



REQUEST FOR INFORMATION - RFI #22-06

CENTER OF THE CITY DESIGN PROCESS

FEBRUARY 11, 2022

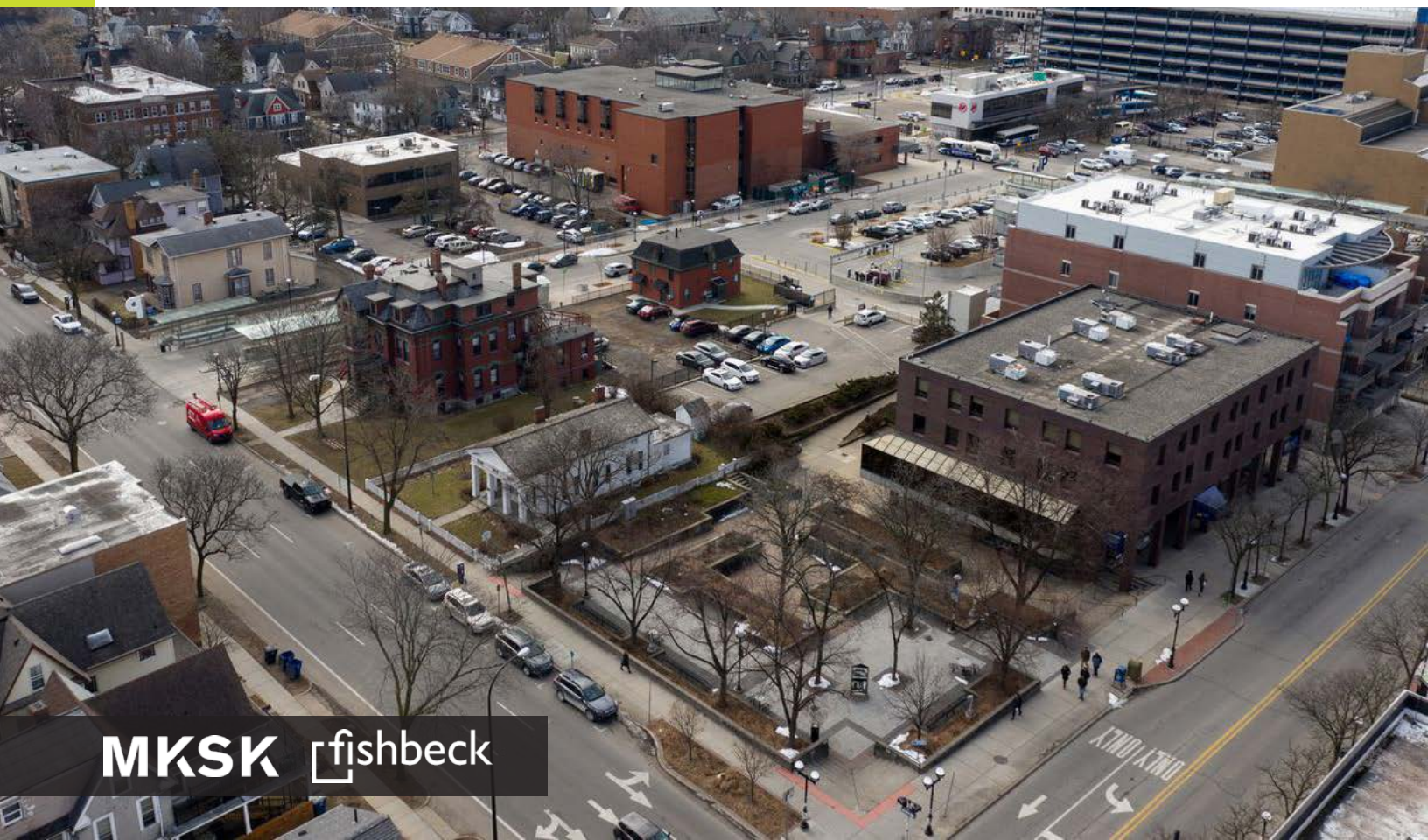


TABLE OF CONTENTS

- 1 LETTER OF INTEREST
- 2 BACKGROUND INFORMATION & TEAM
- 3 PROJECT EXPERIENCE & REFERENCES
- 4 PROPOSED APPROACH
- 5 COST ESTIMATE



February 10, 2022

MKSK

City of Ann Arbor
Attn: Colin Spencer, Purchasing Manager, RFI# 22-06
301 East Huron Street
Ann Arbor, MI 48107

Andy Knight
PLA, ASLA, Principal
4219 Woodward Avenue
Detroit, MI 48201

RE: RFI #22-06 Center of the City Design Process

Dear Mr. Noland and Members of the Selection Committee,

On behalf of the MKSK Team, I'm excited to share the following information and sample of creative work in response to the RFI for the Center of the City Design Process for the City of Ann Arbor. Per your request, we have prepared a draft project approach for your review and reference as well as a range of associated fees for those planning, design, and engagement tasks. We have prepared the following approach and fee range based on the Request for Information, our understanding of the previous planning, design, and engagement efforts, and our experience in working with communities like Ann Arbor to deliver visionary and feasible improvements to the urban environment.

A project of this significance requires an experienced multi-disciplinary team that offers national, regional, and local experience. In response to this specific challenge, we have composed our team of creative Landscape Architects, Urban Designers, Planners, and Engineers to guide the process of planning and designing the centralized civic and public spaces that the community of Ann Arbor envisions. Our engineering partners, Fishbeck, are currently one of the City's preferred engineering consultants and have worked directly with the City of Ann Arbor on a variety of projects. They bring local knowledge of the City and history of the downtown district.

We believe that our firm's legacy as Landscape Architects, Urban Designers, and Planners of high-impact urban places and spaces distinguishes us from others. We listen to our clients and stakeholders to craft creative, responsive, and strategic solutions. We use dynamic and meaningful outreach to solicit input from residents, community leaders, city and technical staff, key local groups and organizations, and potential donors. Our engagement strategies, discussed further in our Project Approach, will seek inclusivity by mixing traditional outreach forums (such as public meetings and workshops), more dynamic, hands-on techniques (such as Mobile Studios and attendance at already scheduled and heavily populated events), as well as online tools for gaining real-time input and collecting crowd sourcing data.

Our solutions are rooted in the intrinsic qualities of each place. We seek an understanding of what makes that place unique and craft appropriate solutions that embrace cultural, economic, and environmental priorities. We are motivated by Ann Arbor's vision of delivering an "Inspired" urban experience for the community, and we are also inspired by the catalytic impact this project will have to the downtown core of Ann Arbor. We will study the fixed elements that serve as the "framework" of the block and spaces within, allowing for comfortable daily use of the block and park while providing flexibility for larger gatherings and events within the downtown area and surrounding businesses. We will explore how the park functionally relates to the existing Ann Arbor District Library Downtown branch, the Kempf House, the Business District, the surrounding street corridors, and the associated planning work of this downtown district. Within our design exploration we will reference other successful projects to spark dialogue, we will sketch preliminary concepts to test their viability, we will prepare captivating renderings to generate enthusiasm, and we will develop strategies for the successful implementation of the vision that we develop together with you.

We are very pleased to have the opportunity to submit our proposal for this project and look forward to the possibility of speaking to you further about the many exciting possibilities it offers.

Sincerely,
MKSK, Inc.



Andy Knight, PLA, ASLA, Principal in Charge
aknight@mkskstudios.com | 502.694.1417





Jefferson Square ReDesign, Louisville, KY

MKSK LANDSCAPE ARCHITECTURE, URBAN DESIGN, PLANNING, PLACEMAKING

Primary Contact

Andy Knight
PLA, ASLA, Principal in Charge
aknight@mkskstudios.com
859.559.7337
4219 Woodward Avenue
Detroit, MI 48201

MKSK is a collective of Planners, Urban Designers, and Landscape Architects, founded in 1990, who are passionate about the interaction between people and place. We work with communities and clients to reimagine, plan, and design dynamic environments for the betterment of all. We are a practice with a network of eight regional metropolitan studios in Ohio, Indiana, Kentucky, Michigan, Florida, South Carolina and Georgia. MKSK approaches planning and design with a clear understanding that each place is unique and has economic, social, environmental, historical, and cultural influences which should be explored through thoughtful, context sensitive design. We help communities and our clients meet the challenges of changing global conditions by addressing resiliency and sustainability.

We shape place to improve lives, and we share our transformational stories and the power of strong planning and design to inspire ourselves, our peers, and the world to work together for the common good.

PASSIONATE ABOUT
PEOPLE & PLACE

2020 MICHIGAN ASSOCIATION OF PLANNING EXCELLENCE AWARD
FOR OUTSTANDING PLANNING PROJECT - URBAN DESIGN

MKSK HAS
PLANNED &
DESIGN OVER
100 COMMUNITY
PARKS



Centennial Commons, Royal Oak, MI

URBAN PARKS – PLANNING & DESIGN EXPERIENCE

MKSK

URBAN PARKS

MKSK leads a creative planning and design process that provides vibrant spaces while accommodating a variety of community and civic uses. MKSK understands that properly programmed, planned and designed parks spaces can be the catalyst for economic investment and redevelopment. Increased access to a downtown's riverfront, revitalizing a neighborhood, trail development to connect multiple communities to regional systems, or revenue-generating community and event facilities that create a local and regional draw—these are the 'spaces' MKSK designs.

With over 70 regional and national design awards we have been recognized by our peers as a leader in our respective fields. More importantly, MKSK is proud of projects that have truly transformed the communities in which we work. MKSK seeks to go beyond "beautiful" to arrive at solutions that provide meaningful sustainable results. Project that are environmental sustainable, socially sustainable and economically sustainable. MKSK projects have become centerpieces and identifying parts of the communities in which they are located – generating civic pride, economic success, and overall enjoyment – making our communities stronger, prominent places to live, work and visit.

There are three elements that are consistent in our firm's approach:

- A focus on quality design and placemaking;
- An inclusive, communication-based approach for coordination of community interests into a common goal; and,
- A strategic approach to implementation that is grounded in reality but innovative in its solutions.

These elements have directly led to renewed investment and improved quality-of-life in the communities in which we have worked. Our planners have the unique ability to work in conjunction with the firm's landscape architecture and urban design studios to bring multidisciplinary expertise, high-quality design, and achievable, real-world solutions to all of its planning and design efforts. This, combined with the firm's focus on high-quality graphic presentations, enhances the ability of the planning studio to effectively communicate and gain consensus on plan concepts, ideas, and strategies. The skills of the firm contribute elements to the process and the plan including 3D graphics and before-and-after renderings. The end results are thoughtful, meaningful and implementable plans that spur action and provide a framework for transformational change.

BICENTENNIAL PARK
DRAWS MORE THAN
1.4 MILLION
VISITORS EVERY YEAR



Scioto Mile & Bicentennial Park, Columbus, OH

DESTINATION PLAY SPACES

MKSK

At MKSK we believe that play is much more than a catalogue structure. It's an opportunity to socialize, engage with nature, recreate, and develop ones imagination. In our experience and research we've found that a naturally inspired playground encourages children to use their imaginations and engage the landscape and structures in their own unique ways. A playscape is more than a composition of play elements. The deliberate integration of topography, plant material, water, and continuous play promotes a concept that encourages independent decision making and interaction. Playscapes should be designed with every child in mind: inclusive play and accessibility are a prime focus. Special attention is given to all children no matter the ability level.

We also strongly believe that playscapes are not only for children, but for the entire community. The experience of observing and participating in play should be timeless and inclusive for children and adults. A visit to the playscape should be comfortable, safe, and engaging, physically and mentally. Seating integrated into the landscape, strategically placed trees for shade in the hot summer months, incorporation of seasonal color, and the use of natural materials are all design strategies that we encourage in each of our projects. We also strive to promote a productive playscape, embracing recreation, inclusive play, social interaction, educational opportunities, sustainable stormwater management, and the development of motor skills for all ages. The promotion of health and wellness is a goal that MKSK incorporates into each and every playscape we design.

MKSK Playscape Goals:

1. Promote a play experience that embraces an audience of all ages.
2. Establish a truly unique playground that will serve as a community Cultural and Recreational destination.
3. Promote an inclusive space, serving children and adults of all ability levels.
4. Integrate play and landscape, promoting the notion of playground in the landscape rather than landscape in the playground.
5. Promote a playground that will serve the communities growing population and projected usage.

The evolution of the playscape has also expanded to include play opportunities for not only children, but for adults as well. We've introduced the term Exerscape to the MKSK design catalogue, promoting ageless health and wellness opportunities. Walking, jogging, climbing, and swinging are a few ingredients that we weave into the landscape, providing an outdoor option for participants to recreate and exercise at their own pace.



COMMUNITY OUTREACH & PUBLIC ENGAGEMENT

MKSK

Community involvement and engagement is a fundamental part of our urban planning and design approach. The success of the public engagement process is a critical step in building understanding, support, and ownership of focus areas that will ultimately lead to effective implementation across time. Our team views the early stages of a planning project as a time for learning and collaboration. It is here that we invite the public and stakeholders to share with us the issues and considerations important within a community. This knowledge, and the relationships built through this process, guides our planning efforts as we develop ideas and strategies to address project issues. The testing of those ideas, through further public engagement, ultimately provides us with a consensus-based direction. Our goal is to form a shared and “living” vision. To reach this goal, we cast a wide net, which often includes residents, business interests, development community members, key stakeholders, elected officials, and public agencies. Opportunities to engage the public can be in the form of traditional open houses, forums, or focus group sessions, or online through web-based meetings, surveys, and via social media platforms. Our public participation toolbox blends traditional methods with fresh approaches adapted to hands-on engagement together with 24-hour community information and dialogue on web-based platforms. Every project and community is unique, so for each we refine an engagement tool kit in close consultation with the Working Group. The more traditional public participation and engagement opportunities incorporated in this process include stakeholder interviews, walking tours, and public meeting visioning workshops. Additional opportunities include:

- Interactive meetings & exhibits
- Pop-up displays
- Dedicated website & social media platforms
- Community mapping - geo locate ideas
- Tactical urbanism
- Youth activities
- DIY Meetings-in-a-Box
- Study area storefront displays and office hours
- Street stalls and kiosks at existing events
- Study area walking/bike tours
- Stakeholder and focus group meetings
- Public workshops and presentations
- Charrettes and visioning

FLEXIBLE & EFFECTIVE METHODS OF ENGAGEMENT

In light of the current COVID-19 outbreak, engagement efforts must be carefully crafted. As necessary, we plan to utilize interactive online software and conferencing platforms to ensure we have the vital conversations and interactions needed to advance this project effectively and appropriately. We have been using these tools effectively over the past several months to great effect for work sessions, stakeholder meetings, and larger community engagement.



PLACEMAKING & PUBLIC ART

MKSK

We work with municipalities, non-profit, cultural and institutional clients to help our communities become vibrant places of destination. MKSK leads a creative planning and design process that provides vibrant spaces while accommodating a variety of community and civic uses. MKSK understands that properly programmed, planned and designed urban spaces can be the catalyst for economic investment and redevelopment. Increased access to a downtown and riverfront, entertainment and cultural institutions, streetscape enhancements and pedestrian connections to connect multiple areas or districts, or revenue-generating community and event facilities that create a local and regional draw—these are the ‘spaces’ MKSK designs. With over 70 regional and national design awards we have been recognized by our peers as a leader in our respective fields. More importantly, MKSK is proud of projects that have truly transformed the communities in which we work. MKSK seeks to go beyond “beautiful” to arrive at solutions that provide meaningful sustainable results. Projects that are environmentally, socially and economically sustainable. MKSK projects have become centerpieces and identifying parts of the communities in which they are located – generating civic pride, economic success, and overall enjoyment – making our communities stronger, prominent places to live, work and visit. MKSK also has extensive experience qualifying, managing, and integrating artists’ work into projects, from pocket parks and gateways to streetscapes and the public realm. Depending upon the scope and nature of the project, members have worked with graphic designers, sculptors, artists, and in-house designers to integrate art, graphics, and sculpture into the public spaces they plan and design.

