



REQUEST FOR QUALIFICATIONS

Federal Transit Oriented Development (TOD) Planning Services

12093-885 | JANUARY 25, 2018



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CAM #18-0268
Exhibit 8
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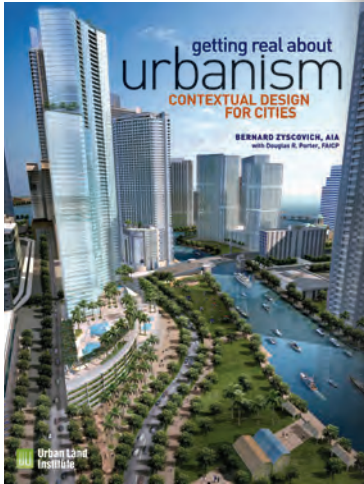


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January 25, 2018

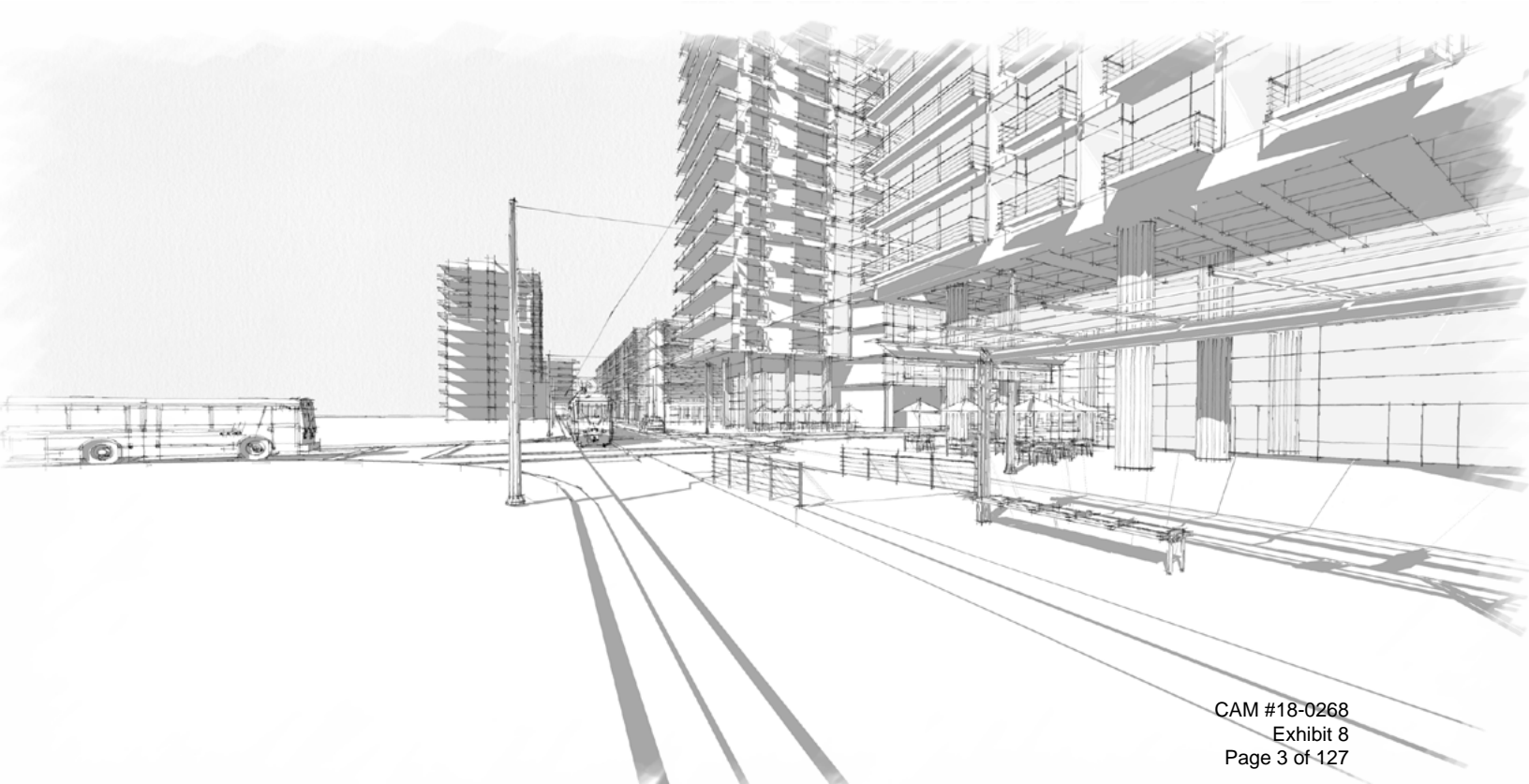
Ms. Laurie D. Platkin, Procurement Specialist
City of Fort Lauderdale Finance - Procurement Services Division
100 N. Andrews Avenue, Suite 619
Fort Lauderdale, FL 33301

Re: Federal Transit Oriented Development (TOD) Planning Services. RFP Solicitation 12093-885

Dear Ms. Platkin and Members of the Selection Committee:

ZYSCOVICH ARCHITECTS in association with **WSP** is pleased to submit our Team's qualifications to the City of Fort Lauderdale to provide Federal Transit Oriented Development (TOD) Planning Services. Zyscovich, a 125+ person integrated urban planning, architecture and interior design firm headquartered in Miami, has been known since 1977 for its award-winning master plans and urban designs. Zyscovich's professional staff is composed of some of the most creative and innovative urban designers in the country, and our Team's enthusiasm for placemaking is embedded in our projects. This process begins in our design studio and ends in the field, where the majority of our planning and development work is implemented. **For 40 years, our firm has developed creative solutions to stimulate and implement high quality redevelopment and multi-modal connectivity while protecting communities.** We have been recognized for this level of dedication and expertise in planning and design by the American Planning Association and the American Institute of Architects, and will continue to bring this same enthusiasm to the City of Fort Lauderdale.

Throughout our history, Zyscovich has created plans which capitalize on the unique historic, economic, cultural, and design attributes which make places special. **Our urban design and planning group has created master plans, transit-oriented developments, complete streets and visioning plans, and design guidelines and zoning codes in more than 50 different municipalities.** We initiate each plan with an intense discovery process in order to understand the community's history, present physical, economic, and socioeconomic conditions, and most importantly, its unique challenges and assets. As a result, our plans evolve to become specific to each place. Our solutions and recommendations are based on thorough economic analysis and realistic market projections, a meticulous evaluation of defining characteristics, an understanding of transportation and infrastructure systems, and a realization that planning needs to be about people as much as place and sensitive to each individual community's needs.





Our project methodology integrates physical planning solutions with economic development, capital improvements, and community input. **We use stakeholder input and past planning efforts to understand the issues and concerns and transform this feedback into a cohesive and viable planning strategy.** Our design process considers all aspects of a place—past and present development patterns, population characteristics, local needs for better communities, culture, and economic obstacles and opportunities—to create an authentic environment. **Zyscovich’s approach to any urban planning process is based on stakeholder and public engagement and community consensus.** We have vast experience building consensus by presenting ideas which motivate the community to embrace a comprehensive and sustainable vision. We have successfully conducted thousands of stakeholder meetings, community workshops and presentations and will offer this expertise to the City of Fort Lauderdale for the TOD professional planning services. **Our Team is committed to working with the City, community stakeholder groups, and residents to provide the technical expertise and logistical support required to sustain Fort Lauderdale’s character while encouraging mobility, walkability and accessibility**

The Zyscovich planning practice has worked on a number of diverse planning and architectural projects for cities throughout the state, including multiple projects produced under continuing contracts. We are honored to have been awarded, as **Associate Architects and Master Planners, the “All Aboard Florida” Brightline project**, which will provide a private passenger rail between Miami and Orlando, actually serving Fort Lauderdale and West Palm Beach. Zyscovich was also awarded the Architectural Services contract for the **“Seventh Avenue Transit Village Project,” a transit oriented development and multi-modal hub for Miami-Dade Transit**, and we recently completed master planning of the **City of Hialeah’s Market Station transit oriented development.** Past successes also include the design and implementation of Midtown Miami’s mixed-use



infill development plan and zoning regulations for a 56-acre brownfield site in Miami which **has resulted in over \$10B in public and private investment and \$1B of mixed-use development.**

OUR APPROACH

We understand that The City of Fort Lauderdale has been awarded a grant under the Federal Transit Administration’s Pilot Program for Transit-Oriented Development (TOD) Planning and is seeking subject matter experts specializing in planning for transportation and livability, with an emphasis on the comprehensive implementation of projects from the City’s current vision plan and active strategic plan.

The fundamental goals of the project are to:

- To improve/enhance economic development and ridership;
- Foster/facilitate multimodal connectivity and accessibility;
- Increase pedestrian & bicycle access to stations;
- Enable mixed-use development, especially near transit stations;
- Identify infrastructure needs associated with the Wave Streetcar and a transit-oriented core; and
- Include and engage private sector participation in a meaningful way.

The approach to the TOD Plan requires effective communication skills; a combination of experience in site-specific redevelopment, neighborhood and housing revitalization; experience in commercial redevelopment and business expansion, and a keen sense of how to integrate economic development with planning and urban design. Our team will evaluate how TOD can be integrated in a sensitive manner; how public spaces and streetscapes contribute to and define a unique neighborhood identity; and how the street network can provide efficient and safe mobility for all users – with special emphasis on the pedestrian. This analysis will be supplemented with additional research and evaluation related to:

- Identifying existing development barriers;
- Evaluating opportunities for affordable housing and convenient service, entertainment and educational uses;
- Developing a Transportation Demand Management Plan focused on integrating and efficiently distributing all transportation modes;
- Revising land development regulations to encourage and effectuate compatible TOD; and
- Developing a Multimodal Level of Service (LOS) prioritizing non-motorized and transit mobility infrastructure.

OUR TEAM

The Zyscovich Team's selection for this contract ensures proven team chemistry, and we will be able to hit the ground running. Each team member offers a high level of professionalism, commitment to excellence, and extraordinary expertise in their respective specializations in transit and transportation planning, smart growth, livable cities, complete streets, bicycle and pedestrian planning, station area planning, the integration of transportation and urban design, economic and financial analysis, affordable housing, and traffic engineering. Our ability to deliver as promised has established our firm as a leader, and we are committed to the definitive scheduling and timely performance of our services. Our Team's dedication to client service and proven ability to work together to coordinate all aspects of a project's design to **meet budget and scheduling requirements guarantees the City of Fort Lauderdale a successful experience with us.**

Your multidisciplinary "go-to team" for all matters relating to planning, transit, housing, economic development, transportation, public outreach and communications includes:

ZYSCOVICH ARCHITECTS (PRIME)

*Urban/Transportation Planning & TOD Design;
Smart Growth; Livable Cities; Land Use and Zoning,
Sustainability; Station Area Planning; Sustainable Housing
Strategies; Public Outreach*

WSP (PRIME)

Transportation/Transit Planning and Traffic Engineering

LAMBERT ADVISORY GROUP, LLC

Real Estate, Housing, Economic and Financial Analysis

ADEPT (M/WBE)

Public & Stakeholder Engagement/Outreach

DICKEY CONSULTING SERVICES (M/WBE)

Public & Stakeholder Engagement/Outreach

The following description of qualifications briefly describes our Team's experience and capabilities. What it cannot contain is our dedication to excellence and how enthusiastic we are about this opportunity to continue our successful relationship with the City of Fort Lauderdale and to help it move forward. We believe the City of Fort Lauderdale has all the inherent attributes required to become a model multi-modal city that allows neighbors to move "seamlessly and easily through a safe transportation system where the pedestrian is first" and is now ripe for the vision, planning and implementation tools to make it so. As design professionals, we look forward to the opportunity to work with the City of Fort Lauderdale, its community, and stakeholders on these important project that will define and generate the next chapter in the life of this great City.

Sincerely,

ZYSCOVICH ARCHITECTS



Bernard Zyscovich, FAIA
Managing Partner





Executive Summary



EXECUTIVE

All aspects of a place—past and present development patterns, population characteristics, local needs, history and culture, natural attributes, and economic obstacles and opportunities—impact its built environment.

While we cannot predict what the next century will be like, we do know that the pace of technological change is accelerating and that the academic and research advances developed at research universities and centers of technological innovation will dramatically influence the way we view and interact with a given place and with the world. Today, cities and regions are competing for talent and resources on an increasingly global level. Not only will demographic trends and digital innovation continue to shape the characteristics of our city's population and the way it delivers jobs, education, health and services, but most critically, these changes will shape

the way in which cities and counties merge land planning, architecture and environmental sustainability with market, economic and social needs.

The City of Fort Lauderdale's TOD project presents a unique opportunity for the City, the City's Transportation and Mobility Department, and the Zyscovich planning and design team to think broadly about solutions that will meet the increasing demand for a new built environment that responds to and enhances innovation and collaboration.

City Village Master Plan



EXECUTIVE

The Zyscovich Team's expertise includes numerous award-winning planning and design projects, including urban planning, transit oriented developments, affordable housing, rail stations and mixed-use developments



ZYSCOVICH ARCHITECTS is a 125+-person integrated Urban Design, Architecture and Interior Design firm headquartered in downtown Miami with additional offices in West Palm Beach, Orlando, New York City, and Bogotá, Colombia. Since 1977, the firm has focused on making People Places—positively impacting the lives of people with award-winning designs throughout the country and around the world. For 40 years, the firm has worked on a variety of planning and design projects for both the public and private sectors, including transportation, aviation, educational, mixed-use, retail, entertainment, hospitality, governmental, and residential facilities.

YEARS IN BUSINESS

40 Years - Incorporated
in Florida in 1986

OUR TEAM

125+ Talented Professionals

LOCATIONS

Miami HQ

100 N. Biscayne Boulevard,
27th Floor
Miami, FL 33132
305.372.5222

Orlando

250 S. Park Ave., Suite 510
Winter Park, FL 32789
407.674.1959

New York

270 Lafayette St., Suite 700
New York City, NY 10012
212.343.0044

Bogotá

Carrera 14 No. 76-26 Of. 204
Bogotá DC . Colombia
(+57) 1 . 654 . 0223

SUSTAINABILITY

25+ LEED-Accredited
Professionals

175+ LEED, Green Globes,
FGBC, or Sustainable Projects

SELECT 2017 RANKINGS

Building Design +
Construction 2017 Giants Top
20 Transportation Planning
Architecture Firms

Building Design +
Construction 2017 Giants
Top 80 Local Government
Architecture Firms

Building Design +
Construction 2017 Giants
Top 100 Architecture Firms

Architectural Record 2017
Top 300 Firms

FIND US

www.zyscovich.com



[zyscovicharchitects](http://zyscovicharchitects.com)

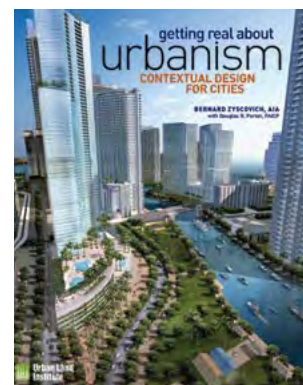


[zyscovich](https://www.youtube.com/zyscovich)

Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that a vast majority of our clients are repeat clients, not just for a project or two, but year after year because of our commitment to high quality design and responsive customer service.

DESIGN PHILOSOPHY

We strive to create enduring designs that are iconic yet contextual, incorporate the latest in design thinking, are sustainable climatically, and stand the test of time aesthetically. We have termed this design philosophy *Real Urbanism*®, a concept that supports sustainable development by understanding how a city or neighborhood came to be and considers past and present development patterns, local needs for better communities, and



*Getting Real About Urbanism:
Contextual Design for Cities*

economic obstacles and opportunities. Our focus is on merging economic development opportunities with appropriate design solutions that reflect stakeholders' needs and desires and match the cultural aesthetic which is inherent in the community, with special attention to scale, character, and preservation. *Real Urbanism*® results in projects that are synergistic with their environment in such a way that the end result generates more than merely a building on a site; the building becomes part of the community, enhancing the lives of residents and visitors. This design philosophy is featured in two books published by the firm's Managing Principal, Bernard Zyscovich: **Getting Real About Urbanism: Contextual Design for Cities** and I'ARCAEDIZIONI's Monograph **Zyscovich Architecture and Real Urbanism**®, featuring Zyscovich projects with a preface by Frank O. Gehry.

SERVICES AND EXPERTISE

Our designs have been consistently recognized by the industry for both our innovation and our practical approach. Our team has in-depth knowledge and a solid understanding of how to effectively integrate multiple stakeholders, agencies, institutions and priorities into a coherent vision. We are committed to the incorporation of sustainable design principles to create facilities that are responsive to their environment, conserve resources, and reduce overall maintenance and operational costs.

Despite our depth of experience and large firm size, we approach every project individually, giving each the undivided attention it deserves. It is this attention to quality and collaboration with our clients that results in successful projects. Our ability to deliver as promised has established our firm as a leader. Our previous successes are based upon a solid foundation of executing award-winning, innovative concepts that enhance the character of the surrounding environment and a history of exceeding our clients' expectations.

PLANNING/URBAN DESIGN AWARDS

AIA Miami 2016

Unbuilt Honor Award
Plan Z Rickenbacker Park

Merrick Award of Excellence 2016

AIA Miami
Plan Z Rickenbacker Park (www.planzmiami.com)

AIA Miami 2010

Trenton Baughn, RA, AICP, LEED AP
Urban Designer of the Year

2009 AIA Florida

Merit Award of Excellence
Little Haiti Cultural Center

2009 Person of the Year

City of Hollywood Historic Preservation Board
Zyscovich Architects

AIA Miami 2008

Suria Yaffar, Assoc. AIA, LEED AP
Urban Designer of the Year

FL Chapter of the APA 2008

Award of Excellence
City of West Palm Beach Planning and Zoning

FAPA Gold Coast Section 2007

Outstanding Master Planning Award of Excellence
Park Square at Doral Master Plan

AIA Florida 2007

Unbuilt Honor Award
Downtown Miami DDA Master Plan

AIA Florida 2007

Unbuilt Merit Award
Hollywood Beach Master Plan

Developers and Builder's Alliance 2006

Community Advancement Awards
Architectural Firm of the Year

Developers and Builder's Alliance 2006

Community Advancement Awards
Real Urbanism Visionary Award, Midtown

FAPA Gold Coast Section 2005

Award of Excellence Main Street Design Standards
City of Coconut Creek

AIA Florida 2005

Unbuilt Honor Award
Master Plan for Midtown Miami, Parcel 2 and Entertainment Block

FAPA Gold Coast Section 2004

Outstanding Urban Design Project or Study
Hollywood Young Circle

APA 2004

Outstanding Urban Design Project or Study
Midtown Miami

APA Florida Gold Coast Section 2003

Outstanding Urban Design Study
Miami Beach Convention Center District Redevelopment Plan

FAPA Gold Coast Section 2003

Outstanding Urban Design Study
17th Street Study

FL APA Gold Coast Section 2003

Outstanding Urban Design Study
The Village at Sailboat Bend

FL APA 2002

Planning Award for Outstanding Transportation Project
FEC Corridor, Strategic Redevelopment Plan, Miami



WSP through its acquisition of Parsons Brinckerhoff, is one of the world's leading professional services firms in its industry, working with governments, businesses, architects and planners and providing integrated solutions across many disciplines. A global firm with a 132- year history, it is one of the oldest continuously operating consulting firms in the United States. The firm provides services to transform the built environment and restore the natural environment, and its expertise ranges from environmental remediation to urban planning, from engineering iconic buildings to designing sustainable transport networks, and from developing the energy sources of the future to enabling new ways of extracting essential resources. We bring together more than 34,000 employees working in over 500 corporate and project offices worldwide.

Over that time, we have become a global consulting firm assisting public and private clients to plan, develop, design, construct, operate and maintain thousands of critical infrastructure projects around the world. We are a diverse company with a strong commitment to technical excellence, a diverse workforce, and service to our clients. No matter how big or small the job, WSP is committed to maximizing infrastructure resources and responding to today's needs with cost-effective, sustainable, and aesthetic solutions. Furthermore, we have the personnel to draw upon to solve some of the largest and challenging transportation projects in Florida, but we also apply that wealth of knowledge efficiently and appropriately to smaller projects, some of which need the experience of a large firm but the application technique of a small firm.

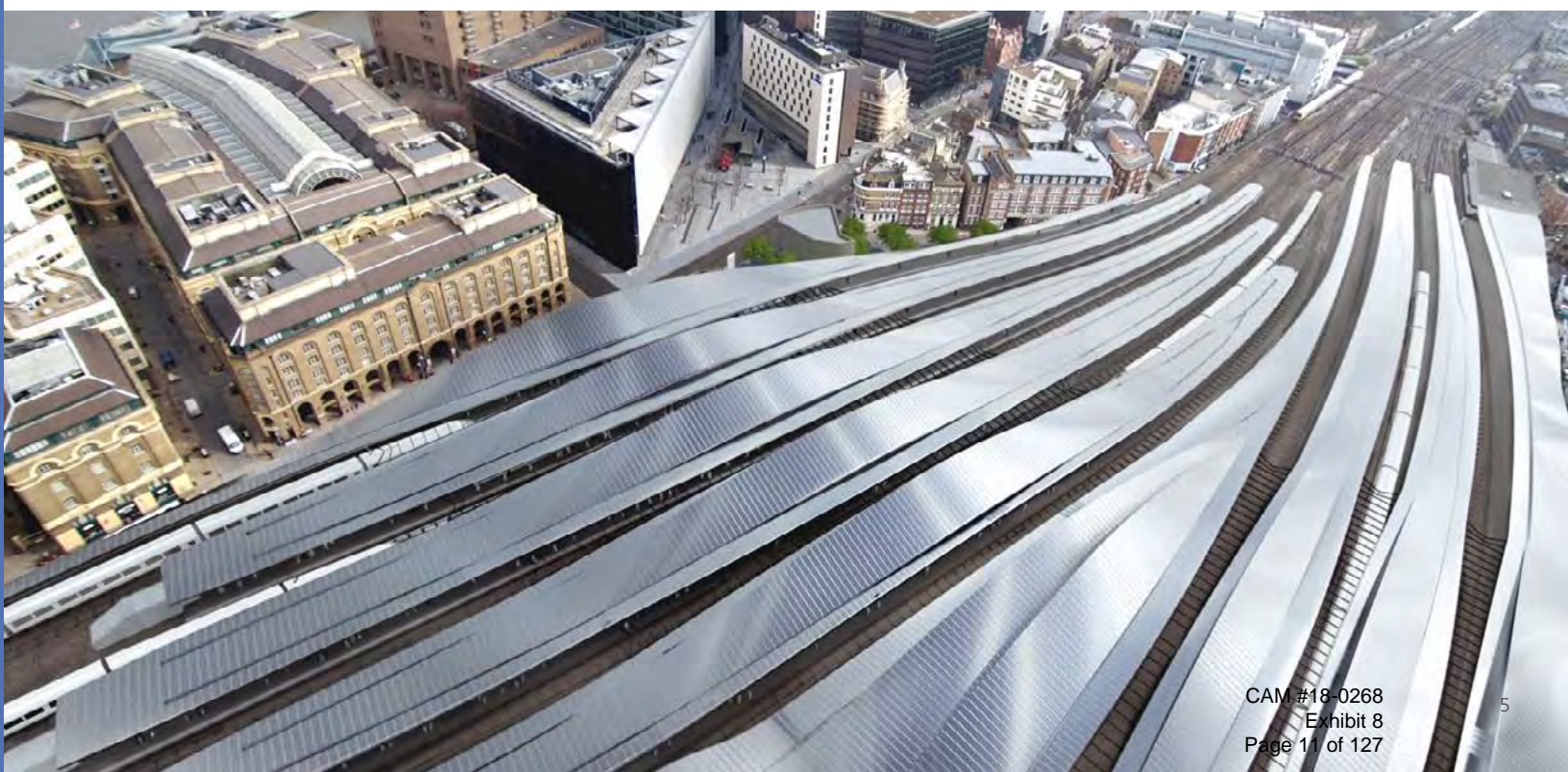
Our firm is committed to utilizing personnel with unparalleled qualifications. The staff selected to work on this contract has a thorough knowledge and understanding of the various transportation issues that face our community. WSP has broad geographic and technical expertise in the transportation planning, land use planning, travel demand, context-sensitive

design, concept visualization, sustainable transportation systems, and financial disciplines, having successfully completed transportation projects of every type and size. Our success is attributed to many factors, including a commitment to quality; our reputation for technical excellence; the respect of our peers; and most importantly, our commitment to clients.

WSP understands the importance of place making as the link between transportation and land use as a catalyst for community revitalization and sustainable development. We are recognized as a leader in advancing Transit Oriented Development (TOD) to a higher degree of performance, spurring economic development by bringing public and private partners together to build livable communities and move people. Our 150+ TOD plans have won international awards, been highlighted on National Public Radio, in the New York Times, Time Magazine, and featured in Transit Cooperative Research Program publications.

Our Team brings to the City of Fort Lauderdale local experience and national experts with state-of-the-practice experience and expertise in all aspects of station area planning, research, policy, economic analysis, design and implementation. We have worked with a variety of public agencies, stakeholders, developers and land owners to assure the success of each project.

WSP has established a specialized group of transit planners, engineers, and technical specialists to respond to the City of Fort Lauderdale's needs with expertise at all stages of the transportation planning process, including the Federal Transit Administration (FTA) project development process and New Starts Program, National Environmental Policy Act (NEPA) documentation, transit oriented development (TOD), rapid transit systems (i.e., Rail, Bus Rapid Transit), operations planning, maintenance facilities, and intermodal facilities.



RELEVANT PROJECT EXPERIENCE

Zyscovich has extensive relevant experience and a proven track record of providing public sector agencies the scope of services requested by the City of Fort Lauderdale. The following table summarizes the relevant work experience performed by our team in this section as related to the Similar Experience Factors outlined in the RFQ. Further narratives describing our experience, and projects are included in Section 2 of this RFQ response. The following projects demonstrate our experience with public and private development of master and transportation planning and implementation; large, urban mixed-use developments; pedestrian and bike friendly transit oriented developments; and planning projects involving extensive stakeholder and public engagement, park and open space design, and sustainable development in historic districts.

RELEVANT PROJECTS	Land Use and Regulations	Affordable Housing	Stakeholder & Public Outreach	Transit Oriented Development Planning	Public/Private Mixed-use Development	Station Planning	Facility Multi-modal Connectivity	Infrastructure and Transportation Planning	Design and Graphics
Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture	•	•	•	•		•	•	•	•
Downtown Fort Lauderdale Mobility Hub Joint Development Initiative	•			•	•	•	•	•	•
Plan Z for Miami: Rickenbacker Park	•		•					•	•
MDC Strategic Miami Area Rapid Transit (SMART) Plan	•		•		•				•
Market Station Transit Oriented Development District Master Plan	•		•	•	•		•	•	•
79th Street Corridor plan	•	•	•	•	•	•	•	•	•
Hollywood beach CRA vision and zoning master plan	•		•	•	•				•
City of Jacksonville Vision Plan and Future Land Use Element	•		•	•			•		•
Downtown West Palm Beach Zoning and Master Plan Update	•	•	•	•	•		•		•
Florida East Coast Railway Vision Plan & Midtown Miami Development		•	•	•	•	•		•	•
Midtown Miami Master Plan, Zoning, & Architecture	•		•	•	•	•		•	•
Glen Isle Waterfront Redevelopment Plan	•		•	•				•	•
CSX Corridor Transit-Oriented Development (TOD) Evaluation	•			•		•	•	•	
CTfastrak Transit-Oriented Development (TOD) Capacity Study				•	•		•	•	
Gratiot Avenue Transit-Oriented Development (TOD) Planning	•		•	•		•	•	•	
Transforming Tysons Corner	•		•	•	•		•	•	
Tri-Rail Coastal Link Station Area Opportunities TOD Guidebook			•	•				•	•
Pompano Beach Tri-Rail Station			•			•	•	•	•
Museum Park Metromover Station Rehabilitation			•			•		•	•
Metro North Transit Oriented Development Program			•	•		•		•	
Elizabeth Station Master Planning			•			•		•	
Seventh Avenue Transit Village Mixed-use Development & Hub		•	•	•	•	•		•	•
City Village Riverfront District Master Plan	•	•	•		•			•	•
Northwest Gardens Phases II, IV & V Affordable Housing		•	•	•					•
The Village At Sailboat Bend Multi-Family Housing and Lofts	•	•	•						•

TEAM LEADERSHIP

Multidisciplinary collaboration is rooted in our firm culture. Talented professional and technical experts engaged in creative problem solving results in both effective solutions to individual technical challenges, as well as holistic, cohesive design solutions integrating form and function. The planners, urban designers and architects proposed for this contract have extensive experience in urban design, transit oriented development planning and design, multimodal connectivity planning, placemaking, bicycle, pedestrian, intergovernmental coordination, and community outreach throughout Florida. Our Team has worked together on a number of urban planning, TOD, visioning, complete streets, land use and urban regulation projects. Their expertise includes community engagement, the coordination of charrettes and presenting reports and information to elected officials, and their participation in this contract pool will be a tremendous asset to the projects' successes. The staff assigned will be with the project from their inception through their successful completion. Additional staff can and will be assigned as necessary to meet the budget, schedule and objectives of project.

Our Team will be led by Grace Perdomo, Assoc. AIA as Project Manager.

Grace is a Director of Urban Design with more than 25 years of extensive mixed-use, urban redevelopment, master planning and grant writing experience. Grace is committed to sustainable urbanism and has overseen a diverse group of projects centered on downtown and historic neighborhoods with a focus on connectivity, sustainability, and community revitalization. She has assisted numerous public and private sector clients in the design and implementation of sustainable policies, practices, plans and design guidelines that improve and integrate density, multimodal transportation, preservation, land use and development to create livable, walkable and diverse communities. She has developed the expertise required to create and maintain close working relationships with governing municipal agencies. Grace served over a three year term as the Chair of the AIA's Committee on Design Assistance, a 10-group member committee charged with providing leadership, oversight, and knowledge of the AIA's policy and programs on sustainable, healthy, safe, and livable communities through the AIA's Sustainable Design Assessment Team (SDAT) program.



Working collaboratively in focused multidisciplinary teams and at varying scales—regional, community, downtown urban district and site-specific—Grace's expertise in visioning, integrated planning and urban design has created feasible, desirable and sustainable change in numerous communities across the country. Skilled in translating urban design principles into pragmatic planning and design solutions for developments in both the public and private sectors, Grace's use of innovative participatory processes and design tools engage public participants as

active decision-makers in visioning, planning and community building. Her strengths include grant writing, planning and urban design, community facilitation and consensus-building with a commitment to shaping the future of our communities through good urbanism.

Grace is an Adjunct Professor at the University of Miami's Urban Design and Architecture Studios,

a Member of the FIU Landscape Architecture Advisory Board, a SEE Green Committee member of the Coral Gables Chamber of Commerce, and an Associate Member of the American Institute of Architects (AIA) and Congress for New Urbanism. She currently serves on the Miami Underline Design Advisory Committee, overseeing the creation of proposed design guidelines for development along Miami's 10-mile linear park and urban trail.

The remaining key staff members proposed for our team were expressly chosen for their expertise in TOD/transit planning, urban planning and affordable housing, as well as for their commitment to providing excellent service and their dedication to the collaborative team concept.

ZYSCOVICH PERSONNEL RESOURCES	
Discipline	No. of Employees
Registered Architect	28
Project Manager	23*
Graduate Architect	53
Information Technology	2
Planner: Urban/Regional	4
Interior Designer	8
Construction Managers	9
3-D Graphic Designer	2
Graphic Designer	2
Marketing Staff	4
Administration	15
Specification Writer	1*
Total	127
* Employee with multiple disciplines; this designation not included in total.	

CORE TEAM

ZYSCOVICH ARCHITECTS

Urban/Transportation Planning & TOD Design; Smart Growth; Livable Cities; Land Use and Zoning, Sustainability; Station Area Planning; Sustainable Housing Strategies; Public Outreach

WSP

Transportation/Transit Planning and Traffic Engineering

RESOURCE TEAM

LAMBERT ADVISORY

Real Estate, Housing, Economic and Financial Analysis

ADEPT

Public & Stakeholder Engagement/Outreach

DICKEY CONSULTING SERVICES, INC

Public & Stakeholder Engagement/Outreach

BERNARD ZYSCOVICH, FAIA, Principal-in-Charge, will have overall responsibility and accountability for the performance of the entire Zyscovich team, including all sub-consultants. He will ensure that the team is staffed correctly and adequately.

SURIA YAFFAR, ASSOC. AIA, LEED AP, Principal and Director of Design, will help lead the urban design effort to successfully achieve the vision and design requirements of the project.

TRENTON BAUGHN, RA, AICP, LEED AP, Director of Planning and Project Director, will work closely and assist Grace Perdomo to provide urban planning services involving visioning, redevelopment, transit planning, community engagement and QA/QC review. Grace and Trenton have worked together on numerous planning projects, one of which is the Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture.

THORN GRAFTON, AIA, LEED AP, Historic Preservation Architect and Director of Sustainable Initiatives, will support the technical coordination of the project as it relates to sustainable green design principles and LEED certification.

LARRY ROSENBLOOM, AIA, Land Use and Zoning Specialist will help developing the TOD land uses, zoning and development regulations as well as public-private partnership opportunities for the TOD development.

DARYS AVILA, Urban Designer and Graphics Specialist, will serve as technical support staff and will help create graphic diagrams, renderings, presentations and reports for all the public engagement and stakeholder activities.

JOHN LAFFERTY, Transportation Project Manager, Will co-lead the transportation component of the project. John has led projects that include, transit corridor planning, transit conceptual design, publication development, project video production, station area market and economic analysis, legislative outreach services, feasibility studies, travel demand forecast analysis, financial planning analyses, stakeholder outreach, technical documentation and policy reviews.

JOHN LOUGHRAN, AAIA, AICP, PP, LEED, Senior Urban Strategist. John has led the preparation of a wide range of large-scale TOD studies, urban design plans, and development proposals that respond to neighborhood and physical context, economic constraints, and stakeholder needs.

GREG SAUR, PE, PTP, PTOE, Senior Transportation Planner, brings 16 years of experience in short- and long-range transportation planning, transit operations, grant assistance, transit-oriented developments, transportation and land use planning.

THOMAS RODRIGUES, AICP, Transportation Planner, will support John Lafferty in all transportation matters. He has worked on a variety of transportation and transit planning efforts for transit agencies and planning organizations

NATHAN WILL, PE, Supervising Civil Engineer, will help the team with infrastructure master planning, entitlements, and detailed design.

THE RESOURCES TO GET THE JOB DONE

As one of the largest architectural firms in Florida, Zyscovich has the resources and experience to expeditiously complete the proposed work. We are committed to definitive scheduling and the timely performance of our services. The firm's broad experience allows us to create design solutions that address issues related to the social consciousness, vitality and sustainability of all residents while meeting City of Fort Lauderdale' budget and scheduling needs. Our previous successes in the public sector are based upon a solid foundation of executing award-winning, innovative concepts that enhance the character of the surrounding environment and a history of exceeding our clients' expectations. From our depth of experience working with governmental clients to our expertise in all the various delivery models, we understand the need to apply all available tools of design management to realize a project.

SPECIALIZATION/EXPERIENCE	BERNARD ZYSCOVICH	SURIA YAFFAR	GRACE PERDOMO	TRENT BAUGHN	LARRY ROSENBLOOM	THORN GRAFTON	DARYS AVILA
Land Use and Regulations	●	●	●	●	●		●
Affordable Housing	●	●	●			●	
Stakeholder & Public Outreach	●	●	●	●		●	
TOD Planning	●	●	●	●		●	●
Public/Private Mixed-use Development	●	●	●	●	●	●	
Station Planning	●	●		●	●		
Facility Multi-modal Connectivity		●	●	●			
Infrastructure and Transportation Planning		●	●	●	●		
Design and Graphics			●			●	●

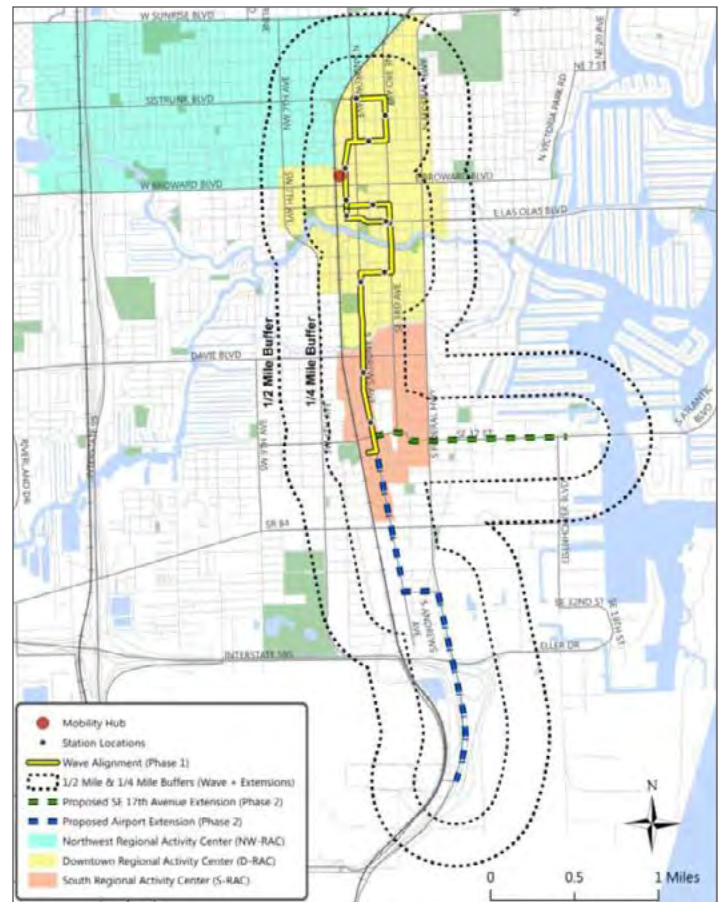
A CUSTOMIZED APPROACH TO CREATING VALUE

We understand that the City is seeking a comprehensive Transit Oriented Development (TOD) Plan that will enhance and promote the Wave Streetcar and its surrounding environs. The project will be guided by the goals established by the City and the Federal Transit Administration's (FTA) Pilot Program for Transit-Oriented Development (TOD) Planning, including:

- To improve/enhance economic development and ridership;
- Foster/facilitate multimodal connectivity and accessibility;
- Increase pedestrian & bicycle access to stations;
- Enable mixed-use development, especially near transit stations;
- Identify infrastructure needs associated with the Wave Streetcar and a transit-oriented core; and
- Include and engage private sector participation in a meaningful way.

