

Lawrence/Douglas County Planning Office



OREAD NEIGHBORHOOD DESIGN GUIDELINES

CITY OF LAWRENCE , KANSAS

Proposal and Qualifications to Provide
Professional Consulting Services
1 December 2011



Urban Development Services
With Ann Benson McGlone, LLC.



UDS

URBAN DEVELOPMENT SERVICES
Changing The Way America Looks At Urban Spaces

November 30, 2011

Re: Request for Proposal for the City of Lawrence Oread Neighborhood Design Guidelines

Lynne Braddock Zollner, Historic Resource Administrator
Lawrence/Douglas County Planning Office
Lawrence City Hall
6 E. 6th Street
Lawrence, KS 66044-0708

Dear Ms. Zollner,

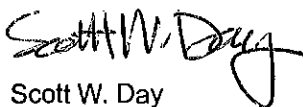
Urban Development Services and Ann Benson McGlone, LLC want to thank you for the opportunity to present our professional proposal submittal for the City of Lawrence Oread Neighborhood. Our team brings together two experienced firms that will provide the Oread Neighborhood with not only the historic and conservation guideline experience needed for this assignment but the leadership and community facilitation skills to generate both public participation and public consensus. Our combined disciplines include:

- Historic Preservation Architecture and Planning
- Urban Design and Landscape Architecture
- Community Relations and Consensus Building
- Transportation Planning and Parking Management
- Retail Economics
- Public Administration

We have experienced the fragility of older neighborhoods and understand the resiliency of those same neighborhoods to become great urban places. We feel very qualified for this assignment as we have firsthand experience transforming neighborhoods "caught in the middle" into vibrant and sustainable places that retain their historic identities.

Our firms have worked on numerous projects similar in scope with neighborhoods and communities in Mission Hills, KS; Alamo Heights, TX; Petoskey, MI; Sidney, NE; San Antonio, TX; Idaho Falls, ID; and Big Springs, TX. These projects have included commercial and residential design guidelines, a wide range of comprehensive and neighborhood plans, downtown revitalization projects and economic strategies. We understand that the Oread Neighborhood Design Guidelines should build on the good work already accomplished in the Neighborhood Plan, but should be a creative, inclusive vision as well as a practical guide for the City of Lawrence and the community. It must be sensitive to the multiple needs of the community and responsive to current conditions and resources. Our team is excited about the project, and we look forward to discussing our experience and approach with the City of Lawrence.

Sincerely,



Scott W. Day
UDS, Principal



Ann McGlone
ABM, LLC., Principal

TABLE OF CONTENTS

SECTION 1. EXECUTIVE SUMMARY.....	3
SECTION 2. TEAM OVERVIEW.....	5
URBAN DEVELOPMENT SERVICES ANN BENSON MCGLONE, LLC	
SECTION 3. PROJECT ORGANIZATION.....	7
SECTION 4. PROJECT APPROACH AND METHODOLOGY.....	8
SECTION 5. DELIVERABLES.....	12
SECTION 6. FEE PROPOSAL.....	12
SECTION 7. AVAILABILITY.....	12
SECTION 8. SEC. OF INTERIOR PROFESSIONAL STANDARDS.....	12
SECTION 8. TIMETABLE/WORKPLAN.....	13
SECTION 9. PROJECT REFERENCES.....	13
SECTION 10. RELEVANT SUCCESSFUL PROJECTS	14

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SECTION 1. Executive Summary

Urban Development Services has teamed with **Ann Benson McGlone, LLC** to be able to offer a unique and effective, multi-disciplinary approach to assist the Oread Neighborhood in developing design guidelines for this complex urban neighborhood located between the University of Kansas campus and downtown Lawrence. Both Scott Day and Ann McGlone are nationally recognized for their work in historic preservation and urban design and are pleased to have the opportunity to assist the City of Lawrence in developing a practical and useful set of Design Guidelines to identify and articulate development policies for neighborhood preservation and enhancement, and appropriate residential and commercial infill.

