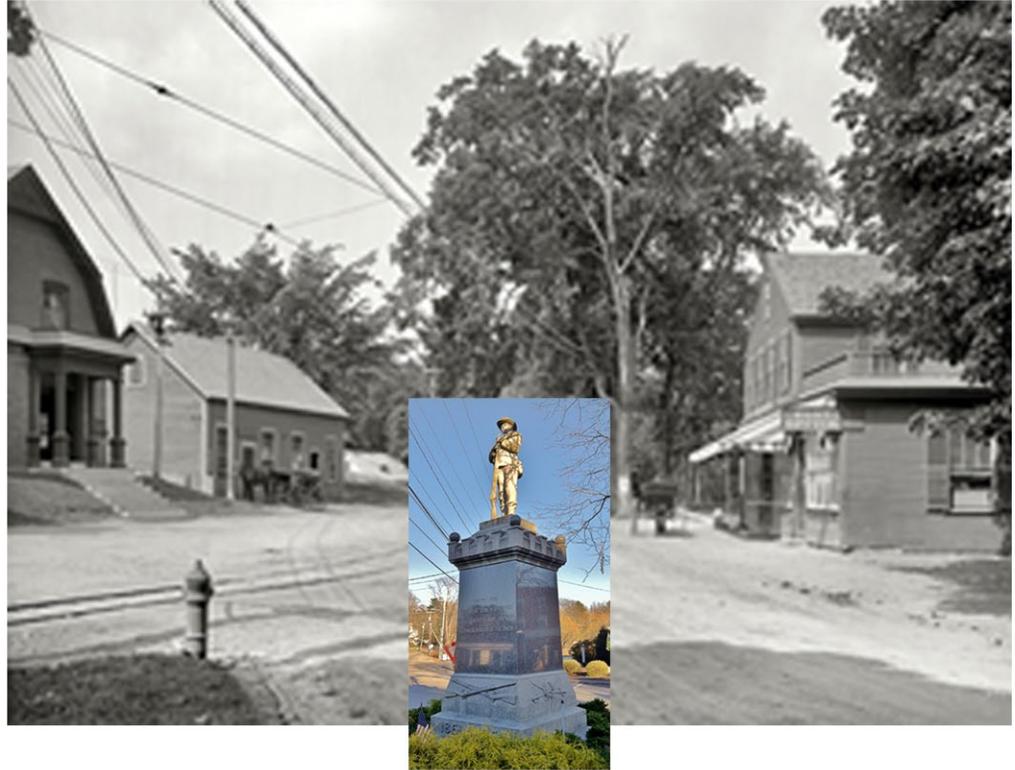


CARR, LYNCH AND SANDELL, INC.



Request for Qulifications for
YORK VILLAGE MASTERPLAN, DESIGN &
CONSTRUCTION DOCUMENTATIONS
York, Maine

Submitted by
Carr, Lynch and Sandell, Inc.

with
HORSLEY WITTEN, INC.
McMAHON ASSOCIATES, INC.
CONSULTECON, INC.

MARCH 28, 2014

CARR, LYNCH AND SANDELL, INC.

Architects
Landscape Designers
Urban Designers
Master Planners
Development Advisors

Principals
James M. Sandell, RA
Jean L. Hermann, RA

Associates
James F. Rissling, RA

March 28, 2014

Ms. Christine Grimando, Town Planner
Town of York, Maine
186 York Street
York, ME 03909

Re: Statement of Qualifications for
Request for Qualifications for
YORK VILLAGE MASTERPLAN, DESIGN & CONSTRUCTION DOCUMENTATION

Dear Ms. Grimando:

Carr, Lynch and Sandell, Inc. welcomes the opportunity to submit our qualifications to you for the Town of York's ongoing Masterplan implementation. The extensive work that has been done to this point has been reviewed. It provides a firm foundation for the implementation phase of the project. It is a project that sits at the core of the work that we have done for the last thirty-seven years.

Carr, Lynch and Sandell was founded in 1977 by architect/planner Stephen Carr and noted MIT planner, Kevin Lynch. The DNA from the initial conception of the firm was embedded in the re-planning of American cities and towns that frequently found themselves in need of regeneration and a vision on how to accomplish this goal. The work of the firm today continues to focus on this effort.

The Town of York has taken important steps to create the vision that is appropriate for it. One of the most important aspects of Kevin Lynch's work was the utilization of a comprehensive public process to insure the inclusion of all stakeholders in the planning and design process, to inform important public decisions. We clearly understand the work that has been done by the Village Study Committee beginning in May 2011. The further development of the ideas generated by the VSC, and the means for their implementation are at a critical point in this long process. Having designed and constructed many similar projects, Carr, Lynch and Sandell understands that to be successful, the process is the collaborative effort of many hands and voices. To that end, we have partnered with the Horsley Witten Group, Inc. and economic development consultants, Consultecon, Inc.

CARR, LYNCH AND SANDELL, INC.

Ms. Christine Grimando
March 28, 2014
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Horsley Witten Group is a full service planning, engineering and environmental science firm. Horsley Witten was incorporated in 1988 and consists of 49 professional engineers, land use planners, community designers, hydro-geologists, landscape architects, environmental analysts, surveyors, construction cost estimators, permitting and supporting personnel.

McMahon Associates of Fort Washington, PA and Boston will provide all traffic, transportation and parking services. They have offices in many New England locations and have collaborated frequently with Horsley Witten Group.

