

Northfield Township

Planning Services Proposal

June 26, 2015



Submitted by



CIB Planning, Inc.

In collaboration with
OHM Advisor



CIB PLANNING

Community Image Builders

June 25, 2015

Northfield Township
Attention: Howard Fink, Township Manager
8350 Main St.
Whitmore Lake, MI 48189

Subject: Planning Services Proposal

Dear Mr. Fink:

It is with much excitement that CIB Planning, in collaboration with OHM Advisors, submits this proposal to provide on-going planning services to Northfield Township. This response to the RFP recognizes that you are seeking a firm that can not only provide day-to-day solutions to planning issues, but also bring a level of leadership that will build community consensus on key topics. As the lead planner, Carmine Avantini of CIB Planning will work directly with Township officials, attend Planning Commission and Township Board meetings, and prepare work assignments. OHM Advisors will assist with specialized expertise on tasks such as the Master Plan update, urban design, landscape architecture, mapping, visioning, etc. Together we offer a wide array of planning and zoning services along with experience in a variety of communities including townships, villages, cities and counties throughout Michigan.

Who is CIB Planning?

CIB Planning is an exciting planning and development consulting firm started by Carmine Avantini, one of the founding partners of LSL Planning. He has over 32 years of experience providing innovative planning and development solutions to communities in Michigan and the eastern United States. In addition to traditional community planning, CIB Planning specializes in downtown development, economic development planning, public involvement, and project implementation. Carmine operates CIB Planning as a sole proprietorship and teams with other planners and experts, like OHM advisors, depending upon the size of the project involved. This ensures that he is able to maintain direct and constant contact with the client while providing outside expertise on an as-needed basis. Equally important is the fact that Carmine currently works with OHM Advisors in other communities and has done so for the past 21 years.

Experience in the Region

CIB Planning is based out of Fenton, Michigan, and Carmine has been the consultant on projects for numerous communities in the region including Brighton Township, the City of Fenton, the City of South Lyon, and the City of Wixom. His knowledge of the area and the people will prove invaluable as you look to maintain the character of the community while building upon new opportunities.

17195 Silver Parkway, #309
Fenton, MI 48430

Phone: 810-335-3800
Email: avantini@cibplanning.com

Implementation

Many consultants claim that their projects lead to implementation but CIB Planning has actually followed-through on numerous efforts leading to construction. Downtown Fenton is currently undergoing a transformation that began with a community planning effort years ago that was led by Carmine Avantini. Likewise, the Wixom Village Center was once just a vision and became a reality with sound planning and development coordination by CIB Planning.

Community Involvement

One of our goals will be to gain real community involvement in the planning process. We have an opportunity to educate the public about the wide range of options and benefits for the various land uses, open space, and the maintenance of community character. This includes building and maintaining support for the implementation strategies that result. The result is a review process that moves more smoothly when new and different types of development projects are proposed; thereby encouraging quality investment in the Township while preserving a sense of place.

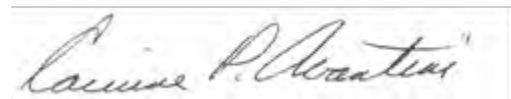
Firm Information

CIB Planning, Inc.
Carmine P. Avantini, AICP, President
17195 Silver Parkway, #309
Fenton, MI 48430
810-335-3800

Once again, we are excited by the opportunity to work with Northfield Township officials, staff and boards to maintain a quality community and embrace future challenges. If you should have any further questions, please contact us at 810-335-3800.

Sincerely,

CIB PLANNING

A handwritten signature in cursive script, reading "Carmine P. Avantini", enclosed within a thin rectangular border.

Carmine P. Avantini, AICP
President

KEY PERSONNEL & QUALIFICATIONS



For over 30 years, Carmine has provided innovative solutions to planning and community development challenges.

Carmine specializes in community planning/zoning, public involvement, economic development, downtown planning, site redevelopment, and project implementation. He works with municipalities to find creative solutions to challenging development issues and sees them through to implementation; recognizing that projects are not really completed until construction is finished.

Carmine is also active in the preparation and implementation of several redevelopment strategies/projects including the Wixom Village Center Area (VCA); the Downtown Fenton Redevelopment Plan including removal of the pedestrian mall and re-opening of the street; the Pointe South Redevelopment plan in Jasper County, South Carolina; and currently redevelopment of the former Ford Wixom Assembly Plant into a mixed-use commercial, industrial, office and R&D center.

Prior to starting CIB Planning, Carmine was a co-founder of LSL Planning, the Director of Planning and Community Development for Utica, NY, Executive Director of the Herkimer County, NY, Development Corporation and City Planner for Rome, NY. He also worked as a Project Manager with CRM Commercial Properties where he was responsible for the redevelopment of two different former industrial complexes into mixed-use facilities.



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Fenton, MI 48430
avantini@cibplanning.com
810-335-3800

Community Planning Experience

City of Fenton (MI) Master Plan, Zoning Ordinance & Open House
City of Swartz Creek (MI) Master Plan & Open House
City of Lapeer (MI) Master Plan, Zoning Ordinance & Open House
City of Wixom (MI) Master Plan, Zoning Ordinance & Vision 2020 Plan
City of Imlay City (MI) Master Plan
City of Cedar Springs (MI) Master Plan & Image Building Program
City of Wayne (MI) Downtown Plan
City of South Lyon (MI) Master Plan & Zoning Ordinance
City of Sturgis (MI) Master Plan & Public Workshop
Rogers City (MI) Downtown Plan & Public Involvement
Village of Spring Lake (MI) Special Zoning Projects
Village of Quincy (MI) Master Plan & Zoning Ordinance
Shelby Township (MI) Master Plan Update
Mundy Township (MI) Corridor Improvement Authority Plan
Brighton Twp. (MI) Master Plan, Survey & Open House
Delhi Township (MI) Cost of Community Services Study
I-69 Thumb Region (MI) "Accelerate" Economic Development Strategy & Prosperity Plan

Implementation/Redevelopment Experience

City of St. Clair (MI) Riverview Plaza Revitalization Plan & Public Workshop
Jasper County (SC) Point South Redevelopment Plan & Open House
City of Belding (MI) DDA Plan & Downtown Design Guidelines
Grosse Ile (MI) DDA Plan & Business Park Redevelopment Plan
City of Wayne (MI) Downtown Redevelopment Plan & Public Workshop
Deerfield (NY) Master Plan & Horatio Arterial Corridor Plan
City of Fenton (MI) Downtown Plan & Implementation, Façade Improvement Program Update
City of Westland (MI) Central City Parkway Plan
City of Wixom (MI) DDA Plan & VCA Design Guidelines
Grand Rapids Lighthouse Communities (MI) Madison Square Work Plan
City of Grand Blanc (MI) Redevelopment Implementation
City of Novi (MI) Fox Run Senior Housing Community PUD
Loretto Utica (NY) Senior Continuum of Care Center
Shelby Township (MI) DDA Plan Update
City of Wixom LDFA Plan Update

