

Request for Proposal for

Park System Master Plan RFP 23-42

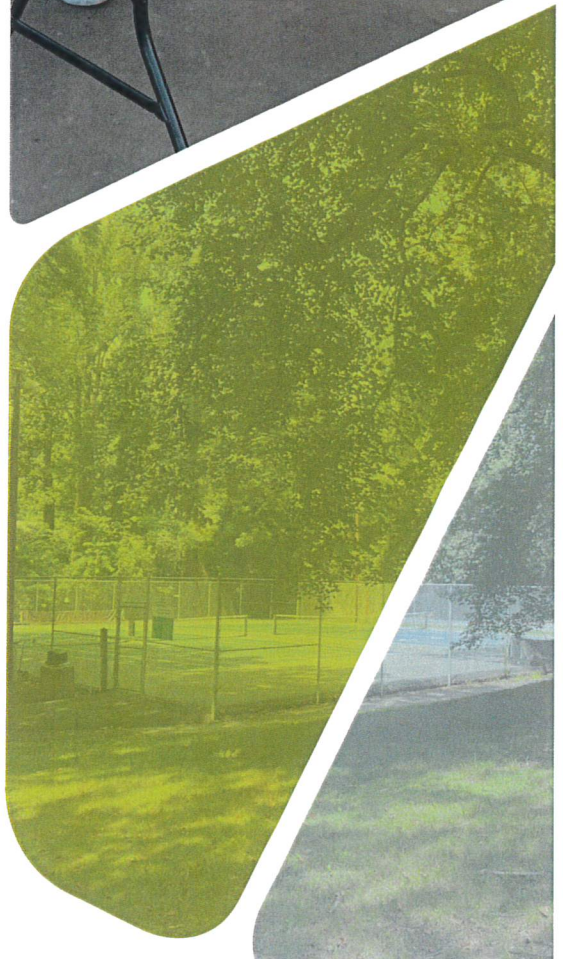
PREPARED FOR



PREPARED BY

Kimley»Horn

LPPL07006 2023



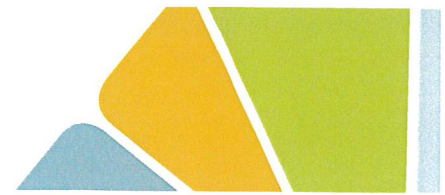


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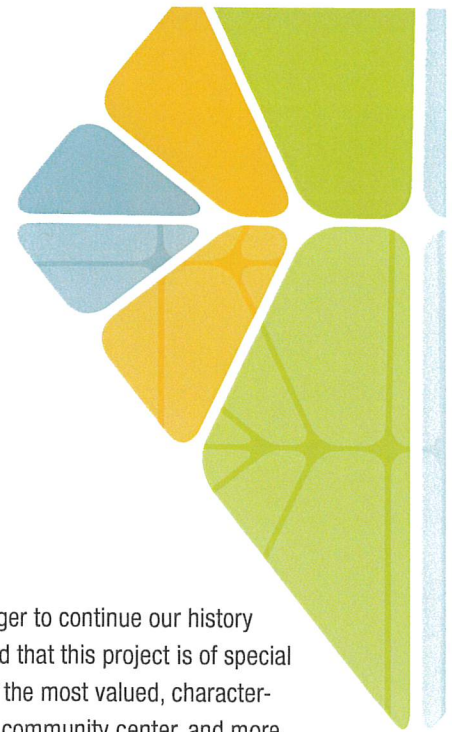
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Tab 1.

LETTER OF TRANSMITTAL





August 4, 2023
Town of Vienna
127 Center Street S
Vienna, VA 22180

Kimley-Horn and Associates, Inc.
11400 Commerce Park Drive
Suite 400
Reston, VA 20191

RE: Request for Proposal (RFP) 23-42 Park System Master Plan

Dear Members of the Selection Committee:

Thank you for the opportunity to submit a proposal for the Park System Master Plan. **Kimley-Horn** is eager to continue our history of partnership, collaboration, and service with the Town of Vienna on this important effort. We understand that this project is of special interest to the Town—it will be the first Park System Master Plan for the Town. It also concerns some of the most valued, character-defining, and *Uniquely Vienna* assets that the Town and community hold dear—open spaces, parks, the community center, and more.

The critical investment by the Town in this project represents a commitment to prioritize the longevity, access, safety, and opportunity of parklands and recreational facilities. This project requires a forward-thinking, inclusive, and strategic team that can identify the needs of residents today and in the future to develop a plan that will elevate and improve open space, trails, and community gathering places. **Kimley-Horn is your team.** Kimley-Horn is a national leader in park and recreation planning and design, and our local Reston team is excited to partner with you. Our team is immediately available to begin work on this assignment and will remain committed to delivering the plan over the next 12 to 16 months, or as long as necessary to achieve project success.

