

# Statement of Qualifications for the York Village Master Plan, Design & Construction Documentation



York Village mid 20<sup>th</sup> century



York Village early 21<sup>st</sup> century

**The Downtown Revitalization Collaborative**

Community Planning | Engineering | Architecture | Economic Development  
*Great Ideas to Ribbon Cutting*

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## The Downtown Revitalization Collaborative

Community Planning | Engineering | Architecture | Economic Development

*Great Ideas to Ribbon Cutting*

March 26, 2014

Ms. Christine Grimando, Town Planner  
Community Development Office, York

Mr. Ron McAllister, Chair  
York Village Study Committee

Subject: **Letter of Interest for the  
York Village Master Plan, Design & Construction Documentation**

Dear Christine, Ron and Members of the Village Study Committee

The Downtown Revitalization Collaborative is delighted to present our qualifications for the York Village Master Plan, Design & Construction Documentation. Downtowns, village centers and public spaces are complex environments, and their success depends on a comprehensive approach. The project's title – the York Village Master Plan, Design & Construction Documents - indicates your approach is comprehensive.

Likewise, our name - The Downtown Revitalization Collaborative - makes clear our services are similarly comprehensive. In fact, we created the Collaborative in 2011 expressly to deliver the comprehensive services required to serve these complex downtown revitalization initiatives. To accomplish this, we purposefully integrate allied disciplines into a single source, ultra efficient organization providing seamless multi-disciplinary services. Our mission is clear and focused - to assist Maine cities, towns and villages to economically and physically improve their communities within their financial means, so they re-emerge as vibrant social and economic centers.

A comprehensive approach offers the promise for double success. One is a tangible success, familiarly recognized by physical changes as the result of design, bidding and construction. Another is intangible success, which occurs when citizens and neighbors work together with their local officials for common purpose that results in positive benefits. This activity itself – working together, seeing the results and experiencing the benefits – will strengthen York's spirit of pride and accomplishment. Each new success adds to the positive spiral built upon previous accomplishments, and sets the stage for future ones.

On the following pages please find the information requested, in the same order. After your review, we hope you will find the Downtown Revitalization Collaborative is more than a good fit, but a bull's-eye match for the York Village Master Plan, Design & Construction Documents

Our last opportunity to assist the Town was working with Christine and a committee on the York Beach Village Center Design Standards. More recently we met at a VSC committee meeting in November, 2013. On behalf of the Collaborative, we welcome the opportunity to meet and discuss the project in detail and are eager to hear from you about next steps.

Sincerely,



Denis Lachman

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## SECTION 2

### DESCRIPTION OF CONSULTANT TEAM EXPERIENCE, AREAS OF EXPERTISE, RANGE AND DEPTH OF EXPERIENCE & COMBINED PRINCIPAL AREAS OF ACTIVITY

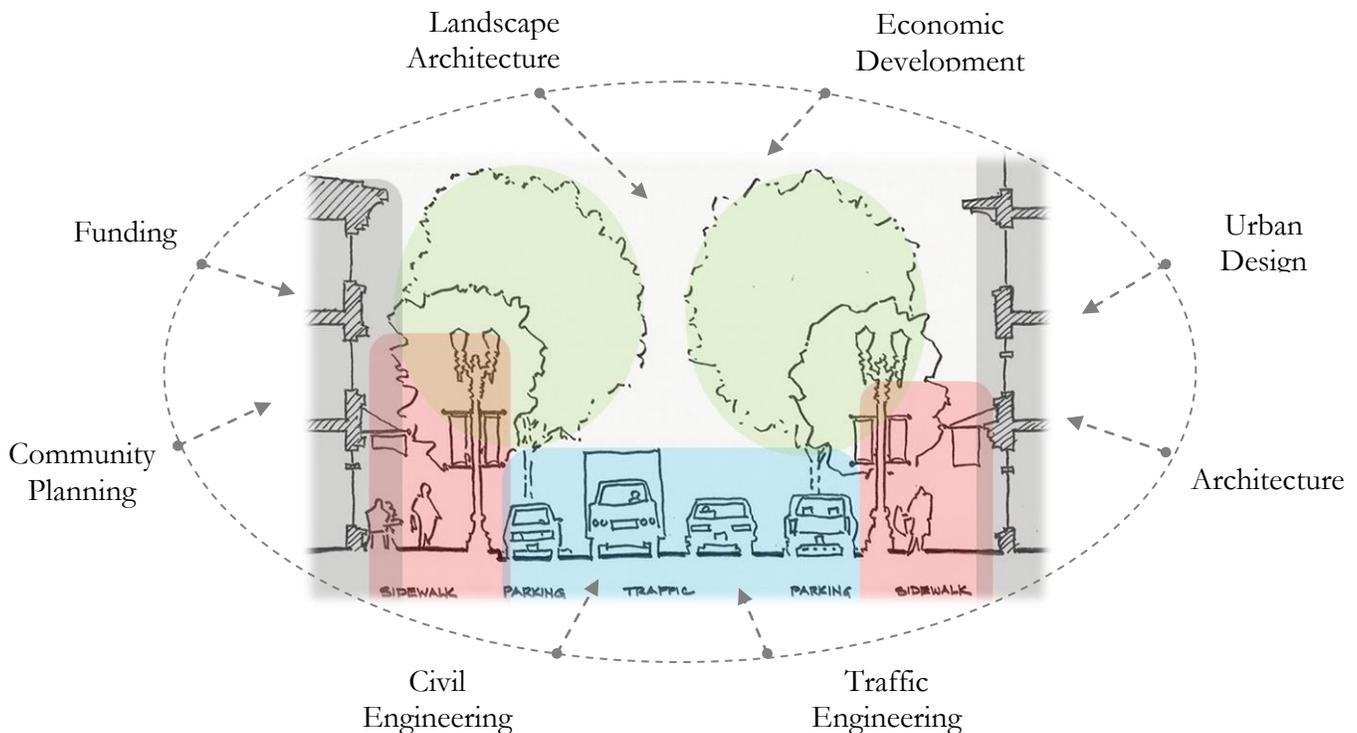
*“... a team of qualified consultants with demonstrated experience in downtown revitalization initiatives, with, at minimum, expertise in civil and/or traffic engineering, landscape architecture, architecture, economic development, community planning and urban design” plus “experience obtaining state and federal funding”.*

