



REQUEST FOR QUALIFICATIONS AND PROPOSALS FOR  
DOWNTOWN STREETScape DESIGN PROJECT

MARCH 19, 2021



City of Bellbrook  
Attention: Melissa Dodd, City Manager  
15 East Franklin Street  
Bellbrook, Ohio 45430  
(937) 848-4666  
Email: [M.Dodd@cityofbellbrook.org](mailto:M.Dodd@cityofbellbrook.org)

LANDSCAPE ARCHITECTURE  
CIVIL ENGINEERING  
LAND SURVEYING  
TRANSPORTATION ENGINEERING





CINCINNATI  
COLUMBUS  
DAYTON  
LOUISVILLE

6219 Centre Park Drive  
West Chester, OH 45069  
p ▶ 513.779.7851  
f ▶ 513.779.7852  
[www.kleingers.com](http://www.kleingers.com)

On behalf of The Kleingers Group, I am pleased to submit this request for qualifications and proposal to provide professional landscape architecture, urban design, and engineering services for the **City of Bellbrook Downtown Streetscape Design Project**.

This project is an extremely important and high profile project for the community. A well designed streetscape presents a pleasant aesthetic, provides rhythm and unifies the downtown, promotes walkability, connectivity, City branding, perception of public safety, encourages pedestrian use, and ultimately drives economic growth, thus, creating a vibrant downtown district.

### PROJECT UNDERSTANDING

We understand that the City of Bellbrook would like landscape architecture, urban design, and engineering services to create a planning document that will guide both short and long term infrastructure and streetscape investments in the City's Downtown District. The Downtown Streetscape report will assess the effectiveness and physical condition of the existing streetscape, identify new ideas and opportunities for enhancements, and prioritize future investments based on input from project stakeholders and our professional expertise.

### OUR APPROACH

During the design process, we will provide design that is consistent with and promotes the City's image and preserves the history of Bellbrook while providing for **vibrant**, welcoming public spaces that encourage community building. Working collaboratively with the City and stakeholders, our streetscape design will promote pedestrian safety and provide an aesthetically pleasing streetscape for passers-by to stop, shop, and eat in Bellbrook through enhanced walkability and connectivity, improved sidewalks and ADA accessibility, branding, sustainable planting, enhancing streetlights, streetscape furnishings, and improved viability and parking usage.

Throughout the design process, we will ensure our proposed improvements take into account the vision generated from the Bellbrook Comprehensive Plan.



### DESIGN TEAM

Our design team has worked collaboratively on various municipality streetscape and urban design projects over many years providing high quality streetscape design, landscape design and infrastructure improvements while building design consensus between cities, stakeholders and the community to provide streetscape plans that can be implemented to make a positive impact on the community.

### DEDICATED PRINCIPAL-IN-CHARGE

**Lynne Nischwitz, PLA, ASLA, CLARB** will serve as Principal in Charge and Lead Landscape Architect. She has over 27 years of experience providing aesthetic high design coupled with critical attention to detail. She is very attuned to providing an exceptional client experience and leading multi-disciplinary teams to effectively execute comprehensive design packages. Lynne is design driven and has provided landscape architecture and urban design services for many municipalities including streetscape design enhancements, master planning, gateway design, park planning, sustainable design, and landscape planting design. Lynne is a proactive leader with strong intuitive relationship building skills with a key focus on client service. She also has a keen skill in gaining design consensus among stakeholders. She will lead the design team and serve as the primary point of contact between the design team and the City of Bellbrook.

### OUR PLEDGE AND COMMITMENT

We recognize the trust you would be putting in The Kleingers Group to deliver a quality vibrant streetscape project with exceptional service. We understand that our work is a direct reflection on the City of Bellbrook. Because of this, The Kleingers Group gives the City of Bellbrook our pledge and commitment to leverage collaboration and respect to deliver innovative solutions for a very successful project. We will provide value and quality without sacrificing budget and schedule expectations.

### THANK YOU

Thank you for the opportunity to present our qualifications and proposal for your consideration. We are excited to have an opportunity to work with the City of Bellbrook on this exciting streetscape project.

On the following pages, you will find our Letter of Introduction outlining our understanding of the services to be provided, our overall approach to the project, our scope of services, what distinguishes our firm from others, and why we believe The Kleingers Group is the best qualified to provide the City of Bellbrook streetscape design services.



**THE KLEINGERS GROUP**

Lynne Nischwitz, PLA, ASLA, CLARB  
Project Manager / Lead Landscape Architect  
513.779.7851  
[Lynne.Nischwitz@kleingers.com](mailto:Lynne.Nischwitz@kleingers.com)

# LETTER OF INTRODUCTION



*Wow! Lynne, you are an **amazing** part of our strategic planning team. Thanks for all you and your talented team do for us!*

*Michele Blair, City of Mason*

The Kleingers Group is firmly rooted in creating experiences for our clients and employees that improve our communities. Our service longevity, stability, strategic office locations, and targeted market services are the foundation we stand on to change and enhance the lives and projects we touch.

**YEARS IN BUSINESS**



**YOUR LOCAL OFFICE**  
**West Chester**

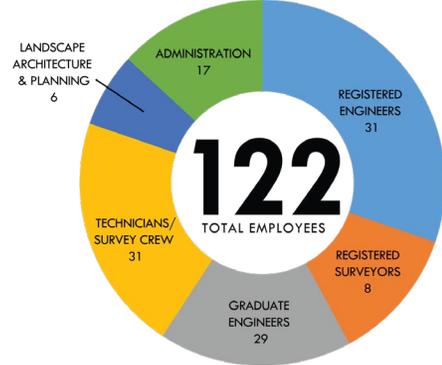
6219 Centre Park Drive  
West Chester, Ohio 45069  
(513) 779-7851

**OTHER OFFICES**

- Dayton, OH
- Columbus, OH
- Louisville, KY\*

\*2020 GLI Small Business of the Year Award Finalist

**TOTAL STAFFING**



**MARKETS SERVED**



EDUCATION



OFFICE



RETAIL



HEALTHCARE



SURVEY



INDUSTRIAL



GOVERNMENT



ROADWAY



SPORTS



ENERGY



MIXED-USE



WATER RESOURCES



LANDSCAPE

**Primary Contact:**  
Lynne Nischwitz, PLA, ASLA, CLARB  
Project Manager / Lead Landscape Architect  
513.779.7851  
[Lynne.Nischwitz@kleingers.com](mailto:Lynne.Nischwitz@kleingers.com)



**PRODUCTION TOOLS**

**Engineering Design & Plan Production**

Civil 3D (AutoCAD), Revit (AutoCAD), Microstation with GEOPAK, WaterCAD, STAAD

**Water Resources, Modeling & Design**

HEC-RAS, STORM CAD, Hydra Flow, CDSS, HY8

**Traffic Analyses, Modeling & Design**

Synchro, SimTraffic, Sidra, HCS, Miovision Video Traffic Counters, SWISS

**Field Survey**

Electronic and robotic total stations and data collection equipment capable of two-way transfer of data between field and office, GPS, GIS, 3D Laser Scanners, UAV mapping and aerial photography

**Landscape Architecture & Planning**

ArcGIS, AutoCAD, Revit, Lumion, Google Sketch-up, Adobe Photoshop, Adobe Illustrator, hand rendering in a variety of media options



# LETTER OF INTRODUCTION.

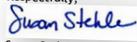
The Kleingers Group is prequalified by the Ohio Department of Transportation to perform services in the following categories.

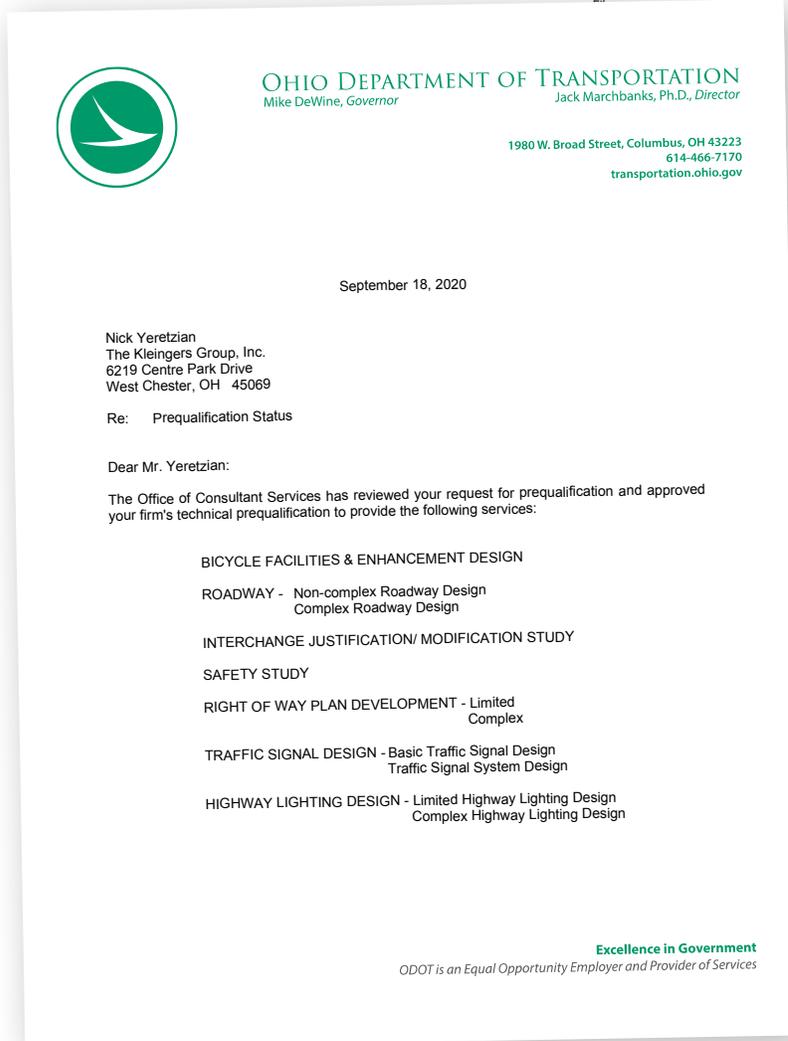
- Non-complex Roadway Design
- Complex Roadway Design
- Bicycle Facilities & Enhancement Design
- Interchange Justification/ Mod Studies
- Safety Studies
- Limited Right of Way Plan Development
- Complex Right of Way Plan Development
- Basic Traffic Signal Design
- Traffic Signal System Design
- Limited Highway Lighting Design
- Complex Highway Lighting Design

September 18, 2020  
 The Kleingers Group, Inc.  
 Re: Prequalification Status  
 Page 2

Questions concerning your prequalification should be directed to Dan Krajcovic in the Office of Consultant Services at [Dan.Krajcovic@dot.ohio.gov](mailto:Dan.Krajcovic@dot.ohio.gov)

Your firm will be retained on our list of active prequalified consultants. This current prequalification will expire on September 30, 2022.

Respectfully,  
  
 Susan Stehle  
 Acting Administrator  
 Office of Consultant Services  
 SS:DK



**Excellence in Government**  
 ODOT is an Equal Opportunity Employer and Provider of Services



## PROJECT UNDERSTANDING

The Kleingers Group understands that the City of Bellbrook would like to develop a Master Plan for the Downtown Streetscape. The Downtown Streetscape Design Project aims to create a planning document that will guide both short and long- term infrastructure and streetscape investments in the City's Downtown District. It is the City's goal that a unified planning document will ensure that future capital streetscape investments are consistent with the established vision for the project location.

The Streetscape Master Plan will include a single streetscape plan report assessing the effectiveness and physical condition of the existing streetscape, identifying new ideas and opportunities for enhancements, and prioritizing future investments based on input from project stakeholders and our professional knowledge and expertise.

Included with the report will be recommendations for types and styles of streetscape amenities, materials, plantings, lighting, and supporting infrastructure. The final document will include a three-year phasing plan and an opinion of cost for each phase which will be utilized for budgeting and in securing grant funding for project implementation.

The streetscape location follows and expands upon the City's Active Downtown District. The core areas of emphasis are along the two main thoroughfares of the City which include Main Street from Pavilion Lane to the north down to Maple Street to the south and Franklin Street from Little Sugarcreek to the West to Washington Mill Road to the east.

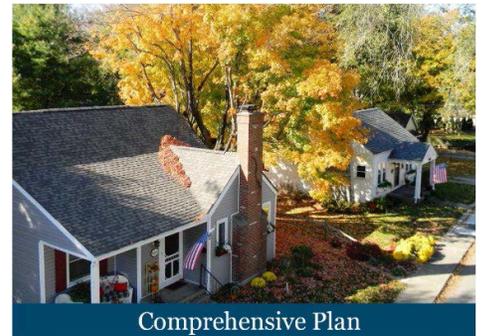
We understand that the City is seeking to bring new life and **vibrancy** to the downtown area. **Bellbrook's Comprehensive Plan** was updated and adopted in 2019 and will serve as a guide in the City's revitalization efforts. We understand that when the Comprehensive Plan was developed community input was specifically focused on improving the downtown area which included downtown revitalization, historic preservation, and community identity. Revitalization coupled with preservation of the historic building stock downtown is key. Changes need to be made to the City's infrastructure to comport with the recently updated Comprehensive Plan.

To strengthen growth, revitalization and usage of the Downtown District, we understand that the Downtown Streetscape project shall address:

- Preserving the character and history of the City
- Providing vibrant, welcoming public spaces that encourage community building and accommodate persons of all ages and demographics throughout the year
- Enhancing walkability and connectivity from residential neighborhoods while increasing visibility and effectiveness of public crossings into the Downtown District
- Improving sidewalks and walkways with enhancements where possible to be more inviting to pedestrian traffic while ensuring ADA accessibility and compliance
- Community branding and improved information signage including gateways



Streetscape Master Plan Focus Area



Prepared by Regional Planning and Consulting Commission of Greene County Ohio

CITY OF Bellbrook



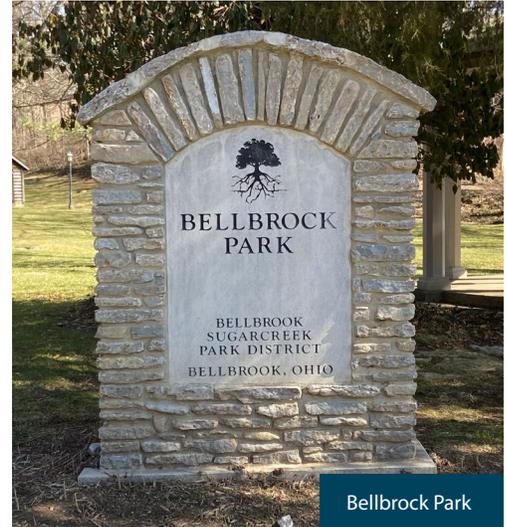
ADA Accessibility



# LETTER OF INTRODUCTION.

- Incorporating landscaping that includes trees and native vegetation that are multi-functional including addressing stormwater management, biodiversity concerns and other ecosystem services
- Integrating Bellbrock Park to interface with proposed streetscape
- Adding, upgrading and or enhancing amenities such as streetlights, benches, garbage and recycling receptacles
- Increasing viability and usage of existing on street parking
- Develop a cost-effective plan that can be implemented in phases

Thereby, below we discuss our **project approach methodology** and **scope of services**. We will also describe what **distinguishes The Kleingers Group** from others and **why we are best qualified to provide the services requested**. Also, because we are so excited about the project opportunity we have attached a **project timeline schedule** that relates to our scope of work.



## PROJECT APPROACH + METHODOLOGY

Based on our expertise and past experience designing Downtown Streetscape Master Plans including streetscape amenities, materials, planting, lighting and supporting infrastructure with phasing plans and opinion of costs, we have generated a detailed, transparent, creative, and thoughtful Master Plan approach utilizing modern technology while providing for public engagement.

- **Phase I: Startup + Inventory | Analysis:** Phase I will include gaining available GIS information to create a basemap for the streetscape master planning efforts. And, will additionally comprise of data collection and analysis of existing conditions of the Downtown Streetscape area, and the review of the Comprehensive Plan that will serve as the guide for the project moving forward.
- **Phase II: Preliminary Streetscape Master Planning:** Phase II will include a kick-off meeting and streetscape site walk to brainstorm streetscape ideas - all with city staff. We will provide an assessment of streetscape existing conditions and opportunities. We will engage stakeholders and provide initial streetscape plan visioning ideas regarding goals and design standards. Streetscape Programming 'Vision' Imagery Sheets will be included as well as a preliminary draft Streetscape Master Plan.
- **Phase III Streetscape Master Plan Development + Public Input:** We will refine the draft Streetscape Master Plan, discuss grant opportunities, provide renderings, discuss phasing opportunities, and lead a public open house meeting to solicit comment and engage the public, if desired.
- **Phase IV: Final Streetscape Master Plan:** We will finalize the Streetscape Master Plan, Goals, Design Standards, Phasing Plan, Opinion of Probable Construction Costs per phase, renderings, and provide final recommendations in a single document. We will present the final plan to City Council.