We have been a key partner to the Town for more than 5 years and have built great working relationships with staff across multiple departments, Town Council, and the community. We have a history of proven success in understanding the Town of Vienna's project goals and desires, listening to and building trust with the community through carefully tailored engagement activities, and delivering fiscally responsive and implementable solutions in past efforts such as:

- Parking on-call services to help the Town assess the fiscal impacts of structured parking
- The Maple Avenue Corridor Study of safer multimodal travel along the Town's main street
- Preparation of a complete Safe Streets and Roads for All federal grant application—in one week
- Landscape architecture and civil engineering services on park facilities throughout the Town, including site design plans for Meadow Lane Park
- Community engagement and design support for the Long-term Use Study of the Annex Property

We achieve success with the Town by always bringing forward the best team to meet your needs. For this effort, Kimley-Horn will partner with **Kimmel Bogrette**, who will lead architectural and site concept design strategies, and **Ballard*King**, who will lead recreational and organization planning assessments. This best-in-class team has successfully prepared dozens of park system master plans as a cohesive and collaborative team. The Kimley-Horn team will draw upon the lessons learned from past projects to inform the full range of challenges and opportunities typical in park master planning. In addition to our broad technical skills and experience with Park Master Planning—**we know Vienna**. *We know* that in Vienna the way you communicate results is as important as the technical components of the work. *We know* that the entire Town values a thorough public process, rigorous community input, and a fiscally responsible, innovative, and *Uniquely Vienna* approach. ***We know that Kimley-Horn is the best team to assist the Town of Vienna in delivering a Park System Master Plan that serves as a generational promise to enhance recreation, public health, community character, and livability in a 21st century small town.***



When working with the Kimley-Horn team, you get:

A dedicated Project Manager. Your project manager, **David Samba, P.E., PTOE, PTP, RSP1**, has been a constant presence in the Town, supporting every Kimley-Horn project in Vienna during the past 5 years. David has built relationships across multiple Town departments and works tirelessly to be a true partner to staff, often providing technical guidance to staff and Council between projects. As a community planner, David fosters a collaborative environment that encourages strong engagement from the community. His people-focused and personal touch approach will provide Director Herman with a trusted partner through this process.

A team that understands the Town. The Kimley-Horn team was carefully curated by selecting individuals that have successfully worked together in Vienna or on similar projects. Our team includes residents of the Town who will bring specific insights into parks and recreation issues and opportunities. We know how to navigate the conflicting priorities of elected officials and are skilled in acting as an extension of staff in our outreach to the community.

A unique multidisciplinary approach. Our multidisciplinary approach is tailored to address the integrated factors that are key to create a healthy park system. We leverage the combined knowledge, passions, and skills of landscape architects, planners, civil engineers, transportation analysts, environmental scientists, and public engagement specialists—each bringing specific perspectives to the project, but all unified by a common desire to help Vienna achieve the best outcomes.

Local knowledge and experience with Town of Vienna and Fairfax County. Kimley-Horn understands how to successfully deliver projects in the Town, how and when to engage the Council, and how to manage community expectations. We also bring embedded partnerships with NOVA Parks and Fairfax County, two critical external parks and recreation stakeholders. We will leverage our relationships with these stakeholders to identify service and funding synergies.

Implementation Focused. Our plans do not sit on shelves collecting dust. Our plans clearly address four strategic questions: *“Where are we?”*, *“Where do we want to be?”*, *“How do we get there?”*, and *“How do we pay for it?”*, and our plans form a flexible roadmap for the future. We will identify action items, identify potential acquisition needs, and target efficiencies realized through shared facilities and partnerships, staffing organization, and minimization of duplicated services.

Collaborating with you, Kimley-Horn will create a highly participatory and engaging master plan process that is focused on innovative and sustainable solutions that support a healthy, balanced, and active Vienna for generations to come. If you have any questions regarding this proposal, please do not hesitate to contact your project manager, David Samba, using the contact information below.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

*David Samba, P.E., PTOE, PTP, RSP1
Project Manager
David.Samba@kimley-horn.com
703.674.1361

Ron Kagawa, ASLA, LEED AP
Principal-in-Charge
ron.kagawa@kimley-horn.com
703.674.1344

*Authorized to sign on behalf of Kimley-Horn and the key contact person for communicating with the Town on the proposal and all project-related matters



Tab 2.

QUALIFICATIONS/PROJECT PORTFOLIO





2. Qualifications/Project Portfolio

Areas of Specialization

With more than 450 creative and talented landscape architects and planners—Kimley-Horn offers a wide range of professionals who can provide solutions for a variety of your parks and recreation needs. We offer expertise in open space design, recreational planning and design, feasibility studies, park master planning, multi- and shared-use paths, hardscape design, and site planning. We leverage our planning and design experience to help redefine our built environment and create accessible places where people want to spend their time. The result? Visual environments with meaningful themes, distinctive images, and a strong sense of place. Our specific areas of specialization include:

- Community Outreach and Visioning
- Urban Planning and Design
- Redevelopment Master Planning
- Landscape Architecture/Urban Design
- Parks and Recreation Design
- Parks and Recreation System Master Planning
- Parks and Recreation Needs Assessment
- Playground Safety
- Green Roof Design
- Greenway Planning and Design
- Aquatics Design
- Athletic Field and Court Design
- Community Planning
- Streetscape Design
- Pre-development Services
- Site Development
- Mixed-Use Communities
- Landscape Planting Plans
- Irrigation Plans
- Graphics/Renderings/3D Modeling
- Construction Documents
- Amenity Design
- Supporting Practices:
 - Civil Engineering
 - Transportation Engineering
 - Parking Planning
 - ADA Assessments
 - Surface Water Engineering
 - Lighting Master Planning
 - Structural Engineering
 - Mechanical, Electrical, Plumbing Engineering





Practice Philosophy

Kimley-Horn believes that our role is to guide the efficient, effective, and responsible use of land to create functional and pleasing visual spaces with meaningful themes and strong connections to the environment—all while being sensitive to budget and long-term maintenance.