The Downtown Revitalization Collaborative was created expressly to deliver the services identified above. We not only deliver these services, but we purposefully integrate these allied disciplines into a single source, multi-disciplinary team to serve complex downtown revitalization initiatives. Our mission is clear and focused - to assist Maine cities, towns and villages to economically and physically improve their communities within their financial means, so they re-emerge as vibrant social and economic places. Our *combined principal areas of activity* include Community Planning, Urban Design, Engineering, Traffic, Geotechnical, Economic Development plus sticks & bricks Implementation – in other words ***Great Ideas to Ribbon Cutting!***

The Downtown Revitalization Collaborative is **Denis Lachman, Regina Leonard, Rodney Lynch, and Landmark Corporation Surveyors & Engineers**, plus **John Adams and Bill Peterlein**. Each of us is an acknowledged leader with decades of experience in our respective professional disciplines – purposefully teamed together to form a focused, professional alliance. Please see Section #3 for detailed information about each of us.

Helping communities with planning, designing and engineering their public spaces is something we do often and well. One unique reason we are able to successfully leverage these allied disciplines is that several members of the collaborative are seasoned as both public servants in municipal agencies and as professionals in the private sector - giving us a unique range and depth of understanding for “both sides of the table” and their associated perspectives. Service in municipal capacities includes: – Denis in Portland, OR, Regina in Portland, ME and Rodney in Auburn, Bethel, Norridgewock, Kingfield, and Rockland..

Our Range and Depth of experience and expertise (described in detail in Section #4) provides you “one-stop-shopping” - quality professional assistance for every step of downtown revitalization initiatives - from inventory to implementation, as summarized by the diagram below.



# AVAILABLE RESOURCES FOR CARRYING OUT THE WORK, ALWAYS EXCEED EXPECTATIONS & ACTION ORIENTED

Individually and collectively we have the resources to carry out the work in a timely manner, and we are poised to dedicate ourselves to make the Project a success. Our team of small, service-oriented firms and branches offers unparalleled service and attention to our clients. Because our offices are small (6 employees or less), our clients know and work closely with principals and managers on every phase of their projects – allowing us to deliver a level of expertise not offered by others. Consequently, The Downtown Revitalization Collaborative is able to consistently exceed expectations as evidenced by the thoroughness of our process (meetings, outreach, etc.) and the quality of our deliverable products. An excellent example is our recent Waldoboro Downtown Master Plan which was awarded 2012 Plan of the Year by the Maine Association of Planners.

To achieve real transformation (rather than merely talk), the Collaborative is action oriented. We purposefully seek and excel at designing projects that can truly be funded, financed and implemented - leading to Ribbon Cutting on the ground, rather than Good Ideas left on a shelf. This is demonstrated by a long list of recent, active and successful projects included herein.

## PAST SIMILAR PROJECTS

Please see:

- **Section 4** - Profiles of Previous Projects (within the last five (5) years), Which Highlight the Team’s Qualifications
- **Appendix** - Five Profiles of Previously Performed Projects



# SECTION 3

## TEAM MEMBERS' ROLES & RÉSUMÉS

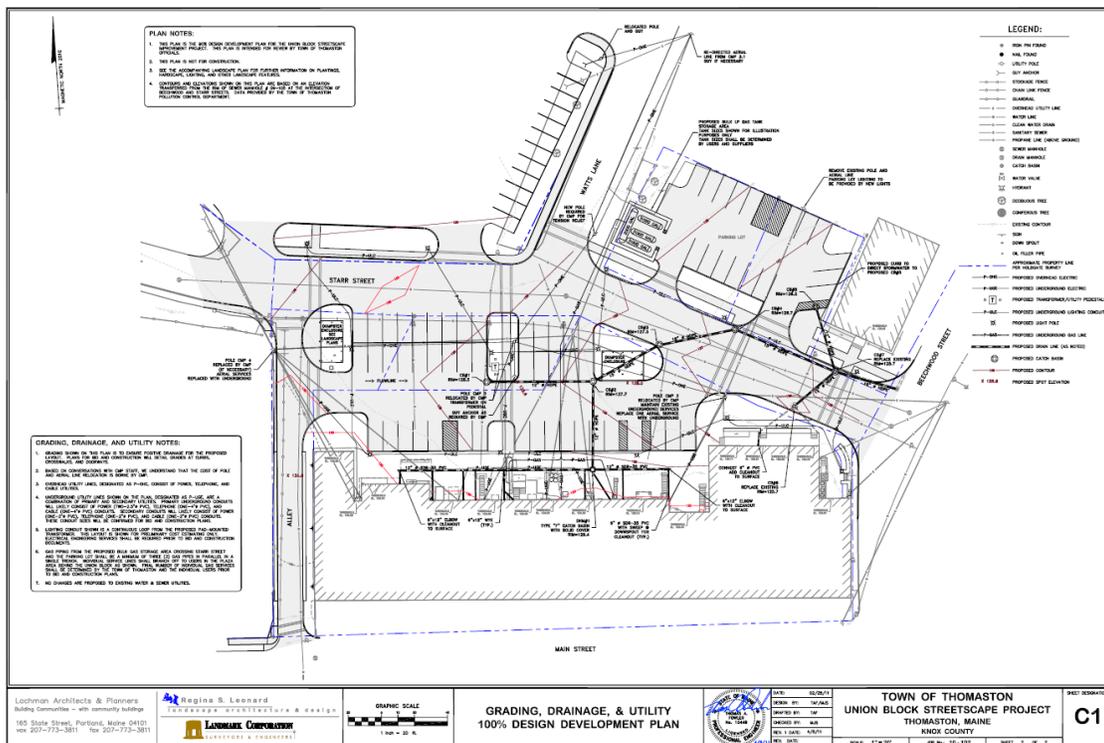
### Team Roles and Collaborative Approach

