planning, market analysis, housing and economic development strategy, and development implementation strategy. Services to developers encompass proforma analysis, entitlements, pursuit of public financial support, and overall project management.

Tom believes that cities need community development plans and strategies that are aspirational and achievable, and that set a foundation for real world change. He has developed analytical methodologies and processes that illuminate the real world market and development context, and pave the way for implementation. He has distinguished himself in his imaginative and interactive approach to community engagement—including being a codeveloper of the national award winning Corridor Development Initiative.

EDUCATION

Master in Design Studies (MDesS) in Real Estate and the Built Environment, Harvard University Graduate School of Design, Cambridge, Massachusetts, United States, 2013

Master of Arts (MA) in Public Affairs, University of Minnesota Humphrey School, Minneapolis, Minnesota, United States, 1996

Bachelor of Arts in Natural Science, St. John's University, Collegeville, Minnesota, United States, 1982

REGISTRATIONS

Certified Planner #018262, American Institute of Certified Planners

Economic Development Finance Professional #1216-024, National Development Council

MEMBERSHIPS

Member, American Planning Association (Minnesota)

Member, Economic Development Association of Minnesota

PROJECT EXPERIENCE

ECONOMIC DEVELOPMENT

Economic and Fiscal Impact Analysis and Recommended Strategies Relative to King Plant Closure | City of Oak Park Heights | Oak Park Heights, MN | 2021 | Project Manager

With the scheduled closure of the coal-fired power plant, the small city of Oak Park Heights will lose a significant share of its property tax base. Stantec worked with the City of Oak Park Heights to secure a state Energy Transition Grant, and is utilizing those funds to provide analysis to the City to understand the impact of the closure and identify strategies for mitigating that impact. Tom is coordinating Stantec's work, which encompasses fiscal impact analysis, economic impact analysis, and strategic guidance concerning the City's options for mitigation of impacts and pursuit of additional support. Tom also serves as the lead economic analyst, estimating the economic impacts of the plant closure, and the degree to which a set of redevelopment scenarios might offset those economic impacts.

Elk River EDA Strategic Plan | City of Elk River | Elk River, Minnesota, United States | Project Manager

In early 2020, the City hired Stantec to work with its Economic Development Authority (EDA) on a Strategic Plan that would guide the EDA's future agenda and activities. Stantec assessed and mapped the City's economic strengths and weaknesses. We investigated a broad set of economic opportunities that the EDA had identified—including business retention and recruitment, tourism potential, approaches to redevelopment, industry clusters, and incentive policies—through best practices research, focus groups, peer city interviews and interviews with topical experts. After engaging the EDA and tapping their ideas and expertise through a kickoff conversation and two workshop sessions, we proposed to them a broad set of recommended strategies for strengthening the City's economy. We subsequently refined the menu of strategies by creating an EDA Strategic Plan that comprises the strategies and implementation actions for which they will take leadership in the upcoming years. Tom provided leadership for the EDA Strategic Plan. He served as the project manager as well as the primary economic development researcher and strategist, and the lead author of the strategic plan document. The EDA Strategic Plan will guide the work of the EDA over the next decade.

** denotes projects completed with other firms*

Burnsville 2040 Comprehensive Plan (Economic Development Elements) | Burnsville, Minnesota

In his evaluation of the aging business park, Tom opened the eyes of City staff and the EDC to the ongoing vitality of the area, despite its visual decline. Tom directed attention to programmatic options that included facade improvements, and building a sense of identity, community and connectedness between businesses, which might appeal to the values of a younger generation of workforce. Tom reviewed the landscape of the City's economic development program with the City's EDC in two interactive sessions—the second of which involved a prioritization exercise that was well received and enjoyed by commission members, and yielded constructive engagement with the entire spectrum of potential economic development priorities. [Development Planning, Economic Development Strategy, Implementation Analysis, Industrial Park Strategy]

MARKET ASSESSMENTS

SWLRT Land Use Planning Master Contract | Metropolitan Council | Minnesota, United States | 2019-20 | Market Analysis

In supporting the first phase of the project, Tom analyzed site-specific market conditions to inform the type and scale of development that is achievable for contested sites—ensuring that valuation of the site is based on realistic development scenarios. He developed additional market and development information as needed to illuminate site specific questions important to litigation. For example, he developed and evaluated a national set of hotel examples to assess the impact of rail line adjacency on hotel viability. He estimated the geographic area that a pawn shop and check cashing business could be relocated to while still meeting the area's demand for such services.