ConsultEcon of Cambridge, MA provides services to clients in the areas of project concept feasibility, economic development, socio-economic impact evaluation and project implementation. Their practice builds on decades of experience providing results-oriented solutions for clients drawing on their experience and expertise in marketing, economics, management, finance and planning. ConsultEcon and Carr, Lynch and Sandell have worked together on numerous successful projects since the conception of ConsultEcon in 1991.

Together, our team has all the qualifications and demonstrated experience needed to accomplish the tasks you define in your RFQ document, Section B, Anticipated Scope of Services and the disciplines to perform these tasks as you require in Section III, Consultant Selection.

We look forward to the opportunity to partner with the Town of York to successfully implement their Village Masterplan. Should you have any questions or wish to discuss any aspect of this qualifications proposal, contact Jean Hermann, President, Carr, Lynch and Sandell, Inc. at 617-661-6566. Jean will be the point of contact and project manager.

Sincerely

A handwritten signature in black ink, appearing to read "J. Sandell", with a stylized flourish at the end.

James M. Sandell, Principal
Carr, Lynch and Sandell, Inc.

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2. Consultant Team Experience



The Consultant Team: Carr, Lynch and Sandell, Inc., Horsley Witten Group, Inc. and ConsultEcon, Inc. have successfully completed the design and implementation of the following projects. Each project contains design features that may be similar in nature to elements found in the final design of the completed York Village Center.



Church Street Marketplace

Carr, Lynch and Sandell, Inc.

1. Church Street, Burlington, Vermont winner of an APA award
2. Central Square, Cambridge, MA
3. Village Business District Zoning Guidelines, Cohasset, MA
4. Cohasset Historical Society, Cohasset, MA
5. Historic Town Hall Restoration Masterplan, Cohasset, MA
6. Lowell Heritage State Park, Lowell, MA winner of a Governor's Design Award
7. Longwood Medical Area - Future Vision, Boston, MA
8. Orchard Hill Green, Sherborn, MA
9. Paul Revere Landing Park, Charlestown, MA



Lowell Heritage State Park

Horsley Witten Group, Inc.

10. Tyngsborough Town Center Visioning, Tyngsborough, MA
11. Mixed Use Housing at Mashpee Commons, Mashpee, MA
12. Mixed-Use Village Center, South Sandwich, MA
13. Parks Evaluation and Conceptual Improvement Plan
14. Zoning Ordinance/Land Development Regulations, North Kingston, RI

ConsutEcon, Inc.

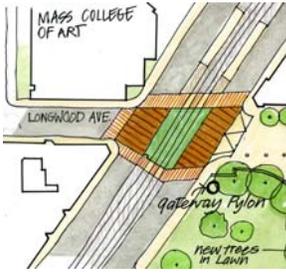


Central Square

15. Downtown Retail Plan, Salem, MA
16. Fall River Pier Business Plan, Fall River, MA
17. Charles River Lower Basin Masterplan, Cambridge and Boston, MA. As a consultant on the Carr, Lynch and Sandell team
18. Strategy for Downtown Revitalization for the following:
 - Woburn, MA
 - Pittsfield, MA
 - New Britain, CT
 - Peabody, MA
 - Mashpee Common, Mashpee, MA

Funding Procurement

The Carr, Lynch and Sandell team has worked with numerous communities in New England to secure state and federal, design and



Longwood Medical Area

construction funding for adaptive reuse of historic buildings, streetscape, roadway, stormwater management, and green infrastructure improvements. Municipalities have been assisted successfully in the development of responsive scopes of work, conceptual designs, and budgets, as well as securing letters of support to support municipal grant application efforts. The work completed in the course of a project can be an instrumental part of funding requests that go to local, state and federal agencies. Examples include:



Orchard Hill Green

Carr, Lynch and Sandell, Inc.

- Commonwealth Street Improvement Grant, Cohasset, MA
- Community Preservation Funds – Historical Society, Cohasset, MA
- Community Preservation Funds – Historic Town Hall Repairs
- Federal Historic Tax Credits – 9 May Street, Worcester, MA

Horsley Witten Group, Inc.

- Wickford Junction Improvements, North Kingstown, RI
- Downtown design plan and roadway improvements, Pawtucket, RI
- 319 Grant Funding – Plymouth, Newton and Peabody, MA
- Gateway City Parks acquisition and renovations community program – Peabody, MA
- 604b Planning Grants – Ipswich, MA



Revere Landing Park

The projects listed here are a fraction of the work completed by our team. With a combined professional staff of over sixty people, we are able to provide the necessary resources to successfully complete the work with the Village Study Committee and Town of York with every facet of the planning, design, engineering and management of the project. Carr, Lynch and Sandell's experience with the adaptive reuse of historical buildings and the preservation of historical landscapes will be an extremely important component of the Village Masterplan going forward.

Listing of Citations or notices of violation

The Carr, Lynch and Sandell team has no violations, pending litigation, or unresolved claims, except for one currently unresolved contractor's claim against Horsley Witten Group subject to the provisions of Horsley Witten Group's insurance.

3. Resumes



Jean Hermann, RA, Project Manager

Jean Hermann is an architect with extensive experience in the technical coordination of projects during the design, construction documentation and construction administration phases. Her project work includes retail, commercial and industrial buildings; single and multi-family residences; as well as parks, urban designs and public spaces for both private and public sector clients. It encompasses new construction, adaptive re-use and historic renovation. She has worked successfully with many local, state and federal agencies in meeting specific requirements, and securing approvals and funding. Ms. Hermann has strong management skills and currently serves as Managing Principal for Carr, Lynch and Sandell.