While we each bring a range of strengths and have different roles, our emphasis is unified common purpose, rather than unconnected parallel efforts. The chart below graphically illustrates this emphasis on unified common purpose by identifying the extensive commonality, range and depth – both individual and collective - of our expertise. The benefit to York of this high degree of collaboration is a well integrated effort with a result greater than the sum of its parts.

	Master Plan & U Design	Landscape Architect	Civil, Traffic & Geo	Architect	Funding	Historic Pres	Outreach
Denis Lachman (Project Manager)	✓			✓	✓	✓	✓
Regina Leonard	✓	✓			✓	✓	✓
Landmark Corp.	✓		✓		✓	✓	✓
Rodney Lynch	✓				✓	✓	
John Adams	✓		✓				
Bill Peterlein			✓				

### Individual Resumes

In addition to our collective identity, each team member is an acknowledged leader with decades of experience in our respective professional disciplines, as described by the following resumes.



## Denis Lachman (Principal, Lachman Architects & Planners)

### Profile

Denis is a registered Maine architect (formerly also Oregon) with 30 years of broad experience in Construction, Architecture, Planning, Urban Design, Historic Preservation, Public Engagement, Project Management, Public Funding and Private Financing. Denis is well seasoned as both a public servant in municipal agencies and as a design professional in the private sector. Please see Section #6 Project Manager, Primary Point of Contact and Demonstrated Urban Design Proficiency for in depth information. Denis is Principal and Founder of Lachman Architects & Planners.

Public Funding and Private Financing – Because too many great projects never get off the ground due to adequately addressing the money gap between design and implementation, Denis emphasizes Public Funding and Private Financing. His goal is to get projects off the ground rather than have designs languish on a shelf, Below are some examples:

- Community for Maine's Future – Denis authored large segments of the highly competitive CfMF grants for Norway and Rockland and both were successful receiving \$400,000.
- Community Developments Block Grants – Denis has been guiding CDBG Façade Improvement Programs for years, completing 91 projects in 12 towns and cities across Maine – which garnered multiple awards.
- Historic Rehabilitation Tax Credits – Lachman Architects & Planners is an acknowledged leader and has done many HRTC projects across the state.
- Private Financing – As a leader in creative financing solutions for underperforming Main Street properties, Lachman Architects & Planners has made invited presentations to Norway Savings Bank, Androscoggin Bank, MEREDA, MMA, Maine Downtown Center and others.

Recognitions - Lachman Architects & Planners is recognized for leadership and dedication to revitalizing Maine's downtown and village centers. Recent project recognitions include the Bath Customs House Renovation receiving both the 2013 Maine Preservation Honor Awards for Restoration and Preservation Crafts and the Maine Downtown Center 2013 Green Downtowns Project of the Year Achievement Award, and the Norway Opera House receiving a Maine Preservation 2013 Honor Award for Commercial-Restoration/ Rehabilitation.

### Education

University of Oregon – School of Architecture & Allied Arts – *Bachelor of Architecture, 1987*  
 AIA Scholarship Award & Studio Abroad - *Rome, 1985*  
 Denmark's International Student Award - *Scandinavian Land Use, Planning and Housing, 1985*

### Practice

The Downtown Revitalization Collaborative *Founding member, 2011 – present*  
 Lachman Architects & Planners *Principal and Founder – Portland, Maine. 2009 – present*  
 Holt & Lachman Architects *Principal and Founder – Portland, Maine. 2003 - 2008*  
 Barba Architecture & Preservation *Senior Architect – Portland, Maine. 2000 – 2003*  
 City of Portland, Oregon *Planning Urban Design & Historic Preservation Planner. 1994 – 2000*  
 William Church Architect, FAIA *Senior Architect – Portland, Oregon. 1990 - 1993*  
 Thomas Hacker Architects *Architect – Portland, Oregon. 1989 – 1990*

**Regina Leonard**, Maine Licensed Landscape Architect**Profile**

Regina Leonard is a consulting Maine Licensed Landscape Architect in sole practice since 2005. Regina's past and recent work is strongly based in municipal settings and includes a range of services from conceptual level design through project implementation. Her background as a public sector landscape architect greatly informs her practice today. She understands the inherent complexities of civic-scale projects and has demonstrated experience working with communities and interest groups toward common goals. Over the years, she has forged strong alliances with municipal officials, regulatory agencies, neighborhood and advocacy groups. As part of the Downtown reVitalization team, Regina has assisted numerous Maine communities with urban design and planning issues, including the development of downtown master plans for Waldoboro and Camden, neighborhood revitalization planning in Topsham, and downtown block redevelopment projects in Thomaston and Rockland. Regina is currently assisting the City of Portland with a Complete Streets project on Spring Street and an historic streetscape project on Deering Street. Her current public open space work includes an historic landscape restoration project at Fort Allen Park in Portland and improvements at Fort Williams Park in Cape Elizabeth