Parks are important. We understand the importance of park and recreation facilities to a community's character and livability. We are committed to helping you define and realize your strategic vision for intergenerational access to parks, recreation, and open space in a modern 21st Century small town. A well-planned parks and recreation system supports a physically active, healthy, and engaged community; provides tourist and recreational dollars to stimulate the local economy; improves neighborhood aesthetics and property values; and provides a low-cost, equitable opportunity to participate in community life and cultural events.

Your community, your parks, your plan. We understand that every community has different needs for their parks and recreational areas, which is why we work directly with our clients to develop a plan that is right for them. While we bring in our knowledge of best practices and introduce your staff to innovative policies and recreational opportunities being deployed across the US, we are fiercely adamant about creating a plan that is *Uniquely Vienna*. Our plan for the Town will be responsive to the specific context, challenges, and opportunities that are meaningful to your community, and we will take special care that our recommendations enhance the already strong elements of your system while specifically addressing the community needs and service gaps.

A place for everyone with a commitment to equitable and healthy communities. We view parks and recreation facilities as the ultimate public resource that should be accessible, inclusive, and responsive to the physical, mental, and emotional needs of your community. We view the Park System Master Plan process as an opportunity to fully welcome the broad cross-section of users and think about the opportunity to tailor recreation opportunities for all members of the community regardless of age, race, culture, income level, physical ability, gender, or any other differentiator. Our parks master plan philosophy is driven by a set of core principles—equity,

healthy communities, multiple benefits, and resiliency. We promote active listening and support sharing an open exchange of information between our team and the community. We seek to facilitate a process that frames each conversation around community needs and priorities, while drilling down to find innovative solutions to improve recreational opportunities, equity, and community health and wellness.

Make it easy for staff. We know the challenges that Town staff face in trying to strategically plan for the future of the parks system while still being asked to manage the day-to-day operations, maintenance, and programming of the system—we know this because many Kimley-Horn staff have previously worked for public agencies and have felt the exact same tension in those roles. Our practice philosophy is to make the Park System Master Plan process easy and stress-free for staff. At the beginning of the project, we will work with Town staff to understand your concerns and metrics for project success, tailoring our project strategy to address your high priority items. During the project, we will establish a clear work plan that emphasizes communication and strategic use of the staff's time. At the recommendations phase, we will evaluate how our recommendations may create future staff responsibilities and work collaboratively with you to identify the staffing, training, and funding needed to absorb any new responsibilities. We also will develop an action plan with key milestones so staff can measure and report progress to Council.

Create beautiful and sustainable places. Great parks should be beautiful. By weaving together a community's fabric of cultures, great parks can be recognized by all and form a foundation to human purpose and experience. Whether through sensory pleasure elevated by rhythm or proportion, or tactile experiences through the textures of a plant or the warmth of the sun, timeless design principles can intertwine emotion and pleasure to bring about beauty. Great parks should be environmentally responsible. Park spaces that focus on the three pillars of sustainability—environmental, economic, and social well-being—are often resilient, maintained through minimum reliance on resources, and contribute multiple benefits to community infrastructure and character. Creating great park spaces through a

truly holistic approach means designing a symphony between nature and humans. By embodying this principle, great parks work with the environment and create an enduring legacy celebrated by all.

Collaborative success. Collaboration is the cornerstone of Kimley-Horn's parks and recreation practice philosophy. Through partnership and technical expertise, our planning and design process progresses through a sequence of development stages: learning, engaging, designing, and implementing. Each stage is based upon active client participation and consensus building. Our goal is to understand the unique needs of your community and help turn your vision into reality.

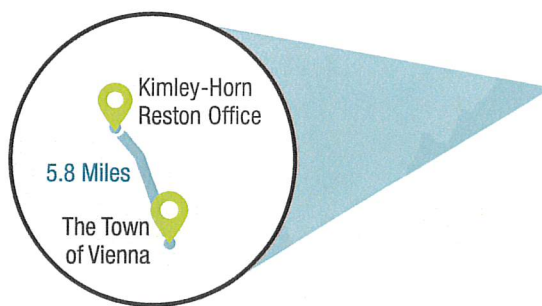
Years in Business and History of the Firm

Kimley-Horn has been in business for 56 years, founded in 1967 by transportation engineers in Raleigh, NC. Kimley-Horn became well known for its specialty in transportation planning and traffic engineering. In the early 1970s, the firm built an impressive reputation and record in regional and urban area transportation planning, traffic impact analysis, parking planning and design, traffic control system design, and statewide and local traffic operations and safety studies. During this period, the firm also added practices in structural, highway, and bridge design, as well as airport planning and design.

Today, the Kimley-Horn team has broadened its skillset to comprehensively offer you specialists in system master planning, design, athletic and aquatic facility design and management, playground safety and design, stormwater and permitting, implementation, grant funding, and more. Kimley-Horn has diverse experience with completed park projects that have included comprehensive services from master planning, program development, and public meetings through construction. We have experience planning and designing hundreds of individual parks and open spaces as well as thousands of miles of trails and greenways.

Project Portfolio

The projects listed on the following pages demonstrate a selection of our proven track record in completing successful park and recreation master and similar plans. All projects listed in this section were completed by members of Kimley-Horn who are available to the Town of Vienna.