Ms. Hermann's work has included management of the 7 + acre North Point Park and 4-acre Revere Landing Park for the Department of Conservation and Recreation, after CLS completion of the Lower Charles River Basin Master Plan. Ms. Hermann was involved in the master planning for the City of Cambridge's Central Square Improvements and managed the two implementation projects through construction. In addition she was part of the design and implementation team on the urban design projects on New York City's East River: the East River Bikeway and Esplanade, and Stuyvesant Cove for the New York Economic Development Corporation.

Before joining CLS, Ms. Hermann worked with architectural firms in Palo Alto, California and the Boston area on projects which have included the adaptive reuse of mill, industrial and hotel buildings in Connecticut and Massachusetts; new construction of housing for the elderly in Massachusetts; truck terminals and maintenance facilities in many states; bookstores and restaurants, a public library, office space planning, a new museum, and private residences and vacation homes in California, Arizona, New Jersey, Connecticut, Massachusetts and Maine.

Ms. Hermann received a Bachelor of Science degree in Interior Design from the University of Connecticut. She is a registered architect in the Commonwealth of Massachusetts, qualifying for her license exams through apprenticeship. She has served as a thesis advisor, a thesis expert, a juror for a scholarship award program, and as a member of the Thesis Committee at the Boston Architectural College. She has also volunteered her time to South Shore Habitat for Humanity.



James Sandell, RA, Principal

James Sandell is an architect and urban designer with 40 years of experience in the U.S. and abroad. He has a wide range of project experience, from large scale urban design and planning projects to private residences. His work is well known for the graceful integration of new buildings into existing natural and urban environments, as well as for the skillful additions and renovations to existing often historic, structures. His superior graphic and rendering abilities enable him to bring ideas to life for clients and the general public.

Mr. Sandell's urban design experience includes work on the New Charles River Basin Master Plan, on the firm's master planning for the redevelopment of the Prudential Center in Boston and on the Hudson River waterfront in New York City. He led the firm's work in preparing a downtown development plan for Jackson, Tennessee.

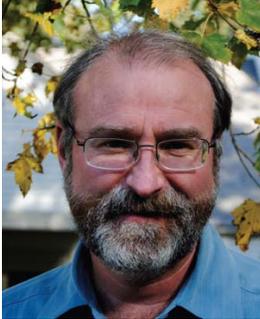
Recently Mr. Sandell lead Carr, Lynch and Sandell in collaboration with Gary Hack in creating a future visioning plan for the Longwood Medical Area of Boston. Working with the owner's team, solutions for hospital and institutional expansion were addressed, together with issues related to traffic, parking, pedestrian circulation and open space. Concurrently, and again with Mr. Hack, Carr Lynch and Sandell, Inc. is developing a master plan for a region in Southern Russia near the Caucasus Mountains and the Black Sea. The plan will promote growth through ecologically balanced agricultural and mixed-use development.

Prior to joining Carr, Lynch and Sandell, Mr. Sandell participated as a consultant on the firm's urban design projects in Detroit, Phoenix, St. Petersburg and Church Street Market Place in Burlington, VT. In 2008, the American Planning Association named Burlington's 28 year old project one of the 10 Great Public Spaces in America.

Mr. Sandell earned his Bachelor in Architecture degree at the University of Minnesota and his Master in Architecture at Harvard University. Upon completion of his graduate work at Harvard, he was awarded the Rotch Traveling Scholarship. During his year of travel through Europe and Africa, Mr. Sandell studied the design and creation of new towns in Northern Europe.

As a member of the American Institute of Architects, he was elected to serve on the Boston Chapter's Honors and Awards Committee for three years; he was chairman in the last year. Mr. Sandell also serves his community. For seven years he served as Commission Architect for the Historic District Commission and today is co-chair of the town of Cohasset's Design Review Board.

Horsley Witten Group



Richard A. Claytor, Jr., P.E.

President, Principal-in-Charge

Rich Claytor has more than 30 years of practical experience in civil and environmental engineering with specific expertise in water resource planning and innovative roadway design. Rich has extensive experience in stormwater management design, implementation, and evaluation. He has authored a variety of stormwater manuals and publications on stormwater policy, design and implementation, and presented at dozens of training workshops and conferences over the last two decades. He was the principal designer of stormwater management and stream restoration measures for a wide range of projects throughout New England and the Mid Atlantic.

REPRESENTATIVE PROJECTS

Gannett Road Bicycle and Pedestrian Trail, Scituate, MA: Principal-In-Charge for the design, permitting, construction cost estimates, bid preparation and construction of an 8-foot wide bicycle and pedestrian trail along a high traffic roadway within the center of the Town of Scituate. The path was approximately two miles long and included various utility relocations and resource area protection measures.

Commercial Avenue/East Chop Drive Stormwater Management, Oak Bluffs, MA: Serving as Principal-in-Charge, developed and provided construction oversight for a stormwater management concept that utilized a gravel based wetland to address localized street flooding and encouraged water quality treatment. The project was part of an undertaking to restore shellfish beds and enhance recreation in Oak Bluffs Harbor.

Roadway Drainage Improvements and Stormwater Treatment, Plymouth, MA: As part of a municipal capital improvements program, with additional funding from the Massachusetts 319 Non-Point Source Grant Program, Rich directed the development of construction-ready plans and specifications for three water quality treatment sites and seven roadway stormwater and traffic improvement projects throughout the Town.

Driftway Bicycle and Pedestrian Trail, Scituate, MA: Principal-In-Charge for the design, permitting, construction supervision, construction cost estimates, bid preparation and construction of an 8-foot wide bicycle and pedestrian trail along a high traffic roadway within the center of the Town of Scituate. The path was approximately one-mile long and included various utility relocations and resource area protection measures.