LAND USE PLANNING

Southwest Light Rail Transit Land Use Planning Master Contract | Hennepin County, Minnesota

In supporting the first phase of the project, Tom analyzed site-specific market conditions to inform the type and scale of development that is achievable for contested sites—ensuring that valuation of the site is based on realistic development scenarios. He developed additional market and development information as needed to illuminate site specific questions important to litigation. For example, he developed and evaluated a national set of hotel examples to assess the impact of rail line adjacency on hotel viability. He estimated the geographic area that a pawn shop and check cashing business could be relocated to while still meeting the area's demand for such services.

RETAIL / COMMERCIAL

Ensuring a Vibrant Downtown Retail Destination: A Retail Assessment and Strategy for Downtown Madison* | City of Madison | Madison, Wisconsin, United States

In 2016, the retail areas in downtown Madison had been experience a decrease in retail shops as they converted to additional eating and drinking establishments. Tom led a consultant team to create a strategy for the City that would stabilize and strengthen retail vibrancy. We utilized market research, a retail vitality assessment, and instructive case studies from comparable cities—along with focus groups, stakeholder interviews, and 1,200 responses to a customer and business survey—to developed a robust and creative set of strategies to bolster downtown retail. Those included development interventions, marketing and identity building strategies, and targeted retail recruitment. The emphasis throughout was on identification of actionable strategies, and bringing implementation considerations to the forefront. Tom served as the overall project manager, the project lead for analysis, and for redevelopment and retail vitality strategies.

** denotes projects completed with other firms*

Wei Jin LEED AP

Urban Designer
24 years of experience · Boston, Massachusetts

Wei has experience on a wide variety of architectural and urban design projects, ranging from campus planning and mixed-use development to residential planning and housing design. Her strong design skills and environmental sensitivities enable her to produce physical design solutions that integrate physical constraints with social and natural systems. In addition to the work shown here, Wei has five years of professional experience in China as an architect working on projects from office buildings to residential complexes. She has also worked as the main designer on urban design projects in South Korea and Mexico.

EDUCATION

Bachelor of Architecture, Wuhan Urban Construction Institute, Wuhan, China, 1995

Master of Urban Planning and Master of Urban Design, University of Michigan, Ann Arbor, Michigan, 2003

REGISTRATIONS

LEED Accredited Professional, U.S. Green Building Council

AWARDS

2016 Downtown Achievement Awards: Planning Certificate of Merit, Downtown Brockton Strategic Action Plan

PROJECT EXPERIENCE

MASTER PLANNING / URBAN DESIGN

Corpus Christi Comprehensive Plan | Corpus Christi MPO | Corpus Christi, Texas, US

Led urban design for models designed to illustrate how new growth can be focused in state-designated compact "growth centers." Developed concept plans for urban, main-street style, and suburban growth centers that can apply to most communities in the state. The growth-center models will help communities determine where and how future development should occur within their borders.

Delhi Township Strategic Redevelopment Plan | Delhi Township | Delhi Township, Ohio | 2014-2015 | Urban Designer

Led the urban design component of a 10-year master plan that will transform a two-mile corridor of aging strip retail into a "Main Street" with housing, public gathering spaces, and a new emphasis on walkability. Developed demonstration plans showing how denser redevelopment on three catalyst parcels can spur other redevelopment and tie isolated activity centers into a coherent whole.

Downtown Brockton Action Strategy Plan & Transformative Development Initiative | MassDevelopment | Brockton, Massachusetts, United States

Provided urban design and program testing for an implementation-focused redevelopment plan for this small city's historic downtown 35 miles southwest of Boston. The plan calls for higher-density infill development and adaptive reuse, introduction of housing to support new businesses, streetscape improvements, and innovative new amenities to attract residents, workers, and visitors.

Bunker Hill Housing (One Charlestown) | Corcoran Jennison Companies | Charlestown, Massachusetts, United States

Leading urban design and supporting community engagement for site-wide redevelopment of 1,100 public housing units into approximately 3,000 mixed-income units in Boston's Charlestown neighborhood. The plan places particular emphasis on building community across diverse groups, using design to improve resident health, and fitting new design into a sensitive historic context.

