

TABLE OF CONTENTS

Letter of Introduction

SECTION I

Our Firm

- Business Organization
- Services
- Awards
- Professional Affiliations
- Clients

SECTION II

Proposal

- Understanding of Request and Proposed Approach

SECTION III

Project Team

- John R. Iacoangeli, AICP, PCP, LEED AP
- Leah DuMouchel, NCI, FBCI
- Marisa Laderach
- Professional Qualifications

SECTION IV

Relevant and Representative Experience

- Selected Projects
- Community and Neighborhood Planning Capabilities
- Planning Services Experience
- References

SECTION V

Proposed Investment

- 2015 Fee Schedule

Northfield Township Planning Consultant

Request for Proposal

Northfield Township
Michigan

Contact:

John Iacoangeli
jri@bria2.com

734-663-2622

June 26, 2015

Howard Fink
Northfield Township Manager
8350 Main Street
Whitmore Lake, MI 48189

Regarding: Professional Planning Services



Dear Mr. Fink, Northfield Township Planning Commission, and Northfield Township Board of Trustees:

We are pleased to respond to your Request for Proposals to retain a professional planning consultant to serve your community. The registered community planners, landscape architects, and engineers at Beckett & Raeder, Inc. have 48 years of experience working in communities throughout Michigan and the mid-west, and our diversity allows us to bring clients a full package of community planning and development resources. We would be delighted to contribute our commitment to making great places to the work you are doing in Northfield Township.

Our proposal directly addresses the concerns you have laid out in your request and provides information about our firm as well as relevant representative projects and experience. We believe you will find the planning team at BRI to be a uniquely good fit in Northfield Township: As your neighbors in Ann Arbor, we have often worked, played, and stayed in Northfield Township, and have watched the community's recent growth with appreciation as we attended the Fourth of July celebration or grabbed a drink at Bobber Down. Our firm also works extensively throughout Northern Michigan, where agricultural and open space preservation, small town revitalization, and accommodation of major transportation thoroughfares frequently make up the communities' primary concerns. We believe our work in Acme Township may be of particular interest to you, and have included a series of examples intended to show a breadth and continuum of our work there.

Please do not hesitate to contact me should you have any questions or require additional information or, most especially, if we have misunderstood the scope of your request in any way. We look forward to hearing from you.

Thank you,

John Iacoangeli, Principal

Beckett & Raeder, Inc.

535 West William, Suite 101
Ann Arbor, MI 48103

734 663.2622 ph
734 663.6759 fx

Petoskey Office

616 Petoskey St., Suite 100
Petoskey, MI 49770

231 347.2523 ph
231 347.2524 fx

Traverse City Office

921 West 11th St., Suite 2E
Traverse City, MI 49684

231 933.8400 ph
231 944.1709 fx

Toledo

419.242.3428 ph

i



ORGANIZATION:

Beckett & Raeder, Inc. is a Michigan Corporation headquartered in Ann Arbor with additional offices in Petoskey and Traverse City, Michigan. The firm includes landscape architects, planners, civil engineers, LEED accredited professionals and support staff maintaining registrations in the States of Michigan, Ohio, Indiana, Idaho, Wisconsin, Florida, Tennessee and Illinois and certification at the national level.

HISTORY:

Beckett & Raeder, Inc. was established as a Michigan corporation in 1966 with its corporate office in Ann Arbor, Michigan.

SERVICES:

Major areas of practice and scope of services include sustainable design, land use programming and analysis, master planning, campus planning, placemaking, site planning and civil engineering, site development, municipal engineering, storm water management, downtown revitalization and redevelopment, community planning and urban design, economic development, public/private development services, and environmental services.

PHILOSOPHY:

All commissions accepted by the firm are accomplished under the direct supervision of one of the firm's six principals. Senior Associates, Associates, Project Landscape Architects, Planners, and Engineers are assigned to projects in accordance with their individual expertise and the requirements of the project. In keeping with the philosophy of the office, the project team is involved in all aspects of the work through its entire duration. The firm routinely engages other consultants, as the work plan requires.

LOCATIONS:

- | | |
|---------------------------|--|
| Ann Arbor, Michigan | 535 W. William, Suite 101
Ann Arbor, MI 48103
734.663.2622 ph |
| Traverse City, Michigan | 921 West 11th Street
Suite 2E
Traverse City, MI 49684
231.933.8400 ph |
| Petoskey Office, Michigan | 616 Petoskey Street
Suite 100
Petoskey, MI 49770
231.347.2523 ph |
| Toledo, Ohio | 419.242.3428 ph |
| World Wide Web | www.bria2.com |

Services



INFRASTRUCTURE

Storm Water Management
 Water Distribution Systems
 Sanitary Sewer Systems
 Capacity Analysis
 Capital Improvement Program
 Wellhead Design and Protection
 Pavement Evaluation
 Streets and Roads
 Onsite Sewage Treatment
 Utility Marking
 Parking



COMMUNITY PLANNING & ZONING

Comprehensive Master Plans
 Brownfield Redevelopment
 Zoning Ordinance /Codes
 Specialized Zoning Ordinance Provisions
 Development Standards and Guidelines
 Site Plan Review
 Strategic Planning
 Expert Witness Zoning Testimony
 Community Development
 Greenway Planning
 New Urbanism



ENVIRONMENTAL SERVICES

Site Evaluation and Analysis
 Low Impact, Conservation Design
 Wetland Delineation
 Constructed Wetland Design and Installation
 Wetland Restoration
 Storm Water Management



ANALYSIS & EVALUATION

Site Analysis
 Feasibility Studies
 Site Selection Studies
 Buildout Analysis
 Market Analysis
 Demographics
 Natural Features Interpretive Studies



PROJECT CONSTRUCTION

Construction Administration
 Field Inspection
 Storm Water Operator
 Bridge Inspection
 Specification Writing
 Project Cost Estimating
 Construction Drawings

DOWNTOWN & ECONOMIC DEVELOPMENT

Brownfield Redevelopment
 Grant Writing
 Downtown Management
 Downtown Master Plans
 Special Finance Districts
 Adaptive Reuse Studies
 Retail Market Analysis
 Strategic Planning/Visioning Workshops
 Physical Design Plans
 Streetscape Design & Implementation
 Wayfinding and Signage
 Tax Increment Financing & Development Plans
 DDA Creation

SITE DESIGN

Planting Design
 Irrigation Design
 Grading Plans
 Utility Plans
 Pavement Design
 Lighting Design
 Site Design Guidelines
 Park Design

URBAN DESIGN

Corridor Design & Planning
 Streetscape Design
 Waterfront Design

FACILITY DESIGN

Marina Design
 Playground Design
 Athletic Facility Design
 K-12 Site Development
 Subdivision Design
 Campgrounds
 Parks Design
 Higher Education

MASTER PLANNING

Campus Planning
 Traditional Neighborhood & Small Town Design
 Community Master Planning
 Watershed Planning
 Recreation Master Planning
 Park Master Planning
 Rural Land Planning Services
 Land Use Planning

Awards



AMERICAN INSTITUTE OF ARCHITECTS

Citation, Akron Chapter, 1984: Alltel Corporation Information Services Center, Twinsburg, Ohio: Peterson/Raeder Inc., Architects

Honor Award, Detroit Chapter, 1982
 Oakland Community College/Southfield Campus, Southfield, Michigan:
 Straub Associates, Architects

Design Award-Landscape Design 2003
 Waldenburg Park
 Macomb Township, Michigan

Design Award-Facility Design 2003
 Sharon Mills County Park, Washtenaw County, Michigan

Master Plan Award – 2000
 Charter Township of Canton Recreation Master Plan
 Canton, Michigan



AMERICAN PLANNING ASSOCIATION

Outstanding Planning Award, 1995,
 Michigan Chapter, Mitchell Creek Watershed Protection Strategy, Grand Traverse County, Michigan

AMERICAN SOCIETY OF CONSULTING PLANNERS

Honor Award Sustainable Planning, 1997, Mitchell Creek Watershed Protection Strategy, Grand Traverse County, Michigan