- 1 Long Street Bridge & Cultural Wall, Columbus, OH
- 2 Van Andel Plaza, Grand Rapids, MI
- 3 Dorrian Green, Columbus, OH
- 4 Livingston Park Cultural Panels, Columbus, OH
- 5 Neil Street Plaza Redesign, Champaign, IL
- 6 Promenade Park, Toledo, OH



Grand Parklet Streetscape, Detroit, MI



CIVIL/STRUCTURAL/MEP, ARCHITECTURE

Primary Contact

Ryan Musch
PE, LEED AP, SITES AP
616.464.3905
rdmusch@fishbeck.com
2001 Commonwealth Blvd
Suite 200,
Ann Arbor, MI 48105

Professional Services Offered

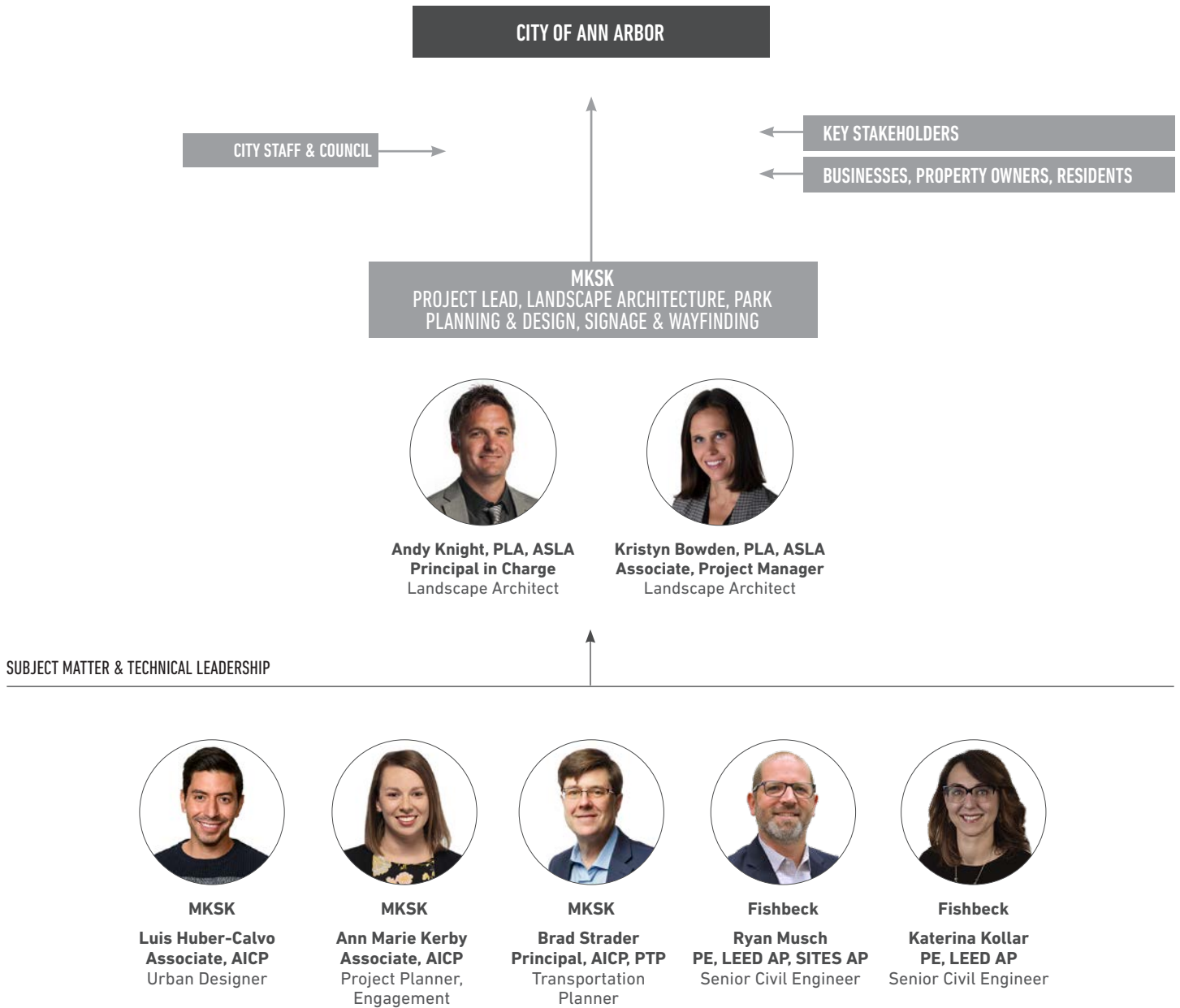
Site Development
Transportation
Surveying
Water Distribution
Water Supply/Treatment
Water Storage
Watershed Management
Wastewater Collection
Wastewater Treatment
GIS/Computer Mapping
Asset Management
Stormwater Management

fishbeck.com

Fishbeck is a professional architectural/engineering, civil engineering, environmental, and construction services consulting firm that serves governmental, educational, healthcare, commercial, industrial, and private clients. Our range of services and integrated project approach provides our clients with specifically suited, innovative designs. We are committed to delivering exceptional service, outstanding technical quality, and establishing long-term client relationships.

Our projects range from small feasibility, planning, and regulatory studies to very large design and construction projects. Our architectural/engineering division has complete building design capabilities with architects and structural, mechanical, and electrical engineers. Our civil engineering division consists of experienced civil engineers, surveyors, stormwater/drainage experts, and landscape architects. The environmental division is a mix of environmental engineers, chemists, biologists, chemical engineers, air quality experts, compliance/regulatory specialists, geologists, hydrogeologists, certified safety professionals, and wetland experts. Our construction division offers construction management and design/build services.

ORGANIZATIONAL CHART



ANDY KNIGHT, PLA, ASLA, PRINCIPAL

PRINCIPAL IN CHARGE, LANDSCAPE ARCHITECT

MKSK



EDUCATION

Master of Landscape Architecture, The Ohio State University
Bachelor of Landscape Architecture, University of Tennessee

REGISTRATION & LICENSES

Registered Landscape Architect, KY, MI, OH

PROFESSIONAL AFFILIATIONS

American Society of Landscape Architects
National Inclusive Play Advisory Board

PROJECT EXPERIENCE

Centennial Commons, Royal Oak, Michigan

MKSK is working with the City of Royal Oak, Downtown Development Authority, and the local community to design and construct a new two-acre "World Class" urban park in the heart of downtown Royal Oak. The new downtown park will serve as a central gathering space for the entire community and will host multiple festivals and events throughout the year.



Lawrenceburg Civic Plaza, Lawrenceburg, Indiana

MKSK worked with the City of Lawrenceburg on the revitalization of 2.5 acres in the heart of their riverfront downtown. MKSK led an effort to deliver a scope from concept to construction and worked closely with City Officials and Key Stakeholders to develop a responsive program and engaging urban space. The conceptual design of this urban plaza integrates the surrounding cityscape into a catalytic destination for the community of Lawrenceburg.



Jefferson Square Redesign, Louisville, Kentucky

MKSK led a multi-disciplinary team for the redesign of Jefferson Square in downtown Louisville, Kentucky. With a history of legacy urban open spaces including a system of Olmsted designed parks and Louisville's award-winning Waterfront Park, the conceptualization and realization of the redesigned Jefferson Square will provide downtown Louisville with a premier urban civic space for daily activity as well as programmed events.



Van Andel Arena Plaza Improvements, Grand Rapids, Michigan

MKSK is currently leading a team of landscape architects and engineers to redesign and construct the main entry plaza and adjacent alley for the 12,000 seat downtown Van Andel Arena. MKSK is crafting a vision that will not only satisfy the project goals of safety and accessibility, but also represent both the plaza and the alley as destinations within the city's growing entertainment district.



EXPERIENCE

As a lead design Principal at MKSK, Andy understands how thought-provoking design adds value to the public realm, and this understanding is incorporated into a team-wide approach toward the design of evocative public space. Andy's project achievements and impactful project leadership results in the creation of public places that embody the character of place while balancing the spectrum of functional, technical, and sustainable principles. Andy is acutely entrenched in the design and implementation of each project and emphasizes the importance of detail in realizing great design. His work collectively includes public realm revitalization initiatives, dynamic and productive landscapes, and vibrant public spaces that promote a diversity of social uses and cultural traditions. Andy has also served as teacher in Landscape Architecture programs at The Ohio State University and the University of Kentucky. Prior to joining MKSK Andy worked for a multidisciplinary large architecture firm working as designer and project manager on various international and award winning projects.

KRISTYN BOWDEN, PLA, ASLA, ASSOCIATE

PROJECT MANAGER, LANDSCAPE ARCHITECT

MKSK



Kristyn is an experienced Landscape Architect with over 15 years experience with the firm and professional experience on a wide range of projects. Kristyn excels at building meaningful relationships with clients and sub-consultants resulting in client satisfaction and successful design. She is involved in all phases of the project from initial planning and design to construction detailing and has experience with sustainable design practices. Her projects often focus on public space design and parks and recreation planning/design.

EDUCATION

Bachelor of Science Landscape Architecture, The Ohio State University

REGISTRATION & LICENSES

Registered Landscape Architect: MI

PROFESSIONAL AFFILIATIONS

Registered Landscape Architect, State of Ohio

LEED Green Associate, U.S. Green Building Council

PROJECT EXPERIENCE

Centennial Commons, Royal Oak, Michigan

MKSK is working with the City of Royal Oak, Downtown Development Authority, and the local community to design and construct a new two-acre "World Class" urban park in the heart of downtown Royal Oak. The new downtown park will serve as a central gathering space for the entire community and will host multiple festivals and events throughout the year.



Dorrian Green, Columbus, Ohio

Dorrian Green is an interactive outdoor extension of the Center of Science and Industry (COSI), with gardens and spaces that extend the educational mission of COSI and compliment other investments made in the Franklinton neighborhood and along the downtown riverfront. The park is built over a 630-car parking garage that serves visitors to COSI and the Veterans Memorial and Museum.



Toledo Civic Center Mall, Toledo, Ohio

The Toledo Civic Center Mall design was developed to establish a cohesive landscape at the heart of Toledo's civic campus. The plan draws from previous a schematic design, focusing on the regional ecology and the existing history of the space. MKSK worked with Toledo MetroParks, the City, and various stakeholders to provide an advanced park plan that addressed functionality, provided educational moments, unified materials and furnishings, improved circulation and connectivity, and captured the essence of the eco-regions.



Van Andel Arena Plaza Improvements, Grand Rapids, Michigan

MKSK is currently leading a team of landscape architects and engineers to redesign and construct the main entry plaza and adjacent alley for the 12,000 seat downtown Van Andel Arena. MKSK is crafting a vision that will not only satisfy the project goals of safety and accessibility, but also represent both the plaza and the alley as destinations within the city's growing entertainment district.



ANN MARIE KERBY, AICP, ASSOCIATE

PROJECT PLANNER, ENGAGEMENT

MKSK



EDUCATION

Bachelor of Urban and Regional Planning, Michigan State University

REGISTRATION & LICENSES

Certified Planner, American Planning Association

PROFESSIONAL AFFILIATIONS

American Planning Association
Urban Land Institute

PROJECT EXPERIENCE

Centennial Commons, Royal Oak, Michigan

MKSK is working with the City of Royal Oak, Downtown Development Authority, and the local community to design and construct a new two-acre "World Class" urban park in the heart of downtown Royal Oak. The new downtown park will serve as a central gathering space for the entire community and will host multiple festivals and events throughout the year.



Royal Oak Township Activation Strategy, Royal Oak, Michigan

Royal Oak Township partnered with MKSK to create an activation strategy that focuses on specific sites in the Township that are strong candidates for redevelopment. The focus of the Activation Strategy is to develop a set of action-oriented recommendations that encourages redevelopment in two areas: the "Key Site Area" which includes the former school property, the existing recreation center, and vacant park area; and a Residential area consisting of 136 vacant residential lots.



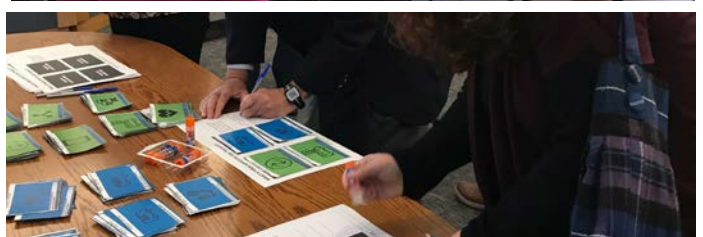
Novi Special Zoning Districts, Novi, Michigan

This project focuses on the creation of new zoning districts to define proposed uses and design standards for two key areas in the City, Pavilion Shore Village and City West, to implement the 2016 Master Plan's vision for walkable and enhanced mixed-use redevelopment opportunities. This process has involved the facilitation of a public workshop to engage the surrounding community and interviews with property owners and stakeholders.



Livingston County Transit Master Plan, Livingston County, Michigan

This plan will help determine priorities and the overall direction of the future transit system in Livingston County. Ann Marie has led the public engagement efforts throughout the planning process, developing creative workshop activities and materials, creating an online survey to get feedback on transportation goals and actions, and coordinating with stakeholder focus groups to determine transit priorities and solutions.



LUIS HUBER-CALVO, AICP, ASSOCIATE

URBAN DESIGNER



EDUCATION

Master of Urban Planning, University of Louisville
Bachelor of Architecture, Kennesaw State University

REGISTRATION & LICENSES

Certified Planner, American Planning Association

PROFESSIONAL AFFILIATIONS

American Planning Association
Congress for the New Urbanism

PROJECT EXPERIENCE

Jefferson Square Redesign, Louisville, Kentucky

MKSK led a multi-disciplinary team for the redesign of Jefferson Square in downtown Louisville, Kentucky. With a history of legacy urban open spaces including a system of Olmsted designed parks and Louisville's award-winning Waterfront Park, the conceptualization and realization of the redesigned Jefferson Square will provide downtown Louisville with a premier urban civic space for daily activity as well as programmed events.

Unity Park, Greenville, South Carolina

MKSK provided for the City of Greenville an action-oriented plan to create great public spaces and align the trajectory of future development with the goals of the community. Core components of the plan included a signature city park, affordable housing strategy, and form-based code.

Waterfront Park PH IV, Louisville, Kentucky

In partnership with the Louisville Downtown Partnership, MKSK worked to develop a strategy vision for Downtown Louisville. The resulting plan developed a riverfront concept that reclaims 22 acres of industrial riverfront property and creates a unified Riverwalk and urban park that connects the riverfront to downtown.

Woodbridge Neighborhood Design Guidelines, Detroit, Michigan

MKSK led a multi-disciplinary team of Landscape Architects, Planners, Urban Designers, Architects, and Market Advisors to prepare neighborhood design guidelines and standards that will influence future development and improvements in the near-term. The MKSK team developed a series of neighborhood scale context diagrams that document and investigate the existing conditions of infrastructure and land use that compose this historic urban neighborhood downtown Detroit.

MKSK

Luis is an urban planner who specializes in translating intricate and complex planning issues to a general audience through verbal, written, and graphic communication. He uses his understanding of building form and his background in architectural design to provide a well-rounded approach to urban planning and design. As an advocate of community-driven planning, Luis emphasizes the use of creative public engagement tools to reach consensus among residents, stakeholders, and cities. Luis strives to generate planning documents and graphics that both educate and inspire and that are consistent with a community's goals and values. He has worked in several downtown plans for cities of variable sizes across the Midwest and has overseen planning projects that range from the site-specific to the regional level. Luis finds his inspiration from the richness in the diversity of urban neighborhoods and the people that continue to make them vibrant and exciting places to live.



BRAD STRADER, AICP, PTP, PRINCIPAL

TRANSPORTATION PLANNER



EDUCATION

Bachelor of Urban Planning, Michigan State University

REGISTRATION & LICENSES

Certified Planner, American Planning Association
Fellow, Institute of Transportation Engineers (FITE)
ITE Certified Professional Transportation Planner (PTP)

PROFESSIONAL AFFILIATIONS

American Planning Association
Institute of Transportation Engineers

PROJECT EXPERIENCE

Ann Arbor Transportation Plan, Ann Arbor, Michigan

MKSK worked with the City of Ann Arbor to manage the existing transportation system. A key focus was integrating land use with transportation with an eye toward a reduction in the number and length of auto trips. Key components included land use changes to support rapid transit corridors, and a non-motorized system that appeals to all types of bicycle users.

Downtown Transportation & Parking Study, Traverse City, Michigan

This study identifies opportunities to relieve parking strain and improve circulation downtown. MKSK is collecting data, performing counts, leading the stakeholder engagement process, and analyzing solutions to develop a plan that will help the City prosper during the on and off seasons for tourism.

Michigan Street Corridor Plan, Grand Rapids, Michigan

Grand Rapids obtained public and private funding to develop a comprehensive plan for the "Medical Mile" entry into the downtown. The plan included interchange and intersection redesign, emphasis on pedestrian travel, a new separated bikeway, rapid transit, and TDM strategies. A Business Improvement District and new form-based code were established.

Michigan Street Corridor Plan Workshops, Grand Rapids, Michigan

The process for this land use and multi-modal transportation plan for the "Medical Mile" included an elaborate engagement process of focus groups, web-based publicity and walking tours. A "Quality of Life" game based on the Game of Life allowed participants to capture preferred corridor experiences.

OTHER ANN ARBOR PROJECTS?

MKSK

Brad has more than 35-years-experience linking transportation with land use and community character. He has been involved in over 200 transportation projects ranging from thoroughfare plans to corridor plans, interchange studies, and street redesigns. Over 90% of his clients have selected him again for additional projects. A number of his transportation projects have been featured in articles and selected for awards for their innovation and community engagement.