### PHASE I: STARTUP + INVENTORY | ANALYSIS

#### GIS BaseMap | Data Collection + Analysis

Phase I will include gaining available GIS information to create a basemap for the streetscape master planning efforts moving forward. We will review pertinent studies including the recently completed Bellbrook Comprehensive Plan. We will visit the Downtown Streetscape Design area and review the streetscape aesthetics, amenities, and infrastructure facilities and their effectiveness, physical condition, and photo-document.

Then, we will create a streetscape summary highlighting streetscape existing conditions, constraints, and note opportunities. We will provide project communication and coordination with the city and design team.

**Phase I Deliverables** will include a GIS Streetscape Master Plan Basemap, Aerial Map, Streetscape Existing Conditions Map which will inventory the existing streetscape, amenities and their effectiveness and physical condition. **We anticipate the duration of Phase I to last three weeks.**

### PHASE II: PRELIMINARY STREETScape MASTER PLANNING

#### Project Kick-Off Meeting | Streetscape Walk | Preliminary Streetscape Master Plan + Vision Imagery Plans | Goals + Design Standards

Phase II will begin with the Streetscape Kick-off Meeting and will serve to review the streetscape basemap, conduct project housekeeping, scheduling, deliverable confirmations and discuss stakeholder participation moving forward. The primary goal of this meeting is to gain sufficient input and vision ideas from city staff. This will allow us to create a preliminary draft Streetscape Master Plan and gain valuable intel on any thoughts the City staff has regarding the vision for the streetscape improvements.

We have found that convening portions of meetings on site with City staff is a great way to build design consensus for a unified vision for the proposed Streetscape Master Plan. Meeting on site and walking the streetscape together proves invaluable because the group can convey ideas while experiencing the same sights, sounds, and aesthetics. Also, we've found it important for staff to visualize and understand importance of views, design scale, and potential improvement opportunities and constraints by physically walking the area.

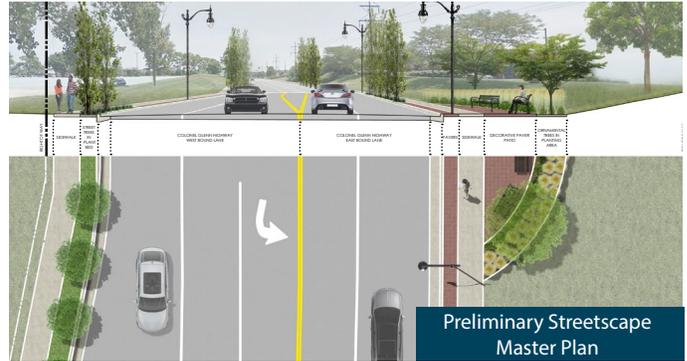


On Site Meeting



# LETTER OF INTRODUCTION.

We will utilize the information from our streetscape site walk, the **Comprehensive Plan**, and our professional experience and analysis to prepare a **Preliminary Streetscape Master Plan** that will depict the layout of streetscape amenities such as enhancing walkability and pedestrian connectivity, preserving the character and history of Bellbrook, providing vibrant welcoming spaces, improving walkway and ADA accessibility and compliance, incorporate community branding, signage and gateway opportunities, landscaping that includes trees and native vegetation that promote a healthy urban forest while addressing stormwater management and biodiversity concerns, green stormwater design, sidewalk improvements, enhancements to the visibility and effectiveness of public crossings and streetscape furnishing amenities such as benches, trash and recycling receptacles and a better integration of Bellbrook Park into the proposed streetscape.



In addition, we will provide programming **'Vision' Imagery Boards** of recommended streetscape amenities that will depict images of proposed design elements and visual aesthetics. Providing these 'vision boards', is a quick way to discern from city staff and the stakeholders if the group 'likes this idea' or 'likes that idea'. They will be utilized to garner consensus between the design team, the city and to gain public comment and support.



**Phase II Meetings** will include a Kick-off meeting, Streetscape Site Walk, and Design Meetings with the design team and City staff. **Deliverables** will include recommendations for streetscape improvements, a Preliminary Streetscape Master Plan, Phasing Plan, Streetscape Programming 'Vision' Imagery Sheets and project goals and objectives. **We anticipate the duration of Phase II to last six weeks.**

### PHASE III: STREETScape MASTER PLAN DEVELOPMENT + PUBLIC INPUT

#### Streetscape Master Plan Refinement + Open House

Phase III will include design coordination with the City and the refinement of the Streetscape Master Plan and 'vision' imagery sheets. We will prepare streetscape perspectives, sections, and elevations as needed to show the design intent of the streetscape improvements to gain stakeholder and public input and support. We will discuss phasing options and attend a public open house meeting to solicit comment and engage the public.

**Phase III Meetings** will include a public open house meeting, design meetings with the design team and city staff. **Deliverables** will include a summary of public input comments gained from the public open house - if desired, updated Streetscape Master Plan, Updated Streetscape Programming 'Vision' Imagery Sheets, streetscape rendering perspectives, and we will provide information for the City to put on social media platforms to inform and engage the public, if desired. **We anticipate the duration of Phase III to last six weeks.**



## PHASE IV: FINAL STREETSCAPE MASTER PLAN

Based on the stakeholder and community input gathered, city staff engagement, and our professional recommendations, during Phase IV we will finalize the Streetscape Master Plan. We will provide an Estimate of Probable Costs and a suggested Phasing Plan for future implementation. We will finalize the 'vision' imagery sheets and streetscape perspective renderings. We will discuss grant opportunities for the City for the proposed streetscape vision.

**Phase IV Meetings** will include design meetings with the design team and city staff, and a final report presentation to City Council of the Streetscape Master Plan. **Deliverables** will include the final Streetscape Master Plan, 'Vision' Imagery, rendered perspectives, estimate of probable construction costs, phasing plan, and grant opportunities. We will provide the deliverables above in digital PDF format to the City. **We anticipate the duration of Phase IV to last six weeks.**

## SCOPE OF SERVICES

### Pre-Design/Coordination/Meetings

- Perform due diligence and streetscape site visit to review the existing streetscape, parking, lighting, planting, signage, streetscape furnishings, concrete, hardscape, crosswalks, amenities, lighting, pedestrian and trail connections, Bellbrook Park, and overall streetscape aesthetics.
- Gain available GIS base-mapping to be utilized for the Downtown Streetscape design moving forward.
- Review the Bellbrook Comprehensive Plan to gain valuable insight on the downtown streetscape vision.
- Attend kick off / pre-design meeting with the City to review scope of work, anticipated schedule, and discuss design thoughts and vision for the streetscape design vision.
- Streetscape walk with the City to review the existing streetscape aesthetics, condition, and effectiveness.
- Meetings with the City to discuss the vision for the streetscape and to gain design concurrence on the proposed improvements throughout the design process.
- City Council Meeting to present the Final Downtown Streetscape Plan.
- Provide an Existing Conditions Streetscape Plan documenting the existing streetscape aesthetics and conditions.
- Provide project management, communication, and coordination with the City and design team.

### Streetscape Master Plan

- Provide a Conceptual Streetscape Master Plan depicting the overall vision for the Streetscape with opportunities and recommendations. This Streetscape Master Plan(s) will include locations for pedestrian connectivity, crosswalk enhancements for traffic calming, curb bump-outs where appropriate and will include pavement types, tree and landscaping enhancements, bicycle accommodations, opportunities for public art, and signage.
- Provide locations and aesthetics for site furnishings to include benches, trash receptacles, planters, bike racks and parking, and other site furniture as discussed.
- Provide a Concept Planting Plan depicting street trees and areas to be planted. (Bio-swales incorporated into curb bump out areas are a great way to promote sustainability and water quality throughout the Streetscape)



OPINION OF PROBABLE CONSTRUCTION COST  
OSERS PLAZA - Preferred Concept  
DATE: September 6, 2016

ITEM	QUANTITY	UNIT	UNIT COST	AMOUNT
<b>GENERAL ITEMS</b>				
Mobilization	1	ALLOW	\$ 12,000.00	\$ 12,000.00
Demolition / Salvaging	1	ALLOW	\$ 50,000.00	\$ 50,000.00
Tree Protection	21	EA	\$ 500.00	\$ 10,500.00
<b>GENERAL SUBTOTAL</b>				<b>\$ 72,500.00</b>
<b>HARDSCAPE</b>				
Concrete Pavement	3450	SF	\$ 6.50	\$ 22,425.00
Concrete Curb (Tree Wall)	412	LF	\$ 30.00	\$ 12,360.00
Crushed Stone	6	CY	\$ 215.00	\$ 1,290.00
Edging	167	LF	\$ 7.00	\$ 1,169.00
Refracted Furnishings	11	EA	\$ 200.00	\$ 2,200.00
<b>HARDSCAPE SUBTOTAL</b>				<b>\$ 39,444.00</b>
<b>LANDSCAPE</b>				
Shrubs	191	SF	\$ 65.00	\$ 12,415.00
Perennials	309	SF	\$ 20.00	\$ 6,180.00
Turf (soil)	6112	SF	\$ 1.00	\$ 6,112.00
Planting Soil	333	CY	\$ 60.00	\$ 19,980.00
Mulch	626	CY	\$ 4.00	\$ 2,504.00
Pea gravel	5	CY	\$ 140.00	\$ 700.00
Irrigation	1	ALLOW	\$ 40,000.00	\$ 40,000.00
<b>LANDSCAPE SUBTOTAL</b>				<b>\$ 87,991.00</b>
<b>ELECTRICAL</b>				
New bollard lighting fixtures, white finish, including foundations	9	EA	\$ 3,700.00	\$ 33,300.00
Conduit, wiring, etc.	1	LS	\$ 10,000.00	\$ 10,000.00
<b>ELECTRICAL SUBTOTAL</b>				<b>\$ 43,300.00</b>
<b>SUBTOTAL</b>				<b>\$ 243,175.00</b>
20% DESIGN CONTINGENCY				\$ 48,635.00
<b>GRAND TOTAL</b>				<b>\$ 291,810.00</b>
ALT. 1: REPLACE EXISTING LIGHTING POLE AND FIXTURE	1	LS	\$ 67,200.00	\$ 67,200.00
ALT. 2: RE-USE AND RE-PAINT EXISTING POLE; INSTALL NEW FIXTURE	1	LS	\$ 42,000.00	\$ 42,000.00

THE LANDSCAPE ARCHITECT HAS USED HIS/BEST JUDGEMENT COST OF LABOR, MATERIALS, OR THE CONTRACTORS METHODS OF COMPETITIVE BIDDING OR MARKET CONDITIONS. THEREFORE, THE GUARANTEE THAT BIDS OR CONSTRUCTION COST WILL NOT VARY FROM CONSTRUCTION COST PREPARED BY HIM/HER.

**Cost Estimating Sheet**



# LETTER OF INTRODUCTION.

- Provide a Planting List indicating the types of plantings that are proposed for the projects, including plant list with genus, species size and type of plant.
- Provide locations for art installations, signage, and gateway features to provide an aesthetic destination to the streetscape.
- Provide an 11 x 17 imagery sheet showing the vision of the proposed streetscape aesthetics including hardscape, landscaping, site furnishings, lighting, and wayfinding signage to gain design consensus between the City and design team.
- Provide an Estimate of Probable Construction Cost for the improvements.
- Provide a Phasing Plan for the improvements.
- Provide Grant Funding ideas.
- Provide section/elevation/perspective drawings to communicate design intent.



### Assumptions

- Construction Documentation is not included in this scope of work but can be added for an additional fee.
- We assume that our design team will provide an estimate of probable costs. If the cost estimate needs to be certified by a contractor/outside consultant this is not included and we will need to discuss with the City additional compensation.





## Bellbrook Downtown District Streetscape Improvements The Kleingers Group

	The Kleingers Group							Kleingers Total	Subconsultants		Kleingers + Subconsultants Total
	Lynne Nischwitz	Mike Slagle	Michael Pistoras	Jessica Rybolt	Tim Casto	Sam Morton	Steve Korte		Michael Murphy	Subconsultants Total	
<b>Phase I: Inventory + Startup</b>											
Due Diligence/Site Visit	2	4	4					10		0	10
Gather GIS data				2		2		4		0	4
Review Pertinent Studies + Comprehensive Plan	2	4			2			8		0	8
Inventory Existing Conditions + Amenities		2						2		0	2
Create a Master Plan Basemap		1	1	6				8		0	8
Create an Existing Conditions Map				6				6		0	6
<b>TOTAL Phase I</b>	<b>4</b>	<b>11</b>	<b>5</b>	<b>14</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>38</b>	<b>0</b>	<b>0</b>	<b>38</b>
<b>Phase II: Preliminary Streetscape Master Planning</b>											
Analyze Inventory			2			2		4		0	4
Kick-Off Meeting	2	2			2			6	2	2	8
Site Walkthrough Meeting w/ City	2	2	2					6		0	6
Design Meeting w/ City	2	2						4		0	4
Create Streetscape Programming 'Vision' Imagery Sheets				4				4		0	4
Create Preliminary Streetscape Master Plan	1	2	2	12		2	1	20	1	1	21
Create Phasing Plan		1		6				7		0	7
<b>TOTAL Phase II</b>	<b>7</b>	<b>9</b>	<b>4</b>	<b>22</b>	<b>2</b>	<b>2</b>	<b>1</b>	<b>51</b>	<b>3</b>	<b>3</b>	<b>54</b>
<b>Phase III: Streetscape Master Plan Development + Public Input</b>											
Public open house meeting	8	8						16	2	2	18
Design Meeting w/ City	2	2						4	2	2	6
Assess + Summarize Community Feedback		8						8		0	8
Update Streetscape Programming 'Vision' Imagery Sheets				4				4		0	4
Update Streetscape Master Plan	1	2	2	12		2	1	20	1	1	21
Create Perspectives, Sections + Elevations	1	2		20				23		0	23
Coordinate with The City	2							2		0	2
<b>TOTAL Phase III</b>	<b>14</b>	<b>22</b>	<b>2</b>	<b>36</b>	<b>0</b>	<b>2</b>	<b>1</b>	<b>77</b>	<b>5</b>	<b>5</b>	<b>82</b>
<b>Phase IV: Final Streetscape Master Plan</b>											
Design Coordination Meeting with The City	2	2						4	2	2	6
Finalize Streetscape Master Plan	1	1	2	12		2	1	19	1	1	20
Finalize Perspectives, Sections + Elevations	1	1		20				22		0	22
Finalize Recommended Phasing Plan	1	1	2	8		2		14		0	14
Research + Review Funding / Grant Opportunities	2				2		2	6	1	1	7
Estimate of Probable Costs			8			8		16		0	16
Coordinate with The City	2							2		0	2
<b>TOTAL Phase IV</b>	<b>9</b>	<b>5</b>	<b>12</b>	<b>40</b>	<b>2</b>	<b>12</b>	<b>3</b>	<b>83</b>	<b>4</b>	<b>4</b>	<b>87</b>
<b>Grand Total</b>	<b>34</b>	<b>47</b>	<b>23</b>	<b>112</b>	<b>6</b>	<b>18</b>	<b>5</b>	<b>249</b>	<b>12</b>	<b>12</b>	<b>261</b>

## WHAT DISTINGUISHES US

As one of the few cities in Ohio without an income tax, revenue streams are more limited and create challenges unique to Bellbrook. The Kleingers Group has project experience working with several towns and cities in southwest Ohio that have no income tax. Because we understand this can create a fiscal constraint, Kleingers looks for creative opportunities to manage that constraint throughout the project. One option is to pursue grants to gain additional funds for public improvements. In Glendale and Wyoming, we have provided bid alternates during the bidding process in order to give those clients options during construction. Another idea is to look for local partnerships or donor opportunities, such as naming rights, engraved bricks, or plaques.

### Municipal Engineering Experience

The Kleingers Group has provided municipal engineering services to the communities of Silverton, Deer Park, Milford, Glendale, Trenton, Westerville, Obetz and many other municipalities throughout SW Ohio, greater Dayton and Columbus. We provide preliminary and construction level design services, bid documentation, and construction management assistance for a wide range of public infrastructure improvements including roadway, water and sewer lines, bridges, traffic signal design, traffic impact studies and stormwater flood control analysis. *As a mid-sized firm, Kleingers can give the City of Bellbrook both the attention it needs and the depth and breadth of services to provide prompt assistance in a wide variety of municipal situations.*

Our public sector service offerings include civil engineering, transportation engineering, surveying, landscape architecture, public sector financing support, community and zoning planning and economic development services. We assist many of our public clients through an on-going contractual basis. We also create and maintain capital improvement plans to assist in the annual budgeting process and setting a clear direction for public infrastructure funding strategies.

