

todesign

CREATING MEANINGFUL OUTDOOR SPACES

PHASE 1 COMPLETED 2020:
ACCESSIBLE MULTI-PURPOSE FIELD

PHASE 2: BATHROOM/
STORAGE BUILDING

FLANDERS
SCHOOL

FHI
studio
QA+M
architecture



RFP: POPE SALMON KILL SITE DESIGN

PROPOSAL

Wednesday, December 15, 2021

SUBMITTED TO:
Georgia Petry, Secretary
Pope Land Design Committee
Town of Salisbury
27 Main Street
PO Box 548
Salisbury, CT 06068
gpetry@salisburyct.us

SUBMITTED BY:
To Design, LLC
114 West Main Street, Suite 202
New Britain, CT 06051
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SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

December 15, 2021

Georgia Petry, Secretary
Pope Land Design Committee
Town of Salisbury
27 Main Street
PO Box 548
Salisbury, CT 06068
gpetry@salisburyct.us

RE: RFP: Pope Salmon Kill Site Design

Ms. Petry:

To Design, LLC is pleased to respond to your **RFP for Pope Salmon Kill Site Design**. We are teaming with FHI Studio who received your invitation to submit a proposal.

To Design, LLC is an award winning, 6-person, firm with a thirty-five-year history of providing quality design services to Connecticut municipalities. We have expertise and experience in all the components of your site program requested in the RFP. The To Design team brings a well-balanced approach to site design. We are proud of the multiple design awards that To Design has received from our peers. We feel that this represents a legacy of successful projects.

For your project we have assembled an ensemble team that provides focused expertise for all aspects of your project. As a recognized leader in the master planning design of affordable housing and recreational facilities, To Design will lead the team. FHI Studio will provide Rail Trail expertise and public outreach as desired. QA+M Architects will assist the team in the schematic design of the 64 residential units.

This is a tested team who frequently works together and has had much success. FHI Studio and To Design have recently collaborated on the Old Saybrook and Manchester Parks and Recreation Master Plans. To Design and QA+M Architects have collaborated on over 100 affordable housing projects across the state of Connecticut.

Our team has experience in all components of your project including:

- Affordable Housing
- Walking Tracks
- Multipurpose Field
- Baseball Fields
- Outdoor Courts
- Pickleball
- Playgrounds
- Skateparks
- Pavilions
- Parking
- Rail Trails

I will be your point of contact, and will lead the team. With a focus on creative, implementable design, I have successfully managed many complex projects. I am a Certified Planner, State of

todesign

SITE DESIGN
LANDSCAPE ARCHITECTURE
URBAN PLANNING

Connecticut licensed landscape architect, and LEED-Accredited Professional. I bring experience, leadership, and passion to our project team.

Our project team has a deep understanding of your project tasks as outlined in the Request for Proposal. We will be master planning two adjacent sites. The 59-acre site and adjacent Trotta Field Site (13 acres) will be evaluated for affordable housing, recreational facilities, and preservation. The resulting comprehensive plan will be a new neighborhood that is an extension of Salisbury center. The existing Housatonic Child Care Center and Visiting Nurse Association buildings will be an integral component of the new neighborhood. Safe and universally accessible connections will be provided to the town center. The existing rail trail will be a vital connection between the neighborhoods.

Project Understanding

The properties are part of a large wildlife habitat corridor with a connected wetland system created by the Moore and Wachocastinook Creeks. Through the Pope Land Committee, the town of Salisbury has taken a thorough and comprehensive approach to the planning and ultimate use of the properties. The committee held 17 meetings over a two-year period. A special event to solicit public input was held on Saturday October 12, 2019. Much of the property is inland wetlands which makes it unusable for housing or active recreation with the exception of walking trails. The town has an extensive wish list for the property. The wish list includes:

- Affordable Housing
- Recreational facilities, including ball fields
- Preservation
- Wildlife Habitat
- Parking

We will base our plan on the principles articulated in the planning manual "Rural by Design" by Randall Arendt.

Property land surveys and inland wetland delineation have already been completed. It will be the task of the design team to produce a comprehensive plan that satisfies town constituents' while maintaining the historic integrity of the town and preserving the environmental components of the property. This will be a careful balancing act. The plan will need to be produced based on science, land use best practices, and aesthetic sensibilities in a way that is thoroughly defensible.

"Our goals can only be reached through a plan, in which we must believe and vigorously act upon. There is no other route to success."

-Pablo Picasso

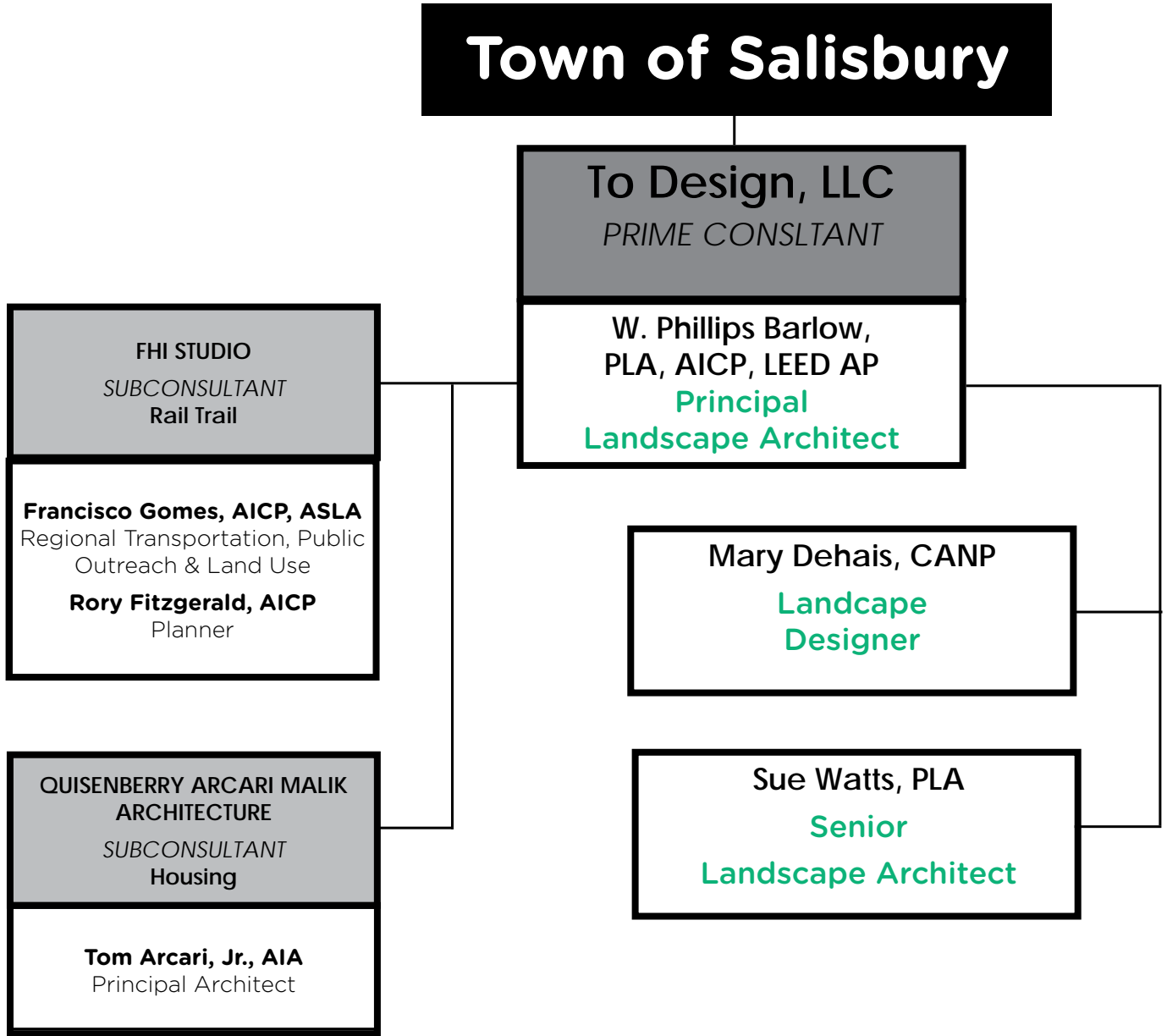
We thank you for your consideration and look forward to further explaining our vision for the Pope Salmon Kill property.

Sincerely,



W. Phillips Barlow AICP, PLA, LEED AP

ORGANIZATIONAL STRUCTURE



STAFF PLAN

TO DESIGN, LLC

- **W. Phillips Barlow, ASLA, AICP, LEED AP - Principal**

As founder of To Design, LLC, W. Phillips Barlow (Phil) has an extensive background in all aspects of landscape architecture and site design. As founder and principal landscape architect, Phil has the proven ability to deliver a project from schematic design through construction oversight. Phil will be the primary contact on all projects and has over 30 years of experience in the field of site development and is responsible for managing and delivering all landscape architecture projects.

- **Sue Watts, ASLA - Senior Landscape Architect & Senior Project Manager**

Sue has over 30 years of experience in landscape architecture. Sue's experience includes master planning, site development plans, streetscape/public spaces, education, mixed use, commercial, historic properties, parks/recreation/trails, public housing and subdivision design. She has strong project management skills in leading successful teams of design professionals.

- **Mary Dehais, CANP - Landscape Designer & Project Manager**

Mary is a landscape designer with 10 years of experience in landscape architecture. She provides management and support services to our team, including production of design and construction documents, construction management, and graphic design. Her experience includes master planning, site development plans, parks, athletic facilities, libraries, landscape preservation, streetscapes, affordable housing, and schools.

FHI STUDIO

- **Francisco Gomes, ASLA, AICP – Regional Transportation, Land Use & Community Outreach**

Francisco specializes in urban design and multi-modal transportation planning. He integrates his technical expertise in the areas of transportation planning, community planning and urban design within the much broader discipline of placemaking for people. Francisco's experience includes the creation of bicycle and pedestrian master plans, transit-oriented development plans, town and village center revitalization planning, and urban master planning. Francisco uses digital and social media to communicate design and planning concepts to a broad group of stakeholders ranging from the general public to elected officials and planning professionals.

- **RORY FITZGERALD, AICP – Senior Planner**

Rory's skills focus on urban design and community planning, multi-modal transportation planning, and cultural and historic resources. Rory's experience includes the creation of plans of conservation and development, historic and cultural resource plans, town and village center revitalization planning and urban master planning.

QUISENBERRY ARCARI MALIK, INC. (QAM)

- **Tom Arcarci Jr., AIA– Housing**

Tom Arcarci is a Principal of QA+M Architecture and has 27 years of experience designing and building recreational, municipal buildings, community centers, industrial, educational, public housing, public safety, commercial and residential facilities. He brings his considerable skills to the firm as a strategic thinker, team builder and new business development leader. Tom partners with clients, stakeholders, consultants, and colleagues to achieve practical solutions to complex, program-driven projects that have been set in a variety of context. Tom's portfolio includes recreation, community, and housing projects.

W. PHILLIPS BARLOW, LEED AP, AICP

QUALIFICATIONS

Since founding To Design over thirty years ago, Phil has led the firm to the present day, with a team of seven, offering Landscape Architecture and Urban Design services.

Phil currently serves as Principal Landscape Architect with an emphasis on the design of public spaces, schools, parks, and the renovation of historic landscapes.

His projects have been recognized with dozens of awards from institutions including the Connecticut Chapter of the American Institute of Architects, Connecticut Chapter of the American Society of Landscape Architects, Connecticut Chapter of the American Planning Association, The Connecticut Trust for Historic Preservation, the National Concrete Masonry Association, Connecticut Main Street Center, and Connecticut Building Congress.

Phil is a visiting critic for the University of Hartford Architecture Program and an adjunct professor for the UCONN Landscape Architecture Program. Service in his local community of East Haddam, includes past service on the Planning and Zoning Commission, as well as various planning and building committees. In 2016, he was elected Chairman of the Board of Landscape Architects for the State of Connecticut.

Phil is a certified planner (AICP), a LEED Accredited Professional, as well as a licensed Landscape Architect.

SELECTED EXPERIENCE

LAWN HILL TERRACE STAMFORD, CONNECTICUT

After providing a master plan for the redevelopment of this 150-unit affordable family housing complex, To Design produced construction documents and construction administration services for phase 1 and 2 of implementation. Originally built over four decades ago, the development occupies a steeply sloping site with buildings terracing down the hillside. Our new design for the site prioritizes pedestrian spaces over parking, humanizing what was once a brutal environment.

WASHINGTON VILLAGE NORWALK, CONNECTICUT

Washington Village is one of the oldest affordable housing complexes in Connecticut. This project will replace the existing apartment buildings with 136 affordable housing units, 67 workforce housing units, and 70 market-rate units in two, three, and four-story buildings. The reconstruction plan called for building apartments above indoor parking as a "flood control" measure to protect from future storms. To Design created the construction documents for the site which includes parking for residents, concrete walks, play equipment and exercise stations, community gardens, extensive plantings, multiple gathering spaces, and special pavement treatments at all building entrances. Phase I of the redevelopment project broke ground in November 2016 and is still in construction.



