

October 30, 2007

070671

**SW 2ND AVENUE
DEVELOPMENT PROGRAMMING
ASSESSMENT**

Prepared for

Anthony Lyons

COMMUNITY REDEVELOPMENT AGENCY MANAGER

300 E. University Avenue
Mail Station 48, PO Box 490
Gainesville, FL 32602

Prepared by



BASILE BAUMANN PROST COLE & ASSOCIATES, INC.

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COVER LETTER

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October 30, 2007

Anthony Lyons
Community Redevelopment Agency Manager
300 E. University Avenue
Mail Station 48, P.O. Box 490
Gainesville, FL 32602

Re: SW 2nd Avenue Development Programming Assessment

Dear Mr. Lyons:

I am pleased to submit this proposal on behalf of Basile Baumann Prost Cole & Associates, Inc. (BBPC) and PBS&J. We have assembled a team with experienced staff from our firm as well as experienced designers and engineers from PBS&J to provide you with the best possible team to achieve your goals within the SW 2nd Avenue study area. We are proposing a development programming assessment that will go beyond traditional design and feasibility studies.

We intend to identify specific innovative development concepts that are simultaneously attractive to citizens and City staff, as well as to developers who will ultimately build the community envisioned in this process. The process includes opportunity for stakeholder input, an assessment of necessary infrastructure improvements, a site plan and general design guidelines and an assessment of the financial viability of the project from a developer's perspective. In other words, the Development Programming Assessment will provide a solid basis for moving forward with developer solicitation and construction.

BBPC is considered one of the leading development consulting firms nationwide, assisting federal entities and state and local governments with economic analysis and real estate development expertise. We have caused construction of over \$7 billion of construction in 47 states and 5 countries. The team is excited by the possibility of working on this project because of the enormous development potential this site represents. The overall administrative and management coordination responsibilities will be performed by Mr. Ralph Basile, Founding Principal and Co-Owner of BBPC. This effort has the personal commitment of Mr. Basile and of our most senior level staff.

We enthusiastically certify that our team commits sufficient resources in personnel, equipment and time available to make this effort a true success. We look forward to the opportunity of presenting our qualifications and experience to you and your board in person, and continuing our working relationship with the Gainesville CRA. If you have any questions, or require additional material, please contact me at your convenience.

Thank you in advance for your time and consideration.

Respectfully Submitted,

Ralph Basile
Principal
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PRE-DEVELOPMENT FEASIBILITY SERVICES



Our national real estate development consulting practice has serviced more than 1,200 public, private and institutional clients in 48 states and 4 territories and other countries. These assignments have covered a host of developments including office, retail, hotel, residential, recreational/entertainment, group meeting/audience support, military and government space, institutional, industrial and transportation-related projects.

We have extensive experience and expertise in evaluating, estimating and reporting the effects of residential and non-residential construction on a political subdivision, which typically is a city, county, special district or school district. Feasibility analyses have taken several forms: physical, market, financial, social, economic, fiscal, traffic and development.

Working closely with land use and urban design professionals, we participate in physical impact assessments describe and determine the landholding capacity of a parcel or area. We often provide data describing the amount and type of development should be considered from a development standpoint while physical/land planners transform our data into determinations of the amount, local and type of land uses required.

Our market impact assessments allow developers and localities to convert shares of the regional market demand for a variety of types of development into capture rates of these types of development in an area or on a parcel under consideration. Absorption of these markets into a development product is typically the result of our analyses.

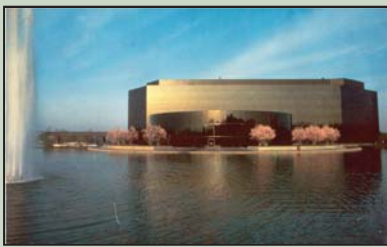
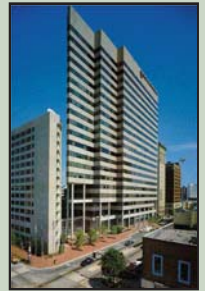
Our financial impact assessments primarily take the form of pro forma spreadsheet analyses in which project operating characteristics are analyzed. We carry project revenues, account for space vacancies, detail project costs, establish project net operating income and derive project funding potential plus potential project returns.



Our collective experiences by product types are highlighted below:

Product Type: Office
Approximate Number of Assignments/Projects: 115
Results:

Assignments have resulted in business parks, mixed-use projects, speculative space, headquarters buildings, technology parks and others. These projects have been configured in both large- and small-scale endeavors valued at more than \$1B.



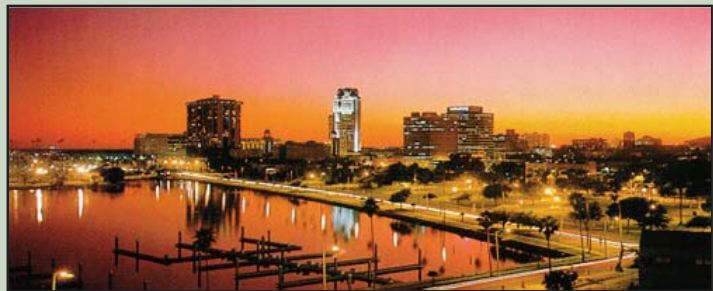
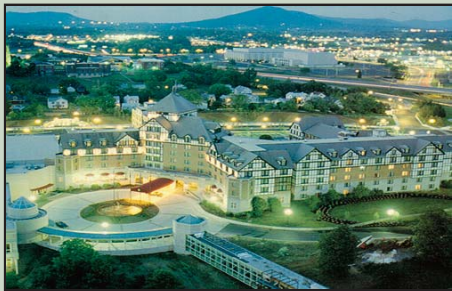
Product Type: Retail
Approximate Number of Assignments/Projects: 135
Results:

We packaged the largest retail-entertainment facility in the United States (Mall of America) located next to the Minneapolis International Airport. Our analyses have included the full spectrum of retail offerings including shopping centers and malls, specialty centers, town centers, eating and drinking establishments and street-level offerings. Retail space has been located in both new and adaptive reuses projects.



Product Type: Hotel
Approximate Number of Assignments/Projects: 90
Results:

Our work has led to construction of hotel projects offered at a wide range of prices (luxury, moderate-priced, all-suites and budget facilities). These projects were built in city centers, suburban locations, waterfront areas and resort/conference center settings. Investment totaling over \$400M was made by developers of Hyatt, Radisson, Marriott, Sheraton, Omni, Choice Hotels and other hotel chains.



Product Type: Residential
Approximate Number of Assignments/Projects: 90
Results:

Residential assignments have led to development of attached and detached dwelling projects, multi-family complexes, retirement/congregate care facilities, workforce housing and other large- and small-scale projects. Many of these residential units have been built as components of mixed use projects, and some were constructed at or near mass transit facilities.



Product Type:

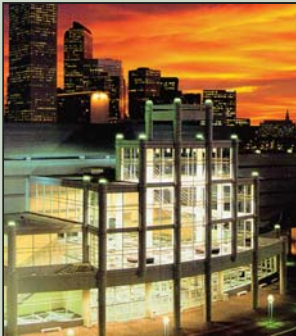
Group Meeting/Venues

Approximate Number of Assignments/Projects:

70

Results:

Many public bond underwriters and other lenders have made investment decisions for conference and convention centers, trade centers and similar exhibition and entertainment facilities based on our assessments. These projects have been built at a cost exceeding \$350M.


Product Type:

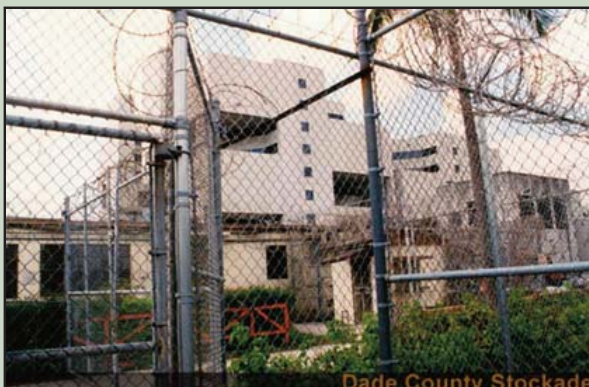
Institutional

Approximate Number of Assignments/Projects:

60

Results:

Medical facilities, laboratories, educational/training facilities, prisons and other special-purpose projects have been constructed based upon our assessments. These projects have been built at a cost exceeding \$800M.



Product Type:

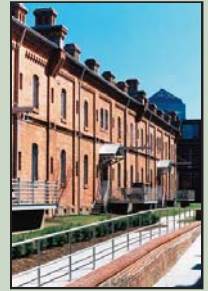
Industrial

Approximate Number of Assignments/Projects:

95

Results:

Our plans and strategies have lead to construction of flex space, warehousing/distribution, incubators, manufacturing and research and development parks. These projects have been undertaken by a host of public and private entities including universities and regional authorities nationwide.


Product Type:

Military/Government

Approximate Number of Assignments/Projects:

75

Results:

We have assisted various branches of the Armed Forces in developing strategies to accomplish their space needs objectives with other than federally appropriated dollars. We have also assisted a multitude of local governments and other federal agencies to build administrative space, courthouses, postal services and other facilities serving public purposes.



Product Type:

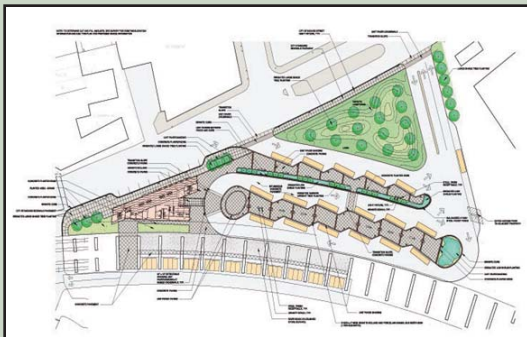
Transportation

Approximate Number of Assignments/Projects:

110

Results:

We often perform parking demand analyses and make shared parking recommendations when the assignment involves a mixed-use project or private development which could jointly use parking spaces at transit stations and other transportation facilities.



Product Type:

Recreational/Entertainment

Approximate Number of Assignments/Projects:

75

Results:

Golf courses, equestrian centers, marinas, ski resorts, clubs, gaming facilities, parks, theme and media centers, entertainment and related facilities have been developed with our guidance. We were entrusted with determining recreational development feasibility at over 400 US Army Corps of Engineers water reservoir sites nationally.



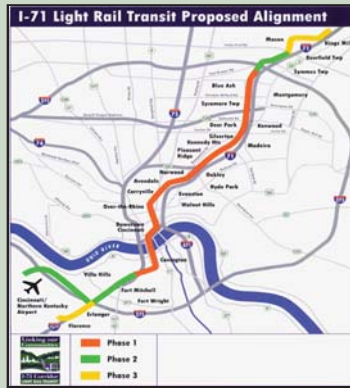


BBPC views our delivery of pre-development feasibility services as just one step in the process of causing reinvestment in America's communities. Below we have detailed where these feasibility services have yielded actual project construction by product type as a result of our continued involvement:

Product Type	BBPC Description
All	Development Packaging Services Waterfront Area Development Services Adaptive Reuse Development Services Organizational Management Services Private Developer Services Special Focus: Tax Increment Financing (TIF) Special Focus: Development Impacts Redevelopment / Urban Planning Services
Additionally: Office	Office Development Services Institutional Development Services
Retail	Retail Development Services
Hotel	Hotel Development Services
Residential	Residential Development Services
Group Meeting / Venue	Public Venue Development Services Recreational Development Services
Institutional	Institutional Development Services Special Focus: University Assignments Industrial Tech Park Development Services
Industrial	Special Focus: Incubators and Accelerators Economic Development Planning Services
Military / Government	Government Asset Management and Privatization Services
Transportation	Transportation Development Services

Last Updated: June 2007

REDEVELOPMENT / URBAN PLANNING SERVICES



BBPC often leads or participates with multidisciplinary firms in examining development opportunities and constraints and formulating strategies and guidelines to aid in the management, promotion and achievement of community goals and objectives. These strategic planning efforts often set the stage for a series of development and/or redevelopment activities. The plans and strategies provide the framework for addressing community development, economic development, land use and infrastructure needs and requirements.

BBPC views the planning process as a means to achieve specific goals and objectives and not an end in and of itself. Thus, BBPC emphasizes action-oriented development plans often involving the public and private sector in achieving plan implementation.

Detailed below are nearly 120 examples of BBPC's success in addressing our client's redevelopment and revitalization goals and objectives in 30 states and 3 countries. These examples are grouped by the various sizes of real estate areas BBPC has addressed, as well as special and unique endeavors, and include:

Services

- Public Policies Assessment
- Redevelopment Plans
- Market & Economic Analysis
- Financial Feasibility
- Retail Reuse
- Implementation Strategies
- Public/Private Partnerships

Product Types

- Downtown Areas
- Neighborhood/Commercial/Industrial Areas
- Corridors
- Regional Policies
- Special Purposes/Themes

DOWNTOWN AREAS

BBPC acts as counselor to policy makers concerned about the health and prospects for reinvestment in downtown and central business districts. We often provide the economic component of these plans and strategies, working with planners, urban designers, transportation specialists and others in multidisciplinary efforts. BBPC also has expertise in preparing redevelopment plans for communities. These plans are often prepared in accordance with state and local laws specifically identifying requirements for findings of slum and blight, economic underutilization and other standards justifying eminent domain procedures to cause redevelopment.