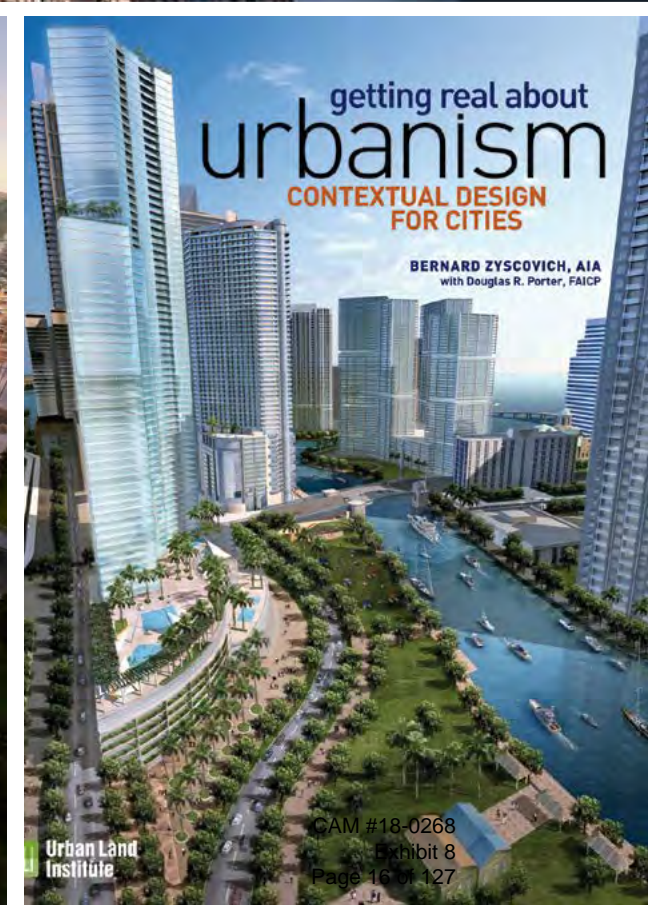
Our overall project approach integrates physical planning solutions with economic development, multimodal analysis and capital improvements, and community input. We will use public and stakeholder engagement to understand the community issues and concerns and transform this content into an agreed upon vision for Transit-Oriented Development (TOD) surrounding and supporting the City's investment in the Wave Streetcar. We will evaluate how new development can be integrated in a sensitive manner; how public spaces and streetscapes contribute to and define a unique neighborhood identity; and how the street network can provide efficient and safe mobility for all users – with special emphasis on the pedestrian. This analysis will be supplemented with additional research and evaluation related to:

- Identifying existing development barriers;
- Evaluating opportunities for affordable housing and convenient service, entertainment and educational uses;
- Developing a Transportation Demand Management Plan focused on integrating and efficiently distributing all transportation modes;
- Revising land development regulations to encourage and effectuate compatible TOD; and
- Developing a Multimodal Level of Service (LOS) prioritizing non-motorized and transit mobility infrastructure.



The approach to the TOD Plan requires effective communication skills; a combination of experience in site-specific redevelopment, neighborhood and housing revitalization; experience in commercial redevelopment and business expansion, and a keen sense of how to integrate economic development with planning and urban design. In Fort Lauderdale, it also requires dedication to the neighborhood's physical and social history. Our team has vast local and national experience in this regard and recognizes that Fort Lauderdale has its own unique history and challenges that must be met with unique and sensitive solutions. In the end, the goal is to assist the City in further achieving its aspirations of being "a pedestrian friendly, multi-modal City"

SPECIALIZATION/EXPERIENCE	JOHN LAFFERTY	JOHN LOUGHRAN	GREG SAUR	THOMAS RODRIGUES	NATHAN WILL
Land Use and Regulations	•		•		
Affordable Housing		•			
Stakeholder & Public Outreach	•	•	•	•	•
TOD Planning		•	•		•
Public/Private Mixed-use Development		•			
Station Planning	•	•			•
Facility Multi-modal Connectivity	•		•	•	•
Infrastructure and Transportation Planning	•		•	•	
Design and Graphics			•	•	•





Experience & Qualifications



EXPERIENCE &

QUALIFICATIONS

ZYSCOVICH ARCHITECTS is a 125+-person integrated Urban Design, Architecture and Interior Design firm headquartered in downtown Miami with additional offices in Orlando, New York City, and Bogotá, Colombia. Since 1977, the firm has focused on making People Places—positively impacting the lives of people with award-winning designs throughout the country and around the world. For 40 years, the firm has worked on a variety of planning and design projects for both the public and private sectors, including transportation, aviation, educational, mixed-use, retail, entertainment, hospitality, governmental, and residential facilities, and is nationally recognized for its work in architecture, urban planning, interior design, master planning, sustainable design, historic preservation, and site analysis. Zyscovich's team approach as planners, architects, and interior designers is to rationalize and facilitate the process from a project's conception through its successful completion. We offer a comprehensive scope of services by partnering with the client, consultants, construction managers and jurisdictional authorities to develop solutions that will be thoroughly integrated with the client's vision. The quality of our staff, coupled with our size and proven expertise, enables us to provide solutions of the highest design quality. Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that a vast majority of our clients are repeat clients, not just for a project or two, but year after year because of our commitment to high quality design and responsive customer service.



COMMUNITY PLANNING AND PLACEMAKING

Our firm has developed a big picture design process, which signifies our credentials in Urban Design. Zyscovich is devoted to improving urban neighborhoods through the application of *Real Urbanism*®. *Real Urbanism*® is the firm's philosophy of urban design which emphasizes sustainable development based on a neighborhood's character and history. *Real Urbanism*® creates an authentic environment by providing design solutions for livable communities with diverse populations, cultural amenities, and economic vitality.

Our work ranges from municipal facilities, parks and parking garages to mixed-use residential, cultural, retail and hospitality complexes, educational facilities and commercial buildings. As a firm that has produced varied scales of urban designs and master plans in diverse cities throughout the country, Zyscovich brings to this assignment a breadth of knowledge on current effective processes and creative tools that can shape the private and public realm through carefully crafted solutions. Our team has in-depth knowledge and

a solid understanding of urban design, corridor studies, code writing, municipal plans implementation, and how to effectively integrate multiple districts, agencies, institutions and priorities into a coherent vision.

Zyscovich employs cutting-edge research to address the ever-changing landscape of urban planning and architecture. We are known for our implementation of proven technology and high performance green design strategies that improve building performance, reduce long-term operational costs, and protect the environment. Our design philosophy focuses on the origins, evolution and programming of a site, and opportunities to add value in appropriate context-sensitive ways. Density, diversity, activity, safety, connectivity, greenspace, pedestrian friendliness and mass transportation—values such as these are applied, promoted and articulated in projects whether civic, academic or commercial. It is the firm's belief that great design is not only aesthetically pleasing, but complements, enhances and is respectful of the surroundings.



The firm has provided urban design and planning services to more than 50 different municipalities and public entities. Our record of performance, including our willingness to meet time and budget requirements, is proven by the fact that a vast majority of our clients are repeat clients, not just for a project or two, but year after year because of our commitment to high quality design and responsive customer services. Our world-class experience, combined with our considerable in-house resources, subcontractors team and local knowledge, will allow us to expeditiously complete any project assigned by the Orange County Board of Commissioners.

SERVICES AND EXPERTISE

As a firm that has produced varied scales of urban designs, visions and master plans in diverse cities throughout the country, Zyscovich brings a wealth of knowledge on current effective processes and creative tools that can shape the public realm. Through our transportation-related work, our technical expertise, creative visioning, and consensus-building strives to balance the needs and improve the quality of life for all

users, including drivers, pedestrians, transit riders, and cyclists. In addition to winning numerous awards for our innovative projects and outstanding staff, Zyscovich has ranked #13 on the Top Transportation Planning Firms List in 2017 Giants 300 Report by Building + Design Magazine. By collaborating with stakeholders in both the public and private sectors, we form a true partnership and are able to identify the most important issues in a community to develop realistic and feasible solutions.

As part of our master planning and visioning efforts, we understand that transit is not simply a transportation mode: it is a community-building tool that influences investment decisions and fosters economic development and revitalization. With the objective of optimizing the use of land and maximizing access to public transport, we understand the importance of establishing a “sense of place” through the design and development of transportation solutions. Providing a range of interrelated planning and design services—from multi-jurisdictional transit policy planning to detailed streetscapes and plaza design—we use the link between transportation and land use as a catalyst for community revitalization and help improve mobility and create communities where people want to work and live.

LAND USE AND TRANSPORTATION PLANNING EXPERIENCE

Zyscovich has master planned many large-scale multi-acre developments. These master plans include strategies for incorporating and enhancing the value of the surrounding real estate, leveraging the existing and future transportation modes and creating projects that have a defined sense of place. A key strength of our planning process involves the understanding of the economic and land development strategies of the parcels within and adjacent to the planning area. Our ability to consider a project as an interconnected component of a larger district and to create strategies to augment connectivity for a site adds value to the site and the surrounding real estate. Fundamental to this planning process is the performance of visioning exercises, a process in which Zyscovich has substantial expertise. For example, projects such as Midtown Miami arose out of our firm’s ability to visualize the potential of a derelict container yard and turn it into a highly successful mixed-use development which has completely redefined not only the development site but the entire district. The process requires a deep understanding of catalytic planning and development and how to generate the best connections to achieve it. Our knowledge of how private development works, combined with our expertise in planning and zoning, generates projects that enjoy great success and generate enhanced revenue.



TRANSPORTATION DESIGN EXPERIENCE

While all of our master planning and urban design projects involve and address transportation related issues, we also have specific experience in the planning and design of transportation hubs such as airports, train stations and ferry terminals. These projects have reinforced our relationships with and knowledge of the local transportation agencies and their approval processes. More importantly, as transportation planners and designers, we understand the importance of moving goods and people and the design issues that impact site and station design considerations, such as pedestrian movement and intermodal tie-ins. This understanding is essential for the success of this project in order to manage the complexity of the transportation issues related to the station locations.

PUBLIC ENGAGEMENT

Our planning approach, community engagement and public outreach process involves observation, technical analysis, and careful listening to and continuous dialogue with the community and its numerous stakeholders. Our experience has taught us that no plan can be successful without resident and community input and support and thorough research and analysis.



Working collaboratively in focused multidisciplinary teams and at varying scales—regional, community, downtown urban district, neighborhood, and site-specific—our expertise in visioning, integrated planning and urban design has created feasible, desirable and sustainable change in numerous communities across the country. Through the use of pragmatic planning and design techniques for developments in both the public and private sectors, our use of innovative participatory processes and design tools engage participants as active decision-makers in visioning, planning, redevelopment and community building.

WORKING WITH MULTIPLE STAKEHOLDERS

Most importantly, we are dedicated to innovative and creative project solutions. We partner and collaborate closely with our clients in order to deliver an efficient and cost-effective project while consistently maintaining

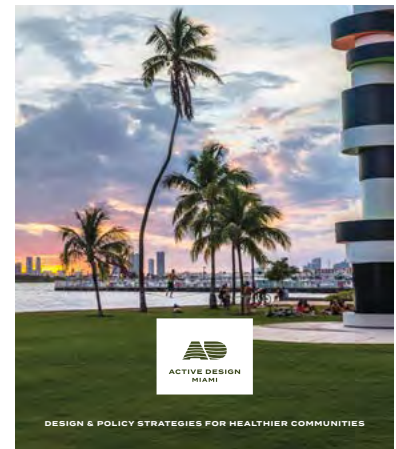
the original design integrity. Zyscovich has specific and extensive experience working with city officials and key stakeholders to develop clear Visions and implementable Master Plans. By collaborating with stakeholders and City staff, and forming a true partnership, we are able to identify the most important issues in a community and to develop realistic and feasible solutions to those issues. As part of our master planning and visioning efforts, we favor building consensus by presenting ideas which motivate the community to embrace a comprehensive vision. We have successfully conducted thousands of stakeholder meetings, community workshops, and presentations.

NATIONAL EXPERTISE AND RECOGNITION BY OUR PEERS

Many of our projects have been published in national periodicals, including *Urban Land Magazine*. Our Director of Design, Suria Yaffar, Assoc. AIA, LEED AP, and our Director of Urban Design, Trenton Baughn, RA, AICP, LEED AP have both been honored as Urban Designer of the Year by AIA Miami. Zyscovich's staff includes more than 25 LEED Accredited Professionals who also bring a wealth of knowledge and experience in the realm of Sustainable Design. Founding Principal, Bernard Zyscovich, FAIA and Director of Sustainable Initiative, Thorn Grafton, AIA, LEED AP are both on the Active Design Miami Advisory Council and contributed to the development of, Design & Policy Strategies for Healthier Communities, Active Design Miami.

Zyscovich has also received hundreds of design awards over our 40 year history. Some of our relevant awards include: AIA Florida's Firm of the Year; the 2015 Synergy Award from SARA National, the AIA Florida Unbuilt Honor Award and the APA Outstanding Urban Design Project or Study for Midtown Miami; the APA Florida Award of Excellence for the City of West Palm Beach Planning and Zoning; the AIA Florida Unbuilt Honor Award for the Downtown Miami DDA Master Plan Study; and the BUILD Best Urban & Architectural Design Firm, Eastern USA.

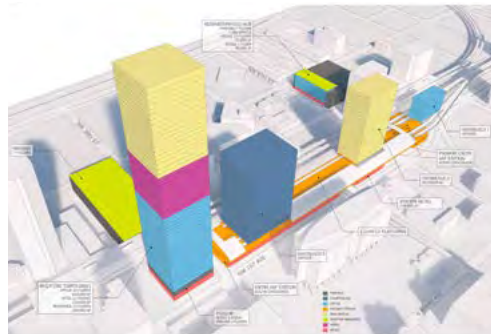
The following pages contain similar past projects for agencies of similar size and scope, as well as additional relevant work experience for our team.





BRIGHTLINE (ALL ABOARD FLORIDA) MASTER PLAN, ENTITLEMENTS & ARCHITECTURE *Miami, Fort Lauderdale & West Palm Beach, FL*

Zyscovich is the master planner, including all entitlements, and co-architect of record with SOM for All Aboard Florida, a privately owned, operated and maintained passenger rail system. The scope of work includes the support services necessary for the operation and safety of the high-speed rail system, including boarding platforms, stairs, elevators, escalators, walkways, waiting areas, ticket and information booths, luggage handling areas, restrooms, utility rooms, station advertising displays, concessions, restaurants, lounges and other service-related businesses that will be open to passengers and nearby residents. Included in the long-term master plan are parking structures and rental car facilities, bikeways, pocket parks, community gardens, playgrounds, power substations, and other uses necessary for the operation, maintenance, and future growth of the All Aboard Florida intermodal transit oriented developments.



At the Miami station, elevating the railroad tracks 50 feet into the air along the dense, linear site in the core of downtown Miami will allow traffic to flow freely underneath. The elevated tracks will also create room for two layers of valuable, glass-encased retail space at the street level, where pedestrians pass by. Lightweight perforated panels will lie intermediately in the open webs of the traversing V-shaped exoskeleton that enclose the railroad tracks and will allow for glimpses of the moving train. The entire project will feel industrial, yet will be transparent and airy.

At the Fort Lauderdale station, traversing concrete V-shaped structural members will serve as the exoskeleton to encase a sequence of glass boxes that will provide continuous visual

KEY FEATURES

- Local/Regional Transportation Analysis
- Existing Conditions Report
- Multiple Stakeholder and Agency Coordination
- Programming
- Site Evaluation & Analysis
- Master Planning
- Project Phasing
- Sustainable Design
- Streetscape Improvements
- Transit-Oriented Development (TOD)
- Pedestrian Flow
- Economic Feasibility
- Sense of Place
- Redevelopment
- Vertically Integrated Mixed Uses

CLIENT/CONTACT

Brightline/All Aboard Florida
Brian Kronberg, Project Manager
305.415.7481
briankronberg@allaboardflorida.com

DATES OF SERVICE

2012 - Present
Design Completed: 2015

SERVICES PROVIDED

Urban Planning, Entitlements, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Interior Design, Urban Design and Public Outreach



connections to the moving trains and to the city. Departing travelers will ascend an escalator to a pedestrian bridge that will span across N.W. 2nd Street, while traffic flows uninterrupted below. The bridge will lead to the departure lounge, which will be elevated 30 feet above the station platform. Escalators will take departing passengers down from the lounge, onto the platform below, and into the trains. Arriving passengers will exit the trains at grade level, where there will be pedestrian links to a Tri-Rail platform for passengers making a connection, and to the city, parking, and a dedicated vehicular pick-up, for those who have arrived at their destination.

At the West Palm Beach Station, adjacent to the parking lot and drop-off areas, traversing concrete V-shaped structural members will be the exoskeleton that encases shifting, stacked glass boxes that will contain the station's lobby, ticket kiosks, restrooms, luggage handling, and station support areas. After purchasing their tickets and checking their luggage



at the ground level, departing passengers will ascend the escalator to a pedestrian bridge that will span across the stations access road. The bridge will lead to the departure lounge, a linear exoskeleton containing a glass box that hovers above the station platform, providing passengers with a bird's eye view of the approaching trains below. Escalators will take departing passengers down from the lounge, onto the platform below, and into the trains. Arriving passengers will exit the trains at grade level, where there will be pedestrian links to the neighborhood trolley and opportunities to connect to the existing Tri-Rail and Amtrak stations.

DOWNTOWN FT. LAUDERDALE MOBILITY HUB JOINT DEVELOPMENT INITIATIVE

Ft. Lauderdale, FL

The Fort Lauderdale Downtown Mobility Hub Joint Development Initiative, a collaborative effort between the South Florida Regional Transportation Authority, the Broward MPO, the City of Fort Lauderdale, FDOT and the South Florida Regional Planning Council, needed to identify physical and programmatic requirements and opportunities for a mixed-use transit hub in the heart of downtown Fort Lauderdale. Mobility Hubs have been defined in the MPO's 2035 Long Range Transportation Plan as transit access points with frequent transit service, high development potential, and a critical point for trip generation or transfers within the transit system. As such, the work was intended to facilitate the preparation of an RFP for redevelopment of the site via a Public-Private Partnership and to identify privately funded vertical development opportunities with the facilities and infrastructure improvements required to encourage and emphasize connections to multiple modes of transportation, including:

- Streetcar vehicle maintenance and storage for the WAVE Streetcar and an on-street streetcar station
- Transportation Management Association (TMA) trolley bus storage
- Potential connections to Central Broward East-West transit extensions and stations
- Potential connections to FEC commuter rail station
- Pedestrian connectivity to BCT Broward Central Terminal for buses
- Evaluation of public parking needs at the location

The scope of work included the review and documentation of existing development regulations, master plans, transit initiatives and planning studies; definition of the development approval process and the transit program; and the development of conceptual site plans. The developed conceptual site plans illustrate the accessibility of transit modes, automobile, bicycle and pedestrian traffic in order to evaluate circulation options and reduce conflicts between travel modes, and include:

- Optimal placement of potential development uses (e.g. retail/commercial, office, residential, parking, etc.) in relationship to travel modes and street frontages;
- Optimal height, scale and massing of potential development uses (e.g. retail/commercial, office, residential, parking, etc.) relative to adjacent uses and neighborhoods; and
- Identification of potential streetscape improvements, implementation concepts, and border considerations, within and bordering the study area.



KEY FEATURES

Transportation Planning
Master Planning
Visioning
Land Use/Market Study
Graphic Depictions of Plans
Visioning
Programming
Site Evaluation & Analysis
Transit-Oriented Development
Zoning Changes
Sustainable Design
Project Phasing
Multiple Stakeholder and Agency Coordination
Local/Regional Transportation Analysis

CLIENT/CONTACT

South Florida Regional
Transportation Authority
Lynda Kompelien Westin
954.942.7245
westin@sfrta.fl.gov

DATES OF SERVICE

2012 - 2013

SERVICES PROVIDED

Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Urban Design and Public Outreach

PLAN Z FOR MIAMI: RICKENBACKER PARK

Miami, FL

Architect and cycling enthusiast Bernard Zyscovich has a plan to turn Miami's Rickenbacker Causeway into a "scenic road through a park." The idea originated after the cycling death of Aaron Cohen along this same stretch of roadway. The proposed plan, known in social media circles as #PlanZforMiami, complies with the Miami-Dade Parks, Recreation and Open Space Master Plan and was approved by the Miami-Dade Metropolitan Planning Organization's Bicycle and Pedestrian Advisory Committee. By downgrading the functional classification of Rickenbacker Causeway to enable an alternate roadway design standard, i.e. Principal Arterial to Minor Arterial, a new design strategy for the causeway could be implemented, formally converting Rickenbacker Causeway into Rickenbacker Park. In the first iteration of the plan, one of three vehicular lanes would be removed, providing two vehicular lanes in each direction from the mainland to the entrance to the Village of Key Biscayne. The newly liberated space would be used to expand bicycle and pedestrian facilities. Landscaped medians planted with shade trees and native species would separate vehicle lanes from bike and pedestrian paths.

Plan Z 2.0 involves the addition of a signature gateway at the causeway entrance to Key Biscayne. New lanes would be constructed solely for bikes, and a striking entranceway linking up with the planned Underline Park would be built. The dedicated biking and jogging lanes would continue on into Key Biscayne. An observation deck is called for at the William Powell Bridge.

In the interim, a pilot program to increase cyclist and pedestrian safety is proposed to provide:

1. **Physical Barriers:** where there are three lanes, the right lane would be acquired as bike lanes separated with traffic delineators;
2. **Paint:** where unprotected, the entirety of the existing bike path would be painted green with reflectors added to the lanes; and
3. **Crossing Striping / Signage:** when vehicles approach a turn lane or cross a bike lane, there will be visible signage and white or green striping clearly defining the crossing area.



AWARDS

AIA Miami 2016 Unbuilt Honor Award

KEY FEATURES

Feasibility Study
Site Evaluation & Analysis
Programming
Urban Fabric Revitalization
Streetscape Improvements
Human-Scale
Design Standard Implementation
Local Transportation Analysis
Existing Conditions Report
Multiple Stakeholder and Agency Coordination
Design Criteria Package
Transit-Oriented Development (TOD)

CLIENT / CONTACT

Jack Kardys
Former Director Miami-Dade County Parks, Recreation and Open Space
305.801.2641
jckardys@aol.com

DATES OF SERVICE

2013 - Present

SERVICES PROVIDED

Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Urban Design and Public Outreach

STRATEGIC MIAMI AREA RAPID TRANSIT (SMART) PLAN LAND USE PLANNING AND VISIONING *Miami, FL*

Transit supportive land use plays a critical role in the success of major rapid transit investments. Zyscovich is assisting the Miami-Dade Transportation Planning Organization (TPO) in examining this interrelationship to complement the Strategic Miami Area Rapid Transit (SMART) Plan, which is intended to help achieve community goals through the integration of transportation land use planning, urban design and development of strategies for redevelopment through the creation of centers and systems designed to support land uses within a 1/2-one-mile buffer from each corridor. The SMART Plan intends to advance six rapid transit corridors, along with a network system of Bus Express Rapid Transit (BERT) service, in order to implement mass transit projects in Miami-Dade County. The ultimate purpose of Land use Planning & Visioning Planning is to develop a Land Use Scenario Plan for each of the six SMART Plan corridors. This planning effort will provide the technical basis for the development of transit supportive land uses for all six corridors.

Zyscovich is leading two (2) series of charrettes for the Beach and Northeast Corridors which run from Midtown Miami to Miami Beach Convention Center for the Beach Corridor and from Downtown Miami to City of Aventura for the Northeast Corridor. The first series consists of three charrettes and include interactive activities where the community will start building their preferred land use vision for the corridors.

KEY FEATURES

- Transportation Planning
- Master Planning
- Visioning
- Land Use/Market Study
- Graphic Depictions of Plans
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Zoning Changes
- Sustainable Design
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

CLIENT / CONTACT

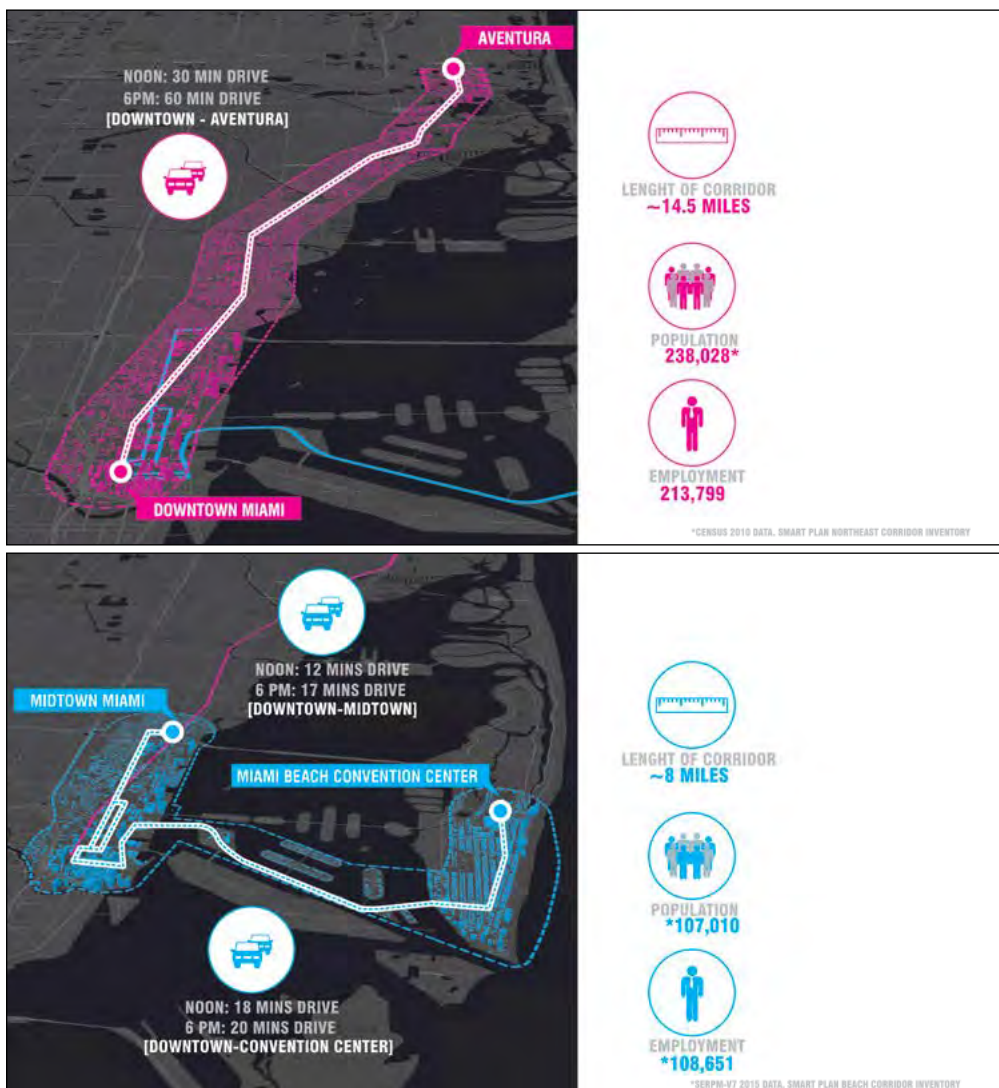
Miami-Dade Transportation Planning Organization (TPO)
Maria Teresita Vilches-Landa, P.E.
305.375.2069
maria.vilches@mdtpo.org

DATES OF SERVICE

2017 - Ongoing

SERVICES PROVIDED

Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Master Planning, Urban Design and Public Outreach



MARKET STATION TRANSIT ORIENTED DEVELOPMENT DISTRICT MASTER PLAN

Hialeah, FL

The Market Station Transit Oriented Development (TOD) District will integrate public transit, commercial, retail, hotel, recreational amenities, and diverse housing typologies geared toward a broad range of incomes within an 80-acre footprint. The District will be served by the Hialeah Market Station/Tri-Rail Station and will connect to the Miami Intermodal Center east of Miami International Airport and the Metrorail. With the Market Station/Tri-Rail Station already in place, the vision of the district is to provide residents with additional transportation options (pedestrian walkability, bike and public transit) within the development, creating better access to jobs, housing, and opportunities for people of all ages and incomes.

The Master Plan for the Market Station TOD District includes a new parkway aptly named the “Orange Blossom,” after a train line that, up until the early 1950s, connected Miami and New York. Designed as an urban linear park, the Orange Blossom Parkway will include a new roadway, bike paths, and wide pedestrian trails adjacent to the west side of the existing CSX freight rail line and on the public right-of-way between the Hialeah Market Station and Hialeah Drive. This new thoroughfare will serve as a border for the proposed Market Station TOD District and will encourage an active pedestrian and bicycle friendly environment. Also included in the Market Station TOD District Master Plan is a proposal to transform the 1926 Market Station building into a vibrant marketplace that will face a proposed park for community events.

The Market Station TOD District exemplifies a transformational public-private partnership. The owner of a central 20-acre parcel within the district, Nebraska and Illinois based Keating Resources, and the City of Hialeah are working on a new land use, zoning and regulating plan that will incentivize private property owners to actively participate in the creation of the City’s vision for a sustainable, multigenerational district that connects the existing neighborhood via the creation of new streets, city blocks, and green space. The proposed plan takes into account existing industrial uses and allows for change over reasonable increments of time, accomplished through an overlay zoning district that is supported by the City council and the general public.



KEY FEATURES

- Transportation Planning
- Visioning
- Urban Fabric Revitalization
- Master Planning
- Urban Infill
- Context Sensitive Mixed-Use Redevelopment
- Existing Condition Assessments
- Highest and Best Use/ Land Value Optimization Analysis
- Growth Management and Smart Growth Initiatives
- Land Development Regulations
- Sustainable Design Guidelines
- Market Based Solutions
- Multimodal Transportation
- Zoning Recommendations
- Community and Stakeholder Involvement

CLIENT / CONTACT

City of Hialeah
Planning and Zoning
Department
Debora Storch, NCARB
Planning & Zoning Official
dstorch@hialeahfl.gov
305.492.2012

DATES OF SERVICE

2014 - 2014

SERVICES PROVIDED

Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Urban Design and Public Outreach

79TH STREET CORRIDOR PLAN

Miami, FL

The 79th Street Corridor is an urban planning and design effort to transform 79th Street from a fragmented set of residential commercial and industrial sites into a cohesive neighborhood. The Project Study Area includes significant community assets with respect to access to major transportation corridors, proximity to jobs, a sound housing market, and community identity. The Study purpose is to create a sound urban vision leading to the area's redevelopment. Several catalytic development opportunities have been identified as a result of economic market forces, land use and zoning patterns, and infrastructure and transportation issues including:

1. Industrial Park Improvements
2. Northside Shopping Center Redevelopment
3. Tri- Rail/ Metrorail/ Amtrak Transit Node

Industrial Park Improvements - The conclusion of the Corridor Market Study indicated that the strongest economic market with the Study Area was that of industrial. This fact, in addition to the identification of the need to upgrade the existing industrial "corridor" stretching from the Miami International Airport to 79th Street, has led to the proposal for four themed industrial parks covering up to 200 acres. The current plan locates the new parks adjacent to the crossing of the South Florida Rail Corridor and the Florida East Coast Railway. Development of this area would bring jobs to the Study Area, would lead to much needed area infrastructure improvements and invigorate the regional importance of the Study Area as an industrial hub.

Northside Shopping Center Redevelopment - This project envisions the phased adapted re-use of the existing Northside shopping Center into a mixed-use transit oriented development.

Tri- Rail/ Metrorail/ Amtrak Transit Node - As one of the most important transportation nodes within the county, this site currently lacks the necessary connectivity to be an effective intermodal hub. The current proposal for this site includes a mixed- use transit oriented housing and retail development.

KEY FEATURES

Transit Oriented Development,
Large-Scale Master Planning
And Mixed-Use Design

Urban Infill, Suburban Retrofit,
And Redevelopment Strategies

Complete Streets, Urban
Streetscapes, Plazas, And
Open Spaces

Growth Management and
Smart Growth Initiatives

Zoning and Land Use to
Protect Neighborhoods and
Special Areas

Alternative Funding and Public
Private Financing

Parking, Walkability And Multi-
Mobility Studies

Community Visioning,
Including Planning And Design
Charrettes

CLIENT/CONTACT

79th Street Corridor
Neighborhood Initiative
Henry Crespo
7900 NW 27th Ave., Suite 236
Miami, FL 33147
305.836.1071

DATES OF SERVICE

2002 - 2004

SERVICES PROVIDED

Urban Planning, Streetscape
Design, Transportation &
Transit-Oriented Planning and
Design, Feasibility Studies,
Master Planning, Architectural
Services, Urban Design and
Public Outreach



HOLLYWOOD BEACH CRA VISION AND ZONING MASTER PLAN

Hollywood, FL

Zyscovich is in the process of completing a new Vision and Master Plan for the Hollywood Beach CRA by focusing on strategies to preserve its funky character, upgrading the quality of the public realm, and supporting new development which is compatible with the existing building fabric. To support the Hollywood Beach CRA's implementation efforts for many of the capital improvement projects identified in the 1997 CRA Plan, the zoning code and land use needed to be revised. Zyscovich reviewed the existing code in comparison to the realities of the development climate, the limitations of the parcels and flood zone requirements.

After meeting with a stakeholder group composed of Beach residents, hotels, and business owners, the design team recommended preserving the character of the building scale in the portion of Hollywood Beach along the historic boardwalk—a 30 foot wide asphalt walkway unique to the South Florida coast line which is the iconic symbol of Hollywood Beach. Although very little of the building stock was considered to have any historic value, the scale of the buildings along the boardwalk was enough to merit a special district. This designation will allow buildings to exceed the 50% cap on building improvements without having to meet the new FEMA and Florida Building Code requirements which limit ground floor uses to parking and storage. Additional development is permitted one block east of the Boardwalk which is not part of the historic district.

This analysis was conducted for each neighborhood in the Hollywood Beach CRA and assessed connections to adjacent neighborhoods, the Downtown CRA, Dania Beach, and Hallandale Beach. Major projects recommended are as follows:

1. Establish the Boardwalk as the premiere bicycling destination in Florida
2. Establish a multi-use trail link at Hollywood Beach Boulevard
3. Create a Beach Walk and Park in South Central Beach
4. Create a Boardwalk along the Intracoastal Waterway
5. Implement environmentally friendly street improvements to improve the pedestrian character of the Beach. buildings to exceed the 50% cap on building improvements without having to meet the new FEMA and Florida Building Code requirements which limit ground floor uses to parking and storage. Additional development is permitted one block east of the Boardwalk which is not part of the historic district..



KEY FEATURES

Master Planning, Urban Design & Visioning
 Historic Preservation
 Economic Analysis
 Zoning Analysis and Recommendations
 Design Standards
 Destination Place Making
 Multiple Stakeholder, Agency, Jurisdictional Consensus & Approvals
 Mixed-Use Development
 Waterfront Development
 Multimodal, TOD & Parking Planning and Design
 Pedestrian Connectivity & Wayfinding
 Sustainability/LEED Planning & Design
 Streetscape Standards
 Multi-block District Redevelopment
 Public Outreach & Educational Campaigns
 Graphic Depictions of Plans
 District-based Plan
 Site Planning, Platting, Urban Block Creation, Zoning & Regulations
 Development Phasing
 Land Development Recommendations
 Civic & Open Green Spaces
 Infill Development
 Public Realm Improvements

CLIENT / CONTACT

City of Hollywood CRA
 Jaye Epstein
 954.921.3471
 jepstein@hollywoodfl.org

DATES OF SERVICE

2008-2010

SERVICES PROVIDED

Urban Planning, Master Planning, Urban Design, Historic Preservation and Transit-Oriented Development

CITY OF JACKSONVILLE VISION PLAN AND FUTURE LAND USE REGULATIONS

Jacksonville, FL

The City of Jacksonville embarked on a two plus year long planning study to develop Visions for Planning Districts 1: The Urban Core; 2: Greater Arlington/Beaches; and 3: The Southeast, plus a future land-use element for the entire city. **The success of this grassroots effort was in great part due to the thoughtful and creative input from the community, engaged through a comprehensive Community Outreach Program.** The purpose of the plans was to identify community goals, objectives, and planning potentials for growth.