**Education & Professional Affiliations**

Master of Landscape Architecture, University of Massachusetts Amherst, May 2000. Thesis: "The Historic Vernacular Landscape of the Porter-Phelps-Huntington Property, 1652-to present: a Farmstead Spanning Three Centuries."  
Bachelor of Science: Landscape Horticulture, University of Maine, Orono, Maine. Degree in Landscape Horticulture with a concentration in Landscape Design, 1995  
State of Maine, License # LAR3123; CLARB Certification #4510  
Maine Olmsted Alliance for Parks and Landscapes, Board of Trustees, 2002-2010  
American Society of Landscape Architects and local chapters

**Professional & Peer References**

Michael Bobinsky, Director; Public Services Department; Portland, Maine; tel. 207-874-8801  
Sarah Neuts, Parks Superintendent, South Portland, Maine, tel. 767-7670  
Diane Davison, Chair, Friends of Eastern Prom and Portland Parks Com, (207) 831-4888

**Selected Projects - *Communities & Downtowns***

Adams School Block Redevelopment, *Portland, Maine*  
Camden Downtown Master Plan, *Camden, Maine*  
Deering Street Reconstruction / Streetscape Plan, *Portland, Maine*  
Downtown Revitalization Project, *Milo, Maine*  
Lisbon and Canal Street Streetscape Improvements, *Lewiston, Maine*  
Main Street Art Wall Project, *Auburn, Maine*  
Main and Park Streets Streetscape Master Plans, *Lewiston, Maine*  
Main Street, Chestnut to Middle Street Block Improvements, *Lewiston, Maine*  
Spring Street Corridor Complete Streets Project, *Portland, Maine*  
Thorndike Block Redevelopment, *Rockland, Maine*  
Union Block Redevelopment, *Thomaston, Maine*  
Waldoboro Downtown Master Plan, *Waldoboro, Maine*

## Landmark Corporation Surveyors & Engineers

### Profile

The engineers at Landmark Corporation Surveyors & Engineers (Mike Sabatini, Tom Fowler, and Joel Lufkin) are civil engineers with a broad range of experience including private and municipal infrastructure, approvals and permits for complicated projects, and management of historic building restoration and new construction projects. Their understanding of technical issues as well “big picture” planning ideas makes them well suited to lead our civil engineering team members.

Landmark Corporation is a full service Land Surveying and Civil Engineering Firm, established in 1988, located on Meadow Street in Rockport. Together with their three licensed surveyors, Landmark’s engineers are well suited to prepare accurate and useful base plans and to collaborate with the team on technical design and planning issues

Recent work includes the Harbor Marine Park redevelopment project in Rockport, Union Block Streetscape Improvements in Thomaston, and management of Shepherd Building Renovation (Historic Preservation Honor Award) and Union Hall Rehabilitation in Rockport.

Landmark Corporation is a full service Land Surveying and Civil Engineering Firm, established in 1988, located on Meadow Street in Rockport. Together with Mr. Sabatini’s experience, Landmark is well suited to prepare accurate and useful base plans and to collaborate with the team on technical design and planning issues.

### Credentials

Mike Sabatini, Maine Licensed Professional Engineer #9053

Tom Fowler, Maine Licensed Professional Engineer #10449, LEED AP

Joel M. Lufkin, Jr. Maine Licensed Professional Engineer #12135

### Education

University of Massachusetts (Mike Sabatini) – *Bachelor of Science in Civil Engineering, Cum Laude*, 1990

Swarthmore College (Tom Fowler) – *Bachelor of Science in Engineering*, 1996

U of Maine, Orono (Joel Lufkin) – *Bachelor of Science in Civil Engineering, Summa Cum Laude*, 2003

### Recent Projects

Landmark is pleased to have assisted the following municipalities, among many others, in improving their infrastructure and streetscapes and provided the following services:

City of Rockland – Thorndike Parking Lot Infrastructure Improvements: Concept Planning, Public Outreach, Project Management, Grading Plans, Hydrologic Modeling, Utility Replacement & Relocation Plans, Cost Estimating, Construction Drawings & Observation

Town of Thomaston – Union Block Streetscape Improvements: Design Development, Cost Estimating, 3 Phases of Construction Plans including: Gas Tank & Distribution Installation, Drainage Improvements, and Road, Sidewalk, & Utility Construction.

Town of Camden – Thomas Street Sewer & Drainage Replacement: Construction Plans & Profiles for Comprehensive Sewer & Drainage Replacement, Construction Observation.

Town of Rockport – Harbor Marine Park Infrastructure Improvements: Schematic Site Planning, Lighting/Electrical Construction Plans.

**Rodney Lynch, AICP** (Economic & Community Development Planner)**Profile**

Rodney Lynch's expertise in obtaining State and Federal funding is legendary. Rodney refined this skill over 40 years of experience as a professional municipal and regional planner, town manager and community development director. During this period he has been involved in many downtown and village planning and revitalization projects in Auburn, Bethel, Norridgewock, Thomaston, and Rockland.

**Experience**

Rodney's experience is legendary. His areas of expertise include grant research, grant planning and writing and grant administration and implementation specializing in seeking out and obtaining multiple grants for downtown and village revitalization and implementation. In doing so he has gained a statewide reputation for his knowledge of state and federal grant programs and for his grant writing skills and successes.

**Leadership & Recognition**

Rodney's leadership and outstanding contribution to Maine's downtown revitalization has been recognized numerous times and speaks volumes to his stature as a leader of revitalization, including the Governor's Award for 2008 CDBG Program Administrator of the Year and the 2010 Northern New England Chapter of the American Planning Association (NNECAPA) Plan of the Year Award for the *2009 Rockland Downtown Revitalization Plan Update*. In addition, Rodney is also the recipient of coveted Maine Downtown Center's *2011 Downtown Visionary Award*. He is currently a CDBG Program Administrator certified through 2014, a recent president of the Maine Community Development Association and a long time member of the American Institute of Certified Planners (AICP) since 1991.