CREDENTIALS

Education

- West Virginia University, Bachelor of Science - Landscape Architecture (1981)

Licenses and Certifications

- Landscape Architect
 - Connecticut
 - Massachusetts
 - Rhode Island
 - New York
- LEED AP
- AICP

Community Service

- CT State Historic Preservation Review Board - Historical Landscape Architect (2018 - Present)
- State of CT Board of Landscape Architects - (2016 - Present) Past Chairman & Trustee
- East Haddam Municipal Office Building Committee
- East Haddam P&Z Commission (2000 - 2010)

Selected Awards

- 2019 Merit Award, CT Building Congress - Bushnell Park Playground
- 2018 Award of Merit, CT Trust for Historic Preservation
- 2018 1st Place Teaming Award, CT Building Congress
- 2018 Alice Washburn Merit Award, CT American Institute of Architects
- 2017 Merit Award, CT Chapter ASLA

Teaching

- Adjunct Professor UCONN Storrs Campus Spring 2019 & 2017
- Adjunct Professor Boston Architectural Center 2001-2002

W. PHILLIPS BARLOW, LEED AP, AICP

EAST LYME MIRACLE FIELD EAST LYME, CONNECTICUT

Phil was Principal-in-Charge and Senior Project Manager for this project. To Design prepared a schematic concept to convert an informal ball field into Southeastern Connecticut's first Miracle League Field in East Lyme. Miracle League Field is a specially designed, fully accessible field that allows physically and mentally challenged children to play baseball. In addition the concept includes an accessible playscape, restroom/storage building, and gateway entrance.

WINDING TRAILS MASTER PLAN FARMINGTON, CONNECTICUT

Phil worked with Winding Trails, Inc. to produce a master plan for their lake front area. This lake front is unique in the central Connecticut landscape in that it includes a dense shady grove adjacent to the sandy beach. The plan which is intended to guide the directors for the next 10 years, includes a new boathouse, community building, and many site improvements. Consensus amongst the diverse group of members and directors was facilitated through four workshop meetings, where Phil directed the process. The final plan protects the unique resources of this recreation area.

WETHERSFIELD HIGH SCHOOL ATHLETIC FACILITIES WETHERSFIELD CONNECTICUT

The track at Wethersfield High School had serious areas of decay after serving the school for many years. After a thorough analysis by To Design, the entire track surface was beyond repair and needed replacement. As part of their professional services and collaborative ideology, To Design brought in track consultants to determine the most cost-effective approach to refurbish the track. Construction drawings were prepared for: high-performance and resilient track surfacing renovation, the moving and rebuilding of eight tennis courts, new bleachers at the main football field, and the relocation a softball field onto an existing multi-sport field. The fully-replaced track has been in use for several seasons. To Design also reconfigured the walk system so that all facilities are handicap-accessible. The school renovation was featured in the American School & University's Architectural Portfolio and online at SchoolDesigns.com.

CLEM LEMIRE RECREATION CENTER NEWINGTON, CONNECTICUT

To Design was engaged by the Town of Newington to complete site redesign, construction documents, and construction administration for the renovation of the Clem Lemire Recreation Complex Skate Park. At the time of the original build, heavy concrete, modular features of the park were mounted on asphalt that eventually settled and cracked. Dangerous gaps appeared and were patched, but the process still didn't allow for a safe, smooth ride. Built by skate park designer and builder Jeff Paprocki, the new design features continuous concrete throughout the entire site. New quarter pipes, ramps, rails, and spines allow for improved flow, speed, and difficulty to benefit the skating experience. The purple ramp was retained from the original design as a memorial to honor local skateboarder Shayne Wrobel who passed away in 2010

TWIN MEADOWS – A BOUNDLESS PLAYGROUND STAMFORD, CONNECTICUT

At a special needs school in Stamford, To Design worked with Boundless Playgrounds and the development committee to provide an interactive, naturalized play environment which supports and compliments the play structures. Here, children are encouraged to explore, play, or contemplate at their own pace. The existing site features were used so that the unique play elements could be incorporated. A hillside provides for a nature walk through the trees and a fully accessible tree house was constructed. A drainage ditch, which bisects the site, was redesigned to simulate a working stream, with bridges crossing at strategic points. Throughout, child safe trees, shrubs, and perennials with a variety of textures, smells, shapes and colors enliven the play experience. A seating area, built into the hillside, is a resource for outdoor classroom instruction and impromptu performances. Twin Meadows was featured in the June 2004 issue of "Landscape Architect & Specifier News."

QUALIFICATIONS

Sue Watts is a licensed Landscape Architect and active member of the American Society of Landscape Architects. She has more than 30 years of professional experience in Connecticut and has been associated with TPA Design Group of New Haven; Ed Lally and Associates of Windsor; Allen Hixon and Associates of Simsbury; and, most recently, as a Project Manager and Senior Landscape Architect at Freeman Companies of Hartford. Sue's experience involves master planning, site development plans, streetscape/public spaces, education, sports fields, mixed use, commercial, retail, historic properties, parks/recreation/trails, public housing and subdivision design. Her Project Management responsibilities have involved leading teams of design professionals to meet project deadlines, while also maintaining daily client contact, coordinating consultants, interfacing with various City, State and local agencies, and presenting at public hearings and stakeholder informational meetings.

SELECTED EXPERIENCE

WOLFE PARK (while with TPA Design Group) **MONROE, CONNECTICUT**

Due to demand for more sports fields in the Town, the existing Master Plan for the 379 acre park was reviewed for possible locations for new fields. It was important that the fields be in close proximity to existing parking and easily accessible by ambulance and maintenance vehicles. A former agricultural field surrounded by woods and inland wetlands was targeted as the development site for two multi-purpose sports fields. The fields were designed to accommodate soccer, lacrosse and football practice fields for the local high school. They will also be utilized (in a different configuration) on the weekend by local youth programs.

AGNES TETLAK SCHIAVI PARK MASTER PLAN (while with TPA Design Group) **OXFORD, CONNECTICUT**

The Town of Oxford acquired a one-hundred acre tract bordering the Eight Mile River, comprised of woodlands and former agricultural fields. Property characteristics include outstanding views, historic stone walls, hedgerows, mature deciduous forest, watercourses and rolling topography. The plan incorporated active recreation including a playground, baseball, softball, soccer, tennis and basketball courts. The passive recreational aspect of the plan includes nature trails, picnic areas, shelter, and a summer concert amphitheater.

WESTVILLE MANOR (while with Freeman Companies) **NEW HAVEN, CONNECTICUT**

Site plans were provided for the redevelopment of an existing affordable housing development on 15 acres in the West Rock section of New Haven. The plan included a mix of duplexes and triplexes, new City streets, sidewalks, playgrounds, nature trails and a community garden. The project was built in two phases. The first phase had to be integrated into the existing development which presented challenges. Responsibilities included site planning, municipal approvals and construction documents.



CREENTIALS

Education

- Iowa State University
Bachelor of Science - Landscape Architecture

Licenses and Certifications

- Landscape Architect
• Connecticut

Training

- AutoCAD Civil 3D 2018
- Sketch Up
- Photoshop

Community Service

- Deep River: Economic Development Commission, Streetscape Committee, Design Advisory Board
- CT Chapter of American Society of Landscape Architects - Active Member

SUE WATTS, PLA

MUSEUM MAGNET SCHOOL (while with Freeman Companies) **BLOOMFIELD, CONNECTICUT**

Sue prepared site plans for this Capitol Region Education Council (CREC) magnet school. Responsibilities included site design and construction documents for the school, bus arrival, parent drop off, sports fields, bleachers and parking areas.

MARTIN LUTHER KING SCHOOL (while with Freeman Companies) **HARTFORD, CONNECTICUT**

Site plans and construction drawings were provided for the renovation and addition to the existing school. Design elements included a central courtyard with sport court and outdoor classroom/dining space, new bus drop off, enhanced parking, parent drop off areas and a soccer field.

VETERAN'S MEMORIAL PARK (while with TPA Design Group) **BERLIN, CONNECTICUT**

Design and construction documents were provided for phase two of Veterans Memorial Park. Objectives were to expand the town's center park on an existing capped landfill while protecting the cap and adjacent wetlands, provide visual and physical footbridge connections between Phase One and Phase Two, signify the Veterans with war memorial signage, and provide passive recreation.

BOYS AND GIRLS CLUB (while with Freeman Companies) **HARTFORD, CONNECTICUT**

Site development plans and construction documents were provided for the Boys and Girls Club. Design elements included bus drop off, sidewalks, parking, ADA accessibility and bicycle parking.

E.O. SMITH HIGH SCHOOL (while with TPA Design Group) **STORRS, CONNECTICUT**

Site development drawings, construction drawings and specifications were prepared for a new addition to E.O. Smith High School. Drainage improvements were made to existing sports fields including the track and football field. Play areas, parking, bus-drop off areas and circulation patterns were included in the scope of work.

THE RIDGE(while with Ed Lally and Associates) **EAST GRANBY, CONNECTICUT**

This 800 acre site sits high on a ridge with panoramic views of Hartford and the Farmington Valley. Sue was responsible for site analysis, schematic design and subdivision plans for a multi-phase residential community.

MAYFIELD RETIREMENT COMMUNITY (while with TPA Design Group) **ENFIELD, CONNECTICUT**

Located on the border of Massachusetts, this site was ideally suited for a congregate care facility. The site had many constraints including inland wetlands, easements and power lines. A balance between open space and development was very important. Sue prepared site development plans for 120 attached elderly homes with garages. The site also had a unique "community building" which housed a doctor's office, beauty salon, restaurant and meeting rooms.

COPPERWOOD(while with Ed Lally and Associates) **SUFFIELD, CONNECTICUT**

Site analysis, schematics and subdivision plans were provided for this 100 acre site. This open space subdivision was bisected by wetlands and required careful planning to minimize impacts.

MARY F. DEHAIS, CANP

QUALIFICATIONS

Mary Dehais joined To Design in 2012 after a 20-year career in contracts and business administration. At To Design, Mary is responsible for the production of design and construction documents, as well as firm communications and graphic design. While at the University of Massachusetts-Amherst, Mary developed a deep interest in sustainable methods of site storm water management, and she applies this passion to To Design projects.

SELECTED EXPERIENCE

MANCHESTER PARKS MASTER PLAN MANCHESTER, CONNECTICUT

The Master Plan for the Town of Manchester will outline how to further develop future parks, trails, open space, and recreational areas to meet the needs of the community while also investing in the town's economic and cultural value. Partnered with BerryDunn and FHI Studio, To Design is responsible for the Park and Facility Assessment Report in which Mary reviewed site conditions, circulation, parking, pavements, sport and aquatic facilities, play structures, site furnishings, lighting, and wayfinding for sixteen (16) parks. Based on our analysis, public outreach and stakeholder interests, Mary will also produce conceptual plans, colored renderings and illustrations for five selected parks.

SKATE PARK RENOVATIONS AT STANLEY QUARTER PARK NEW BRITAIN, CONNECTICUT

Working with the City of New Britain and skatepark designer Jeff Poprocki, To Design produced the site plan design for renovation of the existing skate park in Stanley Quarter Park. Renovations included expanding the upper footprint of the park, removal of cracked asphalt, and replacement with concrete, as well as six new skate features designed to be placed strategically throughout the upper portion of the park. Skaters, rollerbladers, and bikers alike will now be able to navigate the renovated skate park freely and continuously with the updated design. Mary was responsible for construction and bid documents, and coordination with City of New Britain personnel.

MILLBROOK VILLAGE WINDSOR, CONNECTICUT

Millbrook Village is a 60-unit affordable housing complex that services the elderly and disabled community. Working with the Windsor Housing Authority and Quisenberry Arcari + Malik, To Design was responsible for providing a site design to address repaving the existing parking lot, replacement of walks and site lighting, and adding more planting in addition to building renovations. Mary was responsible for producing the construction documents and securing town approvals.



CREDENTIALS

CREDENTIALS

Education

- University of Massachusetts, Master of Landscape Architecture (2011)
- Central Connecticut State University, Bachelor of Science Accounting (1986)

Certifications

- Connecticut Association of Nursery Professionals (CANP)

Memberships and Affiliations

- American Society of Landscape Architects
- CT Chapter of American Society of Landscape Architects
- National Honor Member of Sigma Lambda Alpha

Awards

- 2019 Merit Award, CT Building Congress - Bushnell Park Playground
- 2017 Merit Award, CT Chapter American Society of Landscape Architects - New Britain Historic Urban Walking Trail

Publications

- "Bioretention: Evaluating their Effectiveness for Improving Water Quality in New England Urban Environments."
- "Green Fitchburg Opportunities, Strategies & Visions for the Future."