### Plan Review Experience

The Kleingers Group regularly reviews third party zoning entitlement applications including construction drawings, site plans, subdivision plans and other engineering and planning submittals for many public sector clients. For example, we are the designated civil engineering plan reviewers for municipalities such as Silverton, Deer Park, Trenton, Milford, Glendale, Westerville, and Pierce Township, Ohio. In other instances, we review third party construction plan documents for public sector clients when we serve in the role of criteria engineer for site and transportation related projects. We urge our plans review staff members to be mindful of protecting the interests of our clients in upholding the public improvement standards and regulations when reviewing a set of plans.

### Capital Improvement Plans

The Kleingers Group has worked with the Village of Silverton on drafting their first Capital Improvement Program. Kleingers reviewed public infrastructure with Village staff and made recommendations with regards to both capital improvement and preventative maintenance opportunities. Kleingers' Tim Casto also has experience in development of the City of Deer Park's Capital Planning document. Recently, we have been coordinating the City of Deer Park's efforts with their Comprehensive plan update with OKI, in order to secure outside funding to meet the City's ongoing capital infrastructure needs. Kleingers believes a capital improvement plan is extremely important for the City in order to prioritize projects and goals while still respecting the financial capacity of the City. Additionally, an organized capital improvement plan can aid in the identification and pursuit of outside funding.

### Public Project Funding Experience

Tim Casto leads The Kleingers Group's efforts in supplying our public clients with public project funding support. Tim has direct experience and is knowledgeable in those programs municipalities rely upon to make many projects a reality. We have successfully gained funds and completed projects through the following programs:

- OPWC SCIP / LTIP
- OEPA
- USDA
- Ohio Water Development Authority
- OEPA Revolving Loans
- OEPA Water Pollution Control Loans
- STP
- TA
- CMAQ
- CDBG
- ODOT Safety Grant
- Safe Routes to School
- Special Assessments
- MRF
- TRAC
- Urban Paving Program
- State Infrastructure Bank
- TID House Bill 53 Funds
- ODNR Natureworks Grant
- Tax Increment Financing





MARCH	 <p><b>PRE-DESIGN</b> March 22, 2021 - April 2, 2021</p>	<ul style="list-style-type: none"> <li>• Consultant Selection</li> <li>• Finalize Contract</li> </ul>
APRIL	 <p><b>PHASE I</b> April 5, 2021 - April 23, 2021</p>	<ul style="list-style-type: none"> <li>• Due Diligence / Site Visit</li> <li>• Gather GIS Data</li> <li>• Review Pertinent Studies + Comprehensive Plan</li> <li>• Inventory Existing Conditions + Amenities</li> <li>• Master Plan Basemap</li> <li>• Existing Conditions Map</li> </ul>
MAY	 <p><b>PHASE II</b> April 26, 2021 - June 4, 2021</p>	<ul style="list-style-type: none"> <li>• Analyze Inventory</li> <li>• Kick-Off Meeting</li> <li>• Site Walkthrough Meeting with the City</li> <li>• Design Meetings with the City</li> <li>• Streetscape Programming 'Vision' Imagery Sheets</li> <li>• Preliminary Streetscape Master Plan</li> <li>• Phasing Plan</li> </ul>
JUNE	 <p><b>PHASE III</b> June 7, 2021 - July 16, 2021</p>	<ul style="list-style-type: none"> <li>• Public Open House Meeting</li> <li>• Design Meetings with the City</li> <li>• Assess + Summarize Community Feedback</li> <li>• Update Streetscape Programming 'Vision' Imagery Sheets</li> <li>• Update Streetscape Master Plan</li> <li>• Create Perspectives, Sections + Elevations</li> <li>• Coordinate with the City</li> </ul>
JULY		
AUGUST	 <p><b>PHASE IV</b> July 19, 2021 - August 27, 2021</p>	<ul style="list-style-type: none"> <li>• Design Coordination Meetings with the City</li> <li>• Finalize Streetscape Master Plan</li> <li>• Finalize Perspectives, Sections + Elevations</li> <li>• Finalize Recommended Phasing Plan</li> <li>• Estimate of Probable Construction Costs per Phase</li> <li>• Coordinate with the City</li> </ul>



## INNOVATIVE IDEAS AND LANDSCAPE DESIGN CONSIDERATIONS

### Historical Features

In an effort to preserve Bellbrook's rich history, we see an opportunity to preserve and reuse features, such as the historic water pump within the streetscape. For example, the water pump could be set apart as a focal point, paired with a plaque that tells the story of Bellbrook's unique history. Additionally, we would like to make stronger connections to Bellbrook Park with it being in close proximity to the main intersection of the Downtown District.



Current Streetscape Water Pump

### Site Furnishings + Branding | Theme-ing

We will review the streetscape holistically and discuss branding and theme-ing opportunities. We will discuss site furnishing aesthetics with the City that would create a unified approach in design rhythm between the landscape and hardscape elements of the project. Site furnishings such as benches, trash receptacles, bike racks, bike repair stations or pavement medallions could provide opportunities for City branding by incorporating the logo where appropriate. We will also provide design locations for site furnishings with adequate space along the



Branding Opportunity: City Logo in Paver Patio

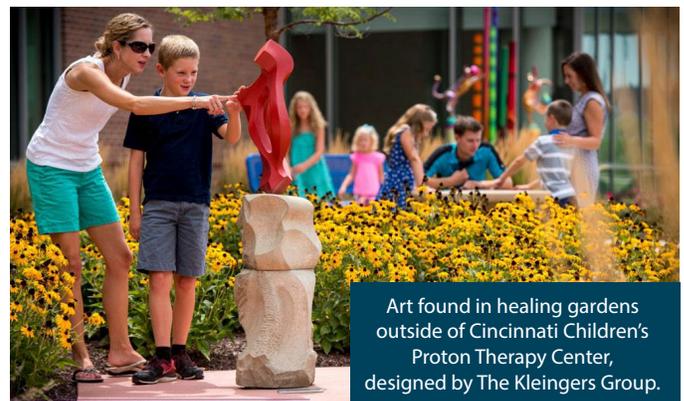


Branding Opportunity: City Logo in Site Furnishings (Bench)

streetscape.

### Art installations

We will coordinate with the city to provide locations for 'art in the streetscape'. During the design process we will provide locations for future public art, such that public art integrated with beautiful landscaping and placed properly for adequate space for viewing in the hardscape will create an additional visual 'wow' factor that looks fantastic throughout the entire year and adds to the flair and interest to the downtown loop.



Art found in healing gardens outside of Cincinnati Children's Proton Therapy Center, designed by The Kleingers Group.

### Crosswalk Design

Incorporating colored stamped asphalt, decorative pavers or thermoplastic markings (to create a pattern in the crosswalk areas) would provide for color and texture while also adding visual aesthetics, traffic calming, and branding opportunities throughout the streetscape. These ideas could always be planned for and phased in over time.

### Accessibility Design

Part of improving the streetscape experience, is creating better accessibility. We will plan to bring walks, ramps, and access into adjacent areas such as Bellbrook Park up to the current code, developing a safer and more accessible downtown environment.



### Hardscape Scoring/Pavement Pattern

We will provide attention to detail in the design of the streetscape and thoughtfully design the hardscape such that the pavement pattern and score joints provide rhythm in the streetscape and also provide the proper scale for pedestrian aesthetics while preventing concrete cracking. One of the most important key elements in design is scale. Also, critically important to the hardscape design is the hardscape details. We will provide attention to detail in the construction documents to ensure that whatever improvements are recommended, that they will be designed with an eye to detail.

### Street Trees

Street trees play an integral part in streetscape design and aesthetics. Street trees improve air quality by removing urban pollutants while simultaneously providing shade which creates a more pleasing streetscape for pedestrians. On our initial site walk with the city, we will review the existing street trees to determine which trees shall remain or be removed. We would provide attention to detail such that the street tree well/ tree grate is designed in rhythm with the hardscape such that there is a designed pavement and jointing pattern to reinforce the purposeful location of the tree grate/well. Special attention to street tree type is also critical because of the presence of overhead wires and the width of the trees such that they will not impede traffic.



### Bio-Swales and Curb Bump-Outs

Curb Bump Outs create a great opportunity to provide and promote sustainability through bio-swale plantings that also provide for visual 'pops' of color and low maintenance requirements over the long term. Bio-swales could also be promoted as a city initiative for sustainability.

### Root Paths

Through our recent streetscape designs and expertise, we have developed complex details to promote the aesthetic quality and longevity of street trees. Thereby, we will bring this knowledge and invaluable experience to the Downtown District. We suggest providing details for 'root paths' located under the street trees and pavement to bring air and nutrients directly to the roots of the street trees in an effort to extend the life of the street trees.

### Colors | Textures | Year-Round Interest

Promoting four season plantings that will provide color, texture, and movement (ornamental grasses), will provide interest and ensure beautifully landscaped areas at all times of the year. Creating year-round interest with a variety of deciduous and flowering shrubs and evergreen plantings in the landscape areas is critically important in providing a visually appealing 'wow' factor. 'Pops' of color and interesting textures and plantings create lasting beauty in the landscape.

### Plant Selections

Plant selection is critical to providing a beautiful landscape aesthetic. However, a delicate balance must be made between lush, beautiful landscaping with a modern flair and the additional maintenance and yearly operating costs that can be incurred with additional landscaping. We will provide that balance between aesthetics, maintenance and cost while also ensuring plant hardiness, salt tolerance, sight lines, and a variety of colors and textures in the plant palette to create an intriguing landscape plan that will be successful and beautiful over the long term.



# SUMMARY OF QUALIFICATIONS



*Very good experience working with Lynne and Jessica on both our projects with the City of Kettering Parks. We look forward to working with them to complete both and hope to on future projects as well.*

*Gary Schussler  
City of Kettering Parks,  
Recreation, and Cultural Arts*



## SHARONVILLE DOWNTOWN LOOP STREETScape

CITY OF SHARONVILLE, OHIO

The Kleingers Group provided landscape architectural and transportation engineering services to the City of Sharonville to create the vision for the overall streetscape aesthetics for the Downtown Loop Area while also providing for improved vehicular and pedestrian circulation and walkability within the Downtown Loop.

Traffic lanes were minimized and turn lanes were added to reduce vehicular congestion. Curb bump outs were proposed to aid in traffic calming, provide designated on-street parking, support green infrastructure areas while also improving pedestrian circulation by narrowing the street and creating crosswalk refuge areas.

Vibrant colored concrete banding, pedestrian LED lighting, street trees and site furnishings will re-brand the streetscape area while providing for a more consistent rhythm in design throughout the Downtown Loop. Special attention to mid-block crosswalks and ADA accessibility were of high importance.

Pocket parks, art installations, gateway arches, and history markers are proposed throughout the Downtown Loop to enhance the downtown walkability and aesthetics. A promenade was designed on Creek Road including specialty pavements, a bike trail, seating, and bollards in order to close the road for community events. The streetscape design also included pedestrian connections to various public parking lots throughout the Downtown Loop improving the overall pedestrian connectivity within the Loop.



- **Client Name:** City of Sharonville
- **Project Reference Contact:** Sarah Dircks, City Planner (formerly with Sharonville)  
Email: sarah.dircks@peoriaaz.gov  
Phone: (513) 563-0033
- **Key Staff Involved:** Lynne Nischwitz, Sam Morton, Michael Pistiolas, Jessica Rybolt

- Located in Historic District
- District Master Planning
- Streetscape Improvements
- Walkability Enhancements
- Traffic Lane Reduction
- Signal Modifications
- Traffic Analysis
- Public Parking re-design
- Pedestrian Connectivity
- Lighting Design
- Mid Block Crosswalk Design

- Pocket Park Design
- Green Space Design
- Public Plaza Hardscape Design
- Community Event design area
- Marketing | Branding
- Stormwater Management
- Landscape Design
- Renderings
- Community Involvement
- Gateway Design



## SILVERTON AREA SMALL PLAN

SILVERTON, OHIO

The Kleingers Group provided landscape architecture and master planning services to the Village of Silverton to promote a more active streetscape, provide for civic green space, and to create a more welcoming downtown core. The design process included multiple stages of community engagement which began with a streetscape walk consisting of village staff and focus group members to garner ideas for the future vision for the streetscape. Public engagement continued with design charrettes and public open house presentations which were critical in creating the ideas and vision for the streetscape improvements.

The design of the master plan included a Silverton gateway arch, a new pocket park, multiple streetscape parklets, a civic green with a pavilion for concerts and community movie nights. Streetscape amenities included new streetscape pavement, pavers, landscape planters, seating, opportunities for future art installations, parking, access, and village branding.

The Kleingers Group brought the design to life by utilizing modern technology to create extensive computer rendered 3D model videos. The rendered videos show the proposed improvements as if you were walking down the street. These videos helped raise public awareness for the plan, community support, and to gain funding.

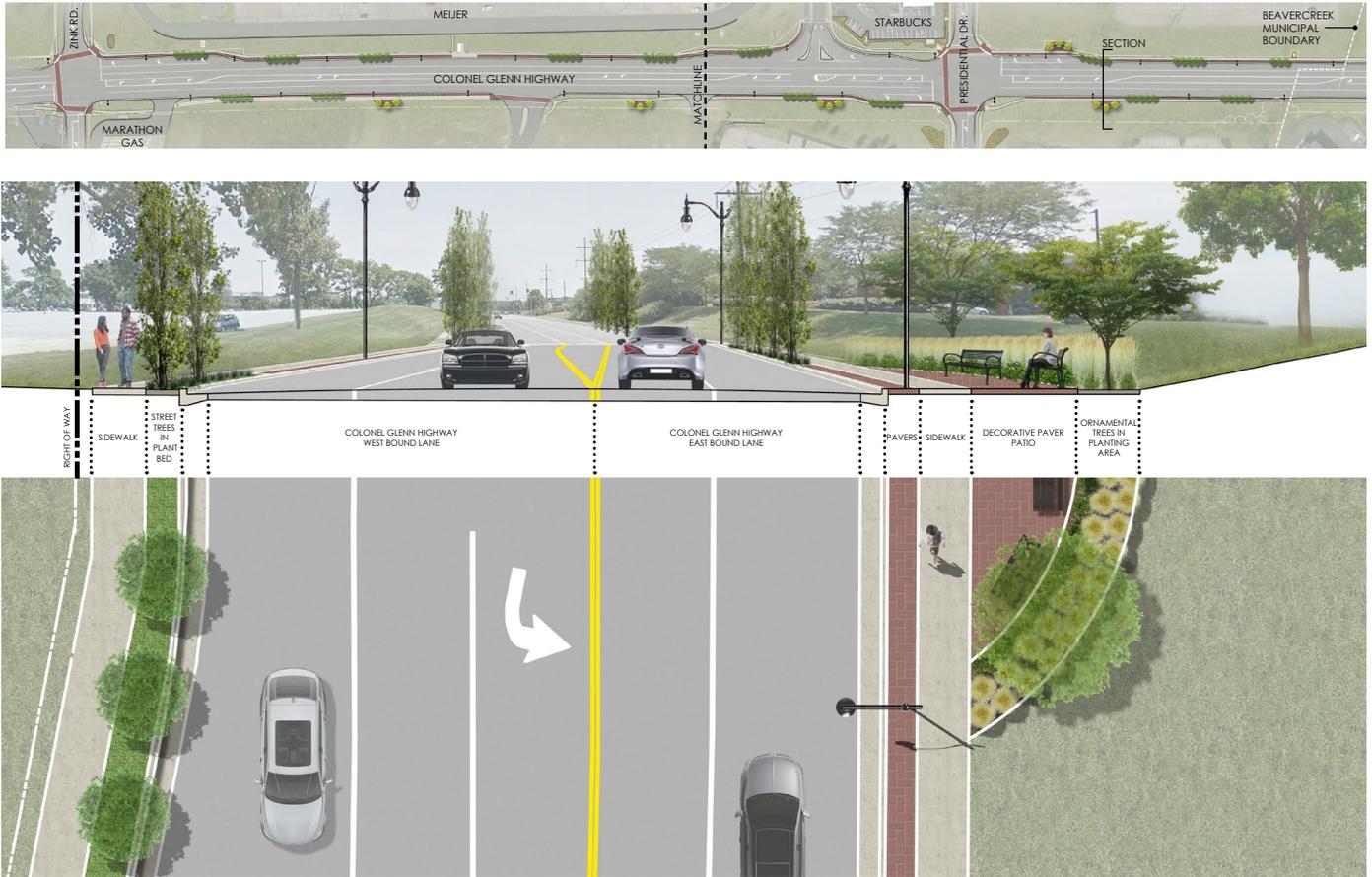


- **Client Name:** Village of Silverton
- **Project Reference Contact:**  
Tom Carroll, Village Manager  
Email: [t.carroll@silvertonohio.us](mailto:t.carroll@silvertonohio.us)  
Phone: (513) 792-6560

- **Key Staff Involved:** Lynne Nischwitz, Michael Pistiolas, Jessica Rybolt, Mike Slagle, Tim Casto

- District Master Planning
- Streetscape Improvements
- Walkability Enhancements
- Public Parking re-design
- Access management
- Lighting Design
- Crosswalk Enhancements
- Pocket Park Design
- Green Space Design

- Public Plaza Design
- Community Events
- Marketing | Branding
- Landscape Design
- Community Involvement
- Renderings | Videos



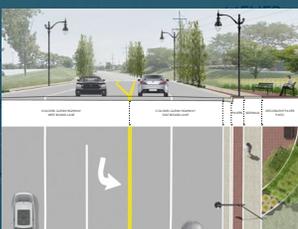
## COLONEL GLENN HIGHWAY ENHANCEMENTS

BEAVERCREEK, OHIO

The Kleingers Group is providing design and engineering services for the enhancement of the Colonel Glenn Highway between 500 feet east of the Presidential Drive intersection to Old Yellow Springs Fairfield Road. The enhancements will follow the ODOT Local Let Process and include the design of decorative lighting, brick pavers, sidewalk, landscaping, and right-of-way plans, and an environmental assessment. The goal of the design is to promote a unique and uniform design aesthetic along the Colonel Glenn Highway in both Beaver Creek and Fairborn.