West Five | Sifton Properties Ltd. | London, Ontario, Canada

Created underlying urban design and collaborated on visualizations for a new 70-acre suburban downtown that mixes offices, stores, housing and public open spaces. The community will be a regional model of "smart" design, incorporating significant energy-saving and renewable measures to promote a healthy and sustainable lifestyle.

Dayton Mall Area Master Plan | Miami Township-Dayton Mall JEDD | Dayton, Ohio, United States | 2014-2015 | Urban Designer

Created a range of development options for a long-range master plan designed to improve the economic competitiveness of a two-square-mile, car-oriented area around the Dayton Mall. The plan harnesses unmet market demand to power the creation of two million SF of "21st-century urban village."

** denotes projects completed with other firms*

Sustainable Rhode Island/RhodeMapRI* | Rhode Island

Led urban design for models designed to illustrate how new growth can be focused in state-designated compact "growth centers." Developed concept plans for urban, main-street style, and suburban growth centers that can apply to most communities in the state. The growth-center models will help communities determine where and how future development should occur within their borders.

Marina District Master Plan | Clearwater, Florida

Provided urban design for a master plan that is guiding redevelopment of a downtown parcel into a walkable neighborhood with housing, hotel, retail, and cultural uses. The work included designs for new streetscapes and enhanced green spaces.

Pendleton Tract Master Plan | Pacolet/Milliken Enterprises, Inc. | Clemson, South Carolina, United States

City of New Orleans Master Plan and Comprehensive Zoning Ordinance* | New Orleans, Louisiana

Contributed to a citywide comprehensive plan and zoning revision in the form of a 20-year shared framework for moving beyond Katrina recovery to create a resilient city. Developed on a rapid schedule, with intensive public outreach and participation, the work included a citywide housing policy, an economic development plan, a flood-hazard and sustainability plan, citizen participation structure, and implementation plans. Winner of a 2011 National APA Award for A Hard-Won Victory and a 2011 APA Louisiana Excellence Award.

San Antonio Housing Authority Neighborhood Master Plan* | San Antonio Housing Authority | San Antonio, Texas

Helped develop a master plan for redeveloping Victoria Commons as well as a transformation plan and implementation strategy for the neighborhood. This included planning for the authority's Wheatley Courts property, which won $30 million in funding from HUD's Choice Neighborhoods program.

East Franklinton Creative Community District Revitalization Plan* | City of Columbus | Columbus, Ohio

Contributed to a 20-year vision and implementation plan for transforming a post-industrial 200-acre neighborhood next to Columbus's downtown into a residential and commercial area for creative professionals. The plan received a 2013 Congress for the New Urbanism Honorable Mention.

City Center Master Plan/LCI Update* | City of Sandy Springs | Sandy Springs, Georgia

Helped develop a master plan that harnesses market demand to create a new walkable, mixed use suburban downtown. Our work included economic analysis, developer design guidelines, and a concurrent update of the city's Livable Centers Initiative (LCI) study for the downtown corridor. The LCI report laid out strategies for promoting healthy quality of life and creating a sense of place for the community.

Near East Side Neighborhood Master Plan* | Partners Achieving Community Transformation | Columbus, Ohio

Provided redevelopment and reinvestment master planning that serves as the basis for a consensus-based investment strategy for an 800-acre urban neighborhood that has long served as the center of the African-American community in Columbus.

TRANSIT ORIENTED DEVELOPMENT

Northland Needham Development—Master Plan and Design Guidelines | Northland Investment Corporation | Newton, Massachusetts | 2016-2019 | Urban Designer

Provided planning and urban design analysis for a 30-acre mixed-use redevelopment that will transform aging suburban retail and a historic mill building into a walkable village center with integrated transit connections and more than 1,000 housing units and diverse retail and office spaces.

Union Square Development | City of Somerville | Somerville, Massachusetts

Responsible for urban design development for a plan, created for a private development team, to build more than 2 million SF of dense, transit-oriented development around a new transit station. The plan focuses on transforming brownfields parcels into an inviting mix of housing, offices, and stores, and open spaces that encourage social interaction.