MARY F. DEHAIS, CANP

WINDING TRAILS MASTER PLAN FARMINGTON, CONNECTICUT

Mary developed all the master plan documents for the Dunning Beach and Picnic Area of Winding Trails. Mary also created an online master plan flipbook which will serve and guide the directors over the next ten years, and will be instrumental for future planning, fundraising, and programming.

BUSHNELL PARK HARTFORD, CONNECTICUT

After 17 years of heavy use, the existing playscape was removed with plans to rebuild a new, safer play environment to cater to the City's children and parents. After input from the City's Planning and Zoning Commission, To Design was engaged to redesign this important site to address their concerns. Our site design provides accessibility throughout the playground with new concrete walks, resilient play surfacing, and play equipment. Access from the carousel was also incorporated. The new playground features two new play structures for children aged 2-5 years old and 5-12 years old. The unique play equipment also features Hartford-specific elements, including miniature recreations of the State Capitol dome and the Soliders and Sailors Memorial Arch. Mary was responsible for the production of construction documents, and was instrumental in obtaining municipal and historic commission approvals.

ELM GROVE WEST HARTFORD, CONNECTICUT

Deteriorating site conditions prompted the West Hartford Housing Authority to make improvements to this 40 unit housing development. To Design reviewed the plant material to make recommendations regarding trees and shrubs that should be saved and incorporated into the new design. The walking paths were redesigned to simplify a complex path system that had evolved over the years. All units and walkways were made to be accessible from both the front and rear entrances. New trees and shrubs were integrated into the design to compliment the new path system. As the site planner, Mary was responsible for the preparation of the construction documents and managing the construction process.

CLEM LEMIRE RECREATION COMPLEX SKATE PARK NEWINGTON, CONNECTICUT

To Design was engaged by the Town of Newington to complete site redesign, construction documents, and construction administration for the renovation of the Clem Lemire Recreation Complex Skate Park. At the time of the original build, heavy concrete, modular features of the park were mounted on asphalt that eventually settled and cracked. Dangerous gaps appeared and were patched, but the process still didn't allow for a safe, smooth ride. Built by skate park designer and builder Jeff Paprocki, the new design features continuous concrete throughout the entire site. New quarter pipes, ramps, rails, and spines allow for improved flow, speed, and difficulty to benefit the skating experience. The purple ramp was retained from the original design as a memorial to honor local skateboarder Shayne Wrobel who passed away in 2010.

KENEY PARK HARTFORD, CONNECTICUT

Working with the City of Hartford, To Design designed new play areas for Keney Waverly and Keney Woodland Parks. Mary developed the site plan documents that included new splash pads, playgrounds, exercise stations, picnic areas, and site furnishings.



Francisco Gomes AICP, ASLA

Senior Project Manager



Education

Master of Regional Planning,
University of Massachusetts

Master of Landscape
Architecture, University of
Massachusetts

Bachelor of Science,
Environmental Geology,
University of Dayton

Affiliations

American Institute of Certified
Planners

American Planning Association
American Society of Landscape
Architects

Years Experience

11 Years with Firm
20 Years in Industry

Overview

Francisco specializes in master planning and multimodal transportation. He integrates his technical expertise in the areas of transportation planning, community planning, and urban design within the broader discipline of placemaking for people. Francisco's experience includes the development of municipal and regional master plans, creation of bicycle and pedestrian master plans, transit-oriented development plans, town center revitalization planning and urban master planning. Francisco uses digital media to communicate design and planning concepts to stakeholders ranging from the general public to elected officials and planning professionals.

Experience

Four Corners Revitalization Plan | Brookfield, CT | 2012

Francisco worked with the Town of Brookfield to develop a town center revitalization plan for Brookfield's historic four corners. The plan identified areas for infill development and redevelopment of underutilized parcels within the study area and recommended streetscape enhancements that have since been constructed by the Town.

Zoning Regulations Update | Woodbury, CT | 2019 - 2021

Francisco was project manager and lead technical expert for a rewrite of Woodbury's zoning code. This effort engaged the Town Planner and Zoning Commission, as well as key stakeholders and the public, in redrafting the zoning regulations. Revisions to the regulations include substantial reformatting of the document to make it more user friendly and more capable of digital navigation. FHI Studio also worked with the Town to identify needed regulatory changes and revisions needed to development and application processes.

Plan of Conservation and Development | Woodbury, CT | 2019

Francisco was project manager for Woodbury's Plan of Conservation and Development update. The plan addressed issues such as the redevelopment of significant vacant parcels in the town, the need for more diverse housing options, and needed enhancements to community facilities.

Plan of Conservation and Development | Litchfield, CT | 2016 - 2017

Francisco was project manager for this update of Litchfield's POCD. In support of the plan, Francisco led a robust public outreach effort that included a public workshop, public hearing, stakeholder interviews, and an online survey. The plan addresses the challenges facing Litchfield including lack of population growth, declining school enrollment, rising costs of education, infrastructure needs, and a changing retail environment in the Town's center.

Complete Streets Implementation | Capitol Region, CT | 2019 - Ongoing

Francisco is a member of FHI Studio's team that is conducting Complete Streets demonstration projects for the Capitol Region Council of Governments (CROG). Francisco led the design and implementation of a number of projects including a large demonstration project on Main Street in Downtown Hartford that engaged several volunteers and was covered by local press. Francisco managed all aspects of the implementation including design, material selection and purchasing, layout, installation, and before and after field studies.

Lower Connecticut River Valley Regional Plan of Conservation and Connecticut | 2020 - 2021

Francisco was project manager for an update and rewrite of the RiverCOG region's Plan of Conservation and Development. FHI Studio worked closely with RiverCOG and the Regional Plan Advisory Committee to develop a plan that establishes a vision and recommendations that will guide the seventeen towns of the region in development over the next decade.

Branchville Pedestrian Enhancements | Ridgefield, CT | 2019 - Ongoing

Francisco is a member of a team that is designing a pedestrian network for the Branchville village of Ridgefield. The project has its origins in the recommendations of a TOD plan conducted by FHI Studio and will connect the village to the Metro-North commuter rail station. The pedestrian network will also connect local business and residences. Francisco worked with the Town to successfully apply for the State grant that is funding the design and construction of the pedestrian network.

Thompsonville TOD Zoning Code | Enfield, CT | 2017 - 2018

Francisco led FHI Studio's team, which wrote a new TOD zoning code for the Thompsonville area of Enfield. The recommendations seek to encourage Transit Oriented Development in the planned Hartford Line station area on the Connecticut River. FHI Studio worked closely with the Planning and Zoning Commission, Town Planner, and Director of Development in crafting new zoning regulations for the area.



Rory E. Jacobson AICP

Senior Planner

Education

Master of Regional Planning,
University of Massachusetts

Bachelor of Science, Landscape
Architecture, University of
Connecticut

Certifications

LEED Green Associate
Certification, 2013

Affiliations

American Institute of Certified
Planners

American Planning Association,
CT Chapter

American Society of Landscape
Architects

United States Green Building
Council

Years Experience

8 Years with Firm

9 Years in Industry

Overview

Rory's skills focus on urban design, community planning, multimodal transportation planning, and cultural and historic resources. Rory combines her experience with an eye for enhancing the sense of place within the communities she works for. With a background in Landscape Architecture, she is able to visually depict graphically robust design scenarios that are both functional and aesthetically compelling to the user. Rory's experience includes the creation plans of conservation and development, historic and cultural resource plans, town and village center revitalization planning and urban master planning.

Experience

Gurski Homestead Concept Plan | Brookfield, CT | 2017 – 2018

Rory was part of the Project Team responsible for the development of a Concept Plan for the preservation and future use of the historic Gurski Homestead in Brookfield, CT. The Gurski Homestead is an 18.4-acre property which includes a historic farmhouse and barn, blacksmith shop, cemetery, and several other structures. The Concept Plan was developed in concert with the CT Trust for Historic Preservation and the Brookfield Conservation Commission, and the planning process was guided by a Steering Committee. FHI Studio developed an online survey to gather input from the community, and a workshop was held. The resulting plan provides a roadmap for the future use of property.

Plan of Conservation and Development | Litchfield, CT | 2016 – 2017

Rory served as Deputy Project Manager for the Litchfield Plan of Conservation and Development Update. The Plan, adopted by the Town in May 2017, highlighted key priorities and strategies for guiding the Town's growth for the next ten years. Rory's role included GIS resource mapping, stakeholder interviews and focus group sessions with Town Departments, and public workshop preparation and attendance. Rory also created an online survey, e-blast announcements, flyers, and press releases to advertise the project.

Plan of Conservation and Development | Woodbury, CT | 2019 – 2020

Rory served as deputy project manager for Woodbury's Plan of Conservation and Development update. The plan addressed issues related to many of Connecticut's rural communities including flat or declining population, decreasing property values, retail vacancies, and increasing cost of services.

Community Connectivity Grant Program Road Safety Audits | Statewide, CT | 2021 – Ongoing

FHI Studio is leading a series of pedestrian and bicycle Road Safety Audits (RSAs) for the Connecticut Department of Transportation (CTDOT). The program, funded through the Community Connectivity Grant Program, allows municipalities to apply for small studies that recommend improvements on state and local corridors. Each RSA typically is completed within a one-month timeframe. Rory is a planner working on the project. Rory's role includes existing conditions research and analysis, meeting organization and presentation, and recommended improvement design.

East Weatogue Historic District Handbook | Simsbury, CT | 2020 – Ongoing

Rory is serving as deputy project manager for Simsbury's East Weatogue Historic District Handbook. The Historic District commission is looking to create a more user-friendly and graphically rich document, and Rory has been an integral member of Project Team. Her responsibilities have included GIS mapping, meeting and workshop facilitation, and writing to support the handbook update process.

Regional Plan of Conservation and Development | Lower Connecticut River Valley, CT | 2019 – Ongoing

Rory is an integral member of the FHI Studio team currently working with the Lower Connecticut River Valley Council of Governments (RiverCOG) to create their Regional Plan of Conservation in Development (POCD). This Plan will be the first POCD created for the nearly 450 square mile Region, since its formation. Seventeen member municipalities make up the RiverCOG Region, which is home to a plethora of natural, historic, and cultural resources in both small towns and cities. Rory's responsibilities include GIS mapping for the project, demographics analysis, and public engagement in a variety of formats including virtual workshops and presentations.

Branchville Transit Oriented Development Plan | Ridgefield, CT | 2015 – 2017

FHI Studio led the Branchville TOD Plan which developed an in-depth development plan for the Branchville Station area in Ridgefield, CT. An additional component of the design included sidewalk network improvements and wayfinding to enhance the pedestrian environment throughout the study area. Rory was responsible for existing conditions and environmental constraints mapping, public outreach, and development scenarios.



Thomas P. Arcari, AIA

Principal-In-Charge

Tom Arcari is a Principal of QA+M Architecture and has 25 years of design experience, specializing in publicly-subsidized, multi-family affordable housing design and working with CHFA, HUD, and the State of Connecticut Department of Economic and Community Development. Tom has executed more than 150 projects funded by HUD and more than 100 projects funded via CHFA. Accordingly, he is highly familiar with their standards of housing project design. Tom partners with clients, stakeholders, consultants, and colleagues to achieve practical solutions to complex, program-driven projects.