Why the **UDS** team?

- We have experience in historic preservation design guidelines, conservation district design guidelines, commercial district guidelines and signage guidelines. The complexity of the Oread neighborhood requires a breadth of experience. Ann McGlone developed the first Neighborhood Conservation District and Guidelines for the City of San Antonio. She has written numerous historic district design guidelines and is a frequent speaker on the subject for the National Alliance of Preservation Commissions. Scott Day has completed many downtown design guidelines, signage guidelines and commercial district guidelines. He is often called upon by the National Main Street Program to assist and train local communities.
- We understand design guidelines from a variety of perspectives. We have written design guidelines, enforced and administered guidelines, designed and built projects within districts with guidelines, and live in communities with design guidelines. We know what it takes to create useful and effective guidelines that accomplish the objectives of the community, are user friendly and
- We have national experience, but the focus of our work is in Midwest communities. Our two firms have created numerous design guidelines for urban neighborhoods and downtowns throughout the Midwest including Kansas, Texas, Oklahoma, and Nebraska. We are familiar with Eastern Kansas and Kansas land use regulations. Ann is currently working on Design Guidelines for Mission Hills, KS. She graduated in Architecture from Kansas State University. Scott has worked with the Main Street Programs in Wamego, Coffeyville, Peabody, Fort Scott, Hutchinson, and Dodge City.
- We bring a breadth and depth of experience that enables us to offer practical solutions that have been implemented and tested in other communities. We have served on UIL teams, NAPC training teams, and Main Street workshops, and

bring a wealth of information on what works and what doesn't, thereby making the process more efficient and timely.

- We believe a project is better when all the voices have a chance to be heard. Our team is trained in community facilitation. We have proven experience incorporating and implementing effective community participation and consensus building processes when undertaking plan-making projects. Our staffs are trained in conflict resolution, consensus building and negotiation. Ann and Scott have led design charrettes and community visioning sessions on a variety of subjects.
- We have a strong record of accomplishment in working with a variety of clients including state and county governments, large cities and urban neighborhood districts, suburban municipalities, and small and rural towns.
- We incorporate a shared team philosophy and emphasis on “team building” with community leaders, municipal officials and staff, residents and other stakeholders. It is the goal of our “team-building” work to create a positive, creative planning process that achieves project goals and objectives. We will need to work closely with the staff, but do not expect staff to assume a leadership or support position. We do ask that staff be responsible for public notifications, arrangement of meeting space and mailings.
- Our commitment is to provide the City of Lawrence with realistic, achievable design guidelines, recommendations and strategies that build on the community's values.

The team of UDS and ABM, LLC looks forward to the opportunity to work with the Oread Neighborhood and the City of Lawrence.

SECTION 2. TEAM OVERVIEW and ASSIGNED STAFF

URBAN DEVELOPMENT SERVICES

The coordinating and lead firm will be Urban Development Services. UDS has over 25 years of experience in working with residential and historic business districts around the country, from small rural communities to inner city neighborhoods. UDS seeks to develop residential and commercial business district revitalization approaches that encourage pedestrian oriented development and are appropriate for a market rate environment. UDS has created design guidelines that facilitate the development of mixed use districts. Form-based codes are one option that might be considered, as they are easier to understand and much easier to administer than typical style-based design guidelines.

Urban Development Services regularly conducts research and training sessions on urban planning issues, design and architectural integrity, commercial district market analysis, and appropriate business recruitment. Urban Development Services emphasizes development of site and context appropriate infill construction, with emphasis on retaining the historic structures and diversifying the economic base of the district.