7,500+
Employees Nationwide



We're ranked

5th

in *Engineering News-Record's*
in Pure Design Firms

We're ranked

9th

in *Engineering News-Record's*
Top 500 U.S. Design Firms

3 Offices
in Virginia

56

Years in Business

We're ranked

2nd

In Sports

100+
Offices
Firmwide



Recreation and Parks Master Plan Update

CITY OF NORWALK, CT

April 2021 – Present

The City of Norwalk Recreation and Parks Department hired Kimley-Horn to prepare an updated Recreation and Parks Master Plan. The City's last Recreation and Parks Master Plan was completed and adopted in 1995. In the 25+ years since, the City has experienced population growth and shifts in demographics. The update provides a 10-year outlook and vision for City of Norwalk parks, recreation facilities, programming, open space, and trails. The City of Norwalk is located along Long Island Sound with a population of more than 90,000 people, making it the sixth largest city in Connecticut. Located in the heart of Fairfield County, approximately 30 miles northeast of New York City, Norwalk is home to over 1,200 acres of public park land, including two public beaches, a marina and boat dock, 238 acres of open space, 70 acres of waterfront park land.

Project consisted of an analysis of existing facilities and programs, community needs and priorities assessment, development of a long-range vision for parks and recreation services for the next 10 years, and an implementation plan that includes a one-year action plan, a five-year strategic plan and a 20-year implementation framework plan. The Master Plan provides recommendations for a systematic and prioritized approach to implementation of Recreation and Parks projects. In addition, Master Plan policies and plans meet CAPRA Standards for National Accreditation while maintaining flexibility to accommodate new opportunities and shifts in priorities.



April 2020 – Present

Kimley-Horn was retained by the City to develop options based upon public input and analysis of the existing conditions, performance, and long-term needs of the park. Plans include considerations of replacing

Currently, the conceptual ideas of the park are being vetted and weighed by the public through engagement. To date, more than 2,000 submissions have been filed during the public engagement process to understand the community's wants and needs, including initial preferences for conceptual ideas. After the end of this summer, the collected public data will be reviewed to inform updates and revisions to the concepts. These drawings will be revised and presented to the City and the public in 2024.





Annex Long-Term Use Study

TOWN OF VIENNA, VA

December 2022 - Ongoing

The Town of Vienna is engaging in a study to identify a near- and long-term use for a recently purchased property in the center of town, the former Faith Baptist Church located at 301 Center Street. Prior to making any investments to improve the building or the site, the Town wisely opted to initiate this study to help understand what a long-term outlook for the property might be and how that long-term outlook influences near-term decision-making and spending.

As a part of this study, Kimley-Horn, working as part of the Kimmel Bogrette team, designed and launched a robust community engagement plan to understand the communities wants and needs for the site and to provide education to the community about site constraints. The feedback received by the community is intended to be used as part of the identification and further study of potential future land uses for the site.

Kimley-Horn has led the curation of a highly engaging, interactive, and inclusive public engagement process centered around the ideas of informing, consulting, collaborating, involving, and supporting the community. Kimley-Horn's multi-tiered engagement strategy included a community perspectives questionnaire, two-on-two councilmember listening sessions, an interdepartmental Town leadership meeting, and two public workshops/meetings.

Kimley-Horn designed a public engagement activity that allowed Town residents to design their ideal site, including building uses, parking layouts, and open spaces. Kimley-Horn created a tailored version of this activity using Legos to increase multigenerational participation in the project.

Kimley-Horn is continuing to assist the Town in identifying preferred land uses and will support the development of site concepts, pricing, and zoning alignment. It is anticipated that the ongoing work of this project will synergize with the Park System Master Plan.





Jennie Dean Park Recreational Amenities

CITY OF MANASSAS, VA

December 2020 – Present

In September 2020, the City of Manassas issued a request for proposals (RFP) for the design of improvements to Jennie Dean Park. The original scope of improvements consisted of the replacement of six diamond fields that existed in another location as well as the inclusion of rectangular fields based on a previously prepared master plan. As part of its proposal to design these improvements, Kimley-Horn prepared an alternative master plan for consideration by the City. The City preferred the alternative master plan and ultimately selected Kimley-Horn to provide park design services.

The new master plan reflected a vibrant mix of park uses including National Federation of State High School Associations (NFHS)-level diamond and rectangular fields, basketball, futsal, pickleball and

tennis courts, a playground, additional parking, trails and sidewalks, and passive ecological interpretive sites. Final improvements were determined based on a needs assessment performed by Kimley-Horn.

As the design of the park progressed, Kimley-Horn was requested to add the design of improvements to an existing skateboard park located with Jennie Dean Park. Kimley-Horn partnered with the local skater community to develop a new concept for the existing skate park, conducting on-site workshops where youths of varying ages could assist in the layout of the new skate park, and then used these concepts to develop a final design of skate park improvements.

Kimley-Horn has completed the construction drawings for Phase 1 of the project and are completing phase 2 drawings this month. Construction for Phase 1 is expected to commence in the fall.