Now complete, the Vision Plans, together with the new Future Land Use Map and Future Land Use Element, provide a blueprint for future development throughout the entire city. The vision includes strategies for enhancing the quality of life by addressing neighborhood preservation, industrial preservation, and green infrastructure.

The vision and planning process included a public outreach process with a blog that allowed direct and real-time communication with the community. The development of the plans included community conversations and a steering committee for each district. The vision plans are framed by guiding principles developed as a result of the process.

The five guiding principles, which vary a bit from district to district, are:

1. Community Character/Uniqueness
2. Mixed Land Uses/Density/Redevelopment Infill
3. Improving Transportation Choice
4. Economic Growth
5. Open Space/Green Infrastructure



The Vision for Future Land Uses Concentrates Density in Urban Centers, along Corridors and Nodes, with Limited Development in the Conservation Areas



KEY FEATURES

- Multiple Stakeholder and Agency Coordination
- Public Outreach & Educational Campaigns
- Local/Regional Transportation Analysis
- Transit-Oriented Development
- Corridor and Nodal Plans
- Focus on Downtown
- Master Planning
- Visioning
- Zoning Recommendations
- Land Development Regulations
- Urban, Large-Scale, Multi-block District Redevelopment
- Extensive Community Engagement
- Graphic Depictions of Plans
- Approvals of Three District-wide Vision Plans
- Citywide Master Plan
- Future Land Use and Comprehensive Planning
- Waterfront Planning
- Sustainable Design Guidelines
- Targeted Neighborhood Strategies

CLIENT/CONTACT

City of Jacksonville
William Killingsworth
Former Planning Director
904.630.2879

DATES OF SERVICE

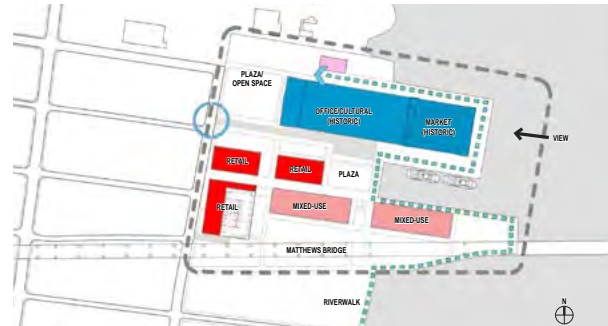
2007 - 2011

SERVICES PROVIDED

Land Use Planning, Zoning & Design Guidelines, Transit-Oriented Development

Of particular interest is Jacksonville's historic center, the Urban Core. The plan promotes the protection and revitalization of this planning district's numerous historic assets through strategies for retaining, rehabilitating, and reusing these assets. Included in the recommendations are the identification of two new historic districts, one for the Central Business District and one for the Warehouse District adjacent the historic Springfield neighborhood. The Warehouse District was re-envisioned as a mixed-use arts and entertainment district that would serve to re-link this mostly vacant area to Springfield's Main Street. Additionally, the plan provides a vision for the adaptive reuse of the Old Ford Plant, designed by Albert Kahn in 1924 and sited along the bank of the St. Johns River. The vision includes utilizing the 165,000 square foot facility as a public market and also includes office and cultural uses.

In addition to Historic Districts and specific buildings, the plan lays out strategies for infill redevelopment aimed at preserve the existing neighborhood scale and character.



Plan Diagram of Potential Redevelopment



Historic Photo of the Ford Plant



Existing Conditions



Illustration of Potential Redevelopment of the Old Ford Plant

DOWNTOWN WEST PALM BEACH URBAN ZONING AND MASTER PLAN UPDATE

West Palm Beach, FL

Despite its quirky main street and a successful mixed-use shopping center, West Palm Beach's traditional downtown had failed to thrive. Competing retail, a weak office district, poor connections to surrounding neighborhoods, a surplus of vacant land, and a code which did not work well resulted in a fragmented and under-performing downtown. Zyscovich worked with Lambert Advisory and a City appointed Advisory Board to investigate the major planning potentials and to create a new Vision for the downtown's redevelopment. The most significant outcomes included:

- Linking the two main retail centers with a new business district and creating development incentives to attract Class A office uses
- Adopting a new zoning code and land use plan based on 13 new neighborhood sub-districts with distinctive characteristics
- Designing zoning parameters for a range of lot sizes and street types
- Developing the zoning mechanism to return a defunct main street into a neighborhood shopping corridor
- Enabling adaptive reuse of an industrial district for arts, retail, and residential uses

The Master Plan includes recommendations and new zoning provisions for the Northwest neighborhood, a historic African American neighborhood with many examples of Florida vernacular architecture. The recommendations and new regulations were focused on the preservation of the neighborhood for single family uses in the interior and to encourage commercial and multi-family on the perimeter streets. This was accomplished through the preservation of height limits, specific location-based use criteria, recommendations for street extensions to improve connectivity, the development of parks and cultural uses, and the protection of area churches through special parking provisions.

AWARDS

Florida American Planning Association Award of Excellence, 2008

KEY FEATURES

Urban, Large-Scale, Multi-block District Redevelopment

Long Range Fiscal Plan

Extensive Community Engagement, Public Outreach & Educational Campaigns

Future Land Use Map

TIF or Innovative Monetary Leveraging

Waterfront Planning and Focus on Downtown

Visioning Process & Master Planning

Land Development Regulations

Market Study and Graphic Depictions of Plans

Created New Districts Based on Distinct Characteristics

Created New Land Development Regulations to Support District Initiatives

Developed with the Community for Widespread Support

Designed Development Incentives to Encourage a New Business District

CLIENT / CONTACT

City of West Palm Beach
Ana Maria Aponte
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aaponte@wpb.org

DATES OF SERVICE

2005-2010

SERVICES PROVIDED

Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Urban Design, Public Outreach and Historic Preservation



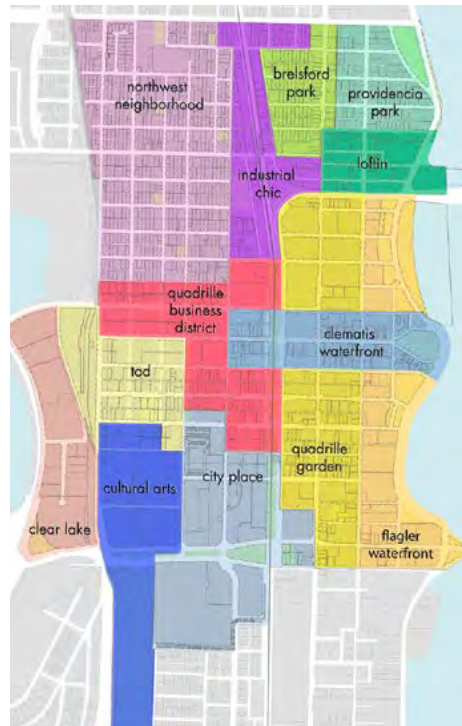
Northwest District



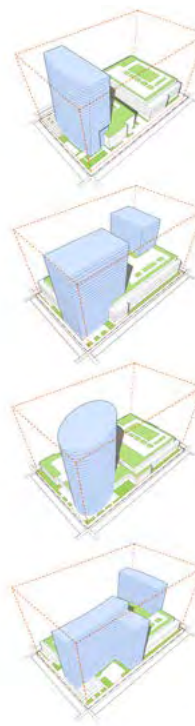
Northwest Residential Density Studies



Clematis Waterfront District



Districts



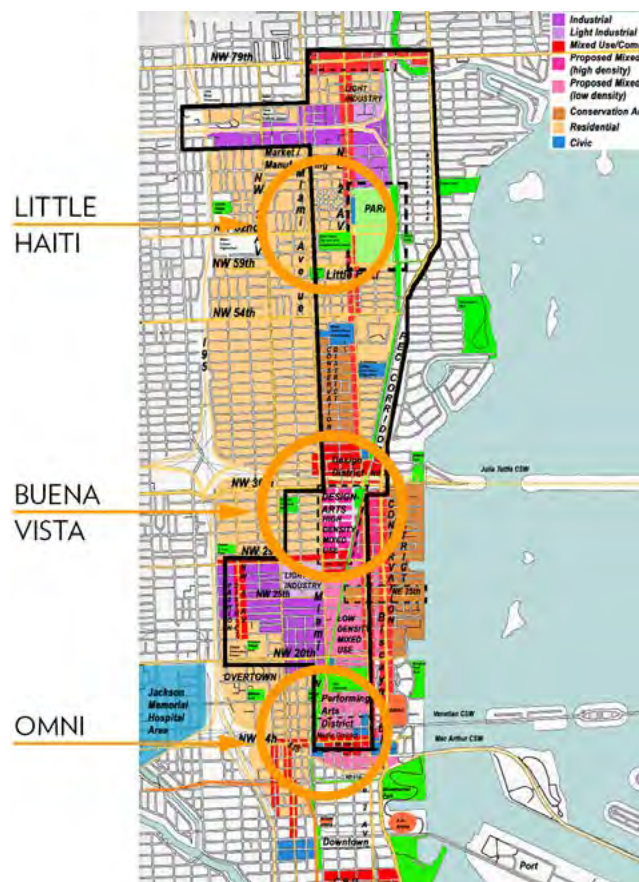
Flexibility in Building Massing

FLORIDA EAST COAST RAILWAY VISION PLAN & MIDTOWN MIAMI DEVELOPMENT

Miami, FL

An exhaustive study of over 1400 acres of the Florida East Coast Railroad corridor in the City of Miami uncovered a number of economic development and design opportunities for a collection of disinvested neighborhoods in this industrial corridor. The plan recommended both neighborhood improvements and regional improvements through transit and roadway enhancements to connect this disjointed corridor to Downtown Miami and the central business district. Several very important initiatives and projects evolved from this plan including:

- Midtown Miami: A 56-acre commercial mixed-use infill development project on a formerly vacant site used to store shipping containers for the port of Miami, has reconnected disinvested neighborhoods to create a new neighborhood activity center with major retailers, housing, and open space amenities.
- Major infrastructure improvements for Midtown Miami which included new streets to reconnect the site to the surrounding street grid
- Creation of a CRA to fund improvements to Midtown
- CRA update for the Omni CRA
- Little Haiti Cultural Campus: a cultural and park facility for a large Haitian community
- Omni Entertainment and Music District and the Miami Performing Arts Center: An ever emerging music and entertainment district which has grown from its physical connections to the new PAC
- A tri-county study by the South Florida Regional Transportation Authority to utilize the existing FEC rail line for passenger rail



Proposed Special Districts & Midtown Miami: Existing Conditions, 2007 Build-out, Future Development Scenario

AWARDS

AIA Florida Unbuilt Honor Award

FLAPA Gold Coast Outstanding Urban Design Project or Study

FLAPA Gold Coast Outstanding Transportation Project

Developers and Builder's Alliance Community Advancement Awards Real Urbanism Visionary Award

KEY FEATURES

Infrastructure Improvements

Public/Private Development

Land Use/Market Study

Zoning or Design Guidelines/Regulations

Created Zoning Overlay and Design Guidelines

Long term Visioning

Market Based Solutions

Site Evaluation & Analysis

Transit-Oriented Development

Street Design

CLIENT / CONTACT

SamDevelop
Deborah Samuel
305.757.0001 Phone
deborah@midtownmiami.com

Lambert Advisory LLC
Paul Lambert
305.503.4099 Phone
plambert@lambertadvisory.com

DATES OF SERVICE

2003 - 2004
Updates are on-going

SERVICES PROVIDED

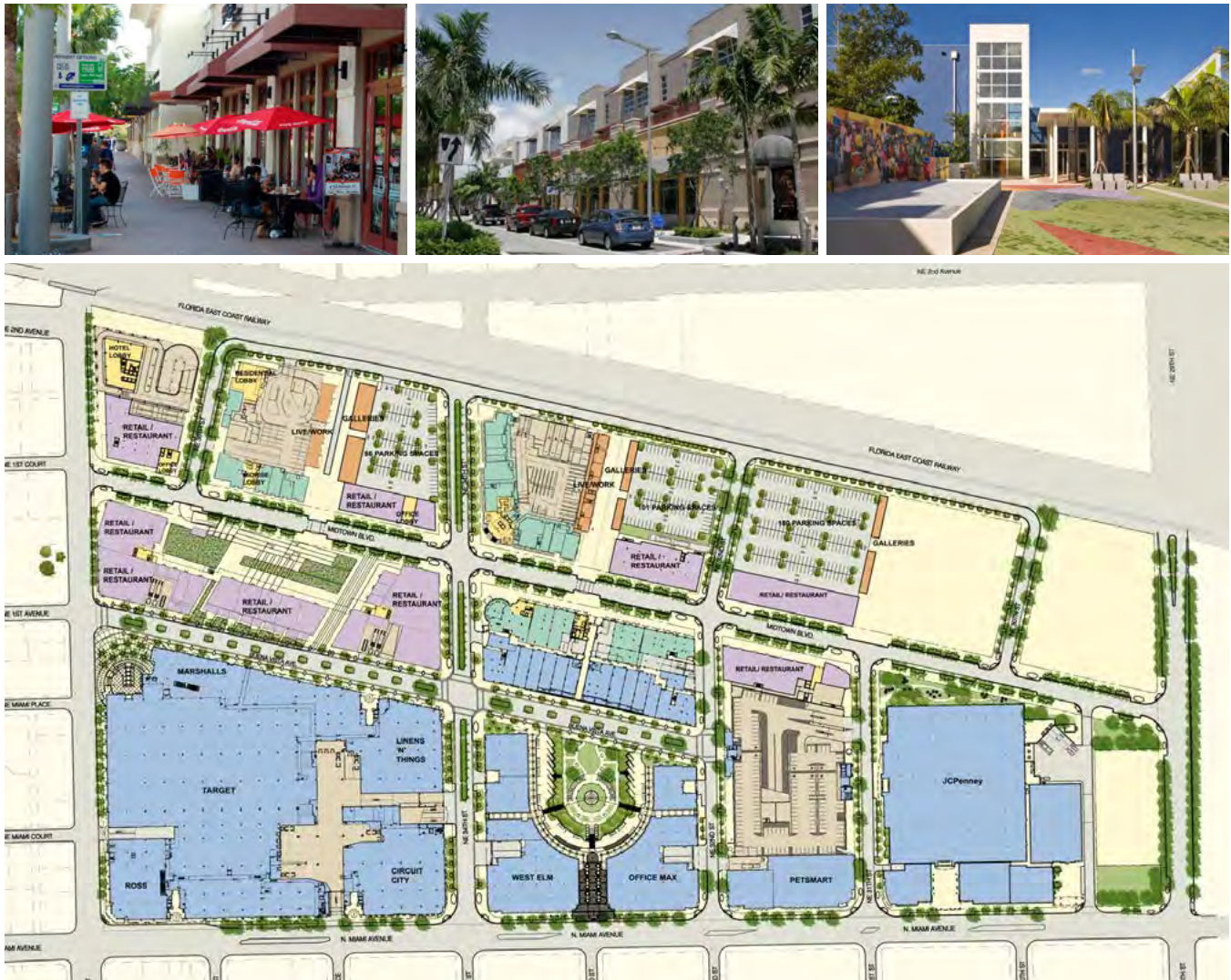
Urban Planning, Zoning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Design Guidelines, Feasibility Studies, Master Planning, Architectural Services, Urban Design and Public Outreach

MIDTOWN MIAMI MASTER PLAN, ZONING, ARCHITECTURE, ENTERTAINMENT BLOCK & UPDATES

Midtown Miami, likely one of the largest urban infill development projects in the country, encompasses a 56-acre site formerly used by the Port of Miami as a storage facility for shipping containers. Identified by Zyscovich as a potential mixed-use district in an early plan for the City of Miami, the firm identified which blocks should contain retail, which commercial/entertainment and which residential.

As the site's master planners and master architects, the team partnered with the City of Miami's planning department to examine the zoning and land use and to change the land use from Industrial to Restricted Commercial. Zyscovich then created two Special District Overlays and Design Guidelines to regulate building form, parking, open space, and uses organized around a hierarchy of different streets.

From that point, the neighborhoods within Midtown were further refined. Along the western edge of the site is residential over big box and regional retail. The requirements for the residential buildings include service-oriented ground floor retail and internal parking hidden from the street to further enhance the pedestrian-friendly plan. The northeast portion of the site, known as the Entertainment Block, is planned as an intensely commercial zone created for use by the entire neighborhood and will provide continuous pedestrian activity within, and along, its northern edge which abuts the Miami Design District. It includes two office/showroom buildings with ground floor retail, dining, and shopping that are separated by a one-acre park, as well as a condominium hotel with abundant corner uses and a community theater which will offer cultural activities.



From Top Left: Midtown Retail and Residential Street Character, Little Haiti Cultural Center & Midtown Master Plan

GLEN ISLE WATERFRONT REDEVELOPMENT MASTER PLAN

Glen Cove, NY

The City of Glen Cove and Glen Isle Partners developed a new comprehensive waterfront redevelopment master plan, the Downtown section of which was developed by Urbitran. In developing the master plan, a goal in the revitalization of the downtown included the redevelopment of a key parcel of land for mixed use, specifically dormitories and retail. Our role was to establish the site massing, building location and create the guidelines for the public space amenities. The plan also provided Transit Oriented Development guidelines, the identification of transportation and urban center nodes, and guidelines for green space preservation. The building massing, density and strategy for maximizing public benefit were adopted into the plan in 2011.

The project is a landmark in the public transportation facility design, with a ferry terminal that can be used for public events, a dramatic landscaped waterfront space, and the incorporation of the most progressive sustainable and Leadership in Energy and Environmental Design (LEED) standards. The project will include nearly 28 acres of accessible public open space of which 22.5 acres create a necklace of waterfront parks with an esplanade connecting the project to our downtown.

KEY FEATURES

- Infrastructure Improvements
- Master Planning
- Transit-Oriented Developments
- Public Space Guidelines
- Site Evaluation & Analysis
- Mixed-Use
- Retail

CLIENT / CONTACT

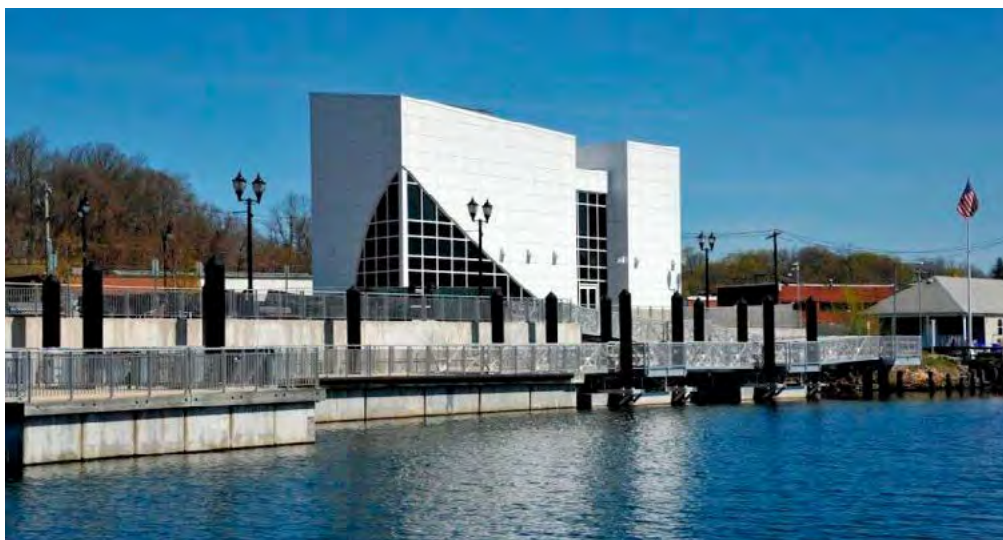
City of Glen Cove

DATES OF SERVICE

2012-2017

SERVICES PROVIDED

Urban Planning, Urban Design and Public Outreach, Transit Oriented Development, Space Planning, Mixed-Use Development



CSX CORRIDOR TRANSIT-ORIENTED DEVELOPMENT (TOD) EVALUATION

Miami-Dade County, FL

The CSX East-west Rail Corridor study area covers a spur of CSX system located in Miami- Dade County between the Miami International Airport and the western edge of the Urban Development Boundary. It is currently being studied for providing passenger rail service to an area currently under-served by mass transit. If completed, it would be a major extension of the existing passenger rail system and connect Doral, Sweetwater, and other neighborhoods affiliated with Miami to the existing transit system as well as various destinations and economic drivers in Miami. The potential passenger rail infrastructure could leverage developable lands and populations that are currently under-served by existing transit system and change the face of this area. WSP | Parsons Brinckerhoff developed a vision for potential passenger rail infrastructure and associated TOD on this major corridor.

The evaluation study includes an analysis of current land use, population, and employment density, an inventory of vacant lands with development opportunities, a summary of municipal land use and zoning policies, and a vision for station areas with future TOD. The vision plans illustrate potential transportation programs, development type and density, and public amenities ideal for each station. As a result of this planning process, the Metropolitan Planning Organization will determine, based on preliminary assessment of economic benefits, whether the investment from development could support passenger rail operations on the CSX corridor.

KEY FEATURES

Transit-Oriented Developments
Transportation Planning
Land Use/Zoning

CLIENT / CONTACT

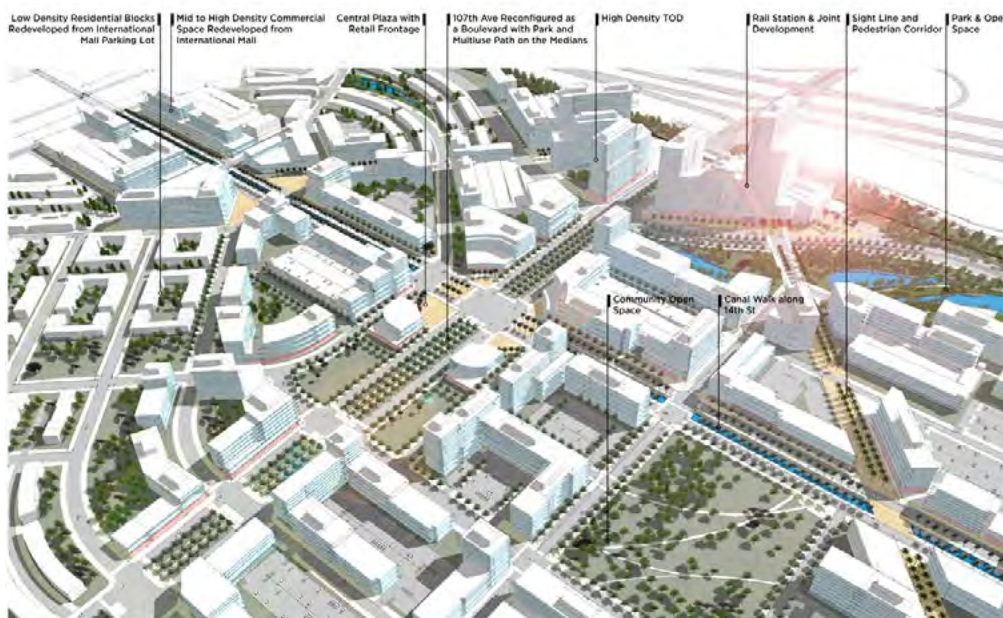
Miami-Dade Transportation Planning Organization (TPO)
Wilson Fernandez
305.375.1886

DATES OF SERVICE

2016

SERVICES PROVIDED

Transit Oriented Development,
Transportation Planning



CTFASTRAK TRANSIT-ORIENTED DEVELOPMENT (TOD) CAPACITY STUDY

New Britain, Newington, West Hartford & Hartford, CT

As part of its TOD planning on-call with the Connecticut Department of Transportation, WSP | Parsons Brinckerhoff is conducting a Study to examine potential for TOD along the newly opened CTfastrak Bus Rapid Transit (BRT) Corridor in Central Connecticut. Opened in March 2015, CTfastrak is the Northeast's newest BRT system and provides Central Connecticut a more efficient means of transport between the densely populated cities of Hartford and New Britain. CTfastrak runs on a dedicated guideway, which makes it one of the only true BRT systems in the US.

This transit investment provides tremendous opportunities to reinvest in New Britain, Newington, West Hartford, and Hartford. These opportunities are driven by CTfastrak's impressive average weekday ridership of 16,000 people, and by a growing preference among Baby Boomers and Millennials in Connecticut for higher-density, walkable, and mixed-use communities.

This Study will assess the degree to which there is a "capacity" for TOD on the corridor. In other words, it will identify the current extent to which the keys to successful TOD implementation are in place along the corridor by examining each CTfastrak station area's physical suitability, regulatory environment, political willingness, developer interest, community support, interjurisdictional cooperation, and local level TOD planning. Following an extensive evaluation of these success factors, this Study outlines an implementation action plan tailored to each community's needs and current capacity to carry out TOD along the Corridor. This study identifies opportunities to reinvest in the communities that CTfastrak serves, and can create a model for transit-oriented development (TOD) in the US.

KEY FEATURES

Transit-Oriented Developments
Transportation Planning
Development
Urban Design
Land Use Planning

CLIENT / CONTACT

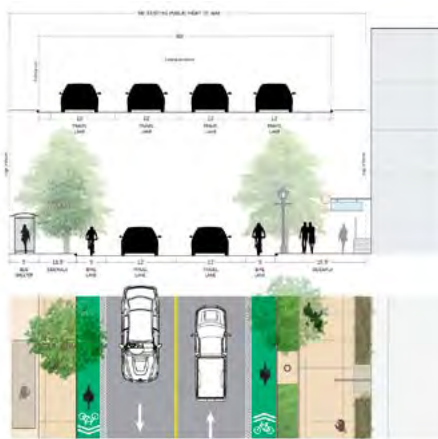
Connecticut Department of Transportation (CTDOT)
David Elder, AICP
860.594.2139

DATES OF SERVICE

2015-2017

SERVICES PROVIDED

Transit Oriented Development,
Land Use Planning,
Development



GRATIOT AVENUE TRANSIT-ORIENTED DEVELOPMENT (TOD) PLANNING *Macomb And Wayne Counties, MI*

Prior to completion of I-94, Gratiot Avenue (M-3) was the main route connecting communities along Lake St. Clair including Detroit, Eastpointe, Roseville, Clinton Township, Mount Clemens, New Haven, Richmond, Marysville, and Port Huron. The corridor remains one of the primary routes connecting downtown Detroit to Port Huron and Canada.

The primary outcome for this study is to determine a Locally Preferred Alternative (LPA), including a preferred transit mode, alignment, and station locations. As part of this study, cross-sections and concepts of the LPA will also be developed. Once an LPA has been accepted by the local communities, it will move into the environmental phase. Ultimately, the project will enter into FTA project development, with approvals and funding to move forward with design and construction.

While Gratiot Avenue was once a major hub of activity within the City of Detroit, major population loss along the corridor has impacted redevelopment. Integral to the ultimate success of the enhanced transit system, opportunities to integrate transit-oriented development (TOD) at key stations along the Gratiot corridor were identified as part of this assignment. Working with the RTA and local community stakeholders, the WSP|Parsons Brinckerhoff team conducted a series of TOD planning charrettes that informed the development of illustrative TOD master plans that showcase the most promising opportunities for redevelopment and community connections to the corridor. Meetings were held along the corridor with participation from the municipalities, public, and business owners. As a result of this planning process, many of the municipalities are updating their master plans to include key land use, connections, and building form strategies highlighted in the plans along Gratiot Avenue.

KEY FEATURES

Transit-Oriented Developments
Transportation Planning
Land Use/Zoning

CLIENT / CONTACT

Regional Transit Authority for Southeast Michigan (RTA)
Benjamin Stupka, AICP
313.402.1020

DATES OF SERVICE

2015-2017

SERVICES PROVIDED

Transit Oriented Development,
Transportation Planning



TRANSFORMING TYSONS CORNER

Fairfax County, VA

Transforming Tysons is a strategy for the fundamental redevelopment of the nation's largest Edge City from a national poster child for suburban sprawl and automobile dependence into a high-density, pedestrian-friendly, transit oriented mini-city exemplifying the principles of New Urbanism. Tysons Corner's 1,700 acres will evolve from 46 million square feet (SF) of single use development and 40 million SF of parking into America's seventh largest downtown with 160 million SF of mixed-use, walkable, transit connected, green urbanism. WSP's PlaceMaking group developed the plan through a highly inclusive multi-year process run by a diverse Task Force.

Transforming Tysons provides for a place that will not be simply bigger, but better:

- City building with transit. 95% of all growth will be focused within a 3-minute walk of four new Metrorail stops and three planned circulator routes;
- Transportation transformation. A dense interconnected grid of streets with walking, bikes, transit and cars in balance create the skeleton for a new pattern of development; Refill and reuse. The plan provides for development to increase by over 3-fold to 200,000 jobs and 100,000 residents completely through redevelopment; and,
- Sustainable and Equitable. Helping repair past transgressions with a green network of 160 acres of parks, restoring two streams and requiring 20% of housing to be affordable. Implementation is the true test of a bold strategy. The plan - unanimously accepted by the Fairfax County Board of Supervisors - reflects the hopes and dreams of the businesses, residents, neighbors and stakeholders invested in Tysons future.

Since the plan was completed:

- A \$2.6 billion Metrorail connection is under construction. After decades of debate and rejection by the Bush Administration, building the rail line is underway;
- Model public-private partnership. \$400 million in developer contributions, what Time Magazine called the largest partnership of its type, will to help pay for the rail line;
- New incentive based zoning being drafted. Transit-supportive development, active ground floors, tight parking ratios and urban design guidelines require walkable urbanism.
- Business vote of confidence. Three new Fortune 500 firms –Computer Sciences Corp., Science Applications International Corporation, and Hilton Hotels – have established corporate headquarters joining Capital One Financial; Freddie Mac; and Gannett.

KEY FEATURES

Transit-Oriented Developments
Transportation Planning
Mixed-use Development
Urban Design

CLIENT / CONTACT

Fairfax County
Clark Tyler
703.893.3336

DATES OF SERVICE

2006-2007

SERVICES PROVIDED

Transit Oriented Development,
Land Use Planning,
Development



TRI-RAIL COASTAL LINK STATION AREA OPPORTUNITIES TRANSIT ORIENTED DEVELOPMENT GUIDEBOOK, SFRTA *Pompano Beach, FL*

WSP created a TOD guidebook that showcased the market analysis for each proposed station area. The booklet presented TOD in the context of Tri-Rail stations, provided a detailed overview of TOD, explained the creation of various station area typologies based upon existing land use, followed by a presentation of existing and forecasted development conditions for each station area based upon existing land use policies and development plans. WSP was responsible for the development of all content, graphic design and publication lay out as well as extensive coordination with municipal staff for each station area.

KEY FEATURES

Transit-Oriented Developments
Transportation Planning

CLIENT / CONTACT

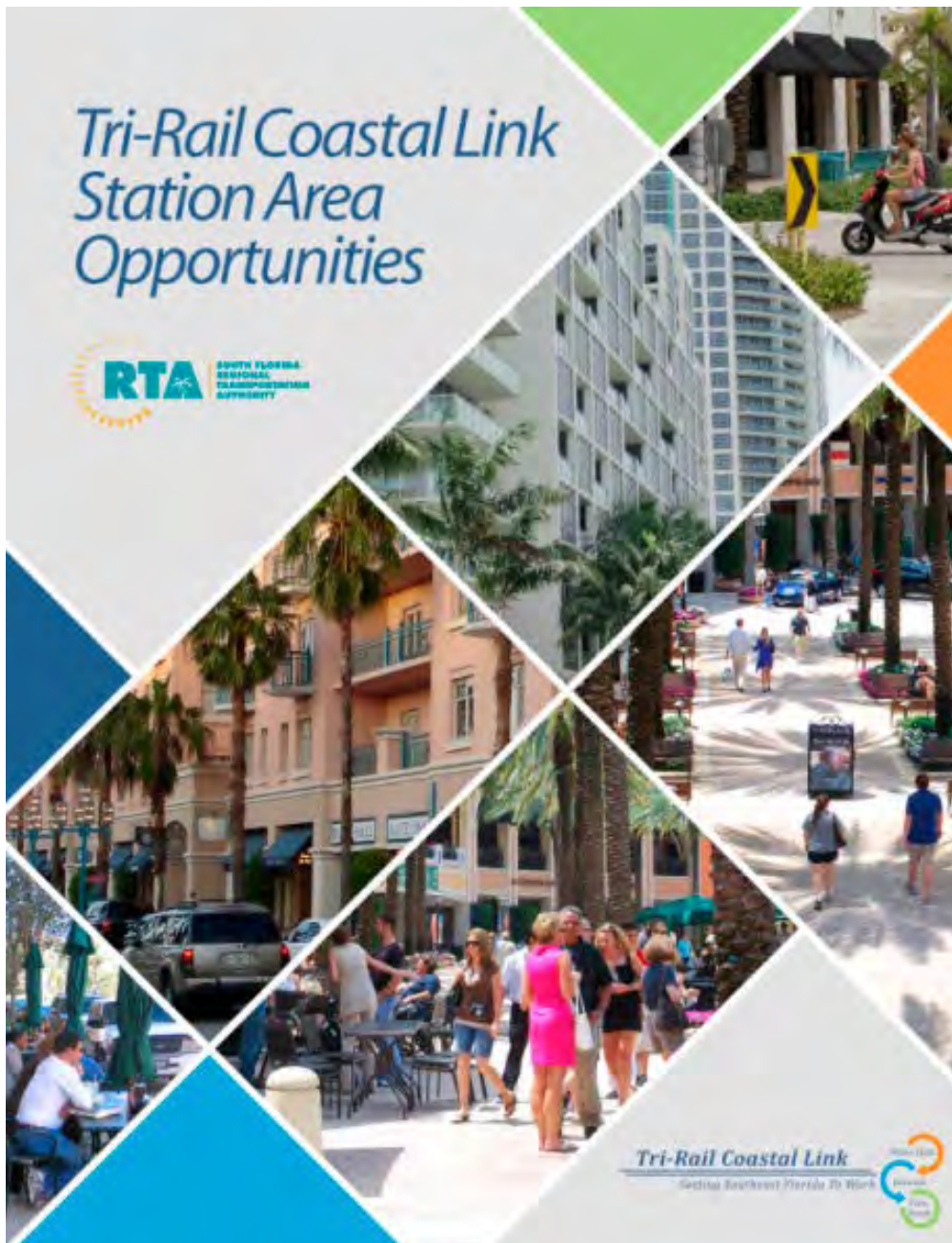
South Florida Regional Transportation Authority
Loraine Cargill
954.788.7921

DATES OF SERVICE

2012-2013

SERVICES PROVIDED

Transit Oriented Development,
Transportation Planning



POMPANO BEACH TRI-RAIL STATION

Pompano Beach, FL

Zyscovich was commissioned as a consultant to prepare the architectural design and construction documents for the rehabilitation and expansion of the Pompano Beach Tri-Rail Station. The modified prototype project includes new station buildings and an overpass, new platforms to accommodate Tri-Rail and Amtrak train lengths, new canopies for the platform and bus waiting area, and reconfiguration of the parking areas. The project is designed to meet LEED Silver standards and will be submitted for certification. Sustainable strategies incorporated into the project include alternative fuel source parking, a machineroom-less elevator, solar flexlight laminate photovoltaics, LED lighting, green signage, bicycle lockers, and real time monitoring of energy consumption. The project will receive approximately \$5.7 million from the TIGER III Grant Program for solar panels, which will provide 100% of the energy supply for the facility. Positioned next door to the SFRTA regional offices, the station will become the centerpiece to Tri-Rail's updated facilities, showcasing their commitment to a sustainable future.



LEGEND

- 1 NEW STATION BUILDING
- 2 NEW PLATFORM
- 3 KISS AND RIDE
- 4 BUS CANOPY

SUSTAINABILITY FEATURES

- 5 PHOTOVOLTAIC LAMINATE
- 6 BICYCLE LOCKERS
- 7 ALTERNATIVE FUEL SOURCE PARKING
- 8 CAR POOL VAN PARKING
- 9 SUSTAINABILITY EDUCATIONAL SIGNAGE
- 10 LED LIGHT FIXTURES
- 11 PEDESTRIAN BRIDGE & MACHINEROOM-LESS ELEVATORS
- 12 SHADED PARKING LOT
- 13 EXISTING WEST PARKING LOT



KEY FEATURES

- Transportation Planning
- Master Planning
- Visioning
- Programming
- LEED Silver
- Transit-Oriented Development
- Site Evaluation & Analysis
- Solar Flexlight Laminate Photovoltaics
- Green Signage
- Bicycle Lockers
- Real Time Data Monitoring
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis
- Project Fast Tracking to Accelerate Development Schedule

CLIENT / CONTACT

South Florida Regional
Transportation Authority
Dan Mazza
888.467.3782
mazzad@sfrta.fl.gov

DATES OF SERVICE

2010 - Present
(Project was put on hold.)

SERVICES PROVIDED

Urban Planning, Entitlements,
Transportation & Transit-
Oriented Planning and
Design, Feasibility Studies,
Master Planning, Architectural
Services, Interior Design,
Urban Design and Public
Outreach

MUSEUM PARK METROMOVER STATION REHABILITATION

Miami, FL

Zyscovich was commissioned to prepare the design criteria package for the design-build rehabilitation of the Museum Park Metromover Station. In response to the construction of the new Miami Art Museum and Miami Science Museum, the design included the re-orientation of the station's face to connect it to Museum Park. A plaza-like atmosphere highlights the design and joins the station to Museum Drive. In addition, the landscape design is connected to the landscape design proposed for the museums. To create an iconic wayfinding marker from the museums, colored glass replaces the glass within the existing elevator tower. The work consisted of an existing conditions report, followed by the design criteria. The scope of the project included replacing the escalator and elevator, new LED light fixtures, painting, and a new signage package that integrates the station with the park. The station is an integral part of the revitalized Museum Park.