Affordable Mixed Use Housing Development at Mashpee Commons, Mashpee, MA: Principal-in-Charge for engineering and site design of pedestrian-oriented affordable housing neighborhood. The project is comprised of 41 buildings, and includes a mixed-use district, new roadways, enhanced streetscape design, and a village green. Rich is directing complete site design, including green infrastructure practices that are incorporated into the overall site to enhance stormwater management. He is also overseeing site utility design, and coordination with the ZBA and Town Sewer and Water agencies.

Areas of Expertise

- Wetland and Natural Resource Area Assessments
- Environmental Permitting & Compliance
- Smart Growth/ Low Impact Development
- Watershed Planning & Assessment
- Civil Engineering
- Environmental Engineering
- Stormwater Management
- Surveying
- Site Design
- Training

Professional Registrations

- Professional Engineer Massachusetts, New Hampshire, New York, and Maryland
- Massachusetts Certified Soil Evaluator
- LEED Accredited Professional

Professional Affiliations

- Massachusetts DEP Stormwater Policy Advisory Committee
- Town of Sandwich, Massachusetts Planning Board, 2007 to 2011
- American Society of Civil Engineers

Academic Background

Bachelor of Science, Union College, Civil Engineering, Concentration in Hydrology, Hydraulics, Water Resources, and Geotechnical Engineering

Horsley Witten Group



Jonathan Ford, P.E.

Senior Project Manager - Community Design

Jonathan has 16 years of professional engineering experience. As a New Urbanist civil engineer and designer, Jon believes compact, walkable neighborhood design leads to vibrant, lovable places in balance with nature. Dedication to traditional neighborhood design and a belief in interdisciplinary collaboration led Jon to found Morris Beacon Design in 2006 where he served as a New Urbanist civil engineering and planning resource until joining the Horsley Witten Group.

REPRESENTATIVE PROJECTS

Affordable Mixed Use Housing Development at Mashpee Commons, Mashpee, MA: Project Engineer for site design of pedestrian-oriented affordable housing neighborhood. The project is comprised of 41 buildings, and includes a mixed-use district and a village green. Jon is providing engineering design services for integrated site design, including pedestrian oriented site layout, roadway and traffic design, green infrastructure practices, and enhanced streetscapes.

Project Experience Prior to Joining Horsley Witten Group, Inc.:

Tyngsborough Town Center Visioning, Tyngsborough, Massachusetts: Developed short, medium, and long-term action items to economically improve walkability, safety, parking, & open space within the Town Center. These services were part of a planning and design study to create a Master Plan combining land use, economic development, and community objectives into a vision for a vibrant Town Center. Jon was responsible for research and mapping of existing conditions, conducting public outreach and synthesizing stakeholder input, producing design vision scenario drawings and sketches at workshops and in the studio, and providing recommendations related to infrastructure, streetscape, open space, and parking.

Attleboro Riverfront District, Attleboro, MA: The Attleboro Downtown Development plan envisions development of more than 500 new housing units and a mixed-use square, including a new Intermodal Transportation Center, modifications to the existing commuter rail station, and a new 1,080 space parking garage. Jon's primary role was in translating stakeholder vision into a walkable, transit-oriented, constructable master plan. Jon provided civil engineering and urban design to transform Goody Clancy's illustrative district master plan into a fully engineered set of drawings.

Cottages on Greene, East Greenwich, RI: Provided civil engineering services to design site layout, grading and infrastructure for a 15 unit infill cottage community on an underutilized site one block from downtown Main Street. Due to the nature of the site topography and high water table, Jon's stormwater management strategy overcame unique challenges.

Areas of Expertise

- Land Use Planning
- Smart Growth/ Low Impact Development
- Downtown & Neighborhood Revitalization
- Civil Engineering

Professional Registrations

- Registered Professional Engineer
- MA, RI, CT, NC, NH
- National Charrette Institute Charrette Planner Certification

Professional Affiliations

- Board of Directors: Co-founder, President 2006-2008: New England Chapter of the Congress for the New Urbanism
- Board of Directors: Blackstone Parks Conservancy

Academic Background

Bachelor of Science in Civil Engineering – University of Notre Dame

Horsley Witten Group



Areas of Expertise

- Civil Engineering
- Stormwater Management
- Wastewater Management
- Surveying
- Landscape Architecture
- Site Design
- Sustainable Design
- Smart Growth/ LID
- Downtown & Neighborhood Revitalization
- Meeting Facilitation
- LID Training

Professional Registrations

- Professional Engineer, RI
- Registered Landscape Architect, MA and RI
- LEED AP

Professional Affiliations

- American Society of Landscape Architects
- Board of Directors, Friends of Ballard Park, Newport, RI, 2004 to 2006
- Planning Board, Newport, RI, 2005 to 2006

Academic Background

Bachelor of Science, Civil Engineering, Concentration in Environmental Engineering, Worcester Polytechnic Institute

Bachelor of Landscape Architecture, Landscape Architecture, University of Rhode Island

Brian Kuchar, P.E., R.L.A., LEED AP

Project Manager – Senior Landscape Architect/Civil Engineer

Brian has 20 years of experience in the combined fields of civil and environmental engineering and landscape architecture. Specific areas of expertise include: stormwater management, innovative alternative and conventional septic design, erosion and sediment control, site engineering, coastal design, ecologically sensitive landscape design, urban landscape design, environmental restoration, land management planning, surveying and federal, state, and local permitting, and construction inspection and administration. Brian has been employed in both the public and private sector in southern New England and has experience with a broad range of commercial and residential land development projects.