Education

Bachelors in Political Science, with Honors,
University of Buffalo
Masters in Community Planning, High Honors,
University of Cincinnati

Professional Associations

American Institute of Certified Planners
Michigan Association of Planning
American Planning Association
National Charrette Institute



Heather M. Seyfarth, AICP

Project Manager

Education

- Master of Urban Planning, University of Michigan, 2004
- Master of Social Work, University of Michigan, 2004
- Master of Arts in Sociology, Central Michigan University, 1996
- Bachelor of Arts, Alma College, 1994

Experience

10 years, <1 with OHM Advisors

Professional Affiliations

- American Institute of Certified Planners (AICP)
- Michigan Association of Planning (MAP) Board Member
- Washtenaw Area Transportation Study Technical Committee - Environmental Advisor
- Chair of Communications Team and Co-Manager of Trans4M, 2011 – 2013)
- Co-Managed Partnerships for Change-Sustainable Communities (2005-2011)
- MAP Board member

Presentations

- "Bike Share, A City and University Partnership", Pro Walk/Pro Bike/Pro Place, Pittsburgh, 2014
- "Rolling Out Bike Sharing in Michigan", *Building Michigan Communities Conference, 2014*
- "First Season Review of ArborBike", WATS Policy Committee, 2014
- "Transportation Planning & Life as a Planning Professional", University of Michigan Taubman College of Urban and Regional Planning, 2014
- "Launching a Bike Share System", SEMCOG Transportation Coordinating Council, 2014
- "Becoming a Solar Ready Community", Meridian Charter Township Energy Team, 2014

Background

Winner of the Traverse City Business News 40 under 40, Heather possesses excellent interpersonal skills that are effective at guiding communities through difficult decision making processes. She has experience working with a variety of people from business leaders to elected officials to the media and public, alike. With over 10 years of experience working across non-profit, private, and public sectors, Heather is effective at project development, management, budgeting, and work plan execution. She is highly analytical with an aptitude for conducting research and resolving complex problems. Beyond her unmatched skills and experience, she is also AICP certified and exhibits sound knowledge of the planning process, principles, and regulations.

Prior to joining OHM Advisors Heather served as a Program Supervisor at Clean Energy Coalition. Her role included supervising staff and overseeing planning processes. She has also worked with Land Information Access Association (LIAA) as a Community Planner. With LIAA, Heather managed projects under *Partnerships for Change – Sustainable Communities* and performed a full range of professional planning duties in support of community and inter-jurisdictional cooperation initiatives. In addition, Heather was a Planner for the Washtenaw County Road Commission and assisted with community engagement, led studies and road condition assessments, and developed key professional planning documents.

Relevant Experience

OHM Advisors

Moving Pontiac Forward: An Economic Recovery Strategy

Planner; Working with Oakland County and the City of Pontiac, Heather has been assisting the community with developing a strategy that builds upon existing assets while identifying the merging opportunities that can position Pontiac for continued economic growth.

Clean Energy Coalition

***Michigan Energy Office Renewable Tools Program, Ann Arbor, MI**

Program Supervisor; In an effort to remove barriers to the widespread adoption of renewable energy in Michigan, this initiative examined statewide permitting and zoning practices and developed a robust package of tools, including renewable energy guidebooks and fact sheets that address solar installations, urban wind turbines, urban bioenergy, and electric vehicle charging stations.

***ArborBike – Ann Arbor's Bike Share Program, Ann Arbor, MI**

Program Supervisor; The City of Ann Arbor, the University of Michigan, and the Ann Arbor Area Transportation Authority partnered with the Clean Energy Coalition to develop and launch ArborBike, one of Michigan's first bike share programs. Clean Energy Coalition led the planning process and now serves as the owner and operator of the program.

***Michigan Fuel Forward, Ann Arbor, MI**

Policy Supervisor; A \$500,000 project funded by the U.S. Department of Energy's Clean Cities initiative designed to accelerate the use and availability of alternative fuel vehicles (AFV) and infrastructure across Michigan. This project addressed high level policy, along with assisting private and public fleets, to develop a plan of transition to alternative fuel vehicles.

***Plug-In Ready Michigan Plan, Ann Arbor, MI**

Program Manager; Incorporating outside research and stakeholder involvement, this plan aids communities in planning for current and future electric vehicle technologies. It presents an overview of existing conditions and key findings with regard to zoning, regulations, and vehicle outlook within the state, as well as a toolkit for implementation.

***Solar-Ready Communities, Ann Arbor, MI**

Program Supervisor; An 8-month project led by Clean Energy Coalition and funded by Michigan Economic Development Corporation (MEDC) – Energy Office. This project is based on extensive research and stakeholder input from project supporters and the project's pilot communities. Solar-Ready Communities help local jurisdictions, such as the City of Chelsea and the City of Flint, prepare for, and encourage, solar installations in their community.

Land Information Access Association (LIAA)

***Partnerships for Change – Sustainable Communities, Traverse City, MI**

Community Planner II; A 6-year, innovative, multi-jurisdictional community planning and technical assistance program that fosters new and expanded cooperation between cities, townships, and villages. In an effort to encourage urban redevelopment, this project helped local governments collaborate to develop and carry out land-use policies and programs that contribute to the preservation of cultural and natural resources. Sample projects under Partnerships for Change – Sustainable Communities include:

- Suttons Bay Community Master Plan
- Gratiot County Shared Master Plan
- Lansing Area Urban Service District Plan
- Eaton Rapids Community Master Plan
- Eight Mile Community Corridor Keeper Program
- Dexter/Chelsea Access Plan
- Fremont Community Master Plan
- Lake Superior Community Heritage Trail Study
- Manchester Community Joint Planning Commission
- West Branch Corridor Plan

*Work done prior to joining OHM Advisors



Education

- Master of City and Regional Planning, The Ohio State University, 2004
- Bachelor of Science, Fort Lewis College, 2002, Cum Laude

Experience

12 years, 5 with OHM
Advisors

Professional Affiliations

- American Planning Association, Central Ohio Chapter, Board of Directors
- The Ohio State University - Knowlton School of Architecture Adjunct Faculty, 2009-Present
- Ohio, Kentucky, Indiana Regional Council of Governments, 2012 Conference Committee, 2011-2012
- National Trust for Historic Preservation Member, 2009 - Present
- American Planning Association Member, 2004 – Present
- Michigan Planning Association Member
- Ohio Planning Association Member, 2010 – Present
- The Urban Land Institute, Design Juror

Presentations

- *"From Pavement to Partnership", Central Ohio APA, 2013*

Background

Aaron's background is in community planning, economic development, and public policy. He has played a key role in creating plans for urban, rural, suburban, and regional areas throughout the country. Aaron's expertise aside from creating community plans includes creating design guidelines, zoning code regulations and amendments, and master plans for new residential, commercial and mixed-use developments. Aaron is passionate about creating plans for communities that will build community, promote new economic opportunities, and have citizens at the center of the planning process. His background in community planning and visioning contributes to his knowledge and ability to lead and facilitate the public participation process. Aaron also has years of experience serving as a public sector planning administrator which contributes to his ability to create plans and codes that are easily understood and implemented by local stakeholders, staff, and elected and appointed officials.