KEY FEATURES

- Transportation Planning
- Design Criteria Package
- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Project Phasing
- Sustainable Design
- Transit-Oriented Development
- Decorative Fencing
- Landscape Architecture
- Existing Conditions Report
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

CLIENT / CONTACT

Miami-Dade Transit
Javier Salmon
786.469.5266
jsalmon@miamidade.gov

DATES OF SERVICE

2010 - 2014

SERVICES PROVIDED

Urban Planning, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural DCP Services, Urban Design and Public Outreach



METRO-NORTH TRANSIT ORIENTED DEVELOPMENT & STATION REDEVELOPMENT PROGRAM, NEW YORK, NY

Commencing in 2000, the MTA, and specifically the Metro North Division, initiated a program to identify key stations that could provide opportunities for TOD Development. The goal of the program was to allow private development to occur on MTA properties in exchange for the construction of new parking facilities and station upgrades. In order to advance this program significant feasibility studies were undertaken under the direction of Larry Rosenbloom, Program Manager for the studies, which incorporated economic analysis, urban and site planning, architecture and transportation studies. In addition, the consulting team worked with the local legislature and designed the Outreach Program to allow for the development of zoning that would support high density development. Zyscovich Architects, as well as HR&A, are currently assisting the MTA in their analysis of proposed TOD developments in Harrison, New York, as well as for other stations.

In addition to the TOD Program, the consulting team has completed “quick studies” to analyze opportunities to adaptively reuse underutilized portions of existing stations for revenue producing retail and/or commercial space. Examples of such stations include Poughkeepsie and Grand Central.

KEY FEATURES

- Transit-Oriented Developments
- Transportation Planning
- Local/Regional Transportation Analysis
- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Economic and Retail Studies
- Station and Platform Design
- Pedestrian Modeling
- Public Private Partnership
- Zoning Changes
- Sustainable Design
- Project Phasing
- Multiple Stakeholder and Agency Coordination

CLIENT / CONTACT

Metro-North

DATES OF SERVICE

2012- TBD

SERVICES PROVIDED

Urban Planning, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Agency Coordination, Urban Design and Public Outreach



HARRISON TOD

Development of new zoning, massing studies and design criteria for 125,000 sf mixed use development with 600 car parking garage. Streetscape improvements and public plazas connecting to existing Harrison Train Station. Issuance of Developer's RFP and participant in selection process.

BEACON TOD

Development of new waterfront/TOD zoning regulations for 16 acre parcel along Hudson River. Development of massing studies and design criteria for approximately 300,000 square foot mixed use development. Design of waterfront linear park, station upgrades and loop roads and walkways connecting to existing Main Street and surrounding waterfront amenities. Design and implementation of new ferry service from surrounding waterfront communities. Issuance of Developer's RFP and participant in selection process. First phase station upgrades are completed.

POUGHKEEPSIE TOD

Established with Town joint a development strategy for new mixed use project adjacent to existing train station. Development plan will include expanded multi-modal transportation hub, road modifications and the partial adaptive re-use of the existing train station for retail/entertainment uses. Adaptive reuse plans are underway with new tenancies negotiating leases with MNR. A town master plan is also under way.

SOUTHEAST TOD

Developed master plan for recently acquired properties in conjunction with new road alignments to create a retail/commercial center adjacent to the train station.

YONKERS TOD

Adaptive re-use of existing historic station to support the City's major waterfront redevelopment plan.

HARLEM STATION OVER-BUILDS

Feasibility studies completed for major transportation hubs in Harlem, NYC which include 149th Street and 125th Street for large scale development projects which will require the construction of platforms over existing rail right-of-ways. The development plans included park+ride garages and mixed use development. The studies will provide the basis for developer's RFP's to be issued.

STATION ADAPTIVE RE-USE

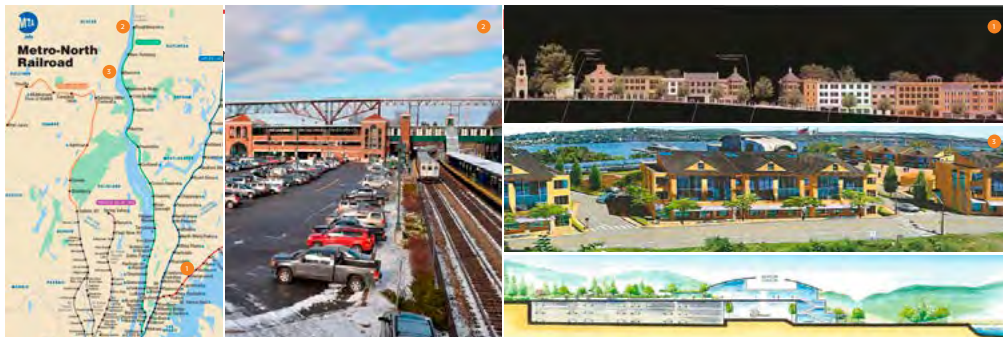
Underutilized station buildings as well as portions of station buildings, previously occupied by support personnel were studied for re-positioning as retail/community uses. The station redevelopment will encourage and support the development of TOD at the station and surrounding properties. Stations included: Portchester; Tarrytown

GRAND CENTRAL STATION

The renaissance of Grand Central as a major NYC tourist attraction increased the value of the retail space within the terminal. Under-utilized spaces were identified, as well as areas that will have greater circulation as East Side Access is completed. Based on the studies completed, strategies and design guidelines were established for these areas.

YANKEE STADIUM

As part of the construction of the new Yankee Stadium a new station and road network was required to support the building relocation and overall urban renewal strategy. Transportation planning and design was provided for both the station, parking areas and the surrounding road network.



respond to expanded service

ELIZABETH STATION MASTER PLANNING

New Jersey Queens, NY

This project was a master planning study for a 20-acre area surrounding an existing New Jersey Transit commuter station. The study focused on an expanded platform and linkages to parking garages, bus and taxi drop-off areas, which would support redevelopment plans in this dense urban core. The study of the relationship of the exits, pedestrian movements and commuter patterns was key to establishing a master plan that identified future redevelopment sites as well as opportunities for new public plazas, upgraded streetscapes and new road patterns. In addition, adaptive re-use options for portions of the existing station area were considered. Support for the final adapted master plan was achieved through public meetings jointly hosted by the transportation agency and the local municipality.



Concept Plan - Station Area North



KEY FEATURES

- Master Planning
- Visioning
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Public Private Partnership
- Transportation Planning
- Urban Renewal Master Planning
- Public Outreach
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

CLIENT / CONTACT

New Jersey Transit

DATES OF SERVICE

2011

SERVICES PROVIDED

Urban Planning, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Agency Coordination, Station Planning

SEVENTH AVENUE TRANSIT VILLAGE MIXED-USE DEVELOPMENT & MULTIMODAL HUB *Miami, FL*

The Seventh Avenue Transit Village is a mixed-use development project located in the heart of Liberty City, one of Miami-Dade's oldest and most celebrated communities. This multimodal hub will provide economic growth and community redevelopment opportunities for the area. The Seventh Avenue Transit Village project evolved through a partnership between the Miami Dade Transit Agency, the Miami Dade Cultural Affairs Council, and the developer. The project integrates affordable housing with a bus transit station, a community black-box theater, retail space, County administrative offices, and a shared parking garage.

The project has been developed in two phases, with all of the above included in the first phase and additional housing and parking anticipated for the second phase. The development will ultimately enhance current transportation services, revitalize the area and provide immediate access to I-95.



KEY FEATURES

- Master Planning
- Programming
- Site Evaluation & Analysis
- Redevelopment and Infill Development in Urbanized Area
- HUD Compliant
- Local/Regional Transportation Analysis
- Transit-Oriented Neighborhood Centers
- Recreation and Open Space Development
- Sustainable Design
- Residential Units
- Project Phasing
- Multiple Stakeholder and Agency Coordination

CLIENT / CONTACT

Carlisle Development Group
Lindsay Lecour
305.357.4700
llecour@
carlisledevelopmentgroup.com

DATES OF SERVICE

2013-2015

SERVICES PROVIDED

Urban Planning, Entitlements, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Interior Design, Urban Design and Public Outreach

CITY VILLAGE RIVERFRONT DISTRICT MASTER PLAN

Columbus, GA

The City Village Riverfront District Vision and Master Plan is a comprehensive plan that represents the culmination of over two years of analyses, research, discussion, and community engagement designed to set a path forward for the revitalization and transformation of this distinct, yet fragile, Columbus intown neighborhood known today as City Village. Designed to be implemented by multiple community stakeholders, partners and public / private entities, including the citizens of the City of Columbus, government officials at the federal, state, and local level, the many stakeholders who have participated in the development of the Plan, private investors, and community residents, the Plan focuses on the underpinnings of the master planning process and on bringing together local resources with place-based solutions to address interconnected problems that exist in distressed areas. With this theoretical foundation, the Plan addresses existing neighborhood challenges, with its high level of poverty, disinvestment, and seemingly unstoppable downward spiral, and builds on the available attributes that can support the potential for its successful transformation. Furthermore, the City Village Plan tests how a place-based strategy might work when investments aimed toward economic revitalization along with investments in housing redevelopment are seen as essential to community well-being.



Covering roughly thirty city blocks of property (largely in the hands of government authorities), which sit on the riverbanks of the Chattahoochee River, the area known as ‘City Village’ on the city’s 19th century map stretches from just north of Columbus’ Uptown to south of Bibb Village. To the east, it is bordered by 2nd Avenue and to the west by over 1.2 miles of breathtaking views of the Chattahoochee River. A community rich in history, City Village enjoys a special geographic relationship to the Chattahoochee River, Uptown Columbus and Columbus’ RiverWalk / Whitewater experience. This prime location within an area that is poised for growth—anchored by a strong corporate presence, a state University, a local technical College, an existing cultural foundation, the 22-mile RiverWalk, and a rapidly expanding tourism base on the heels of the newly created whitewater rafting—holds tremendous potential. Yet City Village faces the multi-faceted challenge of embracing and capitalizing on these assets while overcoming many decades of neglect and disinvestment in order to once again become a unique neighborhood within the City of Columbus—a re-connected and vibrant neighborhood with an appropriate mix of uses, excellent connectivity and mobility, and a quality sense of place.

The Plan establishes action priorities for the next 10 years, and the decades beyond. It recommends steps to help Columbus become even more economically vibrant, livable, walkable, inclusive, diverse, and culturally alive – while preserving its authentic character. It is both an inspiring vision and a detailed action plan. It is a blueprint for economic and environmental sustainability. It contains specific recommendations and supporting goals for five distinct sub-areas or zones within the City Village District. Many projects are outlined, but the Plan also recommends public-private partnerships and other innovative tools to

KEY FEATURES

- Transportation Planning
- Visioning
- Urban Fabric Revitalization
- Master Planning
- Context Sensitive Redevelopment
- Maintenance of Historic Structures
- Historic Facade Restoration
- Existing Condition Assessments
- Highest and Best Use/ Land Value Optimization Analysis
- Growth Management and Smart Growth Initiatives
- Land Development Regulations
- Sustainable Design Guidelines
- Market Based Solutions
- Zoning Recommendations
- Community and Stakeholder Involvement

CLIENT / CONTACT

Historic Columbus Foundation, Inc.
Justin Krieg
justin@historiccolumbus.com
706.322.0756

DATES OF SERVICE

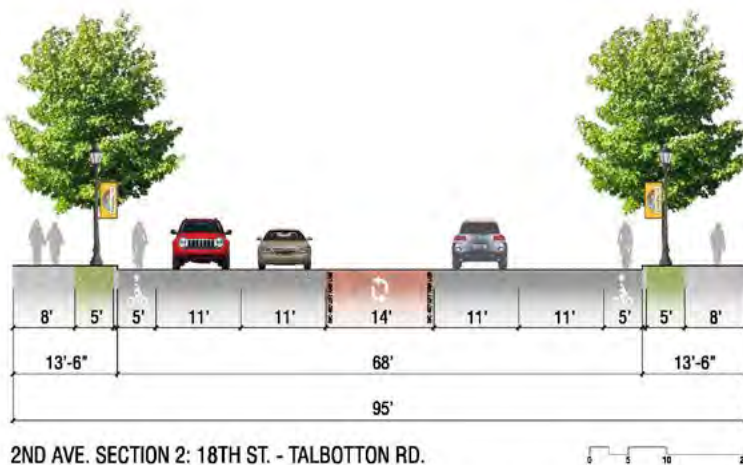
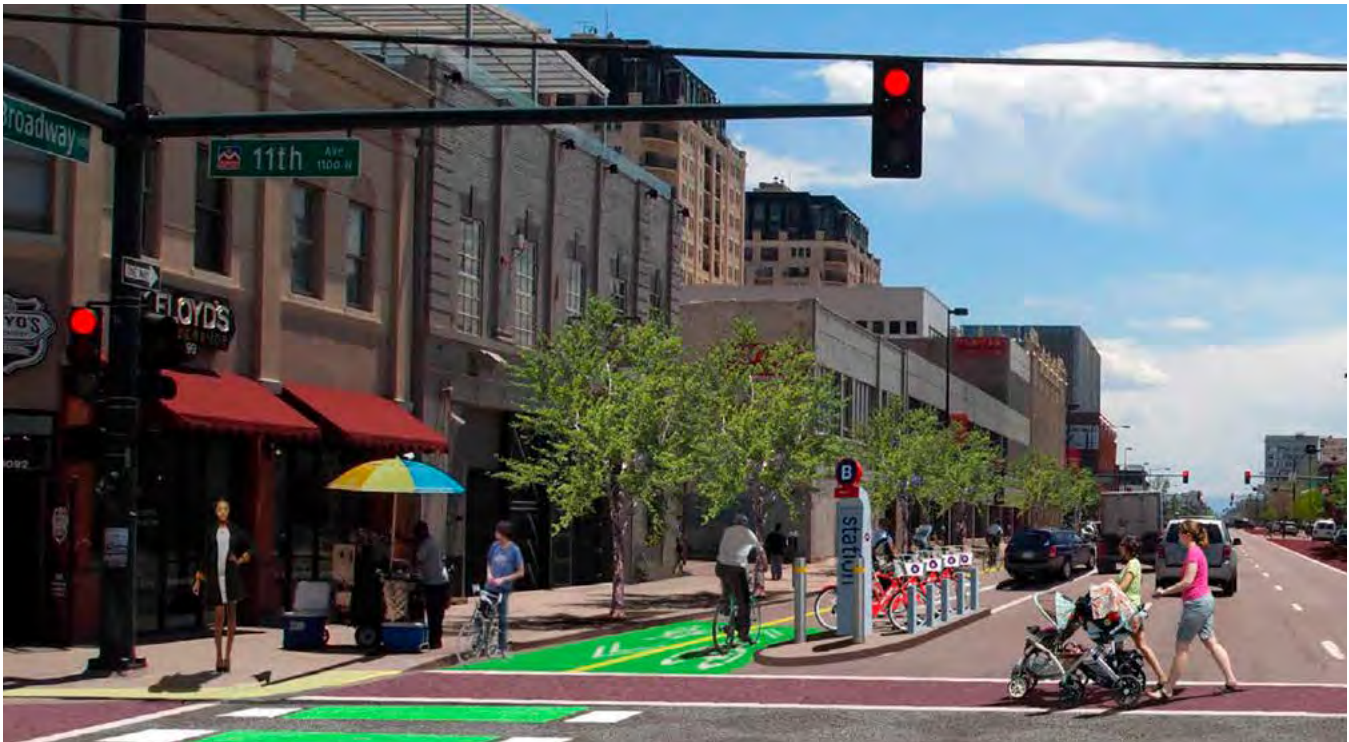
2014 - 2016

SERVICES PROVIDED

Visioning, Design Standards, Transportation, Economic Development

develop major projects that benefit the whole community. The City Village Riverfront Master Plan focuses on: future investment to incentivize and direct growth; creates a balance of residential and mixed-use development in downtown and along its riverfront; protects historic and district character; and creates an authentic sense of place.

The City Village Streetscape and Transportation Plan is intended to target safety, mobility, and accessibility improvements throughout the City Village district. The Plan includes initiatives that generally fall under two categories. First is “Transit Enhancements”, designed to identify and resolve immediate issues and concerns related to transit stops and rider amenities, American with Disabilities (ADA) accessibility, and pedestrian crossings and safety. The second is “Complete Streets”, designed to identify pedestrian, bicyclist, and automotive safety concerns and develop conceptual plans to mitigate safety issues as well as improve multimodal connections along both 1st and 2nd avenues with adjacent land uses. The “Complete Streets” initiative will execute long-term planning and design, to identify context-sensitive and transit-supportive enhancements including, but not limited to: pedestrian and bicycle infrastructure, lighting/landscaping, crosswalks/signalization improvements and traffic calming solutions.



NORTHWEST GARDENS PHASES II & IV

Fort Lauderdale, FL

Northwest Gardens is a sustainable and affordable housing project that consists of 128 units of elderly housing and 138 units of family housing, on adjacent sites not far from downtown Fort Lauderdale. The sites are part of a larger transit-oriented development that will be one of the first LEED ND certified neighborhoods in the United States. The project partners are transforming a neglected neighborhood into a safe and desirable community, complete with amenities such as community gardens, pedestrian-oriented streets and energy-efficient, environmentally-responsible design and construction. The completed project will be certified under the LEED for Homes Standard.

As the project has an extremely tight time schedule and budget, and an ambitious program including substantial site work both on and off-site, the firm designed highly efficient unit plans which are assembled into pleasant garden-style apartments with efficient open breezeways and courtyards. Zyscovich also pre-designed bid alternates that could either be selected or not, funds permitting, with a basic design that would still be successful should the alternates not be selected.



AWARDS

2014 USGBC Gala Verde
Most Outstanding LEED for
Homes Low-Rise Multi-Family
Project

KEY FEATURES

Sustainable Design
266 Residential Units
Three Clubhouses
Senior Housing
Affordable Housing
Master Planning
Programming
HUD Compliant
Site Evaluation & Analysis
Redevelopment and Infill
Development in Urbanized
Area
Local/Regional Transportation
Analysis
Transit-Oriented
Neighborhood Centers
Recreation and Open Space
Development
Multiple Stakeholder and
Agency Coordination

CLIENT CONTACT

Northwest Properties II, Lt. and
Northwest Properties IV, Ltd.
Greg Griffith, Project Mgr.
305.357.4728
ggriffith@apcommunities.com

DATES OF SERVICE

2012 - 2016

SERVICES PROVIDED

Affordable Housing, Local/
Regional Transportation
Analysis, Transit-Oriented
Neighborhood Centers,
Multiple Stakeholder and
Agency Coordination

THE VILLAGE AT SAILBOAT BEND MULTI-FAMILY HOUSING, ARTSPACE LOFTS

Fort Lauderdale, FL

In collaboration with Lennar Homes and ArtSpace, a national arts support organization, Zyscovich Architects developed the Sailboat Bend Master Plan with a four-fold purpose that included: 1) the master planning for a mixed-income, urban infill residential community on a 14-acre site situated in a blighted historic neighborhood and previously held in institutional hands; 2) the restoration of the site's historic school, unused for decades, as a community facility; 3) the refurbishment of the adjacent underutilized historic playfield and its extension into a new, two-acre park; and 4) the urban and architectural design for the new neighborhood.

Completed in 2009, this new urban community provides residential and non-residential development components within a new street grid reconnecting to the surrounding neighborhood. The residential component of 260 units of housing includes subsidized and low-cost rental live/work open lofts for artists mixed with affordable and market-rate ownership. Arranged in two and three story buildings and walk-up units (two-family units, one on top of the other) with direct entry from the street, the mixed-use, mixed-finance development has generated economic, cultural, architectural, and recreational diversity in a disinvested urban area and has also acted as a catalyst for investment and opportunity in Fort Lauderdale.

New community assets in the form of parks and green space, and arts-related educational and cultural programming were also included within the plan. The restoration of the historic West Side School as a community art facility—an adaptive reuse project—allowed the provision of a new community center as well as offices for the Broward County Historic Commission and Historic Museum. The ArtSpace building itself comprises a new three-story loft building including a range of one- and two-bedroom units. A common gallery space is located on each floor and provides a variety of gallery spaces with proximity to a large outdoor terrace, individual studios, and also direct ground floor access. Harmon Field Park, adjacent to the old West Side School, was refurbished and extended to an adjoining waterway to create a new two acre park which serves as a waterfront civic space for the neighborhood and the overall community.

AWARDS

FLAPA Gold Coast Section
Outstanding Urban Design
Study

KEY FEATURES

Affordable & Workforce
Housing

Master Planning, Visioning &
Programming

Site Evaluation & Analysis

Redevelopment and Infill
Development in Urbanized
Area

Overlay District and Design
Guidelines

Public Streetscape
Improvements

Economic Feasibility

Recreation and Open Space
Development

Sustainable Design

Mandated Active Uses On
Ground Floors

Live/Work Uses

Multiple Stakeholder and
Agency Coordination

CLIENT / CONTACT

Lennar Homes, Inc.
Peter Osterman
954.370.0003
POsterman@Tapestry-Homes.
com

COMPLETION DATE

Multi-phased: 2006-2009



ZYSCOVICH SUSTAINABLE BUSINESS PRACTICES

Zyscovich embraces a corporate culture of responsibility for the impact of our activities on the environment, our clients, our employees and our community. We proactively promote the public interest by encouraging our community's responsible growth and development, and by voluntarily eliminating practices that harm the public realm by honoring the triple bottom line: People, Planet, and Profit.

As an early adopter to the sustainability movement, Zyscovich took steps to ensure the firm's support. As far back as 2004, our firm helped to organize and sponsor, along with Metropolis magazine, Miami's first event that celebrated sustainability and green practices, Tropical Green. At that time we made a commitment to reduce waste by including in our firm procedures manual several items that would begin to chart our progress toward sustainability. We began by organizing a "green team" that would help with planning and would encourage staff to comply. We have been adding information and refining our plan on a regular basis. Excerpts from the plan follow:

Reduce Waste

Zyscovich asks staff to print double-sided whenever possible and recycles all waste paper. In addition, all are encouraged to send documents by email whenever possible and to refrain from printing whenever possible, in attempt to be paperless where achievable.

Green Purchasing

Zyscovich purchases recycled and/or compostable cups, plates, tableware, paper towels and napkins for employee and staff use. In addition, the firm purchases recycled copy and printing paper, as well as prints letterhead, envelopes and business cards on recycled paper.

Lower Energy Use

Zyscovich asks employees to turn off computers, screens and lights when they leave.

Water Efficiency

Zyscovich does not purchase bottled water, but has filtered-water coolers.

Encourage Alternative Transportation

Zyscovich encourages public transportation by paying for half of employees' monthly MetroPass fees. The firm also provides bicycle storage and has showers. In addition, the firm has purchased GoToMeetings.com software to encourage internet-based meetings instead of travel.

Additional Items

Zyscovich has created a "green" intranet site that lists sustainable products and manufacturers that are available to use in our designs. In addition, the firm pays for LEED AP exams to encourage staff to be as knowledgeable as possible regarding sustainable design.

The firm has over 175 LEED, or other sustainability rating system, projects underway or already certified, including the recently completed Galaxy E3 Elementary, the first LEED Platinum certified school in Florida, and the LEED Gold for Homes certified North West Gardens Apartments, part of the first LEED for Neighborhood Development certified community. We are also currently in construction on the \$1B, 1.2 million SF Ft. Lauderdale/Hollywood International Airport New Terminal 4, designed for LEED certification and recently completed design of the NET-ZERO Pompano Beach Tri-Rail Station, designed to achieve minimum LEED Silver certification



KEY PERSONNEL & TEAM ORGANIZATION



Additional staff will be assigned as necessary to meet the budget, schedule and contract requirements.

BERNARD ZYSCOVICH, FAIA

Principal in Charge

Bernard Zyscovich is the founder of Zyscovich Architects and serves as its Managing Principal. With over 40 years experience, he has led creative teams on a wide range of projects from the urban planning of major U.S. cities to the architectural design of high-rise hospitality, residential, transportation, mixed-use, retail and commercial buildings. As the visionary on many high-profile projects, Bernard draws upon his extensive work with multiple stakeholders and broad-based public input. He practices a design philosophy which emphasizes the unique characteristics of neighborhoods—a philosophy which resonates with communities because it recognizes the intrinsic value in each place.

Bernard brings to each of the firm's projects an instinctive understanding of architectural context and the connection to the surrounding environment as a result of his years analyzing the massing, forms and features of the urban fabric. This holistic approach allows our projects to enjoy a continuity with the essential aspects of the environment while establishing a new, integrated expression of that uniqueness of the place.

RELEVANT PROJECTS INCLUDE:

- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- Plan Z for Miami: Rickenbacker Park
- City Village Riverfront District Master Plan and Zoning Recommendations
- Market Station Transit Oriented Development District Master Plan
- Downtown West Palm Beach Zoning and Master Plan Update
- City of Jacksonville Vision Plan and Future Land Use Element
- Midtown Miami Master Plan, Zoning, Architecture, Entertainment Block & Updates
- Museum Park Metromover Station Rehabilitation
- Florida East Coast Railway Vision Plan
- City of Miami Florida East Coast Corridor Strategic Redevelopment Plan
- Pompano Beach Tri-Rail Intermodal Station
- Seventh Avenue Transit Village Mixed-use Development & Multimodal Hub
- Village at Sailboat Bend Residences and Artspace Sailboat Bend Apartment Lofts
- Northwest Gardens Phases II, IV & V Affordable Housing
- Washington Avenue Vision and Master Plan



Plan Z for Miami: Rickenbacker Park



EDUCATION

Bachelor of Architecture
Pratt Institute 1971

Special Study in Urban Design
Università Di Architettura
Venice, Italy 1969

REGISTRATIONS

Registered Architect in:
Florida #AR0007410

New York #030993-1

New Jersey #21A101705600

Pennsylvania #RA403495

North Carolina #11384

Georgia #RA012504

Tennessee #103991

Illinois #1.018009

NCARB Certification #26130

PROFESSIONAL AFFILIATIONS

Fellow of the American
Institute of Architects (FAIA)

Member of the American
Planning Association (APA)

Member of the Urban Land
Institute Public/Private
Partnership Council (Gold
Flight)

PUBLICATIONS/ SPEAKING ENGAGEMENTS

*Getting Real About
Urbanism*, Urban Land
Institute, October 2008

Numerous Publications in
National Journals including
Architectural Digest, *Interior
Design and Architecture*, *Urban
Land Magazine* and *Multifamily
Housing*

SURIA YAFFAR, ASSOC. AIA, LEED AP

Principal; Director of Design

Suria Yaffar is a firm Partner and the Director of Design at Zyscovich Architects. With nearly 30 years of experience, Suria is experienced in all phases of the planning process including community outreach, consensus building, strategic vision planning and urban design for downtowns, transit-oriented design and all phases of land development. Having designed a broad range of architectural projects from concept to occupancy, she has a comprehensive understanding of the physical implications of the options and choices made during the vision and conceptual phases of the planning process. This has become an integral element of the team's approach, generating plans that can be implemented by the private development community. Suria has served on regional ULI Advisory boards and conducted university lectures on master planning and architecture. Her work has been published in the ACSA Journal.

RELEVANT PROJECTS INCLUDE:

- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- Seventh Avenue Transit Village Mixed-use Development & Multimodal Hub
- MDC Strategic Miami Area Rapid Transit (SMART) Plan Land Use Planning and Visioning
- Market Station Transit Oriented Development District Master Plan
- Jacksonville Transportation Authority "Mobility Works" Complete Streets Program
- City of Jacksonville Vision Plan and Future Land Use Element
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- Market Station Transit Oriented Development District Master Plan
- Plan Z for Miami: Rickenbacker Park
- Museum Park Metromover Station Rehabilitation
- Pompano Beach Tri-Rail Intermodal Station
- Opa-Locka Tri-Rail Intermodal Station Bus Shelters
- City of Miami Florida East Coast Corridor Strategic Redevelopment Plan
- Northwest Gardens Phases II, IV & V Affordable Housing



Seventh Avenue Transit Village Mixed-use Development & Multimodal Hub



EDUCATION

Master of Architecture
Princeton University 1990

Bachelor of Architecture
University of Miami 1987

REGISTRATIONS

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Associate Member of
the American Institute of
Architects

Member of the Urban Land
Institute

AWARDS

Urban Designer of the Year
2008, American Institute of
Architects, Miami Chapter

SPECIALIZATIONS

Transportation Planning

Smart Growth

Livable Cities

Complete Streets

Integration of Transportation
and Land Use

Land Use and Zoning

Transit Planning

Bicycle and Pedestrian Planning

Urban Planning & Design

Station Area Planning

TRENT BAUGHN, RA, AICP, LEED AP

Director of Planning; Project Director

As the firm's Director of Urban Design, Trent Baughn has worked on a variety of urban design, planning and architectural design projects for both the public and private sectors. He has developed the expertise required to create and maintain close working relationships with governing agencies and is able to transform economic findings into bold and creative design concepts which resonate with stakeholders and community leaders. Trent has worked on numerous transportation planning and design projects including the SFRTA Pompano Beach Tri-Rail Station Rehabilitation, the City of Miami Florida East Coast Corridor Strategic Redevelopment Plan, and the All Aboard Florida (Brightline) Station and TOD design.

Trent authored the first sustainable design code in Florida for the City of Coconut Creek. He also prepared the preliminary facility design for the Miami Intermodal Center as part of the project Environmental Impact Statement, which included site planning, programming, concept design, station area design for joint development, and multi-agency coordination with Miami International Airport, Amtrak, Tri-Rail, Metrorail, Miami-Dade Transit, and the Rental Car Facility, as well as roadway infrastructure improvements with FDOT and the airport. Part of the plan included an Urban Design Manual which provided for pedestrian movement in and around the facility, as well as improved pedestrian access. In a similar effort, Trent developed a plan for the Orlando Intermodal Center's bus terminal with particular focus on pedestrian transfers to and from the light rail facility. The final project, which relied on multi-agency coordination, has been constructed and is operational.

RELEVANT PROJECTS INCLUDE:

- Downtown Ft. Lauderdale Mobility Hub Joint Development Initiative
- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- Jacksonville Transportation Authority "Mobility Works" Complete Streets Program
- I-395 Reconstruction Bridge Aesthetics
- City of Jacksonville Vision Plan and Future Land Use Element
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- Market Street Station Transit Oriented Development (TOD) District Master Plan
- Plan Z for Miami: Rickenbacker Park
- Museum Park Metromover Station Rehabilitation
- City of Miami Florida East Coast Corridor Strategic Redevelopment Plan
- Pompano Beach Tri-Rail Intermodal Station
- Downtown Hollywood (Young Circle) CRA Master Plan Update
- Florida East Coast Railway Vision Plan
- Cape Coral CRA Visioning and Zoning Master Plan



Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture



EDUCATION

Master of Architecture/
University of Florida 1996

Bachelor of Science in
Architectural Engineering
Technology, University of
Southern Mississippi 1992

REGISTRATIONS

Registered Architect in:
Florida #AR 95131

AICP #019084

LEED Accredited Professional

PROFESSIONAL AFFILIATIONS

Member of the American
Planning Association (APA)

AWARDS

Urban Designer of the Year
2010, American Institute of
Architects, Miami Chapter

SPECIALIZATIONS

Transportation Planning

Smart Growth

Livable Cities

Complete Streets

Integration of Transportation
and Land Use

Transit Planning

Bicycle and Pedestrian Planning

Urban Planning & Design

Station Area Planning

GRACE PERDOMO, ASSOC. AIA

Director of Urban Design; Project Manager

Grace Perdomo is an architectural and urban designer with more than 25 years of extensive mixed-use, urban redevelopment, master planning and grant writing experience. As a Director of Urban Design at Zyscovich Architects, Grace is committed to sustainable urbanism and has overseen a diverse group of projects centered on downtown and historic neighborhoods with a focus on community revitalization and mixed-use infill development. She has assisted numerous public and private sector clients in the design and implementation of sustainable policies, practices, plans and design guidelines that improve and integrate density, multi-modal transportation, preservation, land use and development to create livable, walkable and diverse communities.

Working collaboratively in focused multidisciplinary teams and at varying scales—regional, community, downtown urban district and site-specific—Grace’s expertise in visioning, integrated planning and urban design has created feasible, desirable and sustainable change in numerous communities across the country. Skilled in translating urban design principles into pragmatic planning and design solutions for developments in both the public and private sectors, Grace’s use of innovative participatory processes and design tools engage public participants as active decision-makers in visioning, planning and community building. Her strengths include grant writing, planning and urban design, community facilitation and consensus-building with a commitment to shaping the future of our communities through good urbanism.

RELEVANT PROJECTS INCLUDE:

- Market Street Station Transit Oriented Development (TOD) District Master Plan
- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- MDC Strategic Miami Area Rapid Transit (SMART) Plan Land Use Planning and Visioning
- Jacksonville Transportation Authority “Mobility Works” Complete Streets Program
- City Village Riverfront District Master Plan and Zoning Recommendations
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- Plan Z for Miami: Rickenbacker Park
- Jacksonville Transportation Authority “Mobility Works” Complete Streets Program
- Bahama Village CRA Visioning and Capital Projects Work Plan
- Lafayette Parish Downtown Plan Framework and Model Nodal Development Plan
- Creative Village Strategic Planning and Funding Feasibility
- Opa-Locka Tri-Rail Intermodal Station Bus Shelters
- Northwest Gardens Phases II, IV & V Affordable Housing
- South Columbus GA: Arbor Point Neighborhood Revitalization Plan



Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises



EDUCATION

Master of Architecture in
Urban Design
University of Miami 1991

Bachelor of Architecture
Universidad Nacional Pedro
Henriquez Urena, Santo
Domingo, Dominican Republic
1987

Associate in Arts
Miami Dade Community
College 1981

PROFESSIONAL AFFILIATIONS

Associate Member of
the American Institute of
Architects (AIA) and Congress
for New Urbanism

FIU Landscape Architecture
Advisory Board.

Coral Gables Chamber of
Commerce - SEE Green
Committee member

Adjunct Professor, University
of Miami's Urban Design and
Architecture Studios

SPECIALIZATIONS

Transportation Planning

Smart Growth

Livable Cities

Complete Streets

Integration of Transportation
and Land Use

Transit Planning

Land Use and Zoning

Bicycle and Pedestrian Planning

Urban Planning & Design

Station Area Planning

LARRY ROSENBLUM, AIA*TOD Land Use and Zoning Specialist*

Larry Rosenbloom, AIA, is the Managing Principal of Zyscovich Architects' New York office. Larry's considerable body of work includes mixed-use, retail, large-scale municipal, brownfield redevelopment, infrastructure, TOD and transportation projects in communities in New York and throughout the Northeast. He has extensive experience in economic and planning studies and the creation of redevelopment strategies.

In recent years, Larry has developed various station designs for metropolitan New York transportation agencies and conducted economic and planning studies to create station retail and Transit Oriented Development strategies. Having represented both the private and government sectors, he has expertise in resolving the challenges associated with complex urban projects. He has served as the Program Manager in support of the TOD On-Call Contract for 12 years with MetroNorth Railroad. During this time, numerous revenue sources were developed through adaptive reuse of existing station facilities, including formerly underutilized space in Grand Central Station.

Larry is currently the project manager for All Aboard Florida, a new High Speed Rail Line connecting Miami to Orlando. In addition, Larry has served as a member of the Board of Directors for Vision Long Island, an advocacy group for Smart Growth design guidelines specifically related to transportation and transit oriented development.

RELEVANT PROJECTS INCLUDE:

- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- MTA MetroNorth Station Planning Continuing Contract, Various Locations, NY*
- Glen Isle/Glen Cove Ferry Terminal PATH Terminal, Glen Cove, NY*
- Florida Turnpike New Services Plazas, Seven Locations throughout Florida
- Airport City and Central Retail Station at Miami International Airport: A Public/Private Partnership
- Grand Central Station Retail Planning, New York, NY*
- East Side Access NYC MTA Concourse Design, New York, NY*
- Elizabeth Station Master Planning, Elizabeth, NJ*
- Beacon Station Master Planning & New Station Design, Beacon, NY*
- ConnDot/MetroNorth East Norwalk Intermodal Station, Norwalk, CT*
- WTC PATH Station Retail and Concourse Planning, New York, NY*
- MNR - Economic and TOD Planning Task Order Contract, Various Locations, NY*
- NYC EDC Planning Services On-Call Contract, Various Locations, NY*

* Denotes experience prior to joining Zyscovich



Elizabeth Station Master Planning

**EDUCATION**

Bachelor of Architecture
City College of NY

REGISTRATIONS

Licensed Architect in NY, NJ,
CT, MA, FL, SC, VA, MD, RI,
PA & ME

**RELEVANT SPEAKING
ENGAGEMENTS,
AWARDS &
PUBLICATIONS**

*Transit Oriented Development:
What is Working; Annually*
Moderated the Smart Growth
Summit since 2007; the 2012
panel included Bob Paley,
Director of TOD, MTA Real
Estate

2008 Smart Growth
Award, Vision Long Island
Transportation Alternatives
for Glen Cove Ferry and
Multimodal Connections

2010 Smart Growth Award for
Glen Cove Master Plan

Making TOD Real published in
Real Estate Weekly 10.27.04

2008 AIA NY Best Small
Project for Metro-North
Beacon Station

**PROFESSIONAL
AFFILIATIONS**

Member, Board of Directors,
Vision Long Island

Member, Urban Land Institute

Member, AIA NY

Member, ICSC

SPECIALIZATIONS

Transportation Planning

Land Use and Zoning

Integration of Transportation
and Land Use

Transit Planning

Station Area Planning

THORN GRAFTON, AIA, LEED AP

Director of Sustainable Initiatives

Thorn Grafton, a registered architect, is a LEED Accredited Professional and founding member of the US Green Building Council South Florida Chapter. Thorn has nearly 40 years of experience as a design professional and in-depth, specialized training in sustainable and LEED design principles. Thorn is the firm's historic preservation architect and Director of Sustainable Initiatives. His project experience ranges from community development, environmental education and neighborhood planning to sustainable design and construction.