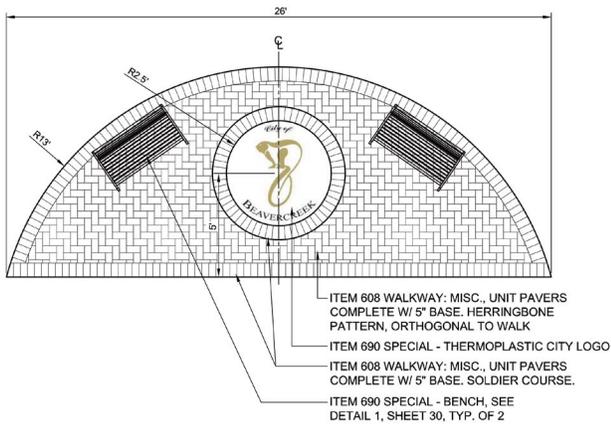
### PROJECT HIGHLIGHTS:

Main goal is to create a unique and uniform design aesthetic along the Colonel Glenn Highway in both Beaver Creek and Fairborn.



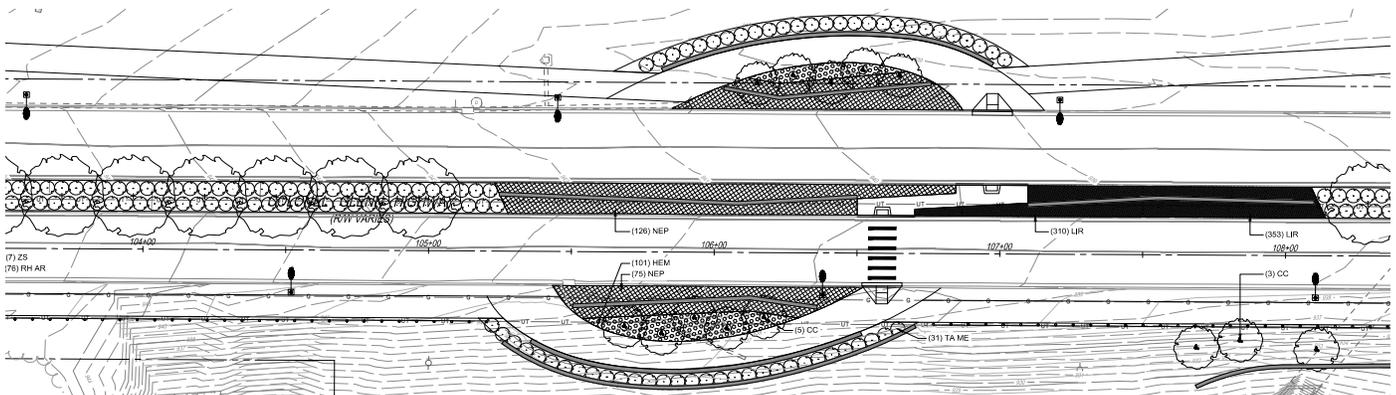
- **Client Name:** City of Beaver Creek
- **Project Reference Contact:** Nick Smith, Assistant Engineer  
Email: [smith@beavercreekohio.gov](mailto:smith@beavercreekohio.gov)  
Phone: (937) 427-5513
- **Key Staff Involved:** Lynne Nischwitz, Sam Morton

- Streetscape Improvements
- Walkability Enhancements
- Access Management
- Lighting Design
- Crosswalk Enhancements
- Right-of-Way Plans
- Environmental Assessment
- Hardscape Design



Branding Opportunity: City logo in paver patio

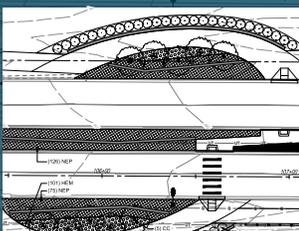
Branding Opportunity: City logo in site furnishings (bench)



## COLONEL GLENN HIGHWAY STREETScape ENHANCEMENTS

FAIRBORN, OHIO

The Kleingers Group is providing landscape architecture design and engineering services for the streetscape enhancement of the Colonel Glenn Highway between Presidential Drive and the intersection of Old Yellow Springs Fairfield Road. The streetscape enhancements follow the ODOT Local Let Process and include the design of aesthetic crosswalks, branded pedestrian plaza areas, sidewalks, stone walls, stone seating, brick columns, decorative lighting, landscaping, irrigation, and a bike trail. Right of Way plans and an environmental assessment was also completed. The goal of the design is to promote a unique and uniform design aesthetic along the Colonel Glenn Highway in both Beaver Creek and Fairborn. The project will be constructed in 2022.



- Client Name: City of Fairborn
- Project Reference Contact: Lee Harris, City Engineer  
Email: lee.harris@fairbornoh.gov  
Phone: (937) 754-3055
- Key Staff Involved: Lynne Nischwitz, Sam Morton
- Streetscape Improvements
- Walkability Enhancements
- Access Management
- Lighting Design
- Crosswalk Enhancements
- Right-of-Way Plans
- Environmental Assessment
- Hardscape Design
- Irrigation
- Bike Trail
- Branding



## BEAVERCREEK GATEWAY BEAUTIFICATION (GRE-CR-25-5.57)

BEAVERCREEK, OHIO

Working closely with both the City of Beavercreek and ODOT through a design process that involved multiple collaboration meetings, The Kleingers Group provided landscape architecture services to provide a formalized community gateway into the City of Beavercreek at the intersection of Pentagon Boulevard and Grange Hall Road located adjacent to the on-ramp of I-675. The gateway included decorative brick columns and walls, signage, retaining walls to increase the amount of visible planting, specialty paving that enforced the 'branding' of Beavercreek.

The use of aesthetically pleasing sustainable four season plantings were featured in the landscape alongside a meandering stone 'creek bed' that changes to colored undulating hardscape with sculpted earth mounds to create a natural organic aesthetic. The completed design uses flowing, colorful plant masses to create an inviting entrance to both vehicular traffic and pedestrians. The planting scheme was designed to be low maintenance but also look wonderful throughout the entire year. The plantings are not irrigated, but look wonderful because of the selection and use of native, hardy, drought tolerant plantings.



### PROJECT HIGHLIGHTS:

Located adjacent to the on-ramp of I-675, the landscaping provides a gateway into Beavercreek. The use of four season plantings that provide year-round interest in the landscape.



- Client Name: City of Beavercreek
- Project Reference Contact: Nick Smith, Assistant Engineer  
Email: smith@beavercreekohio.gov  
Phone: (937) 427-5513
- Key Staff Involved: Lynne Nischwitz, Sam Morton
- Streetscape Improvements
- Walkability Enhancements
- Gateway Design
- Access Management
- Lighting Design
- Crosswalk Enhancements
- Hardscape Design



## SCHANTZ AVENUE STREETScape

DAYTON, OHIO

The Kleingers Group is providing landscape architectural services to create an iconic gateway to the City of Kettering by renewing the streetscape along S. Patterson Blvd and accentuating the new decorative fence across the W. Schantz Avenue bridge with colorful plantings.

Framing the W. Schantz Avenue bridge are colorful plantings placed in swooping arcs, mimicking the form of the decorative fence, to compliment the contemporary corten steel design. Similar plantings continue in the medians of S. Patterson Blvd, creating continuity throughout the streetscape. The hillsides adjacent to S. Patterson Blvd, overgrown with invasive species, will be cleared and replanted with groundcovers, creating a lush yet manicured appearance. The revived S. Patterson Blvd streetscape is a dramatic gateway to The City of Kettering with colorful plantings, year-round interest, and provides for low maintenance.



- **Client Name:** City of Kettering
- **Project Reference Contact:**  
Gary Schussler, Parks Superintendent  
Email: [gary.schussler@ketteringoh.gov](mailto:gary.schussler@ketteringoh.gov)  
Phone: (937) 296-2486
- **Key Staff Involved:** Lynne Nischwitz, Sam Morton, Steve Korte, Jessica Rybolt, Michael Pistiolas
- Streetscape Improvements
- Walkability Enhancements
- Gateway Design
- Access Management
- Crosswalk Enhancements
- Hardscape Design
- Landscape Design



## LINCOLN PARK

KETTERING, OHIO

The Kleingers Group is providing landscape architectural design services for Lincoln Park in Kettering, Ohio. Lincoln Park is home to the Frazee Pavilion, a popular music venue. The park includes walking paths, lush planting beds, art in the landscape, seating areas, irrigation, and streetscaping. Kleingers is providing landscape design to provide a sophisticated and modern landscape aesthetic to the park. Shade trees, flowering shrubs, ornamental grasses, and groundcovers are designed with various textures, colors, and bloom times to provide beautiful landscaping throughout the park during all seasons.

During the design process, The Kleingers Group provided rendered perspectives of the proposed landscaping in highly visible areas to gain design concurrence with the City on the proposed vision of the landscape. Because there was a lot of beautiful existing trees and plantings to remain, the proposed landscape was overlaid on top of existing photographs to provide a graphic rendering depicting plantings to remain along with the proposed plantings. The 3D visualization allowed for ease in landscape design collaboration with the City and stakeholders.



- **Client Name:** City of Kettering
- **Project Reference Contact:**  
Gary Schussler, Parks Superintendent  
Email: [gary.schussler@ketteringoh.gov](mailto:gary.schussler@ketteringoh.gov)  
Phone: (937) 296-2486
- **Key Staff Involved:** Lynne Nischwitz
- Streetscape Improvements
- Walkability Enhancements
- Gateway Design
- Access Management
- Crosswalk Enhancements
- Hardscape Design
- Landscape Design
- Irrigation



## SR 741 GATEWAY + ROUNDABOUT LANDSCAPE BEAUTIFICATION

MASON, OHIO

The Kleingers Group landscape architecture team is providing entry gateway and landscape design to the City of Mason including a new roundabout located on the northern edge of the City at SR 741 and Research and Development Way. The gateway design incorporates the City's branding in hardscape elements as well as aesthetic lush landscaping.

The hardscape elements include the City's logo, the letter 'm', located in the center of the roundabout. The use of the branded letter 'm' is a sophisticated, modern, and chic way to welcome travelers into the City of Mason while also providing 'art in the landscape'. This sculptural metal "m" is located on both the north and south sides of the roundabout set in beautiful, lush landscaping.

The roundabout includes lush landscaping that provides intriguing interest in the landscape when viewed from all aspects approaching the roundabout as well as driving around and through it. The landscaping provides four season interest including shade trees, ornamental trees, evergreens as well as flowering shrubs, ornamental grasses, and perennials while providing for drought and salt tolerant hardy plantings. The signage and the landscaping play off of each other to create a cohesive branded landscape that provides rhythm throughout the streetscape.

During the initial design process, several concepts were created for the gateway signage and landscaping, and thus, we provided rendered aerial perspectives, plan views, and perspectives as if one was driving through the roundabout. The perspective renderings and plans were important in the design process to gain design concurrence with the City and to move forward with landscape construction documentation.



- **Client Name:** City of Mason
- **Project Reference Contact:** Steve Caddell, Project Coordinator  
Email: [scaddell@masonoh.org](mailto:scaddell@masonoh.org)  
Phone: (513) 229-8520
- **Key Staff Involved:** Lynne Nischwitz
- Streetscape Improvements
- Gateway Design
- Access Management
- Hardscape Design
- Landscape Design
- Branding



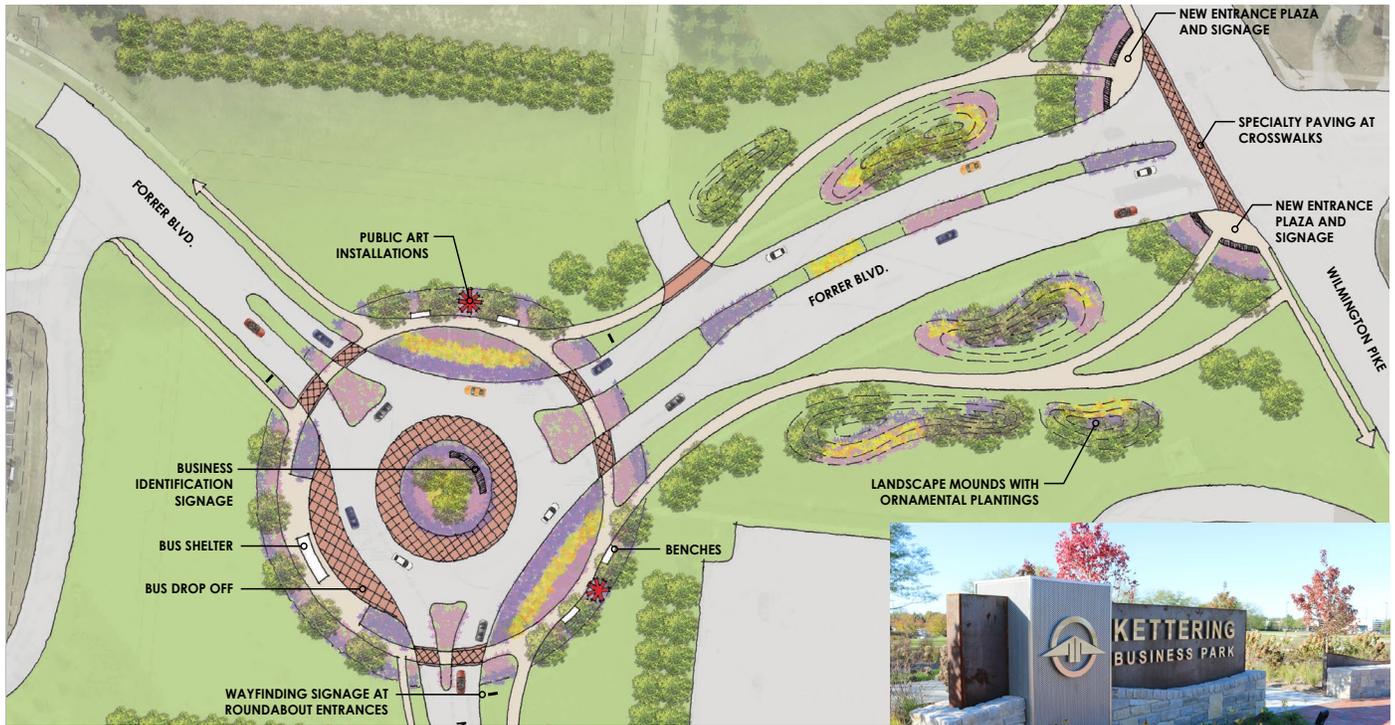
## WESTERN ROW ROAD STREETSCAPE

MASON, OHIO

The Kleingers Group provided landscape architecture services for a beautiful gateway into The City of Mason along the I-71 and Western Row Road streetscape. A steep hillside along Western Row Road provided an opportunity to beautify the streetscape, provide erosion control, incorporate sustainability and City branding. The streetscape is highly visible as it is the entrance to the City and to the Western and Southern professional tennis tournament. The streetscape design includes sweeping, massed plantings of ornamental grasses, flowering shrubs, perennials, and groundcover with curvilinear swaths of meadow grasses to provide sustainability in an aesthetic planting design, providing for erosion control and low maintenance. Hardscape was designed to provide City branding, four season interest, aesthetics, and low maintenance. The hardscape design 'plays' off the curvilinear landscape and undulates along the hillside streetscape culminating in the City of Mason's 'M' logo in colored, stamped concrete. Perspective renderings were provided during the design process to aid in design concurrence between the City and design team.



