

EXHIBIT "A"



July 16, 2015

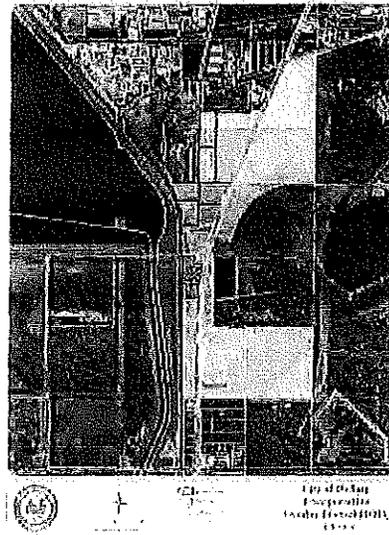
Roger Van Auker
City of DeBary
TOD Marketing Director
16 Coloma Rd
DeBary FL 32713

Re: Scope of Services for development of Transit Oriented Development Area Master Plan

Dear Mr. Van Auker:

Littlejohn (CONSULTANT/Littlejohn) appreciates the opportunity to submit this proposal to the City (CLIENT) for professional services related to the development of a City of DeBary Transit Oriented Development District Master Plan (PROJECT).

It is understood that the CLIENT is seeking to have developed a market-based Master Plan for the City's Transit Oriented Development (TOD) District. The two major components of the PROJECT include a Real Estate Market Analysis of the DeBary TOD district and a TOD Master Plan to present market-based development opportunities that may be realized within and adjacent to the DeBary TOD Overlay district and to identify needed infrastructure improvements and potential regulatory modifications that may be needed to enable and encourage sustainable development.



The Real Estate Market Analysis would evaluate the 261 acre DeBary TOD Overlay district, including the TOD Core Area, Outside Core and Transitional areas and adjacent areas, to determine what the market-feasible potential development mix could be for the TOD area around (1/4 to 1/2 mile around) the SunRail station. Littlejohn Team member RCLCO has prepared similar market analysis for the Metropolitan Atlanta Rapid Transit Authority (MARTA), Charlotte Area Transit System (CATS), and Washington METRO. A more representative list of RCLCO's relevant project experience is presented in Exhibit "C".

Based on the development objectives of the City, the Littlejohn Team would develop a TOD Master Plan, utilizing the information from the Real Estate Market Analysis, community input received from property/business owners and at a Community Workshop and community and market data collected during our data gathering and due diligence activities.

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Environmental Services
Health and Safety
Economic Development

The draft DeBary TOD Master Plan would include:

- A Real Estate Market Analysis;
- Existing Conditions and Community X-Ray information;
- A preliminary market-based potential TOD Area development program;
- Community Input and comments received at individual interviews and the Community Workshop;
- A graphic *TOD Area Conceptual Master Plan Map* (Showing potential development areas, development examples, potential development locations and proposed community improvements and amenities and connections to existing and/or planned community features and amenities);
- Identification of current and needed infrastructure to serve proposed development program;
- Identification of potential revisions or updates to applicable regulatory documents and development codes;
- Opinions of probable cost of needed infrastructure and community improvements and amenities;
- Identification of potential funding sources for needed infrastructure and community improvements and amenities;
- A proposed Schedule and Phasing of infrastructure and amenity installations; and
- An overall schedule of proposed potential development program and infrastructure/improvements/amenities installation.

The DeBary TOD Master Plan would be developed utilizing key stakeholder and community input through individual property/business owner interviews and a Community Workshop.

The Littlejohn Team members have prepared Small Area Master Plans, Economic Development Action Plans and Redevelopment Plans for transit supportive developments throughout Central Florida. Representative projects include: *Medical City at Lake Nona*, Orange County; *Gainesville Technology Enterprise Campus*, Gainesville; *SunRail Station Parking Garage*, Kissimmee; *The Yard Mixed-Use Neighborhood*, Orlando; *West Livingston Street Extension* (Part of the Orlando Venues Master Plan), Orlando; *SunRail Stations Barriers to Access Study*, Orlando; *Orlando Venues Master Plan*, Orlando; *Sanford Waterfront Master Plan*, Sanford; and the *Groveland Community Vision and Implementation Plan*, Groveland. Each of these representative projects are detailed in attached project sheets, *Exhibit "C"*.





Summarized Scope of Services

The following summarized Scope of Services, and associated deliverables are presented in detail in the attached City of DeBary TOD Master Plan Scope of Work Detail, *Exhibit "D"*.

- Phase 1 Kick-Off Meeting and Tour of TOD Area**
- Phase 2 Real Estate Market Analysis**
- Phase 3 TOD Master Plan Report Preparation**
 - Data Gathering and Business Community Interviews*
 - Community TOD Workshop*
 - Draft TOD Master Plan generation*
 - Presentation to City Staff and City Council*
 - Final DeBary TOD Master Plan Delivery***

Timeframe:

Total Estimated Timeframe, contingent on timely public hearing scheduling, agenda space availability and if all tasks are conducted sequentially: **4.5 months**. The timeframe may be modified slightly based on unforeseen scheduling conflicts, varying public agency agenda loads and the available meeting dates for the Community Workshop and the DeBary City Council.

Professional Fees:

Our professional fee for the basic services described above is \$75,127.50. Should the City desire to add tasks, additional analysis, marketing materials, meetings or workshops, the fee would need to be adjusted accordingly or accommodated as an additional service.

Phase 1	Kick-Off Meeting and Tour of TOD Area	<u>\$ 3,100.00</u>
Phase 2	Real Estate Market Analysis	<u>\$24,950.00</u>
Phase 3	TOD Master Plan Report Preparation	<u>\$43,500.00</u>
	<i>Data Gathering and Business Community Interviews</i>	
	<i>Community TOD Workshop</i>	
	<i>Draft TOD Master Plan generation</i>	
	<i>Presentation to City Staff and City Council</i>	
	<i>Final DeBary TOD Master Plan Delivery</i>	
Subtotal		<u>\$71,550.00</u>
REIMS		\$ 3,577.50
Total Fee		<u>\$75,127.50</u>



City of DeBary
TOD Master Plan

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Additional Services

Services that may be required, which Littlejohn can provide, but are not part of this proposal include:

- Additional studies not listed as part of the scope.
- Additional community meetings, hearings or briefings not specifically listed in this scope.
- Preparation of Comprehensive Plan Amendment transmittal packages and submittal to review agencies.
- Preparation of Land Development Code revisions.
- Preparation of Marketing Materials and Brochures.
- Preparation and posting of advertising, hearing and/or public meeting notifications.
- Preparation of additional graphics, maps or renderings not specifically addressed in this scope.

We would be happy to provide or coordinate the acquisition of any of these services as requested by you as an additional service at the hourly rates applicable at the time the services are requested. Current hourly rates are attached as *Exhibit "B"*. Unless otherwise indicated, we will provide our services in accordance with the *Standard Form of Agreement/ Exhibit "A"* (attached).

We have assembled the Littlejohn Team specifically for the preparation of a market-based Master Plan to prudently guide the cost-effective development of the City of DeBary's Transit Oriented Development District. The Littlejohn Team is comprised of professionals who specialize in the real estate market analysis of transit-oriented developments, engineers and transportation planners who specialize in design-based capital improvement programming, and urban planners and site designers who specialize in creating economically vibrant, pedestrian oriented communities and places! The Littlejohn Team member Professional Resumes and Relevant Project experience is attached as *Exhibit "C"* for your review. We are very excited about the possibility to work with you and the City of DeBary on this *transformative project!*

Sincerely,
LITTLEJOHN

John M. Jones, AICP, CRP

Exhibit B
SCHEDULE OF HOURLY RATES
2015 - 2016

<u>Classification</u>	<u>Hourly Rates</u>
Senior Consultant	\$ 260.00
Principal/Sr. Project Manager/Project Manager/Design Manager	\$ 135.00 to \$ 260.00
Assistant Project Manager	\$ 105.00 to \$ 140.00
Senior Professional Geologist	\$ 160.00 to \$ 175.00
Professional Engineer/Landscape Architect/Planner/Geologist	\$ 90.00 to \$ 145.00
Intern Engineer/Landscape Architect/Planner/Geologist	\$ 90.00 to \$ 115.00
Air Compliance Engineer/Specialist	\$ 125.00 to \$ 155.00
Senior Industrial Hygienist/Safety Professional	\$ 120.00 to \$ 155.00
Staff Industrial Hygienist/Health & Safety Specialist	\$ 75.00 to \$ 115.00
Registered Land Surveyor/Survey Manager	\$ 105.00 to \$ 175.00
Survey Coordinator	\$ 95.00 to \$ 120.00
Two Man Survey Crew	\$ 140.00
Three Man Survey Crew	\$ 175.00
GPS Equipped Crew	\$ 175.00
CAD or GIS Technician/Environmental Specialist/ Survey Technician/Environmental Technician	\$ 65.00 to \$ 145.00
Administrative	\$ 55.00 to \$ 115.00

Hourly Rate Schedule is Effective May 24, 2015 through June 1, 2016



City of DeBary
TOD Master Plan

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Exhibit C

Littlejohn Team Resumes and Relevant Project Experience

John M. Jones, AICP, CRP
Senior Economic Development/Redevelopment Planner



EDUCATION:

Master in Public Administration, University of Central Florida, 1991

Bachelor of Science in Economics, University of Central Florida, 1989

REGISTRATIONS:

Certified Planner No. 023074, 2008

Certified Redevelopment Professional (CRP), 2011

RELATED PROJECT EXPERIENCE:

- Over 18 years of experience in economic development, community redevelopment, land planning, impact fees and community visioning
- Authored numerous community redevelopment plans and economic development master plans

ORGANIZATIONS:

- American Planning Association (APA)
- Florida Planning & Zoning Association (FPZA)

**Sanford Waterfront Redevelopment & Riverfront Master Plan
Sanford, Florida**

Facilitated a community design workshop to develop a Conceptual Master Plan for 5+ acres of City-owned property in the heart of the Downtown Sanford Riverfront CRA. Engaged workshop participants with a visual preference exercise, an evaluation of previous planning studies and the City's redevelopment objectives and a contextually sensitive examination of several potential development alternatives for the subject area. Developed a preferred development scenario, a development of a Conceptual Master Plan and an alternate development scenario, for the City-owned parcels in the Downtown Riverfront redevelopment area. The proposed \$52 million phased development program includes 75 waterfront residential units (SFR/MFR/TH), over 29,000 sq.ft. non-residential development (Office/Retail), a 90-key boutique hotel and two parking structures. Additionally, tasked with the solicitation and vetting of potential development partners and teams to implement the phased development program outlined within the Conceptual Master Plan.

**Transit Oriented Development (TOD) District
Maitland, Florida**

Project Manager for the establishment of a TOD district adjacent to the City's Commuter Rail Station within the Community Redevelopment Area. The amendment established the TOD district and identified specific planning objectives and tasks to implement the TOD district. Prepared a technical study, transmittal, response to comments from the State and adoption documents for the amendment of the City's Comprehensive Development Plan. This project also included facilitation of eight public workshops.

**Sanford Waterfront CRA-Developer Solicitations
Sanford, Florida**

As Project Manager, currently assisting the City of Sanford identify and evaluate potential developer teams for the development of several City-owned waterfront parcels located within the City's Community Redevelopment Area. Developed an urban waterfront neighborhood conceptual plan for the City-owned parcels that emphasizes the City's historic themes and architectural styles. Created development opportunity packages and have identified compatible architectural, design, and development groups that have similar project experience as potential development partners for the City. Hosted a series of meetings and familiarization-tours with potential developers to introduce the City of Sanford and the waterfront development opportunities available in the City's Community Redevelopment Area.

**Community Visioning
Groveland, Florida**

Project Manager for the City of Groveland's Community Visioning project. The City is on the verge of significant changes and opportunities that will result from the realignment of SR 50 through their downtown. Tasks included the creation of a visioning and public participation process to solicit input from Groveland citizens through multiple workshops, on-line community surveys and close cooperation with the City's Visioning Steering Committee. The Vision Plan identified opportunities for the City to reposition itself from a branding perspective, to leverage the SR 50 realignment, and to identify specific opportunity sites and implementation measures to encourage economic development in the City in the next five to ten years.

PRESENTATIONS:

- Florida Economic Developers Workshop
- National Business Incubation Association (NBIA), International Conference
- Florida Redevelopment Association (FRA)

AWARDS:

- Roy F. Kenzie Award, City of Oviedo Redevelopment & Economic Development Brochure, Florida Redevelopment Association, 2010
- Outstanding Master Plan, Palm Coast/Flagler County Airport Area Master Plan & Zoning Overlays, Florida Planning & Zoning Association Surfcoast Chapter, 2009
- Master Plan Award of Excellence, Palm Coast/Flagler County Airport Area Master Plan & Zoning Overlays, Florida Planning & Zoning Association, 2009
- Outstanding Public Urban Plan, Babcock Street Redevelopment Plan, Florida Planning & Zoning Association, 2008

Economic Development Services

Oviedo, Florida

Project Manager for the provision of economic development services to the City of Oviedo with a primary focus on improving the City's economy by attracting new businesses to the area. Tasks completed include; development of a business recruitment brochure, establishment of a business retention/recruitment program, creation of a development opportunity sites database, design of an economic development website, and development of a primary business recruitment incentive program. Acted as the City's liaison at various organizations; prepared incentive proposals for corporate relocation advisors; acted as the facilitator for the contractor, developer, and designer focus groups; and performed facility and site searches for site selectors, developers, and businesses. Other services included preparing developers' agreements, surveying the Oviedo business community to identify challenges and issues, and performing a SWOT analysis of the development review process.

Business Assistance Programming

Melbourne, Florida

Project Manager for the creation of a Business Assistance Programming for the Babcock Street Community Redevelopment Agency. Development of the programming included extensive stakeholder and business owner interviews. Final product included recommendations, action items and administrative guidelines for business assistance programs for companies within the CRA.

Economic Development Services

Seminole County, Florida

As Senior Planner of the Economic Development Department, administered and developed annual activity plans for the U.S. 17-92 Community Redevelopment Agency. Created a five-year fiscal plan for the Central Florida Business Incubation Center. Created the business assistance guide for corporate recruitment activities. Administered the job growth incentive corporate recruitment/retention program. Implemented and updated the economic element of the Seminole County comprehensive plan. Generated State and Federal grant application documents. Administered State and Federal grant-funded projects.

North Ridge CRA Economic Development Action Plan

Polk County, Florida

Managed the preparation of an Economic Development Action Plan for the North Ridge CRA. The Plan evaluated development trends, existing transportation and infrastructure, current land use allocations; identified targeted opportunity sites; and provided conceptual master land use plan recommendations and strategies for business recruitment and economic development within the CRA.

Opportunity Sites Brochure

Polk County, Florida

Designed and developed an Opportunity Sites brochure for the Polk County, North Ridge CRA and the Central Florida Development Council (CFDC). The Opportunity Sites brochure identified several targeted development areas within Polk County and presented the potential development scenarios, site plans and development programs for each area.

Jay R. Hood, RLA, ASLA
Director of Landscape Architecture



EDUCATION:

Bachelor of Science in
Landscape Architecture,
Purdue University, 1987

REGISTRATIONS:

Florida Registered Landscape
Architect No. LA0001277

Colorado Registered
Landscape Architect No. 841

RELATED PROJECT

EXPERIENCE:

- Over 27 years of experience in site design and landscape architecture for public spaces
- Design influence is featured in the public realm design of places such as Lakeland's Hollis Garden, Orlando's Harry P. Leu Botanical Gardens, Winter Park's Park Avenue, Downtown Plant Street in Winter Garden and the University of Central Florida's Health Sciences Campus at Lake Nona
- Philosophy of design focuses on functional and timeless design grounded in context and equity of users
- The goal with every design is to create spaces which have meaning, tell a story, and create lasting value.

**Downtown Orlando Community Venues Master Plan
Orlando, Florida**

Worked with the City of Orlando to develop and implement the Community Venues Master Plan. The Master Plan is guiding a \$1.2 billion initiative to build a Performing Arts Center, the Amway Center, a renovation to the Florida Citrus Bowl and the Creative Village. The team developed a vision plan to maximize the potential benefit of each of these facilities. The Master Plan looked at the West Church Street corridor, tying the community venues and the redevelopment efforts together with the Church Street streetscape project which will include a dedicated lane for the extension of the City's LYMMO BRT bus circulator system. Continued with the detail design of the plan, including the Amway Center and Church Street streetscapes, the Parramore gateway at Westmoreland and the Florida Citrus Bowl renovation.

**Winter Park Village
Winter Park, Florida**

As part of a project team comprised of multiple firms, participated both with the City of Winter Park and the Don M. Casto Organization, to develop the urban design concept and complete the landscape design and construction documentation for the redevelopment of the Winter Park Mall. The derelict 500,000 sq. ft. mall was long overdue for reinvestment. Once adopted, the redevelopment concept created opportunities for potential tenants and momentum for the Winter Park Village.

**Sanford Waterfront Redevelopment & Riverfront Master Plan
Sanford, Florida**

Served as Principal Landscape Architect to develop a Conceptual Master Plan for 5+ acres of City-owned property in the heart of the Downtown Sanford Riverfront CRA. These services, provided to the Sanford Community Redevelopment Agency, included a contextually sensitive examination of several potential development alternatives for the subject area. The preferred development program includes 75 waterfront residential units (SFR/MFR/TH), over 29,000 sq. ft. non-residential development (Office/Retail), a 90-key boutique hotel and 2 parking structures.

**Gainesville Technology Enterprise Center (GTEC) Campus
Gainesville, Florida**

Principal Designer and Landscape Architect for the master plan expansion and Phase I construction documents for the GTEC Campus in east Gainesville. The campus, serves as a high tech incubator and provides early stage technology start-up companies with the resources to help them grow and develop. The 13.6 acre and 130,000 sq. ft. master plan is integrated into the existing street network and utilizes a wetland and stormwater feature as the organizing element of the campus. This passive open space features outdoor dining, plazas and stormwater gardens. Through coordination with Gainesville Regional Utilities, parking areas and open spaces were positioned within an existing power easement bisecting the property and the same easement is used to extend a linear park greenway to the west, connecting to surrounding neighborhoods and the City's greenway network.

**University of Central Florida, Health Sciences Campus at Lake Nona
Landscape Master Plan Orlando, Florida**

Principal Designer and Project Manager for the Lake Nona Landscape Master Plan. The purpose of the Master Plan was to create a framework for the development of a campus landscape to enhance the educational and creative development of the medical school



ORGANIZATIONS:

- American Society of Landscape Architects (ASLA)
- Harry P. Leu Gardens, Board of Trustees
- Orlando DRC, Board Member, 2005-2008
- Purdue Advisory Council, Board Member

AWARDS & HONORS:

- American Lake Nona Urban Forest Plan, Urban Forestry Council, 2009
- Environmental and Sustainability Honor, University of Central Florida, ASLA Florida Chapter, 2008
- Master Planning Award, Scenic and Historic AIA Master Plan, Florida Planning & Zoning Association, 2006
- Award of Excellence, Park Avenue Winter Park, ASLA Florida Chapter, 2002
- Award of Excellence, Hollis Garden, ENGLA Landscape Award, 2001
- Award of Excellence, Winter Park Village, Winter Park, FL, ASLA Florida Chapter, 2000

PUBLICATIONS, TECHNICAL PAPERS AND PRESENTATIONS:

- Florida Recreation & Park Association Conference Speaker, "Best Practices to Next Practices", October, 2013
- Florida Association of Museums Annual Conference Speaker, "Archaeological Sites as Outdoor Interpretive Spaces", September, 2011
- Florida Oasis - A Photographic Tour of Harry P. Leu Gardens, The Tropical Stream Garden, 2010

students, faculty and visitors. The plan relied on providing flexible open spaces that are accessible to all and are inspired by forms found in the natural world. The plan was designed to create a campus which is comfortable, memorable, and sustainable.

**Medical City Master Plan at Lake Nona
Orlando, Florida**

Principal Designer for the design of Orlando's Medical City in southeast Orlando. The development includes the UCF Medical School, Sanford Burnham Institute, VA Hospital, and a 1.6 million sq. ft. Town Center. Worked for Lake Nona in the development of the master plan and continued with the development of a landscape master plan for the UCF Health Sciences Campus, detailed landscape architecture for the Medical City roadways and infrastructure, as well as for the UCF College of Medicine and associated campus open spaces.

**Orange County Convention Center District Plan Orange
County, Florida**

The project team has worked with the Orange County Convention Center on a wide variety of assignments for projects designed to create a successful environment for one of the nation's largest entertainment and recreation areas served by transit and pedestrian systems that enhance the business and professional objectives of the show managers and conference delegates. Our services ranged from a wayfinding system for the District to landscape architecture in Phases IV and V - to transit and transportation planning for the 340-acre convention district - to assistance with the formation of Convention Plaza International as a focused, four property owner organization - to completion of the "Blue Sky" Plan as the foundation for today's overall development program. The Convention Center's success is a major contributor to the economic development of Orange County.

**Miami-Dade Cultural Arts Center
Miami, Florida**

Principal Designer for this project to assist HistoryMiami in developing a new concept for the elevated Miami-Dade Cultural Center plaza designed by Phillip Johnson. The goal was to better connect the plaza to the street level activity of Miami. The design solution was to invite the public to the courtyard through the addition of a grand stairway and a "glass" elevator tower which would serve as a beacon to the surrounding area. On the courtyard level, the design used utilized a generous lawn panel and an interactive fountain to humanize the space and to direct visitors to the museum. At the museum, a glass reception lobby was introduced to link the existing museum to the newly acquired Miami Art Museum.

**The Yard
Orlando, Florida**

Principal Landscape Architect for the project which includes over 600 residential apartment units and 50,000 sq. ft. of retail and restaurant space. The Yard is located a few blocks from the Florida Hospital SunRail stop and offers a 10' wide bicycle path which connects to existing trails. The project is designed to capture the industrial character and artistic charm of the surrounding neighborhood. The development is organized around a linear "Yard". The heart of the development is a public open space that incorporates "shipping container" retail, rain gardens, an amphitheater, outdoor dining opportunities, flexible social spaces and an Artist's Garden. A tenth floor roof-top amenity deck capitalizes on views to Lake Ivanhoe and the Downtown Orlando skyline.

George M. Kramer, AICP, LEED AP
Director of Planning



EDUCATION:

Master of Arts in Urban and Regional Planning, University of Florida, 2007

Bachelor of Arts in Political Science, University of Florida, 1999

REGISTRATIONS:

Certified Planner No. 181352

LEED Accredited Professional

RELATED PROJECT EXPERIENCE:

- Over 14 years of experience specializing in strategic planning and entitlement efforts for both private and public sector clients
- Provides a keen understanding of the full range of issues: technical, administrative, and political inherent in all complex projects
- Experience includes Strategic Master Planning, Public Involvement and Facilitation, Land Use Entitlements (DRIs, Comp Plan Amendments and Rezoning), Citywide/Regional Visioning, Redevelopment Planning, and Main Streets and Urban Walkability

**Community Redevelopment Agency (CRA) Planning Services
Maitland, Florida**

Serving as Planner and Strategic Advisor through the implementation of the Downtown Maitland Redevelopment Plan (DMRP), responsibilities include review of development proposals as well as the evaluation and facilitation of public private partnerships. These efforts included the successful 2014 Development Agreement for the Maitland City Centre project, a \$65 million mix-use, TOD project encompassing an entire city block within the City's emerging Downtown.

**Villa City
Lake County, Florida**

A 2,500-acre tract in Lake County, Florida; Villa City is envisioned as a sustainable, self-sufficient community that embraces the natural beauty of Lake County. The planning effort, commenced in 2014, includes contextually designed master-plan that incorporates existing transportation infrastructure, embraces the natural resources of the land and provides a balanced development program in a thoughtful geographic arrangement. As Project Manager, oversees a multi-disciplinary team for this entitlement effort that includes a Development of Regional Impact analysis, Comprehensive Amendment, PUD zoning and annexation to the City of Groveland.

**Ocoee-Apopka Road Small Area Plan
Apopka, Florida**

Director of Planning for the preparation of a small area study for the southwest side of the City where a regional hospital is relocating. The project includes coordination with the hospital and other property owners who funded the project, the City who spearheaded the project, adjacent jurisdictions and relevant regional and State agencies. The resulting plan will include a conceptual land use map, transportation network and recommended cross sections, a theme/brand for the area, gateway locations, and recommendations for development throughout the district.

**Economic Development Strategic Plan
Seminole County, Florida**

This Strategic Plan for Seminole County was commissioned by Leadership Seminole in 2011. A plan "for business by business," the project team led a group of twenty-six Seminole County business executives, through a series of five workshops in the development of this plan. The ideas and experiences of these business leaders were supplemented through extensive case study research of comparable economic development efforts as well as input from speakers/experts in the areas of business, transportation, education, law enforcement and entrepreneurship. As Project Manager, coordinated the workshops, helped procure guest speakers, facilitated discussions and produced the final report entitled: The Strategic Plan for Economic Development in Seminole County.

**Viera
Brevard County, Florida**

A 40,000-acre cattle ranch prior to 1990, the master-planned town of Viera (developed by The Viera Company, a subsidiary of A. Duda and Sons, Inc.) is now home to more than 20,000 residents, the Brevard County Government Center & Brevard County School Board, the Harry T. & Harriette V. Moore Justice Center, The Avenue at Viera, Space Coast Stadium, Viera Health Park, 3 elementary schools, 1 high school and the Viera Regional Park.

George M. Kramer, AICP, LEED AP
Director of Planning



ORGANIZATIONS:

- American Planning Association (APA)

From 2006- 2010, led a successful comprehensive planning effort for the 11,567-acre western expansion of the Viera community. As Project Manager, provided strategic advice and leadership through the process, led the planning efforts (including a DRI Substantial Deviation, a Large-Scale Comprehensive Plan Amendment, Planned Unit Development (PUD) Zoning) and coordinated a team of professionals including design, transportation planning, environmental services, engineering and legal.

Mr. Kramer continues to work with The Viera Company on an on-going basis with various projects including the development of an urban town center and the community's first mixed-use village.

**Planned Unit Development (PUD) Rezoning
Lake County, Florida**

On behalf of private landowners, in 2011, led successful rezoning efforts for two separate properties in Lake County. The two tracts, approximately 200 and 250 acres respectively, were rezoned from Agriculture to PUD. Both projects received unanimous approval from the Planning and Zoning Commission as well as the Board of County Commissioners.

**Lakeland Downtown CRA Vision Plan
Lakeland, Florida**

The City of Lakeland underwent an update of their Community Redevelopment Agency's (CRA) Downtown Vision Plan in 2009. As Project Planner, conducted community stakeholder interviews and helped facilitate a community workshop. The information gathered during these sessions along with staff coordination and site evaluations provided the basis for the recommendations report he produced for the effort that was used to update the City's official CRA Downtown Plan.

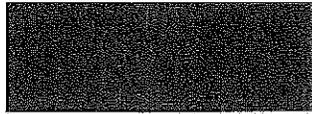
**Daytona Beach CRA E-Zone / Redevelopment Planning
Daytona Beach, Florida**

The E-Zone is a main street district fronting the "World's Most Famous Beach" and anchored by the Ocean Center, beach and the Halifax River. The City engaged a consultant team to envision the redevelopment of the E-Zone in a way that maintains its legacy and authenticity while allowing for a more diverse and varied experience to take place within its boundaries. As Project Planner, participated in community stakeholder interviews and meetings with City Staff. Worked with project designers in the development of redevelopment concepts for the designated E- Zone and assisted in the creation of a development strategy to attract quality private investment.

**Patriots Point Master Plan
Charleston Harbor, South Carolina**

Patriots Point is a 455-acre peninsula in the Town of Mount Pleasant overlooking historic Charleston Harbor. This area is home to the WWII-era USS Yorktown aircraft carrier, a national historic monument and floating naval and maritime history museum. This project possesses tremendous potential with its size, single-ownership, historic location, close to 3 miles of waterfront, and abundance of undeveloped land. The project team was tasked with the development of a comprehensive master plan for the 455-acre property and a corresponding first phase implementation strategy. As Project Manager, provided strategic advice to the Development Authority and coordinated a diverse team of professionals including planners, designers, economic/market consultants and engineers in the development of a Master Plan to guide future development at Patriots Point.

Bruce C. Hall, RLA, ASLA
Senior Landscape Architect



EDUCATION:

Golf Course and Golf Clubhouse Design, Harvard Graduate School of Design, 1991

Bachelor of Landscape Architecture, University of Florida, 1988

Associates of Arts, Indian River State College, 1985

REGISTRATIONS:

Florida Registered Landscape Architect No. LA0001367

RELATED PROJECT EXPERIENCE:

- Over 26 years of experience in site design and landscape architecture
- Areas of specialty and interest include residential and mixed-use community master planning and design, streetscape design, active and passive recreation, multipurpose pedestrian and bicycle facilities, and golf course routing and layout

ORGANIZATIONS:

- American Society of Landscape Architects (ASLA)

**State Road AIA Greenways Ideas and Opportunities Study
Fort Lauderdale, Florida**

Project Manager and Senior Designer for an FDOT District 4 effort, for the Cities of Fort Lauderdale, Hollywood, and Dania Beach to enhance the bicycle and pedestrian environment along 11 miles of AIA fronting upon commercial, beachfront and residential properties.

**PATH400 Trail Master Plan
Buckhead, Georgia**

Senior Designer for the trail routing along and within the Georgia 400 right-of-way and identification of trailhead/park location opportunities. The 5-mile long trail, located primarily on the steep shoulders of the highway, included design of an underpass and parallel routing to Norfolk Southern and MARTA rail lines. When complete, the trail will connect parks, trails, schools, and neighborhoods to Buckhead and surrounding mixed-use developments.

**Orlando International Airport
Cell Phone Parking Overlook
Orlando, Florida**

Project Manager for an amenity area at Orlando International Airport's cell phone parking facility. The facility, designed as a queuing area for those awaiting arriving passengers, features a lake overlook with a cable railing system reminiscent of aircraft flight control cables, aircraft recognition interpretive pavers identifying historic and current aircraft at the airport, a shade structure hovering above an area of the overlook plaza and is pet friendly with a dog enclosure and site furnishings.

**SunRail Station Parking Garage
Kissimmee, Florida**

Senior Designer for the hardscape and landscape design of Kissimmee's downtown station parking garage. The FDOT funded and managed design will be handed off to the City for bidding and construction. The design character is in keeping with the historic downtown hardscape, site furnishing and landscape palate in a garden style.

**Seaboard Rail Station
West Palm Beach, Florida**

Project Manager for an FDOT LAP funded renovation of Henry Flagler's historic station. The Seaboard Rail Station renovation provides improved circulation and passenger comfort to students, commuters and passengers using South Florida's Tri Rail commuter train, as well as Amtrak's and Greyhound's passenger and freight systems.

**Broward County Transit/Bank Atlantic Center Park & Ride
Broward County, Florida**

Project Manager and Senior Designer for the FDOT funded park and ride facility at the Bank Atlantic Center. The park and ride facility in Center's parking lot serves commuters on a daily basis and attendees of the Center's events in the evening and weekends.

**Canadian Court Multi-Modal Center
Orlando, Florida**

Project Manager and Senior Designer assisting HDR Engineering in the design of a multi-modal center at the Orange County Convention Center's offsite parking facility. The

Bruce C. Hall, RLA, ASLA
Senior Landscape Architect



AWARDS:

- Award of Merit, Winter Garden Plant Street Streetscape, American Society of Landscape Architects, 2003
- Award of Excellence, West Orange Trail, American Society of Landscape Architects, 1998

PRESENTATIONS:

- Florida Recreation & Park Association State Conference Speaker, "Multi-Use Trails - Context Sensitive Design and Construction, 2010

program called for a first phase facility providing park and ride and transit services and a future phase development which would become an urban village with offices, hotels, retail and a transit station serving Lynx, Central Florida's commuter rail line and a high speed rail line.

**Port Canaveral South Channel Master Plan
Cape Canaveral, Florida**

Senior Designer and Project Manager for the master planning of over 3 miles of Port Canaveral's commercial and recreational properties along the south channel. The master plan provided three venues and a low impact transportation system for port of call passengers, visitors to the area and residents of the Central Florida region. At the west end and the Port's gateway entrance on the Beachline, an ecoadventure and river beach club provides activities on the shore of the Banana River and Avocet Lagoon estuary. Center to the master plan is the Canaveral Cove retail and entertainment village surrounding the Port's Exploration Tower and serving port of call cruisers at the Port's new cruise terminal. At the east end is Jetty Park which includes a Pool and Beach Club, a channel side promenade, updated RV and cabin sites, passive lawns and a broad dune boardwalk. Linking all three venues, as well as the cruise terminals is a gondola system and an elevated people mover system which will also connect to centralized parking areas and structures. The transit systems will be also be venues as they not only move visitors to each venue destination but also provide unique views of the Banana River, the channel, the Kennedy Space Center and the Atlantic Ocean.

**HistoryMiami Wayfinding
Miami, Florida**

Project Manager and Senior Designer for the development of a wayfinding and identity program for the HistoryMiami Museum at the Miami-Dade Cultural Center. The program developed provides a cohesive and highly visible system which makes the museum more identifiable to tourists and residents. Designed for a phased implementation, the program includes kiosks, large-scale wall mounted banners, pedestrian directional signs and monument signs.

**Canaveral Cove 2013 Master Plan Update
Cape Canaveral, Florida**

Senior Designer and Project Manager for the Canaveral Cove 2013 master plan update of the 2011 plan developed previously by Littlejohn staff. The plan focuses upon a public involvement process to engage the community to participate in the vision and program development of the Cove. The Cove development program may include: hotels, a conference center, retail shops, a local artist venue, a market, locally-owned national brand restaurants, a small harbor area for area boaters, and new restaurants.

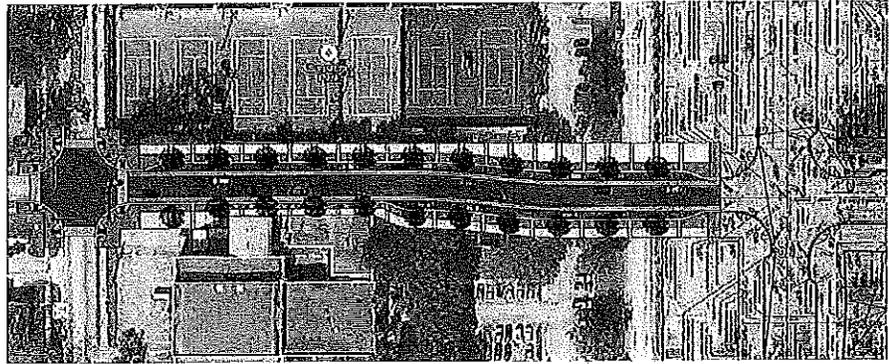
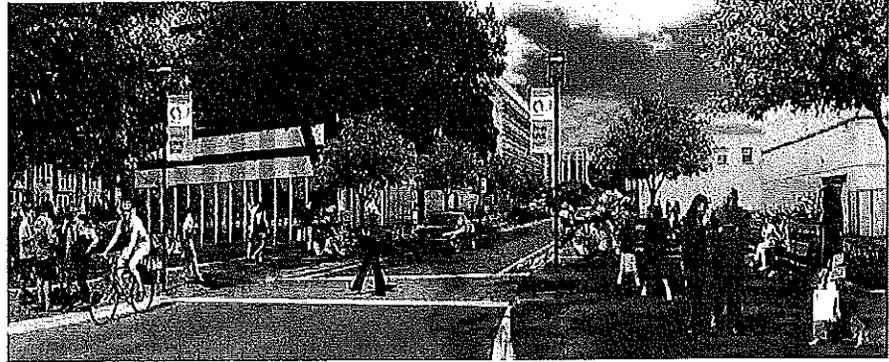
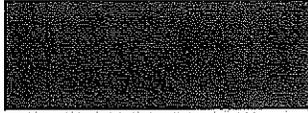
**Orange County Convention Center Phase V
Orange County, Florida**

Project Manager for Orange County Convention Center's one million sq. ft. expansion on 230 acres, with another one million sq. ft. of expansion available. The expansion helps to maintain Orange County's dominance of the U.S. convention market,

West Livingston Street Extension Orlando, Florida



Project Type: Civil Engineering & Transportation Planning

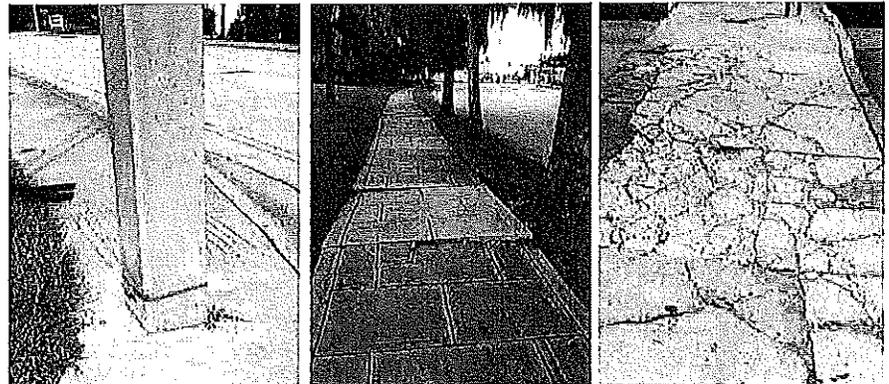
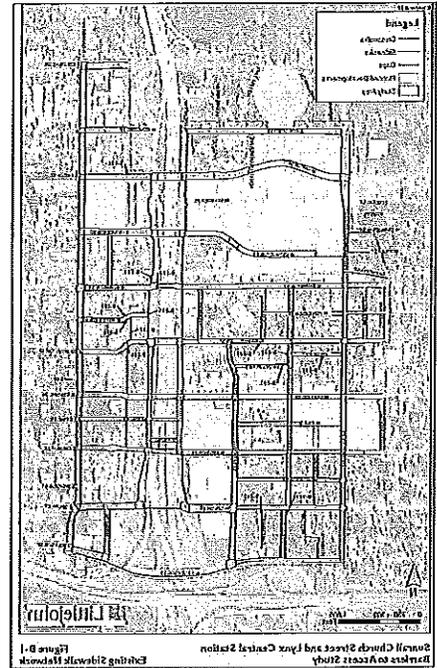
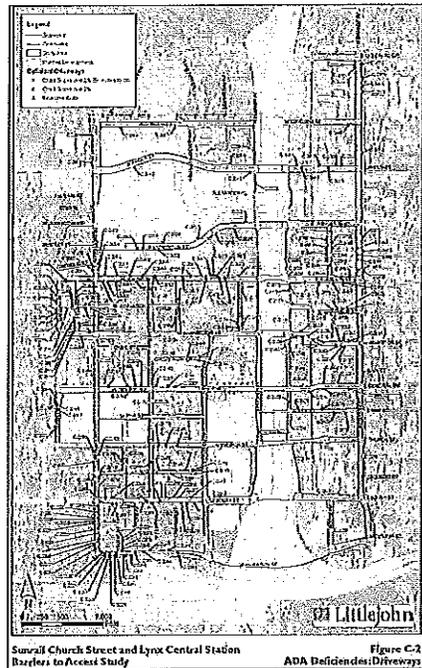
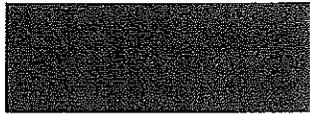


Littlejohn was selected by the City of Orlando to prepare the roadway and streetscape design for the West Livingston Street Extension between New Terry Avenue and Parramore Avenue. This piece of roadway will be an important link that will connect the Historic Parramore neighborhood with the new Creative Village of Orlando. Designed as a complete street, the street will include bike lanes, landscape, lighting, parallel parking and pedestrian amenities to create a unique sense of place for the area. The design calls for a generous pedestrian zone delineated separately from the vehicular use areas by a furnishing zone which includes street trees, light standards and other furnishings.

SunRail Stations Barriers to Access Study Orlando, Florida



Project Type: Civil Engineering & Transportation Planning



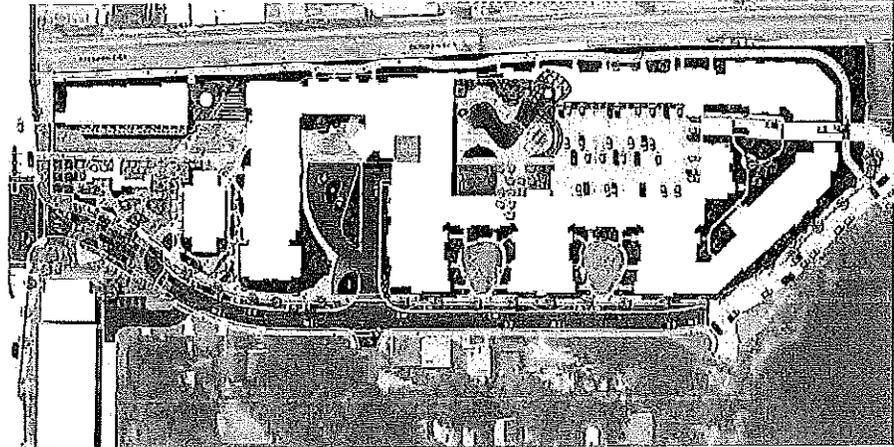
Littlejohn was selected by the City of Orlando to conduct a Barriers to Access Study around the downtown SunRail Stations at Lynx Main and Church Street Stations. The study was to review physical barriers such as ADA Issues, shade, lighting and bicycle access to the Station. The study also reviewed perceived barriers such as long stretches of blank walls adjacent to the path of travel, large transportation facilities that must be crossed, etc. The project is being completed utilizing a Federal HUD Grant to the City of Orlando.

The Yard

Orlando, Florida



Project Type: Landscape Architecture, Transportation & Civil Engineering



Littlejohn was retained by Real Estate Inverlad in the fall of 2014 to provide landscape architecture, civil engineering and traffic engineering services for this urban redevelopment project. The proposed development includes over 600 residential apartment units for lease, and 50,000 square feet of retail and restaurant space. The project also includes an 1,100 space on-site parking garage used by residents and patrons. The Yard is located a few blocks from the Florida Hospital SunRail stop and offers a 10' wide bicycle path which connects riders and pedestrians from existing trails at Lake Ivanhoe and Lake Formosa.

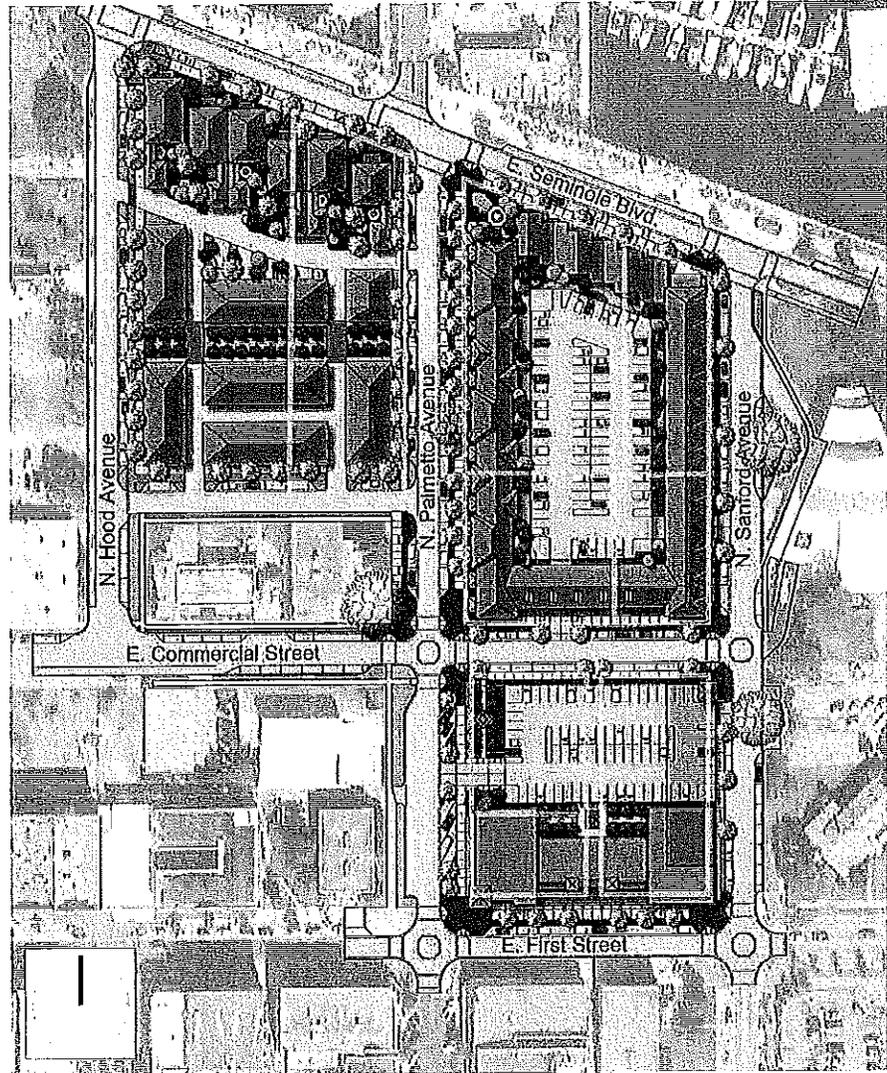
The project is designed to capture the industrial character and artistic charm of the surrounding neighborhood. True to its name, the development is organized around a linear lawn coined "The Yard". The foreground and heart of this neighborhood enclave is a generous public open space that incorporates "shipping container" retail, rain gardens, and distinctive forms, surfaces and textures that reinforce connections to the arts. The space includes outdoor seating and dining opportunities, flexible social spaces and an Artist's Garden. Along the rail road tracks an amphitheater is provided that embraces an existing silo, preserved to serve as a focal point and reminder of the neighborhoods industrial heritage. A tenth floor roof-top amenity deck capitalizes on views to Lake Ivanhoe and the Downtown Orlando skyline.

Sanford Waterfront Redevelopment & Riverfront Master Plan

Sanford, Florida

 Littlejohn

Project Type: Planning



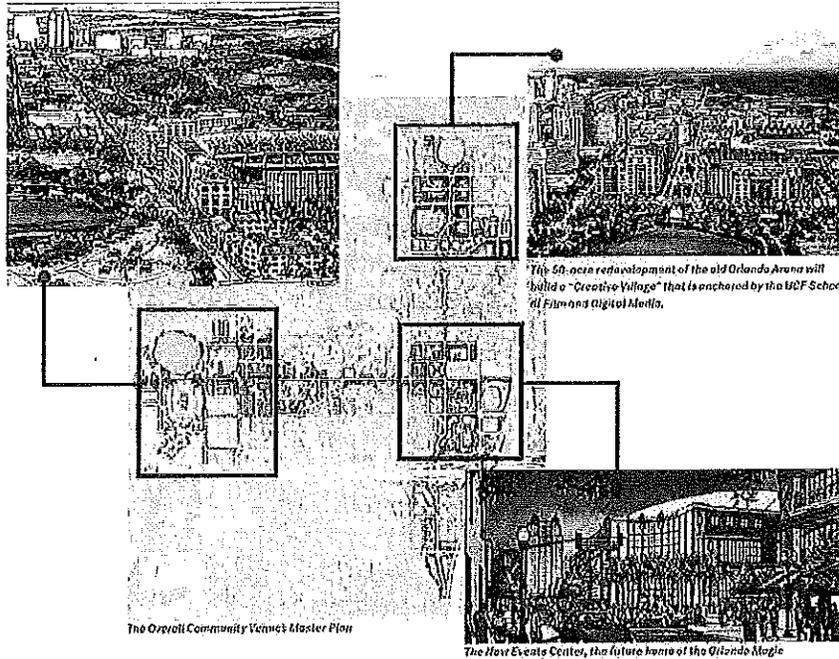
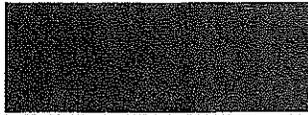
Littlejohn facilitated a community design workshop to develop a Conceptual Master Plan for 5+ acres of City-owned property in the heart of the Downtown Sanford Riverfront CRA. These services, provided to the Sanford Community Redevelopment Agency, included a visual preference exercise, an evaluation of previous planning studies and the City's redevelopment objectives and a contextually sensitive examination of several potential development alternatives for the subject area. The product of the workshop was the identification of a preferred development scenario and development of a Conceptual Master Plan for the City-owned parcels that is aligned with the City's Strategic Vision Objectives and Downtown Riverfront redevelopment objectives. The proposed \$52 million phased development program includes 75 waterfront residential units (SFR/MFR/TH), over 29,000 sq. ft. non-residential development (Office/Retail), a 90-key boutique hotel and 2 parking structures. Littlejohn has subsequently been tasked with the solicitation and vetting of potential development partners and teams to implement the phased development program outlined within the Conceptual Master Plan.

Orlando Venues Master Plan

Orlando, Florida



Project Type: Master Planning, Transportation Planning & Landscape Architecture



The 50-acre redevelopment of the old Orlando Arena will build a "Creative Village" that is anchored by the UCF School of Film and Digital Media.

The Oravell Community Venues Master Plan

The Hoyt Events Center, the future home of the Orlando Magic

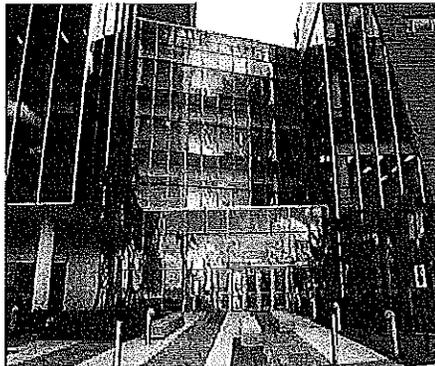
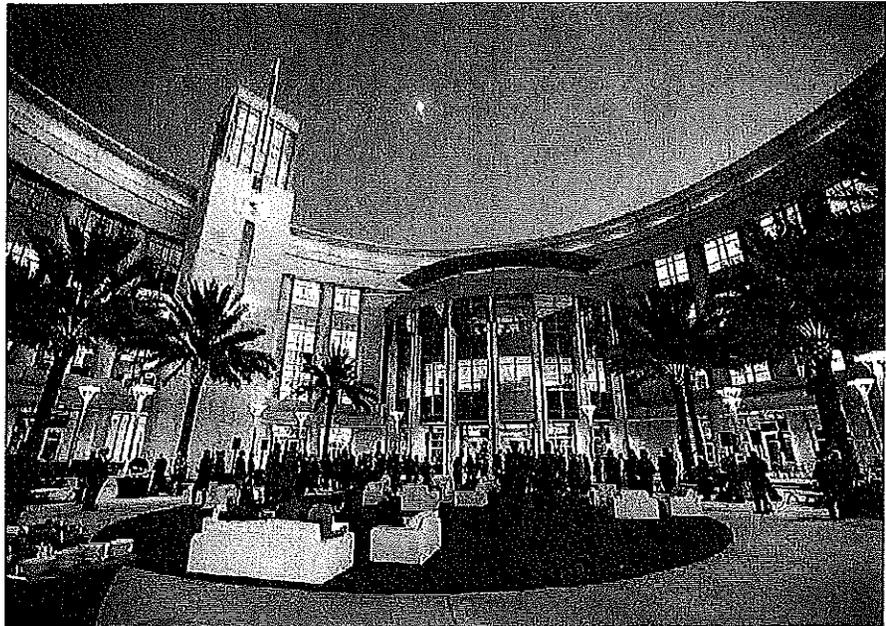
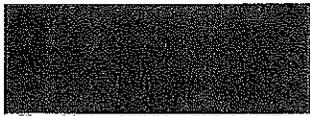
Littlejohn team members, while working with a previous employer, worked with the City of Orlando to develop the Community Venues Master Plan, a massive urban design effort that is reshaping Downtown Orlando. The Master Plan is guiding a \$1.2 billion dollar public initiative aimed at building a new Performing Arts Center, the new Amway Center, and a major renovation to the Florida Citrus Bowl. The Community Venues Master Plan tied all of the individual community venues' efforts together and developed a vision plan to maximize the potential benefit of each of these facilities, capitalizing on the synergistic relationships they bring to the Downtown community, Orange County and the entire Central Florida Region. The Master Plan also recommended the redevelopment of the Orlando Centroplex into a "Creative Village". Finally, the Master Plan looked at the West Church Street corridor, tying the community venues and the redevelopment efforts together with the Church Street streetscape project which will include a dedicated lane for the extension of the City's LYMMO BRT bus circulator system.

Littlejohn team members continue to assist with the detail design and implementation of several aspects of the plan, including the new downtown events center, the Church Street streetscape and the Citrus Bowl renovation.

Medical City at Lake Nona*
Orlando, Florida



Project Type: Master Planning, Transportation Planning & Landscape Architecture



Littlejohn staff participated as one of the principal design entities for the Master Plan of Orlando's new Medical City in southeast Orlando. The development includes the UCF Medical School, Sanford-Burnham Institute, University of Florida Research Center, Nemours Children's Hospital, VA Hospital, Medical Office and Mixed-Use Buildings and a 1.6 million sq. ft. Town Center. The Master Plan links primary destinations with roads, trails, open space and a significant public realm. Littlejohn Staff were engaged by Lake Nona for the development of the master plan and continued with the development of a landscape master plan for the UCF Health Sciences Campus, detailed landscape architecture for the Medical City roadways and infrastructure, as well as for the UCF College of Medicine and associated campus open spaces.

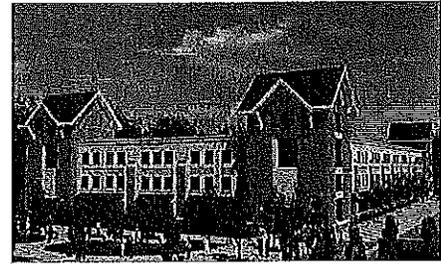
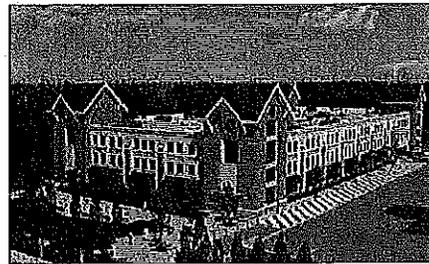
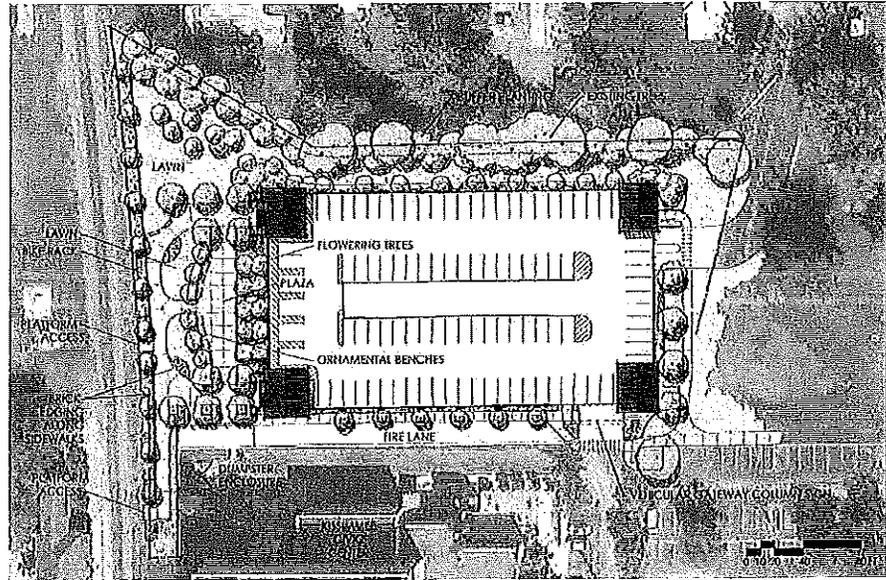
* Services provided by Littlejohn team members during prior employment.

SunRail Station Parking Garage

Kissimmee, Florida



Project Type: Civil Engineering & Landscape Architecture



Littlejohn has teamed with Transystems to provide design services to the Florida Department of Transportation (FDOT) for the construction of a new, 4-level Parking Garage in Kissimmee, Florida. Through a unique partnership between FDOT District 5 and the City, the design team is under contract to FDOT District 5 for the design phase and construction of the garage. This partnership requires the project team to provide a design satisfying both FDOT and City design criteria.

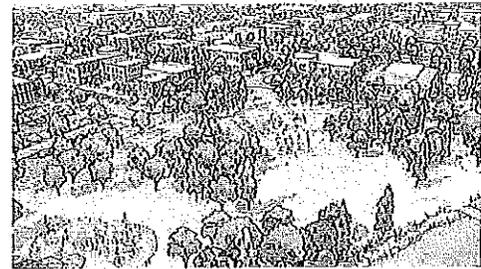
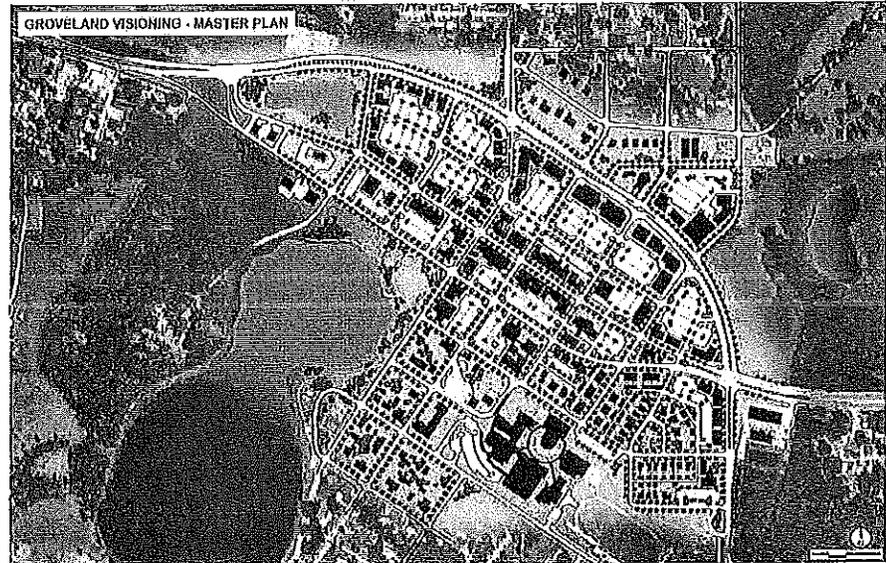
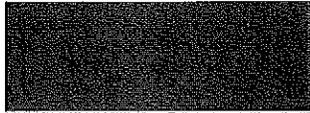
The site, located in Kissimmee's historic downtown, is prepared in sync with the architecture and materials of the downtown area and features a welcoming passive garden-like environment for arriving and departing commuters. The site has been designed for future platform expansion, a pedestrian-friendly environment and food truck service alongside the walkway leading to the platform or in the central plaza space. The garage will accommodate 409 vehicles using one primary access point. A secondary access point has been planned for large events and the parking garage has been designed to accommodate the loading and storage needs of the adjacent civic center as well. With over 14 different existing utilities running across the site, Littlejohn will be assisting with the relocation and coordination of utility lines around and through the garage. Littlejohn will also be providing stormwater engineering services for the secondary stormwater system. In addition to the garage, Littlejohn is utilizing traffic turning models for the Civic Center to create a design that prevents service interruptions during and after construction of the garage.

Community Vision & Implementation Plan

Groveland, Florida



Project Type: Community Vision & Public Participation

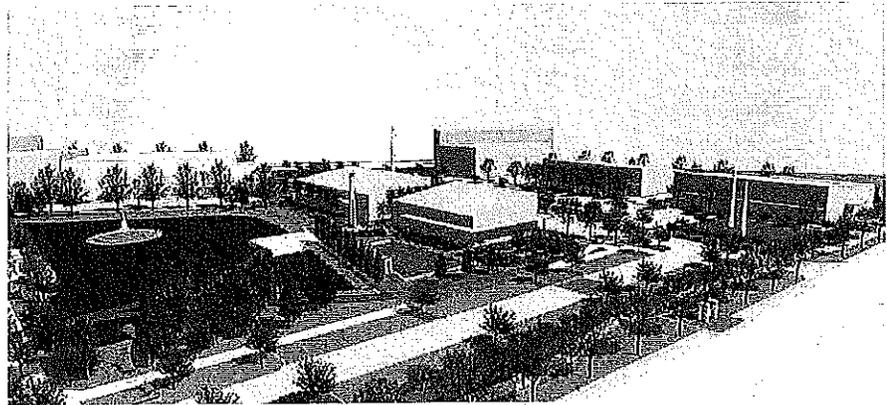
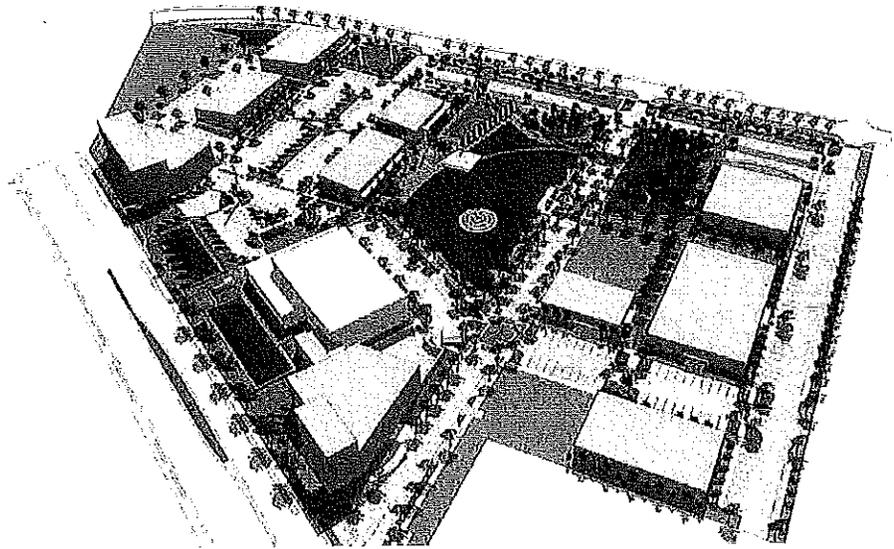


The City is on the verge of significant changes and opportunities that will result from the realignment of SR 50 in their community. Littlejohn's tasks included the creation of a visioning and public participation process to solicit input from Groveland citizens through multiple workshops, on-line community surveys, and close cooperation with the City's Visioning Steering Committee. The desired outcome identified opportunities for the City to reposition itself from a branding perspective, to leverage the SR 50 realignment, and to identify specific opportunity sites and implementation measures that will encourage economic development in the City in the next five to ten years.

Gainesville Technology Enterprise Center Campus
Gainesville, Florida



Project Type: Master Planning



Littlejohn, in collaboration with the Gainesville CRA, developed a master plan expansion and Phase I construction documents for its existing 30,000 sq. ft. Gainesville Technology Enterprise Center (GTEC) Campus in east Gainesville. The campus, the area's first high tech incubator, provides early stage technology start-up companies with the resources to help them grow and develop. The campus is in need of expansion to accommodate existing businesses wishing to relocate on the campus and to accommodate new businesses. The 13.6 acre and 130,000 sq. ft. master plan is integrated into the existing street network and utilizes a wetland and stormwater feature as the organizing element of the campus. This passive open space features outdoor dining, plazas and stormwater gardens. Through coordination with Gainesville Regional Utilities, parking areas and open spaces were positioned within an existing power easement bisecting the property and the same easement is used to extend a linear park greenway to the west, connecting to surrounding neighborhoods and the City's greenway network. This work was completed as a subconsultant to JBrown Professional Group.

RCLCO

Since our founding in 1967, RCLCO has been at the leading edge of real estate trends and issues, offering strategic guidance that is always market-driven, analytically based, and financially sound. Our real estate advisors help clients make the best possible decisions about property and portfolio investment, development, management, design, and corporate strategy issues. We assist our clients with everything from market, economic, financial, and impact analyses to organizational strategic planning and litigation support. We are real estate experts, consultants, advisors, analysts, and strategists offering solutions from project inception to disposition and all points in between.

Our proven ability to help clients succeed arises from key attributes refined over decades:

- Our multidisciplinary team combines real world experience with the analytical underpinnings drawn from thousands of consulting engagements and proprietary research to develop and implement plans that strengthen our clients' position in their markets, at every point in the market cycle.
- We constantly refine our concepts and methods in order to identify the best means for helping our clients gain a competitive advantage in the marketplace.
- Our extensive network of clients, colleagues, professionals, and public officials provides us with a unique and comprehensive outlook on the industry and unmatched access to the best minds in real estate.

Gregg Logan

MANAGING DIRECTOR DIRECTOR OF COMMUNITY AND RESORT



Over the past 30 years Gregg has worked with leading real estate developers, land owners, investors, builders and public sector entities, helping them make the best development, investment and/or planning decisions for their real estate. Gregg's advisory work has included market evaluations and strategies for residential, commercial, and mixed-use developments; town centers and suburban business districts; and economic development studies for cities, counties, and community improvement districts.

Since joining the firm in 1979, Gregg has conducted and supervised real estate consulting assignments throughout the U.S. and abroad. His international work includes projects for clients in Argentina, Mexico, Bermuda, Cayman Islands, Dominican Republic, Antigua, Saudi Arabia, and Turkey.

Gregg participated as a market specialist to help create ULI's Ten Principles for Developing Successful Town Centers, and is a contributing author of ULI's Transforming Suburban Business Districts, Active Adult Retirement Communities, and Housing for Niche Markets. He published a white paper for the U.S. EPA titled The Market for Smart Growth.

Gregg has also published articles and/or been quoted as an industry expert in *The New York Times*, *San Francisco Examiner*, *The Washington Post*, *The Wall Street Journal*, *Real Estate Today*, *Urban Land*, *The Atlanta Constitution*, *Atlanta Business Chronicle*, and *Builder*, with regard to a variety of land use and development-related issues. He has been a speaker for national and regional groups, including ULI and the National Association of Home Builders.

Gregg is a 1980 graduate of the UCLA. Later he taught Real Estate Development Methods at the Georgia Institute of Technology, College of Architecture, Graduate City Planning Program. He currently teaches Real Estate Economics at Rollins College Hamilton Hall School in Winter Park, Florida, in the Masters of Civic Urbanism program.



REPRESENTATIVE TRANSIT-ORIENTED DEVELOPMENT CONSULTING EXPERIENCE

ANDERSON PACIFIC, LLC

Market Analysis of Multifamily Residential Development and Market Assessment of Achievable Office and Retail Rents; Proposed Hercules Bayfront Mixed-Use Development; Hercules, California

ATLANTA BELTLINE INCORPORATED

Public Private Partnership

Transit Implementation Strategy Services for Atlanta Beltline Incorporated; Atlanta, Georgia

ATLANTA DEVELOPMENT AUTHORITY

Update Demand Analysis for Atlanta Beltline Tax Allocation District; Atlanta, Georgia

BALD EAGLE PARTNERS

Updated Rental Apartment Market Analysis for The Towers at University Town Center; Hyattsville, Maryland

BOULEVARD PARTNERS

Fiscal and Economic Impact Assessment, Proposed Bergamot Station; Santa Monica, California

BROOKINGS INSTITUTION

Property Value, Tax Analysis & Financials for DC Surface Transit Project; Washington, D.C.

CAPITOL RIVERFRONT

Development Potential and Fiscal Impact of Green Line Stations; Washington, D.C.

CENTRAL ATLANTA PROGRESS

Public Private Partnership

Development Forecast and Creation of Development Metrics Datapoints; Downtown Atlanta, Georgia

CHEVY CHASE LAND

Additional Work for Transit-Oriented Development Rationale, Market Analysis and Fiscal Impact for the Proposed Chevy Chase Land Development; Chevy Chase, Maryland

Transit-Oriented Development Rationale, Market Analysis and Fiscal Impact for the Proposed Chevy Chase Land Development; Chevy Chase, Maryland

CITY OF HOUSTON (H-GAC)

Market Analysis and Economic Development Services for H-GAC Livable Centers Study for the City of Houston, Washington Ave; Houston, Texas

CITY OF PITTSBURGH

Strip District Transportation and Land Use Sustainability Model; Pittsburgh, Pennsylvania

CITY OF SANDY

Real Estate Market Study and Financial Analysis Concerning the Sandy Steps Project, an 830-Acre Property; Sandy, Utah

CITY OF SANTA MONICA

Support Services Related To Specific, Master and Area Planning Activities; Santa Monica, California



CITYLINE PARTNERS LLC

Strategic Market Analysis for a Mixed-Use Development on the Johnson Site; Tysons Corner, Virginia

COBB COUNTY, GEORGIA

Cumberland TOD Analysis; Cobb County, Georgia

COMSTOCK HOLDING COMPANIES, INC.

Rental Apartment and Condominium Market Analysis; Shady Grove, Maryland

DISTRICT DEPARTMENT OF TRANSPORTATION

Financial Analysis of K Street and M Street Streetcar Lines; Washington, D.C.

Financial Analysis of K ST and M St Streetcar Lines; Washington D.C.

DISTRICT OF COLUMBIA OFFICE OF PLANNING

Public Private Partnership

Streetcar Land Use Plan - Phase II, Cost-benefit Analysis of Streetcar Connections to the Walter Reed Army Medical Center; Washington, D.C.

ENVIRONMENTAL PROTECTION AGENCY; RENAISSANCE PLANNING GROUP

White Paper and Technical Assistance for the Office of Sustainable Communities; National, USA

EYA

Analysis of Occupancy Costs for LEED and non-LEED homeowners in EYA communities

FISHER BROTHERS MANAGMENT COMPANY

Update Feasibility Study for Capitol Place; Washington, D.C.

FLAGLER DEVELOPMENT

Additional Research for Ft Lauderdale All Aboard Florida Station; Florida

Market Analysis and Development Recommendations for Transit Oriented Developments; Southeast Florida

GTIS PARTNERS

Market Analysis of the Dulles Parkway Residential Development; Loudoun County, Virginia

HOISINGTON KOEGLER GROUP, INC.

Southwest LRT Community Works Transitional Station Area Action Plans; Hennepin County, Minnesota

INTRACORP

Request for a Short Memorandum Addressing Supply and Demand Dynamics Affecting 1027 South Olive Street; Downtown Los Angeles, California

JSB DEVELOPMENT

Achievable Rent Analysis, Vista Canyon; Santa Clarita, California

Updated Rent Analysis, Vista Canyon; Santa Clarita, California

Residential Market Analysis, Vista Canyon; Santa Clarita, California

LAW OFFICE OF GEORGE G. BRAUNSTEIN

Highest and Best Use Evaluation, Olympic/Barrington Properties; West Los Angeles, California

Phase 2 and 3 - Highest and Best Use Evaluation, Olympic/Barrington Properties; West Los Angeles, California



LOS ANGELES COUNTY METROPOLITAN TRANSPORTATION AUTHORITY

Public Private Partnership

Union Station Master Plan - Real Estate Market Study; Los Angeles, California

LOUDOUN COUNTY DEPARTMENT OF PLANNING

Analysis of Metrorail Service Expansion to Loudoun County; Loudoun County, Virginia

Revised and Updated Market and Fiscal Impact Analysis of the Phase 2 Metrorail Extension; Loudoun County, Virginia

LOWE ENTERPRISES DEVELOPMENT GROUP

Strategic Market Analysis for a Rental Apartment Development on H Street, NE; Washington, D.C.

MILL CREEK RESIDENTIAL TRUST LLC

Market Analysis Update for 350 Warren Street; a Rental Apartment Conversion; Jersey City, New Jersey

MNCPPC

Metro Green Line Transit Oriented Development Corridor Action Plan; Prince George's County, Maryland

Market Study/Economic Development Consulting Services for the Clinton Sector Plan and Section Map Amendment; Clinton, Maryland

NVR

Strategic Market Analysis Regarding Infill Residential Development at Moorefield Station; Loudoun County, Virginia

PHILENA PROPERTIES, L.P.

Market Feasibility Evaluation of Commercial Office and Residential Development Opportunities Five-Acre Property (Olympic/Bundy); West Los Angeles, California

RESMARK APARTMENT LIVING

Apartment Market Update, Proposed Apartment Development at Cottle Transit Village - Hitachi South; San Jose, California

RP DENTWOOD SC, LP

Strategic Market Opportunity Assessment Regarding a 10-acre site located at the Inwood-Love Field Transit Station; Dallas, Texas

SHEA PROPERTIES

Market Feasibility Analysis, Proposed Apartment Development at Cottle Transit Village, Lot 8; San Jose, California

ST RESIDENTIAL, LLC

Strategic Market Analysis for Repositioning of The Highgrove as Rental Apartments; Stamford, Connecticut

SUNCAL COMPANIES

Market Analysis for Commercial Land Use Component at the property known as "Harbor Station"; Prince William County, Virginia

UNIVERSITY OF UTAH

Analysis to Determine Residential and Commercial Demand Drivers for Transit-Oriented Development Along the Wasatch Front; Utah

Exhibit D

DeBary TOD Master Plan Scope of Services Detail

Phase I

Kick-Off Meeting and Tour of TOD and Adjacent Area

The Littlejohn Team will prepare for and attend a kick-off meeting with City of DeBary staff and key community leaders to introduce the team members, discuss the overall purpose and City objectives of the project. Littlejohn staff and City staff will identify key stakeholders (property owners, business owners/tenants and community leaders) for contact and interviews. The Littlejohn Team will discuss the associated tasks, processes and deliverables, identify available information data resources and background data for use in the project, and establish a schedule and key milestone dates. The key takeaways from the Kick-Off meeting include:



- Presentation of TOD Master Planning process, scope and products to be delivered
- Assignment of Littlejohn Team and City roles and responsibilities
- Presentation of proposed schedules for: real estate market analysis, stakeholder interviews, delivery of background data from City; data gathering and existing conditions analysis, public meeting/workshop dates, master plan formulation and review and overall project schedule
- Collection/Provision of background data/previous studies from City and submittal deadlines

DELIVERABLE WITHIN 5 DAYS AFTER MEETING:**PROJECT SCHEDULE W/MILESTONE DATES AND PROPOSED MEETING DATES**

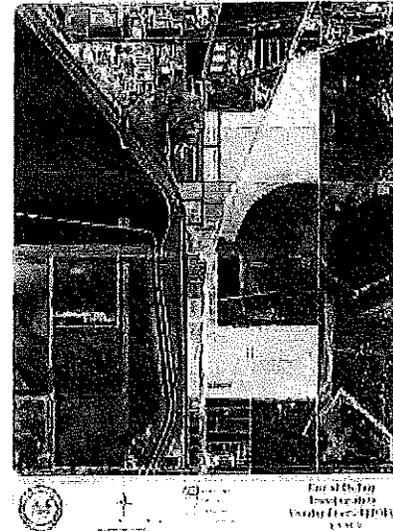
Phase 2

Real Estate Market Analysis

Littlejohn Team member RCLCO will prepare a real estate market analysis of the 261 acre DeBary TOD area. The real estate market analysis would evaluate the DeBary TOD Overlay district, including, the TOD Core Area, Outside Core and Transitional areas and adjacent areas, to determine what the market-feasible potential development mix could be for the TOD area around (1/4 to 1/2 mile around) their SunRail station.

The Real Estate Market Analysis would include:

- Background data gathering to identify local market conditions, rental rates, land values and local development costs by use type and local development trends
- Identification of inventories and values for existing and planned residential and non-residential uses within DeBary, the southwest Volusia County and northwest Seminole County submarkets
- Case studies to analyze what types of uses are currently being developed around SunRail stations and other similar transit stations in the southeast.



The output of this analysis will identify:

- Current conditions of the DeBary marketplace (built and planned development inventory, development and land costs, purchase/lease cost per square foot)
- The current regional and local development trends and how they affect the DeBary marketplace
- Anticipated market demand for various residential and non-residential uses within the TOD area and DeBary, utilizing a 3-5-10+ year planning horizons
- Anticipated market-supportable lease rates, land valuation and construction costs for new development
- Preliminary identification of potential infrastructure needs

DELIVERABLE:

Real Estate Market Analysis Summary Report-To be included within TOD Master Plan document

Phase 3

TOD Master Plan Preparation

The LEA Team will use the Findings and Recommendations of the Real Estate Market Analysis as the framework within which to prepare the DeBary TOD Master Plan. Key *data gathering* tasks in the preparation of the DeBary TOD Master Plan will include:

- Review of TOD Area and TOD Market Area existing conditions, evaluation and community X-rays
- Review of existing regulatory documents including the current adopted TOD Overlay District regulations, Land Development Code and Comprehensive Plan to identify potential development constraints and opportunities for additional regulatory development incentives
- Community input and interviews with key stakeholders, property and business owners and residents
- Identification of a preliminary potential development program for the DeBary TOD area

DELIVERABLE:

Summary of existing conditions, interview summaries, regulatory review summary and community X-ray map series to be included within TOD Master Plan document.

DeBary TOD Master Plan Community Workshop

The Littlejohn Team members will facilitate an *educational forum* (Community Workshop) to present to the DeBary community the City's objectives for the DeBary TOD Master Plan, present and discuss the findings of the Real Estate Market Analysis, present the findings of the data gathering and community X-rays, and discuss the preliminary market-based potential development program. The purpose of the Community Workshop is to educate the community regarding the development potential of the DeBary TOD district and to provide an opportunity for public input and comment regarding proposed preliminary development programs and potential development opportunities within and around the DeBary TOD District.



The Community Workshop will also be used to identify community concerns, issues regarding the potential development and land uses within the DeBary TOD district and to identify desired development features and public amenities within the TOD district. Information gathered at the Community Workshop will be utilized to produce the initial draft of the DeBary TOD Master Plan. The Community Workshop is planned as a 1 ½ to 2 hour session.

DELIVERABLE:

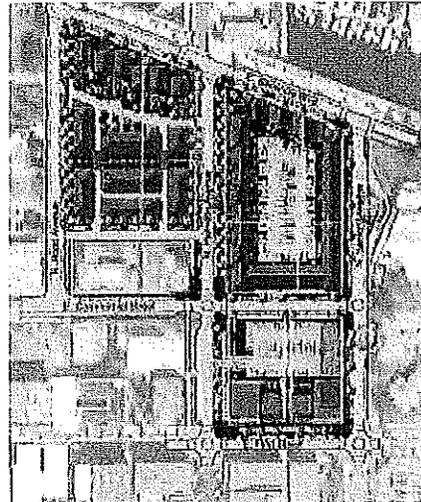
Preparation and facilitation of a Community Workshop to present the City's objectives for the DeBary TOD Master Plan, present and discuss the findings of the Real Estate Market Analysis, present the findings of the data gathering and community X-rays, and discuss the preliminary market-based potential development program. A summary of the existing comments and input received at the Community Workshop will be included within TOD Master Plan document.

Draft DeBary TOD Master Plan Generation

The Littlejohn Team would utilize the information gathered at the Community Workshop coupled with the Real Estate Market Analysis and Data Gathering activities to prepare the initial draft of the DeBary TOD Master Plan.

This draft would include the following elements:

- Summary of Real Estate Market Analysis
- Summary of Existing Conditions and Community X-Ray maps series
- Preliminary market-based potential TOD Area development program (Table)
- Input and Comments received at the Community Workshop
- ***TOD Area Conceptual Master Plan Map*** (Showing potential development areas, potential development locations and proposed community improvements and amenities and connections to existing and/or planned community features and amenities)
- Identification of current and needed infrastructure to serve proposed development program
- Identification of potential revisions or updates to applicable regulatory documents and development codes
- Opinions of probable Cost of needed infrastructure and community improvements and amenities
- Identification of potential funding sources for needed infrastructure and community improvements and amenities
- Proposed Schedule and Phasing of infrastructure and amenity installations
- Overall schedule of proposed potential development program and infrastructure/improvements/amenities installation

**DELIVERABLE:**

Distribution of electronic copy electronic copy of Draft DeBary TOD Master Plan to City staff for review and comment.

Presentation of Draft DeBary TOD Master Plan to City Staff

The Littlejohn Team will meet with DeBary City staff to review and discuss the Draft DeBary TOD Master Plan, the DeBary TOD Area Conceptual Master Plan Map, the proposed potential development programs, recommendations and infrastructure and amenities improvements. The Littlejohn Team will modify and revise the Draft DeBary TOD Master as per the comments and suggested revisions provided by City staff.

DELIVERABLE:

Preparation and facilitation of a meeting with DeBary City staff to review Draft DeBary TOD Master Plan.

Presentation of Revised DeBary TOD Master Plan to the DeBary City Council

The next task is the presentation of the revised DeBary TOD Master Plan to the DeBary City Council.



This presentation is designed to recap the project activities and present to the City Council and community the revised TOD Master Plan for additional comments and input. The Littlejohn Team will modify and revise the Draft DeBary TOD Master as per the comments and direction provided by City Council.

DELIVERABLE:

Preparation and facilitation of a public meeting with DeBary City Council to present Draft DeBary TOD Master Plan and receive City Council and public input and comments.

Delivery of Final DeBary TOD Master Plan

The Littlejohn Team will provide the City of DeBary with five (5) printed and an electronic (CD) files of the DeBary TOD Master Plan and all supporting files, maps and data used in its preparation for use by the City.

DELIVERABLE:

Five (5) printed and one (1) electronic (CD) files of the DeBary TOD Master Plan and all supporting files, maps and data used in its preparation for use by the City.