Brad began his career in Grand Rapids. He has been involved in a dozen corridor plans, The Rapids Transit Master Plan, Silver Line and downtown streetcar study. His resume includes several projects working with the three cities, as well as institutions and developers in Metro Grand Rapids. Brad is often sought as an instructor on a variety of topics by transportation, planning, and other groups in Michigan and nationally. He has been engaged as an active member of TRB and ITE committees that have crafted best practice manuals and webinars, including corridor and TOD planning. He is also involved in the ITE Technology and Smart Cities Task Force. Additionally, he co-authored the statewide training program for the Michigan Complete Streets Coalition and is an advisor to the MEDC's Redevelopment Ready Community program.



RYAN MUSCH, PE, LEED AP, SITES AP

SENIOR CIVIL ENGINEER



EDUCATION

Master of Business Administration, Grand Valley State University
Bachelor of Civil Engineering, Calvin College

REGISTRATION & LICENSES

Professional Engineer — Michigan, Indiana
LEED Accredited Professional
SITES Accredited Professional

PROFESSIONAL AFFILIATIONS

Green Building Certification Institute
US Green Building Council/West Michigan Chapter
Society for College and University Planning
National Council of Examiners for Engineering and Surveying

KATERINA KOLLAR, PE, LEED AP

SENIOR CIVIL ENGINEER



EDUCATION

Master of Civil Engineering, Wayne State University
Bachelor of Civil Engineering, Slovak Technical University

REGISTRATION & LICENSES

Professional Engineer, Michigan

PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers
Wayne State University Alumni Association
International Council of Shopping Centers



Ryan is a senior civil engineer with project manager and design experience in site/civil design, marketing, due diligence studies, underground utility design, and sustainable/LEED projects. He has provided site analysis, planning, and design for university, commercial, and residential projects. He has designed and conducted construction inspection services for stormwater detention facilities, storm sewers, sanitary sewers, and water main pipe systems. Ryan also has experience in construction staking, topographic surveys, as-built surveys, and ALTA surveys.

PROJECT EXPERIENCE

Whitney Macomb Township Park, Macomb Township, Michigan

New park with recreation areas for soccer, tennis, and pickle ball; dog park; splash pad; playground; and pavilions. Site design included new driveways, entry roads, parking, and pathways through the park's woods and wetland areas.

City Of Sturgis, Michigan Memorial Park

Prepared engineering review package for a sustainable stormwater demonstration project for a Section 319 implementation grant. Also prepared construction documents including site layout, stormwater, and grading design.

Law Quad Utility Improvements, University of Michigan, Ann Arbor, Michigan

Civil engineering and project management for multidiscipline team for utility and stormwater management improvements to the Law Quad.



Katerina has experience in land development, planning, engineering design, and construction management for residential and commercial development projects. She is proficient in AutoCAD with Land Desktop and Civil 3D, as well as various spreadsheet and word processing software. Katerina has been a project designer and manager and worked with many clients on a variety of private site development projects including commercial, industrial, and residential. She has been responsible for client and community relations, site development, utility design, municipal approvals, permitting, and construction oversight. As a program manager, Katerina has also worked with states, Native American Indian tribes, local governments, and other non-federal entities in the preparation of comprehensive plans for the development, utilization, and conservation of water and related land resources.

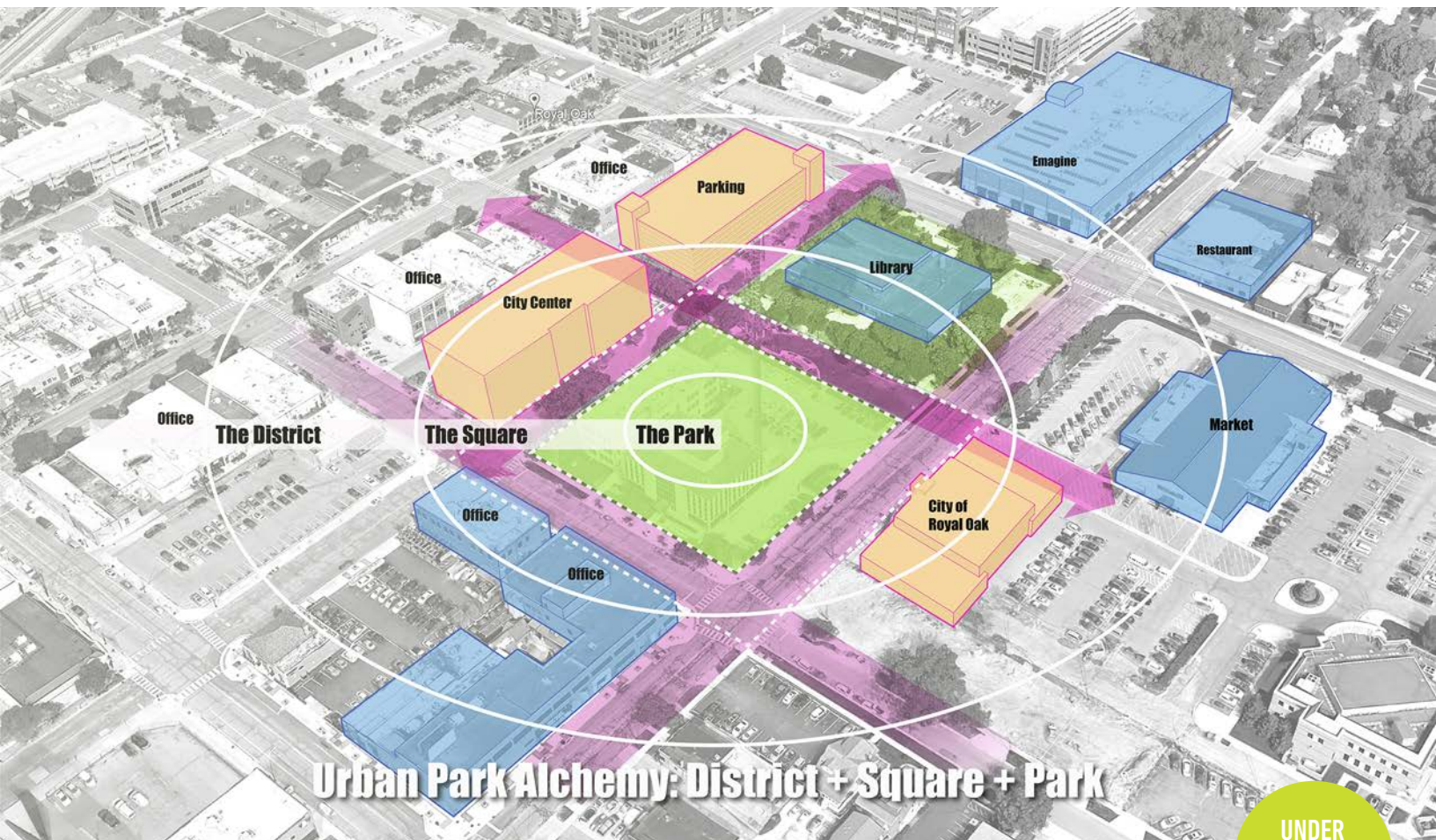
PROJECT EXPERIENCE

North Center Research Campus NCRC, University of Michigan, Ann Arbor, Michigan

Project manager and design engineer for ring road and multiple parking lots reconstruction. Reviewed options for ring road reconstruction, expansion of parking lots and stormwater management improvements. Roadway design elements included design and check of horizontal and vertical alignments, development of typical sections, drainage design, and municipal and private utility coordination and design. Prepared construction documents and performed construction administration for grading, utilities, access, signage, lighting, and landscaping.



INDIANA STATEHOUSE BICENTENNIAL PARK, INDIANAPOLIS, IN_MKSK



Urban Park Alchemy: District + Square + Park

Centennial Commons, Royal Oak, MI

UNDER
CONSTRUCTION
2021

MKSK CENTENNIAL COMMONS

ROYAL OAK, MICHIGAN

REFERENCE

City of Royal Oak
Judy Davids
Community Engagement Specialist
248.246.3201
Judyd@romi.gov

OUTCOMES

2020 Michigan Association of
Planning Excellence Award for
Outstanding Planning Project -
Urban Design

MKSK is working with the City of Royal Oak, Downtown Development Authority, and the local community to design and construct a new two-acre "World Class" urban park in the heart of downtown Royal Oak. Located nearly 10 miles from downtown Detroit, the new downtown park will serve as a central gathering space for the entire community and will host multiple festivals and events throughout the year. With immediate adjacency to the Royal Oak Downtown Library, Farmer's Market, and the new City Center development, this new downtown park will also serve as a daily destination for local residents and workers to engage with nature and take a few moments of respite during the weekly grind.

MKSK engaged the public and a local task force to develop three distinct concept design alternatives exploring a variety of programmatic relationships and overall design framework. Our planning and design team prepared multiple diagrams, plan renderings, and 3D models to illustrate the design intent and better inform the public and client for input and feedback.





CENTENNIAL COMMONS, ROYAL OAK, MI_MKSK



MKSK VAN ANDEL ARENA PLAZA IMPROVEMENTS

GRAND RAPIDS, MICHIGAN

REFERENCE

Downtown Grand Rapids, Inc.
Mark Miller
AIA, AICP, Managing Director
616.719.4610
mmiller@downtowngr.org

OUTCOMES

2019 KYASLA Merit Award

MKSK is currently leading a team of landscape architects and engineers to redesign and construct the main entry plaza and adjacent alley for the 12,000 seat downtown Van Andel Arena. Located in the heart of downtown Grand Rapids, Van Andel Arena serves as the major entertainment and sports venue in the region, and the surrounding district is experiencing a growth in development with new bars, nightlife, and multi-story mixed-use developments. Working closely with Downtown Grand Rapids Inc., MKSK is crafting a vision that will not only satisfy the project goals of safety and accessibility, but also represent both the plaza and the alley as destinations within the city's growing entertainment district. Recommending both short-term and long-term improvements, the plaza and alley will transform the district's public realm into a beautiful and sustainable landscape, design with the flexibility and comfort to serve both daily, event, and seasonal activity and programming.





CENTENNIAL COMMONS, ROYAL OAK, MI_MKSK

AWARDS

2020 INASLA Merit Award
 2019 OCASLA Merit Award
 2019 KY ASLA Honor Award



Lawrenceburg Civic Plaza, Lawrenceburg, IN

MKSK LAWRENCEBURG CIVIC PLAZA

LAWRENCEBURG, INDIANA

REFERENCE

City of Lawrenceburg
 Kelly Mollaun, Mayor
 812.532.3500

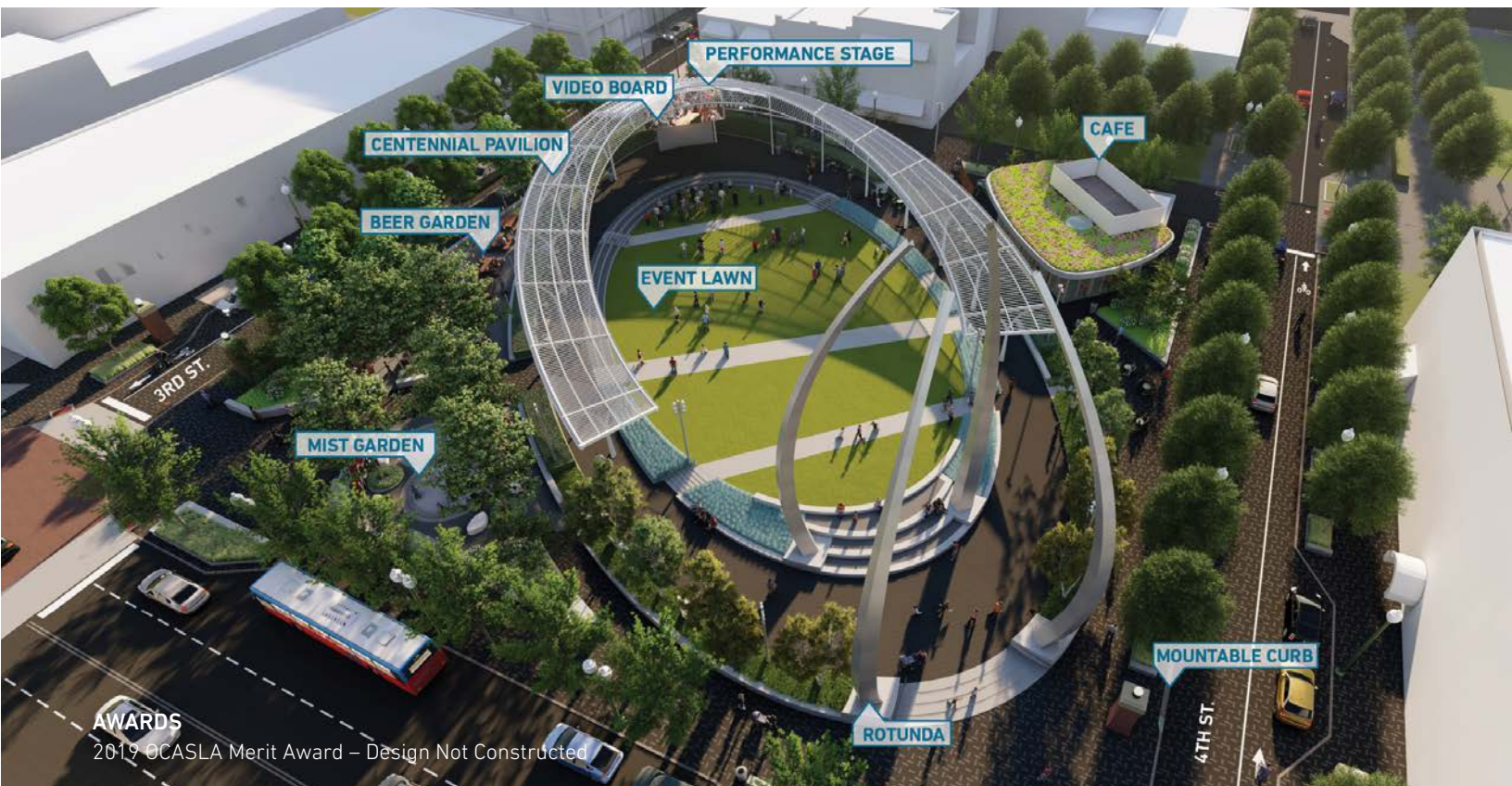
Serving as the design and planning lead, MKSK is currently working with the City of Lawrenceburg on the revitalization of 2.5 acres in the heart of their riverfront downtown. MKSK is leading an effort to deliver a scope from concept to construction and working closely with City Officials and Key Stakeholders to develop a responsive program and engaging urban space. The conceptual design of this urban plaza integrates the surrounding cityscape into a catalytic destination for the community of Lawrenceburg. Informed by a comprehensive community engagement process, the park serves the needs of the public and envisions redevelopment opportunities of the surrounding land parcels. Design inspiration for the space is derived from the braiding waters of the Ohio River and the flowing soundwaves of the existing concert series that has reintroduced downtown to the surrounding neighborhoods. Narrowed walkable streets are lined with patterned paving and plantings that create a permeable edge to the plaza, carving out space for viewing performances, picnicking, kite flying and passive recreation. Amenities include a pavilion that integrates into the overall site design, a series of water features that transition from a sheeting table of water to a band of interactive pop up jets, perimeter cafes for dining and observing, playscape, food truck alley, event/accent lighting, and sculpted planters with integrated seatwalls. The park is expected to fill a critical need in the city's existing public open space, promote development of the entertainment district, and become a regional destination as an outdoor entertainment venue.