***Scott W. Day**, Principal of Urban Development Services (UDS) will be the primary staff person assigned to this project. Client work has included development conceptual streetscape improvement plans, building improvement schemes, sign ordinances, and historic preservation based design guidelines, retail market analysis and visual merchandising. Prior to establishing Urban Development Services, Mr. Day was a Senior Program Associate for the National Trust for Historic Preservation's Main Street Center for 17 years where he worked with over 500 communities in 40 states.*

ANN BENSON MCGLONE, LLC

Ann Benson McGlone, LLC is an architectural consulting firm specializing in Planning, Historic Preservation and Architecture. Principal/Owner Ann McGlone has spent the past 30 years, in both the public and private sector, planning, preserving and identifying the unique character of cities and towns. The firm's focus is to help maintain and enhance unique urban environments through the use of effective planning tools. Enhancing existing neighborhoods, revitalizing downtowns and commercial corridors, and working with communities to create their own special character is a hallmark of the firm. Ms. McGlone directed an

award winning Comprehensive Planning process in direct response to the specific needs of a small Texas town.

Ann McGlone, founding Principal of ABM, LLC., will actively participate in the plan. Ann has won numerous awards for her planning efforts. She brings to the team a unique perspective from City Management, having served as a City Manager, a Development Director, and Planning Manager. She is a frequent speaker at national conferences, and has been Chair of the Board of Directors for the National Alliance of Preservation Commissions and served on the President's Advisory Council on Historic Preservation. Ann grew up in western Kansas and received her undergraduate degree from Kansas State University. She is currently on the faculty of the University of Texas at San Antonio College of Architecture.

Samuel Perry, Beth Hudson, and Juan Garcia will provide architectural, graphic and IT support for the team.

SECTION 3: PROJECT ORGANIZATION



SECTION 4. METHODOLOGY AND APPROACH

Approach to Development of the Design Guidelines

The UDS Team’s philosophy of inclusiveness is an essential key to the process. We believe it is important, if not essential, to bring all players to the table during any community charrette process. It is our desire to reach out to as many of the stake- holders as possible prior to convening the public workshops. This will begin the process of establishing relationships, building trust and creating a framework for consensus.

The UDS team will establish a process for gaining input from all participants, so that the community will be actively engaged. We do not shy away from contentious issues, or controversial topics, but have found that by leading a focused conversation with all voices– common ground can be found and consensus can be achieved.

Formation of Design Guidelines Advisory Group

The UDS Team would like to establish a community based advisory group composed of representatives of the Oread Neighborhood, if this group has not already been established. Representatives from the following groups are suggested:

- City of Lawrence Planning staff,
- Planning Commission,
- Kansas University Facilities (or other appropriate group)
- Oread Neighborhood Association
- City Council, and
- Key property owners

The community advisory group should represent the interests of the various stakeholders and will promote participation in and support for the development of the standards and guidelines.

Sequence of Services

The standards will be developed over the course of five site visits and two Neighborhood Consensus Meetings. The following approach is envisioned to develop the standards:

1. Site Visit #1. Urban Development Services (the “Team”) will collaborate with the City in developing and implementing a community outreach and information strategy to enable and encourage public involvement throughout the Design Guidelines process. Key tasks will include:

- a. Conduct a kickoff meeting with key City officials and community representatives. This would be a one day event consisting of a series of pre-scheduled meetings and walking and driving tours of the neighborhood. Key topics to be covered would include:
 - Key issue identified by City officials and community members prior to and during the process.
 - Key opportunities, challenges and resources for outreach and public involvement.
 - Verification that the Team has copies of and/or access to all available background documents and information to be used in preparing the Design Guidelines .
 - Review all other previous planning documents and become familiar with issues and challenges arising from the current regulatory process.
 - Photo-documentation of typical and special areas of the neighborhood.

2. Community Consensus Workshop # 1

- a. Identification and confirmation of key design issues, key design characteristics and maintenance issues.
- b. Review character zones.
- c. Review boundaries of character zones
- d. Identification of character defining elements within zones

3. Community Consensus Workshop #2

- a. Workshop 2 will employ a series of exercises to help create buy-in on the part of stakeholders. We envision breaking the groups into several task forces over the course of the day to sort images and drawings appropriate and inappropriate to each of the character zones. There is a possibility of this then being done on-line to create broader community buy-in for those that can't attend the work shop.