REPRESENTATIVE PROJECTS

Marston Mills Village Center Streetscape Improvements, Barnstable, MA:

Project manager for planning and engineering services to develop pedestrian and transportation improvements for the Marstons Mills Village Center. Brian oversaw the identification of improvement concepts, working with the Town and transportation engineer, and is engaged in a thorough public participation process to incorporate recommendations from multiple stakeholders.

Multi-Modal Bicycle Path, Burrillville, RI:

Landscape Architect and Project Engineer for the 1-mile long Multi-Modal Bicycle Path in Burrillville, Rhode Island. The chosen path for this particular project is along an existing but unused railway bed. Brian provided landscape architecture and site design engineering support. The project was completed in 2011.

Walnut Street Park Design, Downtown Peabody, MA:

Project Manager for the design of an urban park, including site remediation of contaminated soil, wetland mitigation, site and landscape design. The park features an entry plaza with benches and game tables, a winding multi-modal pathway and boardwalk, stage and reading room area, informal play areas and a central lawn. Materials and site furnishings such as pervious paving, bike racks, and benches were chosen for their durability, low impact on the environment, and character to match the site.

South Sandwich Village Conceptual Master Plan, Sandwich, MA:

Senior Landscape Architect and Engineer for the creation of a master plan for this sustainable mixed use village development to be located on 50 acres in Sandwich, MA. The Project will feature new retail shops, offices, residential housing units, a sports complex, library, and a community center. The conceptual building program for the Project consists of 364,000 SF of retail space, 200,000 SF of office space, 152 residential housing units, 930,000 SF sports complex, a 30,000 SF library, and a 80,000 SF community center. The Project is designed as a pedestrian-oriented village with a traditional “Main Street” shopping area, a network of pedestrian and bicycle paths, connected adjacent areas, and a park with a wading pool/ice rink. The Plan incorporates Smart Growth and Low Impact Development strategies, with a focus on pedestrian infrastructure and mixed use development.

Horsley Witten Group



Ellie S. Baker

Project Manager - Senior Environmental Planner

Ellie Baker has more than 16 years of consulting experience working with federal, state, municipal, non-profit and other private clients in the fields of environmental planning, policy and science. Specific topics of technical experience include: watershed management, stormwater management, lowimpact development (LID), non-point source pollution management, land use planning and smart growth, drinking water supply protection, and water quality modeling. Since 2006, Ellie has directed Horsley Witten Group (HW)'s office in Newburyport, Massachusetts, to better serve HW's clients located in northern Massachusetts and northern New England.

REPRESENTATIVE PROJECTS

Red Brook Watershed Stormwater and Stream protection Standards and Regulatory Framework, Scarborough, ME:

Prepared a set of recommended stormwater management and stream protection standards, and drafted a regulatory framework for local implementation to assist the town in obtaining primacy from the Maine DEP. Provided services as a sub-consultant to AMEC and worked closely with Scarborough Planning, Engineering and Public Works staff, as well as Maine DEP.

LID Guidance Document, ME State Planning Office: Assisted the State of Maine in developing criteria and guidance on promoting the use of and incorporating LID techniques in municipalities in Maine. This project developed a set of technical guidelines for implementation of LID for both small-subdivision developments that fall below the state stormwater permit threshold as well as projects required to meet the statewide permit. The document is available at www.state.me.us/dep/blwq/docwatershed/materials/LID_guidance.

Ipswich Stormwater Utility Guidance, Ipswich, MA: Worked with the Ipswich River Watershed Association (IRWA) to develop a stormwater utility concept for the Town of Ipswich as a model for other communities in the watershed. Served as the Project Manager, as well as a technical reviewer for the IRWA on a related water conservation fee concept.

Permit Peer Review Consultant, Amesbury, MA: Coordinated several engineering and environmental peer reviews for projects under review at the Amesbury Zoning Board of Appeals (CH. 40B projects), the Amesbury Conservation Commission, and Amesbury Planning Board. Peer review comments focused on stormwater management, the use of LID, flooding impacts, wetland impacts and mitigation, site layout and the provision of water and sewer to the site. Coordinated the peer reviews, prepared the review letters, participated in working sessions with the applicant team and town officials, and presented comments and answered questions at public hearings.

Areas of Expertise

- Land Use Planning
- Environmental Permitting & Compliance
- Coastal Resources
- Smart Growth/ Low Impact Development
- Climate Change/ Energy
- Watershed Planning & Assessment
- Stormwater Management
- Training
- Integrated Water Management
- Low Impact Development

Professional Affiliations

- Merrimack River Watershed Council, Board President, 2012 to present
- Newburyport Conservation Commission, 2004 to 2008
- Massachusetts Association of Conservation Commissioners, 2004 to 2008
- Merrimack River Watershed Council, Board of Directors, 2009 to present

Academic Background

Masters of Environmental Management, Coastal and Watershed Systems, Yale University School of Forestry and Environmental Studies
Bachelor of Arts, Environmental Studies and Spanish, Bowdoin College

McMahon Associates, Inc.

Maureen Chlebek, P.E., PTOE
General Manager – Taunton

Over 29 years of transportation engineering experience. She has managed numerous projects for state, municipal and private clients. Her duties have included performing traffic analyses for freeway interchange studies, circulation studies, signalization projects, parking studies, impact studies, traffic calming, transit studies, and corridor studies. Her traffic analyses experience has included estimating existing and projected traffic volumes, capacity analyses, accident studies, traffic signal warrant analyses, and the planning, design, and the evaluation of traffic controls, roadway features, pedestrian and bicycle amenities, construction staging, and traffic management. In addition, she has developed and managed proposed improvement plans, including highway and signal design, construction staging, and prepared environmental assessments and evaluations to quantify the socio-economic and environmental impacts of the project alternatives.