**Accomplishments**

Over the course of his over 13 year career as Community Development Director in Rockland, Rodney was responsible for the preparation of two downtown revitalization plans and for obtaining 42 statewide competitive CDBG, MeDOT, Project Canopy, and Communities for Maine's Future (CFMF) grants totaling \$5.9M for implementing streetscape, building renovation, Lindsey Brook storm drainage, and façade improvement strategies contained in the plans. Before retiring from the City on June 30, 2011 he initiated and led the successful effort to expand the Main Street Historic District to encompass the North End of Main Street thereby allowing the buildings in this section of Main Street to benefit from Federal and state historic tax credit programs. Since retiring, Rodney is engaged in an active private consultant practice involving statewide clients.

**John Q. Adams, P.E., PTOE** (Milone & MacBroom, Traffic)**Profile**

John Adams brings his traffic engineering expertise to our team John Q. Adams, P.E., PTOE, currently serves as the office manager for the Portland Maine office of Milone & MacBroom. He has been a practicing engineer for over 20 years. His experience includes transportation planning studies, traffic impacts studies, intersection design, road and intersection safety studies, traffic signal design and coordination; design of signal system communications architecture; operation of traffic signal systems via signal management software.

Mr. Adams also has experience in roadway design, drainage improvements, bridge and roadway inspection. He has extensive experience working with municipal, state and private clients.

### **Education, Certifications & Professional Affiliations**

B.S., Civil Engineering, University of Connecticut, Storrs, CT, 1993  
Registered Professional Engineer – Maine 2006, Connecticut 1999  
Professional Traffic Operations Engineer, Institute of Transportation Engineers, 2010  
Maine DOT Locally Administered Project (LAP) Certification, 2011  
Institute of Transportation Engineers, *Maine Chapter President*  
Maine Association of Planners

### **Additional Training/Education Highlights**

City of Boston, Complete Streets Design Guidelines, 2014  
ITE Complete Streets Workshop, 2012; AASHTO Bike Design Guide Workshop, 2013  
Traffic Signal Controller Operations, Detection and Communications Workshop, 2011  
ITE Pedestrian & Bicycle Facility Design, 2013; MUTCD Updates Workshop,  
Maine ITE Chapter 2011; Synchro/SimTraffic Traffic Modeling Software Training 2010, 2013  
Federal Highway Administration, Intersection Safety Class, 2006

### **Sample Project Experience**

Project Manager and Lead Traffic Engineer for Spring Street Streetscape, Portland; College Street Streetscape, Brunswick; Elm Street Streetscape Mechanic Falls; Traffic Permits, Mixed-Use Developments, Portland; Intersection Safety Improvement, Hedgehog Mountain Rd, Freeport; Fort Preble Preservation Planning Study South Portland; PACTS Regional Traffic Management System & Operations, Portland, South Portland, Scarborough, and Westbrook; ATRC Traffic Engineering & Signal Management Lewiston/Auburn; Traffic Signal Design, Sabattus Street, Lewiston; Bay Landing Drainage Design, Boothbay Harbor.

## **Bill Peterlein** (Summit Geoengineering Services)

### **Profile**

Bill Peterlein, P.E., representing Summit Geoengineering Services, Inc (SGS), brings 31 years of geotechnical engineering experience to the team. Bill holds bachelors and masters degrees in civil engineering (University of Maine, Orono) with concentration in geotechnical engineering. Bill has wide ranging experience in geotechnical engineering, construction materials engineering, and geotechnical related aspects of building design and construction, site permitting, and site and civil engineering.

SGS, under the direction of Bill, has provided roadway geotechnical consulting services for many Towns in Maine including Brunswick, Auburn, Chelsea, Bethel, Northport, Rockland, Poland, Belfast, Cape Elizabeth, Warren, Wiscasset, Gardiner, Waterville and Augusta. SGS recently provided geotechnical investigations for the installation of utility poles in Auburn and Sabattus.

SGS has our own drilling equipment with auger, casing, direct push, and cone penetration testing. The ownership and operation drilling equipment allows us flexibility in tailoring the subsurface exploration techniques to the specific project needs and in meeting Client's schedules. Our soil testing laboratory is fully equipped to perform grain size analyses and other pertinent tests typically desired for roadway projects.

# SECTION 4

## PROFILES OF PREVIOUS PROJECTS WHICH HIGHLIGHT TEAM’S QUALIFICATIONS

Collectively and independently, The Downtown Revitalization Collaborative and its team members have assisted many Maine communities with downtown-based planning and implementation efforts, from large scale master planning to detailed infrastructure improvements. Included within this range are streetscapes, traffic, downtowns, parks and public waterfronts, architecture, historic preservation, community planning and public outreach.

Following are previous project examples which highlight how the team’s qualifications are particularly well matched to the York Village Master Plan, Design & Construction Documents. More than a list, the chart below graphically illustrates through consistent themes, range and depth, that the core of our work (principal areas of activity) is downtown revitalization initiatives - exactly like the York Village Master Plan, Design & Construction Documents.

Please note the following initial identify involvement: TDRC = The Downtown Revitalization Collaborative; DL = Denis Lachman; RSL = Regina Leonard; LC = Landmark Corporation; JA = John Adams.