4. Development of first Draft

- a. Review Draft Design Guidelines with staff and steering committee prior to community input.
- b. Revisions as per staff and steering committee comments.

5. Site Visit #4 Community Presentation of Draft Guidelines. (July 15, 2012)
 - a. Review of suggested architectural standards based the Community Consensus Meetings and input from the Steering Committee
6. Revision of Guidelines based on staff and community input
7. Final Presentation, Site Visit #5 (August 30, 2012)
 - a. Presentation of architectural standards and guidelines to community for adoption

Each of the Community Consensus meetings will be preceded by meeting with the Design Guidelines Advisory Group for feedback and affirmation.

Development of Guidelines

The guidelines and standards will be developed for the five districts and will include the following elements as well as others identified by the advisory group. The guidelines will include standards for restoration when appropriate, rehabilitation, maintenance and infill development. The guidelines and standards will be written to address “Future Land Uses” in the Oread Neighborhood Plan and the zoning classifications found under each of these categories of land use:

- 4.1.1 Low-Density Residential
- 4.1.2 Medium-Density Residential
- 4.1.3 High-Density Residential
- 4.1.4 Residential/Office
- 4.1.5 Mixed-Use District
- 4.1.6 Inner-Neighborhood Commercial
- 4.1.7 Neighborhood Commercial Center

- Maintenance guidelines will cover common building materials and building maintenance issues found in the Oread Neighborhood with an emphasis on historic materials. Maintenance guidelines typically include information on appropriate techniques to save the building owner money in conserving historic building materials such as windows, doors, external wall coverings, roofs and in the case of commercial storefronts; cornices, storefronts and awnings.

The UDS team will establish an inventory of the more common maintenance issues based upon current and historic building materials found in the neighborhood and in turn develop guidelines and approaches on how to sensitively and affordably address these concerns.

The team will make these recommendations based on historic photographs, on-site interpretation and the input of the community. It's anticipated that one core set of maintenance guidelines will be developed and then edited according to the needs of each district.

- Many property owners are unsure of how to approach projects when the original building has been seriously modified. UDS will outline basic design philosophy to allow as much of the structure's original identity to be affordably expressed.
- New guidelines for infill development will be developed and the guidelines will be written so that they're easily turned into standards as a part of the building code. The guidelines and standards will encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area; reduce the need for zoning variances for development that conforms to the size, orientation and siting of existing buildings in a neighborhood or area; provide building setbacks, lot dimensions and related physical characteristics; foster development that is compatible with the scale and physical character of original buildings in a neighborhood or area through the use of development/design standards and guidelines; and conserve the cultural resources, historic resources and property values within an identified neighborhood or area.
- New construction guidelines include but are not limited to building orientation, setback, scale, mass and fenestration. Other possible standards could include building layout, proportions of openings, landscape and site design.
- The site design section is to include ideas regarding street cross sections, retention of brick sidewalks and streets, parking lot and parking structure design, public space design in front of buildings, building coverage ratios, impervious cover ratios, trash collection areas, view sheds, transitions between commercial and adjacent uses as well as guidelines and standards that support neighborhood atmosphere policies in the Oread Plan.
- The guidelines and standards will be completed according to the guidelines and regulations established by the National Park Service and the Kansas Historical Society.
- UDS Team will show typical proper placement of signs on buildings according to the current sign ordinance and the guidelines will encourage the conservation of any historic signs.

All guidelines will adhere to the Secretary of the Interior's Standards for Rehabilitation and will fit within established policies and principles adopted by the City Council and Planning Commission.

The UDS Team will work with the staff to create postcards and email notifications to send to all residents and property owners within the Oread Neighborhood announcing meetings and opportunities for public input. The City staff will be responsible for the mailing and emailing of all meeting notifications. The UDS team will provide Press Releases for distribution to the media. Staff will be responsible for the distribution of the notices.