Design Award – 2000
 Muskegon Lakeshore Trail Landscape Design Project
 Muskegon, Michigan

Master Plan Award – 1999
 Charter Township of Ypsilanti Recreation Master Plan
 Ypsilanti, Michigan

Design Award – 1999
 Village of Dundee – Old Ford Mill and Ford Park West Landscape Design Plan
 Dundee, Michigan



MICHIGAN MUNICIPAL LEAGUE

Honor Award – 1996
 Adrian Streetscape and Downtown Revitalization Program
 Adrian, Michigan

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS

Merit Award, Michigan Chapter 2014
 Historic Significance
 Petoskey Bayfront Park
 Petoskey, Michigan

MICHIGAN RECREATION & PARK ASSOCIATION

Design Award-Landscape Design
 2011 Bear River Valley Recreation Area
 City of Petoskey
 Petoskey, Michigan

Merit Award, Michigan Chapter, 2013
 River Raisin Heritage Corridor East
 Master Plan
 Monroe, Michigan



Design Award-Landscape Design
 2011 West Bloomfield Township
 Marshbank Park
 West Bloomfield Township, Michigan

Merit Award, Michigan Chapter, 2010
 Outdoor Learning Center
 Central Michigan University
 Mt. Pleasant, Michigan

Design Award-Landscape Design
 2010 Outdoor Learning Center
 Central Michigan University
 Mount Pleasant, Michigan

Merit Award, Michigan Chapter, 2003
 Waldenburg Park, Macomb Township,
 Michigan

Awards



Honor Award, Michigan Chapter
 2002 UAW-FORD Family Services and
 Learning Centers, Ten Facilities in
 Michigan, Missouri, Ohio, Kentucky,
 and Illinois
 Merit Award, Michigan Chapter, 1999
 City of Adrian Downtown Streetscape
 Adrian, Michigan

Merit Award, Michigan Chapter, 1999
 Whetstone Orianna Creek Watershed
 Management Plan
 Marquette, Michigan



Merit Award, Michigan Chapter, 1989
 Townhouse Development Process,
 Michigan State Housing Development
 Authority

Honor Award, Michigan Chapter, 1989
 Monroe Coastal Zone
 Management Plan
 Monroe, Michigan

Honor Award, Boston Chapter,
 Petoskey Waterfront Development
 Petoskey, Michigan



Honor Award, Michigan Chapter,
 Petoskey Waterfront Development
 Petoskey, Michigan

Merit Award, Michigan Chapter,
 Marquette Lower Harbor Study
 Marquette, Michigan

NATIONAL HOME BUILDERS ASSOCIATION

Merit Award, Mill Creek Townhouses
 Ann Arbor, Michigan



BETTER HOMES AND GARDENS AWARDS

Merit Award, Northbury Condominiums
 Ann Arbor, Michigan

INTERNATIONAL DOWNTOWN EXECUTIVES ASSOCIATION Achievement Award

River Raisin Esplanade
 Monroe, Michigan

MISCELLANEOUS AWARDS

Certificate of Award, Downtown
 "Tivoli" Proposal, Urban Action
 Foundation of Oklahoma City, Inc.

MICHIGAN ASSOCIATION OF PLANNING

Innovation in Planning - 2014
 Lakes to Land Regional Planning
 Initiative

Daniel P. Burnham Award
 Peshawbestown Master Plan-2013
 Grand Traverse Band of Ottawa
 and Chippewa Indians

Onekama Joint Master Plan -2012
 Onekama, Michigan

Honor Award, Monroe Coastal Zone
 Management Plan
 Monroe, Michigan

Honor Award
 River Raisin Esplanade
 Monroe, Michigan

Honor Award, "Michigan Soil
 Erosion and Sedimentation control
 Guidebook", State of Michigan
 Honor Award, "Housing for the Elderly
 Development Process", Michigan State
 Development Authority

HUD AWARDS PROGRAM

Honor Award, "Woodcraft Square
 Renovation of Former La-Z-Boy
 Furniture Factory"
 Monroe, Michigan

PROGRESSIVE ARCHITECTURE AWARDS PROGRAM

Honor Award, "Michigan Soil
 Erosion and Sedimentation Control
 Guidebook", State of Michigan



Honor Award, "Housing for the Elderly Development Process", Michigan State Development Authority

AMERICAN CONCRETE INSTITUTE

Merit Award, Employee Courtyard, Catherine McAuley Health Center Ann Arbor, Michigan

TOLEDO METROPOLITAN AREA COUNCIL OF GOVERNMENTS (TMACOG)

Best Practices Urban Preservation Award, Monroe Street Corridor Design & Livability Plan Toledo, Ohio



THE CITY OF PONTIAC PRIDE & BEAUTIFICATION AWARDS PROGRAM

Outstanding Business Award, Notre Dame Preparatory & Marist Academy Pontiac, Michigan



WASHTENAW CONTRACTORS ASSOCIATION -PYRAMID AWARD

Skyline High School Ann Arbor, Michigan

MICHIGAN HISTORIC PRESERVATION NETWORK

Cultural Landscape Award -2014 McGregor Memorial Conference Center Reflecting Pool and Sculpture Garden for Contribution to Historic Preservation in Michigan



Professional Affiliations and Organizations

The firm of Beckett & Raeder, Inc. is staffed by registered engineers, landscape architects, community planners, and environmental and ecological professionals and has specialized training and maintains professional affiliation with the following:

Accreditations

U. S. Green Building Council LEED Accredited Professionals
Form Based Code Institute (FBCI)
Council of Landscape Architectural Registration Boards
Congress for the New Urbanism Accreditation (CNU-A)

Certifications

Michigan Economic Development Association Certified Economic Development Professional
Certified Stormwater Operator
NCI Charrette System Training
Housing Development Finance Professional (HDFP)
American Institute of Certified Planners (AICP)

Registrations

Professional Registered Engineers

State of Michigan (PE)
State of Ohio (PE)
State of Idaho (PE)
State of Indiana (PE)
State of Wisconsin (PE)
State of Tennessee (PE)

Professional Landscape Architects

State of Michigan (LLA)
State of Ohio (RLA)
State of Florida (RLA)
Federal Registration (CLARB)

Professional Registered Community Planners

State of Michigan (PCP)
American Institute of Certified Planners (AICP)

Specialized Training

National Charrette Institute
EPA Brownfield Redevelopment
People, Places and Placemaking
Economics of Place
Neighborhoods, Streets and Connections
Form Planning and Regulation
Collaborative Public Involvement
Applied Placemaking
Complete Streets
Geographic Information Systems

Memberships

American Planning Association (APA)
American Society of Landscape Architects (ASLA)
American Society of Civil Engineers (ASCE)
Congress for the New Urbanism
Detroit Association of Planners
Heritage Ohio (Ohio Main Street)
Institute of Transportation Engineers (ITE)
Michigan Association of Planning (MAP)
MAP Planners in Private Practice
Michigan Complete Streets
Michigan Downtown Association (MDA)
Michigan Economic Development Association (MEDA)
Michigan Historic Preservation Network
Michigan Municipal League (MML)
Michigan Recreation and Parks Association
Michigan Rural Network
Michigan Society of Professional Engineers
National Main Street Center
National Society of Professional Engineers
National Trust for Historic Preservation
Preservation Detroit
Society of Marketing Professional Services (SMPS)
Society of College and University Professionals
Toledo Metropolitan Area of Council of Governments (TMACOG)
Urban Land Institute

Clients

Land Developers

A. C. Investments
 Ann Arbor Associates
 Beachum and Roeser
 Development
 Burroughs Farms Development
 Canadian Lakes Development
 ECHO Development
 First Martin Corporation
 Fred Greenspan Builders, Inc.
 Fochtman Realty Company
 Ford Motor Land Development
 Corp.
 Forest City Dillon
 Guenther Building Co.
 Holtzman-Silverman Co.
 H.S. Landau Builders, Inc.
 Kughn Enterprises
 Kurkjian Building Co.
 Markland Development Co.
 Nosan Enterprises
 Prudential Insurance Co.
 Samelson Development Co.
 Smokler Development Co.
 The Courtelis Co.
 The Taubman Co.
 Travis Corp.
 Trerice Development Co.
 TSM Inc.
 Turner Development Co.
 W. S. Smith Co.
 Westcor Corp.