**Professional
Qualifications:**

Education:

- B.S., Civil Engineering,
University of Rhode
Island, 1984

Registrations:

- Professional Engineer –
MA (#47735), RI
(#5514)
- Professional Traffic
Operations Engineer

Affiliations:

- Institute of
Transportation
Engineers, Member
- Women’s
Transportation
Seminar (WTS) –
Rhode Island, Director
- Tau Beta Pi Engineering
Honor Society,
Member

Years with McMahon: 6

Representative Projects:

Marstons Mills Village Center Improvements, Town of Barnstable, MA *Project Manager:* Responsible for managing the development of conceptual intersection and roadway improvements plans for Marstons Mills village center along the Route 149 (Cotuit Road) corridor. The primary goal of the project is to develop a constructible concept for the Route 149/Main Street/River Road skewed intersection while implementing pedestrian, bicycle, and shared parking improvements along Cotuit Road. The project designs will include traffic calming elements, aimed at changing the street atmosphere and enhancing the village center. The design concepts developed include sharrow pavement markings, raised crosswalks, a roundabout design and a realignment of the subject intersection. Throughout the project, Ms. Chlebek has led the public outreach process which has included three public meetings to date and meetings with Town officials and the local Village Association.

Design Services for the Kendall Square/Main Street Project, City of Cambridge, MA

Lead Traffic Engineer: Responsible for the traffic analysis and signal design associated with the transportation improvements in Kendall Square. The project includes a new street connection to improve transit connections and access to Main Street. Assisted in developing a range of options to accommodate traffic and bus service, while prioritizing pedestrian and bicycle access. Design concepts include state-of-the-art bicycle treatments such as contra-flow bike lanes, bike signals, and bike boxes.

James Stevens, Senior Associate

Mr. Stevens has broad-based experience in market analysis, business planning, financial modeling, and economic planning and development. Areas of expertise include planning for arts, cultural and downtown districts and commercial revitalization strategies, assessing the economic feasibility of cultural facilities, heritage sites, parks, visitor attractions and other recreation-oriented uses, and evaluating direct and indirect socio-economic impacts and fiscal impacts of real estate development and business operations. His clients include non-profit organizations and city, town and county governments.

Recent economic development and planning projects include: recommending redevelopment strategies for the harbor area in Hyannis, MA; conducting market research and identifying redevelopment opportunities for downtown master plans in Silver City and Las Vegas, NM; developing retail market profile and revitalization plan for the Hyde Park business district in Boston, MA; conducting a market analysis of potential land-side uses for the development of the Salem, MA City Pier; evaluating redevelopment opportunities for nine neighborhood Main Street commercial districts in Birmingham, AL; developing a strategic action plan to grow the “creative economy” on Massachusetts’ North Shore; supplying market analysis and an operating plan for the reuse of historic ranch buildings in Oro Valley, AZ; identifying opportunities for commercial redevelopment at a downtown transit center in Tucson, AZ; creating a business plan for the mixed-use redevelopment of the Fall River, MA State Pier; researching market conditions and developing an implementation strategy for downtown retail plan in Salem, MA; and assessing the impact of a proposed “lifestyle center” on retail businesses in downtown Dedham, MA.

Recent visitor attraction and tourism projects include: developing the business plan component of a master plan for Fort Adams, a historic fort on the waterfront in Newport, RI; evaluating the market and operational feasibility of a new wine and culinary center in Blowing Rock, NC; developing the business plan component of the master plan for Fort Lowell Park, a historic and recreational park in Tucson, AZ; evaluating alternative locations and developing project parameters for the construction of a new visitor center in San Antonio, TX; reviewing market potential for new heritage tourism project in Cedar Park, TX; testing the feasibility of alternative scenarios for a new interpretive and educational attraction in Scottsdale, AZ that is planned to incorporate environmentally sustainable features; and, conducting a market analysis and operations plan for a visitor center at a Frank Lloyd Wright-designed synagogue near Philadelphia, PA.

Other projects include master planning initiatives for the Science Museum of Virginia and Virginia Aviation Museum Campus in Richmond, VA, Canoa Ranch in Green Valley, AZ, Red Mountain Park in Birmingham, AL, and the Boundary Tree site in Cherokee, NC.

Prior to working at ConsultEcon, Inc., Mr. Stevens graduated with a master’s degree in city planning from the Massachusetts Institute of Technology. While completing his degree, he worked on several community-based non-profit initiatives that spanned housing, community economic development, finance, and real estate. Client-based work included an award-winning strategic master plan for a residential and retail corridor in Boston that incorporated recommendations for physical improvements and business development. In 2007, the American Institute of Certified Planners (AICP) gave this project a national award as best student planning project for application of the planning process.

Prior to graduate school, Mr. Stevens worked for over 4 years in sales, marketing communications, and product development in a variety of capacities, including staff management and project management. He received a bachelor’s degree in history from Cornell University and is a member of the American Planning Association.

Cohasset Village - Townscape Study & Design Guidelines

Cohasset, Massachusetts

Carr, Lynch and Sandell conducted a series of community design charettes to generate a collective vision for the future of Cohasset Village, a 300-year old historic town center. Based on public participation, CLS developed a conceptual village plan showing public and semi-public space. 'Townscape' images and typical street sections illustrating proposed streetscape improvements were also prepared. These included extensive street tree planting, pedestrian scale lighting and unit paver side walk surfaces. The long term goal of the 'visioning' was to reinforce existing pedestrian lanes through village blocks to provide more retail space and small scale public exterior spaces.