Selected examples include:

- **Albuquerque, NM:** Downtown Policy Statement and Action Plans
- **Atlantic City, NJ:** \$500 Million Public/Private Development
- **Atlantic City, NJ:** Urban Renewal Plan
- **Bowie, MD:** Huntington Area Retail Revitalization Strategy
- **Cape Coral, FL:** Downtown Redevelopment Strategy
- **Cleveland, OH:** Waterfront Redevelopment Planning
- **Colonial Beach:** Development Master Plan
- **Columbia, MO:** University of Missouri Downtown Redevelopment Plan
- **Columbus, OH:** Comprehensive Master Planning and Development Feasibility Analyses
- **Dayton, OH:** Arcade Block Development Planning
- **Durango, CO:** Revitalization Strategy for Retail, Hotel, Office and Residential Development
- **Fairfield, CA:** Retail Reuse Strategy for Downtown Area
- **Fort Lauderdale, FL:** Chapter 163 Florida Statutes Redevelopment Planning
- **Goldsboro, NC:** Downtown Revitalization Plan
- **Harrisonburg, VA:** Downtown Historic Area Revitalization Assessment
- **Hartsville, SC:** Downtown Revitalization Plan
- **Jacksonville, FL:** Downtown Area Redevelopment Plan
- **Jefferson City, MO:** Downtown Revitalization Plan
- **Johnson City, TN:** Downtown Area Revitalization Assessment
- **Kalamazoo, MI:** Downtown Workout Strategies
- **Kenosha, WI:** Downtown Area Redevelopment Process
- **King of Prussia, PA:** Mixed-Use Development Revitalization Plan
- **Kingsport, TN:** Revitalization Strategies for Redevelopment Districts
- **Lakewood, CO:** Lakewood Center Development Plan
- **Lawrence, KS:** Downtown Development Strategies
- **Lexington, VA:** Revitalization Strategy
- **Loveland, CO:** Market Analyses and Development Plan
- **Manchester, NH:** Strategic Development Plan and Economic Analysis
- **Millville, NJ:** Downtown Revitalization Plan
- **Monroe, MI:** Downtown Area Retail and Office Reuse Strategies
- **Myrtle Beach, SC:** Destination Resort Redevelopment Potential
- **Oviedo, FL:** Community Redevelopment Plan
- **Owensboro, KY:** Downtown Revitalization Plan
- **Pasadena, CA:** Retail Reuse Strategy for Old Pasadena Historic Area
- **Peoria, IL:** Revitalization and Development of Downtown Retail Facilities
- **Pittsburgh, PA:** Redevelopment Potentials Along the Allegheny River in South Side Area
- **Plant City, FL:** Redevelopment Plan
- **Rochester, NY:** Browns Race Area Redevelopment Recommendations
- **Scottsdale, AZ:** Downtown Revitalization Assessment
- **Shreveport, AZ:** Downtown Revitalization Assessment
- **Spartanburg, SC:** Market Analysis and Revitalization Plan
- **St. Cloud, FL:** Redevelopment Plan
- **St. Petersburg, FL:** Waterfront Redevelopment Activities
- **Wichita, KS:** Downtown Warehouse District (Old Town) Redevelopment Planning
- **Wilkes Barre, PA:** Economic Recovery Strategy and Plan



NEIGHBORHOOD / COMMERCIAL / INDUSTRIAL AREAS

BBPC addresses the market, economic, development packaging, funding and implementation aspects of neighborhood, commercial and industrial area development plans. We apply our experience and skills in the areas of urban redevelopment, facilities master planning, market and financial feasibility, project funding and implementation to forge redevelopment and revitalization solutions in these portions of metropolitan areas.



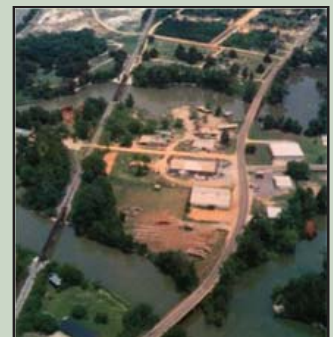
Selected examples include:

- **Arlington, VA:** Clarendon Neighborhood Revitalization Assessment
- **Baltimore, MD:** Port Master Plan Industrial Growth Analysis
- **Baltimore, MD:** Owings Mills Town Center Master Development Plan
- **Baltimore, MD:** Assessment of Reuse/Redevelopment Options
- **Clayton, NY:** Manufacturing Facility Revitalization Plan
- **Cleveland, OH:** Revitalization Plans
- **Cleveland, OH:** Specialized Adaptive Reuse Plans
- **Cleveland, OH:** Downtown Area Development Plans
- **Cleveland, OH:** Redevelopment Plans and Marketing Strategies for the Area Surrounding Cleveland State University
- **Cleveland, OH:** Ohio City/West Side Market Community Revitalization Area
- **Dearborn, MI:** Mixed-Use Redevelopment Strategy
- **Delaware County, PA:** Delaware County Coastal Zone Industrial Reuse Analysis
- **Fairfax County, VA:** Bailey's Crossroads and Seven Corners Revitalization District
- **Fairfax County, VA:** Lake Anne Commercial Revitalization Area (Reston Town Center)
- **Hamtramck, MI:** Reuse Plan of the Dodge Main Assembly Plant

- **Holland, MI:** Neighborhood Commercial Retail Base Development Plans
- **Kansas City, MO:** Redevelopment Strategies
- **Marietta, GA:** Land Use Plan and Market Analysis
- **Norwalk, CT:** Retail Marketing Revitalization Strategies
- **Pikesville, MD:** Development Plans and Design Standards
- **Pittsburgh, PA:** Pittsburgh Airport Industrial Analysis
- **Sandusky, OH:** Port Development Plan
- **Sao Paulo, Brazil:** Development Advisory Services for Large Scale (2,500 acres) Redevelopment
- **Slidell, LA:** Olde Town Neighborhood Market Evaluation and Development Planning
- **South Bend, IN:** Development Plan for Land Holdings Surrounding the Airport



- **St. Petersburg, FL:** Webb City Redevelopment Planning Neighborhood Retail Center
- **Taipei, Taiwan:** \$2.5B Development Programming
- **Virginia Beach, VA:** Town Center of Virginia Beach Redevelopment
- **Virginia Beach, VA:** Waterfront Site Development
- **Washington, DC:** Skyland Shopping Center Financial Analysis and Impact Evaluation
- **West Springfield, MA:** Merrick Neighborhood Redevelopment Opportunities and Market Analysis
- **Wheaton, MD:** Revitalization Program for Expansion of the Regional Mall



TRANSPORTATION CORRIDORS

Land use planning focusing on development patterns established by transportation-related improvements or along transportation corridors is a special service offered by BBPC. Development planning around light rail facilities, at subway stations and at other transportation centers requires specialized attention.



Selected examples include:

- **Annapolis, MD:** Outer West Street Commercial Corridor Revitalization
- **Alpena, MI:** Passenger and Vehicle Ferry Service Feasibility
- **Buffalo, NY:** Alternatives Analysis and Joint Development Program
- **Burlington, VT:** Route 15 Corridor Transit-Oriented Development Analysis
- **Charlotte, NC:** Bus Rapid Transit and LRT Economic and Market Analysis, Independence Boulevard
- **Cincinnati, OH:** Economic Cost-Benefit Analysis of Proposed Transit Investments
- **Cleveland, OH:** Transportation Investment Strategy for Southwest Cleveland Corridor and Red Line Extension
- **Cleveland, OH:** Economic Impact Consultation for the \$325M Euclid Corridor



- **Columbus, OH:** Morse Road Market Analysis and Redevelopment Strategy
- **Columbus, OH:** Hamilton Road Corridor Market Analysis
- **Denver, CO:** Denver FasTracks Regional / Station Area TOD Economic and Market Analysis

- **Fairfax County, VA:** Route 1 Corridor Public/Private Redevelopment Planning
- **Kensington, MD:** Antique Village of Old Kensington Revitalization Strategies
- **Loudoun County, VA:** Route 50 Corridor Retail Market Study
- **Monessen, PA:** Analysis of the Redevelopment Potential of 73 River-Based Properties Along the Monongahela River
- **Norfolk and Virginia Beach, VA:** Northampton Corridor Master Plan
- **Norfolk, VA:** Military Highway District Comprehensive Plan, Market Analysis and Economic Development Plan



- **Orlando, FL:** Development / Highway Impact Strategy and Funding Program
- **Raleigh-Durham, NC:** TTA Transit-Oriented Development Toolbox and Development Advisory Services
- **St. Louis, MO:** Development Feasibility of Multimodal Transportation Facility
- **Trenton, NJ:** Commuter Rail Joint Development Evaluations
- **Washington, DC:** Anacostia Metro Station Financial Services and Development Programming
- **Washington, DC, Virginia and Maryland:** Comprehensive Joint Development, Land Use and Financial Feasibility Evaluations, WMATA Metrorail Stations



REGIONAL POLICIES

BBPC expertise is often employed in more traditional comprehensive and regional land use planning efforts. Again, BBPC usually provides the market and financial feasibility components supporting policy statements made in such land use planning efforts.

Selected examples include:



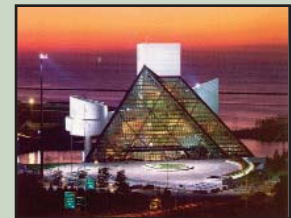
- **Beaufort County, SC:** County Land Use Plan Redevelopment Opportunities/Constraints
- **Hattiesburg, MS:** Hurricane Katrina Related Housing and Smart Growth Redevelopment Issues
- **Lee County, FL:** Future Land Use (Industrial and Commercial) Survey and Redevelopment Analysis
- **Prince William County, VA:** County-Wide Land Use and Redevelopment Evaluation of Road and Bikeway Improvements
- **Reading, PA:** Economic Development Strategies
- **Nationwide:** Recreation Partnerships Initiative Nationwide for Hotel, Marinas, Golf Courses and Other Public Recreation Projects
- **Nationwide:** US Army Corps of Engineers Water Reservoir Lakes Market Potential
- **West Point Lake, GA:** USACE Economic and Fiscal Impact Analysis and Redevelopment Planning



SPECIAL PURPOSES/THEMES

For areas being developed or redeveloped according to certain “themes” or approaches, BBPC often becomes involved beyond more typical market study and implementation technique assessments. Here, the firm focuses its efforts to create the environments necessary to sustain development guided by these special strategies.

Selected examples include:



- **Annapolis, MD:** Development Impact Assessments and TIF Funding Strategies
- **Atlanta, GA:** M.L. King, Jr. National Historic Site “Sweet Auburn” Area Development Opportunities
- **Beaufort, SC:** Reuse Strategy for a Former School Property
- **Fairfax County, VA:** Annandale Cultural Center Feasibility and Site Selection Evaluation
- **Fort Stanton, NM:** Revitalization Strategy for a Former Military Installation
- **Johnstown, PA:** Southwestern PA Heritage Preservation and National Park Service Economic and Fiscal Impact Analysis (Centennial Celebration)
- **Knoxville, TN:** Reuse Opportunities Analysis of 1982 World's Fair site
- **New Orleans, LA:** Studio and Film Company Production Facilities Evaluation
- **Port Arthur, TX:** Economic Impact Evaluation of Casino Development
- **Washington, DC:** Feasibility Evaluation and Restoration of the Howard Theater (African American Culture)



Last Updated: July 2007

SPECIAL FOCUS: TAX INCREMENT FINANCING (TIF) ASSIGNMENTS



BBPC has extensive experience and expertise in tax increment financing (TIF), a financial tool based on future tax revenue within a designated area. TIF is becoming ever more popular as a primary method to municipalities in funding community improvement projects and providing economic incentives to future private and public-private development endeavors. These methods are brought-about by bond financing and/or appropriation of funds generated through tax increment of existing properties and future real estate development. BBPC has experience in all aspects TIF as required by our clients, including TIF analysis and the establishment of TIF districts.

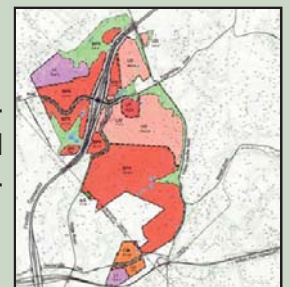
TIF analysis by BBPC includes review of the current tax base, projections for future tax base growth, and calculation of maximum amount of bond financing available to the municipality. Analysis begins with BBPC collecting all tax assessment data for all parcels within the proposed TIF district, or TIF boundary area, to determine the current assessed market value and total tax revenue generated within the CRA. Future tax base growth depends on existing commercial and residential developments and planned new development. The amount of bond financing is dependent upon budget forecasting in the initial years of TIF and eventual percentage of tax increment earmarked and allocated to redevelopment efforts.

Establishment of a TIF district – separate and/or included as part of initial TIF analysis – involves all necessary analysis, documentation and reports as required by state law for a municipality to execute its TIF powers. A TIF districts is the area or single site in which tax increment revenue is collected for redevelopment purposes. TIF districts may be named tax allocation districts (TAD's), community redevelopment areas (CRA's), or redevelopment areas (RDA's), depending upon the state. Required services may include documentation and analysis of economic conditions, an area's physical characteristics, and/or initial redevelopment goals and objectives within the TIF district. BBPC projects the amount of tax increment generated (by time-period), and the total amount of bond financing to be generated for redevelopment and/or community improvement initiatives.



Selected examples TIF assignments BBPC has undertaken include:

Allegheny County, PA – Potato Garden Run TIF: Evaluated the economic and market impacts related to the construction and annual operation of the development sites services by the FTMA Potato Garden Run Sewer and Water Infrastructure Project; commented on the extent to which the project will add value to the local economy, and provided commentary to the extent TIF funding could support redevelopment opportunities.



Annapolis, MD: Prepared development impact assessments and TIF funding strategies which led to construction of Park Place at one of the City's four transportation gateways; the Park Place project contains a 225-room Westin Hotel (with a Morton's Restaurant), a 208-unit condominium project, commercial/retail space and an 1,100 car parking garage funding with TIF financing.



Bloomington, MN – Mall of America: Packaged the Mall of America, the largest retail-entertainment center in the United States, which is located at the former Metropolitan Stadium site near the International Airport in suburban Minneapolis-St. Paul, Minnesota; guided developer solicitation and negotiated development agreements acting as representative of the public landowner; TIF funds were used to fund capital and operating costs tied to public elements of this major commercial project.