Maple Avenue Corridor Multimodal Transportation and Land Use Study

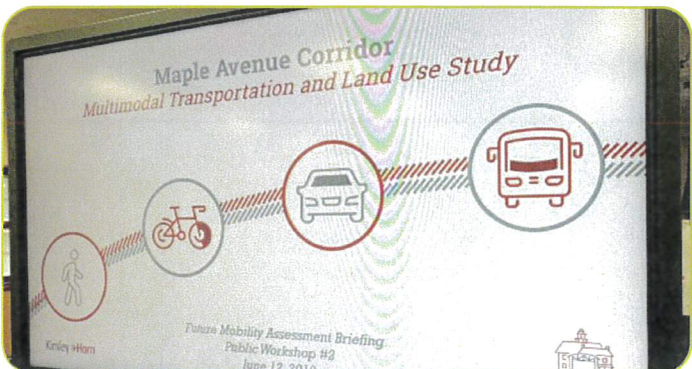
TOWN OF VIENNA, VA

March 2019 – December 2020

Kimley-Horn prepared a multimodal transportation study of the Maple Avenue corridor through the Town of Vienna. This study was coordinated with ongoing land use planning, redevelopment, and rezoning of properties in the Maple Avenue Commercial (MAC) overlay zone and served to contextualize the impacts of these significant density increases. As part of the study, Kimley-Horn developed a set of near- and midterm recommendations along Maple Avenue for all modes of transportation in coordination with existing and future land uses along the corridor. The study process involved engaging the public, evaluating existing transportation conditions, development of future traffic volumes, evaluating future transportation conditions, identifying and evaluating near- and midterm transportation recommendations, and preparing cost estimates and a prioritized implementation plan. Based on the results of this study, the city programmed more than \$500K in transportation and related projects in the CIP and identified a nexus for the development community to contribute to transportation infrastructure needs. The study has also set the foundations for a future bicycle masterplan, a future streetscape master plan, and a future long-range transportation master plan.

To identify and address the project's risk and challenges, Kimley-Horn developed a deliberate, wide-ranging, and multilayered public outreach process. Kimley-Horn met staff, commission members, and council members early in the process to understand the history of the corridor, the most recent public discussions and land use decisions, and to better outline the desired outcomes of the study. Based on this early feedback, one of the primary risks identified was the acceptance of study results by the public. To counter this risk, Kimley-Horn held multiple workshops and information series as key study milestones. The intent of these workshops was to both present information and gain concurrence from the community that the study was proceeding in an accurate, transparent, and appropriate manner.

Even though the project was only scoped for three workshop/information sessions (at existing conditions, future conditions, and recommendations) at the request of council and at no additional cost to the project, Kimley-Horn prepared a fourth and fifth workshop session to dive into the details and opinions of probably costs of the cost estimates and to provide more information on how suggested recommendations could be programmed into the CIP. While this was not in the original scope or schedule, Kimley-Horn recognized that the project's goals could not be met without this implementation plan element. Kimley-Horn was able to do this within budget by partnering senior team members with younger analysts to provide coaching, mentoring, and quality control while producing the work efficiently and under budget.



Tab 3.

PROJECT MANAGEMENT





3. Project Management

Team Introduction

The **Kimley-Horn** team includes a combination of skilled professionals with direct experience working together to deliver municipal master planning studies all across the county and staff familiar with providing high-quality, comprehensive professional services for the Town of Vienna. Kimley-Horn has identified subconsultant partners that will leverage their technical expertise and project experience to support the development of an industry-leading Park System Master Plan. Our subconsultant partners, **Kimmel Bogrette** and **Ballard*King**, have delivered dozens of parks master plans of similar size, complexity, and community character as Vienna. Kimley-Horn has a history of successful collaboration with each team member, and we are confident that the Kimley-Horn team will exceed your expectations for this project. We have illustrated our organizational chart below, and detailed resumes of staff considered key personnel that include their education, office location, and project experience begin on page 3-5.

Project manager **David Samba, P.E., PTOE, PTP, RSP1**, will lead the Kimley-Horn team. David is a multidisciplinary professional engineer with 12 years of experience working in the transportation, parking, and site master planning for community driven planning processes. David brings additional skills in financial modeling and grant writing—skills that will help Vienna take plan recommendations from vision to reality. As a community planner, David is focused on minimizing impacts to vulnerable communities and building community support around equitable and inclusive solutions. David is passionate about creating great places and leading multidisciplinary teams to achieve successful project outcomes. As your project manager, David will commit to being responsive, collaborative, and deeply passionate about this project.