Relevant Experience

Comprehensive Plans/Strategic Plans

Canton Economic Development and Strategic Marketing Handbook, Canton Township, MI

Senior Planner for this plan created to attract and guide future private investment in two primary commercial corridors in the community including Ford Road, home of IKEA. The final product is a sleek economic development tool that is intended to attract and guide private sector investment. The document, informed by a complete market assessment study, identifies market opportunities, outlines the potential development areas within the community, and includes capacity studies for each potential development area that were designed to accommodate the target users identified in the market study. In essence, the document serves as the "front-end" for future development deals for the targeted sites and communicates that Canton is open for business to the private sector.

Michigan Electric Vehicle Readiness Plan, Michigan

Project Manager for the creation of the plan that is intended to give municipalities in Michigan the tools need to become plug-in vehicle ready. The plan was financed by a grant from the U.S. Department of Energy, and organized by the Clean Energy Coalition, as well as numerous municipalities. The Plan draws upon the experiences of several cities within Michigan to become plug-in ready, and creates a blueprint that can be used by other municipalities throughout the state. Recommendations in the plan include zoning and master plan language, site design, signage, utility provider coordination, and installations strategies.

Downtown Revitalization Plan, Oak Harbor, Ohio

Aaron served as the project manager for this Plan that was funded through a CDBG Program Tier 1 Grant. Aaron led the Village through a comprehensive planning process to create a downtown development plan for the Village.

The plan included a market and existing condition analysis, extensive public input, and a review of the Village's design review guidelines. An integral focus of the plan was to identify catalyst projects that would help to enhance the overall quality of life and economic competitiveness of the Downtown. This including identify project and strategies that could be achieved through a variety of funding sources including ODOT,

Clean Ohio, and additional CDBG. Once the Plan was complete, the OHM Advisors team did design and preliminary engineering work for two catalyst projects: a streetscape plan for a primary street and a waterfront master plan along the Portage River.

Downtown Revitalization Plan, Auburn Hills, Michigan

Senior Planner for the vision plan that was created around six primary development goals and is the catalyst for a redevelopment effort of a former blighted property. One of the primary opportunities in Downtown Auburn Hills that was a driver for conducting this study was the City's purchase of a large manufacturing site north of Auburn Road and east of Squirrel Road. Surrounding this site were two other underutilized properties that when looked at collectively, created a large area to support future economic development, and continue to build on the downtown as an attractive destination within the community. The vision that was developed through this planning process for the future Downtown was simple, attract and promote future development by marketing new development opportunities.

Granville/Hamilton Road, Gahanna, OH

Senior Planner; Aaron worked with a planning team to develop a plan for the Granville/Hamilton Road corridor. This corridor connects US-62/Granville Street in downtown Gahanna to a large commercial area on Hamilton Road. This area was identified as an area for improvement during a 2009 OHM Advisors-led community visioning process. Aaron helped create the plan for the corridor from the ground up by working with local businesses and residents. Through this process, potential development areas (PDAs) were identified, and goals were established to guide the redevelopment for the PDA sites. Aaron guided the planning team to create redevelopment plans for each PDA site which incorporated a variety of uses such as institutional, office and residential. Aaron also helped to conduct an economic analysis for each redevelopment area in order for the city to understand the impact and benefits of each PDA.

Hilliard Comprehensive Plan, Hilliard, OH

Senior Planner/Project Manager; Aaron was the primary project manager for developing a comprehensive plan for the City of Hilliard, Ohio. The development of this plan focused around extensive public input. The pinnacle of the public input and plan development was a two-day design charrette in which a series of area plans were created for the plan. This plan also included a brand and character report that defined the "image" for the city through physical design elements, and land use planning strategies.

***Brice and Livingston Strategic Area Plan, Reynoldsburg, OH**

Senior Planner/Project Manager; Aaron served as the project manager for creating a strategic area plan for an aging commercial corridor on the southeast side of Columbus. As part of this project, Aaron engaged and worked with The Ohio State University Graduate School of City and Regional Planning to assist in the development of the plan. A key element of the planning process was engaging and facilitating the public input process. This was a unique process in that more than sixty percent of the area residents lived in rental housing. Specific public input tools and strategies were developed to engage this transient segment of the community. The plan was adopted and is being implemented by the City of Reynoldsburg.



David I. Tobar, ASLA, LEED AP

Landscape Architecture & Urban Design

Education

- Master of Landscape Architecture, 1991, California State Polytechnic, Pomona, California
- Bachelor of Landscape Architecture, 1989, Michigan State University, East Lansing, Michigan

Registrations

Landscape Architect:

- Michigan #3901001230
- California #5359
- Louisiana #0564
- Nevada #616

Registrations

- Leadership in Energy and Environmental Design 2.0 Accredited Professional #64058
- CLARB #2777

Experience

years, <1 with OHM
Advisors

Awards

- American Society of Landscape Architects Merit Award
- American Society of Landscape Architects Michigan Chapter Awards
- Detroit Recreation Department Consultant Award of Excellence
- American Society of Landscape Architects Leadership Award
- American Institute of Architects Detroit Merit Award
- American Institute of Architects Chicago Merit Award
- Engineering Society Detroit Honor Award
- Michigan Society of Planning Association Outstanding Project Award

Background

David Tobar has over twenty years of extensive and relevant experience involving project management and planning for site infrastructure, urban development and public space development. His strengths include management of complex fast track projects that require interdisciplinary cooperation and consensus building. His work consists of face-to-face collaboration with stakeholders and allied professionals to develop successful budget driven implementation strategies.

David has successfully organized and managed multidisciplinary teams of architects, engineers and allied professionals through deadline driven design, development and implementation of several multi-million dollar developments on derelict land. Site specific construction project budgets ranged in from \$500k to \$24M. Large overall project budgets extended to \$750M.

Prior to joining OHM, David work as a Senior Project Manager with the Detroit Economic Growth Corporation, developing and leading public space projects from concept to construction. Before that, he worked 13 years as Associate and Studio Leader with Hamilton Anderson Associates in Detroit.