		Planning & UD	Landscape Arch	Civil/ Traffic Geo	Architecture	Funding	Historic Pres	Public Outreach
Sample Collective Projects Please see Appendix for detailed profiles.								
1. <b>Rockland</b> - Public/Private, Thorndike Bldg & Parking Lot - Planning and Improvements	RSL, LM & DL	√	√	√	√	√	√	√
2. <b>Camden</b> - Downtown Master Plan	TDRC	√	√	√	√	√	√	√
3. <b>Thomaston</b> - Downtown Union Block Redevelopment, Streetscape & Parking Lot	TDRC	√	√	√	√	√	√	√
4. <b>Waldoboro</b> - Downtown Revitalization Plan (MAP Plan of the Year)	TDRC	√	√	√	√	√	√	√
5. <b>Portland</b> - Spring St Corridor	JA, RSL	√	√	√	√		√	√

Sample individual Projects		Planning & UD	Landscape Arch	Civil/Traffic	Architect	Funding	Historic Pres	Public Outreach
<b>Gray</b> - Village Center Revitalization Plan	DL	√	√	√	√	√	√	√
<b>Milo</b> - Downtown Revitalization Plan + Streetscape & Park Improvement Plans	RSL	√	√	√	√	√		√
<b>Portland</b> – Deering St Streetscape Improvemts	RSL		√	√			√	
<b>Lewiston</b> - Lisbon Streetscape Improvements	RSL		√	√				√
<b>Auburn</b> - Main Street Improvements	RSL	√	√	√				√
<b>Portland</b> - Adams School Block Redevelopmt	RSL	√	√	√	√			√
<b>Lewiston</b> - Canal Streetscape Improvements	RSL	√	√	√	√			√
<b>Lewiston</b> - Main St Master Plan & Improvemts	RSL	√	√	√				√
<b>Lewiston</b> - Park Streetscape Master Plan	RSL	√	√	√				√
<b>Camden</b> - Thomas Street Sewer and Drainage	LC			√				
<b>Rockport</b> – Harbor Marine Park Infrastructure	LC		√	√				
<b>Thomaston</b> - Streetscape Improvements	LC	√	√	√	√	√	√	√
<b>Rockland</b> – Thorndike Parking Lot	LC	√	√	√				√
<b>Boothbay Region</b> – Route 27 Corridor Study	JA			√				
<b>Lewiston</b> – Traffic Management Study	JA			√				
<b>Lewiston-Auburn</b> – Traffic Engineering	JA			√				
<b>Freeport</b> – Town-wide Transportation Study	JA			√				
<b>Brunswick</b> – Maine Street at Bath Road	JA			√				
<b>Ellsworth</b> – High Street (Routes 1 & 3	JA			√				

## SECTION 5

### THREE PROFESSIONAL REFERENCES

1. <b>Rockland</b> - Public/Private, Thorndike Block Redevelopment	John Holden, Community Development Director, Rockland 207-594-0306 <a href="mailto:jholden@ci.rockland.me.us">jholden@ci.rockland.me.us</a>	Consultant Team
	Merrill Williams, Owner, The Thorndike Building, (207) 798-2558, <a href="mailto:merrill.williams@me.com">merrill.williams@me.com</a>	
2. <b>Camden</b> - Downtown Master Plan	Brian Hodges, Development Director, Camden, 236-3353 x 103 <a href="mailto:bhodges@camdenmaine.gov">bhodges@camdenmaine.gov</a>	Consultant Team
	Steve Wilson, Code Enforcement Officer, Camden, 236-3353 x 114, <a href="mailto:swilson@camdenmaine.gov">swilson@camdenmaine.gov</a>	
3. <b>Thomaston</b> - Union Block Redevelopment & Streetscape	Val Blastow, Town Manager, Thomaston (207) 354-6107, <a href="mailto:vblastow@midcoast.com">vblastow@midcoast.com</a>	Consultant Team
	John Fancy, Project Manager/Pollution Control Superintendent, (207) 354-2136, <a href="mailto:thompcd@midcoast.com">thompcd@midcoast.com</a>	

## SECTION 6

### PROJECT MANAGER, PRIMARY CONTACT & URBAN DESIGN PROFICIENCY

#### **Project Manager and Primary Point of Contact**

Denis Lachman is a founding member of The Downtown Revitalization Collaborative and will be this project's Manager, Primary Point of Contact, and Prime Consultant. Denis is also the founder and Principal of Lachman Architects & Planners. Contact information for Denis is Lachman Architects & Planners, 165 State St, Portland 04103 773-3811 [denis@lachmanarchitects.com](mailto:denis@lachmanarchitects.com).

Project Management & Citizen Engagement – Denis's experience as both a public servant in municipal agencies and as a design professional in the private sector has made him well seasoned as a manager of many types and sizes of projects. Ensuring an internally smooth functioning team is important, yet alone is not adequate to ensure a project's success. Good management requires attention to external project activities as well, such as frequent and clear communications with staff, committees and citizens. Denis is committed to the belief that decisions that have public impact must be made with citizen engagement. He is known for his friendly, informative and inclusive approach, careful listening and clear communication and excels at making complex topics understandable with graphics to illustrate concepts. Denis has worked with many stakeholders including town managers, town councils, planning boards, historic preservation commissions, business owners and citizens. He has extensive experience making public presentations and finding consensus among various stakeholders. Denis enthusiastically brings all this background to the York Village Master Plan, Design & Construction Documentation.

#### **Demonstrated Urban Design Proficiency**

In the public realm, Denis served as City Planner and Urban Design Specialist for the City of Portland, Oregon, renowned for its cutting edge planning, urban design and architecture. In that capacity he staffed both the prestigious Design Commission and the Landmarks Commission. Denis was engaged in the entire project spectrum from major downtown development to neighborhood planning to design guidelines to sidewalks.