DEPUTY PROJECT MANAGER

JEFF HOLZER, PLA, CPSI
Reston, VA

PROJECT MANAGER

DAVID SAMBA, P.E., PTOE, PTP, RSP1
Reston, VA

**PRINCIPAL-IN-CHARGE
QC/QA MANAGER**

RON KAGAWA, ASLA, LEED AP
West Palm Beach, FL

LANDSCAPE ARCHITECTURE

JEFF HOLZER, PLA, CPSI
Reston, VA

BEVERLY BARAZZA
Reston, VA

ATHLETIC FACILITIES

JEFF HOLZER, PLA, CPSI
Reston, VA

JASON KANAK, PLA (RLA)
Kansas City, MO

ACCESS AND CIRCULATION

ERIN MURPHY, AICP
Reston, VA

DAVID SAMBA, P.E.,
PTOE, PTP, RSP1
Reston, VA

ENVIRONMENTAL SERVICES

SAM STRATTON, WPIT
Reston, VA

JOE ARIZZI, P.E.
Reston, VA

IMPLEMENTATION

DAVID SAMBA, P.E.,
PTOE, PTP, RSP1
Reston, VA

RON KAGAWA, ASLA, LEED AP
West Palm Beach, FL

NICK KUHN, CPRP, PLA
Raleigh, NC

COMMUNITY ENGAGEMENT

KATE WIDNESS, AICP, CNU-A
Reston, VA

DAVID SAMBA, P.E.,
PTOE, PTP, RSP1
Reston, VA

JESSICA LAWLESS
Reston, VA

BECCA SULLA
Reston, VA

PARK PLANNING

NICK KUHN, CPRP, PLA
Raleigh, NC

JEFF HOLZER, PLA, CPSI
Reston, VA

JOSIE NOLAN, EIT
Reston, VA

**ARCHITECTURE
AND SITE CONCEPTS**

KIMMEL BOGRETTE

MARTIN KIMMEL, AIA, NCARB
Arlington, VA

MATTHEW MCQUAIDE, RA,
NCARB
Arlington, VA

CORY DOCKMAN
Philadelphia, PA

**RECREATIONAL AND
ORGANIZATIONAL PLANNING**

BALLARD*KING

KEN BALLARD
Denver, CO

DARIN BARR
Columbia, MO

SCOTT CARON
Houston, TX



Subconsultants

The subconsultants we have teamed with for this project are detailed below. We have worked closely with each firm on similar projects, particularly on park planning opportunities. They have proven to be decisive, excellent communicators, valued partners to clients, and consistently deliver results with quality. Each partner firm is immediately available to begin work on this project and eager to provide the Town of Vienna with the level of care and quality that is necessary for the successful completion of the Parks System Master Plan.

Kimmmel Bogrette



Architecture and Site Concepts

Kimmmel Bogrette Architecture + Site (Kimmmel Bogrette) has been providing “Extraordinary Solutions for Ordinary Budgets” since its founding by Martin Kimmmel and Jim Bogrette in 1995. In the 26 years since, Kimmmel Bogrette has become a well-respected, award-winning design firm. Kimmmel Bogrette strives to exceed client expectations, by providing “Extraordinary Solutions for Ordinary Budgets.” Their commitment to on-time, on-budget project delivery dispels the notion that fixed budgets justify the mediocre outcomes that are built every day. Kimmmel Bogrette successfully serves a variety of clients, including municipal, state, and federal governments, healthcare, hospitality, higher education, and more. Kimmmel Bogrette and Kimley-Horn are currently working together on the Long-Term Use Study for the Annex.

Ballard*King



Recreational and Organizational Planning

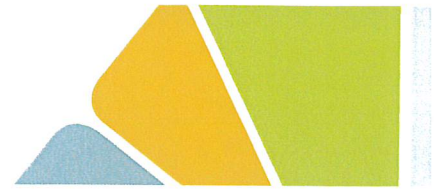
Established in 1992, Ballard*King & Associates, LTD (Ballard*King) is a recreation program, planning and operations consulting firm that provides services and expertise to the recreation and leisure industry. Through their commitment and collaboration with community leaders, staff, stakeholders, elected officials, and corporate partners, they have developed loyal and long-term relationships with a variety of both public sector and private agencies to inspire and engage their constituents. Their vast practical experience in the recreation industry enables them to guide clients through the challenges of developing master plans and opening and operating parks and recreation facilities and services. From pinpointing specifics to broad visions, Ballard*King provides meaningful analysis, thoughtful consideration, industry expertise, and services to ensure the long-term sustainability and success of your project.

Technical Resources

Kimley-Horn. In addition to the key personnel assigned to this project, the Town of Vienna will have easy access to more than 200 engineers, planners, and landscape architects that sit in Kimley-Horn's Reston, VA office. Additionally, because Kimley-Horn is always proactively planning and managing its work and staffing availability, we can easily bring any of our 7,500+ firmwide partners to provide specialty disciplines, strategic guidance, or to bolster the team when additional staffing is needed. This process is frictionless and creates no additional cost for our clients—it is simply the way Kimley-Horn works, collaborating across geographic boundaries to bring the best team to solve your challenges.

Kimmmel Bogrette. Kimmmel Bogrette offers a firm size of 27, including three principals/designers, nine project managers, ten project architects (two LEED APs), two interior designers, a senior director of business development, a marketing manager, marketing assistant, and an administrative director.

Ballard*King. Ballard*King's core team of 5 professionals have over 70 combined years of facility management and planning experience in the collegiate, public, non-profit and private sector, and have completed over 700 projects in 50 states. Their team size allows them to be nimble and efficient in their support to communities.