New Haven Transit-Oriented Development Study* | Economic Development Corporation of New Haven | New Haven, Connecticut

Conducted an urban design study for the 200 acres bounded by Union Station, Yale New Haven Hospital, Yale Med School, the Route 34 corridor, and existing neighborhoods to the west. The study envisions a vibrant, mixed-use district that promotes sustainability, walkability, and accessibility. It includes new parks, stores, and services for the community, opening the door to creation of a significant new transit-oriented development district.

COMMUNITY PLANNING

New Bern Brownfields Area-Wide Planning Pilot Program* | City of New Bern | New Bern, North Carolina

Helped develop a revitalization plan for a historically African-American neighborhood that had experienced significant disinvestment. The plan defined a community-driven planning framework designed to help promote economic development and job creation and address both environmental and public health challenges.

Uptown Parks Plan* | University of Cincinnati | Cincinnati, Ohio

Contributed to four neighborhood-revitalization plans developed for a consortium of academic, medical, and research institutions led by the University of Cincinnati. The plans included reinvigorated Main Streets, mixed-income housing, and other improvements that serve both the client institutions and the larger community.

** denotes projects completed with other firms*

Vermont Survey and Engineering, Inc.

Surveyors and Civil Engineers

79 River Street, Suite 201, Montpelier, Vermont 05602
(802) 229-9138, info@vermontsurvey.com

Andrew McQueeney – Principal/Project Manager

Number of years with VSE: 33

Professional Overview

Mr. McQueeney has been involved with engineering and surveying since 1985. Before joining Vermont Survey and Engineering, Inc. in 1991, he was employed by McDonald-Sharpe Surveyors and Engineers of Old Saybrook, CT. As CAD Manager, he is responsible for developing AutoCAD, MicroStation and InRoads deliverables as well as overseeing CAD work of others. He has been using AutoCAD software since 1991 and Bentley Systems and Intergraph software since 1998. A Principal of the company since 2009, Mr. McQueeney now coordinates the activities of the field crews and office staff, and acts as Project Manager for the majority of BTV projects that VSE is involved with.

Professional Experience-Patrick Leahy Burlington International Airport

VSE has been providing survey and mapping services to BTV since completing an existing conditions survey for the parking garage and terminal expansion in 1996. Some examples of recent projects:

BETA Technologies Campus
VSE recently completed existing conditions survey and mapping of the BETA Campus, and supplied construction survey and staking services for PC Construction on the site. Mr. McQueeney managed this project for VSE, coordinating field crew efforts and reviewing the mapping products.

Terminal Improvement Project, Phase III - North
VSE conducted a detailed survey of the northerly half of the terminal building in 2023, which included the air carrier apron and the land side of the structure.

Runway 15-33 Rehabilitation
VSE completed a detailed survey of the bituminous asphalt portions of this runway and shoulders in 2023, to support a resurfacing and enhancement project. Mr. McQueeney arranged for crew access to the runway during times between the last departure and first arrival and reviewed all data for accuracy.

Professional Affiliations & Education

A.A.S. Surveying and Forestry - Paul Smith's College
Hazardous Waste Operations & Emergency Response OSHA 29 CFR 1920.120

Vermont Survey and Engineering, Inc.

Surveyors and Civil Engineers

79 River Street, Suite 201, Montpelier, Vermont 05602
(802) 229-9138, info@vermontsurvey.com

Jason Riley – Principal/Project Manager **VT LS #59686**

Number of years with VSE: 20

Professional Overview

Mr. Riley has been involved in the surveying field for the past 20 years. During this time his duties have ranged from survey field assistant to Party Chief to CAD draftsman. He has experience in highway construction layout, 3-dimensional topographic surveying, boundary survey, and as-built surveys. Mr. Riley's responsibilities have also included deed research and plat preparation, construction quantity calculation, and oversight/training of other draftsmen. A Vermont Licensed Land Surveyor since 2012 and a Principal of the company since 2023, Mr. Riley now leads boundary retracement and subdivision projects for VSE.