In the private realm, Lachman Architects & Planners serves Maine communities statewide based on their mission: ***Building Community – with community buildings***. Denis is known for his expertise and long involvement with the Main Street Program, as a visiting design consultant for the National Downtown Center in other states and for the Maine Downtown Center from Biddeford to Van Buren.

Sample projects led by Denis that demonstrate Urban Design proficiency include: Camden Downtown Master Plan, Waldoboro Downtown Master Plan, Gray Village Center Master Plan, Ogunquit Municipal Campus Master Plan, Cony Village Smart Growth and Affordable Housing (Augusta) and The Cathedral Church of St Luke Campus Plan (Portland).

## SECTION 7

### CITATIONS OR NOTICES OF VIOLATION

No member of this team has any citations or notices of violation issued within the last five years to local offices of firms represented in the Statement of Qualifications.

## APPENDIX

### PROFILES OF 5 PRIOR PROJECTS WHICH HIGHLIGHT TEAM'S QUALIFICATIONS

Among our many relevant projects, the five examples stand out because they are particularly similar to and highlight our qualification for the York Village Master Plan, Design & Construction Documents. Like York, each project example seeks to address a busy, commercial, historic downtown district that includes civic space, public rights-of-way and private property – by improving function, safety, appearance, increased use and economic activity.

Examples #1 Rockland, #2 Camden, #3 Thomaston and #4 Waldoboro are excellent demonstrations how the entire Downtown Revitalization Collaborative delivers seamlessly integrated multi-disciplinary services to make a complex and challenging projects a success. Example #5 in Portland is a collaboration between Regina and John In these examples our *Range and Depth of Experience* were leveraged into *Combined Principal Areas of Activity*, including: **Master Planning + Urban Design + Landscape Arch + Civil/ Traffic + Architecture + Historic Preservation + Public Outreach + Funding**. We offer this same for the York Village Master Plan, Design & Construction Documents.



Downtown Lewiston



Downtown Lewiston

# Project Profile #1 Rockland

## Thorndike Building & Parking Lot Improvements

### Overview & Funding

Regina and Landmark are providing services to the City for the public Parking Lot while Denis provides services to rehabilitate the private building. The Thorndike, built in 1854, is one of the largest buildings in the core of Rockland's downtown and historic district. This L-shaped building forms the southern end of downtown's "super block".



Behind the super block, yet still adjacent to Main Street, is a large underutilized publicly owned parking lot in poor condition. Rockland's success along Main Street means that vacancies are low and lease rates are climbing, causing a "spill over" of commercial activity onto adjacent side streets and underutilized areas, with increased parking demand. The super block is a huge barrier for the parking lot to be an asset for Main Street. The goals of this joint public/private effort are to:

1. Create Mutual Benefit - improve the privately-owned Building and the publicly-owned Lower Parking Lot to stimulate increased use and economic activity beneficial to downtown.
2. Improved Lower Parking Lot - safe pedestrian connections, lighting for security, trees for shade and to become an asset for the harbor trail.
3. Pass-Thru Connection - stimulate increased use and economic activity by enhancing the existing passage through the building to connect the Lower Parking Lot and Main Street.
4. New Commercial Space on the Lower Level – with improved connections and activity, accommodate Main Street "spill-over" by rehabilitating existing abandoned vacant space at the lower level for new commercial development fronting the improved parking lot.
5. Produce Construct Documentation for Bidding and Implementation - construction will occur this spring and fall.

This project is funded by a complex overlay of public and private sources, including municipal funds, Community Development Block Grants, Communities for Maine's Future Grant (one of only 11 awarded), Historic Rehabilitation Tax Credits and loans – all orchestrated by Collaborative members Denis Lachman and Rodney Lynch.



## Project Profile #2

### Camden Downtown Master Plan

#### Overview

The Camden Downtown Master Plan is an excellent example that highlights our multi-disciplinary range and depth - particularly with streetscapes and economic development. The purpose was to develop a cohesive, incremental, practical strategy to bring new business and public activities to the downtown village, improve buildings, streetscapes and public infrastructure, and better market the historic downtown. The goals were to:

1. Integrate the Past – build on previous reports and studies by coordinating concepts into a single comprehensive document
2. Integrate Present Economic Considerations with Physical Conditions – integrate economic considerations with physical conditions to create the comprehensive whole essential for downtown revitalization, which no previous study addressed
3. Set the Stage for the Future – a road map for the future based on past recommendations, current analysis and future trends.

#### Master Planning + Urban Design + Landscape Arch + Civil/ Traffic

As reported in the Bangor Daily News, *“the Downtown Master Plan calls for constructing new sidewalks and pathways along Washington, Bay View and Commercial streets; pedestrian access to the public landing; curb extensions; lighting and other downtown amenities..... When it was presented to the Camden Select Board in May 2012, more than 75 citizens attended, and two dozen individuals spoke in favor of the plan with no opposition.... The level of community involvement was significant and actually increased as word spread about the positive energy being produced through the process..... the recently completed Downtown Master Plan, which has been commented by many as one of the best products involving community input, will undoubtedly yield a result supported by the majority in and around Camden.*

#### Architecture + Historic Preservation

Camden is a quintessential traditional walkable New England small town with a Main Street reinforced by street trees and historic architecture. Within the Downtown there are three Historic Districts containing numerous contributing buildings. All 164 properties within the plan area were inventoried to fully understand their role in the Master Plan.