Counties

Antrim County, Michigan
 Benzie County, Michigan
 Calhoun County, Michigan
 Cook County, Illinois
 Emmett County, Michigan
 Grand Traverse County, Michigan
 Leelanau County, Michigan
 Midland County, Michigan
 Oakland County, Michigan
 Ogemaw County, Michigan
 Presque Isle County, Michigan
 Saginaw County, Michigan
 Washtenaw County, Michigan
 Wayne County, Michigan

Cities

Adams, Wisconsin
 Adrian, Michigan
 Algonac, Michigan
 Allegan, Michigan
 Allen Park, Michigan

Alpena, Michigan
 Ann Arbor, Michigan
 Bay City, Michigan
 Belding, Michigan
 Belleville, Michigan
 Benton Harbor, Michigan
 Berkley, Michigan
 Boyne City, Michigan
 Dearborn, Michigan
 Defiance, Ohio
 Detroit, Michigan
 Dewitt, Michigan
 Durand, Michigan
 Ecorse, Michigan
 East Lansing, Michigan
 Eastpointe, Michigan
 Escanaba, Michigan
 Essexville, Michigan
 Farmington, Michigan
 Farmington Hills, Michigan
 Flint, Michigan
 Grandville, Michigan
 Garden City, Michigan
 Greenville, Michigan
 Hamtramck, Michigan
 Harbor Springs, Michigan
 Highland Park, Michigan
 Howell, Michigan
 Hudson, Michigan
 Inkster, Michigan
 Joy-Southfield, Detroit, Michigan
 Lansing, Michigan
 Lapeer, Michigan
 Lathrup Village, Michigan
 Livonia, Michigan
 Manistee, Michigan
 Marlette, Michigan
 Marshall, Michigan
 Marquette, Michigan
 Marysville, Michigan
 Maumee, Ohio
 Mechanicsburg, Ohio
 Milan, Michigan
 Monroe, Michigan
 Muskegon, Michigan
 Muskegon Heights, Michigan
 Northville, Michigan
 Novi, Michigan
 Petoskey, Michigan
 Pleasant Ridge, Michigan
 Reading, Michigan
 Rochester Hills, Michigan
 Rogers City, Michigan
 Roscommon, Michigan

Roseville, Michigan
 Sault Ste. Marie, Michigan
 Saginaw, Michigan
 Saline, Michigan
 Southfield, Michigan
 Southgate, Michigan
 Tawas City, Michigan
 Tecumseh, Michigan
 Temperance, Michigan
 Toledo, Ohio
 Trenton, Michigan
 Traverse City, Michigan
 Urbana, Ohio
 Walled Lake, Michigan
 Wayne, Michigan
 Westland, Michigan
 Ypsilanti, Michigan

Villages

Bear Lake, Michigan
 Bellevue, Michigan
 Blissfield, Michigan
 Chelsea, Michigan
 Clinton, Michigan
 Deerfield, Michigan
 Dexter, Michigan
 Dundee, Michigan
 Frankfort, Michigan
 Honor, Michigan
 Interlochen, Michigan
 Mackinaw City, Michigan
 Mechanicsburg, Ohio
 Onekama, Michigan
 Torch Lake, Michigan

Townships

Acme Township, Michigan
 Albert Township
 Alpine Township, Michigan
 Arcadia Township, Michigan
 AuSable Township, Michigan
 Bay Township, Michigan
 Bear Lake Township, Michigan
 Bellevue Township, Michigan
 Blaine Township, Michigan
 Canton Township, Michigan
 Cascade Township, Michigan
 Centerville Township, Michigan
 Commerce Township, Michigan
 Crystal Lake Township, Michigan
 Edwards Township, Michigan
 Elberta Township, Michigan
 Elmwood Township, Michigan
 Friendship Township, Michigan
 Gilmore Township, Michigan

Glen Arbor Township, Michigan
Grand Blanc Township, Michigan
Green Lake Township, Michigan
Groveland Township, Michigan
Hartland Township, Michigan
Joyfield Township, Michigan
Lake Township, Michigan
Leelanau Township, Michigan
Locke Township, Michigan
Long Lake Township, Michigan
Macomb Township, Michigan
Manistee Township, Michigan
Meridian Township, Michigan
Milton Township, Michigan
Monclova Township, Ohio
Northfield Township, Michigan
Onekama, Township, Michigan
Perrysburg Township, Ohio
Pittsfield Township, Michigan
Pleasanton Township, Michigan
Readmond Township
Star Township, Michigan
Superior Township, Michigan
Sylvan Township, Michigan
Spring Lake Township
Springfield Township, Ohio
Torch Lake Township, Michigan
Tuscarora Township, Michigan
West Bloomfield Twp, Michigan
White Lake Township, Michigan
Ypsilanti Township, Michigan

Governmental

Ann Arbor Transportation
Authority
Atomic Energy Commission
Chippewa County Economic
Development Corporation
Detroit Economic Development
Emmett Township, Michigan
Flint Area Conference
Harbor-Petoskey Airport
Authority
Illinois Department of Agriculture
Michigan Department of
Agriculture
Michigan Department of
Corrections
Michigan Department of
Management and Budget
Michigan Department of Mental
Health
Michigan Department of Social
Services

Michigan Department of Natural
Resources
Michigan Department of State
Police
Michigan Department of
Transportation
Michigan State Housing
Development Authority
Michigan Main Street Center
National Aeronautics and Space
Administration
NorthRiver Development
Corporation
Toledo Metropolitan Area
Council of Governments
United States Department of
Commerce
United States Department of
Defense
United States Postal Service
United States Energy Research
and Development Administration
United States Department of
Transportation
Urban Area Transportation Study
Washtenaw County Road
Commission

Corporations

Acheson Industries, Inc.
Alcoa Aluminum Company of
America
BASF Corporation
Baxter Laboratories, Inc.
B.F. Goodrich Corp.
Brown and Boveri Corporation
Citizen's Gas
Caterpillar Tractor Corporation
Chrysler Corporation
Continental Telephone Company
Detroit Edison Company
Domino's Pizza Inc.
Eaton, Yale and Towne, Inc.
Ford Motor Company
General Electric Corporation
General Motors Corporation
Hallmark Cards, Inc.
IBM Corporation
Iowa Public Service Company
John Deere Corporation
Kellogg Corporation
Little Tikes Corporation
Parke Davis Corporation
Wayne Disposal, Inc.

Westinghouse Electric
Corporation
White Motors Corporation
Wyandotte Chemical Corporation

Institutions and Organizations

Automobile Club of Michigan
Barton Hills Country Club
Beth Israel Congregation
Bhaktivedanta Cultural Center
Blue Cross/Blue Shield of
Michigan
Brighton Hospital
Catherine McAuley Health Center
Jewish Community Center of
Detroit
The Edison Institute
Lapeer General Hospital
Marion Health Center, Marian,
Iowa
Methodist Retirement Homes
Monroe Mercy Memorial Hospital
Mount Hope Memorial Gardens
National Endowment for the Arts
Nazareth Hospital
Northern Council Pentecostal
Church
Phi Gamma Delta Fraternity
Pine Rest Hospital, Grand Rapids
Providence Hospital
St. Joseph Mercy Hospital,
Pontiac
St. Lawrence Hospital, Lansing
Traverwood Village
Travis Pointe Country Club
Washtenaw Country Club
Wayne County Sportsmen's Club

Schools

Ann Arbor Public Schools
Birmingham Schools
Cass Tech Schools
Clawson Community Schools
Cranbrook Educational
Community
Crestwood Community Schools
Dearborn Divine Child High
School
Dexter Community Schools
Fenton Area Community Schools
Ferndale Community Schools
Fowlerville Community Schools
Ford-UAW Childcare Facilities
Garden City Public Schools
Greenhills School