Professional Experience-Patrick Leahy Burlington International Airport

VSE has been providing survey and mapping services to BTV since completing an existing conditions survey for the parking garage and terminal expansion in 1996. Some examples of recent projects:

BETA Technologies Campus, ALTA/NSPS Mapping
VSE worked closely with BETA attorneys to document the infrastructure improvements and associated lease areas for this complicated improvement. Mr. Riley managed this project and reviewed the public records research and field survey data used to establish the property and lease lines.

BTV Hotel ALTA/NSPS Mapping
Mr. Riley managed this project that involved the proposed construction of a hotel at the north end of the existing parking garage. VSE created a plat of the hotel area to American Land Title Association/National Society of Professional Surveyors Land Title standards to define lease and easement boundaries.

Professional Affiliations & Education

A.A.S. Surveying and Forestry - Paul Smith's College
Vermont Society of Land Surveyors

Jay Labare

802.288.0344
E jlabare@apexconsulting-llc.com
LinkedIn https://www.linkedin.com/in/jay-labare/

SKILLS

Team Building	Organization	Scheduling	Public Speaking
Process Development	Planning	Communication	Leadership

EXPERIENCE

APEX Consulting, Richmond VT *– Founding Principal*

October 2019 - Present

- Provide estimating services – conceptual through final guaranteed maximum price (GMP).
- Provide owner project management services from project inception to occupancy.

DEW Construction, Williston VT *- Vice President of Preconstruction Services*

September 2015 - June 2019

- Managed preconstruction efforts from project conception through project groundbreaking.
- Implemented preconstruction process yielding consistency and predictability.
- Supported Business Development project acquisition efforts.
- Participated in project interview preparation and presentation.
- Assisted in-house counsel with contract negotiations.
- Company grew from annual volume of $55M to $150M.

DEW Construction, Williston VT *- MEPF (Mechanical, Electrical, Plumbing & Fire protection) Coordinator*

March 2012 - September 2015

- Managed, coordinated and inspected installation of MEPF systems.
- Produced conceptual and design development level MEPF system estimates.

Engelberth Construction, Colchester VT *- MEPF Coordinator*

April 2006 - March 2012

- Managed, coordinated and inspected installation of MEPF systems
- Developed MEPF database for conceptual and design development estimating.

EDUCATION

Vermont Technical College, Randolph VT *- A.S. Architectural Engineering 1977*

Johnson State College, Johnson VT *- Technical Educator Certification, B.S. Mathematics Coursework*

U. S. Green Building Council, Washington DC *- LEED AP Certified*

National Center for Construction Education and Research, Alachua FL *- Master Trainer Certification, Craft Instructor Certification*

Sample Projects

Land Port of Entry, Derby VT

20,000 SF, $25,000,000 New Build

Managed delivery of preconstruction services to the Government Services Administration for the project.

Golden Brook Elementary School, Windham NH

148,000 SF, $32,000,000 Addition/Renovation

Supervised pre-bond activities including estimating, scheduling and phasing. Managed preconstruction services for the project.

Benn High Redevelopment Project, Bennington, VT

100,000 SF, $28,000,000 Renovation

Provided conceptual and schematic estimating services.

Porter Medical Center- ED Project, VT

25,000 SF, $27,000,000 Addition/Renovation

Providing owner project management services including preparation of early budgets.

Howard Center- Burlington, VT

69,000 SF, $22,000,000 Addition/Renovation

Provided conceptual and schematic estimating services.

BETA Technologies- Burlington, VT

Various Projects totaling $24,000,000 Addition, Renovation & New Build

Provided conceptual thru final GMP estimating services for local general contractor.

5

PROJECT COST

Project Cost Introduction

The project cost includes a detailed breakdown of fees by task and a fee summary report. This encompasses Stantec project roles, average rates, estimated hours per role, subconsultant costs, expenses, and the total estimated fee. The project is proposed to be billed on a time-and-materials basis with a labor upset. Stantec eagerly anticipates the opportunity to review our cost estimate during the interview process. Additionally, during the question phase of the RFP process, we were requested to provide an additional scope of work—a marketing analysis—to inform the preferred use analysis. This analysis will aid in determining the most suitable types of development for the market and community. We are enthusiastic about this opportunity and excited to continue our successful collaboration with the Town of Essex.