LAWRENCEBURG CIVIC PLAZA, LAWRENCEBURG, IN_MKSK



LAWRENCEBURG CIVIC PLAZA, LAWRENCEBURG, IN_MKSK



Canton Centennial Plaza, Canton, OH

MKSK CANTON CENTENNIAL PLAZA

CANTON, OHIO

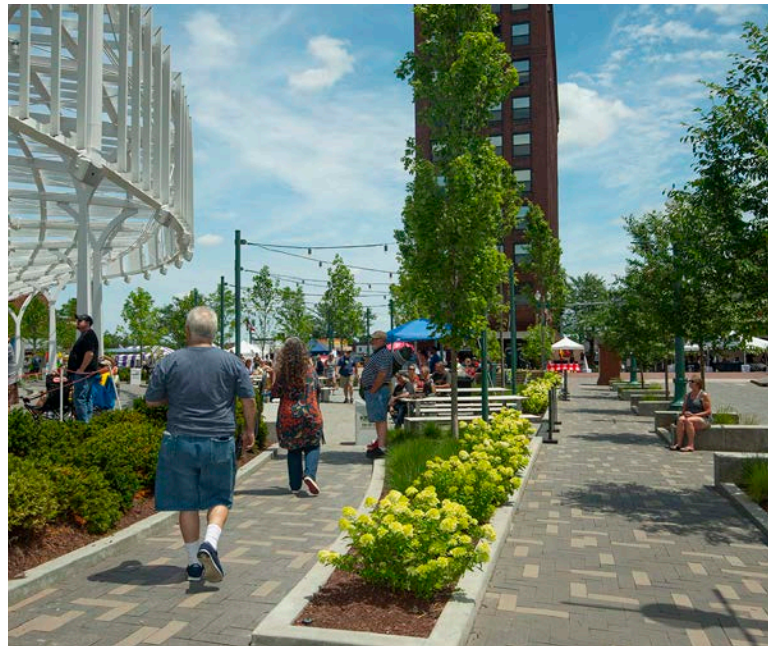
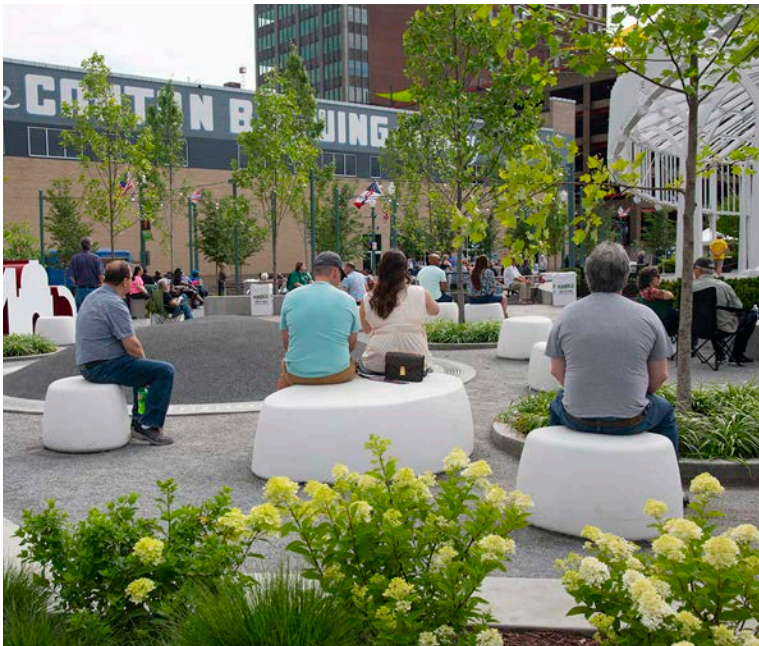
REFERENCE

Downtown Canton SID
Michael P. Gill
330.458.2090

mikeg@cantonchamber.org

Beginning in 2014 with several completed projects (including Pro Football Hall of Fame and Village), the City of Canton has generated tremendous momentum by creating new commercial activity, residential growth, and entertainment experiences. However, investment in a central public space had not occurred. The Canton Centennial Plaza project is that investment, establishing a central green space for the community and a regional destination for visitors. The project is an important building block in creating a vibrant downtown with the ability to generate day-to-day activities and host major events. It will serve as the “city square” for the entire community and provide for a memorable landmark for all visitors.

The design process focused on utilizing the history and character of the existing site. Market Avenue serves as the plaza’s front door, with major gateways established at the intersections of 3rd and 4th Streets. Anchoring the design is a simple yet elegant steel structure called the Centennial Pavilion with an event lawn for approximately 5,000 guests, an integrated stage component, accent LED lighting, a high definition video screen and audio/ WIFI system. On axis with the pavilion is the iconic 65’ tall stainless-steel Rotunda sculpture. Inspired by the rotunda of the original Hall of Fame building, the new Rotunda sculpture gracefully suggests that of a football, establishes a space and is a memorable landmark. Other amenities include a café / restroom building with a green roof, an interactive mist garden, a social garden, and a variety of other themed garden experiences. A diverse planting palette was established to reinforce the City’s desire for an iconic space, while providing 4-season use. Further, in order to build on the already strong sense of community and identity, the design team utilized materials commonly found in Canton including locally sourced brick, stone, and metal.







Neil Street Plaza Placemaking Plan, Champaign, IL

MKSK NEIL STREET PLAZA PLACEMAKING PLAN

CHAMPAIGN, ILLINOIS

REFERENCE

City of Champaign
Lacey Rains Lowe
Senior Planner
217.403.8800

lacey.rains@ci.champaign.il.us

Champaign has experienced a dramatic transformation in the downtown area particularly in the last fifteen years, with dedicated public investments in infrastructure, renovated historic buildings, and new infill projects, revitalizing the area as a lively destination for dining and entertainment. Beginning with the 2006 Downtown Plan, the idea of a public plaza, in the heart of downtown.

The City of Champaign partnered with MKSK to explore the possibilities of a new urban space for the downtown core. The future Neil Street Plaza, currently a surface parking lot, is perfectly positioned as the "Heart of Downtown" to become a dynamic space attracting a diverse range of visitors throughout all seasons.

The project included a series of hands-on public engagement events encouraging attendees to participate in the planning process and share their thoughts for the civic space. The events have provided participants with the opportunity to learn about the project, view photos of and provided feedback on potential plaza elements—such as a skating rink, dynamic play areas, water features, lawns, performance zones, and more. The initial event drew over 150 city members, local business owners, and neighborhood residents to understand their preferences for this exciting new urban space.





NEIL STREET PLAZA PLACEMAKING PLAN, CHAMPAIGN, IL_MKSK

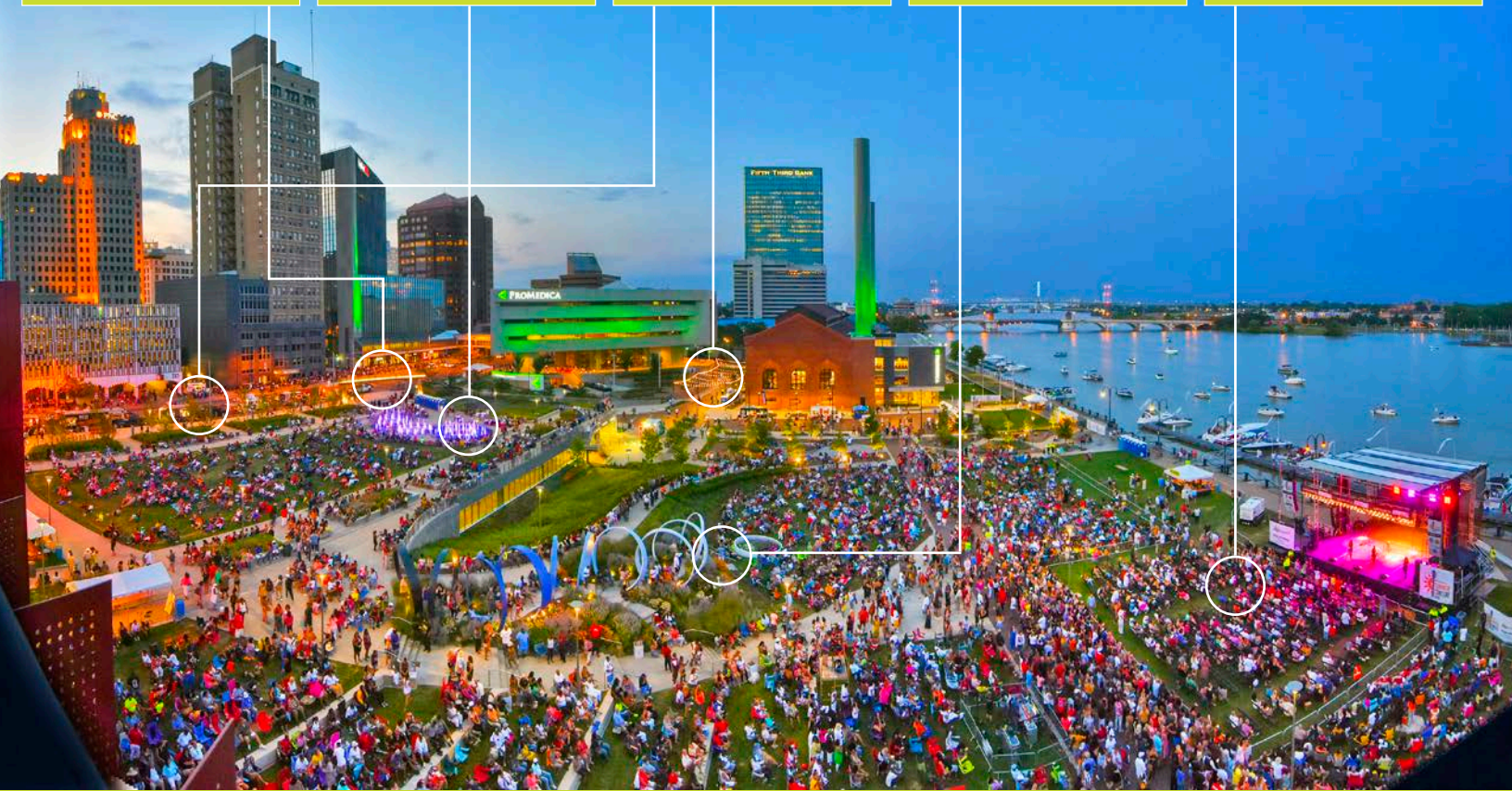
GATEWAY IMPROVEMENTS

DESTINATION PLAY SPLASHPAD

STREETSCAPE IMPROVEMENTS

INTEGRATION OF PUBLIC ART

AMPHITHEATER & EVENT LAWN



Promenade Park, Toledo, OH

MKSK PROMENADE PARK

TOLEDO, OHIO

REFERENCE

ProMedica
Robin Whitney
Chief Strategic Planning
567.585.8120
Robin.Whitney@ProMedica.org

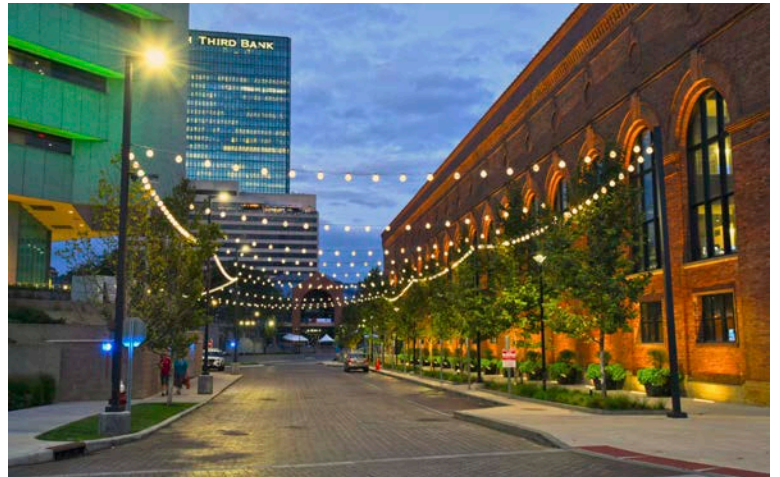
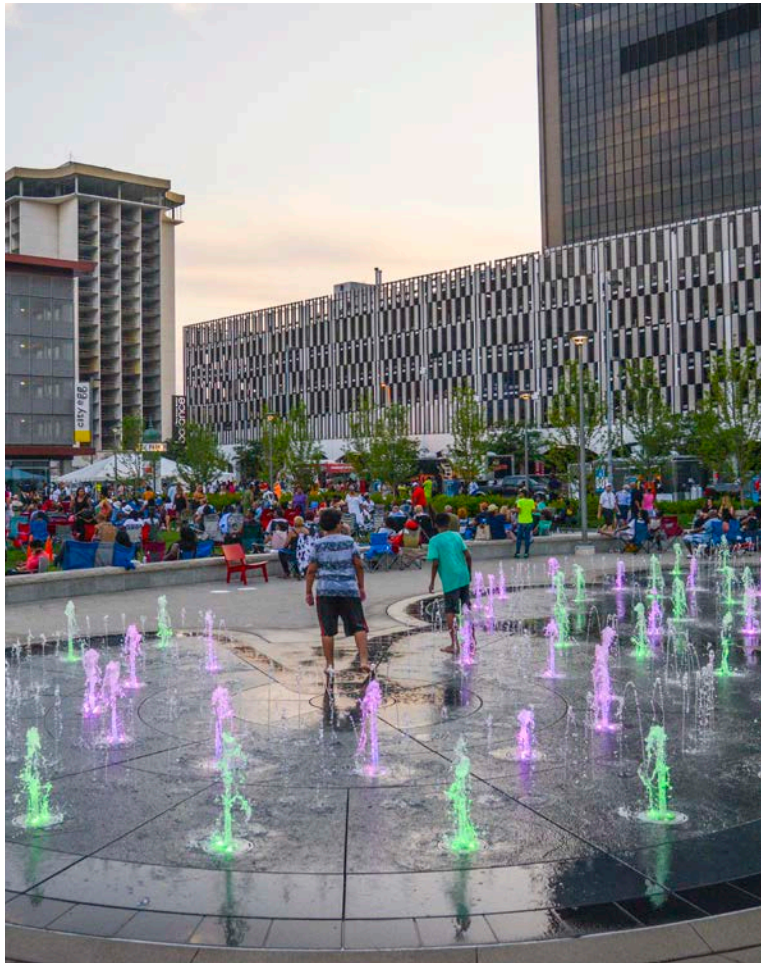
OUTCOMES