Hanover Horton Community Schools
Howell Public Schools
Holly Schools
Ionia Public Schools
Jackson Public Schools
L'anse Creuse Schools
Lincoln Park Public Schools
Linden Schools
Manchester Public Schools
Milan Public Schools
Monroe Public Schools
Notre Dame Preparatory and Marist Academy
Our Lady of Sorrows School & Church
Paw Paw Community Schools
Petoskey Public Schools
Plymouth Canton Schools
Romulus Community Schools
Rogers City Community Schools
St. Benedicts
St. Fabian Parish and School
St. John the Baptist
St. Patrick School and Church
Saline Public Schools
Southfield Community Schools
South Lyon Community Schools
Starr Commonwealth for Boys
Troy Community Schools
Utica Public Schools
Warren Consolidated Schools
Wayne Westland Community Schools
Whitmore Lake Schools
Willow Run Schools
Woodhaven Public Schools

Colleges and Universities

Central Michigan University
Eastern Michigan University
Henry Ford Community College
Indiana State University
Lawrence Institute of Technology
Lansing Community College
Michigan State University
Montcalm Community College
Nazareth College
Oakland Community College
Oakland University
Principia College
The University of Michigan-Ann Arbor
The University of Michigan-Dearborn

Terra State Community College
The University of Michigan-Flint
Washtenaw Community College
Wayne State University
Wayne County Community College

Commercial and Entertainment

Bennigan's Restaurant
Bill Knapps Restaurant
Canton Softball Center
Columbia Cable Corp.
Dayton Hudson Company
Detroit Municipal Credit Union
Elias Brothers Restaurants
Great Lakes Bancorp
Holland House Furniture, Inc.
J.C. Penney Company
K-Mart Corporation
Kean's Detroit Yacht Harbor
Little Tykes
Lord and Taylor, Inc.
Manufacturer's National Bank
McDonald's Corporation
Old Kent Bank
Pace Membership Warehouse
Peoples Federal Savings and Loan of Monroe
Roostertail Supper Club
Sears Roebuck and Company
Standard Securities Corporation
Key Bank (formerly Society Bank)
University of Michigan Credit Union
Vic Tanny International
WPRI-TV, Providence
WWJ-TV, Detroit
Wendy's International
Zingerman's

ii

Northfield Township Planning Services Statement of Understanding and Proposed Approach

Through careful reading of your solicitation for services, we understand Northfield Township's primary planning concerns to revolve around the need to balance a diverse mix of activities and land uses in a way that is harmonious and prosperous for all its citizens. As we understand it, the Township is experiencing a number of development pressures arising from the proximity of its desirable assets, including a large, well-loved inland lake and considerable contiguous tracts of relatively undisturbed Michigan landscape, to two growing population centers with stable economies and excellent access. Although this is a good problem to have, its challenges have been evident in public discourse as deeply passionate citizens have advocated strongly for their preferred, and sometimes competing, conditions.

Our approach to successful development under these conditions relies on three strategies: meaningful community engagement, sufficient reliable data, and integration of planning efforts.

- *Engagement.* We believe wholeheartedly in planning as public service. As statewide community engagement trainers for both the Michigan Sense of Place Council and the Michigan Association of Planning, we have a full toolbox of public input techniques and experience with their targeted application. We applaud your decision to conduct an independent, statistically validated survey administered to every household in the Township in conjunction with this master plan update. In addition to providing the broad, highly representative data needed to understand the citizenry's current development priorities, we would recommend that the survey instrument be structured to offer a baseline of comparisons that will serve the community over the course of many updates to come, thus establishing a long-range vision that has the benefit of hindsight.

More generally, our community engagement strategy is quite short: Yes. It's good news when people are so invested in their community that they reach out to its leadership, even if it's to disagree. Our doors, phone lines, and email inboxes are open to your citizens, and it is our first priority to accurately understand their best interest. We constantly seek creative ways to involve citizens in shaping their communities, from phone apps to interactive design workshops to physical installations. With your help, we analyze potential stakeholders in each project and reach out to them, instead of waiting for a likely conflict to arise. While we do appreciate the value that conflict can bring in terms of distilling issues, as a policy we find the effectiveness and efficiency of cooperation to be well worth pursuing.

- *Data.* Good decisions proceed from good data. In addition to our own relentless gathering of information from the Census, American Community Survey, Bureau of Labor Statistics, United States Geological Services, State of Michigan Geographic Information Systems, Michigan Department of Environmental Quality, Southeast Michigan Council of Governments, Washtenaw County, and others, we prize community-generated, community-specific data. We look forward to learning what you have, finding innovative ways to collect what we need, presenting our findings vividly and widely, and referencing it all clearly as decisions are made.

As subscribers to the theory that “one is entitled to one’s own opinion, but not one’s own facts,” we consider the generation, acquisition, and dissemination of good data to be a first rate community engagement tool, and it has been our experience that communities make excellent use of the data that is provided to them. Several of our project-specific websites have served a valuable role of document hosting even after the original scope of work has concluded, taking advantage of the “embodied outreach” it represents and developing it into a communication channel which, over time, has built demonstrable trust in the transparency of the community’s or project’s leadership. (For an example, please visit www.lakestoland.org, particularly the “Library” tab.) This aspect receives critical support from our close monitoring of the site, responding quickly to comments and promptly forwarding correspondence to the appropriate destination.

- *Integrated planning.* In the same way as friction within the community can exhaust a project’s resources without accomplishing a single thing, so too can planning “against the current.” We adhere faithfully to the comprehensive viewpoint by understanding how Northfield Township fits within the state, region, county, and metro planning contexts. A key benefit of strengthening these relationships is that it allows for the wisest use of resources by eliminating duplications and highlighting opportunities for shared effort. Directly referencing concurrent planning efforts allows the Township to leverage larger efforts to accomplish its own goals, while signaling to grant authorities and private enterprises that the Township is an excellent site for regional investment.

Strategic, interrelated planning within the community is just as important. As your planning consultants, we will continue to build upon the master plan update, the recent adoption of a waterfront form-based code, and the Whitmore Lake / North Territorial overlay district to refine and implement the community’s vision. The Green Infrastructure workshop held with the Huron River Watershed Council, for example, could help begin a conversation about specifically how much, and which, of the Township’s lands should be permanently preserved. This conservation plan would provide an opportunity to discuss preservation on its own merits—rather than in opposition to a development outcome—with the members of the community who are most knowledgeable and invested in that aspect of it. Once the perceived threat of despoiling all of the Township’s natural assets has lessened, their champions can then join the conversation about development on *its* own merits.

Three Reasons Why We Can Assist Your Community.

1. *You are placemakers.* We chose to invest in the MIplace partnership because we have long been serving its mission of true community building. It is our privilege to support your careful stewardship of the environmental and recreational assets of Northfield Township.
2. *You are a Michigan waterfront community.* With our landscape architect colleagues, our firm is committed to assuming a role of responsibility for our state's crowning jewels, its coastlines. We consider the impact of every project and planning process on the water cycle, and strive to be kind to our inland waterbodies and our Great Lakes.

We also understand that “water quality” is about more than phosphorous levels in Michigan—it’s about *fun*. BRI has designed waterfront projects around the state that accommodate everyone who wants to enjoy it: boaters, anglers, swimmers, divers, waders, sunbathers, picnic-ers and more. We understand that Whitmore Lake is a critical piece of your economy and that its health and function are your concerns.

3. *You are a critical piece of Michigan's agricultural economy.* We think the second most diverse state agricultural economy in the nation could get a little more recognition at home. Whether it is the creation of a new agricultural mixed-use agricultural zoning designation aimed at smoothing the tension between scenic rural character and economic productivity, or writing regulations that consider the effects of frost-protective airsheds on neighboring vineyards, we believe that development and cultivation must be complementary in Michigan. For an economic and social center amid tracts of agriculture such as the hamlet of Whitmore Lake, this can mean providing the “in town” experience for neighbors from the Township as well as the “out in the country” experience for visitors from the City—a balance that presents unique challenges and rewards.

And One Reason You Will Love to Work with Us.