SELECT PROJECTS

- + **Willimantic Housing Authority**
Marcella Eastman Terrace
Willimantic, CT
- + **Wethersfield Housing Authority**
James Devlin Senior Housing
Wethersfield, CT
- + **East Hartford Housing Authority**
Veteran's Terrace
East Hartford, CT
- + **Willimantic Housing Authority**
Hevrin Terrace
Willimantic, CT
- + **Rocky Hill Housing Authority**
Harold J Murphy Apartments
Rocky Hill, CT
- + **Milford Housing Authority**
Foran Towers Senior Housing
Milford, CT
- + **Preston Housing Authority**
Lincoln Park Elderly Housing
Preston, CT
- + **Willimantic Housing Authority**
Jonathan Trumbull Terrace
Willimantic, CT
- + **Norwalk Housing Authority**
Ludlow Commons
Norwalk, CT
- + **Glastonbury Housing Authority**
Center Village
Glastonbury, CT
- + **Hartford Housing Authority**
Stowe Village
Hartford, CT
- + **Alfred E. Plant**
Elderly affordable apartments
West Hartford, CT
- + **Boulder Brook**
Active senior housing
Prospect, CT
- + **Salisbury Affordable Housing Commission**
Sarum Village
Salisbury, CT
- + **Enfield Housing Authority**
Ella Grasso Manor
Enfield, CT
- + **Enfield Housing Authority**
Woodside Park
Enfield, CT
- + **Enfield Housing Authority**
Windsor Court
Enfield, CT
- + **Waterbury Housing Authority**
William V. Begg Apartments
Waterbury, CT
- + **Middlefield Housing Authority**
Sugarloaf Terrace
Middlefield, CT
- + **Vernon Housing Authority**
Court Towers
Vernon, CT
- + **Essex Place**
New construction
Essex, CT
- + **Gaffney Place**
Additions + renovations (historic)
Waterbury, CT
- + **Middletown Housing Authority**
Various sites
Middletown, CT
- + **Lawnhill Terrace**
Revitalization
Stamford, CT
- + **Waterbury Housing Authority**
Oak Terrace
Waterbury, CT
- + **Waterbury Housing Authority**
Springbrook
Waterbury, CT
- + **Waterbury Housing Authority**
Berkeley Heights
Waterbury, CT
- + **Waterbury Housing Authority**
Bergin Apartments
Waterbury, CT
- + **Stamford Housing Authority**
Various sites
Stamford, CT
- + **New Haven Housing Authority**
Various sites
New Haven, CT
- + **Danbury Housing Authority**
Various sites
Danbury, CT
- + **Bridgeport Housing Authority**
Gary Crooks Center
Bridgeport, CT
- + **Naugatuck Housing Authority**
Various sites
Naugatuck, CT
- + **Simsbury Housing Authority**
Various sites
Simsbury, CT
- + **Elm Grove Apartments**
Revitalization
West Hartford, CT
- + **Stonebridge Estates**
New construction
West Hartford, CT
- + **Comstock Community Center**
Renovations + upgrades
Wilton, CT
- + **Mather Community Center**
Renovations + upgrades
Darien, CT
- + **Groton Senior Center**
Additions + renovations
Groton, CT

Education

Bachelor of Architecture
Roger Williams University

Licenses

Registered Architect: CT, MA
NCARB Certified: #52360

Affiliations

National Council of Architectural
Registration Boards

American Institute of Architects (AIA)

National Association of Housing
& Redevelopment Officials

Connecticut Recreation and
Parks Association

U.S. Green Building Council

Awards

Recipient of the A.I.A. "Scholar Award"

Roger Williams University Award for
"Excellence In Design"

SCOPE OF WORK & DELIVERABLES

1. Review all existing documentation regarding the Pope site and the adjacent Town-owned Trotta site (Pope Land Committee Report*, POCD*, surveys and wetlands maps, etc.). Both properties will be incorporated into the designs for the site. We will also review available DEEP studies and information, as well as Salisbury Land Use regulations.

The To Design team will provide a comprehensive site analysis document / map that addresses, environmental, cultural, and aesthetic values including:

- Soils
- Winds
- Vegetation
- Slopes
- Wetlands
- Sun/shade analysis
- Land Use restrictions

Deliverables:

Graphic site analysis plan and report.

2. We will meet with the Selectmen and the Pope Land Design Committee to further establish and clarify master planning goals, assets, constraints, and opportunities.

Deliverables:

Meeting minutes.

3. We will determine if the proposed program fits comfortably on the site, utilizing the Preliminary Program Elements. We will revise the program with S&PLDC input as required.

Deliverables:

Graphic site analysis plan and report.

4. The To Design team will develop 4 sketch-level site plan options showing proposed uses of the site (housing, recreation/playing fields, community garden, playground, parking, walking trails, park land). These sketch plans will be developed at 1" = 20' scale and be color rendered for clarity. These plans will clearly depict all program elements developed and agreed upon with stakeholders.

Deliverables:

Rendered site plans.

5. We will review sketch plans with PLDC&S and other interested Town-level stakeholders. This will be an interactive discussion, documented through comprehensive meeting minutes.

Deliverables:

Meeting minutes.

6. We will revise sketch plans per discussions with PLDC&S and stakeholders.

Deliverables:

Rendered site plans.

SCOPE OF WORK & DELIVERABLES

7. The To Design team will present revised sketch plans at a public forum for public comment and input. This will be an interactive discussion, documented through comprehensive meeting minutes. At this meeting we will also present precedents (preferably development that is generally known to the community) so that stakeholders can better visually the proposals.

Deliverables:

Meeting minutes.

8. Plans will be revised and updated based on public comments as appropriate and agreed upon.

Deliverables:

Rendered site plans.

COST ESTIMATE

Cost Estimate Range for Proposed Work

\$25,000 - \$35,000

FIRM PROFILE



Live. Work. Learn. Play.

To Design is a 6-person firm located in New Britain, CT that believes in the magic and power of creative design. For over 30 years, we have been a leader in the design and detailing of urban spaces, from schools to streetscapes, to play environments, and historic parks. The To Design difference is in our people and our process. We put the needs of our clients and projects above all else. We collaborate with architects, municipal officials and other design professionals to produce **award-winning** outdoor spaces with **lasting value**.

A site designed by To Design is evident in its simplicity, elegance, and appropriateness. We achieve this through a deep understanding of environmental factors, the use of natural elements, and genuine empathy for the end user. Our goal is to create **timeless outdoor places** that will provide decades of use for the communities in which they serve.

Our legacy projects include Hartford's Learning Corridor, New Britain's Arch Walkway, the Eastern Connecticut State University Child Development Center, as well as numerous projects at F.L. Olmsted's Walnut Hill Park. Whether acting as the prime consultant or sub-consultant team member, we can help make your project a **success**, never forgetting to add in the magic.

We use our skills in **Landscape Architecture** to help clients take a site development project from **concept to construction**. The project usually begins with a feasibility analysis where we reconcile client goals with applicable regulations and site constraints. Once the project concept is in place, we design the site to satisfy functional, aesthetic, and technical requirements.

Our Services Include:

- Master Planning
- Site Design
- Land Use Permitting
- Urban Design and Streetscapes
- Construction Services
- Landscape Preservation
- Construction Documents
- Placemaking
- Public Outreach

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AWARDS

2021

- Rehabilitation of Courtland Arms
- Rehabilitation of Immacare

2020

- Hartford Tree Plan

2019

- Bushnell Park Playground
- Gaffney Place

2018

- Rehabilitation and Repair of New Britain's Veteran Monuments
- St. Paul Church Prayer Garden & Campus

2017

- New Britain Historic Urban Walking Trail
- Gateways at Elizabeth Park
- Capewell Lofts

2015

- Willimantic YMCA Path Academy
- Cosgrove Commons
- Saugatuck Congregational Church

2014

- Dwight Branch of the Hartford Library
- Norwich City Hall

2013

- Old North Cemetery
- Waterbury Green

2012

- Bruce Park Boundless Playground
- Walnut Hill Park
- Goodspeed Actor Housing



**Mobility &
Land Use**



**Community
Engagement**



**Environmental
Planning**

Who We Are

We are planners, ecologists, engineers, and designers with a passion for enhancing communities. From a one-woman founder to a staff of nearly 50 professionals in 2021, FHI Studio continues to grow without sacrificing what matters most: our client service, our culture, and our values.

FHI Studio integrates expertise in a wide array of services and technical disciplines. Across environmental science, community engagement, mobility, and land use, we look at the whole to understand the parts of every project. From internal brainstorm sessions to client, stakeholder, and public workshops, we bring a diversity of knowledge and the creativity to get things done.

Our three service lines work together to ensure comprehensive and thoughtful solutions, demonstrating our commitment to continual learning and collaboration.





FIRM PROFILE

QA+M Architecture is an architecture and interior design firm specializing in the planning, programming, and design of community-based, distinguished, and enduring spaces. Whether a new structure, adaptive re-use, renovation or addition, the foundation for our success comes from a deep grasp of our client's values and needs. We couple this with our understanding of architectural history and styles and respect for adjacencies to provide exceptional project design and delivery.

Our collaborative approach is a distinct advantage and direct benefit to our clients. Firm members give all projects, regardless of size and scope, unwavering creative effort and are fully engaged in each project from inception through completion. Principals have daily involvement in each project they undertake. Our designers are adept at applying custom, forward-thinking solutions that surmount the most challenging of circumstances. Clients find great value in the information gathering workshops we lead throughout all phases of a project. These visioning and brainstorming sessions ensure aesthetic and functional goals are achieved.

Founded in 2002, the firm's award-winning portfolio includes accolades from the American Institute of Architects, economic development and improvement commissions, historic preservation organizations, and others. Beyond design excellence, we're gratified by delivering high caliber service with budgetary responsibility. QA+M's expertise, commitment, and depth of resources is what makes us a premier architectural services firm in the region.



PROFESSIONAL AFFILIATIONS

- + American Institute of Architects (AIA)
- + National Council of Architectural Registration Boards (NCARB)
- + International Interior Design Association (IIDA)
- + Preservation Connecticut
- + National Organization of Minority Architects (NOMA)
- + Society for Marketing Professional Services (SMPS)

CONTACT

195 Scott Swamp Road
Farmington, CT 06032
860.677.4594
qamarch.com



SUSTAINABILITY

QA+M's team is committed to 21st Century High Performance Building Standards. Sustainable design strategies are explored and implemented as appropriate to provide environments that stimulate and improve the user experience while simultaneously reducing resource use costs and energy consumption. Sustainable features such as day lighting, use of recycled materials, views, and utilization of outdoor spaces are all addressed and applied as appropriate. As designers we're especially gratified by applying sustainable design features to our projects and contributing to environmental responsibility.

TECHNOLOGY

QA+M Architecture has embraced 3D BIM technology and is developing all new projects as 3D models. Our depth of in-house resources includes a laser cutter, MakerBot 3D printer, and large format printers. Autodesk Revit, Autodesk AutoCAD, Lumion and V-Ray for rendering, and the Microsoft and Adobe suites are among our software packages.

DIVERSITY + INCLUSION

We believe different backgrounds and perspectives help us move beyond socially constructed barriers and fosters unity and creativity. We have 50-50 gender representation in our firm members and our staff represent a variety of ethnic and experience-based backgrounds. This creates a beehive effect of information sharing and unique viewpoints that are applied to our projects.

Year Established: 2002

Form of Ownership: LLC

Total Staff: 33

Licensed Architects: 15

Designers: 11

Interior Designers: 4

Services

Architecture
Interior Design
Feasibility Studies
Grants Management
Programming + Planning
FF+E
Move Management

Principals

David Quisenberry, AIA
Tom Arcari, AIA
Rusty Malik, AIA

Principal Contact

Tom Arcari, AIA
tarcari@qamarch.com
860.677.4594 x12

AFFORDABLE HOUSING



With over 100 completed projects, to design has been working with non-profit and commercial developers to provide quality housing to Connecticut residents of all social and economic backgrounds since 1987. Our work ranges from the rehabilitation and restoration of existing communities, to the implementation of new strategies for affordable housing.

REPRESENTATIVE EXPERIENCE

Center Village
Glastonbury, Connecticut

Lawn Hill Terrace
Stamford, Connecticut

Essex Place
Essex, Connecticut

Stowe Village
Hartford, Connecticut

Billings Forge
Hartford, Connecticut

Capewell Lofts
Hartford, Connecticut

Cosgrove Commons
Hartford, Connecticut

Lawn Hill Terrace
Stamford, Connecticut

Sharon Ridge
Sharon, Connecticut

Pine Tree Apartments
Fairfield, Connecticut

Corbin Heights
New Britain, Connecticut

Foot Commons
Cheshire, Connecticut

Monarca Place
Middletown, Connecticut

Broad Street Housing
Bridgeport, Connecticut

Geller Commons
Hamden, Connecticut

Whalley Avenue Housing
New Haven, Connecticut

Bates Woods and Briarcliff Manor
New London, Connecticut

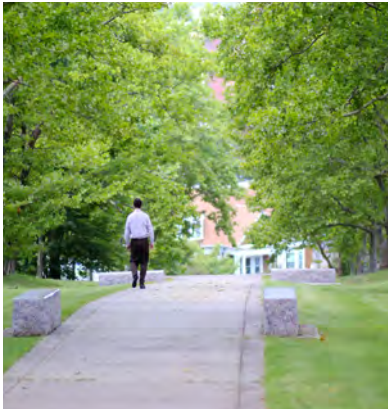
Sasco Creek Village
Westport, Connecticut

Stamford Manor Apartments
Stamford, Connecticut

Veteran's Terrace
East Hartford, Connecticut



PARKS



Improving open, public spaces to enrich our everyday lives.

REPRESENTATIVE EXPERIENCE

Walnut Hill Park - New Britain, CT

Willow Street Park - New Britain, CT

Stanley Quarter Park - New Britain, CT

Martha Hart Park - New Britain, CT

Stanley Quarter Park - New Britain, CT

Willow Brook Park - New Britain, CT

Franklin Square Park - New Britain, CT

Osgood Park - New Britain, CT

Chelsea Park - New Britain, CT

Washington Park - New Britain, CT

Hartford Parks Signage & Maintenance Plan

Bushnell Park - Hartford, CT

Elizabeth Park - Hartford, CT

Colt Park - Hartford, CT

Goodwin Park - Hartford, CT

Pope Park - Hartford, CT

Keney Park - Hartford, CT

Woodland Park - Hartford, CT

Sigourney Square Park - Hartford, CT

Scalzi Park - Stamford, CT

Buckingham Square - Hartford, CT

Porter Memorial Park - Hartford, CT

South Green - Hartford, CT

Waterbury Green - Waterbury, CT

Bruce Park - Greenwich, CT

Essex Town Park - Essex, CT

Camp Courant - Hartford, CT

Mathews Park - Norwalk, CT

Beardsley Zoological Gardens - Bridgeport, CT



SPORTS FIELDS & TRACKS



Providing sophisticated site design services for renovations, reconstructions, maintenance, and new construction of synthetic and natural turf sports fields.