2020 APA-OH Great Places in Ohio

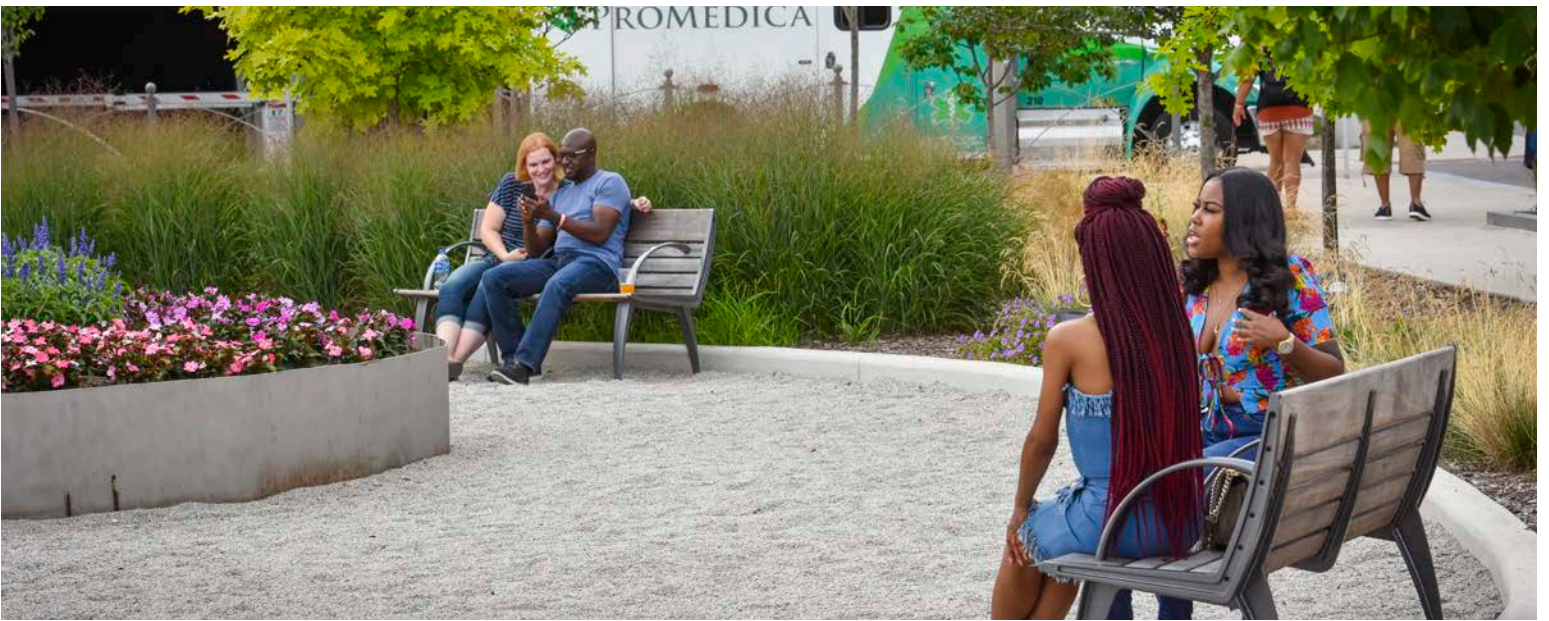
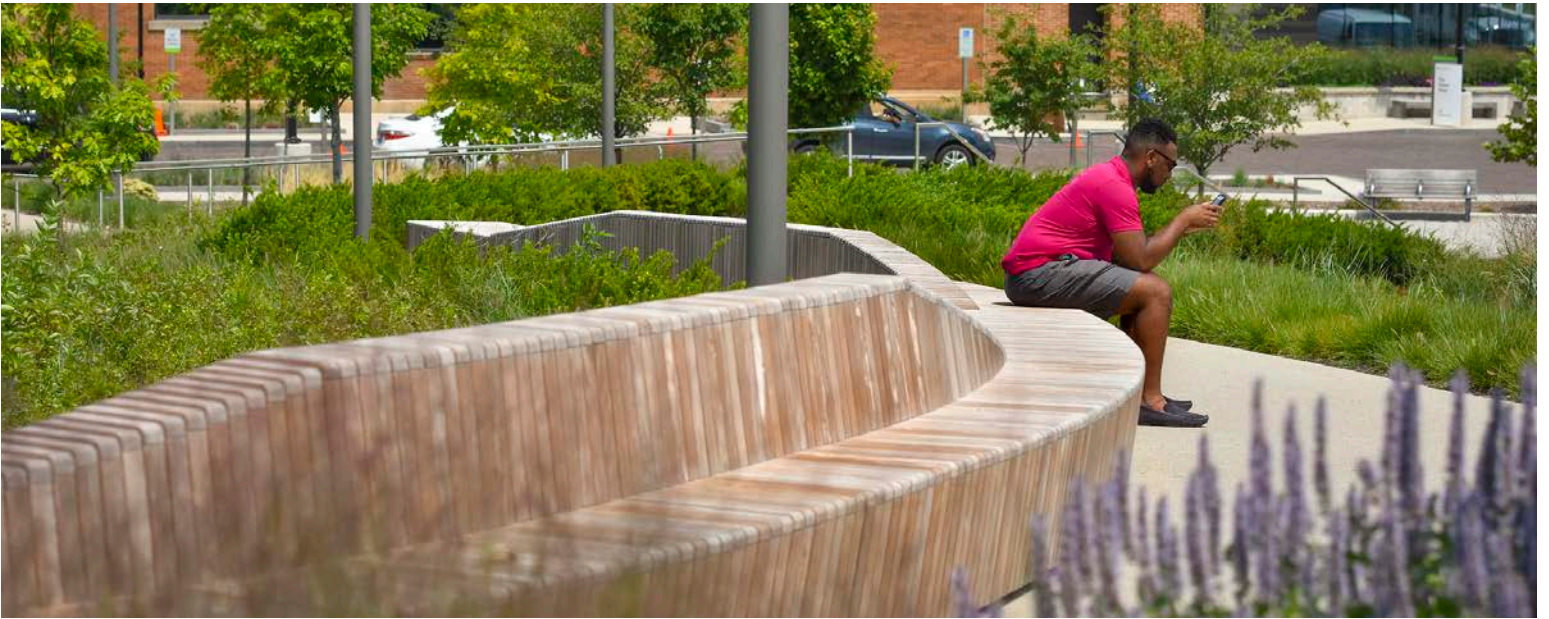
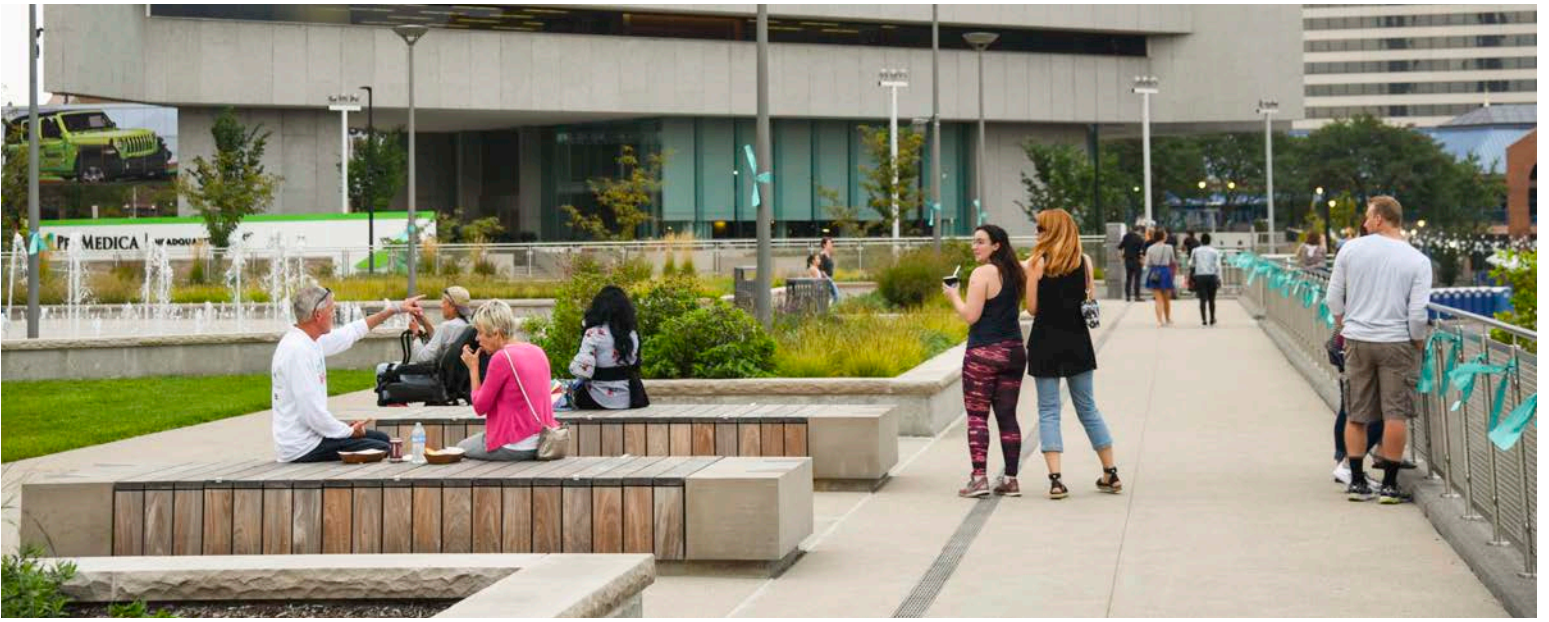
Located along the Maumee River, the ProMedica Campus is home to Promenade Park often considered Toledo's "front lawn". The ProMedica Campus is the first step in the redevelopment of downtown Toledo's urban waterfront and will be a catalyst for economic development and revitalization in the downtown area. The Campus features two renovated office buildings with unique history and a parking garage featuring a green roof and interactive fountain. Site improvements were designed to enhance the existing structures while maintaining much of the original historic site materials including canal stone, brutalist site walls, and reused building materials. Pedestrian environments were designed to provide employees passive relaxation areas such as the entry fountain terrace and outdoor dining area and improve connectivity to the downtown district and waterfront.

A key component of the site improvements was doubling the size of the park by raising the adjacent streetscape to meet the existing site and sloping the site from North Summit Street to the river. The one-acre roof deck over a single-story parking structure provided the opportunity to raise the site grade to street level and create space for an interactive fountain with pop jets and light animation, while integrating an open lawn for enjoying the multimedia display screen mounted on an adjacent multi-story garage. The lower level park provides access to the Maumee River Promenade and features a concert lawn, food truck path, integrated public sculpture, feature identification signs, fire pit, seating benches, and new pedestrian walkways.

MKSK, in conjunction with HKS Architects, developed the Master Plan for the Campus and was engaged as Landscape Architect for design through documentation for the Campus and new Promenade Park which opened in September 2017.



PROMENADE PARK, TOLEDO, OH



PROMENADE PARK, TOLEDO, OH



Michael B. Coleman Government Center, Columbus, OH

MKSK MICHAEL B. COLEMAN GOVERNMENT CENTER COLUMBUS, OHIO

REFERENCE

City of Columbus
John Hanson
614.419.2990
jjhanson@columbus.gov

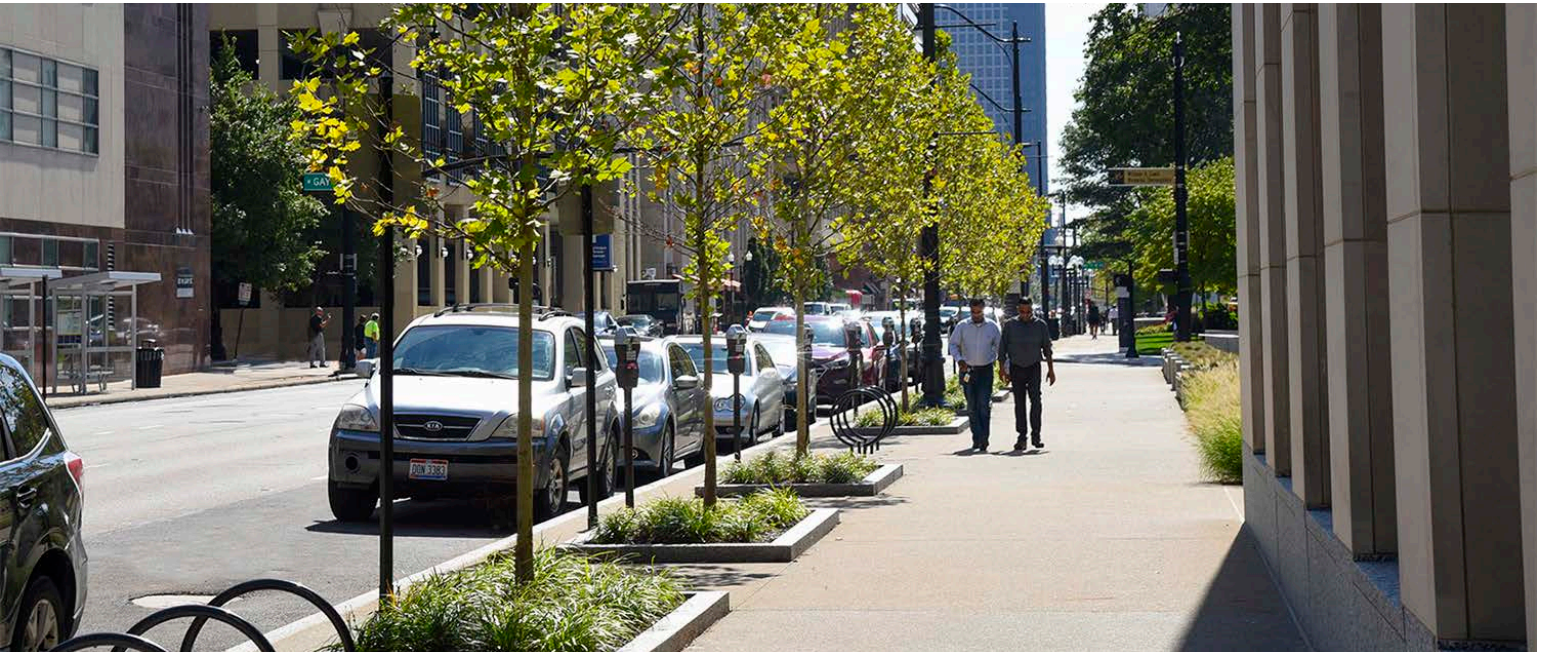
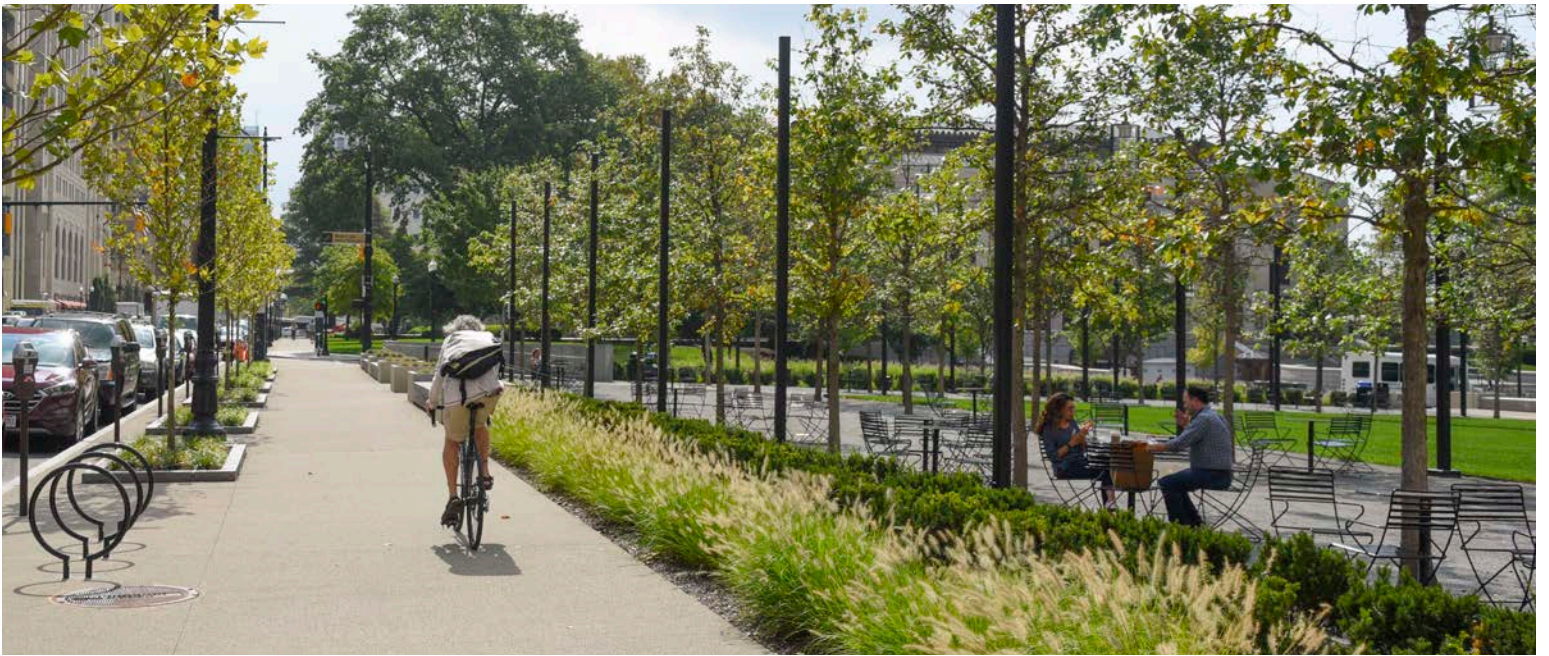
OUTCOMES

LEED Silver certified
2019 Harrison W. Smith Award,
Columbus Downtown Commission
2019 Columbus Landmarks
Foundation James B. Recchie
Design Award

MKSK was the Landscape Architect for the design and construction of the new Michael B. Coleman Government Center located at Front and Long Streets and the adjacent public park, City Hall Commons. The project completes the vision of the Municipal Campus Master Plan by creating a well-defined campus that establishes a common landscape character and enhances the campus's sense of place.

The City of Columbus desired to create a cohesive campus through the use of consistent materials and furnishings, provide strong connectivity between individual buildings, maintain site security throughout, and plan for possible future building expansion. The new Michael B. Coleman Government Center advances the first phases of campus improvements—with the transformation of the 77 N. Front Street city office building to the west and site security/ access improvements to City Hall to the south—with the continuation and expansion of pedestrian circulation, a new campus green, wayfinding signage, lighting, and streetscape enhancements. Pedestrian and vehicular access/service requirements, stormwater treatment, and an intensive greenroof were also achieved in the design of the new building and surrounding campus.

The new Coleman Government Center unifies the Municipal Campus and through the Commons, creates a much needed landscape amenity for the citizens of Columbus. MKSK worked in collaboration with DesignGroup and Schooley Caldwell Associates. MKSK also completed the planning and design of a pedestrian wayfinding sign program for the campus and building location signage.



MICHAEL B. COLEMAN GOVERNMENT CENTER, COLUMBUS, OH_MKSK



Bicentennial Park, Columbus, OH

MKSK BICENTENNIAL PARK

COLUMBUS, OHIO

REFERENCE

Columbus Downtown
Development Corporation
Guy Worley, CEO
614.545.4700

AWARDS

2017 ULI Columbus Community
Impact Award
2016 American Planning
Association National Planning
Excellence Award for
Implementation
2014 ULI Open Space Award
Finalist
2012 International Downtown
Association Pinnacle Award for
Public Space; 2012 Recchie Design
Award
2011 Harrison W. Smith Award;
2011 OCASLA Award of Excellence;
2011 OPRA Award of Excellence
2011 Capital Crossroads SID
Outstanding Aesthetic Contribution

MKSK led the master plan and implementation of Bicentennial Park, one of the most popular Downtown Columbus destinations. This riverfront park features a new 200-seat restaurant, amphitheater and event lawn, rose garden, and interactive fountain. Designed to enhance downtown arts and cultural experiences, Bicentennial Park performance pavilion hosts free music, dance and theatrical performances presented by the Recreation and Parks Department, as well as offer revenue generating opportunities for other community events. The amphitheater and event lawn are used for weekend activities and events, movies in the park, and concerts. The park has been revitalized into downtown destination that draws more than 1.4 million visitors annually for festivals and events such as Columbus Arts Festival and Red, White & Boom.

The American Electric Power Foundation Fountain is the centerpiece of Bicentennial Park. The stunning 15,000 square-foot fountain has more than 1,000 jets of water that take on a multitude of forms and shapes. The fountain has interactive features with access for children of all ages, as well as a 75-foot towering jet of water. At night the fountain experience is enhanced by unique lighting and fog effects that form a backdrop for artistic light projections. Seven and a half acres of stormwater quality credits generated by on-site bioswales can be applied to adjacent downtown development sites.