This \$625-million project opened in 1992 and contains 2.6 million square feet of retail space (525 specialty stores) anchored by four national department stores (Bloomingdale's, Macy's, Nordstrom and Sears); over 50 restaurants from fast-food to fine dining; 7 nightclubs; an indoor 7-acre, \$70-million amusement park; an entertainment wing housing 14 theaters; a Lego Imagination Center; and a series of parking decks holding 12,750 cars, which comprise the largest parking facility in North America. The Mall of America has become globally recognized, welcoming over 42 million guests each year. A \$1B expansion will double the size of the current mall, to include a casino, additional department stores, boutiques and restaurants.

Cape May, NJ: Developed a public spaces vision plan based on significant public input from multiple stakeholder groups; the plan for public space improvements included innovative financing mechanisms, such as tax increment financing, community development authorities, business improvement districts and enterprise funds.



City of Chesapeake, VA – Greenbrier TIF District and Tax Increment Finance

Analysis: assisted in the preparation of a Master Plan Study for the Greenbrier Tax Increment Finance (TIF) District comprised more than 2,500 acres, which is the largest mixed-use district in Hampton Roads; the TIF district has more than 2,000 hotel rooms, 2.8M SF of office, 8.2M SF of logistics/commercial space, 3M SF of retail, 2 regulation ice rinks and a 58,000 SF conference center; evaluated existing TIF land use assumptions and financial strategies and outlined real estate development opportunities and constraints within the TIF District; also prepared a financing plan for the TIF District which included funding analysis, multi-year cash flow analysis and developer solicitation approaches.



Jacksonville, FL: Assisted in the implementation and packaging of a 1M SF office tower and 1,400-car parking garage construction for the Southern Bell Telephone Company; prepared an analysis of a tax-increment funds to be received over a 25-year period and provided documentation to support a bond issue to fund major public amenities and improvements (i.e., riverfront esplanade).



Jacksonville, FL: Performed several technical assessments essential to structuring a commitment to proceed with the regional headquarters for this major life insurance company that included a 780,000 SF office building and a 1,200-car parking garage financed in part through proceeds from a downtown TIF district.

Jacksonville, FL – Jacksonville Redevelopment Program: Retained to prepare redevelopment plans and calculate available TIF funding; provided testimony in the first Florida lawsuit testing TIF/ redevelopment proposals prepared under Florida Statutes; our client, the City's redevelopment agency, won the lawsuit, implemented the redevelopment plans we assisted to prepare and used our TIF calculations in successful bond underwriting exercises.

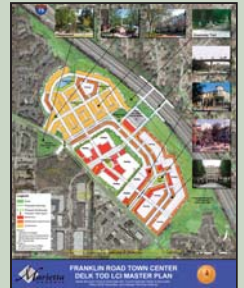
Long Branch, NJ – Oceanfront-Broadway Redevelopment Program: BBPC is in its 11th year guiding this ongoing urban redevelopment effort involving 142 acres of oceanfront and commercial corridor properties held by private owners. The redevelopment effort is divided into five projects: Beachfront North, Beachfront South, Pier Village, Hotel Campus and Oceanfront-Broadway. To date, four projects totaling over \$200M have been packaged comprising of over 1,000 residential units, 100,000 SF of retail, parking structures and a beach club. Pipeline projects include more than 800,000 SF of retail, entertainment and residential space in Oceanfront-Broadway, and a 1.2M SF condo-hotel, residential, office and retail project along the City's boardwalk. Several TIF studies have been accomplished in the past decade.



Macon, GA: Provided an economic development plan for the central area of Macon, prepared a comprehensive revitalization plan and completed TIF analysis focused on attracting new residential mixed-use developments combined with historic tourism.



Marietta, GA: Created a plan to spur redevelopment around the planned Bus Rapid Transit (BRT) Station to redevelop a major corridor in the City and to encourage ridership on a planned BRT system in order to alleviate traffic congestion; this effort was an initiative sponsored and supported by the statewide Livable Centers Initiative (LCI).



Overland Park, KS – Urban Entertainment Center Retail Project: Prepared a market and financial feasibility analysis for a retail and entertainment center that addressed spending patterns by residents, visitors and area employees, as well as regional and local market conditions. A capture rate analysis was prepared, retail sales projections were forecasted and a potential development program of over 400,000 SF of space was defined. A developer solicitation process involving property owned by the Sprint Nextel Corporation is underway for a mixed-use project funded in part through tax increment financing.

Oviedo, FL – Community Redevelopment Plan: Assisted the City of Oviedo in developing a Community Redevelopment Plan (CRP). The CRP will cover all land areas and parcels assigned to the Community Redevelopment Area as documented by "findings of necessity" – or slum and blight conditions – defined and set forth in Florida Statutes. The CRP will apply tax increment financing (TIF) to provide financial support to the city's revitalization efforts, including a new multi-use town center.

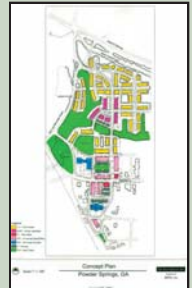


Peoria, IL: Retained jointly by the City and the owner of a key City block to program, plan and package a 600,000 SF mixed-use office/retail/entertainment project in an attempt to preserve downtown retailing and "stave-off" proposed suburban shopping center development; worked with the City to commit up to \$14M in TIF funding for the project.

Pittsburgh, PA: Conducted an economic and market impact analysis as part of tax increment financing for a Transit-Oriented Development (TOD) project located at the Castle Shannon light rail stop in the South Hills area.



Powder Springs, GA – Downtown Redevelopment Plan and TAD Analysis: Assisted the City to establish a downtown redevelopment plan and a tax allocation district (TAD) after a successful voter referendum; services included strategic planning, marketing assessments, residential and retail market analysis, and tax increment financing and TAD financial analysis. Streetscape design was coordinated through a partnering design firm. The redevelopment effort by the City was an initiative sponsored and supported by the statewide Livable Centers Initiative (LCI).



Topeka, KS: Evaluated the market and financial plan proposed for a mixed-use development project and advised the City on tax-increment financing for the adaptive reuse project; based on this analysis, the project was redesigned and reworked in order to assure development commensurate with available public sector expenditures.

Washington, DC: Prepared a project feasibility and TIF analysis evaluation for a mixed-use development with a 200-room Courtyard by Marriott hotel, a 13-story, 344-unit apartment tower; and 9,000 SF of retail, a 232-space parking garage; Capital Hill Towers was the District's first tax-increment-financed and approved project outside of downtown, a \$13M mixed-use development in Southeast, and also was the first public housing project in the District to receive TIF funding.



Washington, DC: Assisted a private developer to successfully win the international solicitation for the Gallery Place transit-oriented development; the project, which received \$75M in TIF includes 230,000 SF of Class-A office space, 250,000 SF of prime retail space (including a 14-screen United Artist Cinema), 192 luxury residential condominiums, and 700 parking spaces in a secure garage.

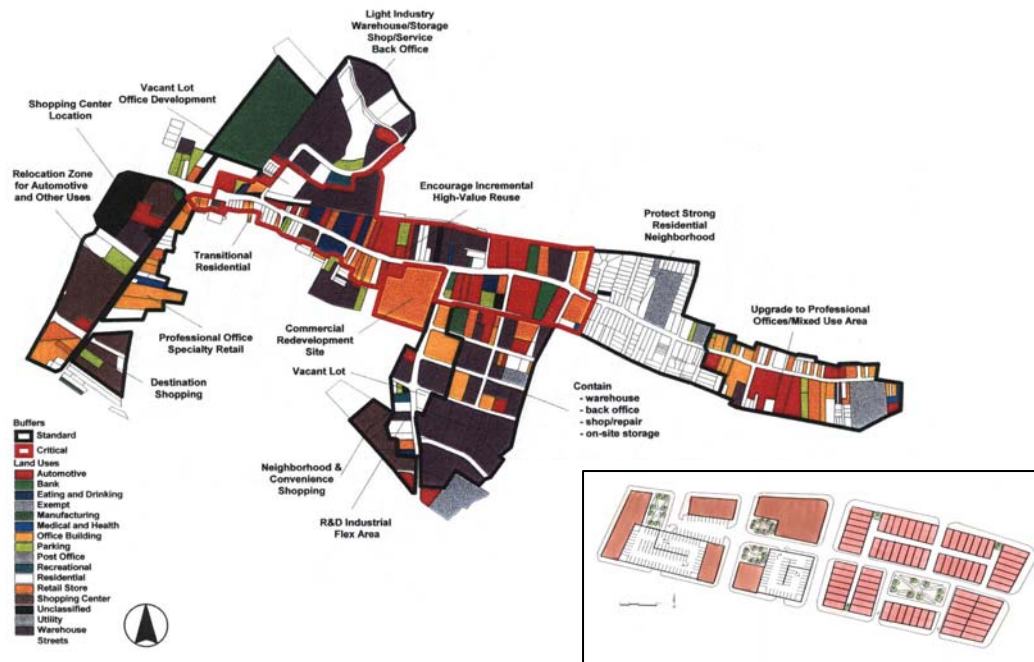


Washington, DC – IDI Group, TIF Financing: Assisted by the IDI Group to qualify the fiscal and economic benefits generated by the construction and operation phases of an expanded convention headquarters hotel nearby the new DC Convention Center; also provided testimony to support findings and was involved in two separate successful TIF programs for both the public (DC Chief Financial Officer) and private (Western Development, Ackeridge Development) sectors.



Wheaton, MD – Wheaton Commercial Revitalization: Undertook redevelopment feasibility evaluation as part of a commercial revitalization effort focusing on a cluster of properties in the Wheaton Triangle surrounding a County parking lot north of Wheaton Plaza; the analysis was utilized to implement the revitalization program which includes expansion of the regional mall with enhanced Metro connections, new Metro air rights, residential development and commercial revitalization and enhancement of existing retail.

OUTER WEST STREET CORRIDOR REVITALIZATION AND LAND USE ASSESSMENT ANNAPOLIS, MARYLAND



CLIENT:

City of Annapolis

Conducted a market analysis for the Outer West Street-Chinquapin Round Road Corridor, part of the largest concentration of commercial land in the City and one of the four primary gateways into the City. Assisted in the preparation of redevelopment scenarios for the Business Corridor Mixed-Use Area and provided implementation strategies related to economic development including reuse of vacant and underutilized land, improving the corridor's market position and encouraging new employment opportunities for City residents.

In addition, conducted an economic and fiscal impact evaluation for a proposed high-density residential development on the site of an existing, abandoned lumberyard. This analysis was part of a larger comprehensive land use assessment adopted by the City for revitalization of this aging corridor.



UPTOWN URBAN RENEWAL TRACT ATLANTIC CITY, NEW JERSEY



CLIENT:

City of Atlantic City and the Atlantic City Housing Authority and Urban Redevelopment Agency

Prepared an urban renewal plan for 30 acres fronting the ocean and the world-famous boardwalk. Assisted in preparation of developer solicitation documents and evaluated developer proposals. Successfully led negotiations resulting in executing development agreements, resulting in expansion of Showboat Casino Hotel.



Projects within the urban renewal area include the 800-room Showboat Casino Hotel, the 1,250-room Trump Taj Mahal Casino Resort, Beachgate Condominiums, and Community Haven, a low- to moderate-income residential complex

The plan received an American Planning Association award for its innovative public/private partnership techniques. Remaining portions of the renewal area are being planned.

**GREENBRIER TIF DISTRICT MASTER PLAN STUDY
MARKET ASSESSMENT AND TAX INCREMENT FINANCE ANALYSIS
CITY OF CHESAPEAKE, VIRGINIA**



CLIENT:

City of Chesapeake



As part of a multidisciplinary consulting team, assisting in the preparation of a Master Plan Study for the Greenbrier Tax Increment Finance (TIF) District. The Greenbrier TIF District comprises more than 2,500 acres and is the largest mixed use district in Hampton Roads with more than 2,000 hotel rooms, 2.8 million square feet of office, 8.2 million square feet of logistics/commercial space, 3 million square feet of retail, 2 regulation ice rinks and a 58,000 square foot conference center.

The purpose of this Master Plan is to prioritize capital improvements projects to best leverage the spending of public dollars to maximize private investment and ensure the vitality and longevity of the district as a tax generation engine for the City. As part of this study, providing market assessment of the Greenbrier TIF District; evaluating existing TIF land use assumptions and financial strategies and outlining real estate development opportunities and constraints within the TIF District. Market testing master plan alternatives and assessing the market support of these alternatives. Preparing a financing plan for the TIF District which included funding analysis, multi-year cash flow analysis and developer solicitation approaches.