We build relationships. It takes more than brick and mortar, and even more than careful policy, to make great communities. It takes time, dedication, understanding, synergy, and most of all, care. We relish every opportunity to take part in a community's forward momentum, and we take exceptional pride in those with whom we have had the honor of developing long-term relationships. Working together throughout the planning, permitting, and project processes allows us to gain an intuitive understanding of your priorities and preferences while you relax into the assurance that your planning and development environment is well-managed.

iii

John R. Iacoangeli, AICP, LEED AP, CNU-A, FBCI
Principal, Community Planner



John joined Beckett & Raeder, Inc. (BRI) as a Principal in 1991 and is a Professional Certified Planner and a member of the American Institute of Certified Planners. John has over thirty years experience working with public and private sector clients on a variety of community and economic development based projects. He has been involved in the preparation and implementation of downtown and neighborhood revitalization, community development, economic development, historic preservation, and natural resource-based projects for numerous communities throughout the Midwest. His area of specialization is project implementation involving federal and state grants, local municipal financing, special authority financing, and public-private partnerships.

With respect to the proposed master planning project for the City of Ferndale, John brings expertise in Placemaking, historic preservation, economic development and project implementation strategies.



EDUCATION

Bachelor of Science
 Resource Management
 University of Michigan
 Ann Arbor, Michigan

SELECTED EXPERIENCE

River Raisin Heritage Corridor East Master Plan
 Monroe County Historical Society, National Park
 Service, City of Monroe
 Monroe, Michigan



CERTIFICATES

Certificate of Real Estate
 University of Michigan and
 Michigan Association of
 Realtors

Peshawbestown Master Plan
 Grand Traverse Band of Chippewa and Ottawa
 Indians
 Peshawbestown, Michigan

Congress for New Urbanism
 Accreditation

City of Pleasant Ridge Master Plan
 National Register District Nomination
 Pleasant Ridge, Michigan

Form Based Code Institute
 Certification

Walled Lake Historic Lakeshore Plan
 Walled Lake, Michigan

LEED Accredited Professional

AFFILIATIONS

National Trust for Historic
 Preservation

Lakes to Land Regional Master Plan
 16 Municipalities in Manistee and Benzie Counties
 Alliance for Economic Success

Michigan Historic Preservation
 Network

Acme Township Placemaking
 Traverse City, Michigan

Monroe County Historical
 Society

City of Marquette Master Plan
 Historic Waterfront and Lower Harbor Master Plan
 Redevelopment Plan
 Marquette, Michigan



East Lansing Parks & Recreation Master Plan
 East Lansing, Michigan



Petoskey Parks & Recreation Master Plan
 Petoskey, Michigan

Leah DuMouchel
Project Planner



Leah DuMouchel's planning experience includes innovative master planning projects and extensive community engagement. Her work coordinating project leadership teams, creating outreach materials, facilitating community engagement and visioning sessions, analyzing and distributing the results, and implementing online communication channels provides the solid foundation for writing plans that genuinely serve their communities. From her previous career in journalism, she brings a polished, varied writing style and a sharp eye for "the whole story."

EDUCATION

Masters of Science
 Urban and Regional Planning
 Eastern Michigan University

Bachelor of Arts
 Philosophy
 University of Michigan

SELECTED EXPERIENCE

Lakes to Land Regional Initiative

Collaborative Master Plan for sixteen communities in Benzie and Manistee Counties
Innovation in Regional Planning Award – Michigan Association of Planning, 2014



CERTIFICATIONS

Certified Charrette Planner,
 National Charrette Institute;
 Form-Based Code Institute

Lakes to Land Regional Initiative – Food Innovation District

Implementation project studying agricultural assets across Benzie and Manistee Counties

AFFILIATIONS

American Planning Association, Michigan Chapter
 Detroit Association of Planners

Acme Shores Placemaking Project

Shoreline redevelopment plan for recently-acquired public parkland emphasizing low-impact development practices and water quality preservation
 Acme Township, MI

TEACHING EXPERIENCE

MiPlace Partnership Curriculum;
 Michigan Association of Planning Conference

Jackson Community Master Plan

A rethinking of land use and asset capitalization in this post-industrial, mid-sized city
 City of Jackson, MI



Designing and Achieving Our Potential! –

The Village of Northport and Leelanau Township Waterfront redevelopment plan with extensive community engagement

Adams Downtown Enhancement Strategy

Downtown revitalization plan focusing on market analysis and best business practices in combination with land use decisions.
 Adams and Friendship, WI

Recreate State Corridor Plan

Saginaw Township
 Saginaw, MI

Pleasant Ridge Community Master Plan

City of Pleasant Ridge, MI

Acme Township Master Plan

Acme Township, MI

Marisa Laderach
GIS Specialist

Marisa has experience in GIS as a cartographer, consultant, and educator. She is passionate about creating unique maps for use in urban planning projects. Through analysis of physical and environmental features, Marisa employs advanced analytical and processing techniques to enhance spatial information. Her skills include geodatabase management, network analysis, raster analysis, spatial interpolation, spatial analysis, and spatial statistics, among others.

EDUCATION

Masters of Science
 Urban and Regional Planning
 Eastern Michigan University

Bachelor of Science
 Environmental Geography
 Double-Concentration in
 Land Use Planning and GIS

CERTIFICATIONS

GIS Graduate Certificate for
 Professionals

TEACHING EXPERIENCE

Eastern Michigan University,
 Institute for Geospatial
 Research & Education (IGRE)

SELECTED EXPERIENCE

Tena Master Plan Update

Master plan update and GIS specialist for the canton region of Tena, providing GIS analysis of environmental and urban features
 Napo Province, Ecuador

Graduate Teaching Assistant, Eastern Michigan University

Performing GIS research and instructing introductory-level GIS courses
 Ypsilanti, MI

Graduate Research Assistant, Institute for Geospatial Research & Education

Assisting with grant-funded GIS research and incorporating GIS curriculum into K-12 education
 Ypsilanti, MI

Michigan Department of Education (MDE) State Education Network (SEN) Project

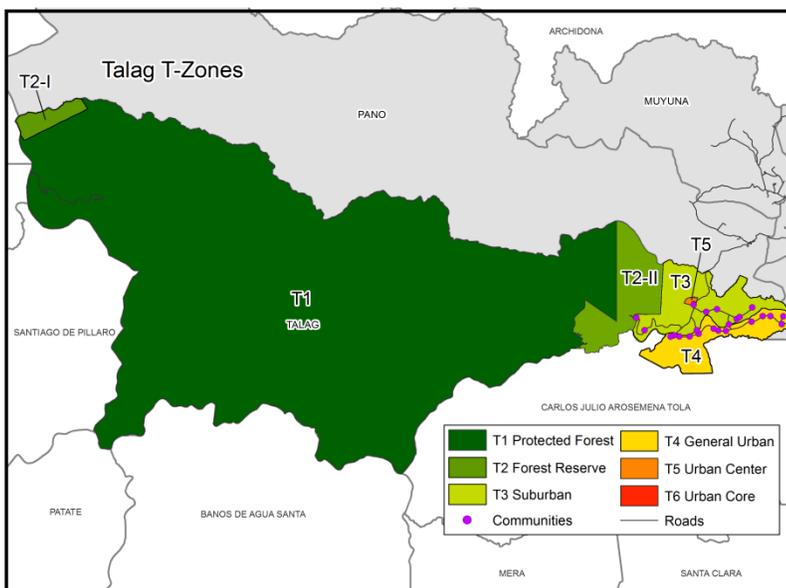
Spatial location and geodatabase creation for all educational parcels in the State of Michigan
 Ypsilanti, MI

Michigan Department of Education (MDE) Title II US History and Geography Teachers Project

Incorporating GIS methodologies and processes into state-wide history and geography curriculum
 Wayne, MI

City of Luna Pier Master Plan

Downtown revitalization plan and waterfront redevelopment project
 Luna Pier, MI



Planning Team Qualifications

	John Iacoangeli <i>Planner</i>	Leah DuMouchel <i>Planner</i>	Marisa Laderach <i>GIS</i>
National Accreditations			
American Institute of Certified Planners (AICP)	✓		
Leadership in Energy and Environmental Design (LEED AP)	✓		
Congress for New Urbanism Accredited Professional	✓		
Form Based Code Institute (FBCI)	✓	✓	
Housing Development Finance Professional (HDFP)			
National Associations			
American Planning Association	✓	✓	✓
State Licenses			
Professional Community Planner (Michigan - PCP)	✓		
Real Estate Broker (Michigan)	✓		
Assessor - Level I (Michigan)			
Specialized Training			
National Charrette Institute	✓	✓	
EPA Brownfield Redevelopment			
People, Places and Placemaking		✓	
Economics of Place	✓	✓	
Neighborhoods, Streets and Connections		✓	
Form Planning and Regulation	✓	✓	
Collaborative Public Involvement		✓	
Applied Placemaking	✓	✓	
Complete Streets			
Geographic Information Systems (ESRI)		✓	✓

iv

Acme Township Planning Services

Since our arrival as the planning consultant firm serving Acme Township, Michigan in 2012, Beckett & Raeder, Inc. has led the community through a series of interrelated planning projects. These complementary plans serve as a comprehensive blueprint for guiding transformative development in this growth area of the state while also offering strong protections for the natural assets on which the local economy depends.