Top 15
'WORLD'S MOST
SPECTACULAR
FOUNTAINS'
by CNN Travel





COLUMBUS RIVERFRONT: BICENTENNIAL PARK, COLUMBUS, OH



COLUMBUS RIVERFRONT: BICENTENNIAL PARK, COLUMBUS, OH



6.5 ACRES
OF RECLAIMED LAND
& PARKSPACE

7 UNIQUE
GARDENS & ACTIVITY
AREAS FOR ALL AGES &
ABILITIES

PARK & ALL PUBLIC
SPACES ARE
ADA
ACCESSIBLE

Dorrian Green, Columbus, OH

MKSK DORRIAN GREEN

COLUMBUS, OHIO

REFERENCE

Columbus Downtown
Development Corporation
Guy Worley, CEO
614.545.4700
gworley@downtowncolumbus.com

OUTCOMES

2019 ULI Global Awards for
Excellence-Scioto Peninsula
Cultural District; 2018 OCASLA
Award of Merit; 2018 INASLA
Award of Excellence; 2018 OPRA
Awards of Excellence, 3rd Place –
\$2.5M and Up

In 2012, the Columbus Downtown Development Corporation led a process to create a strategic land use plan for the Scioto Peninsula. This master plan was presented to the public in August 2013. Representing almost 100 stakeholder meetings and more than 450 public comments, the Master Plan included concepts for a new veterans memorial and museum, development of over 1,000 residential units, and a complementary park and retail space. With construction of the National Veterans Memorial and Museum and completion of the new riverfront park, the implementation of the master plan and redevelopment along the Scioto Peninsula continues to move forward.

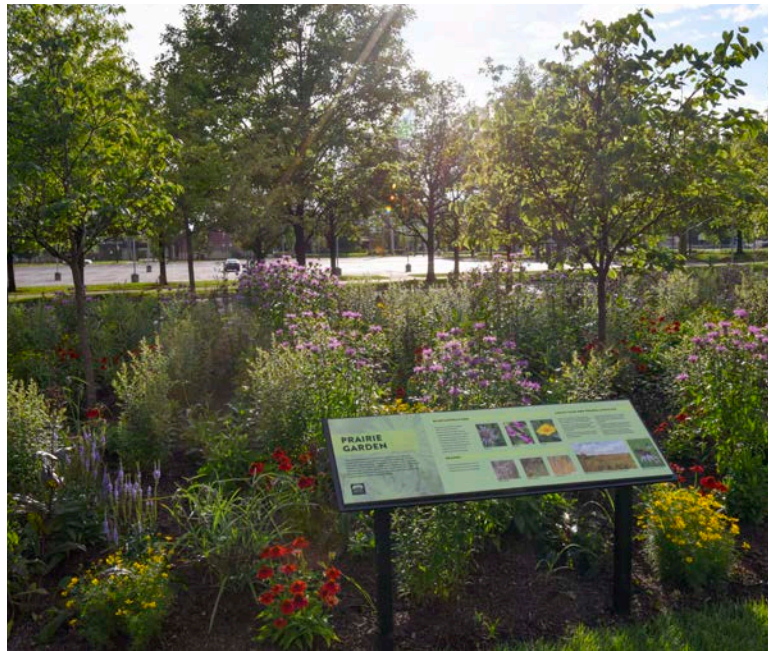
Completed in the fall of 2017, Dorrian Green is an interactive outdoor extension of the Center of Science and Industry (COSI), with gardens and spaces that extend the educational mission of COSI and compliment other investments made in the Franklinton neighborhood and along the downtown riverfront. The park is built over a 630-car parking garage that will serve visitors to COSI and the new Veterans Memorial and Museum. MKSK was the Landscape Architect on the multidisciplinary Design-Build team led by Corna-Kokosing Construction.

In addition to play areas for children and adults, amenities include a Sensory Garden, Reading Garden, Butterfly and Pollinator Garden, and Prairie Garden consisting of plants native to central Ohio. The Fountain Plaza is anchored by an interactive fountain and flanked by two open-air pavilions and flowering cherry tree groves. The northwest and southwest entrances feature salvaged limestone structures from the historic Central High School Stadium that once occupied the site, and the relocation of a kinetic sculpture, titled "The Spectrum Tree", celebrates Isaac Newton's discovery that sunlight contains the entire spectrum of colors.

DORRIAN GREEN, COLUMBUS, OH_MKSK



DORRIAN GREEN, COLUMBUS, OH_MKS





Riverside Crossing Park, Dublin, OH

UNDER
CONSTRUCTION
2021

MKSK RIVERSIDE CROSSING PARK

DUBLIN, OHIO

REFERENCE

City of Dublin
Matthew Earman, Parks Director
614.410.4568
mearman@dublin.oh.us

Shawn Krawetzki, Landscape
Architect
614.410.4707
skawetzki@dublin.oh.us

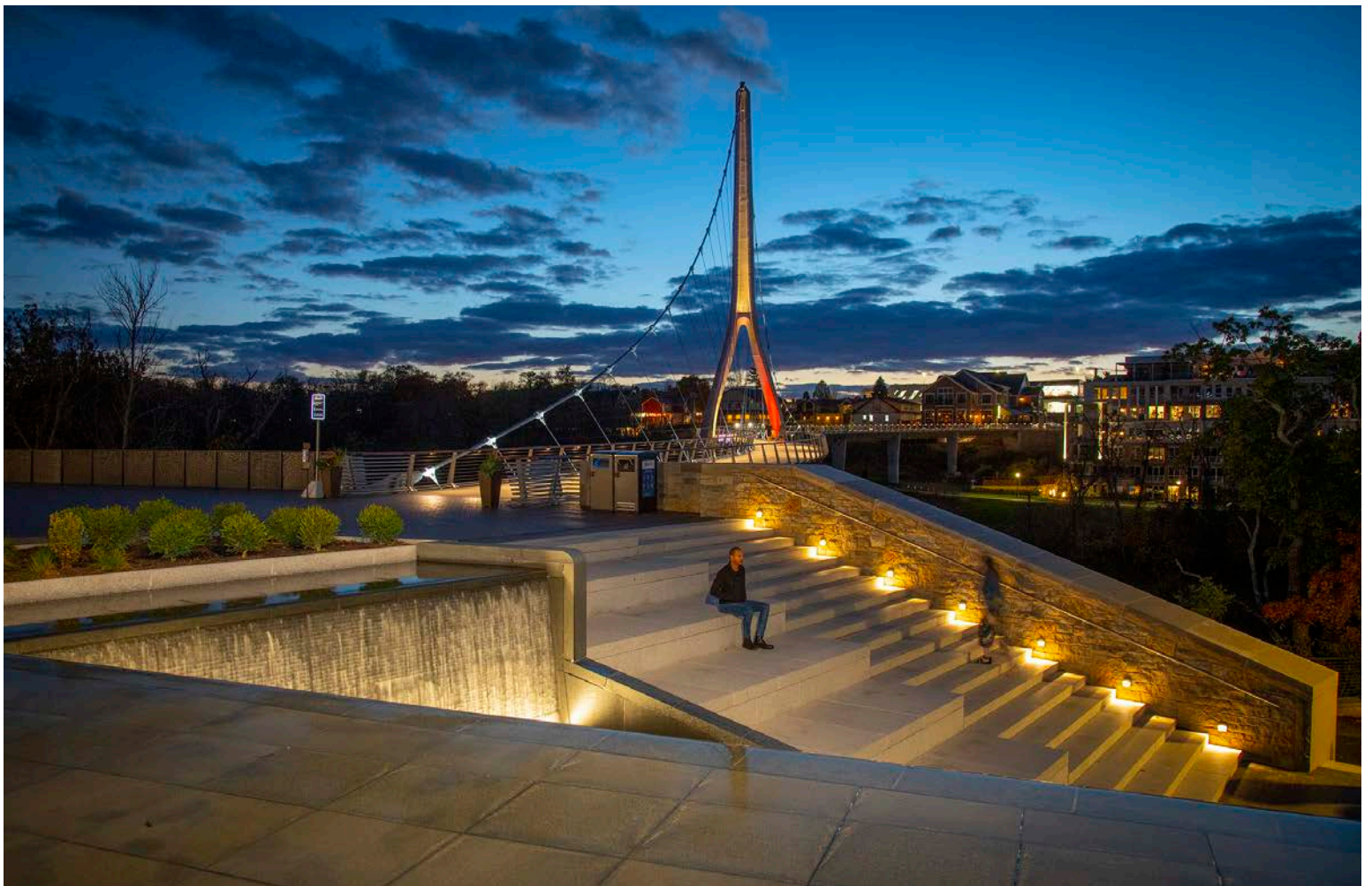
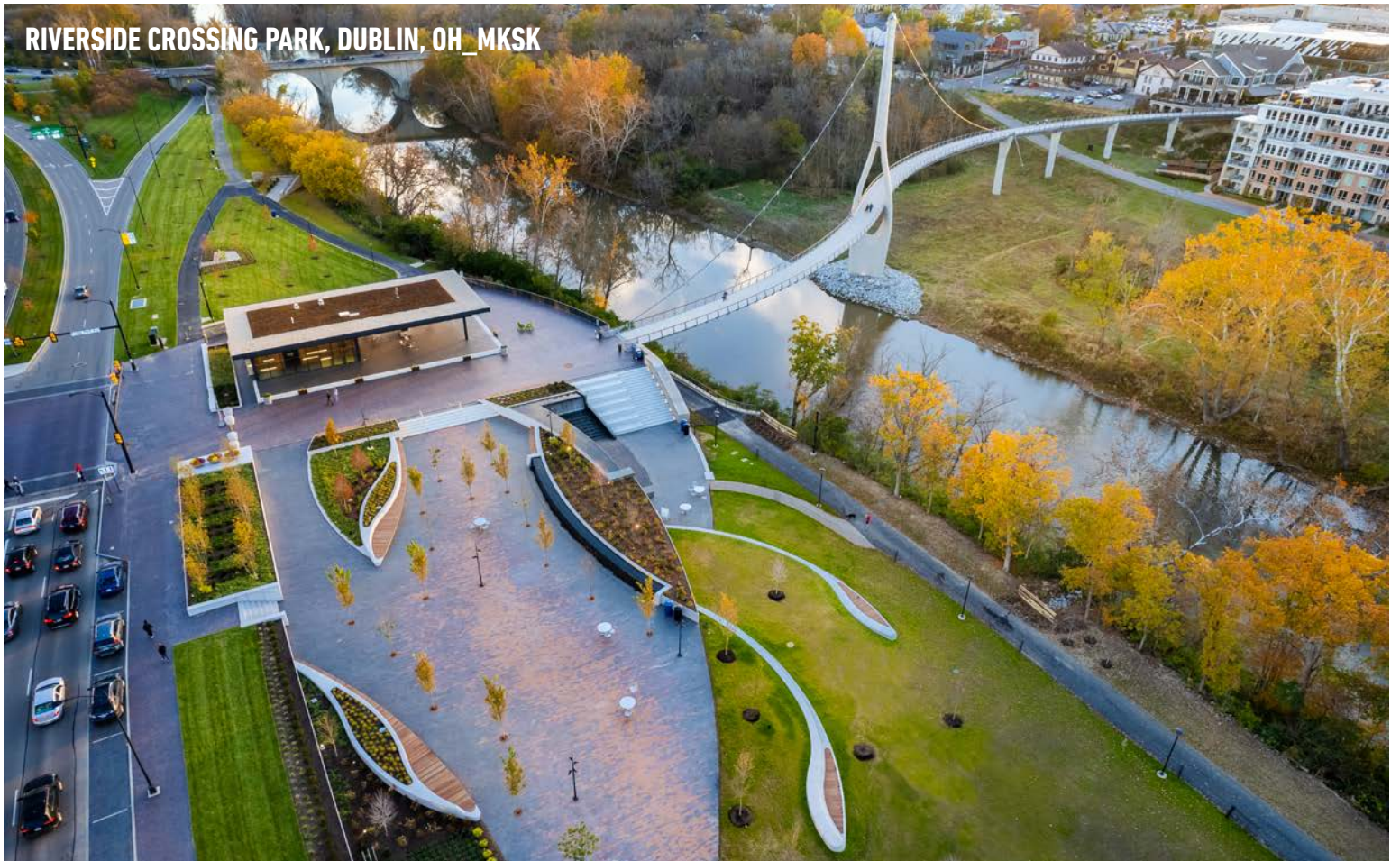
Through early community planning for the Bridge Street District, the Scioto River corridor through Historic Dublin was identified as the focal point for initial public investment. The invaluable community assets of the river and historic core offered the foundation for expanded civic space within the heart of the community. The planning for Riverside Crossing Park envisioned increased recreation, scenic and education opportunities along the riverfront, while providing protection for sensitive natural features and enhancing ecological systems. The new park will be an important part of a broader system of regional parks and local recreational systems, linking to these assets through extensive bicycle/pedestrian facilities, canoe/kayak access points, and scenic natural connections. The west side of the park is envisioned as a more naturalized area with connections to the Indian Run greenway, Scioto River access, and trail systems. The east side of the park is elevated outside of the floodplain and has planned areas for public gatherings and cultural events, a pavilion building, outdoor ice skating, rock climbing, planting beds, and scenic river overlooks. MKSK led the Park Master Planning and Design process in conjunction with the City and input from the community and is leading the implementation.

Since 2012, MKSK has been working continuously under contract with the City of Dublin to design and administer construction services for Riverside Crossing Park. Construction for the park began in late 2019 and is scheduled for completion in fall of 2022. MKSK has assisted the city in the planning and design of multiple enabling and concurrent capital projects including the pedestrian bridge that spans the park, the re-construction of the state route that borders the park on the east, and the site design and construction of private development projects bordering the park on the west. MKSK has worked closely with the City to deliver on-time services within a dynamic construction environment.

RIVERSIDE CROSSING PARK, DUBLIN, OH MKSK



RIVERSIDE CROSSING PARK, DUBLIN, OH_MKSK





livingston Park & Cultural Panels, Columbus, OH

MKSK LIVINGSTON PARK & CULTURAL PANELS

COLUMBUS, OHIO

REFERENCE

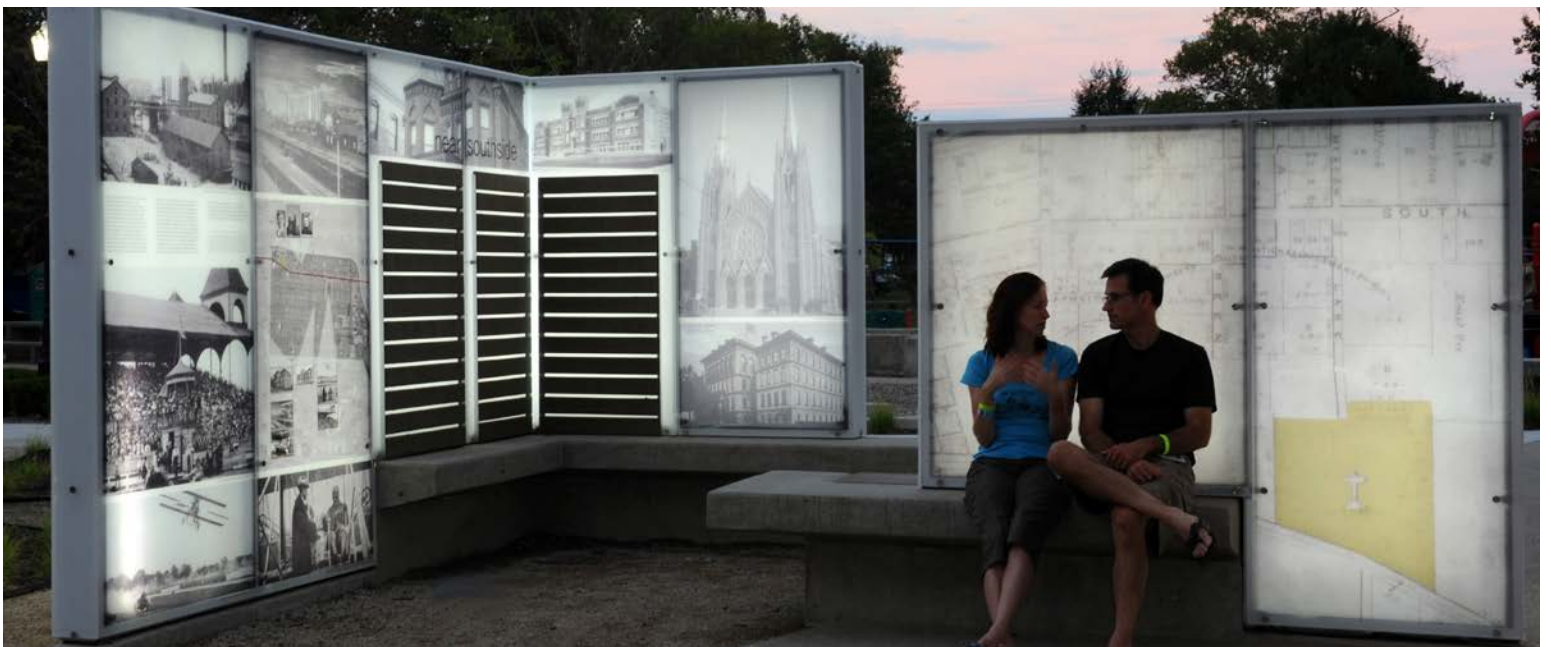
City of Columbus,
Recreation and Parks
Brad Westall
614.645.2441
brwestall@columbus.gov

OUTCOMES

2013 APA-OH Planning Award
for Focused Built Project; 2012
OCASLA Merit Award & 2012
INASLA Merit Award

Livingston Park is the emotional heart of Columbus' Near Southside neighborhood. Adjacent to Nationwide Children's Hospital, considerable investment has been spent in the area with the expansion of the hospital campus and significant upgrades to the adjacent city streets and freeway system. Amidst this change and concern over the impacts of development, the City of Columbus considered both the challenges and opportunities for the City's oldest park to reinforce the community's unique history and sense of place. In collaboration with Columbus Recreation and Parks department staff, MKSK led an extensive public process to engage the neighborhood in the development of a master plan for the park. Community input yielded a plan for the future of this important historic open space that reinforces the park's role in the community. The centerpiece of the park is defined by a dramatic shade structure, reminiscent of the historic trolley sheds, and a new plaza. Within the plaza and visible from Livingston Avenue, cultural/interpretive panels internally illuminated with LED lighting weave an intricate story of the neighborhood through photographs, biographies, and anecdotes. MKSK worked with a fabricator to develop the custom light panels and benches. These and other park improvements have helped to bring new life to the park while reinforcing the neighborhood's identity and preserving its history for future generations of residents. MKSK led the consultant team through the community, city, and state process to define the Master Plan and Cultural Improvements.