Thorn was the Project Manager on Northwest Gardens, a sustainable and affordable housing project included in the first LEED ND Neighborhood in the Southeast United States. He is currently directing the LEED design components on over 30 projects for LEED Certification. In addition, he is an experienced architectural educator—training fellow professionals at numerous AIA and USGBC educational sessions, as a part time Professor of Architecture at the University of Miami and as a juror/critic for the Florida International University School of Architecture's recent Solar Decathlon competition. He also makes frequent presentations on historic preservation and locally-appropriate sustainable design for the University of Miami, Florida International University, Florida Atlantic University, Miami-Dade College, Florida Gulf Coast University, Tulane University, and other organizations.

RELEVANT PROJECTS INCLUDE:

- Market Station Transit Oriented Development District Master Plan
- Plan Z for Miami: Rickenbacker Park
- Downtown Ft. Lauderdale Mobility Hub Joint Development Initiative
- Museum Park Metromover Station Rehabilitation
- Seventh Avenue Transit Village Mixed-Use Development
- Northwest Gardens Phases II, IV & V Affordable Housing
- Brightline (All Aboard Florida) Master Plan, Entitlements & Architecture
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises
- Tampa Innovation Alliance Master Plan
- All Aboard Florida Station & TOD Master Planning & Design



Northwest Gardens Residences Phases II, IV & V



EDUCATION

Bachelor of Architecture,
Tulane University 1976

Master of Architecture, Tulane
University 2004

SELECT PROFESSIONAL CONTINUING EDUCATION COURSES:

Florida International University:
South Florida Native
Landscaping

Harvard Graduate School of
Design: Sustainable Design
with Randall Croxton, FAIA

Southface Energy Institute:
Green Trends

Solar PV Training at Miami-
Dade College and the Florida
Solar Energy Center

REGISTRATIONS

Florida Architect #8200

LEED Accredited Professional
Building Design and
Construction

PROFESSIONAL AFFILIATIONS

Founding Member (and current
Board Member) of the US
Green Building Council South
Florida Chapter

SPECIALIZATIONS

Transportation Planning

Smart Growth

Livable Cities

Sustainable and LEED Design
Principles

Integration of Transportation
And Land Use

Historic Preservation

Urban Planning & Design

DARYS AVILA

Urban Designer & Graphics Specialist

Darys Avila has worked on a number of architectural and urban design projects. With a dynamic and fresh approach to project development, Darys maximizes her involvement and works as an integral part of the team to achieve the best possible design outcomes for the projects and plans in which she is involved. She provides support on urban design and architectural projects to include conceptual design and massing, design guideline development, zoning analysis and graphic design. Her passion for urban design, improving the quality of life of neighborhoods, and respect for the identity of a place are evident in her work. Darys is also highly proficient in the preparation of presentations.

Darys is highly proficient in graphic design and the preparation of presentations. She has advanced experience in a number of design and graphic programs including: GIS Mapping Software, Arc Map, AutoDesk, AutoCAD, 3D Studio VIZ 4, 3D Studio Max, Rhinoceros 3D, Adobe Photoshop, Adobe Illustrator and Adobe InDesign.

RELEVANT PROJECTS INCLUDE:

- Hialeah Market Station Transit Oriented Development (TOD) District Master Plan
- All Aboard Florida Master Plan, Entitlements & Architecture
- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative
- City Village Riverfront District Visioning and Master Plan
- City of Jacksonville Southside Boulevard Corridor Visioning Study
- MDC Strategic Miami Area Rapid Transit (SMART) Plan Land Use Planning and Visioning
- City of Jacksonville Vision Plan and Future Land Use Element
- Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing Exercises



EDUCATION

Master of Science in
Architecture and Urban Design
Colombia University, 2010

Graduate School of
Architecture, Planning and
Preservation (GSAPP)

Bachelor of Architecture.
Summa Cum Laude,
Universidad Iberoamericana
(UNIBE), Santo Domingo, DR

SPECIALIZATIONS

Transportation Planning

Smart Growth

Livable Cities

Urban Planning & Design



Washington Avenue Study Vision and Master Plan & Evaluation of Code and Massing

JOHN F. LAFFERTY

Project Manager Transportation

John Lafferty has more than 20 years of professional experience managing multidisciplinary teams on multimodal projects. His professional experience includes the management of a diverse assortment of projects from concept planning and feasibility to implementation. John leads WSP's Planning and Environment practice for Florida, and knows first-hand the best resources and skill sets that relate to each task order.

John has led work order based assignments that include, but are not limited to, transit corridor planning, transit conceptual design, publication development, project video production, station area market and economic analysis, TIGER grant applications, legislative outreach services, feasibility studies, on-board survey work, fare policy, travel demand forecast analysis, financial planning analyses, stakeholder outreach, technical documentation and policy reviews and other general planning services. Furthermore, John has also successfully led project assignments on Transit Oriented Development (TOD), master planning and transit station / intermodal facilities planning.

John's hands-on managerial style focuses on developing and maintaining a strong understanding of all contract activity, staying involved in critical decisions and providing his project team clear direction on assignments and the freedom to execute them efficiently. John has a keen understanding of the challenges and opportunities associated with context sensitive planning projects as related to multimodal facilities, complete streets and urban design for successful implementation.

RELEVANT PROJECTS INCLUDE:

- South Florida Regional Transportation Authority (SFRTA) Transportation Planning Consultant Services
- South Florida Regional Transportation Authority (SFRTA) Tri-rail Coastal Link Station Area Market and Economic Analysis
- Downtown Fort Lauderdale Transit Circulator Study
- SFRTA Tri-Rail Coastal Link Transit Oriented Development Booklet
- Miami-Dade Transportation Planning Organization (TPO) CSX East-West Corridor Station Area TOD Master Plan
- Miami-Dade County Department of Transportation and Public Works FTA TOD Grant Application
- Broward County Transit (BCT) 2030 Master Plan



Miami-Dade Transportation Planning Organization (TPO) CSX East-West Corridor Station Area TOD Master Plan



EDUCATION

M.P.M., Environmental Policy,
University of Maryland, 2000

B.S., Environmental Biology,
State University of New
York (SUNY) College of
Environmental Science and
Forestry, 1993

SPECIALIZATIONS

Transportation Planning

Smart Growth

Integration of Transportation
And Land Use

Urban Planning & Design

GREG SAUR, PE, PTP, PTOE

Senior Transportation Planner

Greg brings 16 years of experience in short- and long-range transportation planning, transit operations, grant assistance, transit-oriented developments, transportation and land use planning, environmental studies, campus planning, transit stop/station planning and design, traffic engineering, and travel demand modeling.

RELEVANT PROJECTS INCLUDE:

- IndyGo Purple Line BRT Conceptual Design and New Starts Application, Indianapolis
- South San Francisco Business Transportation Demand Management Plans
- Comprehensive Operations Analysis, Collier County
- \$martride Review, Lake County
- MPO Traffic Concurrency, Miami



EDUCATION

M.S., Civil Engineering, North Carolina State University, 2003

B.S., Civil Engineering, North Carolina State University, 2001

REGISTRATIONS

Professional Engineer: NC, CA, GA, IN, IL, NY, WA

Professional Traffic Operations Engineer

Professional Transportation Planner

SPECIALIZATIONS

Transportation Planning

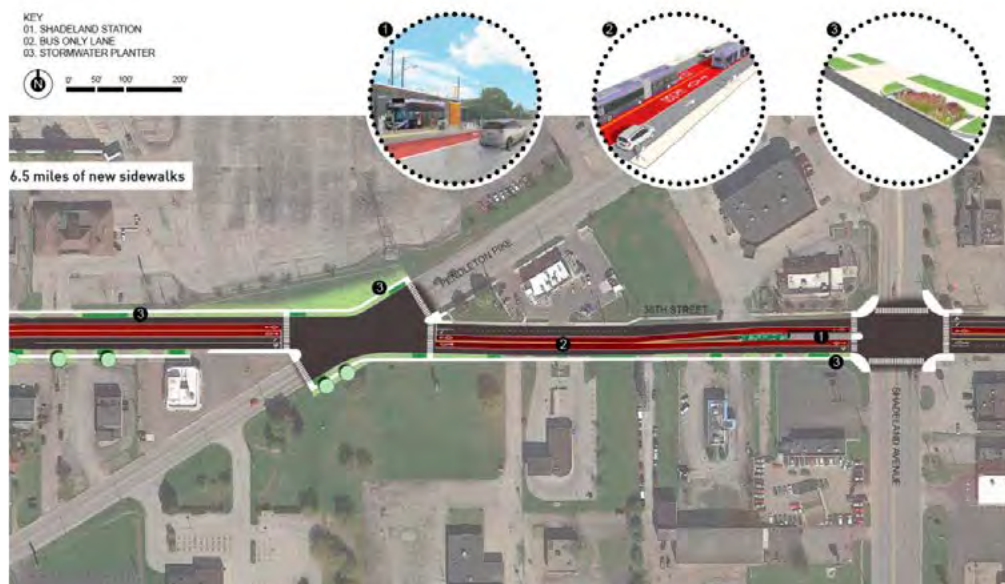
Transit Oriented Developments

Travel Demand Modeling

Smart Growth

Integration of Transportation And Land Use

Urban Planning & Design



IndyGo Purple Line BRT Conceptual Design and New Starts Application

JOHN LOUGHRAN, AIA, AICP, PP, LEED

Senior Urban Strategist

John Loughran brings progressive experience in urban design, planning and architecture with an expertise in transit-oriented development. He understands the relationship between the built environment and transportation, and the complexities of integrating mixed-use development with transportation infrastructure.

John has led the preparation of a wide range of large-scale TOD studies, urban design plans, and development proposals that respond to neighborhood and physical context, economic constraints, and stakeholder needs. He has worked closely with planning and government officials on successful project entitlements, prepared formal land-use applications and development proposals in compliance with appropriate regulations and policies. In addition, he has worked with clients to develop and organize public participation through a variety of communication techniques such as open houses, focus groups, agency meetings, and stakeholder workshops.

RELEVANT PROJECTS INCLUDE:

- Transit-Oriented Development (TOD) Strategic Plan for the I-20 Corridor
- CSX Corridor Transit-Oriented Development (TOD) Evaluation
- City of Los Angeles Bureau of Engineering Taylor Yard
- Downtown TOD Redevelopment and Comprehensive Plan, Hempstead Village
- Sunnyside Rail Yard Development Overbuild Feasibility Study, Queens,



EDUCATION

M.B.A., Baruch College, 2011

M.S. Arch., Catholic University of America, 1984

PROFESSIONAL AFFILIATIONS

Registered Architect: NY, Washington DC, NJ

American Institute of Certified Planners

LEED Accredited

SPECIALIZATIONS

Transportation Planning

Smart Growth

Integration of Transportation And Land Use

Urban Planning & Design



City of Los Angeles Bureau of Engineering Taylor Yard

THOMAS RODRIGUES, AICP

Transportation Planner

Thomas Rodrigues has over six years of transportation planning experience in Florida. Over the course of his career, he has developed a broad understanding of South Florida's transportation and transit challenges through his work in both public and private sector capacities. Thomas has worked on a variety of transportation and transit planning efforts for transit agencies and planning organizations.

RELEVANT PROJECTS INCLUDE:

- Transit Development Plan (TDP), Miami-Dade Department of Transportation and Public
- Miami-Dade Metropolitan Planning Organization (MPO) – CSX East-West Corridor Transit- Oriented Development Study
- Tri-Rail Coastal Link Station Economic Impact Analysis Update, South Florida Regional Transportation Authority (SFRTA)
- Volusia Transit Connection Study, Florida Department of Transportation (FDOT), District Five
- LRTP Environmental Analysis, St. Lucie County
- Downtown Miami Bus Lanes Study, Miami-Dade MPO
- Miami Trolley Routes Planning and Operations
- On-Demand Transportation Program, City of Miami



EDUCATION

M.S., Urban and Regional Planning, Florida Atlantic University, 2011

B.A., English, Bowdoin College, 2007

PROFESSIONAL AFFILIATIONS

American Institute of Certified Planners (AICP), 2014 (247148)

SPECIALIZATIONS

Transportation Planning

Integration of Transportation And Land Use

Urban Planning & Design



Miami-Dade Transportation Planning Organization (TPO) CSX East-West Corridor Station Area TOD Master Plan

NATHAN WILL, PE

Supervising Civil Engineer

John Loughran brings progressive experience in urban design, planning and architecture with an expertise in transit-oriented development. He understands the relationship between the built environment and transportation, and the complexities of integrating mixed-use development with transportation infrastructure.

John has led the preparation of a wide range of large-scale TOD studies, urban design plans, and development proposals that respond to neighborhood and physical context, economic constraints, and stakeholder needs. He has worked closely with planning and government officials on successful project entitlements, prepared formal land-use applications and development proposals in compliance with appropriate regulations and policies. In addition, he has worked with clients to develop and organize public participation through a variety of communication techniques such as open houses, focus groups, agency meetings, and stakeholder workshops.

RELEVANT PROJECTS INCLUDE:

- National Western Complex, Denver
- Transbay Transit Center, San Francisco
- Guggenheim Abu Dhabi Museum, UAE
- Stratford City, Stratford City, London
- Juniper Ridge, Bend, Oregon
- Campus Bay Redevelopment, Richmond, California:



EDUCATION

B.S., Civil Engineering,
Colorado School of Mines,
2000

PROFESSIONAL AFFILIATIONS

Professional Engineer:
Colorado #0039874; California
#C 74147

SPECIALIZATIONS

Transportation Design and
Planning

Mixed-use Development

Integration of Transportation
And Land Use



Transbay Transit Center, San Francisco

KEY PERSONNEL AVAILABILITY

The firm's broad experience allows us to create design solutions that address issues related to the social consciousness, vitality and sustainability of all residents while meeting City of Fort Lauderdale' budget and scheduling needs.

Our Subcontractor's current and projected project workload does not adversely impact their ability to perform 100% on this project. Their key personnel and resources are fully available for the duration of this contract.

COMPANY	KEY PERSONNEL	% AVAILABILITY
ZYSCOVICH	Bernard Zyscovich, FAIA	15%
	Suria Yaffar, LEED AP	25%
	Trenton Baughn, RA, AICP, LEED AP	30%
	Grace Perdomo, Assoc. AIA	80%
	Larry Rosenbloom, AIA	20%
	Thorn Grafton, AIA, LEED AP	30%
	Darys Avila	60%
WSP	John Lafferty	50%
	John Loughran, AIA, AICP, PP, LEED	55%
	Thomas Rodrigues, AICP	60%
	Greg Saur, PE, PTP, PTOE	50%
	Nathan Will, PE	60%
LAMBERT ADVISORY	Paul Lambert	30%
	Eric Liff	30%
	Susana Siman	30%
ADEPT	Julie Ruffolo	80%
	Dana Pollitt	80%
	Nicki Grossman	60%
	Ali Gold	90%
DICKEY CONSULTING	Sheryl Dickey	70%
	Justina Hicklyn	90%



Approach to the Scope of Work



SCOPE OF WORK

APPROACH TO THE

The Zyscovich Approach is strategic, innovative, integrative, user-friendly, and implementation-focused



APPROACH TO THE SCOPE OF WORK

We understand that the City is seeking a comprehensive Transit Oriented Development (TOD) Plan that will enhance and promote the Wave Streetcar and its surrounding environs. The project will be guided by the goals established by the City and the Federal Transit Administration's (FTA) Pilot Program for Transit-Oriented Development (TOD) Planning, including:

- To improve/enhance economic development and ridership;
- Foster/facilitate multimodal connectivity and accessibility;
- Increase pedestrian & bicycle access to stations;
- Enable mixed-use development, especially near transit stations;
- Identify infrastructure needs associated with the Wave Streetcar and a transit-oriented core; and
- Include and engage private sector participation in a meaningful way.

Our overall project approach integrates physical planning solutions with economic development, multimodal analysis and capital improvements, and community input. We will use public and stakeholder engagement to understand the community issues and concerns and transform this content into an agreed upon vision for Transit-Oriented Development (TOD) surrounding and supporting the City's investment in the Wave Streetcar. We will evaluate how new development can be integrated in a sensitive manner; how public spaces and streetscapes contribute to and define a unique neighborhood identity; and how the street network can provide efficient and safe mobility for all users – with special emphasis on the pedestrian. This analysis will be supplemented with additional research and evaluation related to:

- Identifying existing development barriers;
- Evaluating opportunities for affordable housing and convenient service, entertainment and educational uses;
- Developing a Transportation Demand Management Plan focused on integrating and efficiently distributing all transportation modes;
- Revising land development regulations to encourage and effectuate compatible TOD; and
- Developing a Multimodal Level of Service (LOS) prioritizing non-motorized and transit mobility infrastructure.

The approach to the TOD Plan requires effective communication skills; a combination of experience in site-specific redevelopment, neighborhood and housing revitalization; experience in commercial redevelopment

and business expansion, and a keen sense of how to integrate economic development with planning and urban design. In Fort Lauderdale, it also requires dedication to the neighborhood's physical and social history. Our team has vast local and national experience in this regard and recognizes that Fort Lauderdale has its own unique history and challenges that must be met with unique and sensitive solutions. In the end, the goal is to assist the City in further achieving its aspirations of being "a pedestrian friendly, multi-modal City" that allows neighbors to move "seamlessly and easily through a safe transportation system where the pedestrian is first."

PROJECT TASKS AND SCHEDULE

The City's RFP presents a compelling vision for the execution of the TOD Plan - with a comprehensive scope of work that demands seamless integration between community outreach and professional expertise. The Zyscovich team is committed to providing the full scope of services defined in the RFP and will deliver an actionable TOD Plan on time and budget. A brief summary of our approach to the tasks, deliverables, deliverable format, and schedule is below.

TASK 1 - PROJECT MANAGEMENT PLAN & STUDY AREA DEFINITION

Our team will work with City staff to refine the Study Area Boundaries and to develop a concise Project Management Plan (PMP) as outlined in the RFP. The PMP will establish a predictable course for the project and a means for monitoring and controlling progress. It will include a comprehensive schedule of meetings, tasks and deliverables; a complete list of public, private and nonprofit stakeholders; a project team directory; an initial outline of the final TOD Plan; and a refined definition of the Study Area.

The Study Area will be defined in consultation with City staff based on the Wave Streetcar alignment (including future extensions) and land use and neighborhood patterns. It will consider interconnectivity with the City and County's other transportation modes, including BCT Buses; the Sun Trolley; Brightline; the future Tri-Rail Coastal Link; ride-share services; water taxis; and the proximate greenway and bicycle network. We will also analyze relevant plans and influencing regulatory boundaries such as the Regional Activity Center, existing zoning district / TOD guideline boundaries, and unified flex policy areas. Further, the Study area will be subdivided into districts that encourage and allow for unique circumstances related to the surrounding context and neighborhood characteristics.

Deliverables:

- 1a: Project Management Plan
- 1b: Study Area Definition

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s)

Deliverable Date:

- Draft for City Review/Comment: 15 calendar days after NTP
- Final 30 calendar days after NTP

TASK 2 – TOD BEST PRACTICES RESEARCH

The expansion of premium transit service in the form of the Wave Streetcar will further enhance the TOD-friendly environment throughout Downtown Fort Lauderdale. TOD along the Wave alignment will be a tool that aligns this transit investment with the community's vision for how it wants to grow. Well implemented station area TOD development reinforces both the community and the transit system and is characterized by a mix of uses, more intense development, and walkable streets within a 1/2 mile of transit (a typical 10-minute walk). TOD promotes activity around the clock and brings potential riders closer to transit facilities that, in turn, reinforces the transit system by making transit use that much easier and supporting efficiency in the transit operation.

TOD offers new opportunities to live and work in more walkable neighborhoods with improved access throughout Downtown Fort Lauderdale. The Wave Streetcar service station locations vary in character and, along with their different attributes and market potential, the planning goals and future development objectives for each station area should remain unique. TOD must be customized to be compatible with a community's character and aspirations.

Our Team will deliver a plan that utilizes the FTA's latest technical assistance research and publications in developing strategies that follow six key principles of successful TOD implementation:

1. Medium to high density development - TOD has a higher net average density than the community average, with higher densities located within a five-minute walk of transit
2. A mix of land uses - a transit supportive environment includes a mixture of residential, commercial, service, employment and public uses.
3. Compact, high quality pedestrian-oriented environment - Empowering people to walk requires convenient and comfortable places for pedestrians.
4. An active defined center - TOD should be planned as a district, rather than individual projects, in order to create a cohesive, active center.
5. Limited, managed parking - Abundant and inexpensive

parking motivates people to drive rather than use transit.

6. Public leadership - The public sector must take a primary leadership role in a TOD strategy before the private sector is willing to commit time and money.

There are great examples of transit-oriented development around the world and across time. The examples range from modern transit infrastructure investments sparking new market development – like the Wave hopes to achieve. Every place that has seen development spurred by great mobility presents lessons that can be taken and applied to the areas benefiting from the Wave Streetcar project. It is very likely, however, that the lessons to be learned differ from one case study to the next. Therefore, it is critical to understand what each project does well and how that can be applied to the unique set of circumstances presented by the Wave Streetcar alignment, station areas, and the neighborhoods that surround them.

As the RFP outlines, there are a great number of ways in which to judge the success of a TOD approach or implementation. Roughly categorized, these could fall into several key categories that may help focus on areas of explicit importance. These categories may include the following examples:

Physical setting

Alignment along a walkable main street environment such as Las Olas Boulevard; different neighborhood characteristics such as more residential character on the north and south of the New River; versus denser mixed-use areas in the central area, and others.

Policy Setting

Appropriate zoning to accomplish successful TOD development patterns; land use mix supportive of transit; employer versus resident balance with anchor institutions like the Broward Health Center and government offices; Affordable retail spaces and attainable housing following a big transit investment, and others.

Intermodal Access

Connections to multimodal facilities such as the Brightline and Broward Central Stations; Connections with key bicycle and pedestrian routes; multi-modal infrastructure at stations; transportation demand management approaches, and others.


Economic Development


Development incentives and public private partnerships, improvement districts on corridors such as Andrews Avenue, and others.

Our team will work with the City of Fort Lauderdale to help better define and select the categories and sub-categories in order to produce a matrix that helps rank

case studies exhibiting best practices. The team, using their deep experience in TOD projects and knowledge of additional case studies, will compile projects that possess the best-in-class qualities defined by the categories selected. Project cut-sheets will be created for each best-practice case study outlining valuable information such as project owners and contacts, location, best-practice details, project imagery, and other important elements. If desired, as an additional deliverable, the team can create a digital, interactive database that will allow the City and other users to click on a category and be led to projects exhibiting those characteristics

TOD Best Practices Matrix								
	PHYSICAL SETTING		POLICY SETTING		INTERMODAL ACCESS		ECON. DEVELOPMENT	
	Criteria 1	Criteria 2	Criteria 1	Criteria 2	Criteria 1	Criteria 2	Criteria 1	Criteria 2
Project A City, State	●			●		●		
Project B City, Country			●		●			●
Project C City, State		●					●	
Project D City, State			●	●				





Project D
City, State
Staff Contact
Joe Smith (212) 541-2204
joe.smith@TOD.com

BEST PRACTICE CATEGORIES
Policy Setting
• Criteria 1
• Criteria 2

In addition to the project cut sheets and matrix, the team will create the requested technical memo that will outline the categories; the importance of each towards implementing a successful TOD project; summarize key projects and case studies that exhibit the best qualities of each; and provide contact information and other critical information.

Deliverable 2a: Technical Memorandum

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s)

Deliverable Date:

- Draft for City Review/Comment: 45 calendar days after NTP
- Final 60 calendar days after NTP

TASK 3 – PUBLIC & STAKEHOLDER ENGAGEMENT

Our team understands that Public involvement is two-way communication aimed at incorporating the views, concerns and issues of the public into the decision-making process. As such we will incorporate accepted public meeting procedures adopted by both the City of Fort Lauderdale and the Florida Department of Transportation - District Four with a mission of being “Customer Driven”.

Our public and stakeholder engagement approach and process shall strive for high participation rates that result in meaningful consensus from both the stakeholder and public processes, and shall incorporate innovative engagement methods. Stakeholder list that includes all relevant public, private, and nonprofit groups.

a. **Public** stakeholder examples include (but are not limited to) City of Fort Lauderdale departments, advisory boards, State/County professionals, neighborhood associations, Council of Fort Lauderdale Civic Associations, and relevant public authorities.

b. **Private** stakeholder examples include (but are not limited to) local businesses, developers, lenders, insurance providers, and land use attorneys.

c. **Nonprofit** stakeholder examples could include (but are not limited to) any educational institutions or nonprofits within the City of Fort Lauderdale that have vested interests in affordable housing, public transportation, public health, urban planning, or general transportation issues.




Our out-of-the-box approach integrates planning solutions, economic development associated with transportation, and capital improvements with an understanding of the importance of community engagement and participation. We will use stakeholder input and past planning and study efforts to understand the community's issues and concerns. We have vast experience building consensus by listening to the community and presenting ideas which motivate all residents and stakeholders to embrace a comprehensive vision. We have successfully conducted thousands of stakeholder meetings, community workshops and presentations and will offer this expertise the City of Fort Lauderdale.

The Zyscovich Team will leverage its planning expertise and skills advising governmental entities on their planning needs to assist City of Fort Lauderdale to maximize the comprehensive implementation of this planning effort and associated improvements related to transportation, mobility and infrastructure.

We intend on promoting each of the public involvement opportunities and information exchange activities in each of the planning areas using various techniques adapted to the NW, Downtown and South Regional Activity Centers, as well as SE17th Avenue and Airport Extensions. Each Center and proposed extensions are unique in density, demographics and uses and will be treated as such. We are aware of other ongoing Mobility Studies and will consult with City staff to review available data and assess inputs to this TOD Planning contract.

Our team is uniquely qualified for the South Regional Activity Center and SE17th Avenue and Airport Extensions as team member ADEPT is part of the Broward County Convention Center Expansion and Hotel project and the current Port Everglades Master Visioning Plan. ADEPT has already gathered resident, business and other stakeholder information for the Convention Center project and that team advantage is critical for this project and the overall approach. Below is a letter from Broward Counties Director of Public Communications outlining ADEPTs qualifications to the estimated \$500,000,000 development project.



BROWARD COUNTY
FLORIDA

Office of Public Communications
115 S. Andrews Avenue, Room 506 • Fort Lauderdale, Florida 33301 • 954-357-6990 • FAX 954-357-6936

MEMORANDUM

TO: Connie Mangan
Purchasing Manager

FROM: Margaret Stapleton, Director
Office of Public Communications

DATE: April 12, 2016

SUBJECT: Convention Center Project Proposal – PR/Outreach Firm

This memo summarizes feedback from Office of Public Communications and the Convention Center Expansion Project Communications Team regarding the portion of the Matthews proposal addressing public relations and outreach activities.

- The Matthews submittal meets the requirements of Part 6-B of the RU (Public Relations/Outreach Firm – Qualification Submittal Requirements). The selected partner, ADEPT Strategy & Public Relations, submitted required acceptable samples of work in public sector projects, hospitality projects or public-private sector projects.
- Principal academic and experience backgrounds seems consistent with credentials required to mount an effective PR/outreach program for this type of project.
- ADEPT is a Florida DBE, a Florida SBE for Public Relations, Marketing and Advertising Consulting Services, and a Broward County CBE in administrative management and general management consulting services, marketing consulting services and customer service management consulting services.
- The team supporting this project would be locally based with local experience in similar infrastructure projects. They are currently engaged in the Port Everglades Slip #1 Design project, and the WAVE project, although not working directly with any member of the Communications Team. They have in-house video and web design services and appear to be technically competent with latest trends, including social media.
- Because of local involvement, they seem to already be well aware of the project issues, and have extensive contacts in the same stakeholder groups we are targeting: e.g. neighborhood associations, 17th Street and Port contacts, business organizations and local city governments.
- They are multi-lingual and have a network of media contacts.


They propose to help us clarify and present objectives through a three-pronged approach that is in line with the County Project Team's project communications plan, addressing 1) Stakeholder Liaison Services, 2) Public Involvement and 3) Industry Outreach. They will:

Broward County Board of County Commissioners
Mark D. Bogen • Beam Furr • Dale V.C. Holness • Matty Kiar • Chip LaMeca • Stacy Ritter • Tim Ryan • Barbara Sharief • Lois Weider
broward.org

The following lays out in detail each of the deliverables identified in the Scope of Work and how our team intends to implement each in an extremely efficient manner. ADEPT Public Relations designed and delivered the live, visually-oriented project website FortLauderdaleTransit.com and will work with the City to either modify this existing site and/or integrate the site into the City's existing website which will create efficiency and potentially reduce the 45- days timeframe set forth in the RFP. This team advantage will allow the site to be live and accessible by the public well within the stated 45 days.

Outreach and Publicity

The Zyscovich Team will work closely with City Staff to conduct publicity and outreach throughout the planning process and lead the stakeholder outreach as well as develop associated collateral and Power Point templates based on



FLORIDA DEPARTMENT OF TRANSPORTATION - DISTRICT FOUR
INVITES YOU TO A PUBLIC WORKSHOP
Design Services for Transit Improvements along SR5/US1
From the Miami-Dade County Line to SR-842/Broward Boulevard
Financial Project ID: 429575-2-52-01

TRANSIT IMPROVEMENTS ALONG SR-5/US-1

The Florida Department of Transportation (FDOT), District Four, will conduct a Public Workshop regarding the Design Services for Transit Improvements along SR5/US1. This will be conducted as an informal open house, with representatives offering pertinent information and answering questions. Design plans and posters will be available for public viewing. Stop by at your convenience.

PROPOSED ROADWAY IMPROVEMENTS


- Bus shelters at 17 specific locations
- Transit signal priority (TSP) implementation at 18 intersections.
- Crosswalk at the north leg of US1 and NE 1 Street in Dania Beach (including upgrading existing pedestrian ramps)
- Potential queue jump along US1 and SE 9 Street in Hallandale Beach

JOIN US AT THE PUBLIC WORKSHOP
Thursday, March 8, 2018 from 5:00 pm to 7:00 pm
Fred Lippman Multi-Purpose Center
2030 Polk Street, Hollywood, FL 33020

CONTACT INFORMATION
Helen James, PE - FDOT Project Manager
Florida Department of Transportation, District Four
3400 W. Commercial Boulevard
Ft. Lauderdale, FL 33309

CONSTRUCTION INFORMATION
Construction of the Project is scheduled to begin in **Summer 2019**.
Construction Cost Estimate of the Project is approximately **\$1.5 million**.

FLORIDA DEPARTMENT OF TRANSPORTATION MISSION STATEMENT
The Department will provide a safe transportation system that ensures the mobility of people and goods, enhances economic prosperity and preserves the quality of our environment and communities.



Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status. Persons who require special accommodations under the Americans with Disabilities Act (ADA) or persons who require translation services (free of charge) should contact Helen James, PE, and Project Manager at least seven (7) days prior to the Project Workshop.

the program design by the Consultant(s) (i.e. meeting content, agendas, overall focus and direction of meetings/charrettes, photographs, and meeting minutes). The Team will meet with representatives from agencies (including City Council Representatives) and the community before the proposed charrettes and workshops in order to schedule the events, discuss key topics, identify additional players and potential resources to pursue for mobility and design within the study area, and to determine strategies to engage all segments of the community, maximizing participation and insights. The Team will also utilize community engagement

tools and other approved web-based platform to obtain interactive community engagement; identify priorities for the study areas; visual preferences on aesthetic/mobility enhancements; and to disseminate relevant information and notifications throughout the duration of the project. The Team in conjunction with the City will establish a framework for media communication via a number of outlets including mail outs, e-blasts, social media and area news publications, including having pre-emptive interviews to communicate the strategies and generate interest in the project.

As part of the stakeholder engagement and public outreach process, charrettes and workshops shall serve as the centerpiece of this community-based planning effort, and the effort for the charrettes will take place over several days and/or over the course of a week, as needed, depending on the issues and schedule. The purpose of these events are to establish the guiding principles and proposed multimodal design solutions for the study area. The Zyscovich Team will coordinate charrette activities with assistance from facilitators, other Consultant(s) and the City.

We plan to consult with City staff on our creation of workshop schedules, relevant content, and invitees to each of the public meetings. We will create, format, and print all workshop materials and provide written summaries for all of the meetings. We plan on implementing the aforementioned in three phases, 1. Before Meeting, 2. During Meeting and 3. After Meeting. Examples of each are below and may be modified once our team meets with City Staff upon notice to proceed.

1. Before Meeting
 - Advertise in Florida Administrative Register, on Public Notice Website and local newspaper;
 - Prepare mailing list;
 - Notification letters/brochure;
 - Send notification to elected officials and government representatives before distribution to public;
 - Press releases; and
 - Direct contact with City's PIO office
2. During Meeting
 - Hire Off-duty Police Officers
 - Prepare meeting materials
 - Sign-in sheets, Comment sheets
 - Handouts, Display boards
3. After Meeting
 - Document and summarize the meeting and sign-in sheets;
 - Create a PDF of all display materials and handouts
 - Hold a debrief meeting with the team to discuss any significant comments

Our team has wonderful relationships with the Broward

County Property Appraiser's office and regularly coordinated corridor studies in relation to projects. This includes request of the GIS data list of all property owners within a minimum of 300 feet of project corridor.

The team also plans to deliver a live survey upon project website launch or shortly thereafter. We estimate being able to do so within 45 days of notice to proceed cutting the deliverable timeframe in half from 90 days to 45 days due to our prior experience with the City's Transit Master Plan website and online survey. Should we need to roll back the time frame to the set forth scope we can do that as well but understand the project grant work completion deadline of September 29, 2019. As such we intend to close the surveys no later than 30 calendar days after each survey goes live.

Deliverables

- 3a: Project Website Live
- 3b: Lead up/Preparation for Public Meetings
- 3c: "Mock Development Review" Workshop
- 3d: Stakeholder Survey Live on Website
- 3e: Vendor - Visually Oriented, Interactive Survey Live on Website

Deliverable Format:

- 3a: Live, Visually Oriented Website
- 3b: Meeting Format; Create, Format, and Print all Meeting Materials; Meeting Summary
- 3c: Create, Format, and Print all Meeting Materials; Meeting Summary; Copy of document and all components in original format(s); GIS map file; File geodatabase
- 3d & 3e: Raw & Synthesized Data; Results Infographic; Copy of document and all components in original format(s); GIS map file; File geodatabase

Deliverable Date:

- 3a: 45 days from NTP
 - 3b: In consultation with City staff
 - 3c: In consultation with City staff
 - 3d: 45 days from NTP
 - 3e: 150 days from NTP, in consultation with City staff.
- Note that we propose that the two surveys be staggered

TASK 4 – EVALUATION OF DEVELOPMENT BARRIERS

Our team of architects, planners, engineers, and economists are involved with guiding projects through the development and construction process on a daily basis. We are intimately familiar with the various challenges presented by regulatory and approval processes – all of which are intended to ensure quality development, but often greatly impact the cost and timeliness of projects. Using this real-world knowledge, coupled with an understanding of the challenges that City staff and project stakeholders face, we will conduct a thorough inventory of these issues to better understand the

pitfalls and inconsistencies. We will utilize mock flowcharts and schedules to map out process related issues and matrices to better understand and discuss regulatory inconsistencies.

In addition to design, ordinance, regulatory and parking standards, there are broader economic conditions that create development barriers. Particularly, as it relates to TOD, where real estate market conditions for a single or mix of uses can certainly impact feasibility. This is not just limited to market demand per se, but also the financial environment should a prospective development require leveraging through third-party capital/debt to implement the plan.

The Zyscovich team is prepared to complete comprehensive real estate market analysis to understand the opportunity of TOD development in light of prevailing and future market conditions. This considers evaluation of a broad range of uses including: residential (for-sale and rental), retail/entertainment, office and hotel. The team will analyze the pertinent economic and demographic factors affecting the market area and specific development. Importantly, the economic and market analysis may also be instrumental in serving other tasks that are part of the broader planning effort.

Additionally, we will complete an analysis of potential demand for each proposed use based upon supply and demand analysis to draw conclusions as to appropriate mix of use, size and phasing of development. A key component to the supply and demand analysis will entail thorough field research through direct interaction with development industry professionals and key stakeholders. Accordingly, the market demand analysis will provide the basis for developing a strategy of how TOD development may serve as a stimulus for broader economic growth within the Downtown Fort Lauderdale, as well as surrounding communities.