Relevant Experience

Parks and Public Spaces

Grand Circus Park, Detroit, MI

David Tobar worked with the Detroit Recreation Department, Parking Department and the Grand Circus Park Development Association in renovating historic Grand Circus Park. The park is constructed over a 900 car-parking garage, and is the major public space in the north Central Business District of Detroit. The design focuses on enhancing the historic character of Grand Circus Park by highlighting existing amenities, including historic fountains and relocation and restoration of landmark statues. The plan makes park space more accessible and improves lighting and landscaping. Pedestrian circulation improved by removing an underutilized vehicular ramp to the parking garage, providing clearly defined street crossings, and designing streetscape linkages to restaurants, theatres and sport stadiums. The park construction was completed in 1999.

Dequindre Cut North & InnerCircle Greenways, Detroit, MI

David is currently providing program management and grant fiduciary services for the Dequindre Cut North & InnerCircle Greenway Projects in Detroit, Michigan. The Greenway Projects involve the acquisition and conversion railroad property and public right-of-way into 20+ miles of pedestrian and non-motorized transportation greenway. David is closely managing the acquisition, planning, design, and construction phases of the projects. The current construction phase is a \$20M project with an addition \$30M planned for 2016 implementation.

The Greenway promotes four guiding principles: 1). Create Strong Neighborhood Connections; 2). Recover and Restore Derelict Abandon Land; 3). Promote Development at Adjacent Properties; 4). Incorporate Environmental Strategies.

Washington Boulevard, Detroit, MI

Washington Boulevard is a refreshed green city streetscape. The restoration of Historic Washington Boulevard addressed issues caused by the previous pedestrian mall that obstructed building entrances and minimized on-street parking. Stakeholders of businesses and long-time residents requested greater visibility, and physical access to their buildings, while improving the business and residential environment.

The final design successfully implemented the preferred stakeholder boulevard scheme, resulting in a legible and cohesive district with lighting, landscaping and prominently displayed public art. All existing art was restored and placed highly visible locations. The streetscape connected the city's Convention Center to its Entertainment District providing critical linkage for residents, businesses and regional and international visitors.

David managed the project from design through phased construction implementation. This demanding multi-phased process was complicated by the City's desire to implement several adjacent and overlapping streetscapes, utility replacement, building demolition and facade improvement projects in preparation for the 2006 Super Bowl.

MGM Detroit Casino & Garden, Detroit, MI

David Tobar managed the site design and landscape architectural scope for the new development. The site and street design creates a lush, terraced landscape with public walks in an area formally dominated by surface parking lots. Decorative streetlights, a new, landscaped boulevard, and new walks improve the expanded Third Street right-of-way. The main street corner is accented with seasonal garden that hosts art exhibits and unique botanical plantings.

The fast track construction process required multiple bid packages and close interaction with several state and city departments and agencies that reviewed the work, granted approvals, and issued permits for construction.

The site plan approval process involved multi-layered city regulations. These newly implemented regulations had never been processed in the city before. The Team partnered with city officials to better guide the process and ultimately gain approval as the first Detroit casino to obtain site approvals, permits and opening. In 2004, the \$800 million dollar project was Michigan's largest construction project..

Mexicantown Mercado, Detroit, MI

David Tobar led the planning and design consulting services for the Southwest Detroit Business Association (SDBA) and Mexicantown Community Development Corporation (MCDC) for many years. David worked directly with the SDBA, residents, business owners and other stakeholders of the historic Mexicantown area to generate plans targeting specific areas for development and capital improvements. The goal of these proposed improvements is to provide a catalyst for economic growth. Improvements included sidewalk paving, lighting and site amenities that build upon the themes of the international crossing and the ethnic entertainment focus of the Mexicantown Commercial District. The work includes coordination with the Michigan Department of Transportation, Detroit Planning and Development Department, Public Works and Recreation Departments.

PROJECT EXPERIENCE



Downtown Development

City of Fenton Downtown Redevelopment, Fenton, MI

- ◆ Redevelopment
- ◆ Economic Development
- ◆ Public Involvement
- ◆ 3-D Modeling
- ◆ Transportation
- ◆ Historic Preservation

The CIB Planning/LSL Planning Team has been actively involved in the successful redevelopment planning and implementation of Downtown Fenton for over 20 years. While with both firms, Carmine Avantini has been the planning consultant for Fenton during that entire period. He has overseen the planning effort that transformed what was once a failed 1960's federal Urban Renewal retail mall back into a traditional downtown area.

Building upon ideas generated through charrettes, stakeholder meetings and public workshops, an innovative plan was prepared for redevelopment of the downtown. This included the acquisition and demolition of retail and office buildings, culminating in the re-opening of N. Leroy Street to through traffic. Downtown Fenton has seen a recent surge in new

activity as a number of game-changing projects are currently under construction. This includes transformation of the former Fenton station building into the Fenton Fire Hall restaurant, an expansion of the Fenton Community Center building, and construction of the four-story Cornerstone Building, which is home to first floor retail uses and upper floor residential condominiums.





Implementation

Wixom Village Center Area (VCA) Wixom, MI

- ◆ Infill Development
- ◆ Public Involvement
- ◆ Tax Increment Financing
- ◆ Design Guidelines
- ◆ Public Improvements
- ◆ Intergovernmental Cooperation
- ◆ Traditional Residential Development

Since its inception, Carmine Avantini of CIB Planning has been the lead planner for the new Wixom downtown called the Wixom Village Center Area (VCA). Wixom, a rapidly growing Detroit suburb, lacked a traditional downtown and a sense of place in the area around City Hall and the Community Center. Carmine led the public involvement effort to build consensus on the desired character and layout of the VCA and translated that into design guidelines and an overall development concept plan. The goal is to establish a unified traditional character for the new downtown based upon a mix of retail, office, government, and residential uses.

After completing an update to the DDA Plan, the City spent over a year negotiating for County participation in the project. A team of private developers was then engaged and infrastructure improvements constructed using anticipated tax increment capture from the project. Approximately 50% of the development was constructed prior to the crash in the real estate market and several new residential and mixed-use buildings were developed in a lively downtown setting. The first phase of the single-family residential portion of the project has recently sold out and the second phase is underway. New townhouse construction is also slated to begin within the next few months.