LIVINGSTON PARK & CULTURAL PANELS, COLUMBUS, OH_MKSK





Jefferson Square Redesign, Louisville, KY

MKSK JEFFERSON SQUARE REDESIGN

LOUISVILLE, KENTUCKY

REFERENCE

Louisville/Jefferson County
Metro Government
Michael King
502.574.0032

MKSK is currently leading a multi-disciplinary team for the redesign of Jefferson Square in downtown Louisville, Kentucky. With a history of legacy urban open spaces including a system of Olmsted designed parks and Louisville's award-winning Waterfront Park, the conceptualization and realization of the redesigned Jefferson Square will provide downtown Louisville with a premier urban civic space for daily activity as well as programmed events. Currently in the Design Development phase of the project, MKSK and de Leon & Primmer Architecture Workshop (DPAW) have developed a dynamic conceptual design that transforms the public realm space into an iconic and inclusive destination in Louisville's downtown urban grid. The composition of the space includes a sculptural pavilion, interactive water feature, native landscape plantings, green stormwater management, high quality paving materials, and an integrated lighting strategy.

JEFFERSON SQUARE REDESIGN, LOUISVILLE, KY_MKSK





Nautical Mile: Enhancements & Future Planning, St. Clair Shores, MI

MKSK NAUTICAL MILE: ENHANCEMENTS & FUTURE PLANNING

ST. CLAIR SHORES, MICHIGAN

REFERENCE

City of St. Clair Shores
Bill Gambill
Assistant City Manager
586.447.3321
gambillb@scsmi.net

The Nautical Mile is currently home to seven major marinas with over 2,700 boat slips. The District also features nightlife, a variety of dining options, and is also host to major events. Metro Detroit initiated several waterfront public improvements to help facilitate people's enjoyment of Michigan's beautiful waterfront. The Nautical Mile is due for a resurgence as a visitor and resident destination. It was the intent of this project to introduce prioritized public improvements (non-motorized transportation, public gathering places, parking) based on greatest impact to attract visitors and residents to the Nautical Mile. MKSK led a team in the development of a robust planning, design, and implementation strategy effort to guide reinvestment within the St. Clair Lakefront. Project Goals include: 1.) Short Term: Implementable projects. 2.) Long Term: Stimulate private investment in the district.

The master plan identifies and prioritizes specific public investments that are intended to provide a catalyst for improved connectivity and public space throughout the District. Walking between points of interest in the Nautical Mile is currently a challenge, not only because of the distance from Jefferson Avenue to Lake St. Clair, but also due to private property and canals limiting direct paths to various destinations. Throughout the Nautical Mile, Focus Areas for public investment have been identified, such as creating bike lanes, signage and wayfinding strategies, open space improvements, and activation zones.

Recommendations in this project also identify the two public bookends of the Mile - the 9 Mile Pier and Blossom Heath Park as major public gathering places and proposed anchors to the Nautical Mile. Blossom Heath Park, currently the site of a closed beach, is in need of a new vision to fulfill its potential. The proposed improvements should help enhance the major events that the Nautical Mile currently hosts and foster new successful events.

NAUTICAL MILE: ENHANCEMENTS & FUTURE PLANNING, ST. CLAIR SHORES, MI_MKSK





LAW QUAD UTILITY IMPROVEMENTS

ANN ARBOR, MICHIGAN

REFERENCE

University of Michigan
Mark Borgman
734.763.0605

The University of Michigan began a significant renovation of the historic Law Quadrangle, including upgrades to the bluestone walkways, original gothic-style lights, and building entry lights. With and under the Law Quad lies a number of important utilities serving the university's building. The university chose to make all necessary improvements to the tunnel and underground utilities while the surface features were being renovated, so as to set up the area for long-term success and avoid needed utility repairs shortly after repairing the surface items. UofM hired Fishbeck to assess the existing infrastructure and recommend improvements. Fishbeck evaluated the existing storm sewer and sanitary sewer utilities through sewer-video investigation. Proposed improvements included sewer lining of some sewer pipes, and full replacement of certain pipes and structures. Fishbeck proposed sewer lining to preserve the historic trees that line the Quad. Fishbeck also designed an improved stormwater management system, providing positive drainage for the grounds areas and building roof drain systems. The underground tunnels required structural improvements, utility replacements, and additional access points. Fishbeck investigated the tunnel and recommended structural repairs to failing walls and ceilings, piping replacements, upgrades to the steam and chilled water systems, and a new vault for access to the tunnel system from the Law Quad surface. Fishbeck designed a new high-voltage electrical duct bank to provide new power and backup power to buildings within the Law Quad area. Fishbeck also coordinated with the architects and landscape architects on the layout and grading of the new bluestone walkways.



PARKING LOT 92 & RING ROAD MODIFICATION

ANN ARBOR, MICHIGAN

REFERENCE

University of Michigan
Patricia Spence, PE
734.936.3184

Most recent and currently ongoing, Fishbeck surveyors, civil engineers, and stormwater specialist have assisted U of M on their major reconstruction project, Parking Lot NC92 and Ring Road modification. Fishbeck was responsible for designing improvements to the stormwater system from the parking lot and road reconstruction projects, which was served by six detention basins. Engineering design was prepared to mitigate water quality, channel protection, and flood protection impacts. Drainage improvements addressed these and anticipated future projects by retrofitting two of the detention basins into infiltration basins. The performance of the infiltration basins was modeled in HydroCAD to verify project channel protection requirements were met and identify excess infiltration for establishing an infiltration bank that could be used for future campus projects.



BUSINESS TECHNOLOGY & RESEARCH PARK PH 1 & 2

KALAMAZOO, MICHIGAN

REFERENCE

Western Michigan University
David Dakin II
AIA, Associate Director
269.387.8543

In 2012, WMU's Business Technology and Research Park celebrated 10 years since construction completion. This innovative, sustainable site development has resulted in zero discharge of stormwater runoff to the neighboring community and has become home to a diverse wildlife habitat. In a partnership with the City of Kalamazoo, WMU developed the first phase; a 200-acre business technology and research park into the new Parkview Campus, which houses the College of Engineering. The University formed public/private partnerships to benefit both the engineering students and the industry. Over 20 acres of this development was designated for a unique stormwater treatment system and outdoor laboratory. Instead of traditional mowed lawns, prairie restoration provides habitat, minimizes stormwater runoff, and improves the quality of stormwater. WMU has partnered with Oshtemo Township to develop Phase 2 on WMU's 55-acre Colony Farm Orchard property located between Drake Road and US-131. The new development will provide additional infrastructure for BTR-type businesses, and will enhance the property through resilient landscapes, stormwater management strategies, and site amenities encouraging health and well-being for the businesses and greater community. Sustainable SITES Certification is anticipated for the project. Fishbeck facilitated a robust community engagement process to listen, identify, evaluate, and address the needs and desires of all project stakeholders. The result was a design concept that balanced the environmental and economic factors of the project. Fishbeck, teaming with OCBA, designed all the components for Phase 1 and Phase 2 including the roadways, bridges, stormwater, sanitary sewer, water mains, specialized retaining walls, community areas, and walkways. Fishbeck also provided surveying and inspection during construction.



MOUNT VERNON PEDESTRIAN MALL

GRAND RAPIDS, MICHIGAN

REFERENCE

Grand Valley State University
Karen Ingle
Associate VP for Facilities Planning
616.331.3688

Fishbeck was hired to prepare conceptual design figures for the renovation of the Mount Vernon Avenue public right-of-way into a campus pedestrian mall. The project will enhance the downtown GVSU campus by removing vehicular traffic and replacement with a pedestrian pathway, bike trail, and landscaped environments. The University acquired the public right-of-way which bisects adjacent campus properties. The public road and right-of-way is being transformed into a pedestrian-oriented mall area, including walkways, plaza space, open lawn and landscape areas, and University signage. Fishbeck partnered with landscape architect, Grissim Metz Andriese Associates, for the final design. The project includes a significant amount of utility relocations, new decorative pavement for pathways and plaza areas, and placemaking for the University and the greater public in the City of Grand Rapids



UNITY PARK, GREENVILLE, SC_MKSK

APPROACH INTRODUCTION

"Inspired"...we think big too, and we've specifically composed our team to deliver and exceed this visionary goal. The aspirational transformation of Ann Arbor's Center of the City provides the opportunity for positive catalytic impact to the downtown business district, the library, the surrounding neighborhoods, and deliver a high-performance urban public realm experience that operates at multiple levels; culturally, historically, ecologically, and programmatically. Our team has the experience, creativity, and local knowledge to deliver an innovative and authentic experience for the community of Ann Arbor.

Based on our understanding of context, community, and project vision developed through extensive previous community engagement efforts specifically for this block, we envision a Center of the City that is a sensitive balance between civic and contemplative, performative and ecological, and iconic and reverent. This unique alchemy of opportunity promotes this block as a central urban space that not only embraces the civic engagement between the Ann Arbor District Library and the business district, but also serves and participates in the larger urban dialogue as a stage, memorial, gallery, and sustainable biome within Ann Arbor's growing downtown core and community events.

COLLABORATIVE DESIGN & TEAM MANAGEMENT

To guide the Center of the City Design Process effort, MKSK has assembled a team of trusted partners who are ready to roll-up their sleeves and deliver an extraordinary, shared vision. Ann Arbor is seeking to engage an experienced and innovate team and approach to provide a connection to the larger community...an urban civic experience that truly is citizens working together to make a change and difference in their community. This particular project requires a local, regional, and national understanding of public realm trends, exceptional design and placemaking practices, sound engineering, competent cost forecasting, the ability to build enthusiastic client, stakeholder, and public support for the realization of inspired urban spaces, and the experience to set the stage for consensus and ultimately successful implementation. Our team is built to address every aspect of the Center of the City Design Process challenge and is ideally qualified and suited to be your committed partner through the entire process of planning, design, and engagement.

MKSK | Lead Design Consultant, Project Management, Landscape Architecture, Urban Design, Planning, Community Engagement, Branding and Identity, Signage and Wayfinding

Fishbeck | Civil, Structural and Electrical Engineering, Architecture

As our passion and portfolio demonstrates, the process for the Ann Arbor's Center of the City Design Process will be both aspirational in nature and absolutely focused on the ultimate realization of the public realm experience in downtown Ann Arbor. We consider each of our projects as a one-off and approach each project and community as a unique set of opportunities and challenges. The result of our interactive and collaborative process will be a plan that applies both innovation and reality to the future development of this downtown district. Materials created for this project will be specifically developed with the intention of garnering public and stakeholder support for the project vision and for delivering a smooth and efficient transition from project design into construction, and ultimately habitation.

KEY PROJECT DRIVERS

Based on our experience on similar projects and our understanding of Ann Arbor's request, we see three primary drivers for the the Block, Library Lane, Liberty Plaza, and the Kempf House:

1. **Be Bold and Innovative – Proclaim this Block and spaces within as Sustainably Beautiful**

The design and implementation process should push the boundaries of traditional urban park design and serve as a catalyst for Ann Arbor. Create a community + neighborhood destination and an iconic urban public realm for all ages. We will promote the significance of this space as civic, a memorial, and the premier urban experience for Ann Arbor.

2. **Promote a Sense of Place and Authenticity**

There is a wealth of inspiration and provocation in the heritage and future of the downtown district. Let's celebrate what is uniquely Ann Arbor and raise the bar for expectations of what an urban open space can be in downtown Ann Arbor and the surrounding region. This project must infuse beauty and distinction while preserving the authenticity and heritage of downtown Ann Arbor.

3. **Be Inclusive**

Immediately embedded in the core of downtown Ann Arbor, the Center of the City project has the unique potential to embrace not only the adjacent urban structures, but also be an integral destination for all individuals within the community...an address for public gathering and to promote quality of community.

THE OPPORTUNITY

Authenticity and Sense of Place

We understand that this district will be an integral component in the improvement of downtown Ann Arbor. A downtown destination that is distinctive, active, lively and sustainable...an urban experience that connects people and becomes a vital part of the city. We are skilled at uncovering the unique qualities of spaces and the contexts they reside within. Our engagement in the process of research, discovery, and innovation from beginning to end results in a comprehensive understanding of the site's sense of place and ensures a tailored vision for each of our urban projects.

Connectivity

Envisioned as an integral part of the downtown district, it is critical that the Center of the City be designed as accessible and connected to the surrounding businesses including the Ann Arbor District Library, the surrounding businesses, and multi-modal options including bicycles and scooters. While existing access is currently defined by the perimeter of the block and the streetscape corridors, the design and execution of these spaces must place accessibility and connectivity as priority.

Context

The series of spaces that weave through and connect within this block require an understanding of the downtown environment at the district level...a connection to the larger community. The framework of spaces, architecture, and street corridors must be studied at the district scale initially to inform the overall project goals and strategies that will inform design decisions at the site scale.

We understand that this park is not intended to be a copy and paste of best practices from across the globe. There is a wealth of inspiration and provocation in the heritage and future of Ann Arbor. We also understand that these spaces will serve as a destination within and extension of the downtown urban fabric, requiring an understanding of the project context and the unique mixture of existing and future development and existing circulation patterns that will have an impact on the overall design of these public realm spaces. We approach each project at the district scale first, developing an understanding of the surrounding land uses, park edges, and streetscape corridors. How will visitors access the space? How does the park address the surrounding architecture and street corridors? How will this space evolve with and embrace existing and future development? How can this park have the flexibility to operate independently and as an extension of district activation and programming like the existing Kempf House or the District Library?

Programming

Our preliminary review and understanding of the initial community feedback and planning processes demonstrates the high level of expectations for this park, and we anticipate picking up on this feedback and evolving the conversation with you, the stakeholders, and the community to determine the desired program, features, and elements that will compose the final plan. The sensitive choreography between performance and play, seating and strolling, sun and shade, paved and natural, and form and function is a derivative of the visioning, programming, and conceptual design process. How can programmed areas served multiple functions? How do adjacent programmed spaces relate to one another? How do we program a space to embrace the individual as well as the masses? What mixture of program, features, and elements will deliver both an "Inspired" and "Timeless" Center of the City?

Conceptual Alternatives

We agree that an iterative and transparent planning and design process promotes a vision and plan that is directly responsive to the context, culture, and community desires. Our team of Planners, Landscape Architects, Urban Designers, Architects and Engineers excels in the development of innovative design ideas, exploring creative approaches to both composition and function and the symmetry between both art and science. We routinely develop multiple alternatives during the conceptual design phase, and we anticipate developing multiple alternatives for input and feedback during the Conceptual Design of this project. Each of these alternatives will explore a variety of relationships between the open space and adjacent land uses, circulation, performance areas, quiet spaces, water features, playscapes, sculpture and art, and sustainable landscapes. How does the park relate to the adjacent buildings and surrounding architectural language? How do each of the spaces embrace all ages and promote unity throughout the community? How can an interactive water feature participate within the overall park? What are the variety of seating options for rest, observation, and contemplation? How can pavilions, shade structures, or restroom facilities be an artistic expression of Ann Arbor rather than purely utilitarian? We routinely utilize a combination of hand sketches and digital modeling to explore each concept alternative thoroughly and allowing us to communicate design ideas with the client, stakeholders, and the public.