Acme Shores Placemaking Plan

Grand Traverse County Planning Award - 2014

Acme Township brought together a broad range of stakeholders from within the township and across the region to create a common vision for how the full range of land uses in the Shoreline District can be designed or redesigned. The goal is to create a place that attracts people while protecting the environment, understanding that maintaining excellent water quality is central to the enjoyment of the shoreline.

The conceptual plans represent a long-term vision for how the business districts along the US-31 and M-72 corridors can look and function. They present a conceptual mix of land uses and public improvements aimed at creating an identifiable image and viable economic center for the Township. Primary placemaking components of the plans include a significant emphasis on walkability, multimodal accessibility, and connectivity among the business districts, waterfront, and existing regional facilities.



Acme Township Master Plan

The Acme Township Community Master builds upon several years of active community engagement revolving around the previous amendment to the 1999 Community Master Plan, revised in 2009; community efforts focused on the acquisition and redevelopment of the East Bay shoreline and waterfront as presented in the US-31 Placemaking Plan; and the recently adopted Acme Township Five-Year Parks and Recreation Master Plan. In order to define key community initiatives and strategies, the Acme Township Community Master Plan uses information gleaned from the placemaking plan, a community-wide mail survey conducted by Northwestern Michigan College, and meetings with regional agencies and stakeholders from the agricultural and business communities. Some of the key ideas advanced in the Acme Township Community Master Plan include:

- Focus on Infrastructure Improvement as means of directing planned growth to the existing business district along US-31 and M-72.
- The plan calls for the expansion and connection of local and regional non-motorized trails in response to community input and recommendations embedded in the Parks and Recreation Master Plan.
- There is a long term vision to reconfigure US-31 and M-72 to be safer and more convenient for business patrons, consumers, and residents.
- The plan deliberately focuses commercial and residential development in areas that already have development or vested development rights.
- Water quality is a high priority.
- The acquisition of properties along East Bay has positioned Acme Township to take advantage of recreation-based tourism as part of its economic development strategy.
- The plan supports the continuation and expansion of agricultural operations and the preservation of farmland, defining characteristics of Acme Township.
- The Community Master Plan balances policies and strategies with an eye toward creating a community that is attractive to all age groups.



Parks System Plan Update

Traditional recreation master plans are used to address current recreational conditions while evaluating their function against current recreational demands based on resident population facility standards. This form of recreation planning is weighted toward recreational facilities and discounts the benefits associated with individualized recreation activities such as kayaking, canoeing, hiking, biking, bird watching, gardening, and nature interpretation. In contrast, the Acme Township Parks System Plan views recreation as a system versus a function and takes into account active park considerations, open space, trail development, and natural area preservation.

Overall, Acme Township has an immense amount of recreational opportunities, both public and private. With the updating and implementation of the recreation plan, the current recreation opportunities can only be improved for greater ease of use for everyone throughout the entire community.

The Acme Township Parks System Plan seeks to accomplish the goals of Access to Grand Traverse Bay, Attractive Waterfront Parks, and Connectivity. The “backbone” of the parks plan is the non-motorized circulation system. US Bicycle Route 35 and the TART Trail serve as the regional non-motorized stem that runs through the township from northeast to southwest. Local non-motorized connections link the recreational facilities to this regional network and provide trailhead points to access the parks and regional non-motorized system. An additional mode of non-motorized transportation is provided for with the designation of a blueway running along the shore of the Grand Traverse Bay. This multi-modal, non-motorized network provides connectivity and gives Acme Township residents a way to access recreational facilities without the use of their car. Additionally, it provides opportunities for cycling tourists to stop and enjoy what Acme Township has to offer.



Land Development Regulations

Beckett & Raeder, Inc. was commissioned by Acme Township to assist them with the reorganization and preparation of land development regulations. The former Zoning Ordinance included an Open Space District (OSD) and Mixed-Use District (MUD) which were inconsistent with recent statutory revisions to the Zoning Enabling Act.

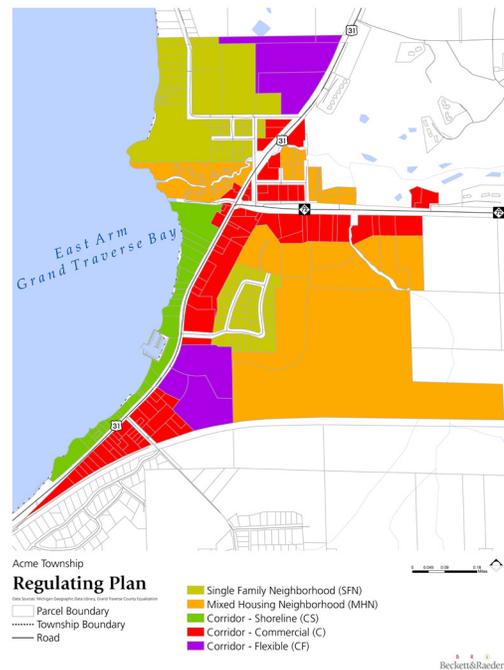
Working with the Planning Commission the Open Space and Mixed-Use Districts were replaced with three land development options. These provisions included Cluster Housing, Open Space Subdivision, and Planned Unit Development regulations. Reinforcing the Township's goal to protect and preserve operable farms and orchards special incentives were incorporated in the various land development options to ensure the continuation of these operations at the same time giving property owners the opportunity to develop and integrate housing on their property.



US-31 and M-72 Form Based Code

The US-31 and M-72 Business District zoning is a departure from traditional zoning in that it focuses less on the use of a parcel and more on how to integrate private and public spaces. The US-31 / M-72 Business District zoning intends to merge public infrastructure standards with private development regulations to create a viable business district that is equally shared between cars and pedestrians. Key elements include better land use balance, expanding the uses permitted by right, expediting the review process, and bringing buildings closer to the street to facilitate walkability, increasing density of multiple family dwelling units, and the integration of low impact development stormwater technologies.

The text and diagrams in the US-31 and M-72 Business District address the location and extent of land uses, and the that implement the vision articulated in the Acme Township Placemaking process and also express community intentions regarding urban form and design. These expressions may differentiate neighborhoods, districts, and corridors, provide for a mixture of land uses and housing types within each, and provide specific measures for regulating relationships between buildings, and between buildings and outdoor public areas, including streets.



Community Engagement: Jackson Master Plan

When the City of Jackson set out to write a bold new master plan to reflect and guide a series of intense changes within the community, it was important for leaders and citizens alike to connect and be heard. Beckett & Raeder, Inc. developed a community engagement strategy that used the city's electoral wards to increase access by asking each Council member to host a community workshop at a site within the ward, and to provide outreach to support the direct mail invitations via her or his office's regular constituent communication venues.

The geographic specificity of each workshop allowed for the collection of fine-grained data about community assets, concerns, and priorities, while the uniform nature of the program offered easy identification of citywide themes. The process made it possible pay individualized attention to each area of the City within the plan, helping to preserve the detail required for effective recommendations without sacrificing the comprehensive nature of community planning. All documents generated at the workshops were hosted on a project-specific website, where the conversation continued through monitored comments. At the conclusion of the workshop series, B&R made two presentations to the community at large summarizing the preliminary results.