Economic Development

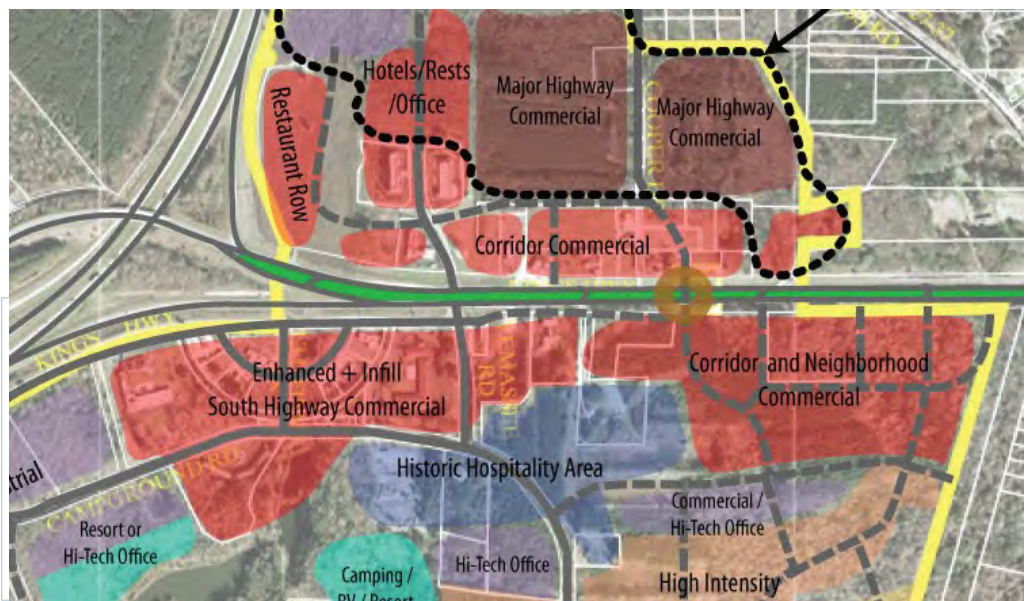
Point South Redevelopment Plan, Jasper County, South Carolina

- ◆ Economic Development
- ◆ Public Involvement
- ◆ Regional Coordination
- ◆ Redevelopment
- ◆ Tourism
- ◆ Tax Increment Financing

While at LSL Planning, Carmine Avantini led a redevelopment planning effort for a troubled interstate subarea. Anticipating growth and additional traffic at the I-95/Route 17 interchange, officials in Jasper County wanted to develop a Subarea plan for Point South, an area that has struggled to develop in the fashion originally envisioned. Historic landmarks and local maritime influences created the underpinnings of plans to accommodate future commercial and tourist traffic while providing a hub for future research, development and corporate offices to support the regional economy. Challenging aspects of the project - poor access to Route 17 and unsafe traffic conditions; lack of road, sidewalk and storm sewer infrastructure; a haphazard development pattern; and marginal aesthetic appeal. These items were addressed through alternative road designs, access management and streetscaping, and the creation of a County Improvement District with tax increment financing to help fund needed



Public Involvement: Public Open House



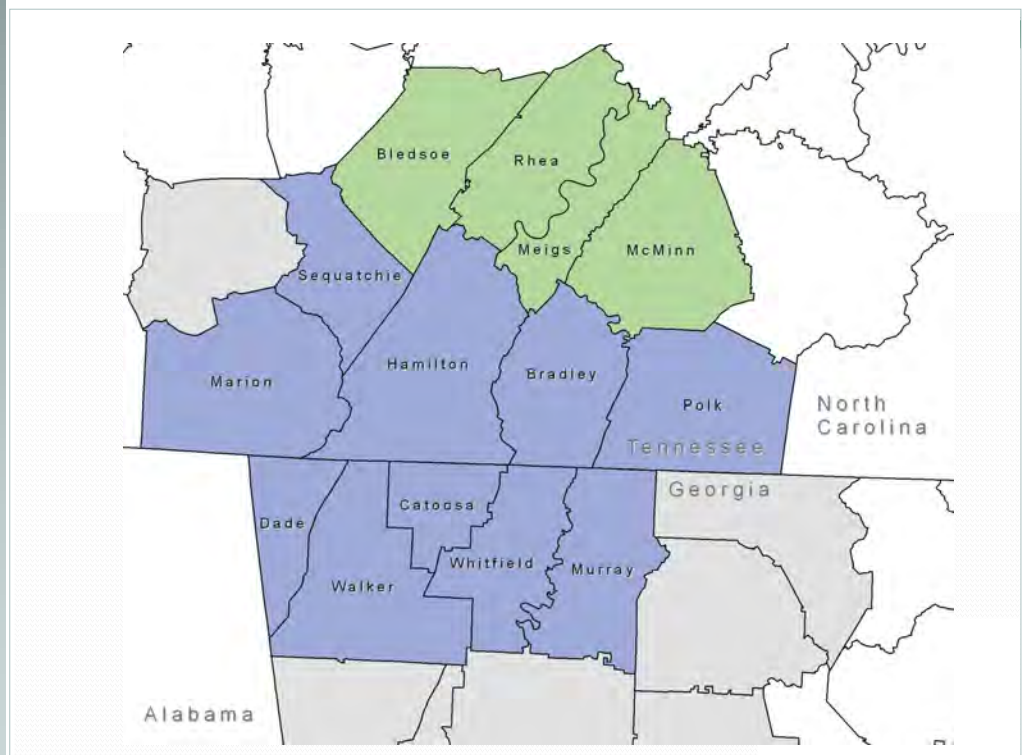


Regional Planning

Southeast Tennessee-Northwest Georgia Regional Sustainability Planning & HUD Sustainable Communities Planning Grant

- ◆ Public Involvement
- ◆ Economic Development
- ◆ Regional Coordination
- ◆ Sustainability
- ◆ Industrial Attraction
- ◆ Environmental
- ◆ Grants

Carmine Avantini of CIB Planning led a regional sustainability planning effort involving 25 Counties and the City of Chattanooga in the States of Georgia and Tennessee. This included organizing a multi-faceted public involvement effort with stakeholders from local government, public agencies, development companies, regional planning groups, and economic development agencies. The project organized the components of fiscal, economic, physical, environmental, physical, cultural and social sustainability, resulting in a successful HUD Sustainable Communities Planning Grant designation of Preferred Sustainability Status (PSS) for the region.



FIRM INFORMATION

Overview and History

About OHM Advisors

Orchard, Hiltz & McClimment, Inc. (OHM Advisors) is a firm of architects, engineers and planners committed to Advancing Communities. Leaders rely on our proven public and private sector expertise, insightful counsel and forward thinking to create lasting, viable places and communities.

What We Do Best

One of our long-time clients called OHM Advisors a “one-stop solution.” That’s our goal. We’re great project managers, but we think like advisors. Our clients appreciate our long-term collaboration and holistic approach. This could involve capital improvement planning, strategic workforce restructuring, funding sourcing and administration, and community redevelopment. And our goal is always sustainability.

Firm Ownership

OHM Advisors is a privately held corporation, governed by a seven member Board of Directors and has 30 employee shareholders.

Our Clients

- Cities, Villages, Towns, Counties and Townships
- State and Federal Agencies
- County Road Agencies / MDOT
- K-12, Colleges and Universities
- Utility Authorities
- Parks Authorities
- Drain and Water Resource Commissioners

Locations

We opened our doors in 1962 and have been growing ever since. We have offices in Michigan, Ohio and Tennessee.