Lastly, the market analyses will serve as the fundamental basis for evaluating the financial viability of the TOD, including complex financial modeling that can be used for public/private partnership structuring, sensitivity analysis associated with cost of capital, and return on investment calculations (both leveraged and unleveraged). Importantly, the work completed as part of the financial evaluation can be a necessary tool for identifying and procuring public and/or private funding.

Deliverable 4a: Technical Memorandum

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s)

Deliverable Date:

- Draft for City Review/Comment: 165 calendar days after NTP
- Final 180 calendar days after NTP

TASK 5 – AFFORDABLE HOUSING STRATEGY

The Zyscovich team is particularly well-qualified to successfully provide the scope of work associated with the affordable and workforce housing strategy. A primary goal is to understand how to encourage a balanced mix of subsidized and market-rate housing development that is aligned with the City's broader economic development goals. Particularly, as it relates to strategic housing initiatives within the Downtown area.

As part of the affordable and workforce housing strategies, we will examine the factors that bifurcate the market by price points and rent levels as well as identify how future trends are likely to change the housing market dynamics in Downtown Fort Lauderdale over the next several years, with specific focus on low and moderate-income families and households, as well as those households within the workforce housing threshold. Eventually, we will use this analysis to define the segment and scale of housing supply and demand among these sectors in the Downtown area, and understand the level of demand that has not been served by the market and therefore will require some form of assistance or support.



The springboard for our analyses will be the base of data published in previous reports and studies, including, all of the housing studies and programs, Comprehensive Plan, Zoning Code, Strategic Plan, reports and studies.

The overall goals of the housing needs assessment and market study will be to:

- Develop an understanding of the changing dynamics in the market and how these changes have impacted affordable and workforce housing needs and market rate housing demands in the region;
- Assess current strategies developed by and for the City of Fort Lauderdale and Broward County for meeting housing needs and demands including successes and hurdles to realizing strategy objectives;
- Determine estimates of future housing needs and

demands among a wide range of income cohorts based on projections of growth among those factors influencing demand, most notably employment and population; and,

- Expand upon existing strategies and/or identify additional strategies for meeting affordable and workforce housing shortfalls and minimizing gaps between demand and supply.



The scope of work undertaken to address the tasks outlined above comprises an analysis of existing housing conditions and inventory profile that will be supported by field research and stakeholder interaction. The affordable and workforce housing strategy for the Downtown area will consider the (5 year) and projected (10 year) needs. Importantly, the housing strategy will provide the City with the tools necessary to identify barriers and develop a set of directed strategies for broadening affordable housing options in the Downtown area. Some of these strategies may be based upon the nature of current housing funding and production programs and the market. Other components to the housing strategy will be to:

- Ensure that the team has adequately conducted and maintained public outreach, and that the stakeholders input has been integrated into the strategic plan;
- Identify opportunities and programs aimed at supporting affordable and workforce housing, including opportunities for encouraging mixed income developments;
- Identify new financing and funding strategies given the flexibility of existing and proposed funding programs and sources;
- Define housing programs and efforts which addresses the “gap” in funding which is faced by families across the income spectrum; and,
- Provide a strategy for lowering the hurdles associated with combining funding sources to best meet the unique housing needs in the Downtown Fort Lauderdale.

Deliverable 5a: Technical Memorandum – Affordable Housing

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s); GIS map file; File geodatabase

Deliverable Date:

- Draft for City Review/Comment: 225 calendar days after NTP
- Final 240 calendar days after NTP

TASK 6.1 – LIVE/WORK/PLAY NEEDS ASSESSMENT

The backbone for the live/work/play environment has already been established in Downtown Fort Lauderdale. The Downtown housing market continues to evolve; Downtown has long served as the regional epicenter for the professional/business services and financial sector; and Downtown is home to some of the region’s most prominent cultural venues. Therefore, the effort undertaken as part of this task is effectively a culmination of physical, regulatory, economic and sustainability planning that define this engagement. And, to a great extent, improvements to the transit infrastructure further strengthens Downtown Fort Lauderdale’s live/work/play environment. Nonetheless, we believe that one of the core components to the work completed as part of this engagement is to ensure that development and growth is balanced among uses, is directly tied to economic reality, and adequately serves the needs of households among a broad range of the economic spectrum.

Deliverables

- 6a: Gap Analysis
- 6b: Technical Memorandum: Charter School & Daycare Facilities

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s); GIS map file; File geodatabase

Deliverable Date:

- Draft for City Review/Comment: 225 calendar days after NTP
- Final 240 calendar days after NTP

TASK 6.2 – PRESENTATIONS TO GOVERNING/ADVISORY BODIES

Presentations to relevant neighborhood and business groups, City agencies and the Commission are an opportunity to not only share the project progress and to discuss next steps, but to also garner feedback and ideas. Our team will lead presentations in a manner that promotes this invaluable input such that it can inform the end product and help build consensus among the many stakeholders. We will take this approach for all meetings for the duration of the project.

Deliverable 6c: Up to four presentations focused on Tasks 1 through 6

Deliverable Format: Copy of presentation and all presentation components in original format(s); Meeting notes and action items

Deliverable Date: TBD in consultation with City Staff. We anticipate that these presentations will occur between 240 and 270 days after NTP.

TASK 7 – TRANSPORTATION DEMAND MANAGEMENT (TDM) PLAN

WSP has a comprehensive history of developing right-sized Transportation Demand Management (TDM) Plans to successfully address the unique goals and characteristics of each community we serve. Our Team is confident that a TDM Plan for the WAVE Streetcar influence area will add value to the community and help prioritize non-automobile travel. The commitment to enhance the pedestrian environment, improve multimodal mobility and the use of public transit within Fort Lauderdale provides a strong foundation for a successful plan. The planned Streetcar, and associated TODs, add a valuable opportunity to increase transit utilization and provide more competitive transportation options for the community.

The focus of a successful TDM Plan is to improve mobility options for non-drivers. A menu of strategies that address different types of trips and travel markets is required to achieve a meaningful decrease in motor vehicle traffic while also increasing transit ridership and providing active transportation facilities that are safe and inviting. Priority should be given to higher value travel that is low cost and accessible to all members of the public, regardless of vehicle ownership, income, or physical mobility considerations. Within a TOD, or any urban environment, regular short trips that can be taken by walking, cycling, shared-ride (taxi, TNC – Uber, Lyft), or transit have much more value than a single-occupant vehicle trip; they require less physical space for roadway use and parking, produce less pollution, and promote a vibrant built environment.

We understand mobility options for non-drivers are more constrained than those who own vehicles and the TDM concepts we will develop for the WAVE Streetcar influence area need to encourage first/last-mile connections for transit, promote a mix of complementary land uses, and reduce or eliminate the need for car ownership. We will draw upon the lessons learned from TOD Plans created for similar urban environments and develop plan elements that can be mixed and matched to achieve the desired results.

We will work with the City of Fort Lauderdale, the Fort Lauderdale Transportation Management Association and Broward County Transit to create clear goals and objectives that will inform how specific strategies are established; the intent, cost, and measures of success. This exercise must balance incentives to reduce automobiles while also improving other travel choices that is driven by communication with, and a clear understanding from, stakeholders impacted by the TDM Plan.

We will also explore different funding options for the TDM Plan, recognizing that both public and private funding is likely necessary for development and ongoing administration. Public monies could include specific grants, or identification of ongoing revenue streams, such as a portion parking revenue. Private funding could include annual membership for employers, businesses, or residential property owners along with impact fees at the time of development review. This funding could be used to provide incentives to use non-automobile travel options like reduced transit passes, subsidized bike/ car sharing programs or TNC rides, or parking cash outs for employees and residents. The funding could also go towards developing disincentives for making automobile travel, most likely changes in parking policies.

Shared and variably-priced parking are great TDM concepts, and are increasingly used throughout urban areas, with an understanding of area demand, utilization and supply, as is currently under study by Fort Lauderdale. Shared parking is successful when there are a mix of complementary uses that have different parking needs throughout times of the day or create a “park once” opportunity. For example, an employee parking lot could be shared by restaurants, making use of the lot capacity during daytime and evening hours. Similarly, closely locating a mix of uses – grocery store, dry cleaning, and drug store – can eliminate the need to make multiple vehicle trips.

Pricing parking to meter usage is also an effective tool to minimize auto use and encourage other modes. However, the plan development must recognize there may be negative impacts of incentivizing switching from driving to transit or active transportation modes. If the TDM Plan is funded by parking revenue, the parking fees cannot be set at a level that fully eliminates usage and therefore eliminates funding. At the same time, the funding levels for the TDM Plan must be sufficient to implement the program. We will use the Citywide Parking Study data and understanding of existing and planned land uses to create a flexible but balanced parking strategy that can adjust as parking needs change, either from human behavior, introduction of autonomous vehicles, or other future conditions.

We will also focus on creating portions of the TDM Plan that are specific to existing and new developments through physical site requirements – bike/car share parking, TNC pick-up locations, transit stops and amenities, etc. – and zoning regulations – minimum or maximum number of parking spaces per land use type, etc. We understand the complicated nature of land use development and any site/project requirement changes, especially parking requirements, will need input from a group of stakeholders – developers, reviewing agency, and lenders – to gauge the

appetite for these measures vs. ability to borrow money and create attractive developments.

The final TDM Plan will balance the different needs of the community, establish a clear vision with measures of effectiveness, include a menu of incentives and disincentive programs aimed at different transportation system users, and provide a clear path for implementing and maintaining the program.

Deliverable 7a: Actionable TDM Plan

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s)

Deliverable Date:

- Draft for City Review/Comment: 285 calendar days after NTP
- Final 300 calendar days after NTP

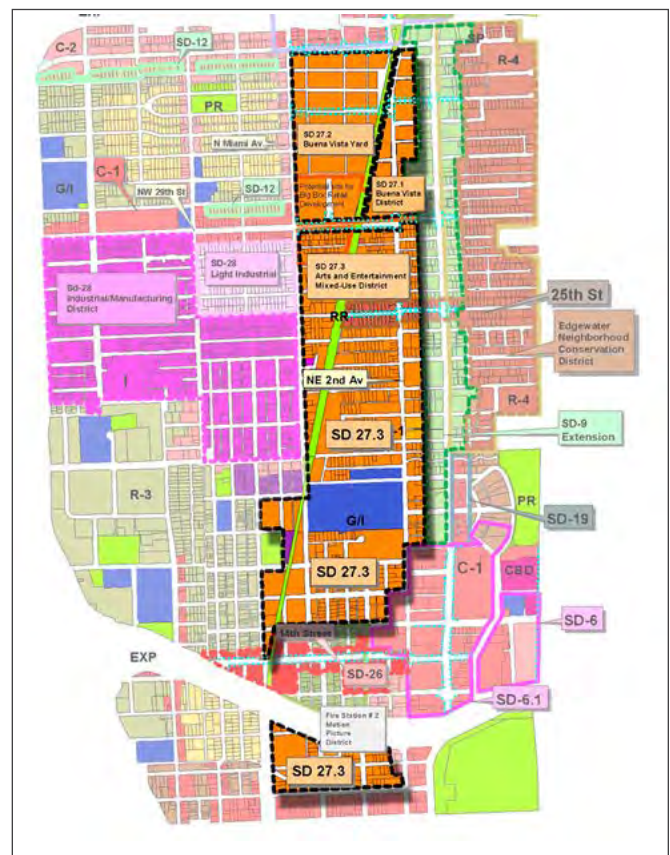
TASK 8.1 – TOD ZONING & DEVELOPMENT REGULATIONS

Revisions to zoning and development regulations is a critical step in the implementation process. Our team has completed zoning regulations and design standards for many communities across South Florida, ranging from the creation of special district overlays; to revisions to existing districts; to the creation of entirely new districts and sub-districts; to completely new zoning provisions for downtown areas. We are also familiar with the City of Fort Lauderdale ULDR and the numerous plans, design guidelines and processes that support it. Our team is uniquely qualified to craft realistic guidelines and standards that are applicable to numerous building types and ensure compatible neighborhood patterns. Given our extensive knowledge in creating zoning and design guidelines, we understand that new provisions need to be respectful of existing property rights; need to strike a balance between predictability and flexibility; and ultimately need to serve as an incentive to the private development community to invest in the neighborhood.

Updates to the TOD Guidelines must, first and foremost, provide a welcoming regulatory environment that spurs private investment along the Wave Streetcar alignment and produces an environment supportive of multimodal connectivity. They also need to provide for enhancement and preservation of existing neighborhood assets and perpetuate the character of those assets through new development. Varying lot sizes and customized parking requirements need careful consideration to assure the ability to develop both small scale infill projects and larger projects on assembled lots. Therefore, the guidelines need to strike a balance between predictability and assurance of

specific development typologies and flexibility offered to the private development community - such that they can secure a reasonable return on their investment and avert as many of the risks associated with land development as possible. Balancing these issues is the key to the creation of effective guidelines that preserve character and have the impact of catalyzing private investment.

We will utilize all of the information garnered in tasks 2 through 7 to inform and complete the revisions, as well as modifications to the ULDR, Downtown Master Plan, and the South Andrews Master Plan to ensure clarity and consistency. We will work with City staff to develop guidelines for non-monetary incentives like density, FAR, and height bonuses in exchange for affordable housing, infrastructure improvements, and other specific uses which would help with TOD and redevelopment. Recommendations will be based on a rigorous analysis of development potential and appropriate building massing to accommodate appropriate new development. This testing process will incorporate a review of additive development standards related to open space, ground floor uses, building types and massing, articulation, parking design, and service areas. At a minimum, the guidelines will address historic preservation and adaptive reuse; street character; setbacks; parking areas; and public open space. The guidelines will



be clearly illustrated to describe appropriate land use and scale transitions to neighboring areas, streets, open spaces, or significant buildings.

Additionally, utilizing the results from the TOD Best Practices (Task 2); and Evaluation of Development Barriers (Task 4); as well as stakeholder and community input, will provide action items aimed at streamlining redevelopment through improved processes and the elimination of regulatory inconsistencies.

Deliverables:

- 8a: Update, expand, and codify the existing TOD Guidelines
- 8b: Technical Memorandum – County/State review process

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s); GIS map file; File geodatabase.

Deliverable Date:

- Draft for City Review/Comment: 375 calendar days after NTP
- Final 390 calendar days after NTP

TASK 8.2 – PRESENTATIONS TO GOVERNING/ADVISORY BODIES

At the conclusion of Tasks 7 & 8, our team will prepare and lead summary presentations to review the work related to those tasks and to discuss the project's next steps. The presentation will also include a brief summary of Tasks 1 through 6 to provide background and explain “how we got here”.

Deliverable 8c: Up to four presentations to relevant stakeholders

Deliverable Format: Copy of presentation and all presentation components in original format(s); Meeting notes and action items

Deliverable Date: TBD in consultation with City Staff. We anticipate that these presentations will occur between 390 and 420 days after NTP.

TASK 9 – STREETCAR CONNECTIONS & MULTIMODAL LEVEL OF SERVICE (MMLOS)

Safe and comfortable mobility for pedestrians and cyclists to and from the Wave Streetcar will be crucial to its success, particularly within the project study area. The state of Florida is taking a proactive approach in implementing the complete streets philosophy as evidenced by the updates to the 2018 FDOT Design Criteria Manual for non-roadway or “Other Facilities”, and the establishment of the Quality Level of Service Handbook (2013) and the LOSPLAN software. This software calculates regimented scores based on AADT's, % truck traffic, % turning movements, etc.

All hard engineering values utilizing complex calculations and extensive input data to output a graded scale (A-F) for something that is a perception of safety, mobility and connectivity for the pedestrian and cyclist.

Having a “complete street” for all users is the goal of any TOD Plan. However, the modes that are most important to Fort Lauderdale users will need to be examined and understood. We plan to coordinate early in the process with City staff, FDOT, Broward County agencies, stakeholder groups and public outreach events to better understand the local perceptions, preferred routes, and local destinations that will be highly utilized multi-modal corridors throughout the Downtown core.

We believe that a simple rating system could be determined with a Good/Fair/Poor rating for the typical alternative modes that are more intuitive to the user and require far less input data. Additionally, the LOSPLAN software is only broken down into freeways, highways and arterials, whereas most of the roads in the planning area with links to the Streetcar stations are collectors and residential roads which may not have readily available data.

Modes that we would likely focus on include:

These MMLOS ratings can be graphically overlain with the desired corridors and core development areas to understand where infrastructure development will have the biggest impact in creating cohesive TOD areas with the best possible access to the Wave Streetcar and with the multiple transit options in the Mobility Hub Area.

Coupled with the revisions to the TOD Guidelines (Task 8) and accounting for previous tasks such as the TOD Best Practices, we will also develop street cross sections to

Level of Service	Pedestrian	Bicycle	Transit
GOOD	protected sidewalks; Meets FDOT Design Manual	Dedicated Bike lanes or shared path meeting FDOT Standards, access to B-Cycle Station	10-15 minute headways
FAIR	Attached Sidewalks; Does not meet FDOT Design Manual	Striped shoulders/ bike lanes that do not meet FDOT Standards B-Cycle Station within walking distance	15-30 minute headways
POOR	No sidewalks or sidewalks on one side only	No dedicated facilities, bikes needing to mix with general traffic, No B-Cycle Station	30-60 minute headways

illustrate ideal dimensional allocations for transit stations; pedestrian treatments and bicycle areas; motorized vehicular modes; landscaping and street furniture buffer zones/verges; and setback/build-to conditions for adjacent TOD. The street sections will be accompanied by an identification of capital improvements prioritizing non-motorized and transit infrastructure projects that will facilitate safe a comfortable access and transfers to the Wave Streetcar throughout Downtown Fort Lauderdale.

Level of Service	Automobile	Bicycle	Pedestrian	Bus
A/B				
C/D				
E/F				

Source: FDOT Quality/Level of Service Handbook

Deliverables:

- 9a: Initial FDOT & Broward County Meeting/Workshop
- 9b: Technical Memorandum – MMLOS Methodology
- 9c: Street Cross Sections
- 9d: Final FDOT & Broward County Meeting/Workshop
- 9e: Technical Memorandum – Non-Motorized Traffic/Transit Infrastructure

Deliverable Format:

- 9a & 9d: Workshop Materials, Meeting Minutes, Consensus & Action Items
- 9b, 9c, & 9e: Two printed copies; PDF copy; Copy of document and all components in original format(s); GIS map file; File geodatabase.

Deliverable Date:

- 9a: TBD in consultation with City staff. We anticipate initial meetings earlier than specified in the RFP at approximately 300 to 315 days after NTP
- 9b & 9c:
 - Draft for City Review/Comment 435 days after NTP
 - Final 450 days after NTP
- 9d: 460 Days after NTP
- 9e:
 - Draft for City Review/Comment 465 days after NTP
 - Final 480 days after NTP

TASK 10.1 – FINAL TOD REPORT

As a culmination to the project, the Final TOD Report needs to provide a clear, concise, and well-illustrated roadmap to promoting and executing TOD within the study area. All deliverables from previous tasks will be threaded together (compiled, indexed, and narrated) to provide an easily referenced guide for City staff. Because most readers of the report will focus primarily on the executive summary,

our team will make every effort to provide a summary that is both comprehensive, enticing, and promotes the advantages of the City's investment in the Wave Streetcar.

Deliverable 10a: Final TOD Report

Deliverable Format: Two printed copies; PDF copy; Copy of document and all components in original format(s)

Deliverable Date:

- Draft for City Review/Comment 515 days after NTP
- Final 540 days after NTP

TASK 10.2 – PRESENTATIONS TO GOVERNING/ADVISORY BODIES

Deliverable 10b: At the conclusion of Task 9, our team will prepare and lead summary presentations to review the work related to the MMLOS and Final TOD Report. The presentation will also include a brief summary of prior tasks to background information.

Deliverable 10b: Up to four presentations to relevant stakeholders

Deliverable Format: Copy of presentation and all presentation components in original format(s); Meeting notes and action items

Deliverable Date: TBD in consultation with City Staff. We anticipate that these presentations will occur between 510 and 540 days after NTP.

TASK 11 – MISCELLANEOUS SUPPORT

Our team will provide the requested support services on an as-needed basis, including tasks that involve City staff work, including but not limited to outreach activities and stakeholder meetings.

Deliverables:

- 11a: 20 hours of on-site meeting support from project management-level staff;
- 11b: 20 hours of on-site meeting/outreach support from junior-level staff;
- 11c: 20 hours of support developing graphic materials; and
- 11d: A conceptual plan for one (1) station pair along the proposed Tri-Rail Coastal Link corridor as determined by City staff.

Deliverable Format 11d: Two printed copies; PDF copy; Copy of document and all components in original format(s); GIS map file; File geodatabase.

Deliverable Date: TBD/As needed

WORKLOAD

FIRM'S ABILITY AND CAPACITY TO MEET & COMPLETE TASKS ON-TIME & ON-BUDGET

Our current workload is noted below and, when combined with our staff resources, allows us to **handle multiple projects concurrently**. For 40 years, the firm has completed numerous redevelopment plans, and urban design projects that successfully integrate visioning, branding, and concept development with the needs of the local economy and the desires of the community. Our focus is in bringing together the right team to find the right solution for each project that is based on our client's functional needs, thorough detailed team expertise in public safety facilities, programming and functional scope analysis, a deep understanding of sustainable design and aesthetic value, and a sensibility to the cultural characteristics of the community. Additionally, a factor to our success has been partnering with the entire team of stakeholders including the City staff, departments, and the community to create and maintain an effective dialogue of open communication. Our broad experience in multiple market sectors including public safety facilities offers us and the City a unique perspective.

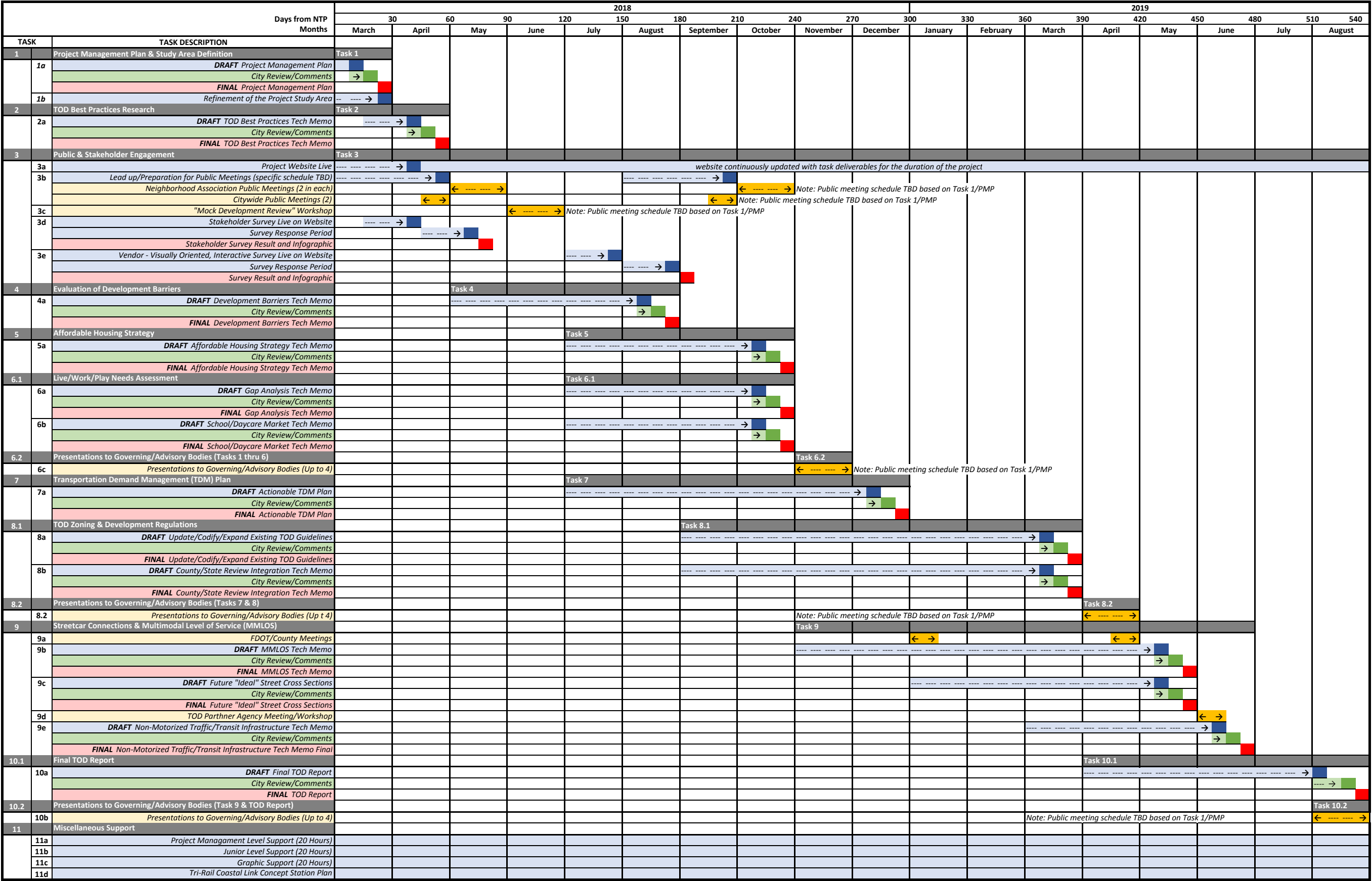
Our team will work closely with the City of Fort Lauderdale's project leadership to establish a detailed and transparent budget and schedule that correlates with a comprehensive

task list. Throughout the project, our team will consult extensively with the project leadership team to confirm project direction and to ensure that all tasks are being completed as desired. In order to develop a clear and executable vision and to manage expectations, it is important to identify early in the process a core project leadership group that can assess and scrutinize options and help shape how they are presented to stakeholders for input. **Zyscovich Architects is willing to meet both time and budget requirements specified by the City of Fort Lauderdale for the Federal Transit Oriented Planning Services project.**



PROJECT NAME	% COMPLETION	ESTIMATED COMPLETION DATE
ZYSCOVICH		
All Aboard Florida Station Design	98%	2018
Mana Wynwood Special Area Plan Expansion	98%	2018
Park Square Aventura Master Plan	96%	2018
Mixed-use Development North Miami Beach	96%	2018
Mana Downtown Master Plan	94%	2018
Intracoastal Mall Mixed-use Development	75%	2018
Naples Gateway Triangle	73%	2018
Pompano Beach Tri-Rail Station	72%	2018
Sanford Airport Commercial Real Estate & Land Development	53%	2018
MDC Strategic Miami Area Rapid Transit Land Use Planning and Visioning	12%	2020
WSP		
South Florida Regional Transportation Authority General Planning Consultant	80%	2019
Miami-Dade Transportation Planning Organization General Planning Consultant	85%	2018
FDOT District VI NW 27th Avenue Rapid Transit Project Development and Environmental Corridor Study	70%	2018
Broward Metropolitan Planning Organization 2045 Long Range Transportation Plan	10%	2019

TIMELINE





References



REFERENCES

We take pride in the work we do and are gratified to consistently hear the positive responses our facilities receive from end users, administrators and program management staff . Our dedication to excellence is substantiated by numerous letters of recommendation from project managers, administrative staff , facility staff and city officials. These positive references validate and strengthen our team's commitment to producing aesthetically pleasing, high-quality facilities. Please feel free to contact any of our team's references; we have included below clients with whom we have completed similar in scope projects.



ZYSCOVICH ARCHITECTS REFERENCES

BRIGHTLINE (ALL ABOARD FLORIDA) MASTER PLAN, ENTITLEMENTS & ARCHITECTURE	
Start and Completion Dates:	2012 - Present
Project Contact Information	All Aboard Florida. Brian Kronberg. 305.415.7481. brian@allaboardflorida.com
Design Fee	\$2,857,277.00
Prime Proposer's Role	Urban Planning, Streetscape Design, Transportation & Transit-Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Urban Design and Public Outreach
Description of Work	The scope of work includes the support services necessary for the operation and safety of the high-speed rail system, including boarding platforms, stairs, elevators, escalators, walkways, waiting areas, ticket and information booths, luggage handling areas, restrooms, utility rooms, station advertising displays, concessions, restaurants, lounges and other service-related businesses that will be open to passengers and nearby residents. Included in the long-term master plan are parking structures and rental car facilities, bikeways, pocket parks, community gardens, playgrounds, power substations, and other uses necessary for the operation, maintenance, and future growth of the All Aboard Florida inter-modal transit oriented developments.
CITY OF JACKSONVILLE VISION PLAN AND FUTURE LAND USE ELEMENT	
Start and Completion Dates:	2008-2011
Project Contact Information	City of Jacksonville. William Killingsworth. 904.630.2879. BillK@coj.net
Design Fee	\$1,200,000.00
Prime Proposer's Role	Urban Planning, Future Land Use, Transportation & Transit-Oriented Planning and Design, Master Planning, Architectural Services, Visioning, Urban Design and Public Outreach
Description of Work	The City of Jacksonville embarked on a two plus year long planning study to develop Visions for Planning Districts 1 – The Urban Core, 2 – Greater Arlington/Beaches, and 3 – The Southeast, plus a future land-use plan for the entire city. The success of this grassroots effort has been in great part due to the thoughtful and creative input from the community. The purpose of the plans has been to identify community goals, objectives, and planning potentials for growth. The vision and planning process included a public outreach process with a blog that allowed direct and real-time communication with the community. The development of the plans included community conversations and a steering committee for each district. The vision plans are framed by guiding principles developed as a result of the process.
SEVENTH AVENUE TRANSIT VILLAGE MIXED-USE DEVELOPMENT & MULTIMODAL HUB	
Start and Completion Dates:	2013-2015
Project Contact Information	Carlisle Development Group. Lindsay Lecour. 305.357.4700 llecour@carlisledevelopmentgroup.com
Design Fee	\$995,000.00
Prime Proposer's Role	Urban Planning, Entitlements, Streetscape Design, Transportation & Transit- Oriented Planning and Design, Feasibility Studies, Master Planning, Architectural Services, Interior Design, Urban Design and Public Outreach
Description of Work	This multi-modal hub will provide economic growth and community redevelopment opportunities for the area. This project evolved through a partnership between the Miami Dade Transit Agency, the Miami Dade Cultural Affairs Council, and the developer. The project integrates affordable housing with a bus transit station, a community black-box theater, retail space, County administrative offices, and a shared parking garage.

WSP REFERENCES

TRI-RAIL COASTAL LINK STATION AREA OPPORTUNITIES TRANSIT ORIENTED DEVELOPMENT GUIDEBOOK, SOUTH FLORIDA REGIONAL TRANSPORTATION AUTHORITY (SFRTA)	
Start and Completion Dates:	2013
Project Contact Information	SFRTA. Loraine Vargill. 954.788.7921. cargill@sfrta.fl.gov
Design Fee	\$74,000
Prime Proposer's Role	Urban Planning, Transportation & Transit-Oriented Planning and Design, Master Planning, Urban Design and Public Outreach
Description of Work	WSP created a TOD guidebook that showcased the market analysis for each proposed station area. The booklet presented TOD in the context of Tri-Rail stations, provided a detailed overview of TOD, explained the creation of various station area typologies based upon existing land use, followed by a presentation of existing and forecasted development conditions for each station area based upon existing land use policies and development plans. WSP was responsible for the development of all content, graphic design and publication lay out as well as extensive coordination with municipal staff for each station area.
CSX CORRIDOR TRANSIT-ORIENTED DEVELOPMENT (TOD) EVALUATION	
Start and Completion Dates:	2016
Project Contact Information	Miami-Dade TPO. Wilson Fernandez. 305.375.1886. wfernandez@miamidademp.org
Design Fee	\$85,000
Prime Proposer's Role	Urban Planning, Transportation & Transit-Oriented Planning and Design, Master Planning, Urban Design, Livable Cities
Description of Work	WSP completed an analysis to determine the land use measures necessary to promote transit-oriented development (TOD) patterns along the CSX East-West rail corridor. WSP applied various principles of TOD to create a corridor vision plan to demonstrate how the planning and design concepts can help to visualize and create greater activity through increased density, mixed use development, reduced parking ratios, walkable environment, and enhanced inter-modal connections at major transportation nodes. A major part of this work effort was the creation of visualization TOD plans at each proposed station area to include multiple images to depict a planning vision that incorporates mixed use development, recreational and landscape features while promoting the livability and walkability of stations areas with a station as the focal point.
MIAMI-DADE TRANSIT EDP PLANNING CONTRACT	
Start and Completion Dates:	2017
Project Contact Information	Miami-Dade Department of Transportation and Public Works. Monica Cejas, PE. 786.469.5290 mcejas@miamidade.gov
Design Fee	N/A
Prime Proposer's Role	Urban Planning, Transportation & Transit-Oriented Planning and Design, Master Planning, Urban Design
Description of Work	WSP is responsible for the preparation of short-term (10-year) Transit Development Plan as well as the development of a multi-modal transit facility inventory tool to assess Bus and Auto Rideshare Access to Transit Facilities.



M/WBE Participation



MINORITY

Although Zyscovich is not an S/D/E/M/WBE firm, we recognize the importance of nurturing relationships with Small, Disadvantaged, Emerging, Minority and Women-Owned Business Enterprise firms and, as such, have been working with several firms on a regular basis, not just to fulfill a required percentage. As part of our outreach and internship program,



DISADVANTAGED BUSINESS ENTERPRISES PARTICIPATION

Zyscovich developed an initiative plan to expand opportunities to S/D/E/M/WBE subcontractor firms. The program consists of mentoring new S/D/E/M/WBE subcontractor firms with experienced architectural and engineering firms in order to gain expertise, knowledge and familiarity with client-specific requirements. After undergoing several successful projects with the mentoring firm, they become one of our prime contractors and a true partner of Zyscovich Architects. This program has been so successful that several of our S/D/E/M/WBE subcontractor firms have graduated from their respective S/D/E/M/WBE programs by surpassing the revenue limitation requirements.

Zyscovich has an excellent history of meeting or exceeding Disadvantaged Business Enterprises participation goals. For example, for all of our Palm Beach County public-sector projects, the S/D/E/M/WBE participation goal is 15%. We have exceeded this amount on every contract by utilizing at least 20% S/D/E/M/WBE firms. In Miami-Dade County, where the typical S/D/E/M/WBE participation goal is 15-20%, **we regularly exceed this with 38-46% participation.** In 2016 alone, Zyscovich Architects paid out over 40% of all subcontractor fees to S/D/E/M/WBE firms, **representing nearly \$2.5 million in fees.**

Zyscovich also has a Local Vendor Outreach program in place, in which we identify non-traditional small and emerging businesses in a project's community for procurement opportunities, such as couriers, print houses, photographers, caterers, etc., ensuring that each community we work in receives an economic benefit from the projects we design or plan beyond temporary construction jobs.

Zyscovich Architects agrees to ensure that M/WBEs and DBEs will have the maximum opportunity to participate in the performance for services under this project. We have already committed to retaining Adept Public Relations, LLC, and Dickey Consulting, both S/M/WBE certified firms, to provide Public & Stakeholder Engagement services if awarded this contract. Their experience and qualifications are described in section 6. Subcontractors.

Our 15% Disadvantaged Business Enterprise participation for this project includes:

Adept Public Relations, LLC: 7.5% OF TOTAL FEE

Dickey Consulting Services: 7.5% OF TOTAL FEE



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301
954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

November 21, 2016

Ms. Julie Ruffolo
ADEPT PUBLIC RELATIONS, LLC
5300 Powerline Road, Suite 207
Fort Lauderdale, FL 33309

ANNIVERSARY DATE – Annually, on January 27th

Dear Ms. Ruffolo:

Broward County is pleased to announce that **Adept Public Relations, LLC** has renewed its certification as a **Disadvantaged Business Enterprise [DBE]**. Additionally, Adept has been certified as an **Airport Concessions Disadvantaged Business Enterprise (ACDBE)** in Florida, under a **Unified Certification Program [UCP]** in accordance with 49 CFR, PARTS 26 and 23.

DBE/ACDBE certification continues from your anniversary date, but is contingent upon Adept Public Relations, LLC renewing its eligibility annually through this office, Office of Economic and Small Business Development (OESBD). OESBD will notify you in advance of your obligation to provide continuing eligibility documents; however, to assure continued certification is your responsibility. Failure to continue your eligibility will result in immediate action to remove Adept Public Relations, LLC as a DBE/ACDBE.

As long as Adept Public Relations, LLC is listed in the DBE Directory, it is considered DBE/ACDBE Certified by all Florida UCP Members.

DBE/ACDBE Certification is subject to actions by governmental agencies impacting the disadvantaged status of Adept Public Relations, LLC.

Adept Public Relations, LLC will be listed in Florida's **UCP DBE Directory** which can be accessed via the internet, at

<http://www.3b.dot.state.fl.us/EqualOpportunityOfficeBusinessDirectory/>

DBE/ACDBE certification is **NOT** a guarantee of work, but enables Adept Public Relations, LLC to compete for, and perform, contract work on all USDOT Federal Aid (FAA, FTA and FHWA) projects in Florida as a DBE/ACDBE contractor, sub-contractor, consultant, and sub-consultant or material supplier.