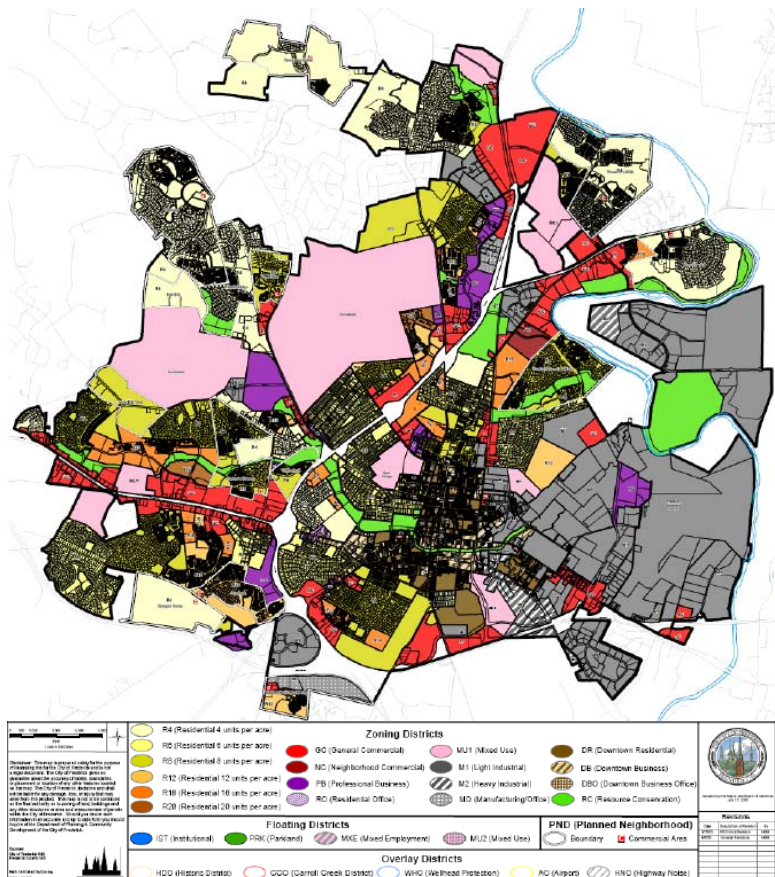
MARKET ANALYSIS & COMMERCIAL PROGRAMMING PLAN FREDERICK, MD

CLIENT:

The City of Frederick
Department of Economic Development



Conducting a city-wide commercial market analysis for the City of Frederick. This multi-phased, comprehensive project includes analysis of trends and conditions affecting both the City's historic downtown and major retail and employment corridors; preparation of demographic and economic profiles; and market analysis of the retail, office, industrial, and flex research & development markets. A series of stakeholder focus groups is being undertaken to obtain critical local input and insight regarding trends, issues, and opportunities; focus group attendees include downtown business owners, citywide/ commercial corridor business owners, commercial brokers and realtors, and economic development policy leaders. The analysis will conclude with recommendations regarding the optimal type, amount (square feet), tenant mix, and location of new commercial (re)development.



**DOWNTOWN REGIONAL SHOPPING MALL
LAKELAND, FLORIDA**

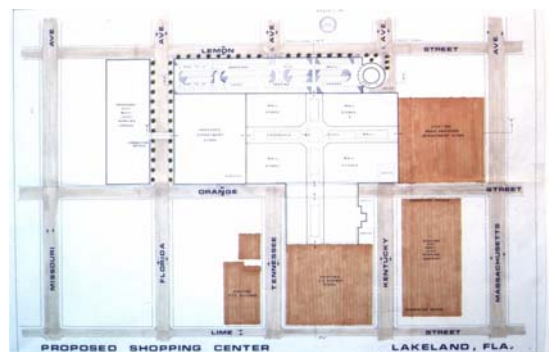
CLIENT:

City of Lakeland
The Goodman Co., Allentown, PA

Retained to assist the City in a downtown revitalization program to support existing uses and attract new investment. A plan was prepared locally calling for construction of a two-story shopping center in the downtown area and preliminary interest by a developer was secured.

Negotiated on behalf of the City with the developer for construction of 215,000 square feet of new retail shops, a new 110,000-square-foot department store 36,000 square feet of office space and the integration of two major downtown retailers. An \$8-million UDAG application was prepared to support project financing which also included the use of interim tax-exempt bonds for City financing of land acquisition, with the proceeds provided by local banks.

Short-term bonds were sold to four local banks and the proceeds were used to purchase property for a two-block downtown shopping center. UDAG proceeds were pooled together with tax-increment financing; City funds and arbitrage proceeds to finance the required acquisition of property for the project. The developer executed property disposition and a development agreement to purchase the site and proceed with construction. However, in the face of community opposition to the acquisition plan, the developer withdrew from the project.

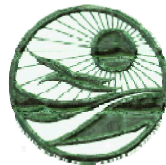


OCEANFRONT - BROADWAY REDEVELOPMENT PROGRAM LONG BRANCH, NEW JERSEY



CLIENT: City of Long Branch

Guiding the developer solicitation, proposal evaluation and agreement negotiation phase of this urban redevelopment process involving 142 acres of oceanfront properties held in private ownership which has been partitioned into five development sectors for planning purposes. Assisting the City to secure funding from the State of New Jersey for land assemblage and building demolition purposes. Evaluating five residential and commercial development proposals.



The Oceanfront - Broadway Redevelopment Program is recognized as the “premier waterfront redevelopment project in the state” and the first program which streamlined the development approval process (from two years to six months).

Design Guidelines Handbook 4



Long Branch Redevelopment Plan
Long Branch, New Jersey



**PIER VILLAGE
LONG BRANCH, NEW JERSEY**



CLIENT:

City of Long Branch

Undertook market/demand potential studies and financial analyses to determine if a mixed-use project in Pier Village is feasible. This project, built by the Applied Development Company, includes 420 residential units and 100,000 square feet of retail. Project amenities include a beach club with oceanfront cabanas, a health club, public plazas and structured and surface parking. The cost of the project was \$86.5 million which includes \$5 million in private equity and state funds of \$17 million. The project was completed in 2005.



**CRA PLAN AND STAFFING
ST. CLOUD, FLORIDA**



CLIENT:

City of St. Cloud, Florida

Prepared a redevelopment plan for an already-defined community redevelopment area, and set up a loan subsidy/facade grant program to compliment TIF funding. Acted as Executive Director and staff to a Community Redevelopment Agency (CRA) and prepared a Redevelopment Plan in accordance with Chapter 163, Florida Statutes; also administered a loan/grant reinvestment program and guided preparation of downtown design guidelines.

WASHINGTON INTERACTIVE DOWNTOWN/GALLERY PLACE WASHINGTON, DC

CLIENT:

AMI/Western Development



Assisted a private developer to successfully win the international solicitation for the Gallery Place transit-oriented development. Development packaging included innovative financing techniques for the creation of a tax-increment (TIF) financing district and business improvement district. The development team capitalized on our experience with transit-related investments and maximization of public and private returns. The project received \$75 million in TIF funds.



The project opened in 2004. The project includes 230,000 square feet of Class-A office space; 250,000 square feet of prime retail space, including a 14-screen United Artist Cinema; 192 luxury residential condominiums; and 700 parking spaces in a secure garage.



**OLD TOWN PUBLIC/PRIVATE PARTNERSHIP
WICHITA, KANSAS**



CLIENT:

City of Wichita



Devised a plan to revitalize a deteriorating downtown warehouse district clustered around railroad lines into the eastern anchor of the City. Now, developers and the downtown development corporation have positioned the area into the region's premier entertainment district. Street, sidewalk and parking improvements have been completed and a permanent home to artists studios/shops and other market (The Farm and Art Market) has been rehabilitated. Following the national trend in warehouse districts, an influx of loft rented and for-sale condo units has occurred, and more than 100 additional restaurants, night clubs, shops and professional officials have located in Old Town.



An employee-owned company

Planning

Planning is a process common to all of PBS&J's work disciplines as we assist our clients in preparing for the future within a given or anticipated set of parameters. PBS&J's planning professionals understand that the context of each situation molds and guides all phases of a project. We begin the planning process by identifying current conditions and setting goals, then visualizing the desired results. Through study and analysis, we assess past trends, while projecting their impacts on project goals. We then develop the timeframe and approach for reaching project goals within the limits of economic and policy parameters.

PBS&J's strength lies in our ability to integrate our understanding of all aspects of a project—planning, engineering, scientific, and construction—into comprehensive "action plans" that are implementable and effective. Through a process of monitoring and feedback, we enhance our skills and are able to share our experiences for the benefit of our clients.

Landscape Architecture

Creating environs with a unique sense of place is the goal of PBS&J's landscape architects. Through the artful integration of people, structures, and spaces, we transform challenging projects into livable communities. Leading teams of architects, engineers, planners, and project developers from conception through construction, PBS&J's landscape architects help clients achieve the desired aesthetic and functional goals for their projects. Our designs are responsive to the environment, yet sensitive to long-term sustainability.

PBS&J's expertise spans the diverse needs of private and public clients, from urban mixed-use developments to aesthetic design guidelines for major road facilities. We have helped create recreational facilities on brownfields, award-winning pedestrian and bike trails, world-class public gardens from underutilized public land, and dynamic community centers that revitalize urban areas and become assets for the residents of towns and neighborhoods.

Engineering

PBS&J's engineering practice is founded on the principles of integrity, reliability, and client service. With more than 40 years' experience, we understand the need to work cost efficiently—within budget and schedule—and have a reputation for going "the extra mile" to meet our clients' goals. Our employees are encouraged to bring their enthusiasm

to their work through in-house training and programs that cultivate a culture of self-improvement, technical excellence, and entrepreneurship.

PBS&J brings to each assignment extensive resources—more than 4,000 employees with expertise in a variety of disciplines who are able to address the requirements of any client, anywhere. At the same time, we recognize the value of maintaining local talent to meet the unique needs of communities and other clients. We currently have more than 75 offices across the United States and overseas and are willing to grow these local facilities and add new ones as the need for our services increases.

Engineering News-Record Rankings
July 2007

CATEGORY	2007
Top Design Firms	25
Airports	8
Bridges	13
Highways	10
Marine and Port Facilities	10
Mass Transit and Rail	15
Multi-Unit Residential	10
Pure Design	4
Retail	20
Sanitary/Storm Sewers	6
Sewer Waste	12
Transportation	10
Water	13
Water Transmission Lines and Aqueducts	6
Top CM-for-Fee Firms	14
Top Program Management Firms	27

Denver Airport Gateway

Denver, Colorado



Land Use and Comprehensive Planning

Client/Owner:

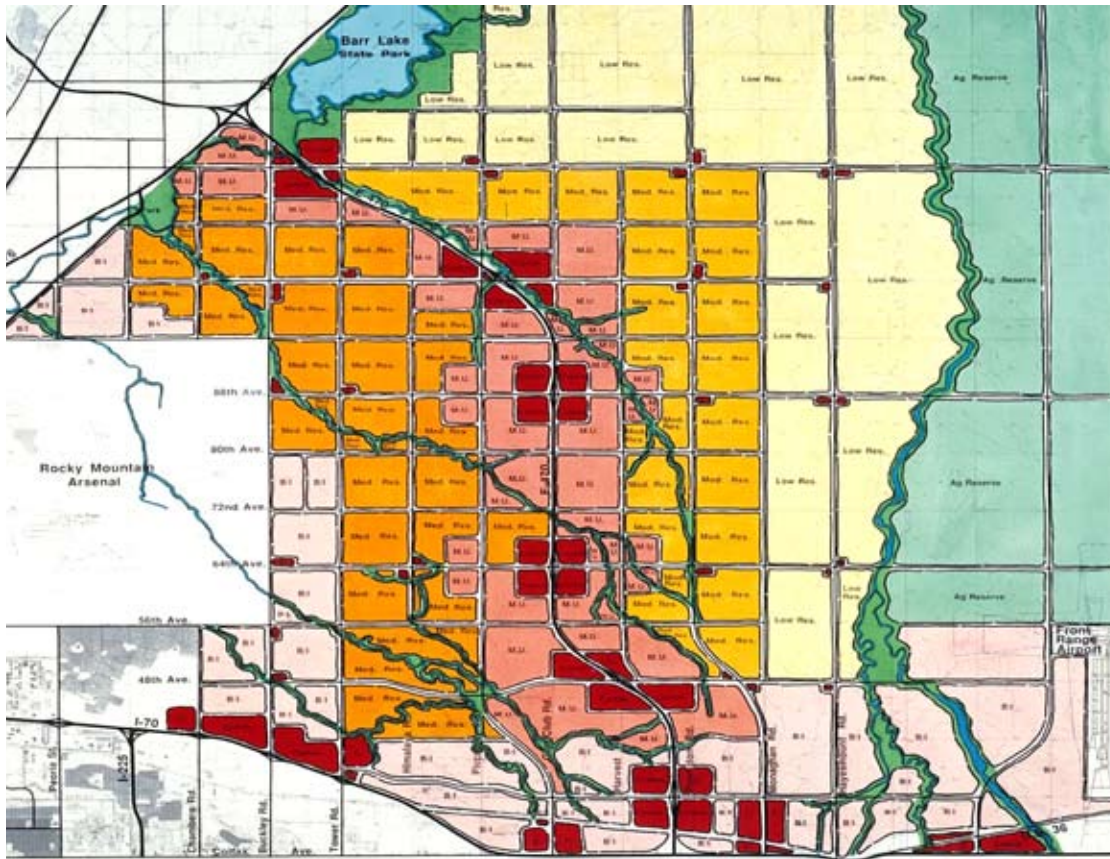
Consortium of Eight Land Owners

Services:

Land Use Plans
Infrastructure Development
Zoning

Project Size:

40,000 acres



PBS&J assisted a consortium of land owners surrounding the site of the new Denver Airport in the creation of a development strategy to make use of the anticipated markets that the new facility will generate. In addition, PBS&J worked closely with the cities of Denver and Aurora, and Adams County to develop a program for the provision of regional infrastructure to support the long-term needs that were projected. Efforts included creation of an overall land use plan for approximately 40,000 acres, development of a regional circulation system, preliminary design of primary utility systems, and new zoning ordinances for the region.



Photos provided courtesy of Denver International Airport.

Jupiter Riverwalk

Town of Jupiter, Florida



070671

Urban Design Planning

The Jupiter Riverwalk is a unique linear park that begins at the Jupiter Inlet to the Atlantic Ocean and winds its way south, following a 2.5-mile course along Florida's Intracoastal Waterway.

Originally started as an environmental study with the intent of understanding, preserving, protecting, and enhancing the natural ecosystem, the study evolved into a feasibility study and master plan for the 2.5 mile Riverwalk corridor. To protect the community vision, the town put into place zoning districts and created land development guidelines and regulations for the proposed corridor based on public and stakeholder input developed through a public workshop process.