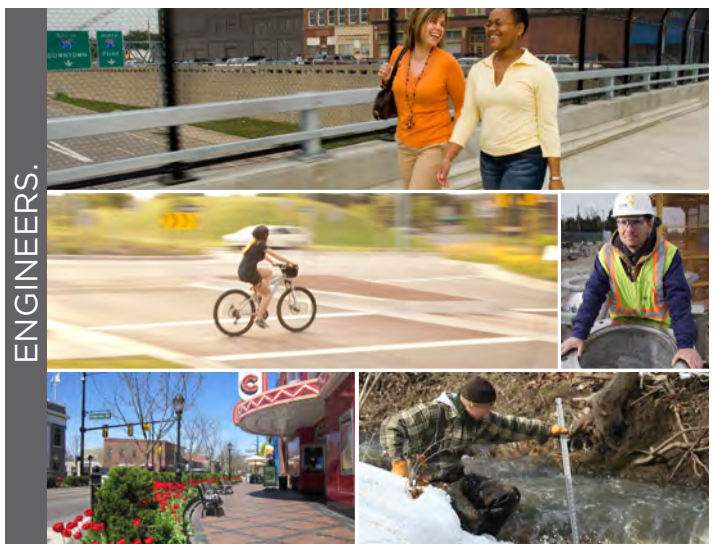


Contract Office:
Central Ohio, Gahanna
101 Mill Street, Suite 200
Gahanna, OH 43230
ph. 614.418.0600
fax. 614.418.0614

ARCHITECTS.



ENGINEERS.



PLANNERS.



We perform the following services in-house, and have solid relationships with partners to provide additional needed services.

Architecture

- Full Service Facility Design
- Facility Surveys & Assessments
- Site & Facility Master Planning
- Space Planning
- Programming
- Design for LEED Certification
- Construction Administration

Planning & Landscape Architecture

- Planning & Visioning
- Urban Design
- Zoning & Entitlements
- Land Planning
- Parks and Recreation Master Planning
- Trail/Bike Path, Trail Head Design
- Playground & Athletic Field Design
- Site Planting Design
- Site Grading Plans

Mechanical & Electrical Engineering

- Energy Evaluation & Assessments
- Existing Facility Evaluations
- HVAC System Design
- Plumbing System Design
- Energy Management Systems Design
- Lighting Design

Structural Engineering

- Existing Structure Evaluations
- Dams/Retaining Walls
- Foundation Design
- Bridge Design, Scoping & Safety Inspection

Civil Engineering & Surveying

- Site Evaluations, Surveying & Geotechnical
- Sanitary Sewer & Water Systems
- Stormwater Management Design & NPDES permitting
- Roadway & Freeway Design
- Site & Parking Design
- Soil Erosion Control Design & Inspection
- Construction Engineering, Site Observation & Contract Administration
- Wetland Identification & Mitigation Planning
- Water Treatment & Wastewater Treatment Plant Design
- Topographic, Right-of-way, Boundary & Geodetic Control Surveys
- Bicycle Path & Sidewalk Design
- Recreational Facilities & Park Development

Other Services

- Technology Assessments & Infrastructure Design
- GIS Database Development & Design Mapping
- Technology Services
- Graphics & Multimedia

OHM ADVISORS SNAPSHOT

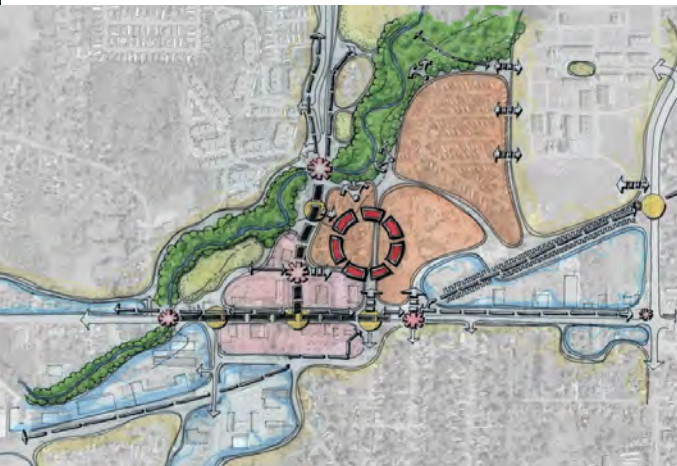
500,000	SF of LEED intended space
3 million	SF of educational space design
650	K-12 projects
2 million	SF of office planning and design
65	mixed-use planning projects

In House Capacity

17	Architects
18	CADD Technicians
44	Civil Engineers
49	Construction Inspectors/Managers
5	Mechanical / Electrical Engineers
2	GIS Specialists
17	Surveyors
13	Landscape Architects
6	Planners
11	Project Managers
8	Technicians/Analysts
27	Transportation Engineers
5	Structural Engineers
15	Water Resources Engineers
28	Administrative Professionals

Auburn Hills Downtown Redevelopment

Auburn Hills, Michigan



A VISION FOR TURNING NEW OPPORTUNITIES INTO FUTURE DEVELOPMENT

Downtown Auburn Hills, at the time of this study, was a small downtown beginning a resurgence into a vibrant mixed-used district. Some public investment was made in the Downtown through transportation, streetscape, and public space improvements. Collectively, these improvements set the stage for future redevelopment in the area. There was also some private sector investment that occurred over the last several years that serves as a catalyst to encourage and complement future investment in the downtown.

One of the primary opportunities in the Downtown that was a driver for conducting this study was the City's purchase of a large manufacturing site north of Auburn Road and east of

Squirrel Road. Surrounding this site were two other underutilized properties that when looked at collectively created a large area to support future economic development, and continue to build on the downtown as an attractive destination within the community.

In looking at this area, and the existing Downtown development pattern and infrastructures, it was clear a vision and development plan were needed. The vision that was developed through this planning process for the future of the Downtown was simple - attract and promote future development by marketing new development opportunities. Following this vision six primary development goals were developed to implement the vision.

Cost: Design : \$30,000

Completion: 2011

Client Information: City of Auburn Hills
Steve Cohen
1827 N. Squirrel Road
Auburn Hills, MI 48326
248.364.6900

Services Provided: Visioning
Land Use Planning

Auburn Hills Downtown Redevelopment

Auburn Hills, Michigan



**PUBLIC AND PRIVATE INVESTMENT
SERVE AS A CATALYST**



Blendon Township Comprehensive Plan and Zoning Code Update

Blendon Township, Ohio



LOCAL RURAL CHARACTER PRESERVED IN NEW ZONING CODE

In 2013, OHM Advisors lead a process with Blendon Township to update their comprehensive plan and zoning code. This process involved a dynamic and innovative approach which included collaboration with local residents, businesses, and county and regional stakeholders. Hundreds of ideas and aspirations were heard from the community and synthesized into a plan that set the course for the future of the Township. The plan was highly graphic and written in a clear and easy to interpret narrative, backed by targeted implementation strategies.