#### Funding

This plan lays the foundation for part of the town’s future economy by identifying **7 economic development clusters**. Their purpose is to increase economic interest in the Downtown, provide the Downtown with branding options as well as promoting a livable and viable community that sustains year round jobs over the period of the next 20/25 year economic cycle. The Master Plan included very extensive information about a variety of funding sources in a “grant-write-ready” format. As a result, Camden was recently awarded a \$491,314 grant for downtown improvements stated in its master plan. The Maine DoT administers the grant program from federal transportation money. The goal of this program is to improve transportation, safety and promote economic development. As reported in the Bangor Daily News: *“This is a great day for Camden,” Camden Select Board Chair Martin Cates stated in a news release. “When the Select Board adopted the Downtown Master Plan, we were very clear that we did not want it to be a report that just sat on the shelf. Receiving such a sizeable grant will make it possible to accomplish many of the recommendations in the plan.”*

# Project Profile #3 Thomaston

## Union Block Redevelopment, Streetscape & Parking Lot

### Overview

This Project is an excellent demonstration how we leverage our range and depth for complex public/private projects. An on-going effort, this project involves improvements to the mixed-use commercial/residential Thomaston Business Block (Union Block), the centerpiece of Thomaston Historic District’s commercial core and heart of the Downtown Village. The front façades faces Main Street (Route One) and the rear façades front Starr Street, a heavily used local commercial street with several non-residential properties including the elementary school. The scope of work includes masonry, windows, storefronts, cornice, entrances, vehicular circulation and parking, underground utilities, street lighting, improved pedestrian safety, resulting in a revitalized a slum and blighted area. This public/private effort includes the following objectives:

1. Maine Safe Routes to School Program
2. Circulation Improvements at the Rear Parking Lot
3. Improvements Along the Rear of the Union Block
4. Produce Construct Documentation for Bidding and Implementation

### Funding

This project is funded by a combination of public and private sources. Rodney organized and facilitated the planning process to obtain required federal and state area-wide slum and blight (S/B) designation in order to use the CDBG funds leading. Regina provided streetscape and parking design and prepared the mapping for the S/B designation allowing Rodney to write a successful 2009 and 2012 CDBG façade and streetscape grants for \$300,000 which leveraged private and public TIF matching funds. Then, Denis followed as the CDBG Program Architect providing professional services for Façade Improvements and Rehabilitation Tax Incentives. Mike and Tom provided survey, civil engineering and technical design. Leveraged Phases III and IV funding is now being pursued involving CDBG, Maine Department of Transportation and local TIF revenues.



# Project Profile #5

## Waldoboro Downtown Master Plan

2012 Plan of the Year Award, Maine Association of Planners

**Overview**

The Waldoboro Downtown Master Plan is an excellent example that highlights our multi-disciplinary range and depth - particularly with streetscapes and economic development. This unique seamlessly integrated approach was recognized by the Maine Association of Planners and awarded the Plan of the Year. Waldoboro’s Downtown has all of the physical attributes of foundational importance to a successful downtown: walkable streets, a solid residential community, an engaged business community, historic architecture, key civic and cultural destinations, a dynamic and an appealing physical landscape defined by hillsides and the river. Most importantly, Waldoboro’s citizens have a strong sense of community built upon traditions and history. All of these qualities and conditions are necessary components for successful downtown revitalization. The goal for the Plan is to:

1. develop a cohesive, incremental, practical strategy to bring new business and public activities to the downtown village, improve deteriorated buildings, streetscapes and public infrastructure, and better market the historic downtown.
2. emphasize Action and Funding Strategies the community can utilize to complete revitalization projects in the downtown.

**Intersection Design, Parking and Funding**

A major intersection of two heavily trafficked state roads dominates downtown. The Plan responds to this challenge with innovative designs to make the intersection - and downtown - safer and more welcoming for pedestrians. Parking is limited, yet the Plan creatively tucks parking around downtown so as to meet demand without compromising downtown’s pedestrian friendliness. The Plan includes extensive information about funding sources in a “grant-write-ready” format.



## Project Profile #4 Portland Spring Street Re-design Project

### Overview

The Spring Street Arterial is wide urban collector within the heart of downtown Portland. A product of 1960's Urban Renewal, the corridor was designed to discourage pedestrian access in order to foster unobstructed and efficient vehicle travel. Today, Spring Street is underutilized and acts as a barrier to economic development and downtown connectivity, yet it remains an important transportation corridor. The City has recently hired John Adams and Regina Leonard as part of the Milone and MacBroom consultant team to re-design Spring Street as a Complete Street – one that integrates multi-modal transportation, traffic, infrastructure, streetscape improvements as well as integrates the roadway into the fabric and context of the neighborhood and surrounding areas of high value that for so long have been cut-off from each other. Some of these high value areas include the Arts district, Old Port district, Historic District and the downtown area.

### Traffic Evaluation and Design

An integral component of the redevelopment project is the evaluation of traffic patterns and potential impacts related to street modifications. Lead by John, the consultant team will perform traffic counts and develop traffic models for both existing and proposed conditions. As part of this evaluation he will take into account potential background growth rates and future development patterns and observations of high special events at the Cumberland County Civic Center. These findings will inform design decisions and help to achieve the proper balance between multi-modal service, traffic, emergency and special events planning.

### Technical Development

The Spring Street Re-Design Project includes the physical improvements to the corridor: the street and travelway, bike lanes, sidewalks, on-street parking, intersections, transit stops, street lights, landscaping, site amenities, underground utilities and green storm water infrastructure. Working closely with the City, Stakeholders and the Historic Preservation Board, the team will refine the original conceptual design, develop specific treatment plans, technical details, bid drawings, specifications and detailed cost estimates for the improvements. This work will be coordinated with a larger MDO'T paving project scheduled for 2015. Future funding is anticipated in two upcoming fiscal years, beginning July 2014. The project team will work with the City to determine the bidding and construction sequencing to implement the improvements in a safe and cost effective manner.