The Town of Jupiter authorized the preparation of detailed design and site planning for this waterfront environment supported by survey, engineering, and environmental permitting documents for Phase 1, a 1,600-foot length section of the Riverwalk. In Phase 2, PBS&J developed bridge concepts for a 1,000 foot crossing to connect Phase 1 to the remaining portion of the corridor. This development has acted as an economic stimulator for the U.S. 1 corridor.



Client/Owner:

Town of Jupiter
210 Military Trail
Jupiter, FL 33458

Services:

Waterfront Development
Development Guidelines
Park and Recreational Planning
Civil Engineering
Environmental Permitting



PBS&J

Jimmy Carter Boulevard Livable Centers Study

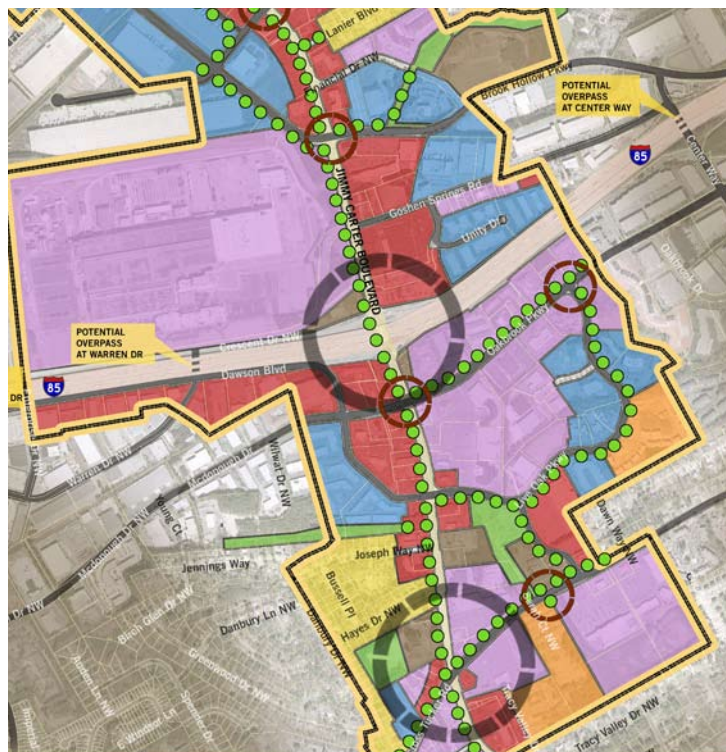
Gwinnett County, Georgia



070671

Transportation Enhancements

Modeled after the Atlanta Regional Commission's Livable Centers Initiative program, the Study highlights how links between transportation improvements and land use strategies will improve mobility and livability for the Corridor. Utilizing an inventory and analysis of real estate and demographic trends, as well as an analysis of Jimmy Carter Boulevard's physical features and characteristics, the planning team identified three key activity centers along the Corridor: Singleton Road, I-85 Interchange, and Buford Highway.



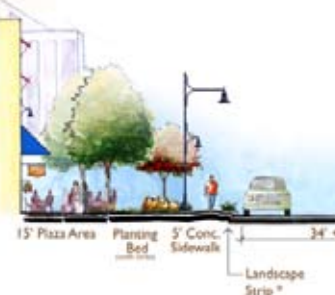
The recommendations of the Corridor Study along Jimmy Carter Boulevard will provide support to decision-makers when the Gwinnett Village Community Improvement District seeks out necessary funding to implement enhancement projects throughout the Corridor. Refined visioning for the three activity centers included a two-day design workshop that involved hands-on exercises to define future land use, circulation and connectivity.

Client/Owner:

Gwinnett Village Community Improvement District

Services:

Construction Administration
Public Involvement
Master Planning



OVERALL STREET VIEW DAY-TIME – AFTER



OVERALL STREET VIEW NIGHT-TIME – AFTER

PBS

John Young Parkway- Canadian Court Extension

Orange County, Florida



070671

Urban Design



Client/Owner:

Universal City Property
Management Company, LLC

Services:

Site Planning
Landscape Architecture
Transportation Planning
Roadway Design

The John Young Parkway-Canadian Court Extension project is a planned aesthetic roadway corridor that is pedestrian friendly and promotes an entry statement to the adjacent development which includes areas surrounding the Orange County Convention Center and "Downtown Orange County". The intent of the overall design is to manage vehicular and pedestrian circulation through the utilization and incorporation of specialty paving and integration of crosswalks. Concepts were developed for signage, lighting, and way finding to orient, organize, and announce the development in a unified manner.

Pedestrian amenities and attractive streetscape elements were developed: festival banners, coordinated light fixtures, benches, and trash receptacles. Themed signage, pedestrian handrails, and upgraded guardrail systems were

developed to provide a uniform design consistent throughout the roadway.

The project is designed to coordinate with other planned (non-vehicular) circulation systems such as pedestrian walks and trails, bicyclists, water taxis, service carts and internal multi-passenger transportation systems.

Landscape designs were provided for the development of both the streetscape and lake front areas. These features increased in intensity and complexity. Several bridge aesthetic treatments to mirror the internal planned development were developed including textures and colors, arches, lighting, railings, and other architectural components.

PBS&J served as the engineer for addressed all components of the project including planning, roadway, traffic, structural and aesthetic components.



PBS&J

Downtown Canton Streetscape

Canton, Georgia



070671

Urban Design



Client/Owner:

City of Canton, Georgia

Services:

Public Involvement
Construction Services
Surveying

PBS&J spent two years working closely with city staff, elected officials, the general public, and the Georgia Department of Transportation to bring a vision of elegant beauty and sophistication appropriate to the downtown Canton environment. The process began with a conceptual plan that identified sections of downtown which should be completed in the first phase. Schematic designs were developed and presented to the public for comment and review.

The schematics were further refined into a set of construction plans and special details that helped identify downtown Canton as a unique place. Specific design features included replacing existing sidewalks with new sidewalks. Existing angled parking remained, but parking islands were designed to help break the monotony, visually narrow the street, calm traffic, and provide large planting areas for trees to offer shade to the downtown environment. Other improvements included pedestrian islands, paved crosswalks, a pedestrian safety signal, ornamental streetlights, and site furnishings. PBS&J provided construction observation to help assure quality construction techniques and materials were used.



PBS&J

St. Simon's Village Master Plan

St. Simon's Island, Georgia



070671

Urban Design

The Village on St. Simon's Island is as much a part of the island's unique character and charm as the moss-draped live oaks, beautiful beaches and dramatic marsh views. In recent years the Village, along with the rest of the island, has seen significant new growth and development. At the heart of the Village are the pier, Neptune Park and the old Casino complex. The Village serves as the Town Center, or "downtown" for the entire island. Through a visioning process, PBS&J helped bring the community together to form a consensus-based, unified vision utilizing an open, participatory workshop planning approach. The process also included a series of resident interviews.



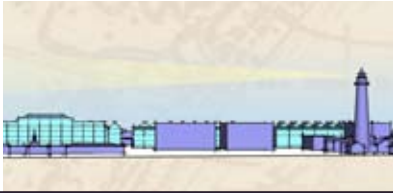
Client/Owner:
Glynn County, Georgia

Services:
Planning
Landscape Architecture
Engineering
Zoning Update



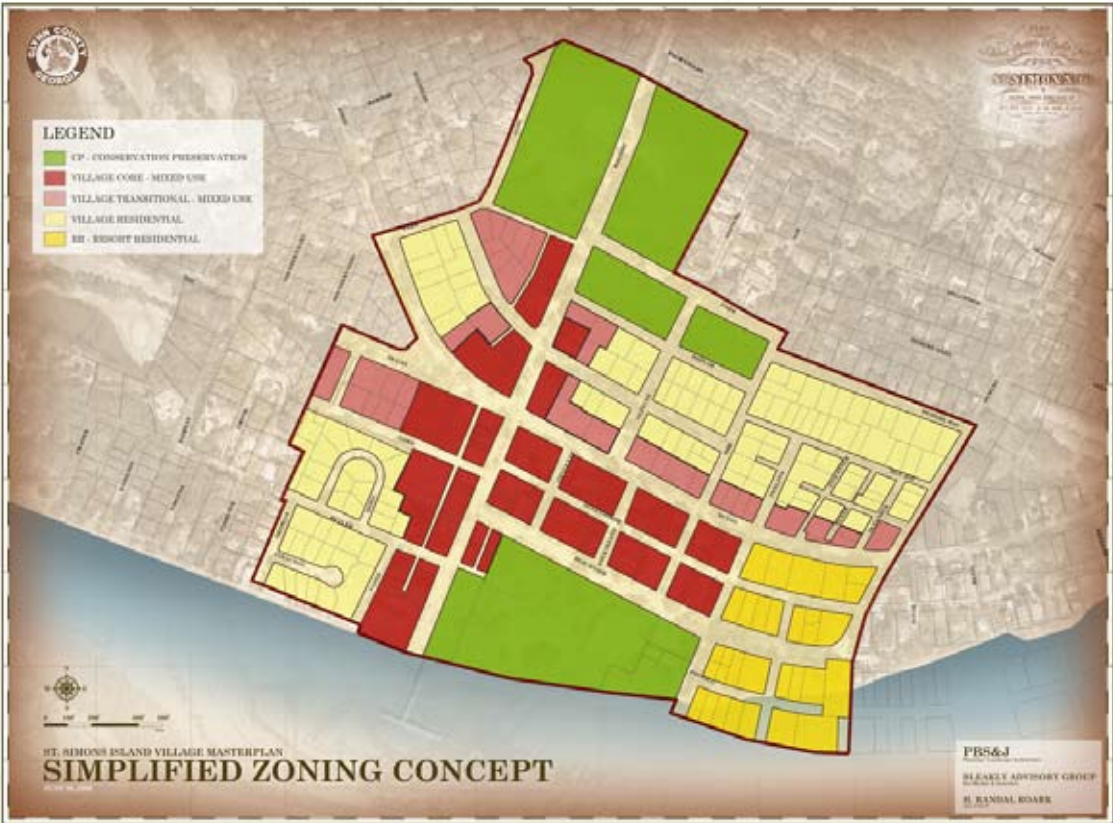
St. Simon's Village Master Plan

St. Simon's Island, Georgia



070671

Urban Design



Decatur MARTA Station Plaza

Decatur, Georgia



070671

Urban Design



Client/Owner:
City of Decatur, Georgia

Services:
Master Planning
Public Spaces, Urban Parks
and Plazas

After receiving LCI (Livable Centers Initiative) funding for MARTA plaza improvements, the City of Decatur retained PBS&J and a team of consultants to update the master plan prepared by the same team in 1999, as well as to carry the project through from design and construction documents to bidding. Through a series of public involvement meetings, a new master plan was developed that integrated

the historical context of the city and the site into the design. Since the existing plaza sits on top of the MARTA transit tunnel, there were unique constraints and challenges to be considered. The project's main goal was to create a vibrant, attractive, and comfortable space that supports the existing symbols and icons, enhances the retail and restaurant environment, and provides flexibility to accommodate multiple public activities.



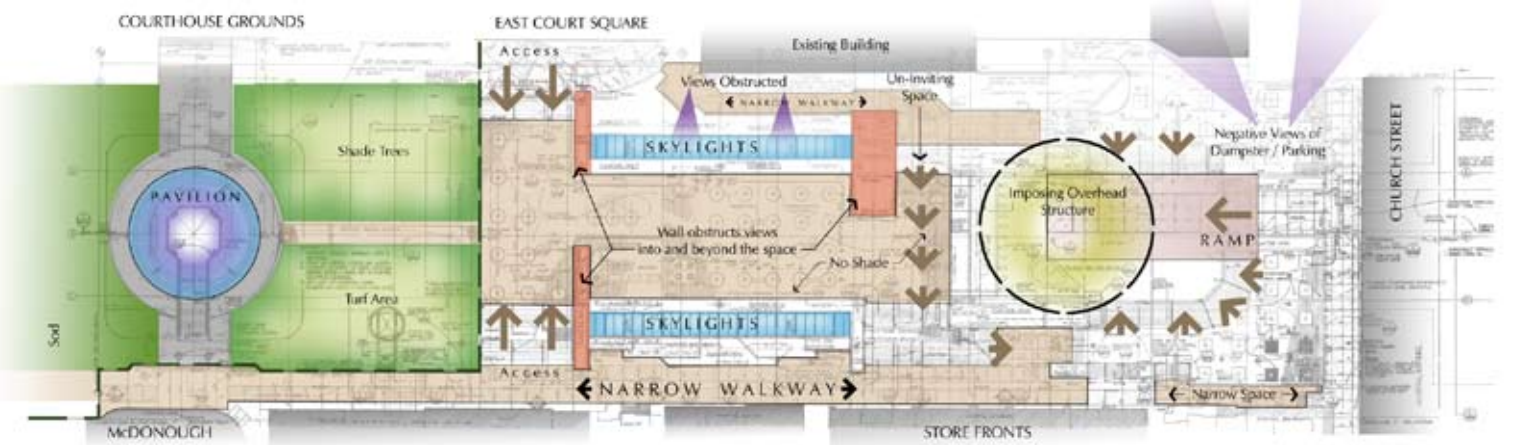
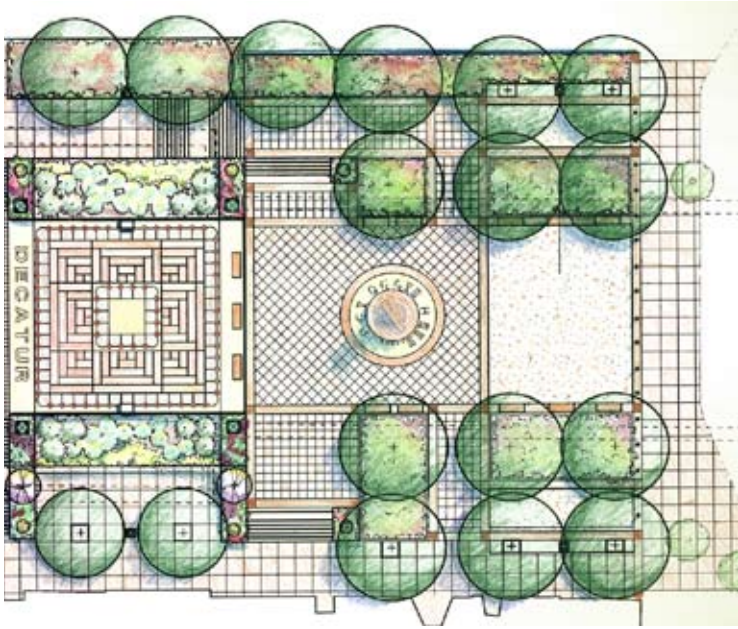
Decatur MARTA Station Plaza