FEE ESTIMATE

Task Name	Hours	Labour	Expense	Subs	Total
Initiation	127.00	$22,804.99	$0.00	$0.00	$22,804.99
Coordination and Engagement	78.00	$13,773.67	$0.00	$0.00	$13,773.67
Initial Concept Master Plans	350.00	$58,544.88	$0.00	$0.00	$58,544.88
Muni Space Needs	119.00	$20,785.76	$0.00	$0.00	$20,785.76
Preferred Master Plan	300.00	$45,837.54	$0.00	$4,800.00	$50,637.54
Muni Concept Design	270.00	$49,668.00	$0.00	$18,200.00	$67,868.00
Phasing	64.00	$10,626.86	$0.00	$0.00	$10,626.86
Zoning Recs	18.00	$3,316.60	$0.00	$0.00	$3,316.60
Market Study (Opt)	110.00	$20,650.30	$0.00	$0.00	$20,650.30
Expenses	0.00	$0.00	$8,850.00	$0.00	$8,850.00

SUMMARY REPORT

Project Summary	Total Fee
Labour	$225,358.30
Expense	$8,850.00
Subs	$23,000.00
Optional Services	$20,650.30
Total	**$277,858.60**

Planned Start Date	Planned End Date
2024-04-01	2024-12-13

Name	Role	Billing Rate	Hours	Sub-Total Fee
Connor, Maggie	PIC	$219.11	104.00	$22,787.44
Gendron, Chris	PM	$205.54	87.00	$17,881.98
Galus, Riley	Engineer	$111.66	40.00	$4,466.40
Schaeffing, Phil	Urb Dsn Lead	$169.09	160.00	$27,054.40
Han, Ngan	LA	$148.56	76.00	$11,290.56
Corning, Bob	LA lead	$314.40	20.00	$6,288.00
DeNisco, Ralph	Mobility Lead	$300.24	32.00	$9,607.68
Meyer, Catrina	Mobility	$143.70	60.00	$8,622.00
Dixon, David	Urb Dsn Advisor	$332.74	25.00	$8,318.50
Oyuela-Bonzani, Isabel	Urb Dsn	$114.34	145.00	$16,579.30
Jin, Wei	Sr Urb Dsn	$171.32	64.00	$10,964.48
Maharjan, Anu	Jr Urb Dsn/Viz	$113.07	148.00	$16,734.36
Petrosky, Andrew	Muni Arch	$224.58	115.00	$25,826.70
Calhoun, Patrick	Muni Arch	$205.54	100.00	$20,554.00
Jr Arch	Jr Arch	$122.55	150.00	$18,382.50
Leighton, Thomas	RE Mkt	$187.73	110.00	$20,650.30
			1,436.00	**$246,008.60**

Expense	Billing Rate	Units	Sub-Total Fee
travel - w flight	$600.00	6.00	$3,600.00
travel - w drive	$350.00	15.00	$5,250.00
			$8,850.00

Subs	Billing Rate	Units	Sub-Total Fee
APEX (Cost Estimating)	$8,000.00	1.00	$8,000.00
VT Survey and Engineering (Survey)	$15,000.00	1.00	$15,000.00
			$23,000.00

APPENDIX

APEX Consulting

CONSULTING SERVICES AGREEMENT

This Consulting Services Agreement ("Agreement") is made between Stantec, 193 Tilley Drive, South Burlington VT, 05403, ("Client").

AND

APEX Consulting with a principal place of business at 191 Main Street, City of Richmond, State of Vermont ("Consultant") and mailing address PO Box 173, Underhill Center, VT 05490. The Client and Consultant shall be known collectively as the "Parties".

WHEREAS this Agreement shall be made effective on the date signed by the client and will become null and void if not fully executed by April 19, 2024.

THE PARTIES AGREE AS FOLLOWS:

1. Services to Be Performed

A. Provide a level 5 estimate with one edit each, for two concept plans developed by Stantec for the Town of Essex – Town Offices and Fire Department Development as generally depicted on Concept Site Plans A & B, developed by Wiemann Lamphere Architects, dated 11/3/2023.

B. Attend an estimating phase kick-off meeting, a preliminary estimate review meeting and a final estimating presentation meeting.

2. Payment

In consideration of the Services to be performed by Consultant, Client agrees to pay Consultant the sum of $7,840. Additional services will be charged at $140 per hour.