In addition, four critical sites within the Cohasset Village Business District were studied and modeled to test proposed modifications to the zoning ordinance. Consistent with the architectural character of the existing historic village, three-dimensional schematic models were prepared to describe the proposed aesthetic massing. From this study, the Village District Guidelines were eventually drafted to describe the density, massing, scale and site relationships of public and private spaces appropriate to the area.



Central Square Improvements

Cambridge, Massachusetts

Carr, Lynch and Sandell followed its Central Square Master Plan with a design for streetscape improvements to create a public setting complementing the multi-cultural life of Central Square. The overly wide traffic corridor was narrowed and articulated by a rhythmic series of block-length street spaces allowing the city to install pedestrian crosswalks. The master plan enabled the City to modify traffic lanes and incorporate bicycle lanes. Trees and bench groups make the square a pleasing and comfortable environment for pedestrians. The primary intersection in the Square has become a major focal point and gathering area. Carr, Lynch and Sandell also designed a canopy over a public walkway as well as bus shelters, whose colored glass panels project a changing pattern of light enlivening the spaces they shelter. Intensive community participation and collaborative work from artists Ritsuko Taho and Jim Fosset contributed to the vibrancy of Square.



Marston Mills Village Center Streetscape Improvements

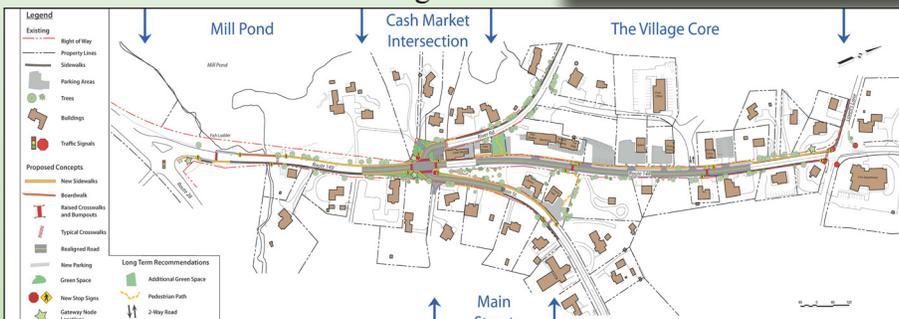
Barnstable, Massachusetts

The Horsley Witten Group, Inc. (HW) in collaboration with McMahon Associates, Inc. is working with the Town of Barnstable to initiate a planning study to develop both pedestrian and transportation improvements for the Marstons Mills Village Center. The project is funded by Cape Cod Commission mitigation funds. The first phase involves the development of improvement concepts. The second phase of the project will produce the construction design plans for the identified improvements. Recommendations and improvements will be developed with a thorough public process to include project stakeholders and village residents.

The primary goal of this project is to develop feasible and sensible improvements at the intersection of Route 149 at Main Street/River Road. Secondary objectives include elements of a complete streets approach, including pedestrian and bicycle circulation, linkage to major points of interest, stormwater management, landscape and streetscape enhancements and shared parking opportunities.

HW services provided:

- Existing conditions site assessment
- Public outreach
- LID stormwater design
- Streetscape design
- Pedestrian circulation design



Client Contact:
Jo Anne Miller Buntich
 Director, Growth Management Department
 508-862-4678

HW Contact:
Brian Kuchar, P.E., RLA

www.horsleywitten.com

- Civil & Environmental Engineering
- Wetlands Management
- Coastal Management
- Hydrogeology & Water Supply
- Stormwater Management
- Wastewater Management
- Site Assessment & Remediation
- Land Use Planning
- Education & Outreach

HW streetscape renderings



Sandwich, MA

90 Route 6A
 Sandwich, MA 02563
 tel: 508-833-6600

Newburyport, MA

30 Green Street
 Newburyport, MA 01950
 tel: 978-499-0601

Providence, RI

370 Ives Street
 Providence, RI 02906
 tel: 401-272-1717

13024

Mixed-Use Housing Development at Mashpee Commons

Mashpee, MA

Mashpee Commons is a mixed use, residential, and conservation-oriented development based upon traditional architectural and land-use principles. The Horsley Witten Group, Inc. (HW) was selected to provide engineering design services for the next phase of development which includes a new pedestrian-oriented affordable housing neighborhood.

The project site is comprised of an 11.3 acre lot located between the existing Mashpee Commons Development and Job's Fishing Road. The proposed development includes:

- 41 buildings;
- 247 rental units and retail space;
- A mixed used district through the extension of Market Street;
- Two new roads with on street parking;
- Enhanced the streetscape design; and
- A village green.



Green Infrastructure (GI) practices are incorporated into the overall site design to provide enhanced stormwater management. The stormwater management design emphasizes the use of low maintenance, native plantings and that integrates the development's needs into the surrounding environment. The GI practices are thoughtfully incorporated into the streetscape and landscape as design elements. This approach utilizes tree filter pits, vegetated bio swales and planters, bioretention areas, porous pavement, infiltration basins, underground recharge chambers and cisterns.

HW's design services include:

- Site utility design;
- Stormwater management;
- Erosion and sediment control; and
- Coordination with the Zoning Board of Appeals (ZBA) and the Town's Sewer and Water agencies.