Decatur, Georgia



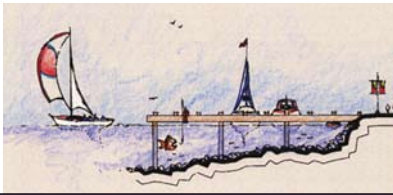
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Urban Design



Blueprint Brunswick Development Strategy

Brunswick, Georgia



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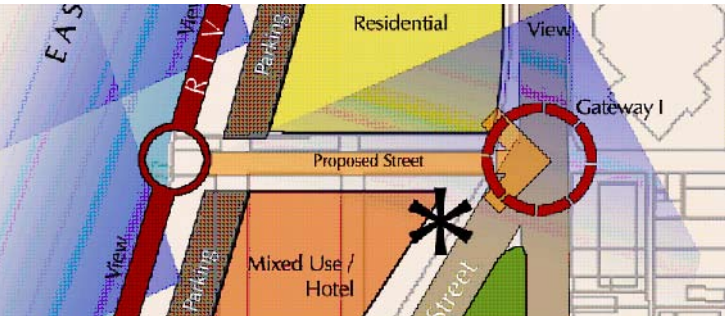
Urban Design



PBS&J led a multidisciplinary team of landscape architects, architects, planners, and market researchers tasked with assisting civic and community leaders to develop a unique redevelopment master plan for historic downtown Brunswick.

Working closely with the stakeholder committee, the PBS&J design team identified 21 projects that address undeveloped or underdeveloped sites. The team created a matrix based on goals and desired outcomes in order to rank the most important sites. From that matrix, nine projects were determined to be key catalysts that would energize new development in the area.

Innovative site plans, design guidelines, and market surveys were prepared for each site, and public and private improvements to the city's infrastructure, amenities, and urban fabric were proposed. One of the plan recommendations was the creation of a nonprofit group, called Blueprint Brunswick, that would be responsible for implementing the plan. PBS&J was retained by the group in 2004 to develop alternative mixed-use sites for the Oglethorpe Block, which is an important gateway to the city.



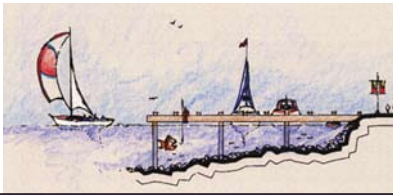
Client/Owner:
City of Brunswick, GA

Services:
Master Planning
Downtown Revitalization Plans
Waterfront Development
Implementation Strategy



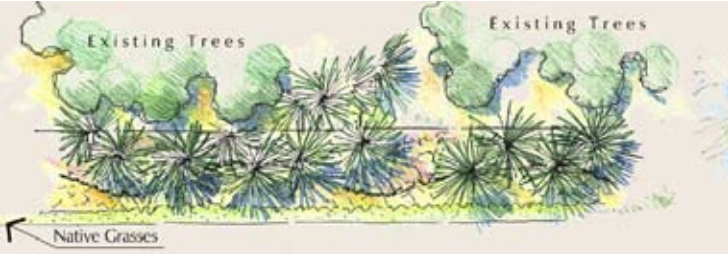
Blueprint Brunswick Development Strategy

Brunswick, Georgia



070671

Urban Design



Ralph Basile

Principal

Education

- Judis Doctor (Law)
George Mason University
- Master's in Urban and
Regional Planning
Virginia Tech
- Bachelor of Arts in
Economics and Political
Science
Virginia Tech

Professional Registrations/ Affiliations

- ULI-Urban Land Institute
- National League of Cities
- National Council for Urban
Economic Develop.
- National Trust for Historic
Preservation
- Nat. Assoc. of Housing &
Redevelop Officials
- Society of American
Military Engineers
- National Association of
Installation Developers
- Int. City Management
Associations
- The Privatization Council
- Int. Assoc. of Corporate
Real Estate Executives
- Conservation Foundation
- American Bar Association
- American Planning
Association

Mr. Basile is a founding Principal and co-owner of Basile Baumann Prost Cole & Associates, Inc. (BBPC Associates) of Annapolis, Maryland, a real estate development advisory firm which assists public and private clients located both here and abroad with their real estate-related needs. He has over 28 years of experience in real estate development and consulting. Coupled with his extensive development and business experience, Mr. Basile has a broad educational background including degrees in law, city planning and urban economics.

Mr. Basile has broad experience in such diverse fields as market analysis, development programming, economic planning, financial feasibility, development packaging, project funding, project implementation and management. Mr. Basile has been responsible for a variety of development consulting assignments especially during the pre-development and project packaging stages of these endeavors. He has managed hundreds of market research efforts and financial feasibility assessments.

He has also negotiated dozens of development agreements, procured project financing for large- and small-scale projects, managed local development organizations, strategically planned various economic development projects, directed preliminary design services and completed real estate workouts nationwide. His management and technical expertise has been employed through the conceptualization and development of both small-scale and major commercial, recreational, industrial and residential real estate projects carried out solely by private investors and through cooperative business arrangements structured between public and private entities.

Relevant Selected Projects

- **Park Plaza/Wall Street Projects, Asheville, NC:** Rehabilitation of 21 buildings as part of two major reuse projects, in different portions of the downtown area which included office, residential, specialty retail and a small inn.
- **Mall of America, Bloomington, MN:** Packaged the Mall of America, the largest US retail-entertainment project with 2.6M SF of retail space (400 stores), 1M SF of entertainment (amusements, rides), and parking for 12,800 vehicles (largest parking facility in North America).
- **South Station, Boston, MA:** Devised an implementation and packaging approach for joint development of South Station, a historic train station; assisted the local Transit Authority in the preparation and distribution of the request for developer qualifications and proposals, and assisted in financial evaluations and negotiations at this facility which has the busiest AMTRAK station in the US.

- **Highest and Best Use Study- Bowman Lot, Carlisle, PA:** Guided negotiations which led to construction of a 105-room all-suites hotel with food/beverage and banquet facilities for up to 400 people in the historically-preserved downtown area; the property received the 2003 Choice Platinum Hospitality Award in recognition of its performance.
- **Capital Square, Des Moines, IA:** Market feasibility and packaging services for the Capital Square project that culminated in successful negotiations of a development agreement for 450,000 SF of office space and 60,000 SF of retail and restaurant space for this mixed-use project built adjacent to a performing arts center.
- **Greenville Commons, Greenville, SC:** Packaged Greenville Commons, the most physically and financially integrated development in America which includes a \$36M Hyatt Regency Hotel, office building, public convention center and parking garage financed with private funds, a \$5.5M UDAG grant, a \$1.9M EDA grant, \$10.5M in local public capital funds and \$4.5M of local private capital as equity.
- **Hampton Roads Center, Hampton, VA:** Packaged 200-acre first phase of Hampton Roads Centre, a publicly- owned business park located adjacent to the NASA Langley Research Center, and minutes away from the Continuous Electron Beam Accelerator Facility (a federally- and state-funded national atomic research facility).
- **GMAD Assembly Plant, Hamtramck, MI:** Developed a reuse plan for the former 465-acre Dodge Main Assembly Plant in Hamtramck, the largest single industrial building under one roof in the world, and proposed an economic adjustment strategy for the area in response to Chrysler's closure of the plant in 1979; assisted with packaging efforts to implement the project and helped secure approximately \$200M in public funding for this \$735M project (including a \$30M UDAG); the property was conveyed to General Motors and construction was completed in 1985.
- **Old Capital Center, Iowa City, IA:** Prepared workout strategies and negotiated development agreements transforming a 12-year dormant urban renewal parcel into a 60-store, 400,000 SF mall near the University of Iowa.
- **Oceanfront-Broadway Redevelopment, Long Branch, NJ:** Reviewed multiple development proposals to provide affordable housing units as part of several mixed-use projects containing residential, retail, hotel, office and theaters along the waterfront and in the downtown area.
- **Pier Village, Long Branch, NJ:** Guided development of Pier Village, an \$87M mixed-use project with 420 residential units and 100,000 SF of retail.
- **World Trade Center, Norfolk, VA:** Negotiated development commitments to undertake an office/hotel complex on the waterfront known as Towne Pointe; these development activities led to construction of the \$135M development known as the Virginia World Trade Center, a 250,000 SF office building on the waterfront.
- **Town Center Mixed-Use, Novi, MI:** Completed mixed-use development planning which led to construction of a new Town Center with a 148-Wyndham Gardens Hotel and a major regional mall anchored by Hudson, Sears, J.C. Penney and Lord & Taylor.

- **Urban Entertainment Center, Overland Park, KS:** Prepared a market and financial feasibility analysis for a retail and entertainment center that addressed spending patterns by residents, visitors and area employees, as well as regional and local market conditions. A capture rate analysis was prepared, retail sales projections were forecasted and a potential development program of over 400,000 SF of space was defined. A developer solicitation process involving property owned by the Sprint Nextel Corporation is underway for a mixed-use project funded in part through tax increment financing.
- **Renaissance Vinoy Hotel and Resort, St. Petersburg, FL:** Assisted the City to attract a developer to rehabilitate this landmark waterfront destination closed for 30 years into a 360-room Stouffer Renaissance Hotel, a new 102-room tower and meeting facility; the only luxury resort on Florida's west coast offering the combination of a private marina, an 18-hole golf course, a 14-court tennis center and croquet courts, and is central to the area's many cultural and entertainment attractions, including the Salvador Dali Museum, Florida International Museum, Tropicana Field and two bayside beaches.
- **Webb City Site Reuse, St. Petersburg, FL:** Assisted the City's Downtown Improvement Corporation to attract a developer to construct two projects at a former major shopping facility in downtown St. Petersburg known as Webb City: a neighborhood retail center anchored by a Winn-Dixie supermarket; and, a 60,000 SF headquarters building for a local construction company.
- **Downtown Development Policy Statement, Albuquerque, NM:** Assisted a local development corporation to synthesize numerous existing plans into a cohesive and comprehensive 10-point downtown policy statement adopted by the City; as a result, loft apartments, a 14-screen theater, retail and mixed-use developments have been built in the historic district.
- **Chapter 163 Redevelopment Plans, Jacksonville, FL:** Prepared redevelopment plans for three portions of the downtown area (North Bank, South Bank and Downtown East) and testified in the first lawsuit in which a local government in Florida successfully defended key aspects of a redevelopment plan requiring the use of eminent domain for redevelopment activities; over a seven-year period, evaluated hotel and convention center proposals, conducted development packaging for a church-related, privately funded parking garage, and finalized negotiations with Rouse Company for a \$44M festival retail facility (Jacksonville Landing).
- **Old Town Public/Private Partnership, Wichita, KS:** Devised a plan to revitalize a deteriorating downtown ware house district traversed by railroad lines; street, sidewalk and parking improvements were completed and a permanent home for artists studios/shops (The Farm and Art Market) was rehabilitated; an influx of rental and for-sale condo loft units occurred, and more than 100 additional restaurants, night clubs, shops and professional offices have located in Old Town.

Chris Gross

Associate

Education

- Master of Regional Planning
The University of North Carolina at Chapel Hill
- Bachelor of Arts Geography and Planning
West Chester University of Pennsylvania

Mr. Gross has experience with land use planning issues, historic preservation, local economic development, financial analysis, and spatial analysis and data management using geographic information systems software.

Prior to joining BBPC, Mr. Gross worked with an economic development research center evaluating the feasibility of business incubators and manufacturing centers. He also worked in a temporary, grant-funded position in Durham, NC coordinating two non-profits and conducting market and real estate feasibility research in preparation for the launch of a residential historic rehabilitation project.

Mr. Gross' focus in graduate school was affordable housing. He conducted original research on the application of low income housing tax credits and the implications of state housing finance agency policies, and helped teach a course in low income housing finance.

Relevant Selected Projects

- **Redevelopment Plan, St. Cloud Florida** – Prepared a redevelopment plan for the St. Cloud Community Redevelopment Area. Tasks included research, exploring redevelopment options, and preparing a redevelopment plan.
- **Retail Feasibility Study, Overland Park, Kansas** – Assessed the feasibility of a project consisting of a 900,000 square foot lifestyle retail center and a Major League Soccer stadium.
- **Fiscal and Economic Impact Analysis, Plainsboro, New Jersey** – Provided an economic impact assessment for a project comprised of a relocating hospital and associated healthcare uses.
- **Oceanfront-Broadway Redevelopment Program, Long Branch, New Jersey** – Assisting in guiding this ongoing urban redevelopment effort involving 142 acres of oceanfront properties held by private owners.
- **Economic Development Strategic Plan, Prince George County, Virginia** – Developed a comprehensive economic development strategy for the County that will leverage, among other things, the County's location adjacent to Interstate 295 near Richmond and the expanding Ft. Lee Army base. The Plan will guide program and policy development that will both stimulate economic development and guide future growth in the County.