The 81 collective priorities and 290 supporting actions that were generated in the series were then given to the Master Plan Working Group and Advisory Board, respectively. This citizen-generated, advisor-edited, and working-group-crafted document forms the basis for the recommendations and strategies presented in the plan.



What you said:

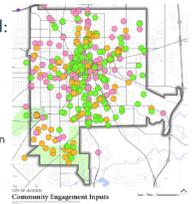
Collective priorities

Ward 1	Ward 2	Ward 3	Ward 4	Ward 5	Ward 6
Vibrant small business	Job growth	Transportation hub	Vibrant, thriving downtown	Vibrant, vibrant, arty, populated downtown	Buy, active downtown with people and events
Excellent public schools	Educated workforce	Better communication	Education-business partnerships	Quality schools and education for all	Engaged citizens
Downtown university	Expand public services	Appealing / clean city	Clean	Thriving local businesses	Complete City



What you said: Mapping

- 206 Development Priorities
- 137 PURE JACKSONS
- 123 Transportation Priorities
- 102 Public Safety Concerns



What you said: Citizen Actions



**HEY!
THANKS
FOR
COMING!**

Theme: Engaged Citizens
Wards 1, 3, 4, 6 — 4 priorities



tell us how you really feel

The City of Jackson put on a terrific, community engagement series in the spring of 2016. We held a workshop in each ward asking residents to tell us their broadest impression of what Jackson is and where they want it to be. In nearly 50 public sessions related to development, transportation, recreation, and public safety, and to talk about their biggest priorities and major concerns. After an initial and ongoing flow of ideas, we held two more city-wide meetings to present the results and talk about next steps.

Attendance

It was our goal to make sure that anyone who wanted to talk to us about the future of Jackson knew that there was an opportunity to do so. People who wanted to meet more than 25,000 homes and businesses throughout the city received a personal invitation. The invitation was followed by two other city-wide, printed-out...

Links

Community Meeting Schedule

Community Meeting Schedule

Conservation Corridors

Grand Traverse Co., Michigan

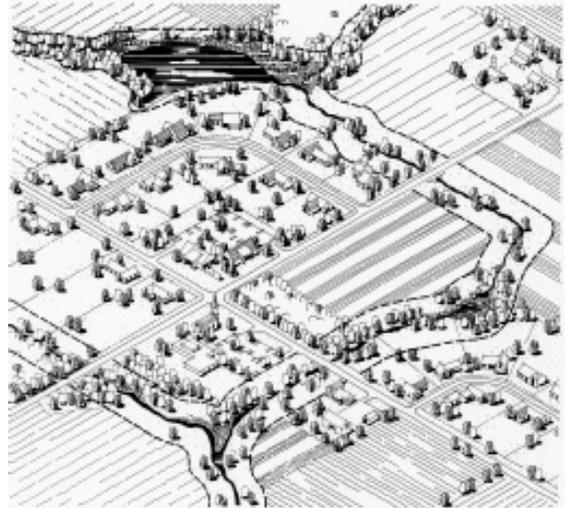
Conservation Corridors are systems of linear open spaces or protected conservation areas. Conservation corridors are quickly becoming a watchword in rapidly urbanizing areas as a method for establishing buffer areas and preserving the natural surroundings.

This concept was applied in the Mitchell Creek Watershed in Grand Traverse County with setbacks in wetlands, stream banks, sensitive development areas, and critical wildlife travel corridors.

Three Conservation Corridor Concepts were proposed, each with increasing jurisdiction over where the conservation corridor would exist and what the setbacks would be.

All options offer trade-offs in terms of development rights in exchange for establishing the buffers for the Conservation Corridors.

The requirements were integrated in an overlay zoning district in Grand Traverse County's Mitchell Creek Watershed. This concept was done as part of the larger scope of the Mitchell Creek Watershed Protection Strategy.



Community & Neighborhood Planning Capabilities

To help you better understand the capabilities of our firm, we have provided you an overview of our expertise in the following areas:



Public Involvement and Consensus Building:

Input from the members of the business community and residents of the community pays substantial dividends and forms the basis for development of the Strategy. Beckett & Raeder, Inc. provides community facilitation and consensus building and through our genuine outreach process, trust is built, and partnerships are formed between all participants throughout the course of the project and beyond. We have community facilitation experience with neighborhood organizations, preservation groups, business interests, other community stakeholders, students, and the general public. Each community facilitation process is structured uniquely to the community or group.



Neighborhood and Housing:

In older communities, we include a Housing Quality Assessment as a means to identify areas within a community which may require opportunities for housing rehabilitation, and neighborhood preservation and conservation strategies. In addition, we have experience designing new neighborhoods and communities including traditional neighborhood developments. This broad range of experience offers the community options to address a variety of housing issues.



Transportation Planning and Improvements:

We provide a balanced approach toward community transportation assessments and planning, which involves both pedestrian and vehicular elements. Some of these services include community walkability assessments, traffic calming studies, traffic and safety planning, and design. We are the authors of the City of Ann Arbor Guide to Neighborhood Traffic Calming and a partner in the Complete Streets program.



Economic Development Strategies:

Our community and neighborhood master plans are fundamentally based on existing and forecasted markets, and have resulted in the redevelopment or development of projects. We also have considerable experience with Downtown Development Authorities, Main Street programs, Brownfields, Grayfields, and various community and economic development corporations. Recently we have worked with a number of communities on brownfield and in-fill redevelopment projects resulting in new commercial and residential projects.



Community Design:

We are the recipient of numerous awards for our excellence in design of municipal projects. Organizations such as the American Society of Consulting Planners, American Institute of Architects, American Society of Landscape Architects, Michigan Association of Planning, Michigan Municipal League, and Michigan Recreation and Parks Association have bestowed awards on a variety of projects. In addition to physical design, we also have considerable experience with the preparation of community design guidelines, pattern books, ordinances, and wayfinding and graphic systems.



School System Relations:

We have provided site design improvement projects for over 30 school districts in the State of Michigan and Ohio, including K-12 buildings and athletics facilities. Developments of these projects and programs have included coordination with school administrative staff and their respective school boards.



Parks and Open Space:

We have prepared park and recreation master plans for a variety of communities including small rural communities such as Chelsea, Michigan to large metropolitan recreation systems such as Wayne County, Michigan. For our efforts we have the recipient of several park and recreation master plan awards from the Michigan Recreation and Parks Association.



Regional Perspective:

We approach municipal planning from a broad perspective, which explores the municipal and political relationships of cities, townships, and the county as it relates to planning. Recently we have worked with the City of Perrysburg, Ohio on the preparation of a new zoning code, and have completed community master plans, neighborhood and corridor studies for the City of Toledo, NorthRiver Development Corporation, Toledo Olde Town Development Corporation, and Springfield Township, Ohio.



Information Management:

Beckett & Raeder Inc. utilizes all of the current software applications for document and web publishing, AutoCAD, geographic information systems, and animation and 3-D renderings. In addition, during the master plan process we develop a separate and accessible web site for the client community where all documents, maps, and status reports are posted.

Placemaking:

Members of the Beckett & Raeder planning department have been closely involved in the Michigan Sense of Place Council's curriculum to support economic development through community development. We teach the curriculum across the state, and our master plans are written to fully support the concrete strategies that make great places.