In tandem with the Plan creation, OHM Advisors assisted the Township in updating their zoning code regulations. This was done in concert with an

initiative to create independent zoning in the Township separate from Franklin County. Through this process, the rural and 'small town' character issues were woven throughout the code to ensure these attributes and values were protected through the newly codified ordinances.

The completed projects positions the Township to chart a course for the future that includes the vision and aspirations of the community, the security of an updated code of ordinances, and the strategy of growing competitively in the market place while improving and enhancing the local quality of life.

Completion: 2013

Client Information: Blendon Township
Bryan Rhoads, Township
Administrator
6350 S. Hempstead Rd.
Westerville, OH 43081
614.636.4718

Services Provided: Community Visioning
Community Planning
Zoning

Farmington Vision Plan

Farmington, Michigan



VISION INITIATIVES

<p>1</p> <p>INITIATIVE SCORE: 12.6</p> <p>Stay Connected:</p> <p>A community with a complete transportation system where people can easily travel by foot, bicycle, transit, and car.</p>	<p>2</p> <p>INITIATIVE SCORE: 11.0</p> <p>Get Active:</p> <p>A community that is served by both passive and active greenspaces that enhance the overall quality of life in the community and complement economic growth.</p>	<p>3</p> <p>INITIATIVE SCORE: 13.8</p> <p>Community Oriented:</p> <p>A community that embraces and promotes community and cultural events that bring people together.</p>
<p>4</p> <p>INITIATIVE SCORE: 30.4</p> <p>Economically Competitive:</p> <p>A community that promotes growth and development which builds and strengthens the local economy.</p>	<p>5</p> <p>INITIATIVE SCORE: 16.2</p> <p>Fiscally Balanced:</p> <p>A community that strives to balance revenue sources through new growth and funding opportunities.</p>	<p>6</p> <p>INITIATIVE SCORE: 19.8</p> <p>Accessible and Diverse:</p> <p>A community with a range of housing types that attracts the creative class, millennials, and baby boomers.</p>



A BOLD VISION PLAN TO ATTRACT AND RETAIN RESIDENTS

Completion: 2013

Client Information: City of Farmington, Michigan
23600 Liberty Street
Farmington, Michigan 48335

Client Contact: Vincent Pastue, City Manager
City of Farmington
248-474-5500
VPastue@ci.farmington.mi.us

Services Provided: Planning
Urban Design

Farmington, Michigan is a city with a historic downtown, but an eye to the future. Seeking a plan that will attract and retain residents, the City retained OHM Advisors to prepare a vision plan for the future of Farmington. Creating the plan was a dynamic process with multiple tiers of public involvement, workshops, and charrettes resulting in a blueprint for future growth and development in this unique Michigan community.

The plan included bold vision and development principles and a variety of illustrations and urban design plans that effectively communicated the opportunities within this community to the public and private sector.

The public involvement process yielded 47 recommendation strategies to guide the City in planning for their future. Recommendations covered topics such as land use, economic development, transportation, infrastructure, and marketing and branding strategies. Since the completion of the Plan, the City and stakeholders have begun implementation of several of the recommendations.

Britton Central

Hilliard, Ohio



MIXED-USE COMMUNITY ADJACENT TO ENVIRONMENTALLY- SENSITIVE AREA



Our team created the land-use plan, zoning and development standards for the Britton Central community. A mixed-use community that runs adjacent to I-270, Britton Central is comprised of 12 formerly agricultural parcels totaling roughly 280 acres. It is intended to encourage high-quality office development along I-270, provide a variety of residential development options, connect areas within and around the development, and protect the environmentally-sensitive Hayden Run Creek. Upon completion, Britton Central will include

offices, park/open space, retail, and residential uses. Additionally, a town center at the intersection of Britton Parkway and Hayden Run Road is planned as the focal point for the community, serving the surrounding offices and uses. The new BMW Financial Headquarters is located at the northernmost end of the development, with Britton Parkway connecting the significantly-sized commercial areas of Tuttle Crossing in Dublin to Hayden Run in Hilliard.

Completion: 2004

Client Information: Colin Trueman & Associates
220 West Main Street, Suite 202
Aspen, CO 81611

Tom McDowell
5742 Dublin Road
Dublin, OH 43017
614.889.8833

Project Size: +/- 280 acres

Services Provided: Land Use Planning
Zoning
Design Guidelines

Wooster Comprehensive Plan

Wooster, Ohio



PRIORITY DEVELOPMENT AREAS

Figure 7.9: Hospital District - Urban Framework Map



COMPREHENSIVE PLAN RECOMMENDS IMPROVEMENTS FOR CITY TO PROSPER

Located in Northeastern Ohio and home to around 26,000 residents, the City of Wooster is a regional center for education, industry, and agriculture. In 2013, OHM Advisors lead a process to update the City's aging Comprehensive Plan. This update was in response to recent growth within and around the City as well as changing demographics that were impacting the local marketplace. The goal of the plan update was to create a roadmap for City officials and community members that provides insight into Wooster's current conditions and makes recommendations to guide future policy decisions and development within the City.

driven. In total more than 500 community members participated in the process generating more than 1,000 ideas for the future. The result was a process that considered the many voices in the community, and was statistically valid representing the community profile within a +/- 5 percent margin of error.

The plan also includes four Priority Development Areas within the community. These areas present significant redevelopment or development potential and are considered a priority public and private sector reinvestment initiatives. Detailed urban design and development plans were created for each one of these areas which graphically illustrated a redevelopment vision, and outlined the preferred development program for each area.

The OHM team worked closely with a steering committee throughout the process and sought extensive input from the community through public meetings, an online forum, and a telephonic survey of residents to ensure the plan was community

Hospital District Urban Framework Plan

Development Area: +/- 73 acres

Existing Land Use

Commercial: 20.56 acres (32%)	Vacant: 11.68 acres (18%)
Recreation: 1.28 acres (2%)	Multi-Family Residential: 1.28 acres (2%)
Office: 25.62 acres (40%)	Single-Family Residential: 3.34 acres (5%)



Completion: 2014

Cost: \$69,000

Client Information: City of Wooster
Andrew Dutton, City Planner
538 N. Market Street
Wooster, OH 44691
adutton@woosteroh.com
330.263.5238