Brian Dowling

Associate

Education

- Masters of Business Administration – Finance
The Babcock School
Wake Forest University
- Bachelor of Arts
Economics & International Studies
Colby College
cum laude

Mr. Dowling has extensive financial analysis experience having worked for both an equity trading firm on Wall Street and a national real estate development firm. His financial expertise enables him to determine the most effective and appropriate capital structure for private, public/private, and public development projects. He is also skilled in developing complex financial models used to evaluate the feasibility and potential return of real estate investment opportunities.

Relevant Selected Projects

- **Oceanfront-Broadway Redevelopment Program, Long Branch, NJ** – Mr. Dowling assists the Principal and Vice President of BBPC in financial analysis for this ongoing urban redevelopment effort by the City of Long Branch involving 142 acres of oceanfront properties held by private owners. The development proposals for one section of this large complex redevelopment project included eight different scenarios from five separate developers. Mr. Dowling's main responsibility on this project was the creation of a robust and flexible financial model that allowed the city to compare developer proposals and evaluate the financial and economic impact of various selection possibilities.
- **Lorton Reformatory & Penitentiary Redevelopment, Fairfax County, VA** – This project involved the creative adaptive reuse of a historically significant site. Mr. Dowling created complex financial models that included the impact of historic tax credits. The analysis helped Fairfax County officials review and compare the financial feasibility, developer return, and public tax and financing implications of each proposal.
- **NVR** – Mr. Dowling worked in the Acquisitions Group at NVR, a publicly traded (AMEX: NVR) national real estate development firm. His responsibilities included identifying, researching, and evaluating properties for redevelopment in the Mid-Atlantic region. He has experience conducting real estate market research, developing detailed redevelopment business plans, exploring various financing alternatives, and negotiating acquisition terms with property owners.

Bill Gauger, Esq.

Associate

Expertise

- Real Estate Finance and Development
- Land Use and Community Redevelopment Planning
- Affordable and Mixed-Income Housing

Education

- J.D. University of Michigan Law School, Ann Arbor
- M.U.P. Taubman College of Urban and Regional Planning, University of Michigan
- B.A. English Literature, University of Michigan Honors College, Ann Arbor

Professional Affiliations

- American Planning Association
- Urban Land Institute
- Illinois Bar

Mr. Gauger is an associate at Basile Baumann Prost Cole & Associates and specializes in real estate development and real estate finance, land use and zoning, community redevelopment planning, low income housing, and structuring public/private partnerships. He has served in the role of attorney and consultant in the areas community redevelopment and affordable housing and has also worked as a financial analyst in market-rate residential real estate investment. Mr. Gauger has a comprehensive knowledge of workforce housing, employer-assisted housing, and structuring housing trusts for the preservation of low and moderate income housing. Additional areas of specialization include: land banking strategies, housing trust funding, resale-restricted below-market-rate housing, and the law of takings. Mr. Gauger is a graduate of the University of Michigan, the University of Michigan Law School, and the Taubman College of Urban and Regional Planning at Michigan. He is a member of the Illinois Bar.

Relevant Selected Projects

- **Particep Workforce Housing, Chicago, IL** – Performed financial analysis of housing trust funds including structuring employer loans and investments in employee rental and homeowner properties. Conducted legal and financial analysis of resale restricted employer-assisted housing. Advised on the use of state assistance programs for workforce housing.
- **Community Legal Resources of Michigan, Detroit, MI** – Evaluated best practices for the development of mixed-income housing in Michigan. Analyzed land trust/deed restriction model for developing long term affordable housing. Assisted in creating an affordable housing guidebook for Michigan community development corporations.
- **City of Jackson, MI** – Advised the City of Jackson on the community's downtown redevelopment plan. Provided a model form-based zoning code and suggested building code amendments encouraging efficient redevelopment.
- **Legal Assistance for Urban Communities, Ann Arbor, MI** – Provided legal services to clients engaged in the development of affordable housing and urban redevelopment projects. Closed on over twenty single family tax-reverted properties purchased from the City of Detroit. Extensive training for LIHTC and New Markets Tax Credit transactions.

Stephen D. Whiteford

070671

Senior Planner
PBS&J

Education

B.L.A., Landscape Architecture,
SUNY at Syracuse University,
1975

B.S., Environmental Science,
SUNY at Syracuse University,
1974

Mr. Whiteford has more than 25 years of experience in the design and implementation of landscape design projects. He has been responsible for design and project management on projects involving master planning, site planning and landscape design. His projects include recreational facilities, park master planning, and urban design.

Mr. Whiteford's project experience includes:

WaterColor, Florida. Developed design theme for 10 proposed bridges for this exclusive beach resort community.

Jupiter Riverwalk, Jupiter Florida. Senior designer for this four-mile river walk project that connects the heart of the community to the Intercoastal Waterway. The project includes plazas, overlooks and pavilions, and landscape entry features.

Florida Memorial College Landscape Master Plan. Senior designer responsible for the development of a landscape master plan and implementation strategy for this private liberal arts college.

Gulf Coast Museum of Art, Pinellas County, Florida. Design of two sculpture gardens for rotating exhibits. The design includes fountains, landscape plazas, and seating areas.

Victory Landing, Newport News, Virginia. Senior designer for waterfront development along the St. Johns River for the city of Newport News. The project includes performance space, plazas, fountains, landscape garden spaces and a river front promenade. The second phase will include outdoor diving areas, terraced overlooks, and a boardwalk.

Disney's Dixie Landings Resort, Orlando, Florida. As implied by its name, Disney's Dixie Landings is a resort of strong thematic design depicting the varying character and situations of the great south. It is a 3,000-room resort located on a 325-acre site of the Disney World Florida property. Work included theme development, design, and development of construction documents for feature hardscape and plantings.

Marineland of Florida, Flagler County, Florida. Senior Designer is in charge design as well as full landscape architecture services including schematic design, design development and full construction services of this historic 1930's dolphin attraction, which includes training and animal holding areas as well as public viewing, deck and sea-side garden and planting areas. The project included design of all hardscape elements including themed railings, bridges, show pool and pool decks, observation platforms and dolphin lagoon environment. The design respects the historic nature of the facility in the use of materials and style

Florida Botanical Garden, Pinellas County, Florida. Senior designer in charge of design of the wedding garden and entry features to the Eastside Gardens. The design includes pavilions, fountains, formal gardens, entry features and interpretive signs. This project is located within the Pinewood Culture Park, a 400-acre facility that includes an art museum, botanical gardens, and Heritage Village.

Virginia Beach Connector Parks, Virginia Beach, Virginia. Senior designer for this multi-phase design of thematic connector parks adjacent to the boardwalk. The work included theme development and landscape design from concepts through construction documents. The project required developing thematic settings for over 16 parks and coordination with artists and fabricators.

Suncoast Parkway, Florida. Developed an aesthetic design guideline for the 44-mile-long parkway for the Florida Department of Transportation. The project included a 44-mile pedestrian system adjacent to the roadway.

North Anna Battlefield, Doswell, Virginia. Designed entrance features, five miles of trails, interpretive signs and a brochure for this civil war battlefield. Won the 1993 Gold Medallion Award for Community Development, National Stone Association.

Mesquite Park Master Plan, Mesquite, Nevada. Project manager in charge of developing a park master plan for the City of Mesquite. The plan included a comprehensive trail system connecting individual residential neighborhoods to other areas of the town. The plan identified park needs and established park prototypes. The project received an American Planning Association Nevada Chapter Award for master planning. The plan included bike trails and parks along three major washes and the Virgin River.

Mount Vernon Memorial Highway, Alexandria, Virginia. Field survey, documentation, and analysis of scenic parkway to record existing conditions and make recommendations for restoration to designer's original intention. The project was part of the National Historic Registry Application.

Riverwalk and Walton Islands Master Plan, Elgin, Illinois. These plans were conceived to reopen the City of Elgin to its Fox riverfront and to establish a leisure park on Walton Islands. The plan features overlooks, performance areas, and a playground on the islands all connected by a series of bridges and paths.

Rock Creek Terrace, Washington, D.C. Designer for an exclusive condominium project overlooking Rock Creek Parkway. The project included design of a roof top garden with pool and restoration of an adjacent National Park Service Park. Services also included presentations to the Fine Arts Commission, the local neighborhood association and the National Park Service.

Woo-Bang, South Korea. Senior designer responsible for the development of entrance features and image for a cultural theme park which included museums, parks, restaurants, cultural exhibitions, and performance space.

Cantera Riverwalk, Warrenville, Illinois. The concept for the two-mile long linear park along the Dupage River featured a series of environmental artworks that spoke to the natural history of the floodplain, the wetlands, and the prairie as well as to its cultural history as a quarry.

Dominion Station, Fairfax, Virginia. Developed landscape for this two-acre recreation center. The design included two swimming pools, gardens, and landscape entry features. The work included design concepts and theme development through construction documents.

Ayrshire, Scotland. This project was part of a urban revitalization program to improve tourism between Glasgow and the seaside resorts. Developed design guidelines and landscape master plans for four historic villages south of Glasgow.

Bristol Urban Development Area, Bristol, England. Urban redevelopment plan for a mixed-use office complex along the Avon River. The work included visual imaging of the project from the main spine road feeding into the development, landscape treatment and guidelines for bridges, site circulation studies, open space linkages, and siting of major buildings.

Pengam Green Site Plan, Cardiff, Wales, United Kingdom. Part of an urban revitalization project for the Capital of Wales. Siting of all major uses within the Village Center, and development of landscape architectural themes and character for this mixed-use development.

Honors and Awards

Florida Botanical Garden Award of Excellence, Florida Nurserymen & Growers Association, 2003

Honor Award, Pinewood Cultural Park Master Plan, FCASLA, 2003

Florida Chapter Merit Award, Suncoast Parkway, ASLA, 2002

Southwood Landscape Design Guidelines, Merit Award 2000, ASLA Professional Award Program

Design Award, Homestead AFB, USAF, 1997

Woodrow Wilson House, ASLA, Northern Virginia Chapter, 1996

Mesquite Park Master Plan, APA, Nevada, 1996

Florida Chapter Award, Suncoast Parkway, ASLA, 1995

Virginia Beach, Honor Award, ASLA, Potomac Chapter, 1994

North Anna Battlefield, Gold Medallion Award for Community Development, National Stone Association, 1993

Professional Affiliations

American Planning Association (APA) American Society of Landscape Architects (ASLA), Nevada National Trust for Historic Preservation (NTHP)

David L. Farley, RLA, ASLA

070671

*Landscape Architect
PBS&J*

Education

B.S., Landscape Architecture, Ohio
State University, 1998

Registrations/Licenses

Registered Landscape Architect
Florida, LA6666782, 2005
Maryland, 3137, 2002

Mr. Farley is a landscape architect with more than seven years of landscape architecture and planning experience. His responsibilities include master planning, conceptual design, and the development of construction documents and specifications on a variety of commercial, residential, and civic projects as well as construction observation and administration. His knowledge of construction materials and methods employed throughout the Eastern United States is a valuable asset to the design team on any project for which he is a member.

His professional experience includes the following:

The Gallery at White Flint Place, Rockville, Maryland – A mixed-use development located near Washington, D.C., White Flint Place is comprised of a 10-story office building and two 15-story luxury residential towers with a pool deck and extensive landscaping located atop the parking garage structure. Mr. Farley worked closely with the owner, architect, and civil and structural engineers to prepare the construction documents and specifications for the pool deck, walkways, and rooftop gardens associated with the residential towers.

New River Village, Ft. Lauderdale, Florida – New River Village is part of a mixed-use community located in the heart of downtown Ft. Lauderdale, Florida. The second of three proposed buildings, New River Village is a 398-unit, 26-story luxury condominium tower with rooftop amenities including a pool deck, spa deck, fountains, and landscaping. Associated with the building is an expansion of the famous Ft. Lauderdale Riverwalk. Mr. Farley was responsible for the construction documents and construction observation for both the rooftop amenities and the Riverwalk expansion.

The Strand at St. John's, Jacksonville, Florida – The Strand at St. John's is a three building, mixed-use community located along the St. John's River in downtown Jacksonville, Florida. Consisting of two luxury residential towers and an office building, The Strand contains more than 500 residential units. Amenities include rooftop pool decks and gardens on each tower, an urban plaza at ground level, and a renovated Riverwalk. Mr. Farley was intimately involved in the master planning and conceptual design for the site. Working in association with the architect and engineers, he prepared the construction documents and specifications for all the landscape architectural features of the project.

Ft. Belvoir Master Plan, Ft. Belvoir, Virginia – Located just outside of Washington, D.C., Ft. Belvoir encompasses over 13 square miles and is home to two major Army command headquarters as well as nearly 100 other tenant organizations. Mr. Farley was part of a team assembled to design a master plan for the base that would provide for 6 million square feet of new office space as well as 1,400 new residential units for military families. The approach taken combined the best new urbanist theories with the unique requirements of a military base. The master plan provided an extensive network of pedestrian trails and organized green space while at the same time respecting the military's stricter guidelines for security enacted after Oklahoma City and the World Trade Center attacks.

AVTEX Fibers, Front Royal, Virginia – Located along the Shenandoah River in the foothills of the Blue Ridge Mountains, AVTEX Fibers is a former Rayon

manufacturing facility that was placed on the EPA's Superfund Cleanup list in 1989. Plans for the 450-acre site include an office park, soccer fields, and 240-acre conservancy park reclaimed from the most polluted areas of the site. The reclamation plan calls for burying and capping extensive amounts of fly ash leftover from the manufacturing process. Mr. Farley worked to develop grading and plant selections that would mimic the natural communities of the region on top of these ash basins.

The Florida Botanical Garden, Pinellas County, Florida – The Florida Botanical Garden is a series of teaching, research, and demonstration gardens located within the 132-acre Pinellas County Cultural Park. Mr. Farley was responsible for preparing the construction documents for “The Wedding Garden,” one of four gardens built during the first phase of construction. He was responsible for providing detail design including the detailing of pavements, walls, custom furniture, and decorative metal work.