- **Client Name:** City of Mason
- **Project Reference Contact:** Brian Lazor, Economic Development  
Email: blazor@masonoh.org  
Phone: (513) 229-8500
- **Key Staff Involved:** Lynne Nischwitz, Jessica Rybolt, Steve Korte
- Streetscape Improvements
- Walkability Enhancements
- Pocket Park Design
- Green Space Design
- Public Plaza Hardscape Design
- Marketing | Branding
- Sustainability
- Landscape Design
- Gateway Design
- Wayfinding Design
- Master Planning
- Stormwater Management



## KETTERING BUSINESS PARK LANDSCAPE ENTRANCE DESIGN

KETTERING, OHIO

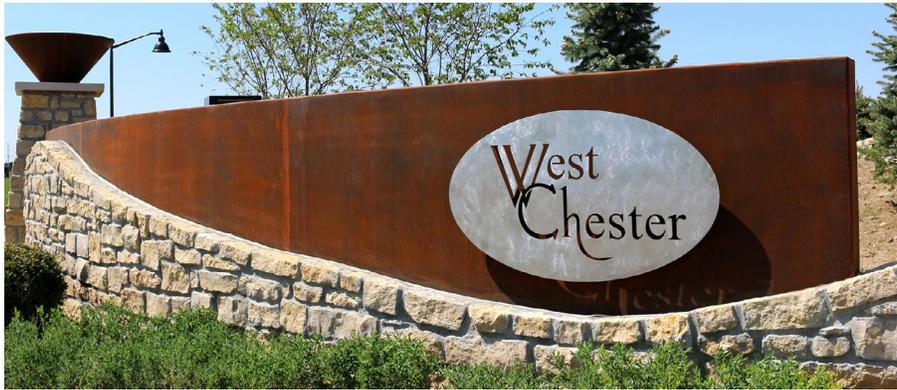
The Kleingers Group provided Landscape Architecture services for The Kettering Business Park in Kettering, Ohio. New monument entryway signs and wayfinding signs for both the Business Park and Municipal Court were developed to welcome visitors into the business park and create a fresh, unified branding for the business park. Material components such as weathering steel and perforated metal were chosen to compliment the contemporary aesthetic of the business park, while the use of natural cut limestone seatwalls relates to other streetscape improvements throughout the city.

Construction documents were developed for the project that featured new entrance plaza's flanking Forrer Blvd. at Wilmington Pike. Decorative paving highlights the entrance monument signs with bright colorful landscaping designed in concentric radiating bands to create a welcoming entrance into the business park. Moving into the site natural earthen mounds were placed to frame and enhance the viewshed corridor into the business park and centralized roundabout. A colorful plant palette was selected for the roundabout including sustainable four-season plantings that are low maintenance and will provide interest throughout the entire year. The completed design integrates flowing ornamental grasses, flowering perennials, and shrub massings to create an aesthetically pleasing experience for employees and visitors alike. Irrigation was designed for all new landscaped areas to reduce the amount of yearly maintenance required for the site. Two public art locations were identified for the middle of the roundabout due to the high visibility for both pedestrians and vehicular traffic. New sidewalks, crosswalks, and decorative paver banding were oriented around the outer ring of the roundabout with an allee of elm trees lining the pedestrian walkway to create dappled shade and seating opportunities. Contemporary site furnishings including benches, trash receptacles, and pathway lighting were located to allow business park employees areas to congregate and enjoy the new naturalistic campus design.



- **Client Name:** City of Kettering
- **Project Reference Contact:** Steven Bergstresser, Assistant City Manager  
Email: [steven.bergstresser@ketteringoh.org](mailto:steven.bergstresser@ketteringoh.org)  
Phone: (5937) 296-2412
- **Key Staff Involved:** Lynne Nischwitz, Mike Slagle

- Streetscape Improvements
- Walkability Enhancements
- Public Plaza Hardscape Design
- Branding
- Sustainability
- Landscape Design
- Gateway Design
- Master Planning

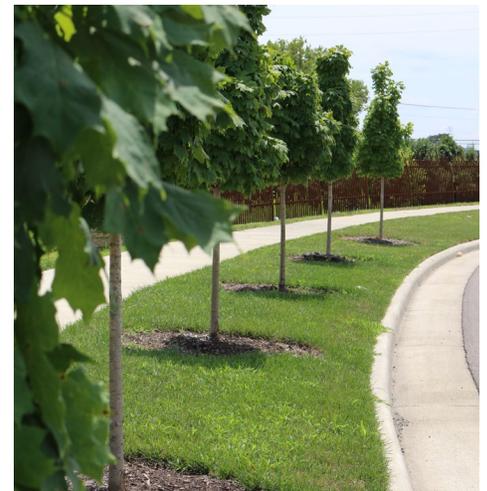


## CIVIC CENTRE BOULEVARD STREETScape

WEST CHESTER, OHIO

The Kleingers Group provided landscape architecture services to provide a unique streetscape along Civic Centre Boulevard. Kleingers designed the layout and functions of the road while also creating a distinctive streetscape “brand” for Civic Centre Boulevard and roundabout.

Kleingers worked in conjunction with both West Chester Township and the Butler County Engineers Office (BCEO) in a design process which included a variety of collaboration and design review meetings to ensure all parties were able to have input into the design. After several meetings with the BCEO and West Chester Township, The Kleingers Group presented three design concepts. During the design review process, Kleingers used real-time 3D models to allow the Township to view the design concepts from every angle possible. This flexibility allowed Kleingers to creatively and efficiently provide streetscape concepts to gain design concurrence from all stakeholders.



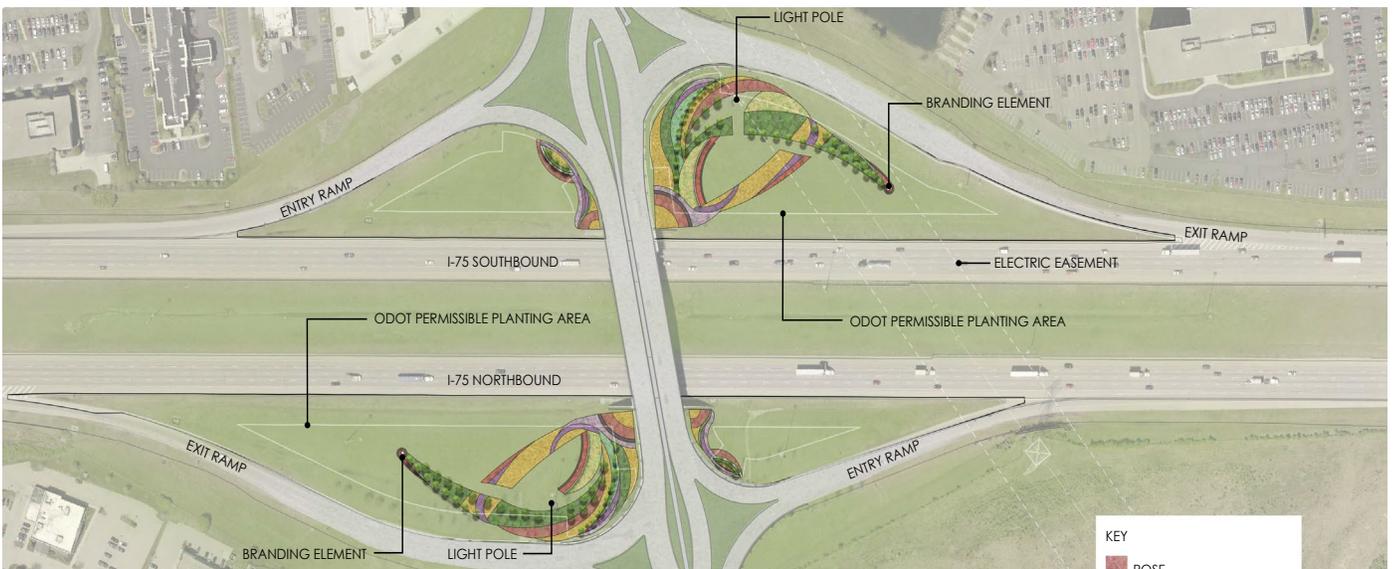
The design features a serpentine wall as a focal point in the roundabout. Classic materials such as stacked stone and limestone were contrasted against weathered steel to create a classic yet contemporary design. Landscaping with entrance features were also provided at the intersection of Allen Road with Windisch Road. Columnar, ornamental, and evergreen trees along with flowering and evergreen shrubs, ornamental grasses, perennials and lawn provide interest in the streetscape throughout all seasons.



- **Client Name:** West Chester Township
- **Project Reference Contact:**  
Tim Franck, Director  
Email: tfranck@westchesteroh.org  
Phone: (513) 759-7300
- **Key Staff Involved:** Lynne Nischwitz, Jessica Rybolt, Steve Korte, Sam Morton, Michael Pistiolas

- Streetscape Improvements
- Walkability Enhancements
- Hardscape Design
- Marketing | Branding
- Sustainability
- Landscape Design

- Gateway Design
- Wayfinding Design
- Master Planning
- Stormwater Management



## I-75 AND UNION CENTRE DDI LANDSCAPE BEAUTIFICATION

WEST CHESTER, OHIO

The Kleingers Group is providing landscape architecture and civil engineering services to West Chester Township for the DDI interchange project at I-75 and Union Centre Blvd.

The Union Centre Blvd. overpass will be spanned by a custom art installation in the form of a perforated stainless-steel vandal fence to create an abstract clock design representing the Township. The landscape design of the highway infield areas will compliment the overpass art by framing it with a contemporary design of large plant massings consisting of deciduous and evergreen vegetation to create year-round interest and color. Retaining walls are incorporated into the slopes of the interchange to create tiered landscaping areas and to provide opportunities for future branding elements for West Chester Township.



- **Client Name:** West Chester Township
- **Project Reference Contact:** Tim Franck, Director  
Email: tfranck@westchesteroh.org  
Phone: (513) 759-7300
- **Key Staff Involved:** Lynne Nischwitz, Jessica Rybolt, Steve Korte

- Streetscape Improvements
- Hardscape Design
- Landscape Design
- Gateway Design
- Master Planning
- Stormwater Management

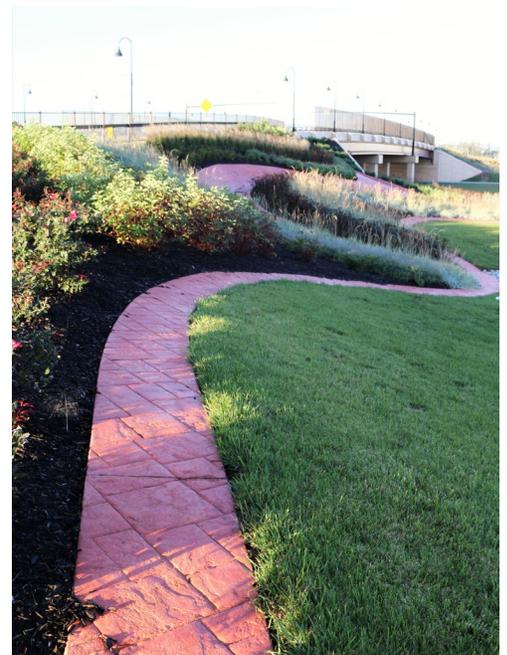


## I-75 & AUSTIN BOULEVARD INTERCHANGE STREETScape

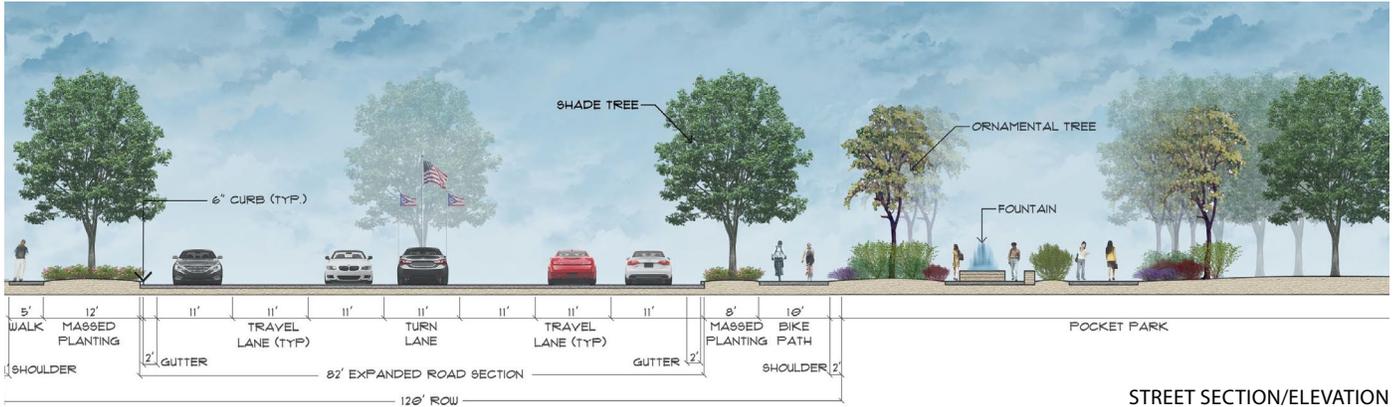
MIAMI TOWNSHIP, MIAMISBURG, SPRINGBORO, OHIO

The Kleingers Group was hired by the Montgomery County Transportation Improvement District and the Austin Center JEDD to provide an ‘eye-catching’ design for the interchange infield areas at the I-75 and Austin Boulevard Interchange that would utilize unique plants that could thrive in harsh conditions, be easily maintained, provide for erosion control, provide year round interest, and provide a ‘wow’ factor to travelers on I-75. Because the interchange is in an area with very tight ODOT mandated design guidelines, Kleingers had to ensure that the design adhered to these strict regulations as well as achieve the exciting new aesthetic that the MCTID and Jedd had envisioned.

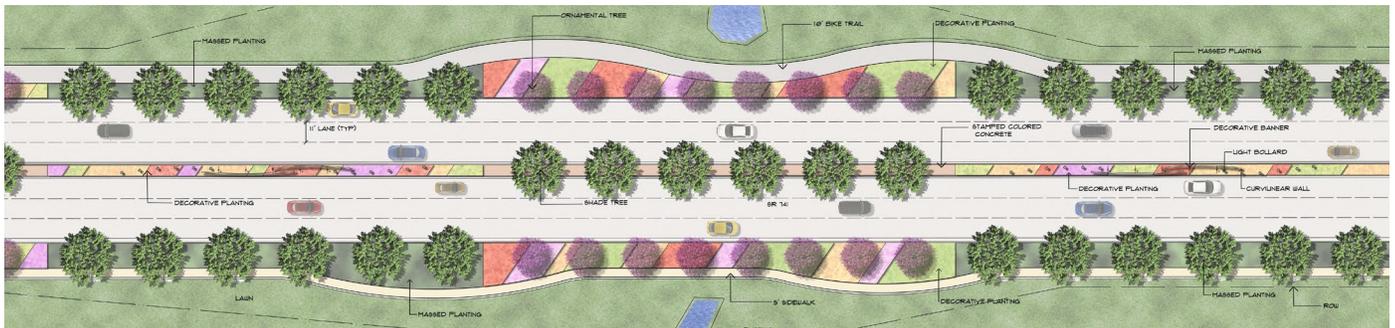
The design incorporates a curvilinear spine of columnar oak trees that creates a sculptural element in the landscape that provides the backbone for the overall design. The columnar trees also frame views within the interchange gateway. The design also includes bold curvilinear massed planting bands. These planting bands include plantings with interest throughout the entire year, provide varying textures and colors that weave in and out of each other in a layered effect thereby, creating spectacular views from all sides of the interchange. The design also included stamped, colored concrete to create interest. This stamped colored concrete dances among the plants bands thereby enhancing the colors and textures throughout the design, provides hillside erosion control, and provides a limit for maintenance purposes of the planting areas. When combined, the unique varieties of plants married with the stamped colored concrete creates a visually appealing, uniquely branded gateway for the Austin Interchange.



- **Client Name:** Montgomery County
- **Project Reference Contact:** Steve Stanley, Executive Director  
Email: [ssstanley@mctid.org](mailto:ssstanley@mctid.org)  
Phone: (937) 226-8266
- **Key Staff Involved:** Lynne Nischwitz, Steve Korte
- Streetscape Improvements
- Hardscape Design
- Landscape Design
- Gateway Design
- Master Planning
- Stormwater Management



STREET SECTION/ELEVATION



POCKET PARK PLAN

## STATE ROUTE 741 STREETScape

MASON, OHIO

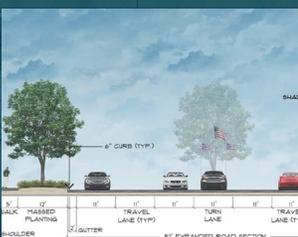
The SR 741 Streetscape Beautification Project included conceptual streetscape design for the proposed entertainment corridor into the city from I-71. This streetscape was intended to be of high design and an exciting streetscape.