Client Contact:
Thomas Ferronti
Mashpee Commons, LLP
508-888-6448

HW Contact:
Brian Kuchar, P.E., RLA

www.horsleywitten.com

- Civil & Environmental Engineering
- Wetlands Management
- Coastal Management
- Hydrogeology & Water Supply
- Stormwater Management
- Wastewater Management
- Site Assessment & Remediation
- Land Use Planning
- Education & Outreach



Sandwich, MA

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Boston, MA

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Newburyport, MA

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Providence, RI

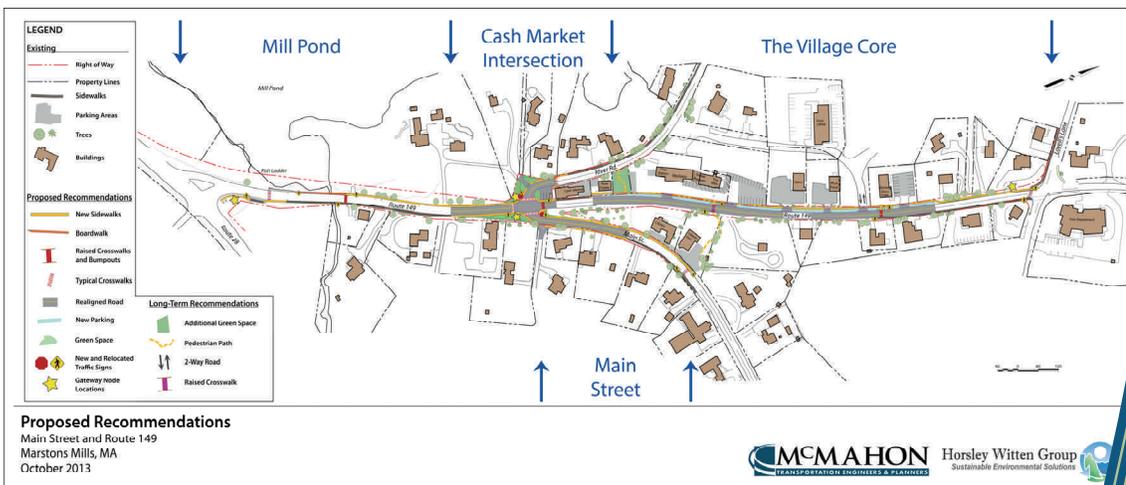
Barnstable Marstons Mills Village Center Intersection Improvements

Town of Barnstable, MA

McMahon has been retained by the Town of Barnstable to develop conceptual intersection and roadway improvements plans for Marstons Mills village center along the Route 149 (Cotuit Road) corridor. The primary goal of the project is to develop a constructible concept for the Cotuit Road/Main Street/River Road skewed intersection while implementing pedestrian, bicycle, and shared parking improvements along Cotuit Road. The project designs will include traffic calming elements, aimed at changing the street atmosphere and enhancing the village center. Design elements considered/analyzed included sharrow pavement markings, raised crosswalks, one-way circulation, roundabout and intersection realignment. The recommended design concept includes raised and midblock crosswalks, curb extensions, gateway node locations, pedestrian paths, on-street parking, sidewalk installation, boardwalk sidewalks at Mill Pond, and realignment of the subject intersection. McMahon is responsible for preparing construction plans and contract documents. Throughout the project, McMahon conducted a public outreach process which included public meetings and meetings with town officials and the local Village Association.

Services:

- Safety analysis
- Traffic analysis
- Traffic calming
- Parking
- Pedestrian and bicycle amenities
- Development of conceptual intersection and roadway improvements
- Conceptual design report
- Construction plans and contract documents
- Public outreach



5. Professional References

We are pleased to offer the following references for similar projects.



Prudential Center Redevelopment

Carr, Lynch and Sandell, Inc.

Mr. Robert Walsh, President

Protean Ventures, LLC

781-820-8841 rjwalsh@proteanventuresllc.com

Carr, Lynch and Sandell was retained by R. Walsh when he directed the Prudential Center Redevelopment Plan, Boston, MA. The Master Plan reshaped the 27-acre landmark center in the heart of Boston in 1987-1990. The plan added 1.6 million sq. ft. of office, retail, residential and passive recreational space and reconnected Boston's Back Bay and South End neighborhoods. As Director of Development for MassDevelopment, R. Walsh again retained Carr, Lynch and Sandell to design the Town Center for Devens, MA redevelopment plan.



Prudential Center Redevelopment

Horsley Witten Group, Inc.

Mr. Hiram Peck, AICP Director

Planning and Community Development

Town of Simsbury, CT

860-658-3228 hpeck@simsbury-ct.gov

Jonathan Ford, PE completed stormwater regulations, site design guidelines, and an application checklist for the Town of Simsbury under the direction of Hiram Peck. Special focus of the work was calibration of site design guidelines and LID stormwater management practices consistent with the vision for Simsbury's historic town center, as expressed by the Town in its Comprehensive Plan and form-based Simsbury Center Code. Since completion of that project, Mr. Ford participated as a civil engineering and urban design consultant on several other projects directed by Mr. Peck, including the 2013 Hartford Site design and zoning charrette, and urban design and engineering peer review of large-scale development applications.

ConsultEcon, Inc.

Ms. Lynn Goonin Duncan, Director

Department of Planning & Community Development,

City of Salem, MA

978-745-9595 lduncan@salem.com

Preparing retail development and marketing plan for downtown Salem, with demographic and market analysis, business inventory and vacancy analysis, customer telephone survey, focus groups, strategy formulations and action plan. Subsequent to this work ConsultEcon did a market study and operating plan for the redevelopment of the city owned pier, including recreational boating, high-speed ferry service and ferry terminal, and other commercial vessel dockage.