Representative Planning Experience

Acme Township Master Plan
Acme Shores Placemaking Plan
Land Development Regulations
Parks and Recreation Master Plan
Acme Township, Michigan

Downtown Plan
Adams, Wisconsin

Algonac Economic Development Consultant
Algonac, Michigan

Allen Park Community Planning Consultant
Allen Park, Michigan

Allen Park Community Recreation Plan
Allen Park, Michigan

Allegan Community Master Plan
Downtown Master Plan
Downtown Physical Improvement Plan
Allegan, Michigan

Alpena Market Analysis and Community Master Plan
Alpena, Michigan

Alpine Township Master Plan Update
Alpine Township, Michigan

Catherine McAuley Health System
Ann Arbor, Michigan

Domino's Farms Site Improvements
Ann Arbor, Michigan

Washtenaw Community College
Master Planning and Site Development
Implementation
Ann Arbor, Michigan

Bay City Cass Avenue Overlook and Boat Launch
Bay City, Michigan

Bay County Build-Out Assessment
Bay County, Michigan

Belding, Downtown Master Plan & Market Analysis
Belding, Michigan

Belleville Community Master Plan
Belleville, Michigan

Joint Township and Village Master Plan
Bellevue Township, Michigan
Village of Bellevue, Michigan

Birch Run Downtown Master Plan & Market Analysis
Birch Run, Michigan

Brighton Business District Ordinance
Brighton, Michigan

Community Planning Consultant
Brighton, Michigan

Charter Township of Canton
Leisure Services Master Plan
Downtown Development Master Plan
Canton, Michigan

Chelsea M-52 Corridor Study
Chelsea, Michigan

Chelsea Traffic Circulation Study
Chelsea, Michigan

Durand, Downtown Master Plan & Market Analysis
Durand, Michigan

University of Michigan-Dearborn
Long Range Campus Development Plan
Dearborn, Michigan

DDA Planning Consultant
Downtown Strategic Plan
Development & TIF Plan
Dexter, Michigan

East Bay Township Study
East Bay Township, Michigan

Parks & Recreation Master Plan
East Lansing, Michigan

Bear Creek Development Assessment
Sub-Area Master Plan
Emmet County, Michigan

Comprehensive Master Plan
Northshore Redevelopment Plan
Downtown Development Plan and Tax Increment Plan
Essexville, Michigan

Essexville Community Master Plan 1996, 2000, 2006
Essexville, Michigan

Essexville Community Planning Consultant
Essexville, Michigan

Essexville Waterfront Redevelopment Program
Essexville, Michigan

Emmet County (US-131) Sub-Area Plan
Emmet County, Michigan

Recreation Plan
Frankfort, Michigan

Downtown Improvement Plan
Grand Haven, Michigan

Conservation Corridors
Grand Traverse County, Michigan

CBD Zoning Ordinance
City of Garden City, Michigan

Planning Consultant
Groveland Township, Michigan

Huron Port Development Study
Huron, Ohio

Inkster Downtown Development Authority
Planning Consultant
Inkster, Michigan

Inkster Downtown Framework Development Plan
Inkster, Michigan

Community Master Plan
Jackson, Michigan

Southfield Road Corridor Improvement Plan
Development Plan and Tax Increment Financing Plan
Lathrup Village, Michigan

Lincoln Park Downtown Strategic Development Plan
Lincoln Park, Michigan

Plymouth Road Corridor Improvements
Livonia, Michigan

Lakes to Land Regional Master Planning
(Involving 16 Communities)
Placemaking in Manistee's North Corridor
M-22 Economic Development Strategy
Manistee County Alliance for Economic Success

Marlette Community Master Plan
Marlette, Michigan
Marlette Zoning Ordinance
Marlette, Michigan

Main Street Marshfield
Demographic and Socio-Economic Profile
Downtown Redevelopment Plan
Marshfield, Wisconsin

Marquette Community Master Plan 1996 and 2004
Marquette Lower Harbor Implementation Plan
Marquette, Michigan

Whetstone Brook and Orianna Creek Watershed Study
Marquette, Michigan

Downtown Revitalization Plan and Strategy
Mechanicsburg, Ohio

Parks & Recreation Master Plan
Downtown Master Plan
Milan, Michigan

Downtown Parking Study
Milford, Michigan

New Baltimore Parks and Recreation Master Plan
Monroe, Michigan

River Raisin Heritage Corridor East Master Plan
Parks and Recreation Master Plan
Monroe, Michigan

Northville Township
Facilities Master Plan
Northville, Michigan

Northport | Leelanau Township Master Plan
Northport, Michigan

Joint Master Plan*
Joint Zoning Ordinance
Creation of Joint Planning Commission
Village of Onekama, Onekama Township
Onekama, Michigan

Zoning Ordinance Update
Perrysburg, Ohio
Community Master Plan
Perrysburg Township, Ohio

Peshawbestown Master Plan*
Grand Traverse Band of Ottawa and Chippewa Indians
Peshawbestown, Michigan

Parks and Recreation Master Plan
Petoskey, Michigan

Planning Consultant
Pleasant Ridge Community Master Plan
1998, 2009, 2013
Pleasant Ridge Community Zoning Ordinance
Pleasant Ridge Recreation Plan
Pleasant Ridge, Michigan

Rogers City Economic Development Partnership
Rogers City, Michigan

Master Plan and Zoning Ordinance Revisions
Rogers City, Michigan

Visioning Workshop
Rogers City, Michigan

Planning Consultant
Roseville, Michigan

Recreate State Corridor Plan
Saginaw, Michigan

Downtown Market Assessment
Saline, Michigan

Michigan Avenue Corridor Plan
Saline, Michigan

Comprehensive Master Plan
Springfield Township, Ohio

Community Master Plan
Spring Lake Township, Michigan

Tittabawassee Township Village Center
Development Plan
Tittabawassee Township, Michigan

Summit Street Corridor Redevelopment Plan
Monroe Street Corridor Revitalization Plan
Toledo Olde Town Neighborhood Study
Warren Sherman Neighborhood Study
Monroe Street Overlay District Zoning Ordinance
Toledo, Ohio

Mitchell Creek Watershed Protection Strategy
Traverse City, Michigan

Parks and Recreation Master Plan
Wayne County, Michigan

Ypsilanti's Farmer's Market/Freighthouse Master Plan
Ypsilanti, Michigan

Ypsilanti DDA Development & TIF Plan
Ypsilanti, Michigan

Charter Township of Ypsilanti
Parks and Recreation Master Plan
Charter Township of Ypsilanti, Michigan

Project References

Mr. Russell Soyring, AICP, Director
City of Traverse City Planning Department
City of Traverse City
Governmental Center, 2nd Floor
400 Boardman Avenue
Traverse City, MI 49684
231.922.4465
rsoyring@ci.traverse-city.mi.us

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Acme Township
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Williamsburg, MI 49690
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Peshawbestown, MI 49682-9365
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1361 US 31 South
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timervinassoc@gmail.com

Ms. Becky Ewing
Program Manager
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Traverse City, MI 49684
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bewing@rotarycharities.org

Dennis M. Stachewicz, Jr., Director – Community Development
City of Marquette
300 Baraga Avenue
Marquette, MI 49855
906.225.8377

v

2015 Professional Service Fee and Structure

Beckett & Raeder, Inc. / BRI, Inc. is pleased to submit for consideration the following fees for professional services and time / material services:

AS REQUIRED BY CLIENT:

Principal	\$140.00 Hour
Director of Engineering	\$130.00 Hour
Senior Associate	\$120.00 Hour
Senior Associate Scientist	\$120.00 Hour
Senior Professional Engineer	\$120.00 Hour
Associate	\$110.00 Hour
Project Manager	\$110.00 Hour
Senior Landscape Architect	\$110.00 Hour
Senior Planner	\$110.00 Hour
Senior Inspector	\$ 95.00 Hour
Project Engineer	\$ 95.00 Hour
Project Professional	\$ 90.00 Hour
Project Planner	\$ 90.00 Hour
Resident Project Representative	\$ 75.00 Hour
Computer Technician /CAD Technician	\$ 75.00 Hour
Clerical	\$ 60.00 Hour
Interns (non-degreed)	\$ 45.00 Hour

Blueprints	At Cost
Inspector Forms	At Cost
Pager / Cell Phone	At Cost
Printing and Duplicating	At Cost
Photography	At Cost
Facsimile	\$.50 Page
Postage / UPS / FedEx	At Cost
Permit Application Fees	At Cost
Site Plan Review Fees	At Cost
Mileage	Current IRS Rate

Note: Rates will be adjusted on the first of each year and billings will reflect the rates in effect at the time of services rendered