The dramatic streetscape plan included new medians with hardscape design, curvilinear walls, landscaping, decorative lighting, and banner poles. The decorative walls are curvilinear in form to create interest in the streetscape with massed plantings designed on an angle to increase aesthetics while driving down the roadway. Roadway edge enhancements include street trees, a bike trail, and several pocket parks with a fountain, art display areas, fitness stations, lush landscaping, decorative walls, and seating. The streetscape includes a one-mile fitness loop with several fitness stations, seating areas, and drinking fountains located along the bike trail.



### PROJECT HIGHLIGHTS:

Street trees, a bike trail, pocket parks, art display areas, fitness stations, lush landscaping and seating areas provide a welcoming and user-friendly streetscape for the proposed entertainment corridor.



- Client Name: City of Mason
- Project Reference Contact: Brian Lazor, Economic Development  
Email: blazor@masonoh.org  
Phone: (513) 229-8500
- Key Staff Involved: Lynne Nischwitz, Jessica Rybolt, Steve Korte
- Streetscape Improvements
- Walkability Enhancements
- Lighting Design
- Crosswalks
- Pocket Park Design
- Roadway Enhancements
- Public Plaza Hardscape Design
- Bike Trails
- Marketing | Branding
- Stormwater Management
- Landscape Design



## 84.51 - DUNNHUMBY HEADQUARTERS STREETScape

CINCINNATI, OHIO

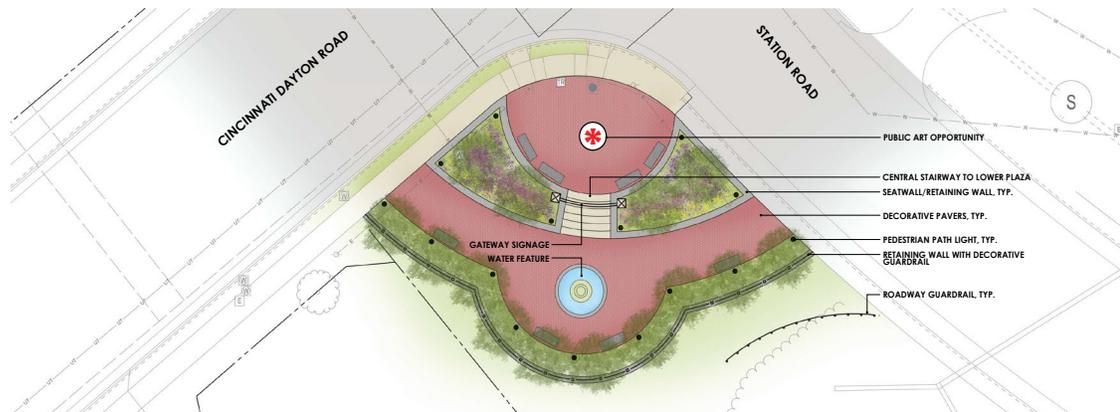
The Kleingers Group was hired to provide surveying, civil engineering, landscape architecture, and traffic engineering services associated with the \$70 million mixed-use redevelopment site in downtown Cincinnati. Kleingers managed resources to ensure existing site research and the proposed design was accurate, cost effective, and delivered construction drawings to the client in a timely manner. Specific design responsibilities included site demolition, excavation, stormwater detention design, streetscape design, 9th floor amenity design, and the site utility layout for the multi-story building.

Special attention to detail was given to the design of the streetscape which highlights architectural features while enhancing the pedestrian experience. Street trees were designed to align with the exposed structural building columns. Specialty pavements were used to showcase architectural features such as architectural columns and building entrances. We took an especially critical eye throughout the design process to ensure that the specialty exposed aggregate concrete finish and the jointing of the concrete was meticulously located to align with building entrances, columns, and features, enhanced the ADA accessibility, and lined up with street signs, utility cleanouts, and street tree grates. The streetscape was designed, to be flexible, to allow for future tenants to utilize the streetscape as part of their business.

Through the course of the design process, we developed complex details to ensure the aesthetic quality and longevity of the streetscape. Working closely with Mr. Robin Hunt, at the Department of Urban Forestry, we detailed the use of 'root paths' under the street trees and pavement, in order to bring air and nutrients directly to the roots of the trees in an effort to extend the life of the trees. We also closely coordinated with the City of Cincinnati to develop a new City standard detail for how tree grates are to be attached to granite curbs. The detail creates a flexible design which allows for the future expansion of utilities without the need to remove any pavement or curb. A great deal of coordination took place with multiple public and private entities including the architect, the City of Cincinnati, the Metropolitan Sewer District, Cincinnati DOTE, Greater Cincinnati Water Works, 3CDC, and the owner to ultimately create this successful streetscape project.



- **Client Name:** City of Cincinnati
- **Project Reference Contact:** Steven Kenat, Principal (GBBN)  
Email: skenat@gbbn.com  
Phone: (513) 241-8700
- **Key Staff Involved:** Lynne Nischwitz
- Streetscape Improvements
- Roadway Enhancements
- Hardscape Design
- Stormwater Management
- Landscape Design
- Utility Layout Design



## STATION ROAD PARK

WEST CHESTER TOWNSHIP, OHIO

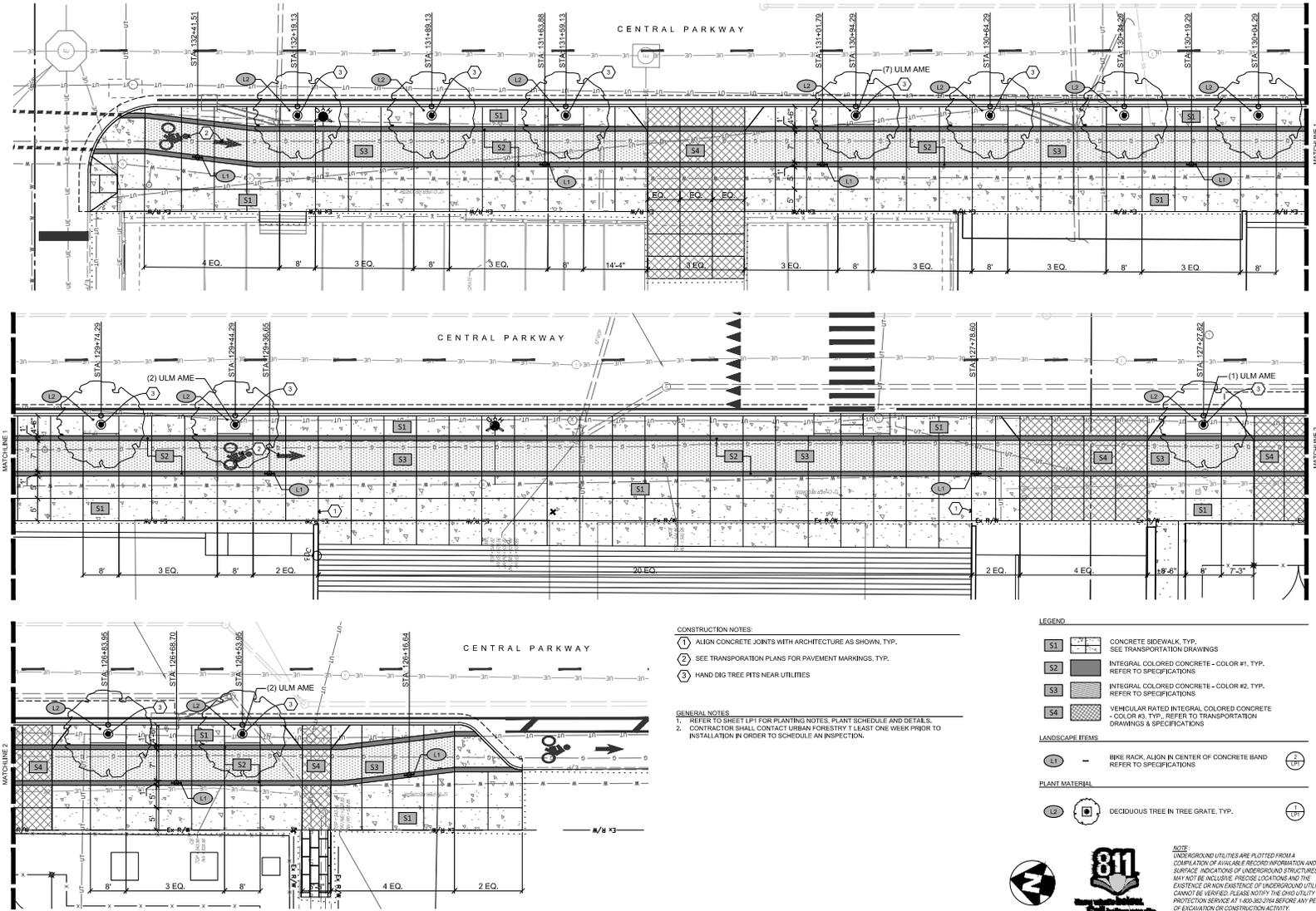
The Landscape Architecture studio of The Kleingers Group was approached by West Chester Township to design a small passive park at the southeast corner of Station Road and Cincinnati Dayton Road. The park posed a significant design challenge due to a 16% slope across the majority of the site. The site also includes a cluster of overhead electric poles and various utilities. To overcome these challenges, the creative park design provides for several terraces with aesthetic retaining walls and raised plant beds to manage the grade change while simultaneously creating a beautiful garden separation between the busy roadway and the central park space.

The main pedestrian entrance to the park is at the intersection of Cincinnati Dayton Road and Station Road and includes a semi-circular brick plaza framed by curbed lush plant beds with uplift shade trees. The semi-circular plaza is bisected by a central monumental staircase that leads to a lower plaza that contains a central water feature located in the heart of the park. Upon entering the lower plaza, the loud noise of the streetscape is replaced with the soothing sound of cascading water from the aesthetic water feature.

Shade trees, lush landscaping, and seating provides for a wonderful respite to view and take in the lovely sounds of the water feature. This lower plaza is flanked by two walkways leading to Cincinnati Dayton Road and Station Road which provides the park with ADA accessibility. The plaza and walkways are framed by a large plant bed with colorful perennials and shrubs with an ornamental fence and retaining wall that extends along the length of the park.



- **Client Name:** West Chester Twp
- **Project Reference Contact:** Tim Franck, Director  
Email: tfranck@westchesteroh.org  
Phone: (513) 759-7300
- **Key Staff Involved:** Lynne Nischwitz, Michael Pistorias, Jessica Rybolt, Steve Korte
- Located in Historic District
- Streetscape Improvements
- Walkability Enhancements
- Lighting Design
- Crosswalks
- Pocket Park Design
- Green Space Design
- Public Plaza Hardscape Design
- Community Events
- Marketing | Branding
- Stormwater Management
- Landscape Design



## FC CINCINNATI STADIUM STREETScape

CINCINNATI, OHIO

The Kleingers Group provided landscape architectural services for the streetscape design along Central Parkway in Cincinnati, Ohio in conjunction with the FC Cincinnati major league soccer stadium project. Streetscape improvements include a new concrete sidewalk with decorative score joints, a bike lane denoted by integral colored concrete, custom bike racks and site furnishings, and decorative street tree plantings. A landscaped median with native and drought tolerant plant material was also designed at a new mid-block crossing along Ezzard Charles Drive. The project is expected to begin construction in 2021.



- Client Name: FC Cincinnati
- Project Reference Contact: Bill Connelly  
Email : connelly@fccincinnati.com  
Phone: (513) 977-5406
- Key Staff Involved: Lynne Nischwitz, Sam Morton, Mike Slagle
- Streetscape Improvements
- Walkability Enhancements
- Site Furnishings
- Crosswalks
- Bike Lane and Racks
- Hardscape Design
- Landscape Design
- Traffic Analysis



## BLUE ASH ROAD STREETScape IMPROVEMENTS

DEER PARK, OHIO

This ODOT, LPA project involved the reconstruction of approximately 2,000 feet of Blue Ash Rd., in Deer Park, Ohio. The construction budget for the project is \$5 Million. The project limits are from Duneden Avenue to Galbraith Rd. The Kleingers Group initially prepared a master plan for the redevelopment of the main business corridor for The City of Deer Park.



The master plan provided a multi-modal design related to complete streets project that included pedestrian and bicycle infrastructure facilities, such as strategically placed curb bump-outs to aid in traffic calming, crosswalks, ADA compliant curb ramps, benches, trash receptacles, decorative street lighting, and stamped concrete paver crosswalks, as well as infrastructure elements to address storm water quality (BMPs). The Kleingers Group also prepared the successful TID, STP, OPWC, and TA funding applications that were part of the financing package for the project. T

he project included a new storm water system, 16" water main replacement, sidewalks, on street parking reconfiguration (reverse parking), new traffic signal, rail road pre-emption and utility coordination. Utilities were a major portion of this project. Key private utilities included, Duke power and gas, Cincinnati Bell and the Greater Cincinnati Water Works. Blue Ash Road is a major utility corridor for Duke Power Transmission lines and Cincinnati Bell for major fiberoptic duct banks. Careful and thorough coordination with all of the utilities resulted in major utility relocations with no construction start date delays and no additional costs to the project. With many local businesses located along this stretch of Blue Ash Rd., special attention was given to provide for both pedestrian access and on street parking during construction. MOT plans were prepared to perform work on one side of the road at a time with one-way traffic and detours. The work was also divided into street blocks to minimize inconvenience to the existing businesses.



- **Client Name:** City of Deer Park
- **Project Reference Contact:** William (BJ) Jetter, PH.D., Safety Service Director  
Email: [wjetter@deerpark-oh.gov](mailto:wjetter@deerpark-oh.gov)  
Phone: 513-794-8860
- **Key Staff Involved:** Lynne Nischwitz, Sam Morton
- Located in Downtown Central Business District
- Streetscape Improvements
- Walkability Enhancements
- Lighting Improvements
- Signal Modifications
- Traffic Analysis
- Public Parking re-design – Reverse Angle Parking
- Street Lighting
- Mid Block Crosswalk Design – Rectangular Rapid Flashing Beacons
- Community Involvement

# ORGANIZATIONAL CHART AND PERSONNEL

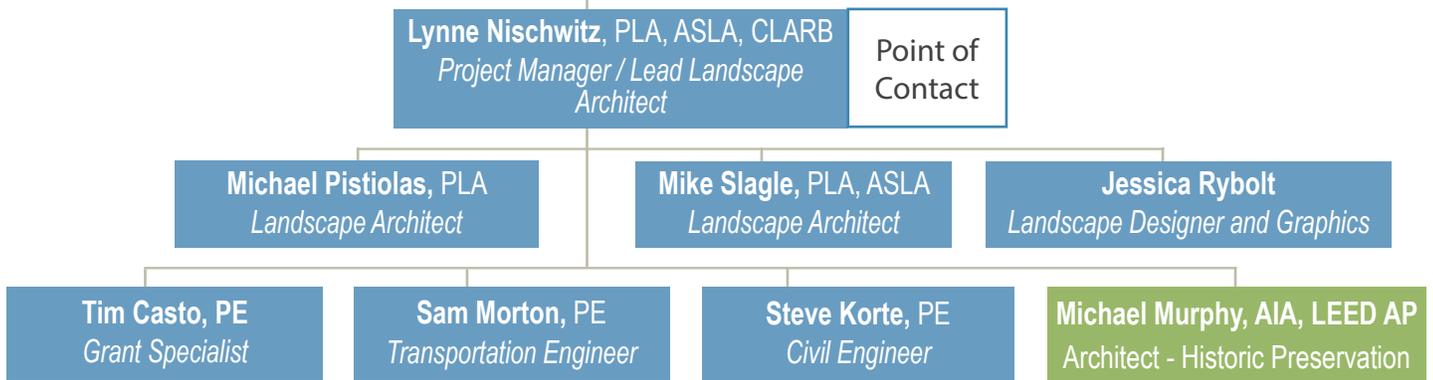


*Lynne has been exceptional to work with. In my experience, it is a rarity to work with a consultant that works at an exceptional level so consistently. It is refreshing - especially on such a large, complex project.*

*Tom Carroll, Village of Silverton*

## Project Team

The following organization chart represents The Kleingers Group staff and subconsultants if assigned to assist the City of Bellbrook with the Downtown Streetscape Design project.



## Primary Project Roles & Responsibilities

The Kleingers Group has put together a team of professionals with proven experience in similar streetscape beautification and planting design projects. Our design team has worked collaboratively on various municipality landscape enhancements and streetscape projects over many years providing high quality landscape design, efficient coordination, and ease in permitting.