SECTION 5. DELIVERABLES

1. 2- Community Design Charrettes/Workshops
2. 3 -Public Meetings
3. Oread Neighborhood Design Guidelines Document, in digital and paper format
4. A project methodology that meets the requirements of the State Historic Preservation Office
5. A Project Completion Report

SECTION 6. FEE PROPOSAL

The services outlined are budgeted at a flat rate cost of \$29,000 (Twenty-nine thousand dollars) including all time, materials, travel expenses and per diem. This quotation is based upon the current work schedule of the UDS team. The amount quoted is valid for a period of 120 days from the date of this proposal and is subject to adjustment after that time.

SECTION 7. AVAILABILITY

The UDS team is available to start this work at beginning of January, 2012 and should be able to complete the above proposed services by August 30th 2012.

SECTION 8. SECRETARY OF INTERIOR PROFESSIONAL STANDARDS

Ann McGlone meets the Professional Standards of the Secretary. She is a licensed architect in the state of Texas, thereby meeting the Secretary's Architecture standard. Ms McGlone also has a Master's in Historic Preservation from Columbia University and has practiced in the profession well over the two year requirement thereby meeting the Historic Architecture standard. Ms. McGlone has also served on the national Advisory Council on Historic Preservation (ACHP).

SECTION 10. REFERENCES

Mission Hills, KS Design Guidelines

Courtney Christensen
City Manager
City of Mission Hills
Mission Hills, KS
(913)362-9620

Idaho Falls Downtown Design Guidelines

Shirley Chastain
Executive Director
Idaho Falls Downtown Development Corporation
Idaho Falls, ID
(208) 535-0399

Downtown Petoskey Design Guidelines

Becky Goodman
Downtown Director
Petoskey Regional Chamber of Commerce
Petoskey, MI
(231) 347-4150

Government Hill Historic District Guidelines

Rebecca Waldman
Assistant City Manager
City of San Antonio
San Antonio, TX
(210)732-2852

Alamo Heights Residential Infill Guidelines

Comprehensive Plan
Brian Chandler
Director of Plannin
Alamo Heights, TX
(210)913-1593

SECTION 11. LIST OF RELEVANT PROJECTS

Mission Hills Design Guidelines (Current project)

City of Mission Hills, KS

The City of Mission Hills had experienced a record of number of teardowns in recent years. Replacement houses were typically over-scaled and did not seem to “fit” in the neighborhoods. David Sargent Town Planning and Ann Benson McGlone were hired to create a set of design guidelines that would address the relationship of the greenspace and landscape to the public realm, massing and architectural styles.

Government Hill Historic District Guidelines

San Antonio, TX

Government Hill was a historic neighborhood in transition located between Fort Sam Houston and Interstate 35, the area was suffering from both institutional and commercial intrusion. Many of the single family residence had been converted to housing for the military, historic homes were threatened with demolition to build inappropriate multi-family units, and commercial intrusion from the freeway was encroaching into the neighborhood. The Design Guidelines addressed these issues in an economically distressed neighborhood.

Downtown Petoskey Design Guidelines

Petoskey, MI

This project involved commercial and signage guidelines for downtown Petoskey. The community recognized the significance of their historic downtown as well as the importance of creating a pedestrian friendly, mixed-use neighborhood that served the needs of multiple users.

Alamo Heights Residential Infill Guidelines

Alamo Heights, TX

This older community close to the heart of San Antonio is a very desirable place to live. Historically there was a significant mix of residential densities; the challenge was creating multi-family developments that would blend into the historic neighborhoods.

Design Charrette, Scottsbluff, NE (Current Project)

Urban Development Services was hired to be the principal contractor for developing a façade sketch of every building in Downtown Scottsbluff’s Business Improvement District, approximately 120 buildings. The sketches will be accompanied with a work plan for each building outlining priorities for improving their first impressions. Implementation money from the Nebraska Department of Economic Development will be dispersed in the form of matching grants. This money can fund a minimum of 25 different projects.

Design Charrette, Sidney Nebraska

Sidney Realized that a key component of attracting and retaining jobs to their community was tied to the appearance of their downtown. