

City of Franklin Comprehensive Plan Update

statement of qualifications



gis
planning
surveying
engineering
environmental
architecture
renewable energy
landscape architecture

574.232.4388
412 s. lafayette blvd.
south bend, in 46601



574.293.7762
4703 chester drive
elkhart, in 46516

City of Franklin Comprehensive Plan Update

table of contents

page **3**

introduction *...well-respected reputation as a highly regarded consulting firm...*

page **3**

project understanding *...the diversity and experience of this multifaceted firm...*

page **4**

project approach *...implementation strategy that is detailed, achievable, and realistic...*

page **7**

project team *...highly experienced in all aspects of community development...*

page **13**

project experience *...cost effective plans and buildable projects...*

page **19**

level of support *... generate awareness and excitement about the plan...*

page **19**

fee schedule *...low hourly rates for our clients...*

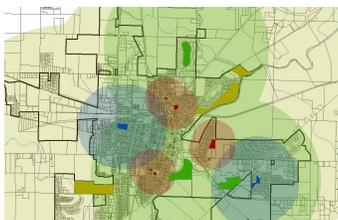
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lakeville comprehensive plan *... not only usable, but user-friendly as well...*



City of Franklin Comprehensive Plan Update

introduction and project understanding



introduction

In 1988, Wightman Petrie was founded as a surveying and engineering firm in Elkhart, Indiana. Since our formation, WP has served as consultant to governmental bodies, private developers, and commercial and industrial clients throughout numerous states. The company's steady growth and high rate of return customers enabled a second office to open in South Bend, Indiana.

For over two decades, we have earned our **well-respected reputation as a highly regarded consulting firm**. Today, our company offers a full selection of professional services to a broad spectrum of clients. According to founder Kenneth Jones, Sr., "We're a service business, focused on the needs of our clients. Our goal is to be their single source for economical solutions". Wightman Petrie combines its eight services, Engineering, Planning, Surveying, GIS, Landscape Architecture, Environmental, Renewable Energy, and Architecture into one single source.

sample comprehensive plan

If nothing else, please review the final chapter of the plan, *How can we do it?*. This section contains a detailed step-by-step list of projects that makes this document **not only usable, but user-friendly as well**.

project understanding

In 2002, The City of Franklin completed a Comprehensive Plan. Many of the recommendations of the plan have been instituted such as a new website, new high school, and gateway study. The City's various departments reference this plan on a regular basis, during staff reports, and when situations are presented that require a more comprehensive review. Although this document has been a useful tool and valuable guide, it is in need of an update.

The ultimate goal for this plan will be to provide not only direction and guidance for the community, but to act as a project task list as well. Although a comprehensive plan should be a fluid and dynamic document, the solutions that are outlined in a comprehensive plan can better be accomplished if a clear strategy is outlined.

It should also incorporate the goals and objectives that have been recommended as part of other City studies, reports, and plans. Again, this will help to maximize resources as well as increase the success of the plan.

In addition to the age of the plan, the City's new administration, a proactive attitude, and the pursuit of supplementary funding mechanisms are all additional reasons for the need of this update. Demonstrating to loaning and granting agencies that a community is serious about community planning and possesses a well-vetted plan will help to increase the City's chances with their procurement.

Lastly, this plan must be based on the community's needs. This means that additional outreach to representative groups should be conducted; that an efficient timeline will help build momentum and support for the plan; and that the plan is not final until all parties agree on its vision.

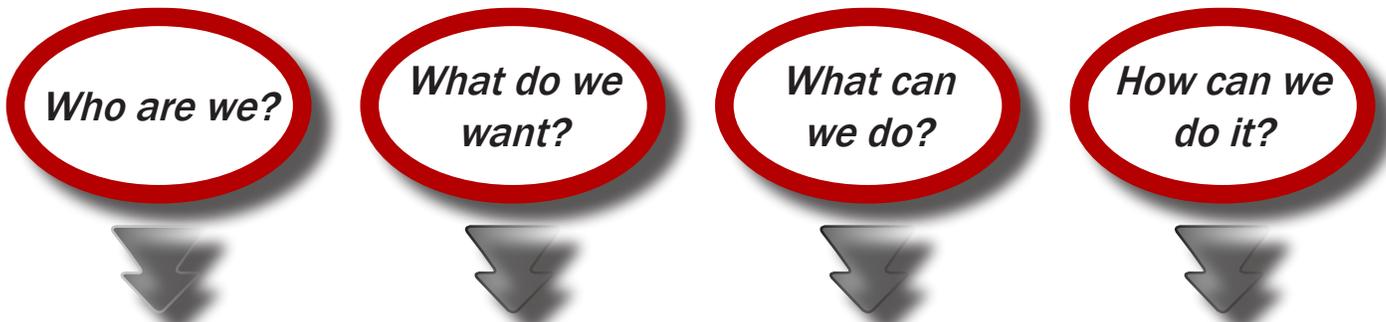
City of Franklin Comprehensive Plan Update

project approach

We understand that you have constraints within which you must operate. We, therefore, must produce a plan that fits within those constraints. We have designed our planning documents to be utilized, be easy to read, and be completely functional. This page describes our methodology in creating this document.

Any viable plan will answer three important questions: *Who are we?* *What do we want?* and *What can we do?* These fundamental questions form the basis of the plan, focus the direction of the plan, and can help with the administration of the plan. However, many plans fall short with unrealistic and deficient implementation strategies. The true strength of this valuable document will be in its ability to bring about practical and healthy change.

The fourth question, *How can we do it?*, is our unique approach to a critical step in the planning process. All projects require an approach where each step of the plan development is rooted in an understanding of the community and its context-sensitive issues. However, **all successful projects will also require an implementation strategy that is detailed, achievable, and realistic.**



Who are we?
provides a brief history of your community, a description of its regional setting, an inventory of its natural features, an analysis of the community's issues and liabilities, a study of its land use patterns, an overview of its socioeconomic trends and projections, etc.

A thorough understanding of the existing conditions will ensure plan recommendations are informed and substantiated.

What do we want?
is based on stakeholder input, key person interviews, and public participation. Engaging the community is a crucial part of the planning process. This portion of the plan will assimilate your concerns and comments into one cohesive vision that will drive the plan's focus.

This critical process will ensure that the resulting plan is a vision *by the community for the community.*

What can we do?
is a series of individual component plans such as Housing, Streetscape Design, Transportation, Economic Development, and Infrastructure. Our expert staff will develop a series of goals and recommendations that will change your visions into realities.

Based on existing conditions and future trends, these policies will reinforce the vision defined by your community.

How can we do it?
outlines various long and short range detailed implementation strategies. A key element to any healthy and viable plan is in its ability to produce tangible results. This component of the plan will identify tasks, responsibilities, budgets, and partnerships.

This chapter will be a valuable reference for planners, city officials, and community stakeholders alike and will provide a road map for project implementation.

City of Franklin Comprehensive Plan Update

project approach

	month	project team	task
kick off	1	Stephanie Mumaw Ken Jones	kick-off meeting establish committee set benchmark dates schedule committee meetings gather data for existing conditions analysis meet with City officials and representatives
Who are we?	2	Stephanie Mumaw Ken Jones Chris Chockley	monthly committee meeting review results from existing conditions analysis determine focus of committee / community begin committee SWOT analysis complete committee questionnaire
	3	Stephanie Mumaw Ken Jones Chris Chockley	monthly committee meeting deliver draft of Chapter 1 - Who are we? compile list of key stakeholders for interviews generate questions for public input survey complete committee SWOT analysis review results of committee questionnaire
What do we want?	4	Stephanie Mumaw Ken Jones Chris Chockley	monthly committee meeting solicit feedback for Chapter 1 finalize public input survey questions and format launch public input survey conduct key person interviews meet with City officials and representatives
	5	Stephanie Mumaw Ken Jones Chris Chockley	monthly committee meeting meet with focus groups/neighborhoods/associations close public input survey analyze results of interviews and surveys conduct public input workshop
	6	Stephanie Mumaw Ken Jones	monthly committee meeting deliver draft of Chapter 2 - What do we want? begin to develop recommendations and goals
What can we do? How can we do it?	7	Stephanie Mumaw Ken Jones Chris Chockley Mark Willson	monthly committee meeting solicit feedback for Chapter 2 finalize recommendations and goals begin to develop implementation strategies meet with City officials and representatives
	8	Stephanie Mumaw Ken Jones Chris Chockley Mark Willson	monthly committee meeting deliver draft of Chapter 3 - What can we do? finalize implementation deliver draft of Chapter 4 - How can we do it?
	9	Stephanie Mumaw Ken Jones	monthly committee meeting facilitate public presentation solicit feedback for Chapters 3 and 4 finalize plan present to City officials deliver 20 bound copies of plan and summary handout deliver all graphics and conceptuials

City of Franklin Comprehensive Plan Update

project approach

	estimated man hours	estimated budget
kick off	14	\$1,750
Who are we?	54	\$6,750
	94	\$11,750
What do we want?	94	\$11,750
	82	\$10,250
	34	\$4,250
What can we do? How can we do it?	65	\$8,125
	55	\$6,875
	72	\$9,000
	TOTAL:	\$70,500

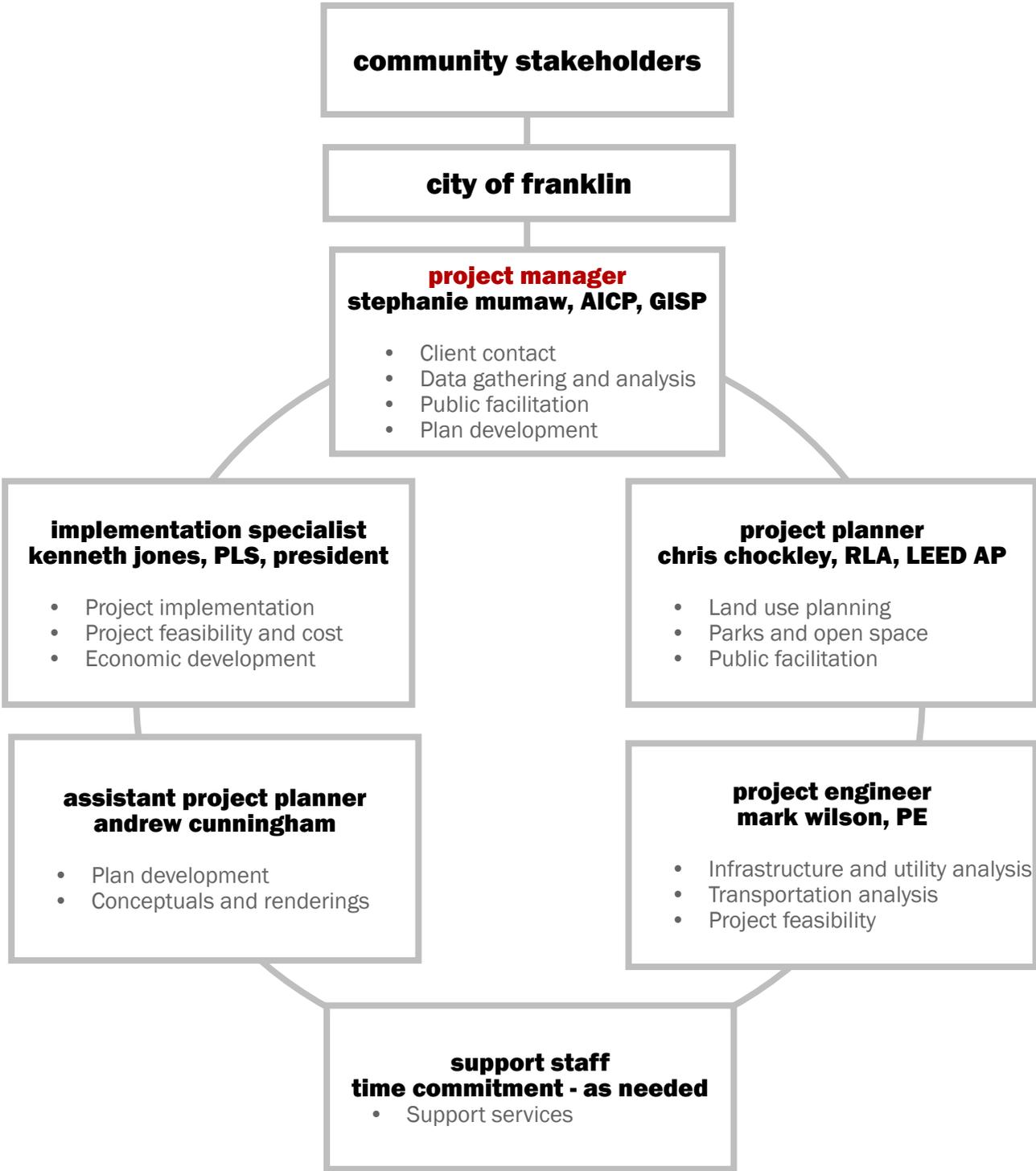


City of Franklin Comprehensive Plan Update

project team

The Wightman Petrie project team is highly experienced in all aspects of community development.

We have provided these services to numerous clients in both Michigan and Indiana. However, it is the variety of plans on which we have worked that speaks to our experience. While we are highly skilled with comprehensive plans, we have also produced many downtown revitalization, beautification, parks and recreation, thoroughfare, TIF management, ADA, economic development, and utility master plans, to name a few.



City of Franklin Comprehensive Plan Update

project team

stephanie mumaw, AICP, GISP
planning and gis department manager



Ms. Mumaw began her 20 year mapping career at a GIS firm in Denver, Colorado. She then moved to Indiana and worked at a photogrammetry firm before she decided to join the U.S. Navy and serve her country in the Gulf War. Once her enlistment obligations were complete, she decided to stay at her last duty station and work for a photogrammetry firm in San Francisco, California.

After many years away from home, she moved back to the Michiana area and worked for a large Civil Engineering Consulting firm for 5 years in their Engineering and Surveying Departments. She then joined the Wightman Petrie team in 2001 as a member of the Survey Department where she has progressively moved up to her current position.

In 2006, Stephanie decided to return to school and complete her degree in Geography, focusing on the area of Urban and Regional Planning. This education, combined with the practicality of working at a multi-faceted engineering firm, has given her a unique and down-to-earth perspective on planning. She received her AICP designation from the American Institute of Certified Planners and has completed the intensive Indiana Economic Development Course.

This extensive mapping experience complements her degree in Geography and has made her an expert in all types of cartographic systems, data exchange formats, and geodata management. She received her certification as a GIS Professional from the GIS Certification Institute. To date, there are less than five thousand people nation-wide who have achieved this status.

professional registration AICP Certified
GISP Certified (Michigan)
2012 Indiana Economic Development Course
Safe Routes to School Certified

professional affiliations American Planning Association
Michigan Association of Planners
Northeast Indiana Geospatial Information Community

education Western Michigan University
B.S. in Geography, Urban Planning

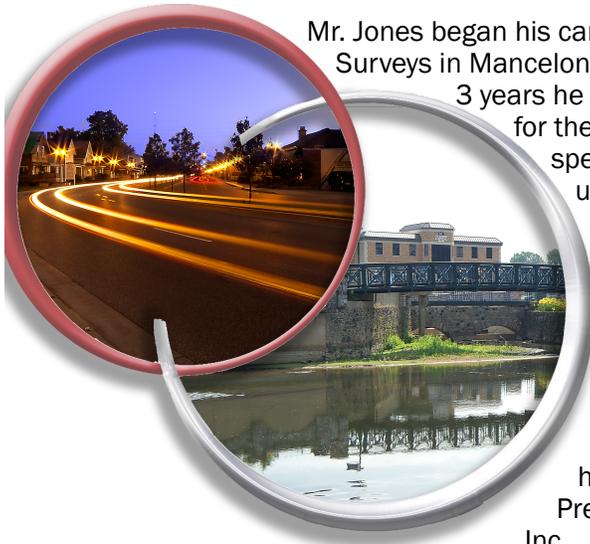
expertise

long and short range strategies
public input facilitation
land use planning and compliance
build-out analysis
demographic analysis
funding resources
community planning
economic development and redevelopment planning
needs assessment
database design
database management
data conversion
georeferencing
commercial and retail site design
quality control and assurance
demolition plans and specifications
preliminary engineering reports
environmental reports
gis analysis
gis implementation

City of Franklin Comprehensive Plan Update

project team

kenneth k. jones, PLS
president



Mr. Jones began his career with Beryl M. Jones Surveys in Mancelona, Michigan in 1976. Within 3 years he assumed the responsibility for the bulk of the field operations spending a total of 9 years under a direct supervision apprentice type training program. In 1985 he joined Wightman and Associates, Inc. in St. Joseph, Michigan and took over the management of the field crew operations. In 1988 Mr. Jones assumed his present position as President of Wightman Petrie, Inc.

Over the course of the 21 years Wightman Petrie has been in business, Ken has gained a great deal of experience in every aspect of the services the firm provides. He has managed construction projects valued at well over \$100,000,000 from start to finish.

Ken's wisdom is also sought out by area government agencies to serve on steering committees and advisory boards from time to time; due to his knowledge of the overall industry coupled with his acute awareness of local issues.

Ken's detail oriented and client driven approach has allowed the firm to grow and thrive under his leadership. Wightman Petrie is now a medium sized multi-disciplinary consulting firm of 40 employees. Mr. Jones currently serves the firm as its President, and also a project manager on many of the firm's larger and more complicated projects.

He currently serves as president of the Economic Development Corporation and Brownfields Management Board of St. Joseph County, Michigan.

professional registration Professional Land Surveyor
Indiana #890027
Wisconsin #2024
Kentucky #3194

professional affiliations Michigan Society of Registered Land Surveyors
Indiana Society of Registered Land Surveyors

expertise

- long-range municipal planning
- interlocal partnerships
- land use planning and compliance
- zoning ordinance analysis and consultation
- funding resources
- water and wastewater master planning and studies
- transportation studies
- economic development planning
- industrial facility planning
- commercial site development
- storm water management planning
- forensic studies
- expert witness
- residential, commercial and industrial developments
- environmental studies and permitting
- right-of-way engineering, acquisition, and surveying (INDOT/LPA)
- water distribution systems
- wastewater collection systems (gravity, vacuum, and low pressure)
- non-complex and complex road design
- traffic signal design and warranting

City of Franklin Comprehensive Plan Update

project team

chris chockley, RLA, LEED AP
landscape architect & project planner

As Director of the Landscape Architecture Department at Wightman Petrie, Mr. Chockley brings 16 years of experience in park and recreation planning and original site designs customized to meet every client's programming needs and budget.



Mr. Chockley began his career at a landscape architecture firm in Boulder, Colorado in park and recreation planning and design with an emphasis on native plant environments.

Chris continued to emphasize environmentally sustainable designs in San Diego, California while overseeing comprehensive public and private site planning, encouraging interdisciplinary collaboration, and facilitating community participation.

At Wightman Petrie, Mr. Chockley established a landscape architecture department committed to environmentally-sensitive and community-based land planning, urban design, and architectural services. Chris manages multi-disciplinary design teams that create unique spaces for clients across the nation.

professional registration California #4542
Indiana #20500170
Michigan #3901001449
Pennsylvania #002746

professional affiliations American Society of Landscape Architects
Indiana Parks and Recreation Association
Certified Professional Playground Safety Inspector
LEED Accredited Professional

education Iowa State University,
Bachelor of Landscape Architecture, 1995

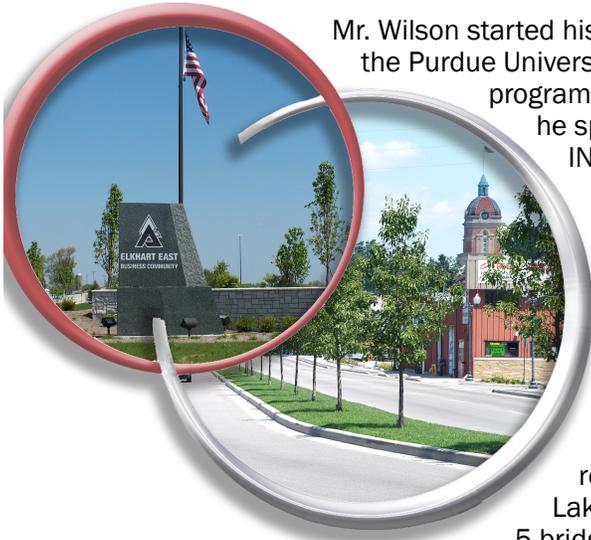
expertise

5-year park master planning
parks and recreation planning and design
certified playground safety inspector
campground design
athletic complex planning and design
public facilitation
urban streetscape design and planning
corridor studies and access management
urban planning
therapeutic gardens
wetland restoration design
university and college planning and design
trail and pedestrian transportation development
comprehensive land use planning
strategic planning
residential development
native plant restoration
brownfield development

City of Franklin Comprehensive Plan Update

project team

mark wilson, PE
project engineer



Mr. Wilson started his civil engineering career in the Purdue University Cooperative Education program. Following graduation he spent a year in the INDOT Graduate Engineer Development program. From 1985 until 1993 Mr. Wilson was an on-site project engineer in road, bridge and traffic signal construction in INDOT's LaPorte District. His largest project was a \$20 million interchange reconstruction on I-94 in Lake County, which included 5 bridges, 12 reinforced earth walls, along with embankment, storm sewer, traffic signals, roadway lighting, etc. Prior to working for Wightman Petrie, he spent 2 years with another engineering consultant where he continued on-site project engineer duties on road and bridge construction.

Since joining Wightman Petrie in 1995, Mr. Wilson has been involved with design and management of all of Wightman Petrie's federal aid roadway and trail projects. He has assumed responsibility for engineering staff peer review, project plan and design review, structural and geotechnical engineering, project administration and management. Mr. Wilson has continued to direct his professional efforts on heavy road and highway engineering design including the design of the \$13 million Phase I, SR 19 reconstruction in Elkhart and the CR 45 pedestrian bikeway while supervising the inspection and construction engineering staff.

professional registration Professional Engineer
Indiana #80328
Michigan#36594

professional affiliations American Society of Civil Engineers
National Society of Professional Engineers
Indiana Assoc. for Floodplain & Stormwater Management
Institute of Transportation Engineers

education Purdue University
B.S. Civil Engineering, 1984

expertise

roadway and trail design
(INDOT/LPA and local)

structural investigation, design
and analysis

geotechnical investigation
analysis

foundation design and analysis

environmental permitting and
documentation

industrial/building demolition
engineering and management

traffic signal design (INDOT/LPA
and local)

streetscaping design

transportation and traffic
impact studies

utility coordination

commercial site development

storm water management
planning

HEC-RAS modeling

residential, commercial, and
industrial developments

right-of-way engineering
(INDOT/LPA and local)

right-of-way acquisition
management (INDOT/LPA)

traffic signal and auxiliary lane
warrant analysis

City of Franklin Comprehensive Plan Update

project team

andrew cunningham, LEED AP
landscape architect & assistant project planner



As a landscape architect at Wightman Petrie, Mr. Cunningham adds a fresh and exciting approach to the design team. With experience in project types of all scales ranging from trail and streetscape design, athletic complex, park and recreation, to large scale community master plans, he keeps a close eye on the details bringing them together to achieve the end product and desired results.

While completing his education at Ball State University, Andrew played a key role in many design projects such as community revitalization and transportation improvements, an educational campus design, monument designs, public plazas, and more. His educational background fuses the technical with the aesthetic aspects to produce a functional yet innovative design.

Attaining an efficient and sustainable design is integral in Andrew's design process. In order to better achieve this goal he became a LEED Accredited Professional.

expertise

community planning

urban streetscape design and planning

community enhancement and revitalization

corridor studies and access management

monument and memorial design

parks and recreation planning and design

athletic complex planning and design

school university and college planning and design

trail and pedestrian transportation development

land use planning-residential commercial, industrial and institutional

adaptive re-use planning

brownfield redevelopment planning

professional affiliations American Society of Landscape Architects
LEED Accredited Professional

education Ball State University,
Bachelor of Landscape Architecture, 2010

City of Franklin Comprehensive Plan Update

project experience

planning experience

Wightman Petrie provides professional, accredited planning services to numerous municipal clients and private developers. Our versatility enables us to cover a wide range of applications from public facilitation to detailed implementation strategies.

Because we are a multi-faceted firm, we are able to provide our clients with the needed expertise on all levels of planning and development. We routinely gather and assimilate existing documents and data, conduct key person interviews, and administer public surveys. In addition, we facilitate public workshops and public input meetings. These exercises help to lay the foundation for any redevelopment, revitalization, neighborhood, land use, economic, or comprehensive plan that we develop. In addition, we generate realistic detailed implementation strategies, partnerships, task assignments, and funding models that will take you from where you are to where you want to be. **This expertise provides cost effective plans and buildable projects for our clients.**

The following pages outline our project experience and showcase some of our more notable community planning projects.



City of Franklin Comprehensive Plan Update

project experience

avilla downtown revitalization plan

project location Avilla, Indiana
project budget \$42,000
client contact Bill Ley, 260.897.2781
project manager Stephanie Mumaw, AICP, GISP

project description During the 1980s, State Road 3 was rerouted from the heart of downtown Avilla to approximately one mile east of town. The ensuing years saw a regression in both its appearance and economic vitality. In an effort to revitalize the core of the Town, Avilla obtained an Indiana Office of Community and Rural Affairs (OCRA) planning grant and chose Wightman Petrie to develop a Downtown Revitalization Plan.



We are currently in the process of developing this plan. However, based on preliminary research, we will recommend strategies such as a support local campaign, modifications to the TIF district, business incentives, utility upgrades, and techniques for maintaining downtown-appropriate 2nd story residential. It is the beautification plan and economic development plan that will be the focus of the study.

Creating a warm and inviting downtown, optimizing downtown parking, eliminating the 2 step curbs, and bringing all frontage entrances up to ADA standards will be solved with an innovative streetscape design. In addition, a comprehensive economic strategy is being developed that considers both local and regional opportunities as well as ways in which to promote a more sustainable downtown economy.

decatur comprehensive plan

project location Decatur, Indiana
project budget \$56,000
client contact John Schultz, 260.724.7171
project manager Stephanie Mumaw, AICP, GISP

project description The City of Decatur found itself dealing with many of the same issues as other small communities. They desired to develop a new Comprehensive Plan that would be used as a tool to attract new business, to retain existing business and population, to assist in a logical plan for redevelopment, and to find ways in which to utilize their natural resources.

The Indiana Office of Community and Rural Affairs assisted the City in obtaining a Planning Grant. Utilizing tools from our arsenal of public input techniques, Wightman Petrie was successful in obtaining a high percentage of community participation which translated into a plan that was readily accepted by the City as well as its residents.

The plan included detailed recommendations for their downtown and waterfront districts, the creation of a Redevelopment Commission, the formation of a TIF district, an annexation plan, and many other community-focused strategies.



City of Franklin Comprehensive Plan Update

project experience

lakeville streetscape and comprehensive plan

project location Lakeville, Indiana
project budget \$2.2 million
client contact Martha Tyler, 574.784.8311
project managers Chris Chockley, RLA, LEED AP and
Stephanie Mumaw, AICP, GISP

project description *Comprehensive Plan:* The re-routing of U.S. Highway 31 one mile east of Town prompted the community to pursue the development of a Comprehensive Plan. The Town obtained a Planning Grant through the Indiana Office of Community and Rural Affairs. This grant enabled the Town to address the impacts the relocation will have as well addressing many other community goals.



A significant portion of the plan was dedicated to contending with the new location of U.S. Highway 31. Although the new interchange was out of their jurisdiction, the Town wanted to maintain some level of control over its development. Wightman Petrie facilitated an interlocal agreement between the St. Joseph County Area Plan Commission and the Town. This included the County's adoption of a future land use map that extended beyond the Town's existing limits, the ability of the Town to review improvements that occur within the County but fall outside of the Town's boundaries, and a mutual agreement between the County's Redevelopment Commission and the Town's for the creation and management of a newly proposed multi-jurisdictional TIF district.

Streetscape: The relocation of U.S. Highway 31 left a large state highway bisecting the downtown. In 2009, Wightman Petrie assisted the Town of Lakeville with design and beautification plans for the downtown portion of the newly down-graded Michigan St./U.S. Highway 31. We worked closely with both the Town Council and the Redevelopment Commission to determine what the downtown meant to the community and how it should be depicted in the streetscape design.

This heavily themed design incorporated symbolic elements that were related to the natural wetlands and lakes surrounding the Town and included ornamental street trees, street lighting, decorative crosswalks, plaza spaces, and bike lanes.

Funding was obtained through a Group IV grant. Wightman Petrie provided all necessary services, including facilitating multiple meetings, to ensure that the grant was successfully submitted and awarded.



City of Franklin Comprehensive Plan Update

project experience

city of three rivers master (comprehensive) plan

project location Three Rivers, Michigan
project budget \$15,000
client contact Merritt Brown, 269.273.1845
project managers Kenneth Jones, PLS and
Stephanie Mumaw, AICP, GISP



project description The firm was hired to prepare a Master Plan Update for the City of Three Rivers in 2009. The Update provided a detailed overview of the demographic and socioeconomic aspects of the City, as well as the infrastructure and services provided to its residents, business community and industry.

The firm facilitated committee meeting, work sessions, public input and town hall open houses. Key person interviews and a classic SWOT analysis helped to formulate a group of key planning categories. Specific goals and objectives were then ranked and prioritized under each category.

The firm also provided a detailed implementation strategy that incorporated funding techniques, possible development partnerships and timelines with anticipated budgets.

constantine township master (comprehensive) plan

project location Constantine Township, Michigan
project budget \$19,200
client contact Jaime Hutson, 269.435.7268
project managers Kenneth Jones, PLS and Stephanie Mumaw, AICP, GISP

project description Wightman Petrie was hired by Constantine Township to assist with updating their Comprehensive Land Use Plan. The firm worked closely with the Township to identify strengths and weaknesses and assisted with the identification of their primary goals and objectives.

Wightman Petrie's planning team provided a socioeconomic analysis and facilitated public input and committee work sessions. The information was provided in a concise format that will provide the Township with a clear guide for the planning horizon.

The final document also provided an easy to follow implementation plan and funding framework for each goal and objective identified by the community.



City of Franklin Comprehensive Plan Update

project experience

northwest gateway planning study

project location Elkhart County, Indiana
project budget \$125,000
client contact Laura Coyne, 574.875.3347
project managers Kenneth Jones, PLS and Stephanie Mumaw, AICP, GISP

project description Wightman Petrie was hired as part of a team to provide planning and design services for a key gateway entrance into Elkhart County. It was suffering from both a lack of identity and a lack of growth. This project included an economic development strategy, a branding and identity scheme, and a multimodal accessibility plan.

Each of these components required in depth research and a detailed study to ensure that all aspects of the plan acted as a cohesive whole. Revitalizing the area through a balance of land uses, targeted business clusters, environmentally friendly design approaches, and connectivity planning were major focuses of the project.



north elkhart gateway implementation strategy

project location Elkhart, Indiana
project budget \$1.25 million
client contact Barkley Garrett, 574.294.5471
project managers Kenneth Jones, PLS and Josh Weaver, PE

project description This major entrance into the City of Elkhart was facing considerable challenges. Numerous commercial vacancies were eroding the tax base, the interior site configuration was inadequate for today's retail venues, and the area projected a bland and unimpressive welcoming.

The development team assembled for this project concentrated on reactivating the retail center in order to serve visitors and residents, on creating a memorable gateway into Elkhart from the Toll Road, and on leveraging visitor spending from the hotel complex. These strategies combined to produce a sound and viable plan that will guide the area for years to come.



City of Franklin Comprehensive Plan Update

project experience

north park mall redevelopment

project location Marion, Indiana
project budget \$10.5 million
client contact Darren Reese, 765.668.4404
project managers Kenneth Jones, PLS and
Chris Chockley, RLA, LEED AP

project description The firm provided conceptual and master planning services on this significant redevelopment project in the City of Marion. The project included the entire mall campus, an industrial site to the south, and numerous surrounding collateral retail and business properties. The plan recommended that under-performing and vacant sites be made shovel ready for new business, and that energy inefficient and high energy consuming buildings will be demolished with a provision that materials be recycled whenever possible.



The redevelopment concept included the re-configuration of roadways and access points, the design of signal controlled intersections and two round-a-bouts, significant parking lot upgrades, lighting, and landscaping. The project employed innovative concepts for storm water management that helped the City achieve their long-term clean water goals.

The firm also provided multiple concepts, 3-D images, project phasing plans, project cost estimates, funding models, and a detailed partnering framework. Careful funding coordination was facilitated as this project was located within a sales tax capture zone (CReED District) and a tax increment finance (TIF) district.

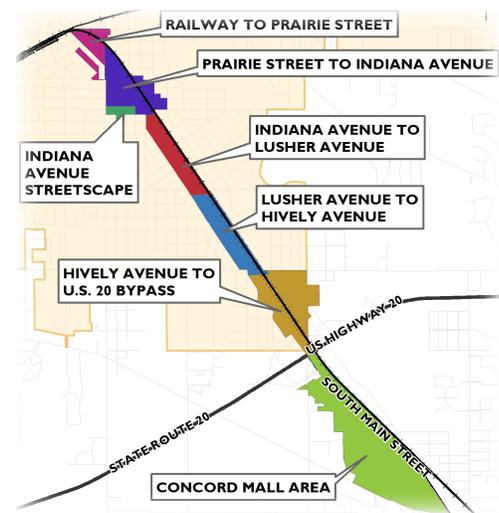
south main street TIF district

project location Elkhart, Indiana
project budget \$7,500
client contact Barkley Garrett, 574.294.5471
project managers Kenneth Jones, PLS and
Stephanie Mumaw, AICP, GISP

project description With new improvements happening on Elkhart's South Main Street, it became evident to the City's Redevelopment Commission that it was time to establish a TIF district encompassing the struggling corridor. The adoption of the plan was contingent upon a sound economic development plan for the area.

The TIF plan included a brief history of the area, a list of potential parcel acquisitions, a series of goals, as well as a detailed list of improvement projects and their associated costs.

The plan will be implemented with a combination of public and private actions. The recommendations for the district included streetscape/beautification, transportation improvements, property acquisition, demolition of vacant buildings, rehabilitation of buildings, utility improvements, and development incentives.



City of Franklin Comprehensive Plan Update

level of support and fee schedule

level of support

In general, anything the City can do to help **generate awareness and excitement about the plan** and provide support for the process would be appreciated. Whether through the City's website, facebook page, public announcements, etc., keeping this process transparent and open to the public will be important.

During the initial phase of the project (*Who are we?*), the City of Franklin will be asked to assist with gathering all applicable documentation, GIS materials, and other data that will help to establish the existing conditions of the City.

Also during this phase, we would ask that the City form the basis of a committee that will work with Wightman Petrie throughout the duration of the project. Committee meetings will be held at a government facility or other public location, so the City's input as to the best location would be sought.

The next phase (*What do we want?*) will involve public input. We will look to the City / committee to help provide us with a list of key stakeholders and their contact information for interviews. We would also ask for assistance with announcing the public input meetings and survey and for providing a suitable and accessible location in which to hold these public presentations.

Finally, assistance with the review of the planning document as draft copies are provided. This will help ensure that the City is abreast of the plan as we progress.

fee schedule

We have provided our standard hourly rates should the City request services that fall beyond the scope of this proposal.

Good business practices have taught us how to streamline our operations without sacrificing client satisfaction or quality products. Low overhead expenses and an extremely diverse staff also help keep costs to a minimum. Wightman Petrie is able to translate this into **low hourly rates for our clients, saving them money.**

wightman petrie standard hourly rates	
Principal Officer	\$160
Senior Licensed Staff	\$119
Licensed Staff	\$108
Project Manager	\$108
Graduate Staff	\$85
Senior Technician	\$75
Administrative Assistant	\$72
Senior Draftsperson	\$72
Resident Project Representative	\$75
Secretarial	\$65
Technician	\$65
Draftsperson	\$65
4 Man Construction Survey Crew	\$207
3 Man Construction Survey Crew	\$185
2 Man Construction Survey Crew	\$145
1 Man Construction Survey Crew	\$114
4 Man Survey Crew	\$176
3 Man Survey Crew	\$160
2 Man Survey Crew	\$140
1 Man Survey Crew	\$100