**Lynne Nischwitz, PLA, ASLA, CLARB** will serve as Project Manager and Lead Landscape Architect. Lynne has 27 years of experience providing landscape beautification enhancements and streetscape projects featuring aesthetically high design providing critical attention to detail while being conscientious to budgetary constraints and maintenance requirements. She will oversee the overall design aesthetics of the project in close coordination with the City to ensure consistent rhythm throughout the City landscape. She will ensure that the project provides a beautiful aesthetic, provides for contemporary flair, while being conscientious about maintenance. Lynne will serve as the primary point of contact between the design team and the City of Bellbrook.

**Mike Slagle, PLA, ASLA**, will serve as Landscape Architect. He will lead the technical aspects of the project and public participation. Mike has more than 10 years of experience designing multi-purpose trails, large scale civil/transportation streetscaping, park amenities, urban and community master planning, permitting, and planned unit development zoning documents.

**Michael Pistiolas, PLA, ASLA, CCCA, LEED AP BD+C**, will serve as Landscape Architect. Michael has extensive experience providing

design for many streetscape projects including technical details and ADA accessibility.

**Jessica Rybolt** will serve as Landscape Designer and provide project graphics. She will provide the streetscape graphics for the project including rendered plans and perspectives utilizing modern digital technology. The renderings are fantastic to be utilized for stakeholder discussions, build design consensus and to gain community support.

**Sam Morton, PE** will serve as the Transportation Engineer. Sam has over 12 years of experience in transportation design including rural and urban roadway design, roadway reconstruction and widening, intersection improvements including roundabouts, bikeways/shared-use paths, storm sewer and BMP design, maintenance of traffic, and utility coordination.

**Tim Casto, PE** will serve as Grant Specialist. Tim brings over 22 years of highway and municipal engineering experience. He works directly with the cities of Deer Park, Silverton, Milford, Glendale, and Wilmington for municipal engineering activities including several public improvement projects.

**Steve Korte, PE** will serve as an inter-office resource from a civil engineering perspective. We will utilize Steve's 27 years of experience in civil engineering as needed for assistance in providing necessary civil engineering for the project including grading.

To complete our team, we have included **Michael Murphy, AIA, LEED AP** with Champlin Architecture to serve as our Architecture sub-consultant.





POINT OF CONTACT

**LYNNE NISCHWITZ,  
PLA, ASLA, CLARB**

*Project Manager/Lead  
Landscape Architect*

### EXPERIENCE

**27 years**

13 Years with The Kleingers Group

5 Years with MKSK

1 Year with Schooley Calwell Associates

6 Years with EDAW, Inc.

2 Years with Land Design South

### EDUCATION

The Ohio State University  
Bachelor of Science  
Landscape Architecture 1994

### REGISTRATION

Registered Landscape Architect  
Ohio #0901219  
Kentucky #842  
Indiana #LA21500018  
Pennsylvania #LA003163  
Tennessee #1215  
Michigan #3901001774

### MEMBERSHIP

Ohio Chapter ASLA  
Council of Landscape Architectural Registration Boards

### QUALIFICATIONS

Lynne has over 27 years of diverse design experience providing landscape architecture services for many different project types and scales. Lynne is design driven and has provided landscape architecture services for various municipalities, universities, and private developers including master planning, detailed site design, park planning and design, streetscape enhancements, gateway design, sustainable design, and planting design. Lynne leads the creative process combining high design aesthetics while also keeping grounded on cost effectiveness. Lynne is a proactive project manager with strong intuitive relationship building skills with a key focus on client service. Lynne has spoken at many conferences locally and nationally regarding various aspects of landscape architecture design.

### REPRESENTATIVE PROJECTS

**Sharonville Downtown Loop Streetscape, City of Sharonville, Ohio** – The Kleingers Group provided landscape architectural and transportation engineering services to the City of Sharonville to create the vision for the overall streetscape aesthetics for the Downtown Loop Area while also providing for improved vehicular and pedestrian circulation and walkability within the Downtown Loop. Vibrant colored concrete banding, pedestrian LED lighting, street trees and site furnishings will re-brand the streetscape area while providing for a more consistent rhythm in design throughout the Downtown Loop. Special attention to mid-block crosswalks and ADA accessibility were of high importance.

Pocket parks, art installations, gateway arches, and history markers are proposed throughout the Downtown Loop to enhance the downtown walkability and aesthetics. A promenade was designed on Creek Road including specialty pavements, a bike trail, seating, and bollards in order to close the road for community events. The streetscape design also included pedestrian connections to various public parking lots throughout the Downtown Loop improving the overall pedestrian connectivity within the Loop.

**Silverton Small Area Plan, Silverton, Ohio** - The Kleingers Group provided landscape architecture streetscape master planning services to the Village

of Silverton to promote a more active streetscape, provide for civic green space, and to create a more welcoming downtown core. The design process included multiple stages of community engagement which began with a streetscape walk consisting of village staff and focus group members to garner ideas for the future vision for the streetscape. Public engagement continued with design charrettes and public open house presentations which were critical in creating the ideas and vision for the streetscape improvements. The Streetscape Master Plan included rendered streetscape plans, sidewalk enhancements, plaza areas, parklets, amenities, and site furnishings. Rendered plans, perspectives, and sections were created to gain stakeholder design consensus, funding, and to promote excitement in the community for the future downtown streetscape.

**Colonel Glenn Highway Streetscape Enhancements, Beavercreek, Ohio** – The Kleingers Group is providing design and engineering services for the streetscape enhancement of the Colonel Glenn Highway between Presidential Drive to Old Yellow Springs Fairfield Road. The enhancements follow the ODOT Local Let Process and include the design of decorative lighting, brick pavers, sidewalk, landscaping, and right-of-way plans, and an environmental assessment. The goal of the design is to promote a unique and uniform design aesthetic along the Colonel Glenn Highway in both Beavercreek and Fairborn. Lynne served as Lead Landscape Architect.

**Beavercreek Gateway Beautification (GRE-CR-25-5.57), Beavercreek, Ohio** – Lynne was the Lead Landscape Architect and Project Manager for the streetscape gateway beautification at Pentagon Blvd. and Grange Hall Road. This project was ODOT local let and provided for a formal landscaped gateway into the City of Beavercreek. The creative design provided beautiful visible planting through the thoughtful use of retaining walls, sidewalks with specialty paving to mimic a creek bed, and decorative brick columns. The use of aesthetically pleasing sustainable plantings was featured in the landscape alongside a meandering stone “creek bed” with undulating mounds to create a natural organic feel and reinforce the branding of Beavercreek.





**MICHAEL PISTOLAS,  
PLA, ASLA, LEED AP  
BD+C, CCCA**

*Landscape Architect*

**EXPERIENCE**

*7 Years with The Kleingers  
Group*

*9 Years with MKSK*

*2 Years with HNTB*

*6 Months with United States  
Forest Service*

**EDUCATION**

*The Ohio State University  
Masters of Landscape  
Architecture 2002*

**REGISTRATION**

*Registered Landscape  
Architect  
Ohio #0801190*

**MEMBERSHIP**

*LEED AP BD+C  
Certified Construction  
Contract Administrator  
(CCCA)  
Ohio Chapter ASLA*

**QUALIFICATIONS**

Michael Pistolas is a registered Landscape Architect with over 19 years of professional experience in multiple markets including healthcare, higher education, urban design, transportation, and parks and recreation. He has served as lead landscape architect on a variety of projects and is proactive about maintaining project schedule and delivering quality design, on time. Throughout his career, Michael has realized that a project is only as good as it is implemented, and therefore has a focused interest in construction administration, working from beginning to end of a project to make the design a reality. He is passionate about helping communities to realize their visions.

**REPRESENTATIVE PROJECTS**

**Sharonville Downtown Loop Streetscape, City of Sharonville, Ohio** – The Kleingers Group provided landscape architectural and transportation engineering services to the City of Sharonville to create the vision for the overall streetscape aesthetics for the Downtown Loop Area while also providing for improved vehicular and pedestrian circulation and walkability within the Downtown Loop. Vibrant colored concrete banding, pedestrian LED lighting, street trees and site furnishings will re-brand the streetscape area while providing for a more consistent rhythm in design throughout the Downtown Loop. Special attention to mid-block crosswalks and ADA accessibility were of high importance.

Pocket parks, art installations, gateway arches, and history markers are proposed throughout the Downtown Loop to enhance the downtown walkability and aesthetics. A promenade was designed on Creek Road including specialty pavements, a bike trail, seating, and bollards in order to close the road for community events. The streetscape design also included pedestrian connections to various public parking lots throughout the Downtown Loop improving the overall pedestrian connectivity within the Loop.

**Schantz Avenue Streetscape, Dayton, Ohio**

- The Kleingers Group is providing landscape architectural services to create an iconic gateway to the City of Kettering by renewing the streetscape along S Patterson Blvd. and accentuating the new decorative fence across the W Schantz Avenue bridge with colorful plantings. Framing the W Schantz Avenue bridge are colorful plantings placed in swooping arcs, mimicking the form of the decorative fence, to compliment the contemporary design without overpowering it. Similar plantings continue in the medians of S Patterson Blvd., creating continuity throughout the streetscape. The hillsides adjacent to S Patterson Blvd., overgrown with invasive species, will be cleared and replanted with ground covers, creating a lush yet manicured appearance. The revived S Patterson Blvd. streetscape is a dramatic gateway to The City of Kettering with colorful plantings, year-round interest, and low maintenance.

**Civic Centre Boulevard Streetscape, West Chester, Ohio**

- The Kleingers Group provided landscape architecture services to provide a unique streetscape along Civic Centre Boulevard. Kleingers designed the layout and functions of the road while also creating a distinctive streetscape “brand” for Civic Centre Boulevard and roundabout. The design features a serpentine wall as a focal point in the roundabout. Classic materials such as stacked stone and limestone were contrasted against weathered steel to create a classic yet contemporary design. Landscaping with entrance features were also provided at the intersection of Allen Road with Windisch Road. Columnar, ornamental, and evergreen trees along with flowering and evergreen shrubs, ornamental grasses, perennials and lawn provide interest in the streetscape throughout all seasons.



# PERSONNEL



**MIKE L. SLAGLE,  
PLA, ASLA**

*Landscape Architect*

## EXPERIENCE

**10 years**

*3 Years with The Kleingers Group*

## EDUCATION

*University of Kentucky  
Bachelor of Landscape  
Architecture, 2010*

## REGISTRATION

*Registered Landscape  
Architect  
Ohio #1459  
South Carolina #1367*

## MEMBERSHIP

*American Society of  
Landscape Architects (ASLA)*

## QUALIFICATIONS

Mike has more than 10 years of experience designing multi-purpose trails, large scale civil/transportation streetscaping, park amenities, urban and community master planning, permitting, planned unit development zoning documents, and residential landscape design. Well-versed in AIA documentation including payment applications, change orders, and substantial/final completion closeout documentation, he has performed project management and construction administration for projects ranging in size from a 6,000-acre development to site specific renovations. He also excels in facilitating stakeholder involvement initiatives for public projects including public speaking engagements, web-based surveys, and stakeholder interviews.

## REPRESENTATIVE PROJECTS

**Silverton Small Area Plan, Silverton, Ohio** - The Kleingers Group provided landscape architecture streetscape master planning services to the Village of Silverton to promote a more active streetscape, provide for civic green space, and to create a more welcoming downtown core. The design process included multiple stages of community engagement which began with a streetscape walk consisting of village staff and focus group members to garner ideas for the future vision for the streetscape. Public engagement continued with design charrettes and public open house presentations which were critical in creating the ideas and vision for the streetscape improvements. The Streetscape Master Plan included rendered streetscape plans, sidewalk enhancements, plaza areas, parklets, amenities, and site furnishings. Rendered plans, perspectives, and sections were created to gain stakeholder design consensus, funding, and to promote excitement in the community for the future downtown streetscape.

**State Route 73 Median Beautification Project, Springboro, Ohio** - Mike provided landscape architectural services for the

streetscape beautification of State Route 73 in Springboro, Ohio. The design includes a serpentine planting plan, specialty paving, and turf layout for a half a mile of roadway medians. The median design is intended not only to create a rhythm of varying plant materials and hardscape elements as users drive by, but also significantly reduce the amount of maintenance the City will undergo annually. To that end, artificial turf was utilized for its low maintenance qualities, as well as to provide a manicured aesthetic.

**Kettering Business Park Streetscape Design, Kettering, Ohio** - The Kleingers Group provided Landscape Architecture services for The Kettering Business Park in Kettering, Ohio. New gateway monument signs for both the Business Park and Municipal Court were developed to welcome visitors into the business park campus along with beautiful lush landscaping to create a fresh, modern, and unified branding for the business park. Weathering steel, perforated steel, and stone on the signage compliment the colorful plant palette. Four-season plantings including ornamental grasses, flowering perennials, and shrub masses with public art locations create an aesthetic entrance experience. Mike served as Landscape Architect.

**Silverton Streetscape Designs, Silverton, Ohio** - Mike Slagle provided landscape architectural design services for the streetscape design of Montgomery Rd. within Silverton, Ohio. Project design features include new concrete sidewalks, decorative paver patterns, new roadway curbing, site furnishings, ADA accessible sidewalk ramps and crosswalks, and monumental gateway signage elements. Landscape planters were also included within the design to soften and highlight building facades of local retail establishments. The Kleingers Group facilitated both bidding and construction administration for the project. Over the past ten years, The Kleingers Group has designed and implemented numerous streetscape improvement projects for the Village of Silverton.





## JESSICA RYBOLT

*Landscape Designer  
and Graphics*

### EXPERIENCE

*2 Years with The Kleingers  
Group*

### EDUCATION

*The Ohio State University  
Bachelor of Science,  
Landscape Architecture, 2017*

### QUALIFICATIONS

Jessica Rybolt has worked for The Kleingers Group for two years as a landscape designer after graduating from The Ohio State University. During her time with Kleingers, she has upgraded the 3D visualization capabilities, allowing clients to view highly realistic perspectives and videos of their projects during the design process. Projects that have utilized this technology include the I-75 and Union Centre Boulevard DDI Landscape Enhancements, Station Road Pocket Park, and the South Patterson Boulevard and Schantz Ave. Streetscape Landscape Enhancements.

### REPRESENTATIVE PROJECTS

**Sharonville Downtown Loop Streetscape, City of Sharonville, Ohio** – The Kleingers Group provided landscape architectural design services to the City of Sharonville to create the vision for the overall streetscape aesthetics for the Downtown Loop Area while also providing for improved vehicular and pedestrian circulation and walkability within the Downtown Loop. Vibrant colored concrete banding, pedestrian LED lighting, street trees and site furnishings will re-brand the streetscape area while providing for a more consistent rhythm in design throughout the Loop. Special attention to mid-block crosswalks and ADA accessibility were of high importance. Pocket parks, art installations, gateway arches, and history markers are proposed throughout the Loop to enhance the downtown walkability and aesthetics. A promenade was designed on Creek Road including specialty pavements, a bike trail, seating, and bollards in order to close the road for community events.

**Schantz Avenue Streetscape, Kettering, Ohio** - The Kleingers Group is providing landscape architectural services to create an iconic gateway to the City of Kettering by renewing the streetscape along S. Patterson Blvd and accentuating the new decorative fence across the W. Schantz Avenue bridge with colorful plantings. Framing the W. Schantz Avenue bridge are colorful plantings placed in swooping arcs, mimicking the form of the decorative fence, to compliment

the contemporary design. Similar plantings continue in the medians of S. Patterson Blvd, creating continuity throughout the streetscape. The hillsides adjacent to S. Patterson Blvd, overgrown with invasive species, will be cleared and replanted with ground covers, creating a lush yet manicured appearance. The revived S. Patterson Blvd streetscape is a dramatic gateway to the City of Kettering with colorful plantings, year-round interest, and low maintenance.

**Western Row Road Streetscape, Mason, Ohio** – Jessica was the landscape designer and provided rendered perspectives for the highly visible streetscape gateway entrance to the City and to the Western and Southern professional tennis tournament. The streetscape design includes curvilinear, sweeping, massed plantings of ornamental grasses, flowering shrubs, perennials, and groundcover with curvilinear swathes of meadow grasses and colored concrete hardscape providing an aesthetic planting design, City branding, sustainability, erosion control and low maintenance.

**I-75 & Union Centre DDI Interchange Beautification, West Chester, Ohio** - The Kleingers Group is providing landscape architecture and civil engineering services to West Chester Township for the DDI interchange project at I-75 and Union Centre Blvd. The Union Centre Blvd. overpass will be spanned by a custom art installation in the form of a perforated stainless-steel vandal fence to create an abstract clock design representing the Township. The landscape design of the highway infield areas will compliment the overpass art by framing it with a contemporary design of large plant massings consisting of deciduous and evergreen vegetation to create year-round interest and color. Retaining walls are incorporated into the slopes of the interchange to create tiered landscaping areas and to provide opportunities for future branding elements for West Chester Township. Jessica is serving as Landscape Designer.