Broward County Board of County Commissioners
Mark D. Bogen • Beern Furr • Dale Y.C. Holmes • Marty Klar • Chip LaMerica • Tim Ryan • Barbara Sharief • Lois Weiler
www.broward.org

Certifications

- Small, Minority & Women-Owned Business (S/M/WBE)
- State of Florida Certified Small Business Enterprise (SBE)
- Federal Airport Concessions DBE (ACDBE)
- Federal Disadvantaged Business Enterprise (DBE)
- Broward County Business Enterprise (CBE)





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954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

March 26, 2017

Ms. Sheryl A. Dickey
DICKEY CONSULTING SERVICES, INC.
P.O. Box 892
Fort Lauderdale, FL 33302

ANNIVERSARY DATE - Annually, on March 12th

Dear Ms. Dickey

Broward County is pleased to announce that Dickey Consulting Services, Inc. has renewed its certification as an Airport Concessions Disadvantaged Business Enterprise (ACDBE) and Disadvantaged Business Enterprise (DBE) in Florida, under a Unified Certification Program (UCP) in accordance with 49 CFR, PARTS 23 and 26.

ACDBE/DBE certification continues from your anniversary date, but is contingent upon Dickey Consulting Services, Inc. renewing its eligibility annually through this office, Office of Economic and Small Business Development (OESBD). OESBD will notify you in advance of your obligation to provide continuing eligibility documents; however, to assure continued certification is your responsibility. Failure to continue your eligibility will result in immediate action to remove Dickey Consulting Services, Inc. as an ACDBE/DBE.

As long as Dickey Consulting Services, Inc. is listed in the DBE Directory, it is considered ACDBE/DBE Certified by all Florida UCP Members.

ACDBE/DBE Certification is subject to actions by governmental agencies impacting the disadvantaged status of Dickey Consulting Services, Inc.

Dickey Consulting Services, Inc. will be listed in Florida's UCP DBE Directory which can be accessed via the internet at <http://www.fdot.com/ucp/dbe/ucpdbedir.htm>.

ACDBE/DBE certification is NOT a guarantee of work, but enables Dickey Consulting Services, Inc. to compete for, and perform, contract work on all USDOT Federal Aid FAA, FTA and FHWA projects in Florida as an ACDBE/DBE contractor, sub-contractor, consultant, and sub-consultant or material supplier.

Broward County Board of Commissioners
March 26, 2017 - The Board of Commissioners has approved the certification of Dickey Consulting Services, Inc. as an ACDBE/DBE.



OFFICE OF ECONOMIC AND SMALL BUSINESS DEVELOPMENT
Governmental Center Annex
115 S. Andrews Avenue, Room A680 • Fort Lauderdale, Florida 33301
954-357-6400 • FAX 954-357-5674 • TTY 954-357-5664

March 13, 2017

Ms. Sheryl A. Dickey
DICKEY CONSULTING SERVICES, INC.
P.O. Box 892
Fort Lauderdale, Florida 33302

Dear Ms. Dickey:

The Broward County Office of Economic and Small Business Development is pleased to announce that your firm's County Business Enterprise and Small Business Enterprise certification has been renewed.

Your firm's certification is continuing from your anniversary date, but is contingent upon the firm verifying its eligibility annually through this office. You will be notified in advance of your obligation to continue eligibility in a timely fashion. However, the responsibility to assure continued certification is yours. Failure to document your firm's continued eligibility for the CBE and SBE program within thirty (30) days from your anniversary may result in the expiration of your firm's certification. Should you continue to be interested in certification after it has expired, you will need to submit a new application and all required supporting documentation for review.

To review current Broward County Government bid opportunities visit: www.broward.com/purchasing and click on "Current Solicitations and Results." Also, from this website, you can log into your firm's profile in BEsync to ensure you have added all appropriate classification codes. Bid opportunities over \$3,500 will be advertised to vendors via email and according to classification codes, so please ensure that both the Purchasing Division and OESBD are apprised of your current e-mail address.

Your primary certification group is: Contract Services. This is also how your listing in our directory will read. You may access your firm's listing by visiting the Office of Economic and Small Business Development Directory, located on the internet at: www.broward.com/ucpdbedir and click on "Certified Firm Directories."

Your firm may compete for, and perform work on Broward County projects in the following areas:

NAICS CODE: 541011, 541020, 541720

We look forward to working with you to achieve greater opportunities for your business through county procurement.

Sincerely,

Sandy-Michael McDonald, Director
Office of Economic and Small Business Development

Cert Agency: BC-CBE SBE
ANNIVERSARY DATE: April 1st

Broward County Board of County Commissioners
March 13, 2017 - The Board of Commissioners has approved the certification of Dickey Consulting Services, Inc. as an ACDBE/DBE.

State of Florida

Woman & Minority Business Certification

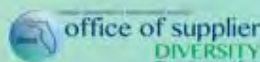
Dickey Consulting Services, Inc.

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

10/13/2017 to 10/13/2019

Erin Rock, Secretary

Florida Department of Management Services



Office of Supplier Diversity • 4050 Esplanade Way, Suite 380 • Tallahassee, FL 32399 • 850-487-0915 • www.dms.myflorida.com/osd



Subcontractors



SUBCONTRACTORS

The zyscovich Team's key personnel are hands-on leaders in their fields, averaging more than 30 years of experience. The Zyscovich Team has the resources and expertise to expeditiously complete the proposed work and has committed to ensuring the availability of more than adequately experienced personnel. All necessary professional resources will be committed to the City of Fort Lauderdale to meet the budget, schedule and planning objectives of this project.

Our selection for this project ensures team chemistry and prevents any need for a learning curve. Each subcontractor offers a high level of professionalism and commitment to excellence and will be available to provide their expertise for services as necessary. Our proposed team comprises the following firms:

LAMBERT ADVISORY GROUP, LLC

Real Estate, Housing, Economic and Financial Analysis

ADEPT (M/WBE)

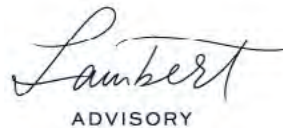
Public & Stakeholder Engagement/Outreach

DICKEY CONSULTING SERVICES, INC (M/WBE)

Public & Stakeholder Engagement/Outreach

LAMBERT ADVISORY GROUP, LLC

Is an economic development firm specializing in creative solutions to redevelopment, will provide real estate, economic and financial analysis on this contract, as well as researching City partnership opportunities. They provided targeted analysis and planning guidance associated with real estate and transportation systems. Their extensive experience in economic, market, P3 and fiscal analysis delivers fundamental support to transportation systems and transportation oriented development. Recent clients and/or participating entities include Broward MPO, Miami-Dade County MPO, South Florida Regional Transportation Authority; Miami-Dade Expressway (MDX), and Brightline (All Aboard Florida).



ADEPT

Is a minority and woman public involvement, stakeholder liaison and outreach firm made up of cutting edge professionals with transportation, mobility, infrastructure industry and governmental affairs/relations experience.



Our team of stakeholder liaisons, project coordinators, strategists and public relations professionals offer expertise in public outreach, community relations, public involvement, governmental affairs and relations, strategic communications, publicity, human-interest pitches, social media, events and institutional marketing for transportation and infrastructure projects programs.

DICKEY CONSULTING SERVICES

Is minority and woman project management, public/government relations and economic development consulting firm. Our organization and its associates provide services to public and private enterprises by coordinating, implementing, and promoting projects related to transportation studies and construction, water and sewer infrastructure, airport expansion and noise mitigation, economic and community development, as well as other related initiatives. DCS provides guidance on development of effective partnerships and achieving collective objectives, working closely with administrators and elected officials to create, implement and promote projects.



SUBCONTRACTORS WORKLOAD

Subcontractor's current and projected project workload does not adversely impact their ability to perform 100% on this project. Their key personnel and resources are fully available for the duration of this contract.

The following pages contain qualifications, experiences and resumes for our subcontractors as follows:

LAMBERT ADVISORY, LLC. - REAL ESTATE, ECONOMIC AND FINANCIAL ANALYSIS



Founded in 1995, Lambert is an internationally recognized economic, real estate, and community development advisory firm, working with both public agencies and private entities specifically on economic, financial and strategic analyses. For the past two decades our firm has provided economic, real

estate and financial analysis and planning guidance in association with transportation-oriented developments (TOD). Our extensive experience delivers fundamental support to redevelopment efforts aimed at leveraging real estate assets. Lambert has served as the primary economic, real estate and funding consultant on more than 15 transit related projects within the past 5 years alone. Importantly for this engagement, Lambert has dedicated practices to TOD planning and housing strategy. Our clients stretch throughout Florida and the US and specifically related to TOD include: Broward MPO, South Florida Regional Transportation Authority, Miami-Dade Expressway, Miami Dade County MPO, All Aboard Florida (Brightline). We have completed economic and housing strategies for: Miami Dade County, City of Miami, City of Pompano Beach, City of Hallandale Beach, City of Jacksonville, Tampa Housing Authority and the City of New Orleans among others.

In addition, Lambert Advisory was a principal consultant to the Harvard University Public Housing Operating Cost Study, a congressionally mandated study to develop a new operating cost formula for the nation's 1.3 million public housing units. The firm was involved in almost all aspects of the study, it led an effort to develop market rate property operating cost information, which can be adjusted and used as part of a comparable analysis for public housing. Additionally, Lambert served as a prime consultant related to developing a new debt-financing model for capital improvements in public housing. These proposals have met with wide support within HUD and the President's Office of Management & Budget.



Our firm is extremely familiar with Broward County and the Downtown Fort Lauderdale area. Lambert is currently serving as the economic consultant on Broward MPO's Countywide Mobility Hub Planning, Design & Implementation. The MPO has set forth an ambitious vision to transform the County's transportation system through mass transit aimed at optimizing mobility, supporting economic vitality, and ensuring a quality of life. Lambert is currently in the process of assisting in the guidance of the Broward Mobility Hub planning process through an evaluation of more than 100 mobility hub locations.

In Downtown Fort Lauderdale, our firm assisted in the implementation of the Downtown Fort Lauderdale Mobility Hub, with a key objective to maximize leverage through the creation of a joint public/private development. Our attached qualifications provide a further detailed selection of these and other projects completed similar in scope of services to this engagement.

Our long relationships in Broward County and our knowledge of what is required to successfully execute TOD studies, demonstrate our firm's ability to interface and deliver valuable expertise throughout this engagement. As a firm we dedicate ourselves to helping clients and their communities

thrive through data guided strategies. We strongly believe that our firm is in a position to provide the City with superior consulting services and that we exceed the qualifications required for this engagement.

A distinguishing aspect of our firm is the fact that our senior members are directly involved in all facets of the engagement. Paul Lambert, Lambert Advisory's founding member, will serve as the Project Manager on this engagement. Other key Lambert team members include Eric Liff (Day to Day Project Management) and Susana Siman (Senior Associate).

YEARS IN BUSINESS

22 Years

BUSINESS STRUCTURE

Partnership

FIRM SIZE

6 Talented Professionals

COMPANY ADDRESS

Miami

1201 Brickell Avenue, Suite 400
Miami, FL 33131

PHONE

305.503.4096

CONTACT PERSON

Eric Liff

EMAIL ADDRESS

eliff@lambertadvisory.com

WEBSITE

www.lambertadvisory.com

PAUL LAMBERT

Managing Principal, Real Estate, Economic Development and Financial Advisor

Paul Lambert founded Lambert Advisory in 1995, and his firm has provided corporate, not-for-profit, and governmental clients with a wide range of real estate advisory services since its inception.

Prior to starting Lambert Advisory, Lambert was with Arthur Andersen LLP and Goodkin Research Corporation where he was in charge of the firms' South Florida and Latin America real estate economic practice. Mr. Lambert appears before real estate industry groups and on national news programs to speak about the economy and real estate. Specific to the areas of retail, entertainment and tourism related services, some of Mr. Lambert's clients over the past several years have included Samsung Corporation, The Queen Emma Foundation, University of Pennsylvania, Honduras Ministry of Tourism, and the Cities of West Palm Beach, New York and New Orleans.

Mr. Lambert continues to advise a number of cities throughout the United States with regard to their housing and economic development programs and was a contributing author of "Public Housing Asset Management: A Handbook for Local Government" published by the Community Development Training Institute. He also served as a principal consultant to Harvard University's Public Housing Operating Cost Study.

RELEVANT PROJECTS INCLUDE:

- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative Economic/Market Analysis and Developer Negotiations
- City of North Miami, Florida Economic Redevelopment Strategy: Multi-Corridor Analysis
- Miami Dade Expressway (MDX) Strategic Plan for Interchange and Intermodal Facilities
- SFRTA Cypress Creek Mobility HUB Master Plan
- Miami Dade County MPO Intermodal Site Feasibility Study
- Jacksonville Economic Development Commission (JEDC) Urban Core Housing Plan
- Downtown Hollywood/FEC Corridor Study
- Florida East Coast Industries, Station Evaluation & Tax Revenue Analysis
- Miami Downtown Development Authority Market Data Assessment, Focus Group and Economic Strategy
- Jacksonville Economic Development Commission (JEDC) Downtown Workforce Housing Strategy
- Creative Village Strategic Planning and Funding Feasibility, Downtown Orlando, FL
- City of Cape Coral South Cape CRA Economic, Market and Strategic Analysis for 2020 Vision Plan
- Swerdlow Group – Civica Tower (Miami, FL) Miami Medical District - Residential and Medical Office Market Assessment
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans



Downtown Hollywood/FEC Corridor Study

Lambert
ADVISORY



YEARS OF EXPERIENCE

25

EDUCATION

Master City Planning,
Massachusetts Institute of
Technology; Cambridge,
Massachusetts. 1991

Bachelor of Arts, Miami
University (Oxford, Ohio),
Urban & Regional Planning.
1989

Beaver Fellow, London School
of Economics; London,
England. 1987-1988 Term

AVAILABILITY

30%

ERIC LIFF

Real Estate, Economic and Financial Advisor

Eric Liff has over 25 years of experience providing advisory services to government agencies, financial institutions, and corporations both domestically and internationally. Prior to joining Lambert Advisory as a Principal in 1999, Mr. Liff was responsible for acquisition and development activity at WorldStar Resorts, an entity of Starwood Capital. His primary responsibilities included corporate and/or asset identification, deal structuring, due diligence and strategic positioning.

Before joining WorldStar, Mr. Liff provided real estate advisory services for two Big 5 accounting firms, servicing some of the largest real estate and hospitality firms and investment banks in the United States and Caribbean. As a Manager in the Real Estate Consulting Group of KPMG Peat Marwick and a Senior Consultant with the Real Estate Consulting Group of Arthur Andersen LLP, Mr. Liff was actively involved in acquisition, disposition, and underwriting engagements for firms such as CS First Boston, Morgan Stanley, Prudential, and Heller Financial. Additionally, Mr. Liff has managed a number of major workout transactions and litigation related support engagements.

RELEVANT PROJECTS INCLUDE:

- Downtown Fort Lauderdale Mobility Hub Joint Development Initiative Economic/Market Analysis and Developer Negotiations
- City of North Miami, Florida Economic Redevelopment Strategy: Multi-Corridor Analysis
- Miami Dade Expressway (MDX) Strategic Plan for Interchange and Intermodal Facilities
- SFRTA Cypress Creek Mobility HUB Master Plan
- Miami Dade County MPO Intermodal Site Feasibility Study
- Jacksonville Economic Development Commission (JEDC) Urban Core Housing Plan
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- Florida East Coast Industries, Station Evaluation & Tax Revenue Analysis
- Jacksonville Economic Development Commission (JEDC) Urban Core Housing Plan
- Creative Village Strategic Planning and Funding Feasibility, Downtown Orlando
- Miami Downtown Development Authority Market Data Assessment, Focus Group and Economic Strategy
- City of Cape Coral South Cape CRA Economic, Market and Strategic Analysis for 2020 Vision Plan
- New Orleans (Post Katrina) Neighborhood Redevelopment Plans
- Tampa Innovation Alliance Comprehensive Planning Study



Downtown Fort Lauderdale Mobility Hub Joint Development Initiative

Lambert
ADVISORY



YEARS OF EXPERIENCE

26

EDUCATION

Bachelor of Science
Real Estate Management & Development
University of Southern California, 1990

PROFESSIONAL AFFILIATIONS

Member, Urban Land Institute (ULI)

American Resort Development Association (ARDA)

ULI Technical Assistance Panel (TAP) –South Florida/Caribbean District Council (2011)

AVAILABILITY

30%

SUSANA SIMAN

Senior Economic Advisor

Susana Siman recently joined Lambert Advisory as a Senior Associate. With a background in urban planning, tech start-ups and graphic design, Susana brings a human-centered approach to designing strategies that bridge gaps within urban development.

Prior to joining Lambert, Susana served as a product manager at Spatially, a location analytics company in Miami where she was responsible for bringing together engineers, analysts, and business development team members to create data-driven products that would allow clients to make sense of current or potential locations. She also developed data visualizations, demos and presentations that highlighted the software's value for pitches and speaking engagements across industry segments. Susana has a deep appreciation for Miami and its diverse communities and has worked on a range of local planning projects, from creating the graphic design for a historic preservation redevelopment toolkit to facilitating workshops between community members and real estate developers. She is Miami's Strategic Designer for 3x3 Design and on the advisory council for Urban Impact Lab, both innovative planning firms working to create smarter services and programs for more livable cities.

RELEVANT PROJECTS INCLUDE:

- Balzebre Investments Douglas Road Market Assessment
- Bossier City National Cyber Research Park Area
- Cornerstone Group (Brookstone Partners) 3750 Platform Market Study
- Naples D Downtown District Regulatory Review
- City of Miami Population Study
- Port Canaveral Strategic Master Plan
- Southland Mall Property Market Assessment



YEARS OF EXPERIENCE

5

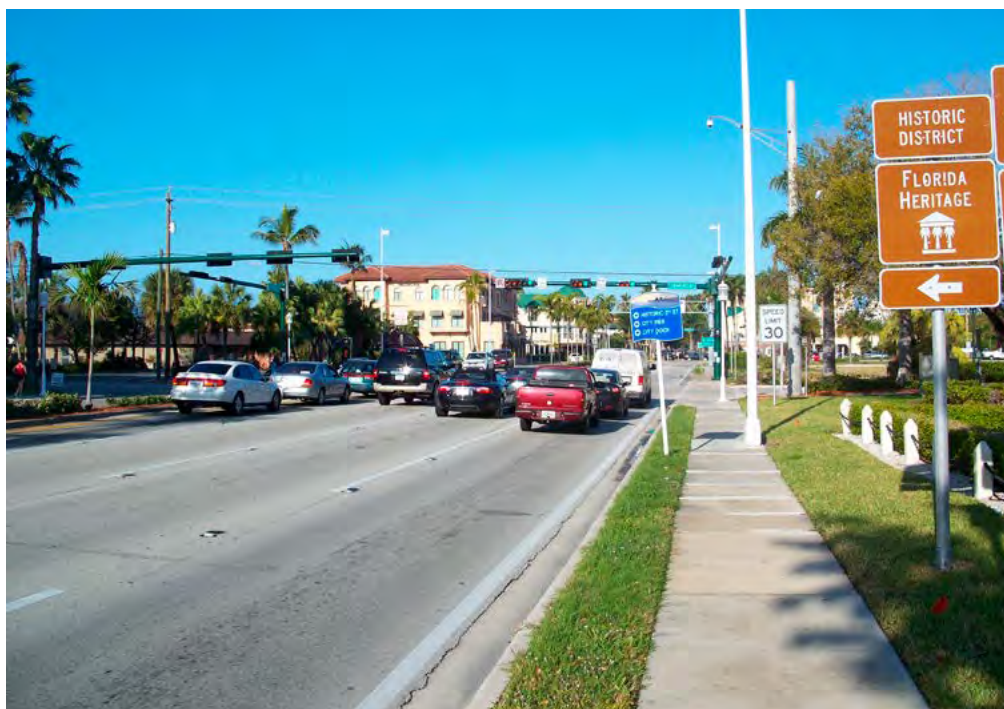
EDUCATION

Columbia University, Master of Science, Urban Planning, 2012

George Washington University, Bachelor of Fine Arts, Design and International Development Studies, 2009

AVAILABILITY

40%



Naples D Downtown District Regulatory Review

TAMPA HOUSING AUTHORITY & BANC OF AMERICA CDC CHOICE NEIGHBORHOODS PLAN, IMPLEMENTATION STRATEGY & APPLICATION *Tampa, FL*

Lambert Advisory headed the Choice Neighborhoods team on behalf of the City of Tampa, Tampa Housing Authority and Banc of America CDC. The firm developed the Choice Neighborhoods strategies and grants for the Encore and West River neighborhoods. In 2012, the team submitted and subsequently won one of four national \$30 million competitive grants for the Encore neighborhood from U.S. HUD.

While the Tampa Choice Neighborhood implementation plans clearly included the redevelopment of the physical neighborhoods, the broader goal of the plans was to improve the lives of the people who live in those neighborhoods through improved health, childhood education, job readiness and wage growth, safety, as well as greater mobility through access to better transportation.

The Choice Neighborhood plans we developed identified evidence based approaches to improve neighborhood resident lives in each of the areas noted above. For each of the plans we established firm partnerships and leveraged funds in excess of \$150 million per plan to implement the effort, developed a baseline set of metrics through community surveys and other available data, established goals for progress, and a method for measuring that progress. The formal establishment of baseline conditions and ongoing collection of data and measurement of progress at a household-by-household level was the only way the City, Housing Authority and Banc could indicate that the benefits of the federal and local public investment in the neighborhood had desired and measurable benefits well beyond the development of new buildings and increased property values.

Today the Tampa Housing Authority (THA) as the lead “People” agency for the implementation grant is actively measuring family progress on a quarterly basis. A partnership with the school board has allowed the THA to measure the progress of school age children in the neighborhood, a partnership with the largest health care provider in the Tampa Bay market allows the THA to gather metadata on the health of residents, and partnerships with CareerSource and Hillsborough Community College plus a number of private corporate partners has allowed the THA to offer neighborhood residents targeted job training and the ability to track progress in wage growth once residents are placed in jobs. It has been through this limited cost broad data gathering effort that a much more comprehensive understanding of the desirable benefits of federal and local dollars is being captured and translated in order to measure success and to justify future funding decisions and policy direction.



KEY FEATURES

Affordable Housing
Neighborhood Redevelopment
Livable Cities
Mobility

CLIENT / CONTACT

Tampa Housing Authority
Leroy Moore, SVP/COO
(813) 253-0551

COMPLETION

2016



DOWNTOWN FORT LAUDERDALE MOBILITY HUB JOINT DEVELOPMENT INITIATIVE Fort Lauderdale, FL

Downtown Fort Lauderdale has steadily evolved as an urban district with a growing population base, national and multinational corporate presence, a multitude of retail/entertainment options, and world-class cultural venues. The Downtown area is poised for continued growth with more than \$500 million in investment along the New River.

In tandem with this new wave of investment is the implementation of the Downtown Fort Lauderdale Mobility Hub. The Mobility Hub is located within a multi-block area that will connect multiple transit services including the Brightline (a privately developed inter-city passenger rail between Downtown Miami and Orlando), the Wave Streetcar Downtown Circulator, a dedicated BRT line, a commuter rail passenger service and regional express bus services.

Lambert Advisory served as the economic, market and financial advisor associated with the Downtown Mobility Hub Joint Development Initiative (JDI Mobility Hub). The basis of our work was to identify the opportunity for a transit-oriented joint development derived from the significant expansion of transit connectivity within Downtown Fort Lauderdale.



KEY FEATURES

- Transportation Planning
- Master Planning
- Visioning
- Land Use/Market Study
- Graphic Depictions of Plans
- Visioning
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Zoning Changes
- Sustainable Design
- Project Phasing
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

CLIENT / CONTACT

SFRTA / Kimley Horn & Associates
Mark Rickards
(561) 404-7244

COMPLETION

2013



BROWARD MPO COUNTYWIDE MOBILITY HUB PLANNING, DESIGN & IMPLEMENTATION Broward County, FL

Broward County is the second largest County in Florida comprising 31 municipalities and a total population of more than 1.8 million residents. The Broward Metropolitan Planning Organization (MPO) is the federally mandated agency that is responsible for making policy on local transportation matters and sets forth federal expenditure policy within this vast and vibrant region.

The MPO has set forth an ambitious vision to transform the county's transportation system through mass transit aimed at optimizing mobility, supporting economic vitality, and ensuring a quality of life. The Broward MPO Mobility Hub Planning, Design and Implementation study represents a continuation of a long-term transportation initiative that identifies more than 100 potential transportation hub locations throughout the county. Lambert Advisory, as a subconsultant to HNTB, currently serves as the economic, market and strategic advisor in this effort.

Lambert will also provide strategic advisory services as needed for potential transit-oriented public/private partnership efforts, which includes assisting in the preparation of solicitation material, evaluation of responses and partnership/funding structuring to allow the hubs to come into fruition.



KEY FEATURES

Transportation Planning
Master Planning
Visioning
Land Use/Market Study
Visioning
Programming
Site Evaluation & Analysis
Transit-Oriented Development
Zoning Changes
Multiple Stakeholder and
Agency Coordination
Local/Regional Transportation
Analysis

CLIENT / CONTACT

HNTB
Lynda Mifsud
(305) 222-1422

COMPLETION

Ongoing



MIAMI-DADE COUNTY MPO INTERMODAL SITE FEASIBILITY STUDY

Miami, FL

As Downtown Miami expands upon its emergence as a major international world class city, it also continues to increase its role as a predominate metropolitan urban center within the United States. A key contributing factor to allow this growth must be ongoing investment in infrastructure and transit.

In 2011, the Miami-Dade MPO, working collectively with the City of Miami, Miami-Dade County, and numerous other public agencies, commenced a plan to have Downtown Miami serve as the terminus for Brightline (formerly All Aboard Florida), a high-speed rail line between Miami and Orlando. The Miami Central Station is envisioned to serve as the region's central multimodal hub connecting intermodal rapid transit, commuter rail, intercity rail, local and intercity buses.

As part of this planning effort, Lambert Advisory, working with Jacobs Engineering, assessed the opportunity to integrate mixed-use development into the proposed transit sites as part of the broader MD-MPO Intermodal Site Feasibility Study. Lambert provided the consulting team with the economic and market data required to evaluate three proposed intermodal sites within Downtown Miami. The project will include approximately 180,000 square feet of retail and two Class A office towers totaling more than 300,000 square feet. Additionally, residential and hotel development is currently in the planning stages.



KEY FEATURES

- Transportation Planning
- Master Planning
- Visioning
- Land Use/Market Study
- Visioning
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Zoning Changes
- Multiple Stakeholder and Agency Coordination
- Local/Regional Transportation Analysis

CLIENT / CONTACT

Jacobs Engineering
Brett Nein
(305) 718-0599

COMPLETION

2012



DOWNTOWN HOLLYWOOD / FEC CORRIDOR REDEVELOPMENT PLAN

Hollywood, FL

Lambert Advisory was engaged by the City of Hollywood (City) to provide economic, market and strategic consulting services associated with a current updated understanding of the real estate investment climate in the Downtown and along North Federal Highway. In 2007, Lambert provided the City with consulting services for a broad range of initiatives throughout the eastern sector of the City (including the Hollywood Beach CRA), but notably work related to the Downtown Master Plan.

The work completed as part of this scope of services represented an independent and comprehensive evaluation of economic and market conditions that will help guide strategic redevelopment and investment initiatives within the Downtown and the North Federal Highway corridor. This considered the potential of passenger commuter train service along the FEC line and proposed station at Hollywood Boulevard and Tyler Street (Hollywood Station).



KEY FEATURES

Transportation Planning
Master Planning
Visioning
Land Use/Market Study
Visioning
Programming
Site Evaluation & Analysis
Transit-Oriented Development
Local/Regional Transportation Analysis

CLIENT / CONTACT

Hollywood CRA
Susan Goldberg
(954) 921-3471

COMPLETION

2015



POMPANO BEACH AFFORDABLE HOUSING STUDY

Pompano Beach, FL

Lambert Advisory was engaged by the City of Pompano Beach (City) to evaluate the City's market rate and affordable housing markets. Specifically, Lambert was engaged to provide the following: an inventory analysis aimed at determining the rent-restricted, subsidized and market-rate housing inventory and conditions at the citywide, Community Redevelopment Agency (CRA) and neighborhood level, as well as within the CRA boundaries; an assessment analyzing both the subsidized, rent restricted and market-rate housing inventory and opportunities for investment at the Citywide and neighborhood level; and, a strategy. Based on the results of the Inventory and Assessment, the Strategy provided a road map for addressing the city's needs at the citywide and neighborhood levels and how to best encourage and sustain market rate and affordable housing investment so that it is accretive to the City's fabric and neighborhood development expectations

The report provides a clear understanding of the market conditions for housing, how those conditions are impacting the affordability of housing in the community, what are the challenges associated with both the provision of affordable housing in Pompano Beach within the context of the broader regional market and the relative concentration of rent restricted and subsidized units, and policies which the City can undertake or advocate for at the County level to provide for the housing needs of low and moderate income residents in the community while encouraging investment in balanced stable mixed income neighborhoods.



KEY FEATURES

- Transportation Planning
- Master Planning
- Visioning
- Land Use/Market Study
- Visioning
- Programming
- Site Evaluation & Analysis
- Transit-Oriented Development
- Local/Regional Transportation Analysis

CLIENT / CONTACT

Pompano Beach
Greg Harrison
(954) 786-4600

COMPLETION

2017



ADEPT (M/WBE)-PUBLIC & STAKEHOLDER ENGAGEMENT/OUTREACH



The ADEPT Team is a public involvement, stakeholder liaison and outreach firm made up of cutting edge professionals with transportation, mobility, infrastructure industry and governmental affairs/relations experience.

We have a hands-on approach towards data collection, customer surveys and stakeholder outreach techniques to capture targeted interested parties. If fully applied, Public Involvement / Industry Outreach is the sole communication discipline suitable to help bring parties together, build common understanding and facilitate contracts like the City of Fort Lauderdale's Federal Transit Oriented Development (TOD) Planning Services.

ADEPT will work with Zyscovich Architects, the City of Fort Lauderdale's Transportation and Mobility Department and other City Staff to develop comprehensive reports, presentations and project team facilitation support services.

Our coordination efforts outline ways to identify and contact the industry/community/stakeholders affected by a project; notify the need for a project through brochures, draft plans, project summaries and involve all stakeholders throughout the decision making process. ADEPT is prepared and uniquely qualified to coordinate with civic associations and transportation/transit partners, to conduct public outreach activities seeking input to educate the public about the City's current and future transportation projects and programs as well as traffic calming and new signalization related projects.

ADEPT was the public involvement lead for the recent Transit Master Plan for the City of Fort Lauderdale. ADEPT designed and developed the FortLauderdaleTransit.com website and the Fort Lauderdale Transit Logo that could both be utilized for this project.

ADEPT owns the domain name FortLauderdaleTransit.com. Within seconds we can begin editing the existing project website, providing time savings and efficiency by hitting the ground running and eliminating the 45 day start-up time.

ADEPT is a small, minority and woman-owned company, certified as Women-Owned Business (M/WBE). Our firm is categorized and certified Federal Disadvantaged Business Enterprise (DBE), a Florida Small Business Enterprise (SBE) and a Broward County Business Enterprise (CBE).

YEARS IN BUSINESS

5+ Years

BUSINESS STRUCTURE

Limited Liability Corporation

FIRM SIZE

20 Talented Professionals

COMPANY ADDRESS

5300 Powerline Road, Suite 207
Fort Lauderdale, Florida 33309

PHONE

954.769.1533

CONTACT PERSON

Dana Pollitt

EMAIL ADDRESS

dana@adept.com

WEBSITE

www.adept.com



PORT EVERGLADES MASTER/VISION PLAN THIRD UPDATE

Role: Community Outreach, Stakeholder Liaison and Public Involvement Officer Support Services

For the third update to the Broward County Port Everglades Master/Vision Plan, the team will review the 2014 adopted Master/Vision Plan, related economic activity, financial and market forecasts and conditions and other relevant port/county planning documents as approved by the Contract Administrator. Cost: 1M

THE CITY OF FORT LAUDERDALE TRANSIT MASTER PLAN

Role: Community Outreach and Marketing Services



ADEPT was part of the team who assisted in the analysis of the City of Fort Lauderdale Community Bus System in order to enhance mobility for all users of the System for the City's Transportation and Mobility Department. Our scope included citywide surveying, interviewing of elected officials, real estate developers, residents, community groups, civic associations, private sector, government organizations and other stakeholders. We led both Tier 1 Stakeholder interviews that included one-on-one meetings and data collection as well as Tier 2 Stakeholders through telephone, online, email notifications and website surveys. The

City of Fort Lauderdale was successful in obtaining a two-year grant from the Federal Transit Administration's (FTA) New Freedom Program as a sub recipient to the South Florida Regional Transportation Authority (SFRTA). Cost: 150K

PROJECT: DESIGN SERVICES FOR LAS OLAS BLVD. FROM ANDREWS AVE. TO 15TH AVE IMPROVEMENT PROJECTS

Role: Public Involvement, Stakeholder Liaison

This is a roadway improvement project along Las Olas Boulevard will place sharrow markings on the inside lanes and bicycle routes, ADA improvements, adjustment of inlets to provide ADA accommodations, and installation of mid-block pedestrian-actuated signals with in-ground LED lighting among other items. Cost: 1M



CITY OF KEY WEST, KEY WEST HISTORIC SEAPORT

Role: Advertising, Public Relations, and Marketing Services

ADEPT has created an overall marketing plan that positions the Key West Historic Seaport as a premier tourist destination. Services included but limited planning, creation and management of social media, website, market research. We also recommend, negotiate and implement media strategies, media buys on the radio, television and airports. Cost: 400K

BROWARD COUNTY CONVENTION CENTER HOTEL AND EXPANSION

Role: Public Relations, Stakeholder Liaison

In 2015, the Board of County Commissioners approved moving forward with expanding the size of the Broward County Convention Center and adding a new headquarters hotel. After an extensive procurement process, Matthews Southwest Inc., (MSW) a nationally renowned and highly accomplished developer and team, was ranked as the #1 development firm by the Board.



DANA POLLITT

Stakeholder Liaison, Strategic Communications, Government Affairs/Relations

Mr. Pollitt has over 20 years of experience working with the private sector and local, state and federal government. He excels in influence marketing, complex real estate redevelopment, business and economic development and strategic communications and has participated in capturing professional service contracts on some of the nation's largest transportation and infrastructure projects.

Consistently ranked by publications like The Business Journal and Business Leader Magazine as a premier business leader, Mr. Pollitt, founder and managing partner of ADEPT, has been recognized by his peers, elected officials and industry for his innovations in strategic affairs and partnering.

Throughout Mr. Pollitt's work on behalf of clients, he has emphasized that being effective in developing new business requires integrity, industry expertise, well-crafted communications, passion for a client's issues and strong relationships. Today, ADEPT's team of professionals, with expertise in many industry sectors, reflect those values and Mr. Pollitt's own commitment to hard work, discipline, client service and pride in their profession.

Active in community placemaking Mr. Pollitt has a passion for engaging community redevelopment and branding campaigns. He is currently assisting several South Florida communities with redevelopment related goals and visioning.

Mr. Pollitt is actively involved in the community and with philanthropy, having served on numerous boards and committees, including the Broward County Economic Development and Small Business Advisory Board, the City of Fort Lauderdale Executive Airport Aviation Advisory Board, the Board of Directors for Envision Uptown, Inc., the Board of Directors for the Downtown Fort Lauderdale Transportation Management Association, Vice-chair of the Fort Lauderdale Transportation & Infrastructure Committee, Fort Lauderdale Chamber of Commerce Government Affairs Committee and the City of Fort Lauderdale Sustainability Advisory Board. Mr. Pollitt has been a member of the Miami Association of Realtors, Florida Association of Realtors, National Association of Realtors, the Greater Miami Chamber of Commerce, Broward League of Cities, the Riverwalk Trust, the Historic Stranahan House Museum and the Fort Lauderdale Chamber of Commerce. He has chaired multiple Transit Receptions in Broward County, regularly fundraises and advocates for issues and candidates and has served multiple years as a Judge for the South Florida Sustainability Awards.

He earned his Master's degree in Management with emphasis in Construction Law from Polytechnic University's School of Engineering and Business Administration and his Bachelor's degree in Environmental Policy & Law from The University of Kansas.

A Florida Licensed Real Estate Broker, Mr. Pollitt has procured and executed an estimated fifty million dollars in complex real estate related transactions ranging from raw developable land, office, industrial, commercial and residential.

Mr. Pollitt is fluent in English, Spanish and Portuguese with elementary proficiency in German



YEARS OF EXPERIENCE
20

EDUCATION

Master's degree in Management with emphasis in Construction Law from Polytechnic University's School of Engineering and Business Administration

Bachelor's degree in Environmental Policy & Law from The University of Kansas.

AVAILABILITY

80%

NICKI GROSSMAN

Public Involvement, Press, Strategic Relationships/Partnering

Nicki was elected to the Hollywood, Florida Commission in 1978, elected to the Broward County Commission in 1982 and served as President & CEO of the Greater Fort Lauderdale Convention & Visitors Bureau until June, 2016.

She served on the Board of Directors for the South Florida Super Bowl Host Committee, the Federal Reserve Bank of Atlanta's Travel and Tourism Advisory Council, American Coastal Coalition Board of Directors, and the Florida Commission on Tourism (where she was elected 2007-2008 Chair for VISIT FLORIDA).

You might recall that since 1995, Nicki acted as the president of the CVB heading up Broward County's convention and tourism marketing efforts. In 2007, Nicki was inducted into the VISIT FLORIDA Tourism Hall of Fame.

In 2016 she was named to the Destination Management Association Hall of Fame and received a lifetime achievement award from North Star Publishing Group, the industry's largest news association.

Mrs. Grossman was named Top 25 Most Influential People in the Meetings Industry by Meeting News. She was also named one of the 100 Most Powerful Women in Tourism by Travel Agent and named one of the Top 25 Marketing Minds by the Hospitality Sales and Marketing Association International (HSMIA).



YEARS OF EXPERIENCE

30

AVAILABILITY

60%

JULIE RUFFOLO

Public Involvement, Public Relations Operations, Finance & Administration

Ms. Julie Ruffolo, founder and managing partner at ADEPT is responsible for overall public relations operations. Ms. Ruffolo has handled all aspects of monitoring, reporting, accounting and finance for fundraising, public involvement/awareness campaigns, events, trade and trunk shows, catering, investment banking, real estate development and management consulting.

Ms. Ruffolo brings a wealth of knowledge in multicultural strategy and foreign public relations, community outreach, stakeholder coordination, promoting business/corporate and special events, e-commerce brand and program management.

Her ability to engage with minority and under-represented groups through implementing outreach strategies, developing innovative methods and direct public involvement campaigns helps clients reach every spectrum of the community.

Ms. Ruffolo oversees how ADEPT informs the public, develops memorandums to local governments, press releases, display ads, agendas, marketing materials and flyers. She has the ability to facilitate the public involvement process by distributing plans, agendas and brochures written to familiarize the public with infrastructure projects. Her team can arrange television or radio appearances, create videos, CDs or audiotapes and publish newsletters specific to transportation and infrastructure projects.

A part of Julie's focus is facilitating foreign nationals and those who wish to invest, work, study and live in the United States. She has supported foreign entrepreneurs, executives and investors seeking to open offices in the U.S. by providing expeditious visa application assistance.

Ms. Ruffolo regularly prepares sales and financial reports as well as provides regularly scheduled forecasts, compliance monitoring and trends analysis reports.

Ms. Ruffolo is a member of the League of Cities, the Advancing Women in Transportation (WTS), the National Association of Professional Women, the Riverwalk Trust, the Historic Stranahan House Museum and the Fort Lauderdale Chamber of Commerce.

In 2014 Ms. Ruffolo was recognized by the National Association of Professional Women as their 2014 Women of the Year and was recently awarded the 2014 Rosa Parks Diversity Leadership Award by the South Florida Chapter of the Advancing Women in Transportation (WTS).

Ms. Ruffolo is fluent in English, Spanish and Portuguese



YEARS OF EXPERIENCE

14

EDUCATION

Event planning, hospitality and hotel management from Brazil's UNIESP - Renascença University.

AVAILABILITY

80%

ALI GOLD

Social Media, Press Releases, Media Coverage, Administration

Ms. Gold is responsible for the preparation, scheduling and execution of effective marketing and social media strategies for public and private clients. She has accomplished social / digital media projects for accounts across multiple industries.

To keep them relevant within the networks they live on, she constantly strives to remain up to date on happenings throughout clients' various trades. She stays actively involved in the reporting and analytics of these activities to ensure an effective tracking of social media efforts, including overall buzz, sentiment, voice and conversation on all social campaigns.

In addition to responsibilities falling under social media management and maintenance of multiple accounts, Ali is involved in the writing, editing, distribution and pitching of press materials; compilation of media contacts and resources; assistance in website content creation and design; and e-newsletter content construction and design.

Ali has handled media buying for Cities, Travel & Tourism and Hospitality clients. She has negotiated with major publications, digital platforms and community organizations.

She leads ADEPT's not for profit business sector and is actively involved with many South Florida community and volunteer organizations.



YEARS OF EXPERIENCE

2

AVAILABILITY

90%

DICKEY CONSULTING - PUBLIC & STAKEHOLDER ENGAGEMENT/OUTREACH



Dickey Consulting Services, Inc. (DCS) is a project management, public/government relations and economic development consulting firm.

Our organization and its associates provide services to public and private enterprises by coordinating, implementing, and promoting projects related to transportation studies and construction, water and sewer infrastructure, airport expansion and noise mitigation, economic and community development, as well as other related initiatives.

DCS provides guidance on development of effective partnerships and achieving collective objectives, working closely with administrators and elected officials to create, implement and promote projects.

Our firm performs liaison services on behalf of government officials by creating partnerships with the community, businesses and policymakers, before implementing proposed initiatives.

Services include:

Government Relations

DCS provides guidance on development of effective partnerships and achieving collective objectives, working closely with administrators and elected officials to create, implement and promote projects. Our firm performs liaison services on behalf of government officials by creating partnerships with the community, businesses and policymakers, before implementing proposed initiatives.

Public Involvement

DCS organizes public involvement and public relations programming with various community businesses and civic groups, as well as public officials. We subcontract with firms working on water and sewer installation and transportation projects to thoroughly inform the public during these community revitalization improvements.

Economic Development and Community Revitalization

DCS provides business retention, expansion and recruitment assistance to public and private agencies. Our organization coordinates economic/market studies and master plans for businesses and governments. Our firm coordinates initiatives for economic and social policy issues and facilitates involvement in projects to ensure maximum return on investments for the community.

Commercial and Housing

DCS and its associates negotiate financing and construction of neighborhood commercial buildings. We plan and coordinate the construction of single family homes for purchase by low to moderate income persons.

Focus Groups and Strategic Planning

DCS develops strategic plans for public and private projects. Our firm will conduct and facilitate focus groups or stakeholder interviews to obtain input for specific projects. We collect, analyze and provide data for projects.

Business To Consumer

DCS organizes public involvement and public relations programming with various community businesses and civic groups, as well as public officials. DCS provides public outreach, media relations, database management, social media marketing, and event coordination services for privately held companies.

We can provide the staffing and expertise needed to facilitate and coordinate company objectives to meet the most demanding goals.

BUSINESS STRUCTURE

Corporation

COMPANY ADDRESS

1033 NW 6th Street, Suite 206
Fort Lauderdale, FL 33311

PHONE

954.467.6822

CONTACT PERSON

Sheryl Dickey

EMAIL ADDRESS

sdicty@dickeyinc.com

WEBSITE

dickeyinc.com

BROWARD COMPREHENSIVE PLAN OUTREACH (BROWARD MUNICIPAL SERVICE DISTRICT)

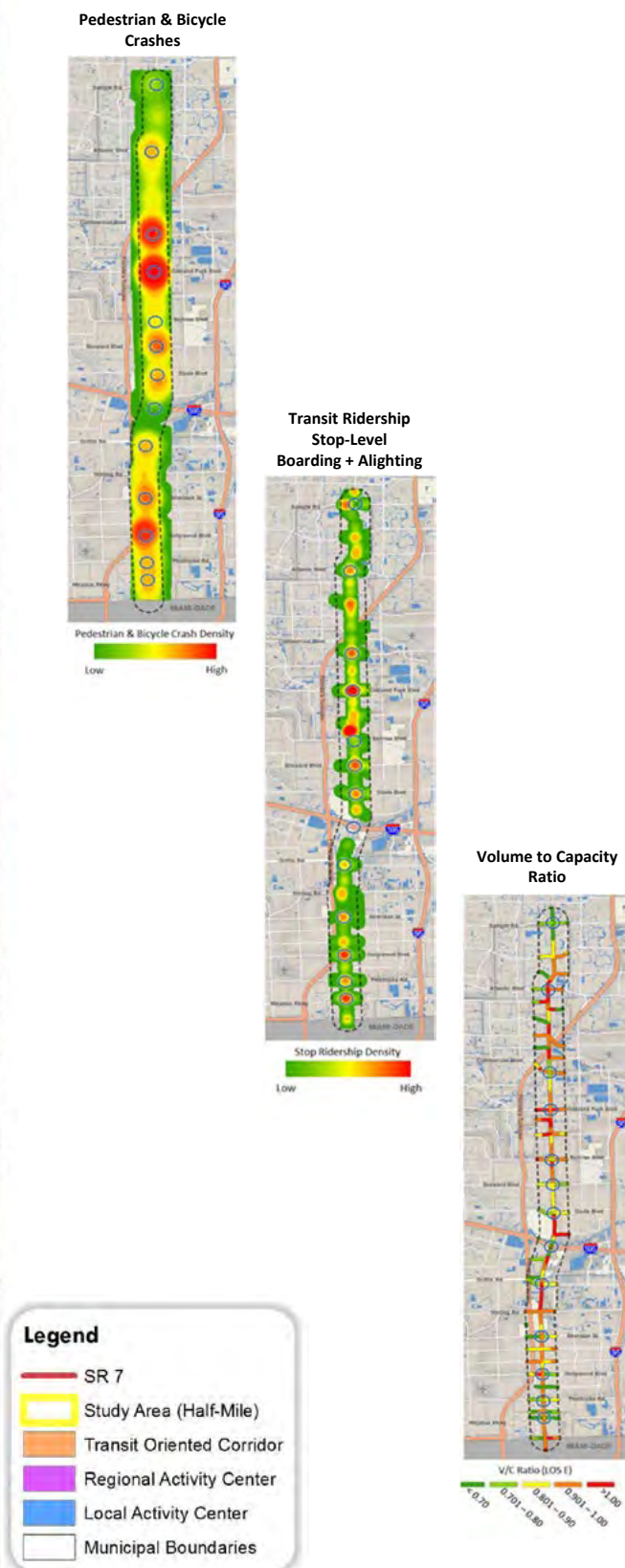
Dickey Consulting Services, Inc. executed the public outreach for the comprehensive plan. Our team visited each of BMSD communities, reviewed the local demographics, land use concerns, population statistics; maps and existing comprehensive plan to become familiar with the project. We worked with the Broward County Planning and Development Management Division to identify outreach tools with community feedback and execute a series of Community Workshops. We executed six Community Workshops, two for each community (Broadview Park, North County (Hillsboro Pines and Hillsboro Ranches) & Central County) to solicit public opinion and comment for the county to incorporate in the plan. DCS, Inc was the lead on facilitating the meetings; developing an outreach process report; providing agendas and meeting summaries for each of the community outreach meetings and regular staff coordination meetings; and assist with outreach process planning.

We produced outreach collateral that included but, was not limited to: table tent signage specific to each area, agendas, sign-in sheets, comment cards, county committee and boards handouts and directional signage. Provided input to county staff on public service announcements and press releases. Directed neighborhood distributions of the Community Workshop promotional materials; provided detailed memorandum with the location and quantity distributed. All findings and input was included in a final report to the county to be implemented in a draft of the new policies.

STATE ROAD 7 MULTIMODAL IMPROVEMENTS CORRIDOR STUDY

The purpose of the study was to identify congestion mitigation and safety improvements. Enhance transit rider, bicyclist, and pedestrian experience. Develop short-term multimodal improvements for possible implementation in 3-5 years (the duration of the improvements were based on the specific scope of work). Identify longer-term improvements for project development. Be consistent with National Environmental Protection Act.

In response to the purpose of the project, a street team was assembled, trained and supervised as they engaged pedestrians in completing a survey along the State Road 7 corridor at each of the major intersections. The results of the survey were compiled and began the basis for public transportation needs and deficits. Several public meetings were scheduled. As a part of preparation for the meetings, collateral was produced, a PowerPoint presentation was



State Road 7 Multimodal Improvements Corridor Study

composed and project business cards. The aforementioned tools were utilized to inform the public and stakeholder agencies of the project's purpose, timeline, and major milestones, as well as how they could get involved and stay informed as the project progressed. A variety of audiences were identified as the local community college, Business Districts, Kiwanis Clubs, Advisory Boards, Chamber of Commerce's, Broward County Schools, various HOAs and Civic Associations. As each meeting was attended, a master list of contacts were composed and utilized to contact the community about larger forums such as an E-Town hall meeting and text alerts for project meetings and updates.

SOUTHEAST FLORIDA TRANSPORTATION COUNCIL 2035 REGIONAL LONG RANGE TRANSPORTATION PLAN

Emphasis on regional planning and collaboration in Florida has increased with the expansion and merger of urbanized areas crossing more county lines and the emergence of regional economies. By enhancing the level of coordination among the three counties (Broward, Miami-Dade and Palm Beach) through the development of a Regional Plan, the following is accomplished:

- Development and implementation of a regional long range transportation plan (RLRTP) for the combined tri-county planning area.
- Development and implantation of a regional prioritization process, yielding a single list of prioritized regionally significant projects for their tri-county planning area.
- Development and implantation of a regional public involvement process to build public understanding and awareness of the region and regional transportation issues and opportunities
- Continuation of regional-level air quality planning efforts
- Generation of regional land use strategies with the South Florida and Treasure Coast Regional Planning Councils
- Development and utilization of performance measures to assess the effectiveness of these enhanced regional coordination efforts.

BROWARD BOULEVARD CORRIDOR TRANSIT STUDY

The Florida Department of Transportation (FDOT) District 4, in cooperation with the City of Fort Lauderdale, is conducting the Broward Blvd. Corridor Study in support of the Central Broward East-West Alternatives Analysis (E/W AA). The E/W AA is currently underway to determine the most feasible transit investment to serve east/west travel in Central Broward County.

DCS' role was to conduct seven Round 1 Stakeholder meetings with governmental agencies asking for their participation in the process. Thirteen Round 2 Stakeholder meetings were then conducted by DCS and the project management team with private interests that included neighborhood associations, developers, businesses, non-profit groups, and schools. Informational meetings were arranged and attended by DCS and the project management team that included three neighborhood associations and the CRA Board. DCS arranged and participated in a two-day design session which was intended to be a working session with sketches for the overall corridor, receiving public input, market assessment and station location.

SHERYL DICKEY

Stakeholder Liaison, Strategic Communications, Government Affairs/Relations

Sheryl A. Dickey is a community and economic development professional with more than 30 years of experience and a track record of success in these areas. She brings a high level of energy and the ability to participate in a leadership or team member role to ensure successful completion of a wide range of projects.

For more than a decade, Sheryl A. Dickey served in a number of executive level community and economic development positions within the public and private sectors including Director of Economic and Community Development for Blockbuster Entertainment Corp (1994); Economic Development Department Director for City of Fort Lauderdale (1992-1994); Deputy Director of Economic Development for Toledo/Lucas County Port Authority (1990-1992).

RELEVANT PROJECTS INCLUDE:

- Jacobs-Florida Department of Transportation/ CBEWT Project
- CH2M Hill-City of Fort Lauderdale Water Works 2011
- FAU/Transit-Supportive Infrastructure and Land Use: Mid-town Plantation, Broward County Florida, Broward MPO
- TMD/BCT Comprehensive Operational Analysis Project
- Kittleson/ Broward County MPO-Broward County 2030 Long Range Transportation Plan Update
- South Florida Regional Transportation Authority/Tri-Rail EASY Card
- Ricondo and Associates/Palm Beach International Airport (PBIA)
- Parsons/Fort Lauderdale-Hollywood International Airport Runway Expansion Project
- AECOM /Port Everglades 2006 Master Plan Update

JUSTINA HICKLYN

Stakeholder Liaison, Strategic Communications, Government Affairs/Relations

Justina Hicklyn is an enthusiastic, performance-driven Communications major proficient in independent research and problem-solving. Excellent written and verbal communication skills and the ability to work well with deadlines. Adept to working any environment, independently or as a cooperative unit. Ability to establish and maintain effective working relationships with the general public, project team and associated entities. She is focused on achieving continuous, improved business performance

RELEVANT PROJECTS INCLUDE:

- State Road 7 Multimodal Improvements Corridor Study (Broward Metropolitan Planning Organization)
- Broward County Neighborhood Improvement Program
- Airport Noise Abatement Committee (ANAC) for Fort Lauderdale-Hollywood International Airport
- Fort Lauderdale-Hollywood International Airport Voluntary Residential Sound Insulation Program
- NE/NW 6th Street (Sistrunk Boulevard) Streetscape Enhancement/ (Neighborhood Improvement Project)
- Broward Comprehensive Plan Outreach for the Broward Municipal Service District
- (Broward Environmental Protection and Growth Management Department)



YEARS OF EXPERIENCE

30

EDUCATION

B.S.S.W., Ohio State University

CERTIFICATIONS

Charrette Planner,
National Charrette Institute
Public Meeting Facilitator,
National Charrette Institute

AFFILIATIONS

International Economic
Development Council
Greater Fort Lauderdale
Chamber of Commerce
APTA, COMTO, AMAC

AVAILABILITY

70%



YEARS OF EXPERIENCE

20

EDUCATION

B.S., Morgan State University

RECOGNITIONS

Member of The National
Forum for Black Public
Administrators (NFBPA)
Active State Registered
Volunteer for Florida, District
95

AVAILABILITY

80%



Required Forms



REQUIRED FORMS

A. PROPOSAL CERTIFICATION

City of Fort Lauderdale

Bid 12093-885

BID/PROPOSAL CERTIFICATION

Please Note: If responding to this solicitation through BidSync, the electronic version of the bid response will prevail, unless a paper version is clearly marked **by the bidder** in some manner to indicate that it will supplant the electronic version. All fields below must be completed. If the field does not apply to you, please note N/A in that field.

If you are a foreign corporation, you may be required to obtain a certificate of authority from the department of state, in accordance with Florida Statute §607.1501 (visit <http://www.dos.state.fl.us/>).

Company: (Legal Registration) Zyscovich, Inc EIN (Optional): 59-2754852

Address: 100 N. Biscayne Boulevard, 27th Floor

City: Miami State: Florida Zip: 33132

Telephone No. 305.322.5222 FAX No. 305.577.4521 Email: bernard@zyscovich.com

Delivery: Calendar days after receipt of Purchase Order (section 1.02 of General Conditions): 540 days

Total Bid Discount (section 1.05 of General Conditions): _____

Does your firm qualify for MBE or WBE status (section 1.09 of General Conditions): MBE _____ WBE _____

ADDENDUM ACKNOWLEDGEMENT - Proposer acknowledges that the following addenda have been received and are included in the proposal:

Addendum No.	Date Issued	Addendum No.	Date Issued	Addendum No.	Date Issued
1	01/08/2018				
2	01/09/2018				

VARIANCES: If you take exception or have variances to any term, condition, specification, scope of service, or requirement in this competitive solicitation you must specify such exception or variance in the space provided below or reference in the space provided below all variances contained on other pages within your response. Additional pages may be attached if necessary. No exceptions or variances will be deemed to be part of the response submitted unless such is listed and contained in the space provided below. The City does not, by virtue of submitting a variance, necessarily accept any variances. If no statement is contained in the below space, it is hereby implied that your response is in full compliance with this competitive solicitation. If you do not have variances, simply mark N/A. **If submitting your response electronically through BIDSYNCH you must also click the "Take Exception" button.**

N/A

The below signatory hereby agrees to furnish the following article(s) or services at the price(s) and terms stated subject to all instructions, conditions, specifications addenda, legal advertisement, and conditions contained in the bid/proposal. I have read all attachments including the specifications and fully understand what is required. By submitting this signed proposal I will accept a contract if approved by the City and such acceptance covers all terms, conditions, and specifications of this bid/proposal. The below signatory also hereby agrees, by virtue of submitting or attempting to submit a response, that in no event shall the City's liability for respondent's direct, indirect, incidental, consequential, special or exemplary damages, expenses, or lost profits arising out of this competitive solicitation process, including but not limited to public advertisement, bid conferences, site visits, evaluations, oral presentations, or award proceedings exceed the amount of Five Hundred Dollars (\$500.00). This limitation shall not apply to claims arising under any provision of indemnification or the City's protest ordinance contained in this competitive solicitation.

Submitted by:

Bernard Zyscovich, FAIA
Name (printed)

January 25, 2018
Date:


Signature

Managing Principal
Title

B. COST PROPOSAL

City of Fort Lauderdale

Bid 12093-885

SECTION VI - COST PROPOSAL PAGE**Proposer Name:** Zyscovich Architects

Proposer agrees to supply the products and services at the prices bid below in accordance with the terms, conditions and specifications contained in this RFP.

Cost to the City: Firm shall quote firm, fixed, costs for all services/products identified in this request for proposal. These firm fixed costs for the project include any costs for travel and miscellaneous expenses. No other costs will be accepted. Additional lines have been provided for you to include any costs not listed.

TASK	ESTIMATED HOURS	COST NOT TO EXCEED
Task 1 – Project Management Plan & Study Area Definition	106	\$15,900
Task 2 – TOD Best Practices Research	200	\$30,000
Task 3 – Public & Stakeholder Engagement	1576	\$236,400
Task 4 – Evaluation of Development Barriers	280	\$42,000
Task 5 – Affordable Housing Strategy	204	\$30,600
Task 6.1 – Live/Work/Play Needs Assessment	220	\$33,000
Task 6.2 – Presentations to Governing/Advisory Bodies	176	\$26,400
Task 7 – Transportation Demand Management (TDM) Plan	840	\$126,000
Task 8.1 – TOD Zoning & Development Regulations	840	\$126,000
Task 8.2 – Presentations to Governing/Advisory Bodies	192	\$28,800
Task 9 – Streetcar Connections & Multimodal Level of Service (MMLOS)	840	\$126,000
Task 10.1 – Final TOD Report	880	\$132,000
Task 10.2 – Presentations to Governing/Advisory Bodies	192	\$28,800
Task 11 – Miscellaneous Support	120	\$18,000
TOTAL	6,666	\$999,900 .

Submitted by:

Bernard Zyscovich, FAIA
Name (printed)

January 25, 2018

Date



Signature

Managing Principal

Title

C. NON-COLLUSION STATEMENT

City of Fort Lauderdale

Bid 12093-885

NON-COLLUSION STATEMENT:

By signing this offer, the vendor/contractor certifies that this offer is made independently and *free* from collusion. Vendor shall disclose below any City of Fort Lauderdale, FL officer or employee, or any relative of any such officer or employee who is an officer or director of, or has a material interest in, the vendor's business, who is in a position to influence this procurement.

Any City of Fort Lauderdale, FL officer or employee who has any input into the writing of specifications or requirements, solicitation of offers, decision to award, evaluation of offers, or any other activity pertinent to this procurement is presumed, for purposes hereof, to be in a position to influence this procurement.

For purposes hereof, a person has a material interest if they directly or indirectly own more than 5 percent of the total assets or capital stock of any business entity, or if they otherwise stand to personally gain if the contract is awarded to this vendor.

In accordance with City of Fort Lauderdale, FL Policy and Standards Manual, 6.10.8.3,

3.3. City employees may not contract with the City through any corporation or business entity in which they or their immediate family members hold a controlling financial interest (e.g. ownership of five (5) percent or more).

3.4. Immediate family members (spouse, parents and children) are also prohibited from contracting with the City subject to the same general rules.

Failure of a vendor to disclose any relationship described herein shall be reason for debarment in accordance with the provisions of the City Procurement Code.

<u>NAME</u>	<u>RELATIONSHIPS</u>
N/A	N/A

In the event the vendor does not indicate any names, the City shall interpret this to mean that the vendor has indicated that no such relationships exist.

D. NON-DISCRIMINATION CERTIFICATION FORM

City of Fort Lauderdale

Bid 12093-885

CONTRACTOR'S CERTIFICATE OF COMPLIANCE WITH NON-DISCRIMINATION PROVISIONS OF THE CONTRACT

The completed and signed form should be returned with the Contractor's submittal. If not provided with submittal, the Contractor must submit within three business days of City's request. Contractor may be deemed non-responsive for failure to fully comply within stated timeframes.

Pursuant to City Ordinance Sec. 2-17(a)(i)(ii), bidders must certify compliance with the Non-Discrimination provision of the ordinance.

- (a) Contractors doing business with the City shall not discriminate against their employees based on the employee's race, color, religion, gender (including identity or expression), marital status, sexual orientation, national origin, age, disability or any other protected classification as defined by applicable law.

Contracts. Every Contract exceeding \$100,000, or otherwise exempt from this section shall contain language that obligates the Contractor to comply with the applicable provisions of this section.

The Contract shall include provisions for the following:

- (i) The Contractor certifies and represents that it will comply with this section during the entire term of the contract.
- (ii) The failure of the Contractor to comply with this section shall be deemed to be a material breach of the contract, entitling the City to pursue any remedy stated below or any remedy provided under applicable law.


Authorized Signature

Bernard Zyscovich, FAIA; Managing Principal
Print Name and Title

January 25, 2018
Date

E. E-VERIFY

City of Fort Lauderdale

Bid 12093-885

ATTACHMENT "A"
E-VERIFY AFFIRMATION STATEMENT

RFP/Bid /Contract No: 12093-885Project Description: Federal Transit Oriented Development (TOD) Planning Services

Firm/Contractor/Proposer/Bidder acknowledges and agrees to utilize the U.S. Department of Homeland Security's E-Verify System to verify the employment eligibility of,

- (a) all persons employed by Contractor/Proposer/Bidder to perform employment duties within Florida during the term of the Contract, and,
- (b) all persons (including subcontractors/vendors) assigned by Firm/Contractor/Proposer/Bidder to perform work pursuant to the Contract.

The Contractor/Proposer/Bidder acknowledges and agrees that use of the U.S. Department of Homeland Security's E-Verify System during the term of the Contract is a condition of the Contract.

Zyscovich Architects

Firm/Contractor/Proposer/Bidder Company Name



Authorized Company Person's Signature

Elizabeth Prats; Human Resources Manager

Authorized Company Person's Title

January 25, 2018

Date

F. SAMPLE INSURANCE CERTIFICATE



ZYSCARC-01

KCOLLINS

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ames & Gough 8300 Greensboro Drive Suite 980 McLean, VA 22102	CONTACT NAME: PHONE (A/C, No, Ext): (703) 827-2277 FAX (A/C, No): (703) 827-2279 E-MAIL ADDRESS: admin@amesgough.com														
INSURED Zyscovich Architects, Inc. 100 N. Biscayne Boulevard, 26th and 27th Floors Miami, FL 33132	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Hartford Fire Insurance Company A+ (XV)</td> <td>19682</td> </tr> <tr> <td>INSURER B : Hartford Casualty Insurance Company (XV) A+</td> <td>29424</td> </tr> <tr> <td>INSURER C : Continental Casualty Company (CNA) A, XV</td> <td>20443</td> </tr> <tr> <td>INSURER D :</td> <td></td> </tr> <tr> <td>INSURER E :</td> <td></td> </tr> <tr> <td>INSURER F :</td> <td></td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Hartford Fire Insurance Company A+ (XV)	19682	INSURER B : Hartford Casualty Insurance Company (XV) A+	29424	INSURER C : Continental Casualty Company (CNA) A, XV	20443	INSURER D :		INSURER E :		INSURER F :	
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INSURER D :															
INSURER E :															
INSURER F :															

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			42UUNNI9519	04/02/2017	04/02/2018	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			42UUNNI9519	04/02/2017	04/02/2018	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			42RHUNI9579	04/02/2017	04/02/2018	EACH OCCURRENCE \$ 8,000,000 AGGREGATE \$ 8,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	AEH591899514	04/02/2017	04/02/2018	Per Claim 3,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Professional Liability Aggregate Limit: \$5,000,000

RE: City of Fort Lauderdale Federal Transit Oriented Development (TOD) Planning Services. Solicitation 12093-885

The City of Fort Lauderdale is included as additional insured with respects to General Liability when required by written contract.

CERTIFICATE HOLDER

CANCELLATION

City of Fort Lauderdale Procurement Services Division 100 N Andrews Ave, Room 619 Fort Lauderdale, FL 33301	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	---

ACORD 25 (2016/03)

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CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/11/2018

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Automatic Data Processing Insurance Agency, Inc. 1 Adp Boulevard Roseland, NJ 07068		CONTACT NAME: PHONE (A/C, No, Ext): FAX (A/C, No): E-MAIL ADDRESS: INSURER(S) AFFORDING COVERAGE NAIC # INSURER A : Rated by Multiple Companies	
INSURED ZYSCOVICH ARCHITECTS 100 North Biscayne Blvd 27th Floor Miami, FL 33132		INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	

COVERAGES

CERTIFICATE NUMBER: 812298

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:						EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) \$ MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$ PRODUCTS - COMP/OP AGG \$ \$	
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$	
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	N	76WEGVK1004	01/14/2018	01/14/2019	X PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 City of Fort Lauderdale Federal Transit Oriented Development (TOD) Planning Services. Solicitation 12093-885

CERTIFICATE HOLDER

City of Fort Lauderdale Procurement Services Division 100 N. Andrews Avenue, Room 619 Fort Lauderdale, FL 33301	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
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ACORD 25 (2014/01)

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G. BUSINESS LICENSES - ZYSCOVICH ARCHITECTS

State of Florida

Department of State

I certify from the records of this office that ZYSCOVICH, INC. is a corporation organized under the laws of the State of Florida, filed on October 30, 1986.

The document number of this corporation is M40936.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on January 9, 2017, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Ninth day of January, 2017*



Ken DeFina
Secretary of State

Tracking Number: CC6604983590

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

G. BUSINESS LICENSES - WSP

State of Florida

Department of State

I certify from the records of this office that WSP USA INC. is a New York corporation authorized to transact business in the State of Florida, qualified on March 5, 1973.

The document number of this corporation is 829626.

I further certify that said corporation has paid all fees due this office through December 31, 2017, that its most recent annual report/uniform business report was filed on August 14, 2017, and that its status is active.

I further certify that said corporation has not filed a Certificate of Withdrawal.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Eleventh day of January, 2018*



Ken DeFuria
Secretary of State

Tracking Number: CU2019658214

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

G. ENGINEERING LICENSE - WSP



Florida Board of Professional Engineers
2639 North Monroe Street, Suite B-112
Tallahassee, FL 32303-5268

WSP USA Inc.
ONE PENN PLAZA
ATTN. MEGHAN SOTO
NEW YORK, NY 10119

Each licensee is solely responsible for notifying the Florida Board of Professional Engineers in writing the licensee's current address.

Name changes require legal documentation showing name change. An original, a certified copy, or a duplicate of an original or certified copy of a document which shows the legal name change will be accepted unless there is a question about the authenticity of the document raised on its face, or because the genuineness of the document is uncertain, or because of another matter related to the application.

At least 90 days prior to the expiration date shown on this license, a notice of renewal will be sent to your last known address. If you have not yet received your notice 60 days prior to the expiration date, please call (850) 521-0500, or write, Florida Board of Professional Engineers, 2639 North Monroe Street, Suite B-112, Tallahassee, FL 32303-5268 or e-mail: board@fbpe.org. Our website address is <http://www.fbpe.org>.

State of Florida

Board of Professional Engineers

Attests that

WSP USA Inc.

Is authorized under the provisions of Section 471.023, Florida Statutes, to offer engineering services to the public through a Professional Engineer, duly licensed under Chapter 471, Florida Statutes.

Expiration: 2/28/2019


Audit No: 228201905592 NC



CA Lic. No:

1462

G. BUSINESS LICENSES - LAMBERT ADVISORY, LLC

	City of Miami	POST THIS DOCUMENT IN A CONSPICUOUS PLACE. NOT TRANSFERRABLE OR VALID AT ANOTHER ADDRESS UNLESS APPROVED BY THE FINANCE DEPARTMENT, CITY OF MIAMI 444 S.W.2 AVE 6 TH FLOOR, MIAMI, FL 33130, PHONE (305)416-1918.	THIS IS NOT A BILL DO NOT PAY
Effective Year Oct. 1 2017 Thru Sep. 30 2018			
RECEIPT FOR LAMBERT ADVISORY LC			
ISSUED <u>Nov 28, 2017</u> TOTAL FEE PAID 116.00			
ACCOUNT NUMBER 4334 RECEIPT NUMBER 29597 NAME OF BUSINESS LAMBERT ADVISORY LC DBA LAMBERT ADVISORY LC LOCATION 1201 BRICKELL AV 400			
IS HEREBY IN COMPLIANCE TO ENGAGE IN OR MANAGE THE OPERATION OF: CONSULTANT: BUSINESS OR PROF.			
<u>Erica T. Paschal</u> <u>Finance Director</u>			
			This issuance of a business tax receipt does not permit the holder to violate any zoning laws of the City nor does it exempt the holder from any license or permits that may be required by law. This document does not constitute a certification that the holder is qualified to engage in the business, profession or occupation specified herein. The document indicates payment of the business tax receipt only.
			2018

G. BUSINESS LICENSES - ADEPT**BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT**

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018

DBA:
Business Name: ADEPT PUBLIC RELATIONS LLC

Receipt #: 327-258291
Business Type: BUSINESS/FINANCIAL/CONSULTANT
(PUBLIC RELATIONS)

Owner Name: JULIE RUFFOLO/ ADEPT PR
Business Location: 5300 POWERLINE RD STE 207
FT LAUDERDALE
Business Phone: 9547691533

Business Opened: 07/19/2013
State/County/Cert/Reg:
Exemption Code:

Rooms **Seats** **Employees** **Machines** **Professionals**
3

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	3.30	0.00	0.00	36.30

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS

THIS BECOMES A TAX RECEIPT

WHEN VALIDATED

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:
ADEPT PUBLIC RELATIONS LLC
5300 POWERLINE RD STE 207
FORT LAUDERDALE, FL 33309

Receipt # WWW-17-00000485
Paid 10/04/2017 36.30

2017 - 2018

G. BUSINESS LICENSES - DICKEY CONSULTING**BROWARD COUNTY LOCAL BUSINESS TAX RECEIPT**

115 S. Andrews Ave., Rm. A-100, Ft. Lauderdale, FL 33301-1895 – 954-831-4000

VALID OCTOBER 1, 2017 THROUGH SEPTEMBER 30, 2018

DBA:
Business Name: DICKEY CONSULTING SERVICES INC

Receipt #: 327-8407
Business Type: BUSINESS/FINANCIAL/CONSULTANT
 (CONSULTING SERVICE)

Owner Name: SHERYL A DICKEY
Business Location: 1033 NW 6 STE 206
 FT LAUDERDALE

Business Opened: 03/24/2003
State/County/Cert/Reg:
Exemption Code:

Business Phone:

Rooms

Seats

Employees
5

Machines

Professionals

For Vending Business Only						
Number of Machines:				Vending Type:		
Tax Amount	Transfer Fee	NSF Fee	Penalty	Prior Years	Collection Cost	Total Paid
33.00	0.00	0.00	0.00	0.00	0.00	33.00

THIS RECEIPT MUST BE POSTED CONSPICUOUSLY IN YOUR PLACE OF BUSINESS**THIS BECOMES A TAX RECEIPT****WHEN VALIDATED**

This tax is levied for the privilege of doing business within Broward County and is non-regulatory in nature. You must meet all County and/or Municipality planning and zoning requirements. This Business Tax Receipt must be transferred when the business is sold, business name has changed or you have moved the business location. This receipt does not indicate that the business is legal or that it is in compliance with State or local laws and regulations.

Mailing Address:



SHERYL A DICKEY
 PO BOX 892
 FORT LAUDERDALE, FL 33302



Receipt # 1CP-16-00017552
Paid 08/01/2017 33.00



2017 - 2018

PROFESSIONAL LICENSES

ZYSCOVICH ARCHITECTS

RICK SCOTT, GOVERNOR	MATILDE MILLER, INTERIM SECRETARY				
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF ARCHITECTURE & INTERIOR DESIGN					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">LICENSE NUMBER</td> <td></td> </tr> <tr> <td>AAC001431</td> <td></td> </tr> </table>		LICENSE NUMBER		AAC001431	
LICENSE NUMBER					
AAC001431					
<p>The ARCHITECT CORPORATION Named below IS CERTIFIED Under the provisions of Chapter 481 FS. Expiration date: FEB 28, 2019</p>					
<p>ZYSCOVICH, INC 100 BISCAYNE BLVD FL 27 MIAMI FL 331322306</p>					
 					
ISSUED: 01/19/2017	DISPLAY AS REQUIRED BY LAW				
SEQ # L1701190000836					

RICK SCOTT, GOVERNOR	MATILDE MILLER, INTERIM SECRETARY				
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF ARCHITECTURE & INTERIOR DESIGN					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">LICENSE NUMBER</td> <td></td> </tr> <tr> <td>AR0007410</td> <td></td> </tr> </table>		LICENSE NUMBER		AR0007410	
LICENSE NUMBER					
AR0007410					
<p>The ARCHITECT Named below IS LICENSED Under the provisions of Chapter 481 FS. Expiration date: FEB 28, 2019</p>					
<p>ZYSCOVICH, BERNARD ZYSCOVICH, INC. 100 N BISCAYNE BLVD 27TH FLOOR MIAMI FL 33132</p>					
 					
ISSUED: 02/15/2017	DISPLAY AS REQUIRED BY LAW				
SEQ # L1702150000756					

RICK SCOTT, GOVERNOR	MATILDE MILLER, INTERIM SECRETARY				
STATE OF FLORIDA DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION BOARD OF ARCHITECTURE & INTERIOR DESIGN					
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">LICENSE NUMBER</td> <td></td> </tr> <tr> <td>AR95131</td> <td></td> </tr> </table>		LICENSE NUMBER		AR95131	
LICENSE NUMBER					
AR95131					
<p>The ARCHITECT Named below IS LICENSED Under the provisions of Chapter 481 FS. Expiration date: FEB 28, 2019</p>					
<p>BAUGHN, TRENTON CHASE 35 SW 24TH ROAD MIAMI FL 33129</p>					
 					
ISSUED: 02/15/2017	DISPLAY AS REQUIRED BY LAW				
SEQ # L1702150000624					