REPRESENTATIVE EXPERIENCE

Willow Street Park
New Britain, Connecticut

Martha Hart Park Softball Field
New Britain, Connecticut

Henry Park Ball Field
Vernon, Connecticut

Calkins Park Athletic Fields
New London, Connecticut

Miracle Field
West Hartford, Connecticut

Keney Park Baseball/Softball Complex
Hartford, Connecticut

Colt Park Athletic Fields
Hartford, Connecticut

Stanley Quarter Park Soccer Field Upgrades
New Britain, Connecticut

Willow Brook Park Soccer Field Renovation
New Britain, Connecticut

Keney Park Cricket Fields Renovation
Hartford, Connecticut

New Britain Stadium Rock Cats Field Renovation
New Britain, Connecticut

Scalzi Park Softball Field
Stamford, Connecticut

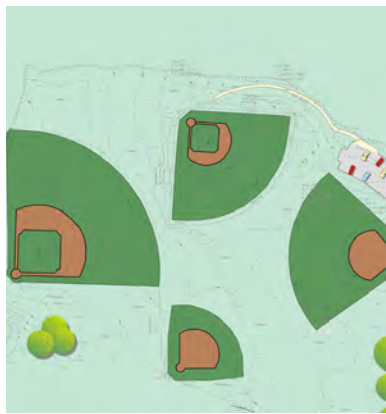
Pope Park Little League Field Restoration
Hartford, Connecticut

Miracle Field
East Lyme, Connecticut

Southington Parks Master Plan
Southington, Connecticut

Columbia Softball Fields
Columbia, Connecticut

Vintage Baseball Garden
Hartford, Connecticut



RELATED EXPERIENCE



City of New Britain

CHESLEY PARK PAVILION

NEW BRITAIN, CONNECTICUT

George L. Chesley Park resides on the east side of New Britain and encompasses an entire city block at the corner of Newington Avenue and John Downey Drive. The park provides many recreational amenities for local residents. In 2013, a splash pad was opened and immediately became a destination for the neighborhood and camps. In 2015, a new turf field was added, but the north side of the park has long been in need of an overhaul.

Working with the City of New Britain, To Design completed schematic plans and construction documents to renovate this public park. One of the major amenities planned in the renovation is a new steel pavilion which was designed and constructed to provide an additional resource for picnics and large group gatherings. The pavilion is located strategically to be in close proximity to other park resources, including sports courts, playgrounds and open space. The pavilion has lighting and electrical outlets for additional convenience for residents and park goers.

CONTACT:

Erik Barbieri, Director
Parks, Recreation & Community Services
City of New Britain
860.826.3453

- Full Site Accessibility
- Recreational Amenity
- Urban Rehabilitation
- Custom Built

RELATED EXPERIENCE



Town of Newington Parks and Recreation

CLEM LEMIRE RECREATION COMPLEX SKATE PARK

NEWINGTON, CONNECTICUT

To Design was engaged by the Town of Newington to complete site redesign, construction documents, and construction administration for the renovation of the Clem Lemire Recreation Complex Skate Park. At the time of the original build, heavy concrete, modular features of the park were mounted on asphalt that eventually settled and cracked. Dangerous gaps appeared and were patched, but the process still didn't allow for a safe, smooth ride.

Built by skate park designer and builder Jeff Paprocki, the new design features continuous concrete throughout the entire site. New quarter pipes, ramps, rails, and spines allow for improved flow, speed, and difficulty to benefit the skating experience. The purple ramp was retained from the original design as a memorial to honor local skateboarder Shayne Wrobel who passed away in 2010.

CONTACT:

Bill DeMaio, Superintendent
Newington Parks and Recreation
860-665-8666



- **Continuous Flow**
- **New Skate Features**
- **Community Input**

todesign

RELATED EXPERIENCE



City of Norwalk

DEVON'S PLACE AT MATTHEWS PARK

NORWALK, CONNECTICUT

Working with the City of Norwalk and Boundless Playgrounds, a site adjacent to Stepping Stones Children's Museum was developed into a regional playground for all children. Challenges included incorporating the play elements into a sloping site while accommodating an existing bike path. Themes were developed which celebrate Norwalk's nautical heritage and compliment other attractions, such as the Maritime Museum, Stepping Stones, and Norwalk Heritage Park.

CONTACT:

Ken Hughes, Acting Director Parks & Recreations
City of Norwalk
203.854.7806



- Fully Accessible
- Nautical Theme
- Adjacent to Stepping Stones Museum

RELATED EXPERIENCE



Town of Hampton

HAMPTON TOWN PARK

HAMPTON, CONNECTICUT

For the small Town of Hampton, Connecticut, To Design worked with local volunteers to plan a new Town Hall Park with new recreational opportunities for the community. A Little League field and tennis courts existed on the sloping site with the goal of the plan being to add features while maintaining the historical integrity of the property and bring some cohesion to the site. An ancillary goal was to make a pedestrian connection to the adjacent community building.

Proposed elements for the park include:

- Play Scape
- Shuffleboard
- Memorial Terrace
- Splash Pad
- Walking trail
- Gazebo

This would be the town's FIRST municipal park in a community that has ample woodlands and open space, but little recreational assets beyond Little League baseball fields and the elementary school playscape. The plan is waiting funding.

Site upgrades will include providing handicap parking spaces for each handicap unit, improving the parking layout, new sidewalks, resolution of several drainage problems, new site lighting, and new tree plantings. To Design managed the municipal approval process.

CONTACT:

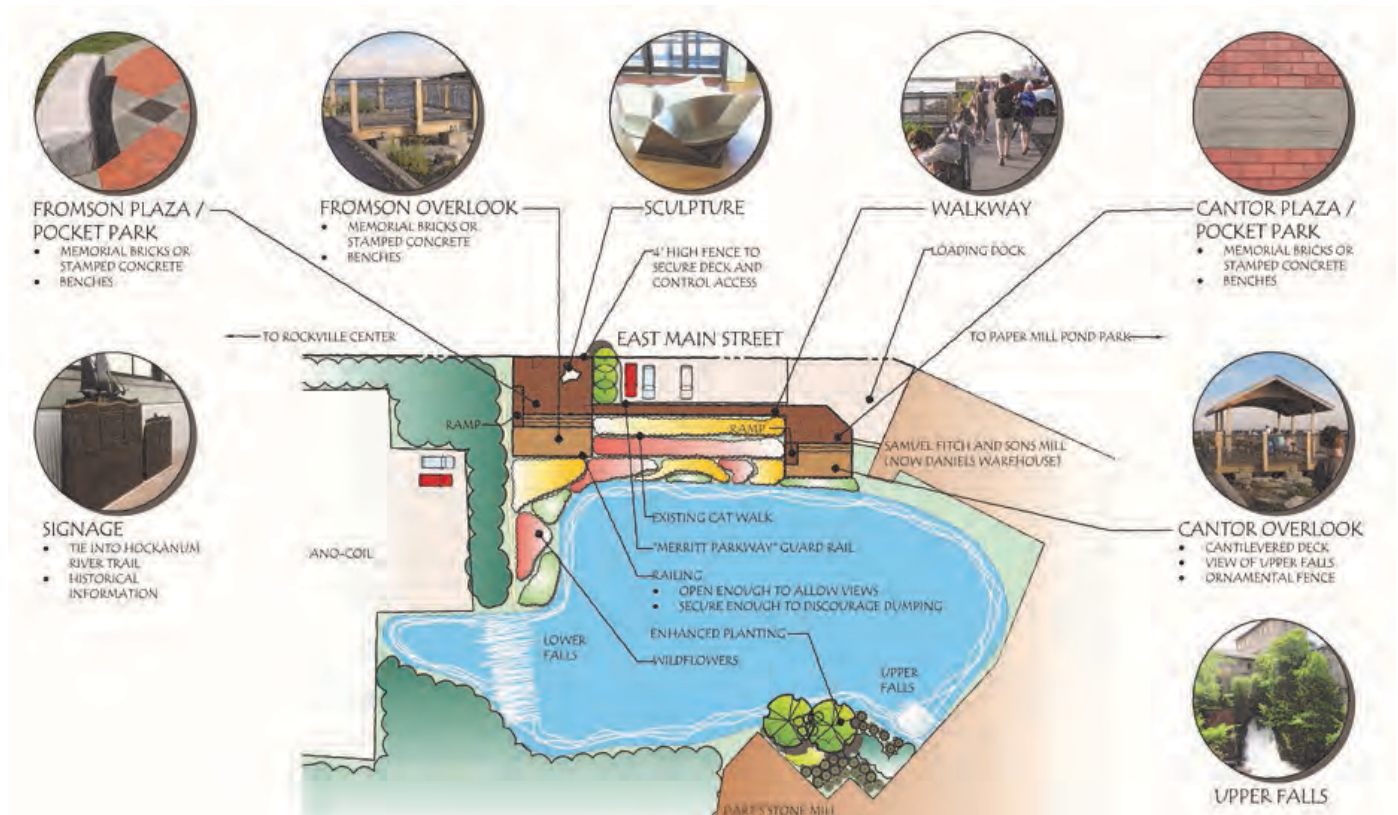
Tom Gaines, Town of Hampton
860.455.9375



- **New Park**
- **Trails**
- **Splash Pad**

todesign

RELATED EXPERIENCE



Town of Rockville

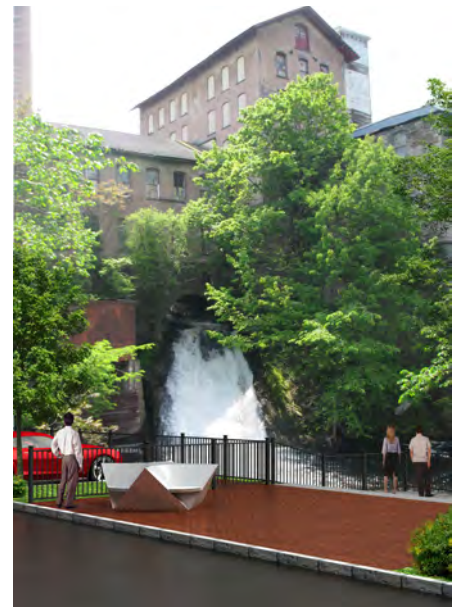
HOCKANUM FALLS PARK MASTER PLAN

ROCKVILLE, CONNECTICUT

With a little perseverance from the visitor, water from a 30' tall waterfall can be seen emerging from a mill foundation, dropping into a picturesque mill pond and then continuing to a second lower falls. The problem for those seeking to revitalize the center of Rockville is that the waterfalls and historic Mill buildings were hidden from view due to topography and vegetation issues. In 2011, with funding from the Connecticut Main Street Center, the Rockville Downtown Association engaged To Design to create a master plan to develop the property into a village asset. Through a process of research, evaluation, and recommendations, a master plan was developed that exploited the visual resources while maintaining the security of adjacent businesses. It is hoped that someday the small park will be an important part of the Hockanum River Linear Park System.

CONTACT:

Rockville Downtown Association
860.875.7439



- National Register of Historic Places
- Contentious Approval Process
- Preserves Historic Trees

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RELATED EXPERIENCE



City of Hartford

KENEY PARK BALL FIELD RECONSTRUCTION

HARTFORD, CONNECTICUT

To Design renovated four baseball fields and two cricket fields in the Keney/Waverly section of Keney Park in Hartford's North End. This project provided a state-of-the-art Little League facility that allows sanctioned regional tournaments. Concrete dugouts, scorers' tables, a storage building, irrigation and new fencing were added in conjunction with the field reconstructions. Services included field layout, grading, irrigation, and drainage.

CONTACT:

Frank Dellaripa, City Engineer/Assistant Director
City of Hartford, Department of Public Works
860.757.9975



- Renovations of 6 Fields
- \$1.2 Million Budget
- Drainage Improvements

RELATED EXPERIENCE



Hartford Housing Authority
NELTON COURT
HARTFORD, CONNECTICUT

- Utility Design
- Grading
- Land Use Permitting

To Design, LLC provided civil engineering and landscape architectural services for the redevelopment of this Hartford Housing Authority property. The 7.5-acre urban residential development will include 80 residential units and a community center. An important task for To Design was grading the site to provide a balanced cut and fill, as avoiding removal of material to offsite locations was crucial for the budget. Utilities including storm drainage, sanitary, gas and water were also designed by To Design.

CONTACT:

Tim Cifone, Executive Director
Hartford Housing Authority
860.723.8458

RELATED EXPERIENCE



Town of Old Saybrook

OLD SAYBROOK PARKS MASTER PLANS

OLD SAYBROOK, CONNECTICUT

To Design teamed up with Fitzgerald & Halliday and Landscape Elements to develop master plans for four Old Saybrook Parks. To Design was responsible for site analysis of all four parks and concept development for Town Park and Old Saybrook Point.

Concepts integrated program elements requested by the town and took into consideration the existing site. Developed concepts focus on improved pedestrian and vehicular circulation and program of open spaces to enhance the users experience.

CONTACT:

Francisco Gomes, Senior Project Manager
Fitzgerald & Halliday
860.256.4916



- Multiple Master Plans
- Multiple concepts presented
- Site Analysis

RELATED EXPERIENCE



Middlefield Housing Authority
RASPBERRY RIDGE
MIDDLEFIELD, CONNECTICUT

To provide critically needed affordable housing for a small central Connecticut community, To Design designed a pocket neighborhood adjacent to an existing neighborhood. In a pocket community, small buildings are clustered around green spaces rather than addressing the roadway or parking lot. Neighbors will occupy duplexes and apartments and can meet in a centrally located community room. This was an extremely challenging site design with a sloping site, poor, erodible, soils, and neighborhood Not In My Back Yard (NIMBY) opposition.

Landscape features include a large central lawn, parking courts, and re-vegetation of the site.

CONTACT:

Peter Byron, The Fresnal Group
pbyron@thefresnalgroup.com



- **Pocket Neighborhood**
- **Steep, Sloping Site**
- **Affordable Housing**

RELATED EXPERIENCE



Sharon Housing Authority
SHARON RIDGE
SHARON, CONNECTICUT

Sharon Ridge Apartments is owned and operated by the Sharon Housing Authority (SHA), a state-chartered housing authority in the small, affluent northwestern Connecticut town of Sharon. SHA identified a need to increase their existing 20-unit family rental development at Sharon Ridge to provide for more affordable housing units. They embarked on a \$4 million expansion to add three new buildings, which consist of 8 one-bedroom and 4 two-bedroom units. This expansion was developed with the state's first Incentive House Zone through the Connecticut Department of Housing, to advance affordable housing production.

To Design was engaged to develop the site design, produce construction documents, and administer the construction process. Site elements included parking, accessibility, site lighting, stormwater management, and plantings that needed to blend in with the existing buildings and surrounding environment.

CONTACT:
Paul Bailey of Paul B. Bailey Architects
203.772.1365



- **Completed in 2014**
- **Affordable Housing Expansion**
- **Challenging Site**



Key Tasks

- » Land Use
- » Cultural Resource Documentation
- » Transportation Planning
- » Charrettes

Location

Brookfield, CT

Client

Katherine Daniel
Town of Westport
(203) 341-1076
kdaniel@westportct.gov

Duration

2011 – 2013

Fee

\$ 60,500

Town Center District Revitalization Plan

The “Four Corners” in Brookfield is situated on the travel routes of Route 25 and Federal Road and has historically been the site of important local business and industry. The area is a valued place in the community, yet its proximity to a highway exit on Route 7 encouraged its transition into a commercial strip with development sprawl over the years. A small cluster of businesses became well established near the former train station and Brookfield Craft Center, creating a village-like center on the western edge of the Four Corners in an aesthetic setting. The area has been struggling economically, and there are a number of transportation infrastructure challenges.

FHI Studio worked with Brookfield to develop a revitalization plan for the Four Corners that provided a future scenario and recommendations for the tools, strategies, and actions to realize that scenario. The scenario addressed land use, economic sustainability, mobility and access, parking, visual character, infrastructure, equity, and preservation of sensitive natural, historic, and cultural resources. The project team worked in a studio setting in the Four Corners to create a conceptual transportation and land use plan and incorporated several opportunities for the community to participate.





Gurski Homestead Concept Plan

FHI Studio led a planning process to develop a concept plan for the future preservation and use of a historic property in Brookfield, CT. The property, known as the Gurski Homestead, is owned and managed by the Town of Brookfield. The Connecticut State Historic Office (CT SHPO) has a preservation easement on the property because of grant funding that was provided to the Town over time for preservation of the Homestead. As such, the barn, houses and outbuildings on the Homestead must be preserved.

FHI Studio developed a concept plan for the future use of the property. As part of the planning process, FHI Studio conducted a public workshop during an Earth Day and launched an online survey to gather input from the community regarding future uses of the property. This outreach informed the development of the conceptual design plan for the property.

Key Tasks

- » Historic Preservation
- » Community Outreach
- » Land Use Analysis
- » Conceptual Design

Location

Brookfield, CT

Client

Alice Dew
Land Use Director
Town of Brookfield
203-775-7316
adew@brookfieldct.gov

Duration

2016 – 2017

Fee

\$20,000



QA+M ARCHITECTURE'S RELEVANT EXPERIENCE



QA+M Architecture's housing project expertise is derived from the study, programming, planning, and design of dozens of multi-family and affordable housing projects in Connecticut, both renovations and new construction.

Since our inception, QA+M Architecture has been committed to changing the perception of low-income, elderly, and supportive housing by reimagining the design trends of decades past. We have designed and repurposed dozens of facilities with high-end finishes, sustainable design elements, and technology – providing effortless human connection and instilling pride and a sense of place.

We have executed more than 150 projects funded in full or in part by the U.S. Department of Housing and Urban Development and more than 100 projects funded in full or in part via the Connecticut Housing Finance Authority. Accordingly, we are highly familiar and experienced with CHFA's standards of design for single and multi-family housing projects.

Nineteen years after founding the firm, QA+M has never wavered in our commitment to bringing architecture to the underfunded and underserved.

The following is a sampling of projects we're currently working on and/or have completed in the last five years:

Center Village – Glastonbury, CT	Ludlow Commons – Norwalk, CT
Dublin Village – Colchester, CT	McKenna Court – Wallingford, CT
Essex Place – Essex, CT	Millbrook Village – Windsor, CT
Foran Towers – Milford, CT	Northside Terraces – Torrington, CT
The Goodwin – West Hartford, CT	Patchogue Place – Westbrook, CT
Hamden Congregate – Hamden, CT	Sarum Village – Salisbury, CT
Helen Devaux – Shelton, CT	Spencer Village – Manchester, CT
Hervin Terrace – Willimantic, CT	St. Vincent DePaul – Waterbury, CT
Hutt Congregate – Naugatuck, CT	Veteran's Terrace – East Hartford, CT
Lawnhill Terrace – Stamford, CT	Wapping Mews – South Windsor, CT

The pages that follow provide a list of our housing experience with various funding sources.



CHFA Funded/Sponsored Housing Projects

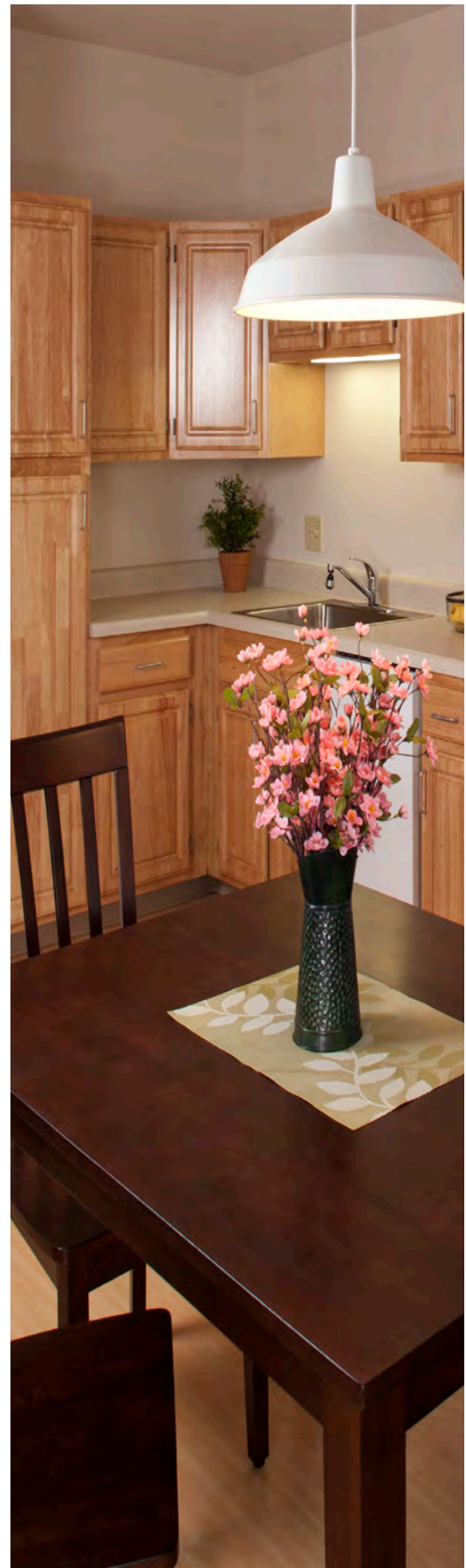
PROJECT	TYPE	DATE
Westbrook HA, Patchogue Place Cooperative.....	Exterior Improvements	2020
Shelton HA, Helen DeVaux.....	ADA & interior renovations, new community building.....	2020
St Vincent DePaul - Liberty Hall.....	16 unit (2 building) housing complex.....	2019
Plymouth HA, Gosinski Park.....	Critical Needs - Fire Alarm.....	2019
Hamden HA, Hamden Congregate.....	Kitchen Upgrades.....	2019
Hamden HA, Hamden Village.....	Renovation & Upgrade.....	2019
Naugatuck HA, Oak Terrace.....	196 unit (37 building) residential housing complex (Elderly Disabled).....	2018
Lawnhill Terrace Phase II, Stamford, CT.....	58 New Units (4% LIHTC / CHMP 9).....	2018
Shelton HA, Helen DeVaux.....	40 Unit Revitalization & ADA Upgrade.....	2018
Glastonbury HA, Center Village.....	22 New Units Elderly Housing (CHMP 8).....	2018
West Haven HA, Thompson School.....	40-50 New Units/Conversion (4% LIHTC / CHMP 11)	2017
Sarum Village, Salisbury, CT.....	8 New Units (CHMP 8).....	2017
Essex HA, Essex Place.....	22 New Units Elderly Housing (CHMP 8).....	2017
Willimantic HA, Jonathon Trumbull.....	48 New Elderly Units (4% LIHTC / CHMP 10).....	2017
Vernon HA, Pitkat Congregate.....	42 Unit Congregate & Revitalization SSHP.....	2017
East Hartford HA, Veterans Terrace.....	75 Renovated & 75 New Units (9% LIHTC (1&2)).....	2017
West Hartford HA, Elmgrove Apts.....	40 Unit Revitalization (4 % LIHTC).....	2017
Colchester HA, Dublin Village.....	6 Units & Site ADA Upgrades.....	Application 2016
Windsor HA, Millbrook Village.....	40 Unit Revitalization SSHP.....	Application 2016
Essex HA, Essex Court.....	40 Unit Rehabilitation & Septic Replacement.....	2016
Norwalk HA, Ludlow Commons Congregate.....	44 Unit Congregate Rehabilitation SSHP.....	2016
Manchester HA, Westhill Congregate.....	42 Unit Congregate Rehabilitation SSHP.....	2016
BNT / NNI 273-301 West Ave, Bridgeport, CT.....	18 New Units (CHMP 9).....	2016
CT DOH - Superstorm Sandy, Various Towns.....	Disaster Relief.....	Construction
Lawnhill Terrace Phase I, Stamford, CT.....	60 New Units (9% LIHTC).....	July 2016
Hamden HA, Hamden Congregate.....	42 Unit Rehabilitation SSHP.....	2016
Danbury HA, Fairfield Ridge.....	54 Unit Revitalization (4% LIHTC / CHMP 9).....	2016
Rocky Hill HA, Harold J. Murphy Complex.....	40 Unit Rehabilitation (Small Cities).....	2016
Waterbury HA, William Begg Housing Complex.....	52 Unit Conversion (4% LIHTC / CHMP 10).....	2016
Gladys Green & Pineview Court (3), Thompson, CT.....	80 Unit Rehabilitation (Small Cities).....	2016
Willimantic HA, Marcella Eastman Terrace.....	198 Unit Rehabilitation SSHP.....	2016
Bethel HA, Reynolds Ridge (2).....	80 Units Elderly Rehabilitation.....	2016
Bethel HA, Reynolds Ridge (1).....	80 Units Elderly Rehabilitation.....	2015
Willimantic HA, Hevrin Terrace.....	198 Unit Rehabilitation SSHP.....	2015
St. Vincent DePaul, Waterbury, CT.....	12 Unit Revitalization SSHP.....	2015
Derby HA, H-J Barron / Cicia Court.....	40 Unit Elderly Rehabilitation.....	On Hold
Enfield HA, Windsor.....	120 Unit Revitalization.....	2015
Naugatuck HA, Oak Terrace.....	200 Unit Revitalization & ADA Upgrade.....	2015
Middletown HA, Sunset Ridge, Santangelo, Rockwood.....	Upgrades to 198 Units (SHRP).....	2015
Northside Terraces, Torrington, CT.....	92 Units of Revitalization.....	2015
Gladys Green & Pineview Court (3), Thompson, CT.....	80 Unit Rehabilitation (Small Cities).....	2015
Gladys Green & Pineview Court (2), Thompson, CT.....	80 Unit Rehabilitation (Small Cities).....	2014
The Goodwin, West Hartford, CT.....	42 Units of Mixed Income (CHMP 2).....	2014
Mount Carmel Housing, Hamden, CT.....	40 Unit Revitalization (SHRP).....	2014
Clinton Manor, Stamford, CT.....	88 Unit Revitalization (4% LIHTC).....	2014
Quintard Manor, Stamford, CT.....	66 Unit Revitalization (4% LIHTC).....	Hold
West Village Apartments, New Haven, CT.....	127 Units, Construction / Punch List (LIHTC).....	2013
Pinnacle Heights, CHFA Owner's Rep.....	Project Oversight.....	2014
Corbin Heights, CHFA Owner's Rep.....	Project Oversight.....	2013
Carriage Maker Place, Winsted, CT.....	32 New Units.....	2013
Gladys Green & Pineview Court (1), Thompson, CT.....	37 Unit Upgrade (Small Cities).....	2013
West Hartford HA, The Goodwin.....	47 New Mixed Income Units (CHMP 2).....	2012
Hamden HA, Mount Carmel Housing.....	Upgrade to 40 Units (SHRP).....	2012
Stamford HA, Clinton Manor.....	Revitalization of 88 units (4% LIHTC).....	2011
Stamford HA, Quintard Manor.....	Revitalization of 40 units (4% LIHTC).....	2011
West Hartford HA, Alfred E. Plant Housing.....	Addition/Renovations (9% LIHTC).....	2011
West Village Apartments.....	Building and Unit Upgrades.....	2012
Danbury Housing Authority, Ives Manor.....	Revitalization.....	App.
New Britain Housing Authority, Owner's Rep for Pinnacle Heights.....	200 new units (9% LIHTC).....	2010
New Haven, West Village.....	(4% LIHTC).....	2010
Hartford Housing Authority, Westbrook & Bowles.....	Revitalization of 75-100 Units.....	2010

CHFA/DECD Experience cont.

Hartford Housing Authority, Westbrook & Bowles.....	Federalization Study.....	2010
Stamford Housing Authority (Summer Street & Schuyler Avenue).....	(2) New 50+ unit Housing Buildings.....	2010
Meriden Housing Authority, Yale Acres.....	Federalization Study.....	2010
Vernon Housing Authority, Various Sites.....	Physical Needs Assessment.....	2010
Danbury Housing Authority, Ives Manor.....	Capital Needs.....	2009
Danbury Housing Authority.....	Revitalization.....	2009
Simsbury Housing Authority, Dr. Owen L. Murphy.....	Revitalization.....	2008
Simsbury Housing Authority, Clinton and Quintard.....	Revitalization.....	2008
Preston Housing Authority, Multiple Sites.....	Renovations.....	2007
Middlefield Housing Authority, Sugarloaf Terrace.....	Additions / Renovations.....	2005

DECD FUNDED/SPONSORED PROJECTS

PROJECT	TYPE	DATE
Shelton Housing Authority, Helen DeVaux.....	Small Cities.....	2020
Westbrook Housing Authority, Patchogue Place Cooperative.....	Small Cities.....	2020
Willimantic Housing Authority, Boiler Replacement & Tank Removal.....	Small Cities.....	2019
Glastonbury Housing Authority, Center Village.....	Small Cities.....	2018
Wetherfield Housing Authority, James Devlin, Site Upgrades.....	Small Cities.....	2018
Wallingford Housing Authority, McGuire Court.....	Small Cities.....	2018
Shelton Housing Authority, Helen DeVaux.....	Small Cities.....	2018
Durham Housing Authority, Mauro Meadows, Phase 2.....	Small Cities.....	2018
Colchester Housing Authority, Dublin Village.....	Small Cities.....	2018
Essex Housing Authority, Essex Place, New Building.....	Small Cities.....	2017
East Haddam Housing Authority, Oak Grove, Phase 2.....	Small Cities.....	2017
Durham Housing Authority, Mauro Meadows, Phase 1.....	Small Cities.....	2017
Coventry Housing Authority, Orchard Hill, Walkways.....	Small Cities.....	2017
Coventry Housing Authority, Orchard Hill, Roofing.....	Small Cities.....	2017
Bethel Housing Authority, Reynolds Ridge, ADA & Exterior Upgrades.....	Small Cities.....	2017
Thompson Housing Authority, Glasys Green & Pineview Phase 4.....	Small Cities.....	2016
Thompson Housing Authority, Glasys Green & Pineview Phase 3.....	Small Cities.....	2015
Naugatuck Housing Authority, Oak Terrace, ADA Upgrades.....	Small Cities.....	2015
East Haddam Housing Authority, Oak Grove, Phase 1.....	Small Cities.....	2015
Thompson Housing Authority, Gladys Green & Pineview Court.....	Small Cities.....	2013
Salisbury, Town of, New Housing at Sarum Village.....	Small Cities.....	2012
Thompson Housing Authority, Gladys Green & Pineview Court.....	Small Cities.....	2012
Naugatuck Housing Authority, ADA Upgrades at Oak Terrace.....	Small Cities.....	2012
Vernon Community Arts Center.....	Small Cities.....	2010
West Hartford Housing Authority, Alfred E. Plant.....	DECD Gap Funding.....	2010
Winchester Housing Authority, Carriage Maker Place.....	DECD Gap Funding.....	2009
Plainville Senior Center, Additions / Renovations.....	Small Cities.....	2009
Durham Town Hall, Additions / Renovations.....	Small Cities.....	2008
Lebanon Senior Center, New Senior Center.....	Small Cities & STEAP.....	2008
Simsbury Housing Authority, Dr. Owen L. Murphy.....	Revitalization.....	2008
Simsbury Housing Authority, Clinton and Quintard.....	Revitalization.....	2008
Bridgewater Senior Center, New Building.....	Small Cities, STEAP.....	2008
Andover Town Hall, Additions/ Renovations.....	STEAP.....	2007
Ashford Housing Authority, Fire Suppression System.....	Small Cities.....	2007
Preston Housing Authority, Mold Remediation.....	Small Cities.....	2006
Wolcott Public Library, Roofing and ADA Renovations.....	Small Cities.....	2006
Wolcott Police Station & Senior Center, ADA Renovations.....	Small Cities.....	2006
Middlefield Housing Authority, Sugarloaf Terrace Expansion.....	Small Cities.....	2005
Stonington Senior Center, Additions / Renovations.....	STEAP.....	2005
Columbia Senior Center, Additions / Renovations.....	STEAP.....	2005
Franklin Senior Center, Renovation for a Senior Center.....	STEAP.....	2004
Brooklyn Senior Center, Renovations.....	Small Cities.....	2004





ARRA FUNDED/SPONSORED PROJECTS

PROJECT	TYPE	DATE
Waterbury Housing Authority, Franklin D. Roosevelt.....	Federalization Upgrades	2010
Waterbury Housing Authority, Kelly Apartments	Federalization Upgrades	2010
Danbury Housing Authority, Crosby Apartments	Federalization Upgrades	2010
Danbury Housing Authority, Glen Apartments	Federalization Study.....	2010
Ansonia Housing Authority, Riverside Apartments	Mechanical Decentralization	2010

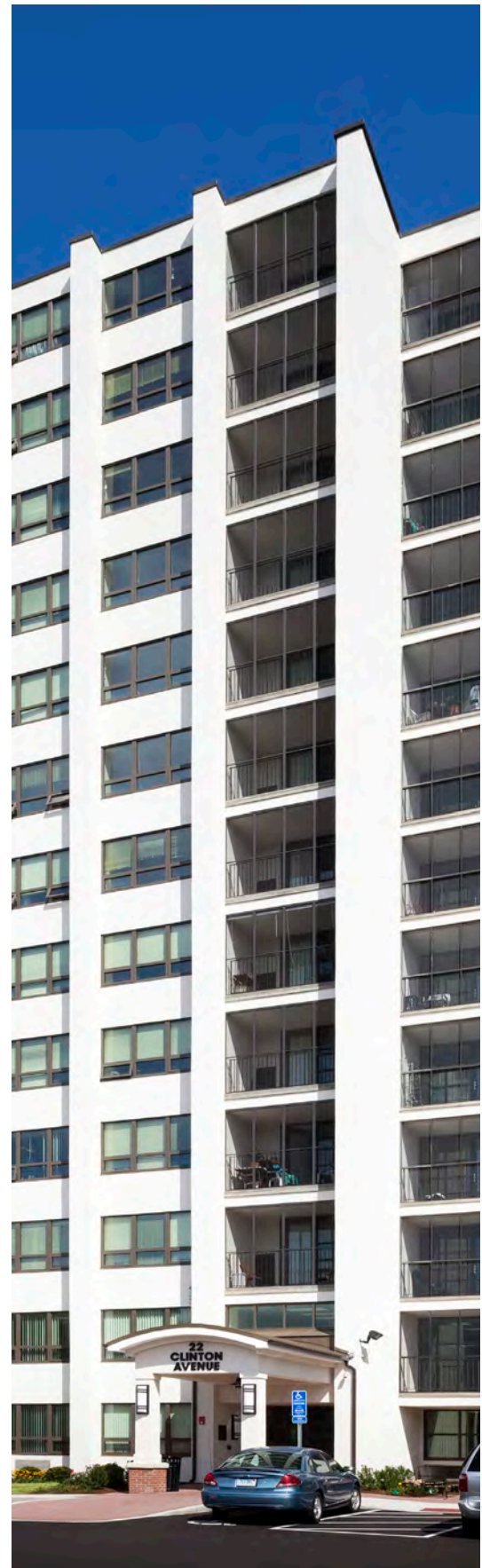
Housing Authority Experience

PROJECT	TYPE	DATE
Danbury Housing Authority, 19 Walnut Street	Renovation	2020
Danbury Housing Authority, Eden Drive	Stair Replacement	2019
Danbury Housing Authority.....	Window & Door Replacement	2019
Norwalk Housing Authority, Roodner Court	Kitchen Replacements	2019
Willimantic Housing Authority, Wilbur Cross	Generator Replacement	2018
Willimantic Housing Authority, John Ashton.....	Elevator Upgrades.....	2018
Naugatuck Housing Authority, George B Lewis 2	Kitchen Replacement	2018
Milford Housing Authority, Jagoe Court	Window Replacements.....	2018
Danbury Housing Authority, Wooster Manor.....	Boiler Replacement.....	2018
Willimantic Housing Authority, Josh Ashton.....	Roof Replacement.....	2017
Milford Housing Authority, Foran Towers	Exterior Upgrades	2017
Hamden Housing Authority.....	Roof Replacement Oversight	2016
Enfield Housing Authority.....	Boiler Replacement	2016
Danbury Housing Authority, 3 8th Ave	Renovation	2016
Naugatuck Housing Authority, George B Lewis 2	Boiler Replacement	2015
Kensington Square II	Capital Improvements	2013
Hartford Housing Authority	Vacancy Upgrades at Various Sites	2013
Hartford Housing Authority – 600 Garden Street	Post Fire Restoration.....	2013
East Windsor Housing Authority.....	ADA Upgrades.....	2012
Waterbury Housing Authority.....	ADA Upgrades At Various Sites	2012
Waterbury Housing Authority.....	VCA Consulting	2012
West Village Apartments.....	Building and Unit Upgrades.....	2012
Naugatuck Housing Authority	ADA Upgrades.....	2012
Norwalk Housing Authority	EPC Monitoring and Oversight	2012
Waterbury Housing Authority.....	EPC Monitoring and Oversight	2012
Waterbury Housing Authority.....	On-Call Services	2011
Danbury Housing Authority.....	On-Call Services	2011
Waterbury Housing Authority – Berkeley Heights.....	Vacancy Rehab of 30 Units	2011
Waterbury Housing Authority – Begg Supportive Housing	Revitalization of 76 Units.....	2011
Danbury Housing Authority, Putnam Towers	Boiler Replacements	2011
Danbury Housing Authority – Glen Manor	Re-roofing.....	2011
Salisbury Housing Authority – Sarum Village	6 New Units.....	2011
Ellington Housing Authority – Snipsic Village	ADA upgrades & Capital Improvements	2011
Pomfret Housing Authority – Seeley Brown Village.....	Security & Capital Improvements	2011
Ansonia Housing Authority – Riverside Apartments	Sitework Upgrades	2011
Ansonia Housing Authority – Riverside Apartments	Security Upgrades	2011
West Hartford Housing Authority – Alfred E. Plant	Security Upgrades	2011
West Hartford Housing Authority – Elmgrove	C N A	2011
Hartford Housing Authority – Nelton Court	Development Consulting	2011
West Hartford Fellowship Housing	Door Replacements.....	2011
West Hartford Fellowship Housing	Window Replacements.....	2011
Bristol Housing Authority	On-Call Services	2011
Bristol Housing Authority – JFK and FDR.....	Fan Replacements	2011
Danbury Housing Authority – Ives Manor	C N A	2011
Danbury Housing Authority – Ives Manor	Redevelopment Study.....	2011
Housing Authority – Mercy Knoll.....	Development Study 250 new units	2011
Guilford Housing Authority – Sachem Hollow.....	C N A	2011
Hartford Housing Authority – All Federal Sites	Comprehensive C N A & 5 year plan.....	2011
New Haven Housing Authority –		
Fulton, Valley, Val Macri, and Fairmont	C N A	2011
Meriden Housing Authority – Mills Memorial Apartments	Re-roofing.....	2011
Meriden Housing Authority – Mills Memorial Apartments	Choice Neighborhoods Application	2011
Meriden Housing Authority – Mills Memorial Apartments	REAC Assessment Support	2011
New Britain Housing Authority – Ribicoff Apartments.....	Balcony Upgrades	2011
Stamford Housing Authority – Stamford Manor	Masonry Restoration	2011
Stamford Housing Authority – Glenn & Rippowam.....	Elevator Replacements	2011
Stamford Housing Authority – Clinton Manor	Revitalization of 88 Units.....	2011
Stamford Housing Authority – Quintard Manor	Revitalization of 48 Units.....	2011
Stamford Housing Authority –		
Wormser, Scofield, Glenbrook.....	C N A.....	2011

Housing Authority Experience cont.

Stamford Housing Authority – Administrative Offices	Tenant fit outs & Renovations.....	2011
Waterbury Housing Authority – Berkeley Heights	Structural Upgrades	2011
Waterbury Housing Authority – Berkeley Heights Recreation Center	Floor Replacement	2011
Waterbury Housing Authority – Various Sites	Energy Performance Contract Evaluation.....	2011
Norwalk Housing Authority – Various Sites	Energy Performance Contract Monitoring.....	2011
Norwalk Housing Authority – Roodner Court Community / Learning Center	Renovations/Upgrades.....	2011
Harford Housing Authority	On-Call Services	2010
Harford Housing Authority, Westbrook & Bowles.....	Revitalization of 75-100 Units.....	2010
Harford Housing Authority, Westbrook & Bowles.....	Federalization Study.....	2010
Harford Housing Authority, Nelton Court	Third Party Review.....	2010
Harford Housing Authority, Scattered Sites	Vacancy Prep to 40+ units.....	2010
Naugatuck Housing Authority, Lewis Circle.....	Unit Revitalizations.....	2010
Waterbury Housing Authority, Bergin.....	Elevator & Community Room Upgrades	2010
Waterbury Housing Authority, Franklin D. Roosevelt.....	Federalization Upgrades	2010
Waterbury Housing Authority, Kelly Apartments	Federalization Upgrades	2010
Waterbury Housing Authority – Energy Performance Contract.....	Cost Reasonableness Study.....	2010
Danbury Housing Authority, Crosby Apartments	Federalization Upgrades	2010
Danbury Housing Authority, Glen Apartments	Federalization Study.....	2010
Ansonia Housing Authority, Riverside Apartments	Mechanical Decentralization	2010
Ansonia Housing Authority, Administrative Headquarters	Additions and Renovations.....	2010
East Hartford Housing Authority, Elms Village.....	504 Upgrades.....	2010

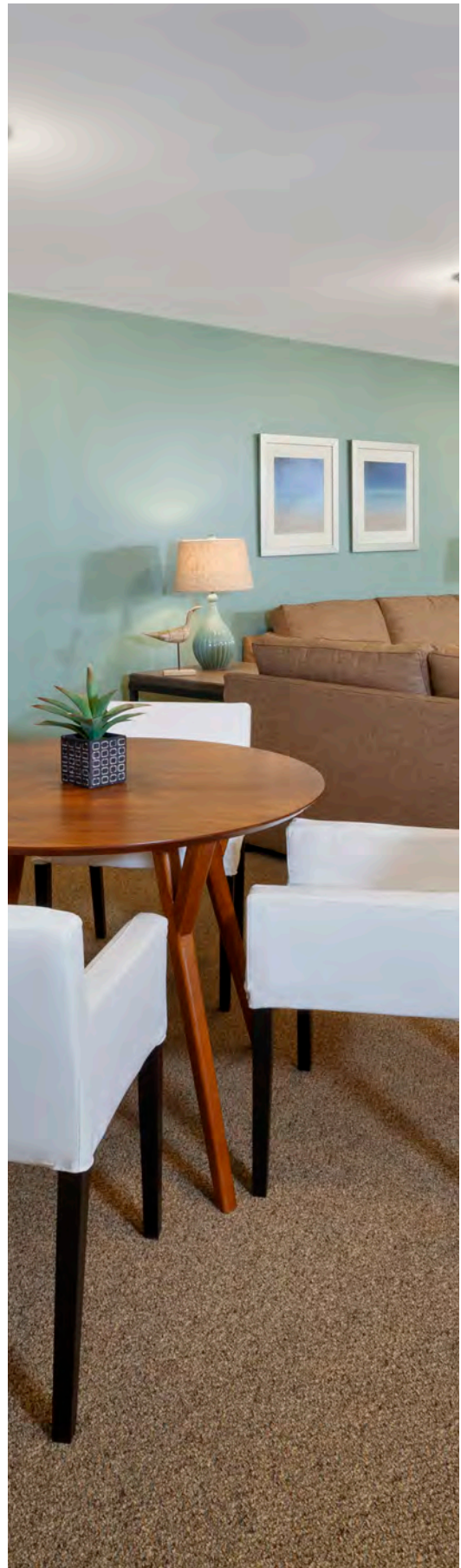
PROJECT	TYPE	DATE
Stamford Housing Authority Summer Street & Schuyler Avenue).....	(2) New 50+ unit Housing Buildings	2010
Stamford Housing Authority, Administrative Headquarters.....	Additions and Renovations.....	2010
Milford Housing Authority (All sites).....	PNA and 5 Year Plan.....	2010
Milford Housing Authority, Jepson Manor	Phase IV Renovations.....	2010
Milford Housing Authority, Foran Towers	Window Replacements.....	2010
Meriden Housing Authority, Mills Memorial Apartments	Redevelopment Planning	2010
Meriden Housing Authority, Mills Memorial Apartments	Capital Improvements & Roofs.....	2010
Meriden Housing Authority, Yale Acres.....	Federalization Study.....	2010
Norwalk Housing Authority – Energy Performance Contract.....	Cost Reasonableness Study.....	2010
Greenwich Housing Authority, Various Sites.....	Physical Needs Assessment	2010
Vernon Housing Authority, Various Sites	Physical Needs Assessment	2010
West Haven Housing Authority, Morrissey Manor	Siding and New Entrances.....	2010
West Haven Housing Authority, Union School	Window Replacements.....	2010
Bridgeport Housing Authority, Gary Crooks Center	Complete Renovation.....	2010
Bridgeport Housing Authority, Presidential Village.....	Roofing, Windows, & Siding	2010
Pomfret Community Housing Corporation, Seely Brown Village.....	Modernization & Mechanical Upgrades.....	2009
West Haven Housing Authority, Various Sites	Modernization & Site Upgrades.....	2009
Stratford Housing Authority, Meadowview Manor.....	Site Redevelopment.....	2009
Winchester Housing Authority, Carriage Maker Place.....	New Building	2009
Bridgeport Housing Authority.....	On-Call Services	2009
Danbury Housing Authority, Multiple Sites.....	CNA / Modernization / Upgrades.....	2009
Naugatuck Housing Authority, Multiple Sites.....	On-Call Services	2009
Waterbury Housing Authority, Multiple Sites.....	On-Call Services	2008
New Britain Housing Authority, Multiple Sites.....	Capital Improvements	2008
Harford Housing Authority, Stowe Village Phase IV	26 New Duplex Units.....	2008
Stamford Housing Authority, Multiple Sites.....	Capital Improvements	2008
Simsbury Housing Authority, Multiple Sites.....	Modernization.....	2008
Milford Housing & Redevelopment Partnership, Multiple Sites	On-Call Services	2008
Middletown Housing Authority, Main & Williams	New Mixed Use Facility	2008
West Hartford Housing Authority, Alfred E. Plant	Modernization / Expansion.....	2008
Harford Housing Authority, Betty Knox Apartments,	Renovations / Upgrades.....	2007
Vernon Housing Authority, Court Towers	Re-roofing.....	2007
Danbury Housing Authority, Putnam & Wooster Manor.....	Renovations / Upgrades.....	2007
East Hartford Housing Authority, Elms Village.....	Renovations / Re-roofing.....	2007
Glastonbury Housing Authority, Center Village.....	Renovations	2007
Coventry Housing Authority, Colonial Village.....	Modernization & Fire Safety.....	2007
Preston Housing Authority, Multiple Sites.....	Renovations	2007
Vernon Housing Authority, Maintenance Headquarters.....	New Building	2006
Danbury Housing Authority, Putnam & Wooster Manor.....	Re-roofing.....	2006
Wethersfield Housing Authority, Multiple Sites	Site work Upgrades	2006
Woodstock Housing Authority, New Roxbury Village.....	Additions / Renovations.....	2006
Middletown Housing Authority, Monarca Place	New Building	2005



Middletown Housing Authority, Traverse Square	Sitework Upgrades	2005
Middlefield Housing Authority, Sugarloaf Terrace	Additions / Renovations	2005
Hartford Housing Authority, Maintenance Facility	Renovations / Roofing	2005
West Hartford Housing Authority, Headquarters	Additions / Renovations	2004
Glastonbury Housing Authority, Headquarters	Additions / Renovations	2003

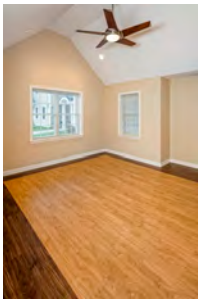
MULTI-FAMILY HOUSING PROJECTS

PROJECT	TYPE	DATE
The Community Builders, Kensington Square	96 Units Revitalization	2013
The Community Builders, West Village Apartments	127 Units Revitalization	2012
East Windsor Housing Authority Congregate	44 Units New – Congregate Design	2012
West Hartford Fellowship Housing, West Hartford, CT	Window Replacement – 100 units	2011
Corbin Heights, New Britain, CT	Third Party Review 90- Units	2010
Raspberry Ridge, Middlefield, CT	24- Units New Complex	2010
Dorset Crossing, Simsbury, Connecticut	Mixed Use – 120 units	2008
Downtown Redevelopment, Dunstable, Massachusetts	Mixed Use – 80 units	2007
LePage Homes, Southington, Connecticut	New Homes – 19 units	2007
Stonebridge Estates, West Hartford, Connecticut	New Building - 16 Units	2007
Chapman Farms, Windsor Locks, Connecticut	New Homes – 72 units	2006
Elijah Commons, Norwich, Connecticut	New Condos – 50 units	2006
Juniper Hill Village, Storrs, Connecticut	Renovations - 12 units	2005
Silver Island Estates, Meriden, Connecticut	New Homes – 30 units	2005
Konstin Place, New Britain, Connecticut	New Duplexes- 15 units	2004



SARUM VILLAGE AFFORDABLE HOUSING

Salisbury, Connecticut



COST: \$2.1 million
COMPLETION: 2017
CONTACT: Ann Kremer
Chairwoman
860.596.4048

Funded by grant monies from the State of Connecticut DECD, eight new, mixed-income, residential family units at Sarum Village expand the housing trust's mission to provide affordable housing in the northwest corner of Connecticut by twenty percent. Sarum Village comprises four one-bedroom HC accessible flats, two three-bedroom HC accessible townhouse units, and two two-bedroom townhouse units.

ESSEX PLACE SENIOR AFFORDABLE HOUSING

Essex, Connecticut



After seven years of planning, design, and construction, Essex Place, a senior and affordable housing development in Centerbrook, celebrated its grand opening in July 2017.

Essex Place provides 18 one-bedroom apartments and four two-bedroom apartments. Three of the units are fully handicap-accessible and the other units may be adapted for handicapped tenants. All the doors are sized to accommodate wheelchairs, and handrails line the walls in the hallways.

The complex has a community room on the first floor, as well as a library and kitchen on the second floor. Each apartment also has an individual kitchen. Other groups within Essex are welcome to reserve the community room for use.

The project is a collaboration between Essex Elderly and Affordable Housing (EEAH) and the Women's Institute for Housing and Development (WIHED). Funding for the project came from about 10 different sources, including the Connecticut Department of Housing and the Connecticut Housing Authority.

COST: \$6.4 million

COMPLETION: July 2017

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