Human Scale Design

We understand that the human scale experience is essential to the success of any space, especially an urban park and public realm that will perform at multiple scales throughout the year. The combination of materials, placement and design of seating, seasonal vegetation, visibility and sound of water, and elegant lighting combine to provide both a beautiful and safe space designed to elevate individual daily interaction and large-scale community events. We typically approach this scale through the lenses of sustainability, durability, familiarity, and local context. How do we incorporate and detail practical materials in an innovate and unique method contributing to the overall aesthetic and brand identity of the block? What if we designed a variety of seating opportunities that are integrated into the space and enhance the visual appeal of the park? What if the lighting design could reflect the programming and activation of the space? How does water splash on the pavement, dance in the evening, and capture views throughout downtown?

Feasibility

We approach each urban park design by understanding the panorama of influences for timeless success...we don't establish hierarchies. Essential to the survival and longevity of any urban open space is the thorough understanding of funding, budget, operations, and maintenance...daily, monthly, and annually. We understand that the City of Ann Arbor will operate and maintain these spaces, and it is important that this process cultivate and nurture partnerships to ensure long-term success. We routinely prepare and revisit Operations and Maintenance Plans for many of the urban parks and plazas we design and construct. We understand this effort is not a one size fits all, but a tailored approach that provides flexibility and adjustment over time. We plan and design urban spaces to be successful not only on day one, but to continue evolving and positively impact the community for decades. We anticipate working closely with city staff throughout the arch of the project to develop inspired and maintainable spaces.

Public Engagement

We understand that there has already been a considerable effort to gain public opinion prior to this effort. Our engagement will use that as a springboard for more focused conversations with the city staff, stakeholders and the public. In collaboration with our team, MKSK will facilitate an engagement process that will include both Stakeholder Sessions and Public Engagement Events as identified in the RFI. From having a presence at scheduled neighborhood or downtown events to hosting events at local venues, our public engagement is highly adaptable and always focused on reaching community, having meaningful conversations, and focused on building consensus. As part of our engagement process, our team anticipates participating in or hosting the following meetings/events:

- **Online Engagement Platform** – During the inception of the project we propose to develop a project website to provide an opportunity to promote project awareness, educate, and solicit feedback from the community throughout the process. However, with each project, we work with the client to evaluate methods that are most appropriate.
- **Kick-Off Engagement Event** (Liberty Plaza) – Held during the Project Initiation phase of the project, this event will be an opportunity to introduce the project and website, initiate a discussion with the community, and for our team to listen. This will be followed by a "Block Walk" to further discuss opportunities and constraints and the surrounding district. It is important to note that we anticipate picking up where the previous engagement input concluded, and begin the discussion concerning local heritage, cultural significance, and history of the community and downtown area. The collection of these stories and firsthand knowledge will be priceless in the development of the overall design them explored during the subsequent phases of the project.
- **Conceptual Design Alternatives Workshop Event** (Library – *Library Lane weather permitting*) – Held during the Exploration Phase of this project, this event will serve as a venue to share the initial concept design alternatives and solicit feedback from the community and stakeholders in attendance.

As an additional option, we have had success in recent projects establishing a Mobile Studio and setting up at existing community events. Our Mobile Studios are typically composed of project graphics and renderings, best practice imagery, and surveys for feedback and input from the community. These events provide a great opportunity to reach out to a broad spectrum of residents and out of town visitors.

PROPOSED SCOPE OF SERVICES

The following phases, tasks, and deliverables constitute our recommended planning and design approach in response to our understanding of the project. Our approach is divided into four (4) distinct phases:

PHASE 1: PROJECT INITIATION PREDESIGN, SITE + DISTRICT ASSESSMENT, PROGRAMMING

One of the most critical attributes of a successful planning and design project is the creation and curation of a meaningful partnership between the client and the planning and design team. Within this phase, project administrative functions will be initiated, to refine and confirm the frequency and format of project meetings, development of the project schedule, and establishing project responsibilities, goals, milestones, and deliverables of the work. During this phase we will also gather and review site information and applicable data, mapping, and reports.

1.1 Project Kick-off and Data Collection

- Facilitate kick off meeting with Center of the City Task Force to review project scope and schedule
 - o Site walk with team to review existing conditions, discuss constraints and opportunities
- Data collection: digital mapping, previous plans
 - o Electronic project mapping (GIS information to be obtained from the City of Ann Arbor)
 - o Existing city Utility Maps (water and sewer)
 - o Adjacent land uses
 - o Proximity of bus routes and stops
 - o Non-motorized transportation
 - o Streetscape Design Plans for adjacent streets

- o As-built plans for the parking structure
- o Site plans for adjacent development
- o Listing of annual downtown events, festivals, celebrations, and markets
- Review existing plans and studies

1.2 Site and District Assessment

- Prepare a series of site maps and diagrams the identify the existing conditions of the site, and what impact those conditions may have on future improvements or developments
 - o Adjacent land uses
 - o Existing and future development opportunities
 - o Downtown demographic summary
 - o Access to the block and destinations within
 - o Parking opportunities for motorized and non-motorized transportation
 - o Existing vegetation
 - o Assess existing circulation patterns within the blocks surrounding the park site including cars, delivery vehicles, buses, pedestrians, bicycles
 - o Assess existing drainage infrastructure and possibilities of green infrastructure
 - o Discuss the City's access needs for regular maintenance, event set up and post event clean up, and snow removal
 - o Review City snow storage and removal procedures
 - o Identify cultural, historical, and public art assets of significance
 - o Assess topographical opportunities and constraints
 - o Analyze solar orientation / shadow patterns and prevailing winds

1.3 Program Exploration

DTo initiate this conversation our team will prepare a menu of potential programming and activation options for the site based on our experience with similar projects...typically explored through best practice imagery and case studies. We will use these exhibits for discussion with the Task Force, key stakeholders, and the public to better understand and refine the program of spaces and activation that this district may consider as the project evolves. We will explore adjacencies, scale and size of programs and spaces, and the potential for these spaces to host multiple functions.

Meetings *(combination of in-person and virtual)*

- Biweekly progress meetings with the Center of the City Task Force

Deliverables

- Project Schedule and Engagement Plan
- Project Goals and Objectives
- Inventory and Analysis diagrams of existing conditions
- Programming Summary
- Cultural, Historical, and Public Art Assessment Summary

PHASE 2: ENGAGEMENT PUBLIC AND STAKEHOLDER

We believe that public and stakeholder engagement will be one of the most important components of this creative process. For this urban district to be successful, it must be programmed to meet the needs of the community as described by the community itself. The thematic narrative, visual aesthetic, and sensory experiences must also be anchored by the values and desires of the community. When we are successful in engaging a diverse cross section of residents, we are confident that the project outcome will be embraced as a symbol that fosters civic pride.

Stakeholder Sessions: The interest and advocacy from the already defined stakeholders will be critical in determining the ultimate success of City Center Commons. The role of the stakeholders will be to help us understand the prior work, agree on the overall goals and objectives, and build support for the Conceptual Design and ultimate transformation of the block. Early stakeholder sessions will be discussion-based, not presentation-based. The project team will work together to organize and facilitate these sessions to frame the discussion and maintain group focus. Later sessions may include brief presentations of project progress, with follow up discussion to identify group interests and concerns. Identification of stakeholder groups will occur prior to or during the project kick off meeting. We envision grouping stakeholder meetings within a one or two-day timeframe in order to maximize feedback.

Community/Public Engagement: Given the significance of this project and its location Downtown, we agree that the general public be meaningfully engaged to build upon previous engagement efforts and help continue to shape the planning/design direction and future development. Ideally a minimum of three public engagement events for should occur, with potential in person meeting locations on-site or virtual. The format of engagement will be determined during the kick off meeting, but we strongly encourage dynamic and interactive methods. Online engagement methods including a project website and online questionnaires should also be strongly considered. This method of engagement can allow for attendees to participate at their own pace and comfort and allow the team to gather additional feedback that can be used to prepare project metrics and foster a larger stewardship of the process.

2.1 Center of the City Task Force and Council of the Commons (Board) Engagement

- Biweekly meetings with the Task Force for the duration of the project
- Two (2) presentations to the Board to review Concept Design Alternatives and the preferred Concept Design

2.2 Stakeholder Sessions and Focus Groups

- 3 individually held Stakeholder Sessions

2.3 Community/Public Engagement

Public Engagement Event #1: Listen and Learn

- Introduce the project and “Listen and Learn” from the public about their desires an expectations

Public Engagement Event #2: Testing the Alternatives

- Share Preliminary Concept Design alternatives for feedback and preferences

Public Engagement Event #3: Sharing the Preferred Concept Design

Meetings/Events

- Center of the City Task Force – Biweekly meetings throughout project (combination of in-person and virtual)
- Council of the Commons (Board) – 2 Presentations
- Stakeholder Sessions – 3 Meetings (assumes in-person)
- Public Engagement – 3 Events (assumes in-person)

Deliverables

- Project Website
- Online Questionnaires
- Stakeholder Meeting Summaries
- Public Engagement Event Summaries

PHASE 3: CONCEPTUAL DESIGN DISTRICT PLANNING AND CONCEPT DESIGN

Our team of Landscape Architects, Urban Designers, Planners, Engineers, and Architects excels in the development of innovative design ideas, exploring creative approaches to both composition, function and the symmetry between both art and science. We routinely develop multiple design alternatives for input and feedback during the Concept Design Phase of the project. Each of these alternatives will explore a variety of relationships between the site and adjacent land uses, circulation, performance areas, quiet spaces, play areas, sculpture and art, and sustainable landscapes.

3.1 District + Framework Planning

- Prepare existing conditions summary
 - o Existing and potential/future development
 - o Existing and adjacent land uses
 - o Street corridors and motorized/non-motorized circulation
 - o Block and site access
 - o Parking
 - o Transit options
 - o Walking + cycling distances
- Prepare planning framework(s) for District
 - o Refine and prepare preferred framework

3.2 Prepare Concept Design Alternatives

- Explore project Narratives + Themes based on information gathered in initial phase
- Placemaking and Activation study
- Green Infrastructure strategies
- Public Art opportunities
- A systems of pedestrian and bikeways
- Maintenance and service access routes and temporary snow storage zones
- Event, gathering and multi-purpose spaces
- Potential parking areas and related street furnishings for bicycles and scooters
- Explore potential Architectural structures: pavilions, shade structures, restrooms
- Develop concept design alternatives (3)
- Prepare plan renderings, sketches, vignettes and renderings for communication and engagement with the Task Force, Board, Stakeholders, and the Public
- Refine preferred concept alternative based on feedback from Task Force, Board, Stakeholders, and Public
- Develop illustrative graphics for preferred Conceptual Design including plan rendering, 3D modeling of park and context, and perspective renderings

Meetings *(combination of in-person and virtual)*

- Biweekly progress meetings with the Center of the City Task Force
- Presentation of alternatives and preferred concept designs to the Board, Stakeholders, and the Public

Deliverables

- Concept Design Alternatives
- Preferred Concept Design
- Illustrative Renderings and Graphics
- Preliminary Opinion of Probable Construction Costs

PHASE 4: FINAL PLAN SUMMARY OF PROCESS, PHASING, AND COST ESTIMATION

4.1 Final Conceptual Design Report

From the inception of the project, everything that we study, gather, compose, and illustrate throughout the process will be formatted into a cohesive storyboard for inclusion in the overall story of this project and its process. As we walk, meet, measure, and draw we will be essentially composing the draft report of the master plan...an efficient process that we practice on all projects. This information is typically arranged into chapters with the following flow:

1. Table of Contents
2. Acknowledgments
3. Executive Summary
4. Project Introduction and Purpose – Goals and Objectives
5. History and Site Context – Narrative and Photos
6. Public Engagement Summary
7. Inventory and Analysis – Diagrams, Photos, and Narrative
8. Programming and Planning - Diagrams
9. The Master Plan – Illustrative Site Plan and Aerial Rendering
10. Master Plan Components (Spaces and Places) – Illustrative Perspectives and Diagrams
11. Plan of Action – Funding Opportunities, Project Phasing, Implementation Matrix, Opinion of Costs
12. Maintenance Plan – Roles and Responsibilities

As we (design and planning team and the Task Force) discuss the conceptual alternatives and determine a preferred direction, often times a hybrid of two or three concepts, our team will begin refining the design, spaces, and programs that compose the master plan. In addition to the overall look and feel of the block and spaces, we will also focus on the details and integration of these interventions into the existing urban fabric. We will refine in verbal, written, and graphic form to ensure that the intent of all facets of the plan recommendations are clearly provided. We will prepare professionally rendered graphics for communication with the Task Force, the Board, stakeholders and the Public, and for inclusion in public relations materials at both the district and city level.

Our Final Report deliverable will emphasize the importance of a readable, easy-to-understand final product, able to communicate the design vision with actionable implementation steps. High quality full-color graphics and visionary renderings are essential to the document to convey information to the reader in an inviting style rather than in a technical, jargon-filled manuscript. Photos, Diagrams, and Illustrative Plans and Perspectives will accompany well-written text in a web-sensitive format.

Budgeting & Implementation Strategies

Integral to this project is an understanding of project costs and a strategy for implementation. Throughout the Conceptual Design phase, we will review each alternative and provide a planning level cost estimate. This process will allow the team to evaluate in real-time the impacts of design decisions on the overall cost of the project and determine an approach for long-term phasing of the project or reduction of overall cost of construction. We will also review options for early site improvements (short-wins) for the site in preparation for the renovation of the overall block. We will also entertain the option with the client of engaging a Construction Manager during subsequent phases of the project to further understand mobilization, constructability, and management of the overall construction quality and schedule.

Meetings (combination of in-person and virtual)

- Biweekly progress meetings with the Center of the City Task Force

Deliverables

- Draft and Final Conceptual Design Report
- Opinion of Probable Construction Cost
- Phasing Plan
- Plan of Action Matrix
- Maintenance and Operations Plan

PROPOSED SCHEDULE

	Month 1M	onth 2M	onth 3M	onth 4M	onth 5M	onth 6M	onth 7M	onth 8M	onth 9M	onth 10	Month 11
Project Engagement											
Task Force Project Management Team Meetings	■	■	■	■	■	■	■	■	■	■	■
TASK 1: Project Initiation											
1.1 Project Kick Off	■										
1.2 District + Site Assessment	■	■	■								
1.3 Program Development		■	■								
TASK 2: Engagement											
1.1 Council of the Commons (Board) Meeting						■		■			
1.2 Stakeholder Sessions		■			■		■				
1.3 Community / Public Engagement		■			■		■				
TASK 3: Conceptual Design											
3.1 Develop Concept Design Alternatives				■	■	■					
3.2 Finalize Preferred Concept Design						■	■	■			
TASK 4: Final District Plan											
4.1 Prepare Opinion of Probable Construction Cost							■	■			
4.2 Prepare Phasing Plan								■	■		
4.3 Prepare preliminary Maintenance & Operations Manual								■	■	■	
4.4 Prepare Draft and Final Concept Plan Report								■	■	■	



CENTENNIAL PLAZA, CANTON, OH_MKSK

PRICING & FEE SCHEDULE

The proposed fee is based on our understanding of the project requirements as described in the RFI and our expertise. We will work with you to revise our approach and team as necessary to meet your available budget.

HOURLY RATES

	Team Member	Role	Hourly Rate
MKSK	Andy Knight, PLA, ASLA, Principal	Principal in Charge, Landscape Architect	\$225.00
	Kristyn Bowden, PLA, ASLA, Associate	Project Manager, Landscape Architect	\$155.00
	Luis Huber-Calvo, AICP, Associate	Urban Designer	\$155.00
	Ann Marie Kerby, AICP, Associate	Project Planner, Engagement	\$155.00
	Brad Strader, AICP, PTP, Principal	Transportation Planner	\$225.00
Fishbeck	Ryan Musch, PE, LEED AP, SITES AP	Senior Civil Engineer	\$171.00
	Katerina Kollar, PE, LEED AP	Senior Civil Engineer	\$171.00

FEE SUMMARY

TASK 1: PROJECT INITIATION

PreDesign, Site + District Assessment, Programming

\$25,000 - \$30,000

TASK 2: ENGAGEMENT

Public + Stakeholder

(engagement varies depending on amount of public events and in-person/virtual meetings)

\$30,000 - \$40,000

TASK 3: CONCEPTUAL DESIGN

District Planning + Concept Design

\$43,000 - \$45,000

TASK 4: FINAL PLAN

Final Report, Phasing, Cost Estimating, OM Plan

\$22,000 - \$25,000

PROPOSED FEE RANGE

\$120,000 - \$140,000