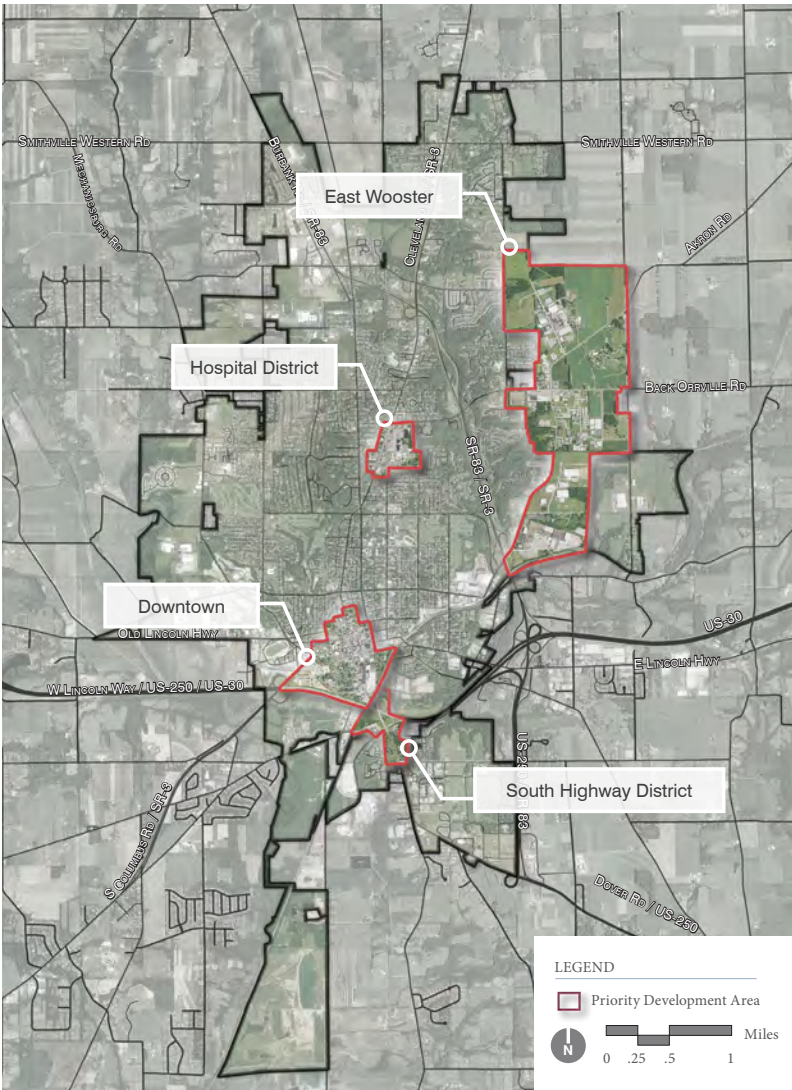
Services Provided: Planning
Urban Design
Community Engagement



PRIORITY DEVELOPMENT AREAS
 PRESENT PUBLIC AND PRIVATE
 SECTOR REINVESTMENT INITIATIVES



Figure 7.1: Priority Development Area Map



FEE SCHEDULE

Proposed Fee Schedule

CIB will assist Northfield Township with planning tasks, zoning and development reviews as listed in the Request for Proposals. The following proposed rates are negotiable based upon the specific needs of the Township, and may be adjusted if after a period of time it is determined that more or less time is required to conduct the desired services. Our goal is to be time and cost efficient, so our work often begins with an audit of the Township's fee schedule and escrow policies to ensure the Township is being reimbursed for costs where it can. The following cost estimates are proposed:

- A. **Retainer.** The following retainer schedule includes attendance at one regular Planning Commission meeting a month. Also included is a modest amount of time for preparation and communication with Township staff and other consultants related to reviews with a couple of hours for general assistance via phone or e-mail. Should the Township desire this approach, we propose the following:

Retainer	Rate and Description
1) Attend one regular Planning Commission meeting per month to review current planning issues, assistance in planning program implementation, coordinate current planning matters with the Township and keep the Planning Commission informed. This will include an average of 2 hours of general zoning assistance via phone or email.	\$800.00 for Carmine P. Avantini, AICP.
2) Attend Board of Appeals meetings when requested to do so.	Hourly, on an as-needed basis
3) Regular seminars with the Township Planning Commission and other Boards regarding emerging planning and zoning issues.	Preparation of sessions on an hourly basis and presentations at regular Planning Commission meetings included in the retainer fee above.
4) Familiarization tour of the Township with Township staff.	Included in retainer fee above.

We can also provide planning and zoning services on an hourly basis, if desired by the Township, instead of the above retainer fee.

- B. **Fixed Review Fees and Hourly Rates.** In addition to the above retainer fee, we will provide review of development applications and other services to the Township on an as-needed basis, according to an agreed upon fee schedules and standard hourly rates. Our estimated fees for various types of reviews are listed below. These can be varied depending upon the Township's desire to either subsidize applicant's costs (i.e. some communities do not charge the full cost for certain reviews, such as land divisions or homeowner variance requests) or pass along the full cost to the applicant (through an escrow system). The fees do not include meeting time or telephone communications or any meetings with the applicant.

Development Reviews:	
Pre-Application Meetings	
Hourly, as directed by the Township, may be billed to the applicant's escrow account.	
Extra Meetings	
Time billed hourly, as directed by the Township.	
Rezoning Reviews	
If consistent with Master Plan	\$400.00
If inconsistent with Master Plan	\$600.00

Plan Reviews	
Single-family	\$350.00 plus \$4.00 per lot or condominium unit
Multiple-family or mobile home park	\$400.00 plus \$5.00 per unit
Commercial or office development	\$600.00 plus \$50.00 per acre
Industrial/institutional development	\$400.00 plus \$25.00 per acre.
Planned Unit Development or Mixed-Use Development	\$500.00 per review plus \$5.00 per unit/residential lot or \$50.00 per acre for non-residential, or hourly
Special land uses	\$400.00 in addition to applicable Site Plan Review Fee above, plus \$500 additional for review of any traffic impact study
Site Plan Revision Review (for each submission of a revised site plan or final site plan resubmitted within 90 days)	1/2 of original review fee
Sign permits	\$100.00 per sign not including any inspections
Subdivision (plat) Review	
Tentative Preliminary Plat	\$300.00 plus \$4.00 per lot
Final Preliminary Plat	\$200.00 plus \$4.00 per lot
Final Plat Review	\$150.00 plus \$2.00 per lot
Land Division/Lot Split Review	\$275.00 plus \$30.00 per resulting lot
Variances	
Dimensional	Hourly
Use variance (if allowed)	\$400.00 per variance

If the Fixed Review and Hourly Rates option is chosen, all time spent on the Township's behalf will be charged on an hourly basis. In cases where our time is associated with a specific development, it can be charged to the applicant through an escrow account or other fee structure as established by the Township. Such an approach can save the Township money in that applicants pay for the majority of our time. Using such an approach, our work is charged according to the following hourly fee schedule:

2012 Hourly Rate Schedule for Professional Staff	
President	\$128
Senior Planner	\$95
OHM	Current Township Fee Schedule

The above hourly rates include salaries with an overhead multiplier for costs such as administrative staff, equipment, training, insurance, and benefits. Hourly rates are subject to change at the beginning of each calendar year. Travel time to meetings and time at meetings is billed on an hourly basis. Hourly rates include all expenses except for unusual items such as large printing jobs and overnight mailing. These expenses are invoiced at documented cost.