Consultant shall be paid within thirty (30) days after the Consultant submits an invoice to the Client. The invoice will include the following: an invoice number, the dates covered by the invoice, a summary of the work performed.

3. Schedule

Estimate delivery to be September - October 2024. Allow three weeks from receipt of project information to delivery of first draft of estimates.

4. Expenses

Client shall reimburse Consultant within thirty (30) days after receipt of an itemized statement for the expenses that are attributable directly to the Services performed under this Agreement and outlined in the attached proposal. Mileage to be charged at current IRS rate. Suggested budget $500.

5. Business Licenses, Permits, and Certificates

Consultant represents and warrants that Consultant will comply with all federal, state, and local laws requiring drivers and other licenses, business permits, and certificates required to carry out the Services to be performed under this Agreement.

6. State and Federal Taxes

Consultant shall pay all taxes incurred while performing Services under this Agreement including all applicable income taxes.

7. Workers' Compensation

Client shall not obtain workers' compensation insurance on behalf of the Consultant.

8. Insurance

Consultant shall obtain the following insurance coverage and maintain it during the entire term of this Agreement:

- Comprehensive or commercial general liability insurance coverage in the minimum amount of $1,000,000 each occurrence, including coverage for bodily injury, personal injury, broad form property damage, contractual liability, and cross-liability.
- Professional liability insurance coverage in the minimum amount of $1,000,000.
- Workers’ compensation to meet State of Vermont requirements.

9. Term of Agreement

This agreement will become effective on the Effective Date after being signed by both parties and will terminate on the date Consultant completes the Services required by this Agreement or the Client or Consultant terminates this Agreement in accordance with Section 10.

10. Terminating the Agreement

With reasonable cause, either Client or Consultant may terminate this Agreement, effective immediately upon giving written notice. Reasonable cause includes a material breach of the terms and conditions of this Agreement or any act by one party exposing the other party to liability to others for personal injury or property damage. Either party terminating this Agreement at any time by giving fifteen (15) days' written notice to the other party of the intent to terminate.

11. Exclusive Agreement

This is the entire Agreement between Consultant and Client.

12. Modifying the Agreement

This Agreement may be modified only in writing and signed by both parties.

13. Resolving Disputes

If a dispute arises under this Agreement, the parties agree to first try to resolve the dispute with the help of a mutually agreed-upon mediator in Chittenden County, State of Vermont. Any costs and fees other than attorney fees associated with the mediation shall be shared equally by the parties. If it proves impossible to arrive at a mutually satisfactory solution through mediation, the parties agree to submit the dispute to a mutually agreed-upon arbitrator in Chittenden County, State of Vermont. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction to do so. Costs of arbitration, including attorney fees, will be allocated by the arbitrator.

14. No Partnership

This Agreement does not create a partnership relationship. Consultant does not have authority to enter into contracts on Client's behalf.

15. Assignment and Delegation

Consultant may not assign or subcontract any rights or delegate any of its duties under this Agreement without Client's prior written approval.

16. Applicable Law

This Agreement shall be governed under the laws in the State of Vermont, without giving effect to conflict of laws principles.

17. Client Responsibilities

- Provide project information in electronic format which includes drawings, specifications, inspection reports and any other information the consultant deems pertinent.

- Name a single point of contact for communications: _____

18. Signature Area

Client's Signature _____ Date: _____

Print Name _____ Title of Signer: _____

Consultant's Signature:  Date: February 20, 2024

Print Name: Jay Labare

Name of Company: APEX Consulting LLC Title of Signer: Principal

Taxpayer ID Number (EIN) 84-3423343

VERMONT SURVEY and ENGINEERING, INC

SURVEYORS and CIVIL ENGINEERS

79 RIVER STREET, SUITE 201 • MONTPELIER, VERMONT 05602
(802) 229-9138 • FAX (802) 229-9130 • E-mail: info@vermontsurvey.com

February 15, 2024

Stantec
193 Tilley Drive Suite 101
South Burlington, VT 05403-4440

Re: Boundary and Partial Topographic Survey – Municipal Site, Essex, VT

Dear Chris:

Vermont Survey and Engineering, Inc. (VSE) is pleased to offer our proposal to provide survey services for the property located in Essex, Vermont. Below are items regarding the survey:

Scope of Work

- VSE will prepare a Boundary Survey Plat for the area shown on the attached ANR mapping.
- VSE will supplement the topographic Lidar data collected by Stantec.