Team Member	Role	Responsibility	Percentage of Availability
David Samba, P.E., PTOE, PTP, RSP ¹	Project Manager	Responsible for the day-to-day coordination with the client, management of work production, and keeping the project on schedule. David will develop the collaborative planning environment that will be essential for plan success and positive community engagement.	40%
Jeff Holzer, PLA, CPSI ¹	Deputy Project Manager; Landscape Architecture	Responsible for supporting the project manager in coordination with the Client and management of project teams. Jeff is also responsible for leading all aspects of landscape architecture for this project.	45%
Ron Kagawa, ASLA, LEED AP ¹	Principal-in-Charge; QC/QA Manager	Responsible for overall project strategy and ultimate client satisfaction. Ron is also responsible for internal QC/QA procedure and provide general contract oversight and assist in providing all necessary resources to the Town.	25%
Nick Kuhn, CPRP, PLA ¹	Park Planning; Implementation	Responsible for strategic development of the Park System Master Plan methodology and analysis of existing conditions; vision and illustrations; public participation; and assist on development and review of implementation recommendations.	40%
Erin Murphy, AICP ¹	Access and Circulation	Responsible for leading multimodal transportation planning, access, and site circulation mobility efforts, with specific emphasis on ADA accessibility concerns.	35%
Sam Stratton, WPIT ¹	Environmental Services	Responsible for providing environmental support related to site feasibility, permitting, compliance, and innovative sustainability options	25%
Joe Arizzi, P.E. ¹	Environmental Services	Responsible for providing stormwater management and site drainage solutions	25%
Beverly Barraza ¹	Landscape Architecture Analyst	Responsible for site inventory and analysis, landscape design, and other landscape architecture team efforts.	40%
Josie Nolan, EIT ¹	Park Planning Analyst	Responsible for analysis of existing conditions; vision and illustrations; public participation and documentation.	35%
Jason Kanak, PLA (RLA) ¹	Athletic Facilities	Jason will lead any effort and provide specialization involving athletic facilities and/or fields.	20%
Kate Widness, AICP, CNU-A ¹	Community Engagement	Responsible for managing the community outreach and stakeholder involvement process efforts.	35%
Jessica Lawless ¹	Community Engagement	Responsible for planning and coordinating community outreach efforts and coordinate, marketing and branding graphic design needs.	35%
Rebecca Sulla ¹	Community Engagement Analyst	Responsible for public engagement materials, designing activities for public workshops, and analyzing and summarizing public feedback.	30%
Martin Kimmel, AIA, NCARB ²	Architecture and Site Concepts	Responsible for architectural design, land planning, historic preservation/restoration and project management within Kimmel Bogrette.	30%
Matthew McQuaide, RS, NCARB ²	Architecture and Site Concepts	Responsible for architectural design and site plans	30%
Cory Dockman ²	Architecture and Site Concepts	Responsible for architectural design and site plans	35%
Ken Ballard ³	Recreational and Organizational Planning	Responsible for recreation program assessment, planning and organizational evaluation, governance reviews, and project management within Ballard*King	25%
Darin Barr ³	Recreational and Organizational Planning	Responsible for analysis of recreation programming and organizational analysis.	30%
Scott Caron ³	Recreational and Organizational Planning	Responsible for data analysis, program assessments, operational audits, and feasibility studies.	35%

THIS TEAM IS 100% COMMITTED TO THE PARK SYSTEMS MASTER PLAN

¹ Kimley-Horn ² Kimmel Bogrette ³ Ballard*King

David Samba, P.E., PTOE, PTP, RSP1

PROJECT MANAGER

ACCESS AND CIRCULATION; IMPLEMENTATION; COMMUNITY ENGAGEMENT



David is a professional engineer with experience covering traffic operations, design, and planning throughout Virginia. David has also coordinated and led many diverse community engagement meetings with the purpose of providing project updates and soliciting community feedback. Having experience delivering multiple projects with the Town of Vienna, David will be the first point of contact for the Town and oversee all tasks for this project. David is on the forefront of innovative technology when it comes to the analysis of multimodal mobility, understanding the impacts on vulnerable communities, and engaging the community to build consensus around inclusive solutions. He is passionate about creating great places and efficient access to those places that is available to all members of the community.

RELEVANT EXPERIENCE

Town of Vienna, Maple Avenue Corridor Multimodal Transportation and Land Use Study, VA — Project Manager. Kimley-Horn developed a set recommendations along Maple Avenue for all modes of transportation in coordination with existing and future land uses along the corridor. The study process involved engaging the public; evaluating existing transportation conditions; developing future traffic volumes; evaluating future transportation conditions; identifying and evaluating near- and mid-term transportation recommendations; and preparing cost estimates and a prioritized implementation plan. *David served as project manager and was responsible for communicating results with the Town Council, engaging the public at outreach events, and preparing the overall transpiration study.*

Town of Vienna, Annex Long-term Use Study, VA — Project Manager. As a subconsultant to Kimmel Bogrette, Kimley-Horn is evaluating the feasibility of recreational options for a recently purchased parcel by the Town of Vienna. The study is considering long-term and short-term options for the site and what recreational options would best serve the community. The outreach process has included an online survey that guided design options during a public charrette. The landscape architecture team assisted with the development of blocks for the public to interact with and place during the event to understand what could fit on the site. *David serves as the Kimley-Horn project lead, a direct point of contact for the Town.*

George Washington University (GWU), Master Facilities Plan, Washington, DC — Project Manager.

Kimley-Horn, as part of a team, worked with GWU to update their facilities master plan. The university is seeking a re-visioning and alignment of its two campuses with the strategic plan. Kimley-Horn prepared an assessment of the existing transportation network, identified gaps and opportunities, and developed concept recommendations for multimodal improvements that supported planned campus changes. Kimley-Horn supported the development of a streetscape master plan to program safe and accessible spaces for pedestrians, bicyclists, and motorists. *David conducted a transportation assessment of two campuses and developed mobility improvement concepts related to new or redesigned campus facilities. He also supported the development of a streetscape Master Plan.*

Loudoun County, Hal and Berni Hanson Regional Park, Arcola, VA — Project Engineer. As a subconsultant to an architect, Kimley-Horn worked with Loudoun County Parks, Recreation, and Community Services (PRCS) to provide master planning services and complete entitlement services for the Hal and Berni Hanson Regional Park. The park will be developed on a 256-acre site located in Arcola, VA, and will include 17 fields, a nature center, administration offices, and maintenance facilities. Kimley-Horn and the architect gathered citizens' input on what uses they would like to see in the park via public input sessions and conducted design charrettes to compile and respond to these ideas. *David was responsible for field reviews, parking observations, and traffic analyses.*