**TIM CASTO, PE**  
Grant Specialist

### EXPERIENCE

22 years

15 Years with The Kleingers Group

### EDUCATION

University of Cincinnati  
Bachelor of Science  
Civil Engineering, 1998

### REGISTRATION

Professional Engineer  
Ohio #71423  
(Also registered in KY and IN)

### MEMBERSHIP

ACEC Southwest Ohio  
Chapter Treasurer

### QUALIFICATIONS

Tim brings over 22 years of highway and municipal engineering experience. He works directly with the cities of Deer Park, Silverton, Milford, Glendale, and Wilmington for municipal engineering activities including several public improvement projects. Tim's work, serving as City Engineer, includes drainage studies, plan reviews, general municipal studies and to secure outside funding from OPWC, CDBG, LPA, and various other public funding agencies. He is an extremely pro-active project manager and engineering lead, continually looking for ways to add value for his clients, and has a working knowledge of federal and state design standards and processes for roadways.

### REPRESENTATIVE PROJECTS

**Silverton Small Area Plan, Silverton, Ohio** - The Kleingers Group provided landscape architecture streetscape master planning services to the Village of Silverton to promote a more active streetscape, provide for civic green space, and to create a more welcoming downtown core. The design process included multiple stages of community engagement which began with a streetscape walk consisting of village staff and focus group members to garner ideas for the future vision for the streetscape. Public engagement continued with design charrettes and public open house presentations which were critical in creating the ideas and vision for the streetscape improvements. The Streetscape Master Plan included rendered streetscape plans, sidewalk enhancements, plaza areas, parklets, amenities, and site furnishings. Rendered plans, perspectives, and sections were created to gain stakeholder design consensus, funding, and to promote excitement in the community for the future downtown streetscape.

**Glendale Village Engineer, Glendale, Ohio** - As Village Engineer, Tim coordinates and assists the Village staff with their day to day engineering matters. Tim assists with the preparation of funding applications for public improvements, technical site plan reviews and delivery of capital improvements program. Served from 2015 - Present.

**Village Engineer and Building Inspector, Silverton, Ohio** - As Village Engineer, Tim formulates policies related to public infrastructure capital planning, and seeks out available funding. Tim is responsible for managing the technical and administrative staff to assist in the design, permitting, contractual bidding and construction management for maintenance and improvement projects for the Village's infrastructure. Tim also reviews and approves residential and commercial developments to ensure general compliance with Village codes. Served from 2009 - Present.

**Deer Park City Engineer, Deer Park, Ohio** - As City Engineer, Tim formulates policies related to public infrastructure capital planning, seek out available funding. Tim is responsible for managing the technical and administrative staff to assist in the design, permitting, contractual bidding and construction management for maintenance and improvement projects for the City's infrastructure. Tim also reviews/approves residential and commercial developments to ensure compliance with City codes. Served from 2008 - Present.

**Milford City Engineer, Milford, Ohio** - As Engineer for the City of Milford, Tim helps facilitate public improvement projects for the City of Milford, Ohio. Tim also assists staff to identify funding opportunities, and delivery of the City's capital program. In addition Tim helps other City departments as needed and reviews residential and commercial developments for compliance with City regulations. Served from 2015 - Present.

**Franklin City Engineer, Franklin, Ohio** - As City Engineer, Tim formulated policies related to public infrastructure capital planning, and sought out available funding. Tim worked collaboratively with City staff in the design, permitting, contractual bidding and construction management for maintenance and improvement projects for the City's infrastructure. Served from 2012 - 2013.





**SAM MORTON, PE**  
Transportation  
Engineer

### EXPERIENCE

12 years

5 Years with The Kleingers  
Group

### EDUCATION

University of Dayton  
Bachelor of Science  
Civil Engineering, 2008

### REGISTRATION

Professional Engineer  
Ohio #77778

### MEMBERSHIP

American Society of Civil  
Engineers (ASCE), Dayton  
Section President

### QUALIFICATIONS

Sam has more than 12 years of experience in transportation design including rural and urban roadway design, roadway reconstruction and widening, intersection improvements including roundabouts, bikeways/shared-use paths, storm sewer and BMP design, maintenance of traffic, and utility coordination. He has extensive experience working with transportation and public works clients to design infrastructure improvements that minimize the impacts to adjacent right of way while meeting both current and future demands. Sam also has experience in site design including site layout, grading, drainage, and parking design.

### REPRESENTATIVE PROJECTS

**Benchwood Road Improvements, Butler Township, Montgomery County, Ohio** – This project involved the milling and resurfacing of 1.7 miles of residential streets in Butler Township, Ohio, to include Benchwood Road, Autumn Ridge Court, Silver Rock Avenue, Walnut Ridge Road, Creekview Drive, Honeycut Circle, Cedar Cliff Circle, Delray Drive, North and South Sunny Ridge Road. The project also included full depth pavement repairs, curb/curb and gutter, ADA compliant curb ramps, sidewalks, drive ramps, and storm sewer structure rehabilitation on an as needed basis.

**The Streets of West Chester: Civic Centre Boulevard Extension, Roundabout and West Chester Township Gateway Streetscape, West Chester, Ohio** - The project included a 1,900' extension of Civic Centre Boulevard to the intersection of Allen Road with Windisch Road including a roundabout intersection to service the mixed use development adjacent to the new roadway, improvements at Windisch Road including a turn lane on Allen Road and a new traffic signal, right-of-way plans, landscaping, entrance features, street and intersection lighting, and 1,900' of new 12" water main. The roadway extension, improvements, and roundabout design continue the Streets of West Chester streetscaping elements to improve

the overall appearance of the public facility. Landscaping and irrigation are provided in the medians, roundabout and roundabout splitters, and tree lawn areas are along the Civic Centre Boulevard extension. All work was coordinated with proposed utilities and future development.

**Wilmington Pike, Phases 2 & 3, Centerville, Ohio** – Sam served as Project Engineer for 2nd and 3rd phases of roadway improvements related to the Cornerstone of Centerville development. The second phase of improvements widened 1,650 feet of Wilmington Pike on the east side of starting I-675, and the third phase widened Wilmington Pike starting at the I-675 interchange and ends at Brown Street for a total length of 3,350 feet. Improvements included new curb and gutter, storm sewers, traffic signals, an 8-foot wide meandering shared use path, bus stop, sidewalks, retaining walls, public and private utility relocations and stormwater Best Management Structures (Structural BMPs) to address post construction water quality. This intersection is the largest in the City of Centerville with a total of nine lanes. Traffic was maintained during construction at all times.

**Bass Pro Roadway Improvements at Windisch & Allen Roads, West Chester, Ohio** – A public infrastructure project initiated by development along Civic Centre Boulevard, between Union Centre and Allen Road. The project included the design of 1,900' of new 12" water main. The water main was needed to service multiple businesses. Coordination was required between numerous proposed and existing utilities, as well as the design of a new roadway extension and a proposed roundabout. The project was contracted through the Butler County Engineer's Office.

**Montgomery Road and Stewart Road Intersection Widening, Silverton, Ohio** - Sam is currently serving as lead engineer for road widening at both Montgomery Road and Stewart Road. A left-turn-lane and a right-turn lane will be added to Montgomery Road as well as a left-turn lane on Stewart. Kleingers also created maintenance of traffic plans for the project as well as signal design and retaining wall design.





**STEVEN R. KORTE, PE**  
*Civil Engineer*

**EXPERIENCE**  
**28 Years**

23 Years with The Kleingers Group

**EDUCATION**

University of Cincinnati,  
Bachelor of Science, Civil  
Engineering, 1993

**REGISTRATION**

Professional Engineer  
Civil Engineering  
OH #61033  
KY #31767

**QUALIFICATIONS**

Steve Korte has 28 years of experience working on both public and private sector projects. He has served in the capacity of Project Engineer, Project Manager and Principal on hundreds of projects throughout his career in the State of Ohio. Steve’s areas of specialty include site development plans, drainage and grading design, and roadway improvement projects. He has extensive experience navigating the permitting process for site development and public works projects at the state, county and municipal levels.

**REPRESENTATIVE PROJECTS**

**Schantz Avenue Streetscape, Kettering, Ohio** - The Kleingers Group is providing landscape architectural services to create an iconic gateway to the City of Kettering by renewing the streetscape along S. Patterson Blvd and accentuating the new decorative fence across the W. Schantz Avenue bridge with colorful plantings. Framing the W. Schantz Avenue bridge are colorful plantings placed in swooping arcs, mimicking the form of the decorative fence, to compliment the contemporary design. Similar plantings continue in the medians of S. Patterson Blvd, creating continuity throughout the streetscape. The hillsides adjacent to S. Patterson Blvd, overgrown with invasive species, will be cleared and replanted with ground covers, creating a lush yet manicured appearance. The revived S. Patterson Blvd streetscape is a dramatic gateway to the City of Kettering with colorful plantings, year-round interest, and low maintenance.

**Western Row Road Streetscape, Mason, Ohio** – Steve was the Project Engineer for the streetscape highly visible gateway entrance to the City and to the Western and Southern professional tennis tournament. The streetscape design includes curvilinear, sweeping, massed plantings of ornamental grasses, flowering shrubs, perennials, and groundcover with curvilinear swathes of meadow grasses and colored concrete

hardscape providing an aesthetic planting design, City branding, sustainability, erosion control and low maintenance.

**I-75 & Union Centre DDI Landscape Beautification, West Chester, Ohio** - The Kleingers Group is providing landscape architecture and civil engineering services to West Chester Township for the DDI interchange project at I-75 and Union Centre Blvd. The landscape design of the highway infield areas will compliment the overpass art by framing it with a contemporary design of large plant massings consisting of deciduous and evergreen vegetation to create year-round interest and color. Retaining walls are incorporated into the slopes of the interchange to create tiered landscaping areas and to provide opportunities for future branding elements for West Chester Township. Steve is serving as Project Engineer.

**I-75 and Austin Boulevard Gateway Interchange Beautification and Streetscape, Miami Township, Miamisburg, Springboro, Ohio** – The Kleingers Group to provided landscape architecture services to create an aesthetic ‘wow’ factor at the Interchange of I-75 and Austin Boulevard that would be aesthetically different than other interchanges. Therefore, the project includes unique, but hardy, ‘eye catching’ landscape plantings that provide color and interest throughout the year. The project also includes decorative stamped colored concrete in an interesting pattern to provide a striking aesthetic on the interchange hillside, while also functionally, providing for creative erosion control. The project involved extensive coordination with the MCTID and the three communities making up the Austin JEDD to build consensus on the overall design and budget. Steve served as the Project Engineer

**Union Centre Boulevard Widening, West Chester, Ohio** - Steve coordinated the design of the \$1.5M roadway improvement on Union Centre Boulevard. Provided horizontal and vertical layout, superelevation, intersection design, and culvert design. Project length: lanes - 5000 LF, 3 lanes - 1200 LF.





**Michael Murphy, AIA, LEED AP**

**ARCHITECT - HISTORIC PRESERVATION**

“Projects with a purpose” is the best way to describe the projects that Mike loves most. From his work at Champlin to his passion for his community and family, Mike seeks the higher meaning to every task to ensure he gives it the proper attention. Which is why Mike focuses his talents on civic, healthcare, and higher education design work.

With Champlin since 2008  
(12 years prior experience)

**EDUCATION**

Syracuse University  
BArch, 1995

**REGISTRATIONS & CERTIFICATIONS**

**Registered Architect:**

- Ohio
- Kentucky
- Michigan
- Tennessee
- Texas
- Florida
- New Jersey
- Pennsylvania

**AIA**

LEED Accredited  
Professional

Mike strives to work directly with project stakeholders to ensure he meets the goals and objectives of each client. While coordinating multi-disciplined project teams, Mike embraces sustainability in all his projects. Mike has also presented on best LEED practices and tactics for achieving maximum sustainability benefits. He has been responsible for client-, user- and consultant-communication as project manager for complex projects with stringent user requirements, budgets and schedules. His diverse resume includes studies, renovations, additions and new construction for a variety of healthcare, institutional, commercial and residential facilities.

Because community matters to Mike, he is a former charter board member and officer of the historic preservation/business development organization, Historic Downtown Lebanon, Inc. He is an AIA Vision 2010 graduate and the President of the Wesley Community Services Board of Trustees. And since Mike can't be all work, he chooses to attend soccer games and dance recitals for his children and enjoys tropical vacations and long walks on the beach.

**PROJECT EXPERIENCE**

**City of Mason**

Parks Master Planning; Competition Pool & Pool Building

**Great Parks of Hamilton County**

Parks Master Plan

**Hamilton County**

Master Plan Update

**Veterans Affairs Medical Center**

Dayton Primary Care Addition and GI suite Renovation; Building 410 — Homeless Veterans Domiciliary Renovation; Various Buildings — Elevator Renovation; Building 409 — Renovation for Administrative Offices; Community-Based Outpatient Center, Middletown, OH (Al Neyer, Inc.); Building 315 — Surgery Simulation Center

**Ohio University**

McCracken Hall for the Patton College of Education; Ellis Hall Renovation; The Ridges Buildings 13, 14, & 18

**TriHealth**

Western Ridge Medical Office Building Master Planning & Project Management

**Mercy HealthWest**

Replacement Hospital



# LITIGATION HISTORY



*I have thoroughly enjoyed my experience working with this Kleingers team. Everyone has showed **professionalism, flexibility, and they have been “surprisingly human.”** Lynne has been a wonderful consultant and she thus far has exceeded my expectations. She is always prepared with visuals sure to please any crowd. The level of detail has helped make staffs jobs easier as they are currently trying to build public and elected official support of the plan. I look forward to seeing the project finalized and hope to continue to work with Kleingers on future projects.*

*Sarah Dircks, City of Sharonville*



## LITIGATION HISTORY

The Kleingers Group hereby certifies there are no termination by default, litigation against or by our firm, or judgments entered against or by our firm within the last five years.



# CONFLICTS OF INTEREST



*Always enjoy working with the Kleingers team. Creative. Innovative. Can't say enough.*

*Bob Wilson, West Chester Township*

# CONFLICTS OF INTEREST.

## CONFLICTS OF INTEREST

The Kleingers Group has no conflicts of interest that exist or could arise if selected for this project.



# PROPOSED FEE



*Lynne has provided one of the greatest transformations and repurposing of space on campus.*

*Len Thomas, University of Cincinnati*

## PROPOSED FEE

We propose the fee to be a Lump Sum Fee of \$35,500. We will bill the City at the end of each Phase as noted below on a basis of percent complete. Thereby, we propose the following:

- **Phase I: Startup, Inventory and Analysis and Phase II Preliminary Streetscape Master Planning:** We will bill for these two phases together at the end of Phase II with a percentage complete of 50% or \$17,750.
- **Phase III Streetscape Master Plan Refinement + Public Input:** We will bill for Phase III at the end of Phase III for a percentage complete of 75% or \$8,875.00.
- **Phase IV: Final Streetscape Master Plan:** We will bill for Phase IV at the end of Phase IV for a percentage complete of 100%, the remaining balance of \$8,875.00.

Cost	
Lump sum fee:	\$35,500



# REFERENCES



*The work and ideas are excellent, as always.*

*Tim Franck, West Chester Township*

# REFERENCES.

We take care of our clients - many of whom are long-time clients who engage Kleingers time and time again for professional services - and encourage you to contact our references for testimonials.

CLIENT REFERENCES			
Name	Phone Number	Email	Address
<b>Tom Carroll</b> Village of Silverton	(513) 936-6240	t.carroll@silvertonohio.us	6943 Montgomery Road Silverton, OH 45236
<b>Sarah Dircks</b> <i>(Formerly of Sharonville)</i> City of Peoria, AZ	(623) 773-7200	sarah.dircks@peoriaaz.gov	9875 N. 85th Avenue Peoria, AZ 85345
<b>Brian Lazor</b> City of Mason	(513) 229-8500	blazor@masonoh.org	6050 Mason-Montgomery Road Mason, OH 45040
<b>Gary Schussler</b> City of Kettering	(937) 296-2486	gary.schusler@ketteringoh.org	3170 Valleywood Drive Kettering, OH 45429
<b>Nick Smith</b> City of Beavercreek	(937) 427-5513	smith@beavercreekohio.gov	1368 Research Park Drive Beavercreek, OH 45432
<b>Steve Stanley</b> Montgomery County TID	(937) 226-8266	sstanley@mctid.org	451 West Third Street, 10th Floor Dayton, OH 45422



# ILLUSTRATIONS OF EXPERIENCE



*I am **amazed** at these videos. Simply amazed at how amazing the vision looks and how I felt **pulled into the story line**. Color me **impressed**. I love it.*

*Tom Carroll, Village of Silverton*



SILVERTON SMALL AREA PLAN - DAY AND NIGHT

Click Arrow to View Video.

(Viewable in Interactive PDF)