Estimate:

The cost estimate for our survey services is $14,000. Invoicing will be based on the current VSE Rate Schedule.

If I have misstated or omitted any terms agreed upon or you have any comments, questions, or suggestions, do not hesitate to contact our office. I am pleased to be able to assist you with your land surveying needs.

Best Regards,

Jason Riley

Jason M. Riley, LS

Attachments: ANR Map
2023-2024 VSE Rate Schedule

Natural Resources Atlas

Vermont Agency of Natural Resources

vermont.gov

LEGEND

- Parcels (standardized)
- Roads
  - Interstate
  - US Highway; 1
  - State Highway
  - Town Highway (Class 1)
  - Town Highway (Class 2,3)
  - Town Highway (Class 4)

NOTES

Map created using ANR GIS mapping techology.

1: 5,830

February 15, 2024

296.0 0 148.00 296.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

1" = 486 Ft. 1cm = 58 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DESIGN WITH
COMMUNITY IN MIND.

Stantec

Addendum

Stantec Consulting Services Inc.
193 Tilley Drive, Suite 101, South Burlington, VT 05403
Phone: (412) 394-3366

Addendum to:	Stantec Response to Town of Essex, VT RFP for Essex Upper Main Street Site Planning
Date:	March 18, 2024
Owner:	Katherine Sonnick, Town of Essex

Katherine:

Thank you for the opportunity to clarify and amend our proposal in response to the Essex Upper Main Street Site Planning RFP. After meeting with you and your colleagues, we have been able to reevaluate our fee and the scope of work assumed and have made significant cuts in our fee proposal. We feel confident that this revised fee, even with the indicated reductions in scope, will still provide you with the necessary deliverables for this project, and in fact, right size the approach with the expectation.

The following table compares what was included in our proposal and the proposed reductions in fee:

TASK:	PROPOSED FEE:	REVISED FEE:	SCOPE AMENDMENT:
PHASE 1 - DISCOVERY			
Initiation	$ 22,804.99	$ 13,097.71	Capitalize on amount of existing due diligence, shorten initial site visit
Market Study	$ 20,650.30	$ 0	Remove
Coord./Engagement	$ 13,773.67	$ 13,266.40	Lessen Prep time for Initial Public Meeting
PHASE 2 – TESTING IDEAS			
Initial Concept Plans	$ 58,544.88	$ 36,146.40	Cut back on Landscape Architecture and Urban Mobility disciplines based on client expectations/level of detail
Muni Space Needs	$ 20,785.76	$17,283.24	Refined estimate based on client expectations/level of detail
PHASE 3 – REFINE/REPORT			
Preferred Master Plan	$ 50,637.54	$ 36,459.86	Cut back on Landscape Architecture and Urban Mobility disciplines based on client expectations/level of detail
Muni Concept Design	$ 67,868.00	$ 54,939.38	Refined estimate based on client expectations/level of detail, adjusted cost of survey
Phasing	$10,626.86	$ 7,813.64	Refined estimate based on client expectations/level of detail, removed junior staff hours

TASK:	PROPOSED FEE:	REVISED FEE:	SCOPE AMENDMENT:
Zoning Recommendations	$3,316.60	$ 2,878.38	Revised hours based on available staff
REIMBURSABLE EXPENSES			
Expenses	$ 8,850.00	$ 12,450.00	Increased duration of in-person workshop (for efficiency) and adjusted flight costs to reflect current.
TOTAL:	**$ 277,858.60**	**$ 194,335.01**	

We achieved the most significant cost reductions in the two master planning tasks by cutting back significantly on landscape architecture and urban mobility planning disciplines. Upon discussion, it seemed this level of detail either surpassed the Town's immediate need or was sufficiently covered by previous studies. All other tasks were minorly adjusted downward by either refining hours or assuming redundancy with Town's capabilities.

Sincerely,

Margaret M. Connor LEED AP
Principal

Phone: 412-394-3366
maggie.connor@stantec.com

Attachment:

c. Chris Gendron, Phil Schaeffing