Old Town North Small Area Plan Transportation Study, Alexandria, VA — Project Engineer. The City recently updated the 1992 Old Town North Small Area Plan. As part of the plan update, Kimley-Horn completed the multimodal transportation study in addition to civic engagement, provided an overall analysis of the existing and planned non-motorized system and identified any existing needs. The process also included a review of and recommendations for the long-term transportation network in the study area. These analyses were for the purpose of establishing a future 2040 build scenario. *David was responsible for the traffic analysis and collaborating with the microsimulation engineer to process the traffic operational results.*

EDUCATION

- Master of Science, Civil Engineering, University of Virginia, 2010
- Bachelor of Science, Civil Engineering, University of Virginia, 2008

PROFESSIONAL CREDENTIALS

- Professional Engineer in VA, MD, and DC
- Professional Traffic Operations Engineer
- Professional Transportation Planner
- Road Safety Professional I

PROFESSIONAL ORGANIZATIONS

- American Planning Association
- Institute of Transportation Engineers

Jeff Holzer, PLA, CPSI

DEPUTY PROJECT MANAGER

LANDSCAPE ARCHITECTURE; ATHLETIC FACILITIES; PARK PLANNING



Jeff has been practicing landscape architecture for 7 years and has been a Certified Playground Safety Inspector for more than 2 years. His practice focuses on parks and recreation work with experience in planning and urban design. Jeff's projects include active and passive parks, master planning, athletic fields, irrigation, and in particular, playgrounds. As Kimley-Horn's only CPSI, Jeff has advised on more than 70 playgrounds across 19 states. Jeff brings to every playground project a passion for creating memorable and lasting destinations, while emphasizing safety and inclusion within the design. Jeff is heavily involved as a volunteer on committees within the American Society of Landscape Architects (ASLA), and the National Recreation and Park Association (NRPA). He will be speaking at the Virginia Parks and Recreation Society conference with a session titled "The Role of a Landscape Architecture and Certified Playground Safety Inspector in Inclusive Playgrounds". In 2020, Jeff won the ANOVA sponsored ASLA napkin sketch design competition with a sketch and essay entitled Inclusive Playgrounds for All.

RELEVANT EXPERIENCE

Town of Vienna, Annex Long-term Use Study, VA — Project Manager. As a subconsultant to Kimmel Bogrette, Kimley-Horn is evaluating the feasibility of recreational options for a recently purchased parcel by the Town of Vienna. The study is considering long-term and short-term options for the site and what recreational options would best serve the community. The outreach process has included an online survey that guided design options during a public charrette. The landscape architecture team assisted with the development of blocks for the public to interact with and place during the event to understand what could fit on the site. *Jeff assisted with Town document review during feasibility analysis to understand opportunities and constraints of the site. Jeff also supported the public engagement meeting by developing interactive elements for the public to use and facilitating activities for participants.*

City of Portsmouth, City Park Master Plan, VA — Landscape Architect. Kimley-Horn was retained by the City to develop options based upon public input and sound analysis of the existing conditions, performance, and long-term needs of the park. Plans are considering replacing an executive 9-hole golf course with a driving range or open park space, an outdoor event space with performance stage, reorienting existing boat launches to address tidal and storm impacts, replacing several buildings, replacing a barrier-free playground, and developing a network of paved trails. *Jeff currently leads the production of three conceptual park master plans prepared for city and public review. Upon city and public feedback, one plan will be progress to guide park improvements for the next 30 years.*

Reston Association, Lake Thoreau Pool, Reston, VA — Landscape Architect and Project Manager. Kimley-Horn prepared a new master plan and prepared full construction documents for this lakefront public pool on Lake Thoreau. The expansion includes a new 6-lane 25-meter lap pool, spa, bath house, parking, a poolside raised lakefront deck, a public overlook, and pollinator garden. The project is anticipated to be completed for the 2024 swim season. *Jeff is responsible for the project management of the project from master planning through construction. He also contributed to the construction documentation production including site plan, hardscape details, existing tree survey, landscape plan, and specifications.*

City of Manassas, Jennie Dean Park, VA — Landscape Architect. Kimley-Horn is providing civil engineering and landscape architecture for a new 13.5-acre facility that shares use with Manassas Public Schools. The project includes NFHS level diamond and rectangular fields, basketball, futsal, tennis, and pickleball courts, parking, loop trail and passive ecological interpretive sites. The park improvements include a renovated skate park, two natural turf soccer fields, one synthetic turf baseball diamond with soccer field outfield, athletic courts, a walking trail, and educational signage. *Jeff was responsible for landscape, hardscape, athletic court, playground design, and construction drawings.*

Bensalem Athletics/Trifecta Sporting Club, Bensalem, PA — Landscape Architect. To assist with fundraising, Kimley-Horn prepared a conceptual plan of an existing soccer facility. The objective of the plan is to balance the game-day experience and regular park use of athletes, residents, and visitors with accessible passive open space needs. The re-envisioning of the site called for converting the existing soccer fields to synthetic turf, updating the bleachers, scoreboard, and lights, reconfigure and resurface the parking lots, and new amenities including a playground, overlook, rain gardens, concession stand, and ADA accessible ½ mile walking trail. *Jeff led the concept plan visioning and graphic rendering documents.*

EDUCATION

- Bachelor, Landscape Architecture, Pennsylvania State University, 2016

PROFESSIONAL CREDENTIALS

- Professional Landscape Architect in VA
- Playground Safety Inspector

PROFESSIONAL ORGANIZATIONS

- American Society of Landscape Architects
- National Recreational and Park Association