Victory Landing, Newport News, Virginia – Linking the historic World War I victory arch and the James River, Victory Landing is a riverfront park that reflects the history of ships and the city of Newport News' role in their development. Working directly with the lead designer, Mr. Farley provided site planning, detail design, and construction documentation for the first phase of the Riverwalk.

Jupiter Riverwalk, Jupiter, Florida – Connecting the Intercoastal Waterway and the Atlantic Ocean, the Riverwalk is a continuous linear park that connects restaurants, community parks, a yacht club, a state park, and a festival mixed-use development. Mr. Farley was responsible for site planning, detail design, and construction documentation for the first phase of this 4-mile park.

Professional Affiliations

American Society of Landscape Architects (ASLA)

Jeremy D. Johnston, PE

Senior Engineer
PBS&J

Education

B.S., Agricultural and Biological
Engineering, University of
Florida, 1996

Registrations/Licenses

Professional Engineer
Florida 58649, 2002

Mr. Johnston has more than 10 years of experience in civil engineering. He currently serves in PBS&J's civil engineering division as a senior engineer/project manager. His experience includes design and project management in the areas of site planning, grading, roadway design, stormwater management, potable water and sanitary sewer utilities, erosion control, environmental permitting, and construction management. Since being employed with PBS&J his recent projects have included a wide variety of single and multi-family developments, planned unit developments (PUDs), commercial, industrial, as well as state and local municipal projects.

Shands Cancer Hospital, Gainesville, Florida. Member of the design team for the final design of an 168 bed cancer hospital. The new cancer hospital is the first phase of a new Shands hospital campus. The project is located on approximately 15 acres of property that was formerly a residential subdivision. The scope of the project included removal of old potable water, sanitary sewer, and storm sewer pipe networks for the redevelopment of the new campus. The development of the new campus includes new potable water, sanitary sewer, storm water conveyance, and storm water management system to support the hospital campus. The design team also coordinated permitting efforts with the City of Gainesville, Gainesville Regional Utilities (GRU), St. Johns River Water Management District (SJRWMD), and the Florida Department of Transportation.

Old Middleburg Road Improvements, Jacksonville, Florida. Member of the design team for final design for improvements to Old Middleburg Road. The project, which is part of the Better Jacksonville Plan, calls for improvement to 1.1 miles of roadway from Herlong Road to Wilson Boulevard. The project included extensive utility adjustments and upgrades for the JEA.

Middle School FF, St. Johns County, Florida. Provided quality assurance/quality control review for the stormwater collection/conveyance system, sanitary sewer collection/transmission system, and potable water distribution system.

St. Johns County Fire Rescue Administration Building, St. Johns County, Florida. Provided quality assurance/quality control review for the stormwater collection/conveyance and management system.

Professional Affiliations

American Society of Civil Engineers (ASCE)

Education

Ph.D., Agricultural Engineering,
University of Florida, 1996
M.E., Agricultural Engineering,
University of Florida, 1988
B.S., Agricultural Engineering,
University of Florida, 1986

Registrations

Professional Engineer
Florida 50634, 1996

Professional Affiliations

American Society of
Photogrammetry and Remote
Sensing (ASPRS)
American Water Resources
Association (AWRA)
Florida Engineering Society (FES)
Florida Shore and Beach
Preservation Association
(FSBPA)
National Society of Professional
Engineers (NSPE)

Mr. Myhre is a registered professional engineer with more than 18 years of experience in civil engineering. He currently works as the program manager at PBS&J, and is involved in both private and public projects. His experience includes design of stormwater systems, wastewater collection system, potable water systems, roadway design, and environmental permitting.

His representative projects include:

University of Florida, Parking Garage Traffic Impact and Circulation Study, Gainesville, Florida.

Served as the site engineer on a traffic impact study for a proposed parking garage on campus. Mr. Myhre reviewed proposed sites for developing conceptual layouts, drainage plans, potable water, sanitary sewer systems, and cost estimates for each site. This information was used, along with traffic analysis information, to recommend a preferred site to the University.

Shands Healthcare, Shands Hospital at the University of Florida Master Plan, Gainesville, Florida.

Mr. Myhre was the site civil engineer Assisted for the development of a master plan for the 25 year growth of the Shands Hospital at the University of Florida. Master plans were developed for the roadways, stormwater & drainage, potable water, sanitary sewer, and gas. The project includes assessment/master planning for the construction of a new 7-story parking garage that would serve the new hospital.

Shands Healthcare, New Cancer Care Hospital at the University of Florida Master Plan, Gainesville, Florida.

Mr. Myhre was the project manager and Engineer of Record for a new Cancer Care Hospital for Shands Healthcare. The new hospital is located on Archer Road. The hospital constructed included new roadways, parking areas, stormwater systems, potable water, sanitary sewer, and gas systems. The project, currently under construction, is located at the site of the old University Centre Hotel and within a residential area. The project was an in-fill project that required the infrastructure design to accommodate residential and commercial properties that would remain after construction of the hospital. The project included stormwater and utility design for the construction of a new 7-story parking garage that would serve the new hospital. The project included permitting through the Gainesville Regional Utilities, FDOT, St. Johns River Water Management District, & the City of Gainesville. The project also under review for LEED certification.

Other recent projects experience includes:

High School "CCC" - St. Johns County, FL
New K-8 School "GG" - St. Johns County, FL
Elementary School "K", St. Johns County, FL
Middle School "FF", St. Johns County, FL
Bus Shelter Design, University of North Florida, Jacksonville, FL
Middle School CC, Jacksonville, Florida

SCOPE AND BUDGET

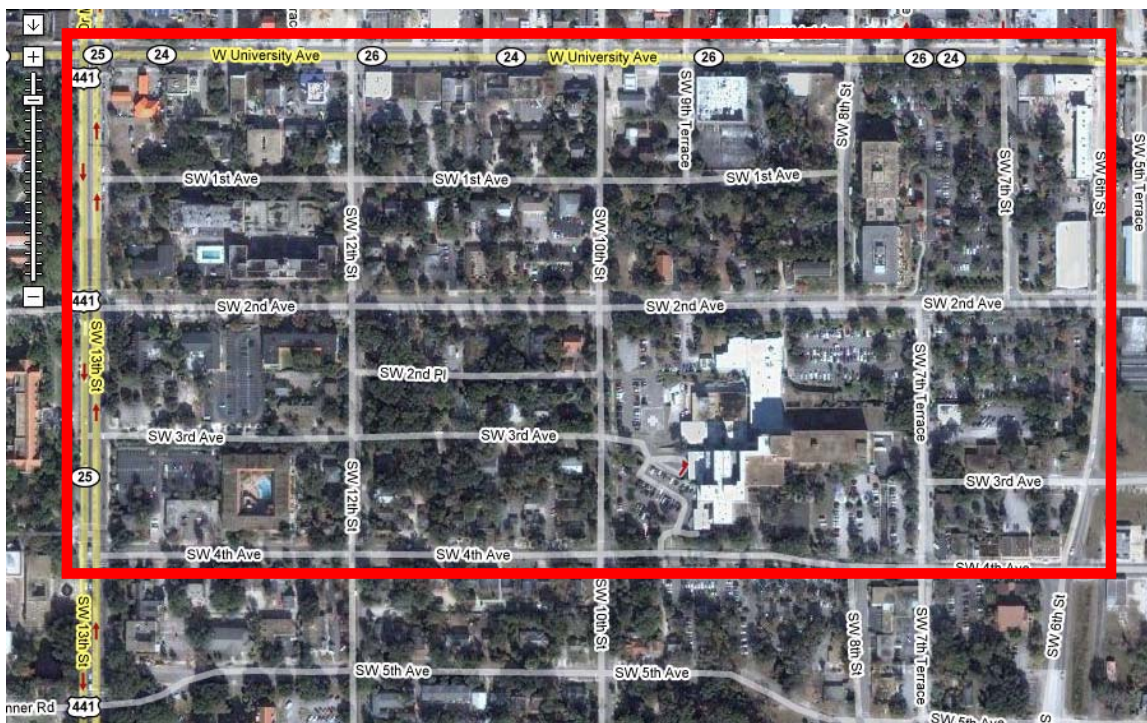
The outline below shows the tasks required to create a comprehensive development strategy for the SW 2nd Avenue area. The project is phased in such a way as to maximize the impact of stakeholder input at key points in the project. A “mini charrette” consisting of initial discussions with stakeholders and several stakeholder meetings will provide valuable feedback after developing preliminary concepts but prior to investing substantial time in developing the final deliverables. Stakeholders will have additional opportunities to provide input prior to the development of a final Development Programming Assessment.

The reasons for stressing stakeholder involvement are 1) we will avoid pursuing a development program that will face heavy resistance and 2) more importantly we will begin to bring people together and develop the relationships necessary to see the concepts created in this process actually built in the near future. To this end we will be providing strategies for developing successful public / private partnerships.

While cultivating relationships with key stakeholders is essential, this clearly isn't enough to spur development at the SW 2nd Avenue site. That is why we have committed to providing a thorough multi-disciplinary feasibility study. PBS&J will provide an accurate assessment of infrastructure needs and will help shape a proposed development program with a site-planning approach. BBPC will identify market-supported uses and propose a best-use development program. The final Development Programming Assessment will include an assessment of the financial feasibility of the project and will identify any potential funding gaps.

The Development Programming Assessment will outline a development strategy that can be implemented immediately. It will include all the information collected during this study regarding site capacity and constraints, public / private partnerships strategies, additional financing strategies, and a complete development program. The document will double as a marketing piece for the development community in that it will demonstrate the financial feasibility and strong design sense of the proposed development program. In short, we intend to produce a product that will result in high quality development as soon as possible. The study area for the Development Programming Assessment is shown in the map on the next page.

Study Area Boundaries



Phase I: Initial Assessments

Task 1 Identify study area, property owners, constraints (e.g. historic district) and opportunities (e.g. large land areas with one owner). Review all previous studies of the area and documents and plans that affect the area. [BBPC]

Task 2 Assess general market conditions for residential and commercial development, including supportable medical uses [BBPC]

- BBPC will provide market and feasibility analyses for locating a grocery store and medical office on the site
- We will provide market assessments for office, retail, R&D (and other “clean businesses”) and residential mixed use

Market analyses will be based on commercially available data verified by interviews with local professionals, on the ground analysis by BBPC, and by assessing the local market’s relationship to the regional and national economy.

Task 3 Use available City data to assess capacity and quality of infrastructure [PBS&J]



Basile Baumann Prost Cole & Associates, Inc.

Public/Private Development Advisors

- Task 4 Prepare deliverable “Preliminary Findings: Capacity and Opportunity for Development [BBPC]
- Task 5 Meeting with City and CRA staff to discuss preliminary findings and direction of project [BBPC]

Phase II: Preliminary Programming / Concepts

- Task 1 Outline preliminary development options using preliminary findings and discussions with staff as basis [BBPC & PBS&J]
- Task 2 Identify initial design considerations [PBS&J]
- Task 3 Prepare general development program outlining types of uses and overall design plan for study area [BBPC & PBS&J]
- Task 4 Stakeholder meetings / mini charrette to present preliminary concepts, solicit feedback and refine development concept

Phase III: Final Programming / Concept

- Task 1 Prepare a refined development program including approximate square feet of supportable development and parcel by parcel analysis of recommended uses [BBPC]
- Task 2 Prepare a preliminary schematic site plan and massing study [PBS&J]
- Task 3 Work with City to identify additional public infrastructure required to support the development program [PBS&J]
- Task 4 Evaluate financial feasibility of proposed development program from a developer’s perspective, identifying any potential funding gaps [BBPC]
- Task 5 Identify strategies for successful public private partnerships [BBPC]
- Task 6 Present development program package at a stakeholder meeting [BBPC & PBS&J]

Phase IV: Report and Presentation

- Task 1 Prepare final Development Programming Assessment, incorporating stakeholder comments and refining products from tasks 1-3 in Phase III [BBPC & PBS&J]



SCOPE AND BUDGET

Task 2 Present final Development Programming Assessment and make any additional necessary changes to the final deliverable [BBPC]

Proposed Project Budget and Timeframe

Phasing			Budget					
Phase I								
Task	Project Month	BBPC Total	BBPC Hours @ \$150	BBPC Expenses	PBS&J	PBS&J Hours @ \$ 135	PBS&J Expenses	Total
1	1	\$4,000	27					\$4,000
2	2	\$8,500	57					\$8,500
3	2		0		\$3,000	22	\$500	\$3,500
4	2	\$4,000	27					\$4,000
5	3	\$2,000	8	\$800				\$2,800
total		\$18,500	118	\$800	\$3,000	22	\$500	\$22,800
Phase II								
Task	Project Month	BBPC			PBS&J			Total
1	3	\$3,750	25					\$3,750
2	3		0		\$5,000	37		\$5,000
3	4	\$3,000	20		\$2,000	15		\$5,000
4	4	\$3,000	13	\$800	\$2,500	19	\$500	\$6,800
total		\$9,750	58	\$800	\$9,500	71	\$500	\$20,550
Phase III								
Task	Project Month	BBPC			PBS&J			Total
1	5	\$7,000	47					\$7,000
2	5				\$10,000	74		\$10,000
3	5				\$5,500	41		\$5,500
4	5	\$7,500	50					\$7,500
5	5	\$2,500	17					\$2,500
6	5	\$3,000	15	\$800	\$500	4	\$500	\$4,800
total		\$20,000	128	\$800	\$16,000	119	\$500	\$37,300
Phase IV								
Task	Project Month	BBPC			PBS&J			Total
1	6	\$5,000	33		\$3,500	26		\$8,500
2	6	\$2,500	11	\$800				\$3,300
total		\$7,500	45	\$800	\$3,500	26		\$11,800
Project Total		\$55,750	356	\$3,200	\$32,000	238	\$1,500	\$92,450

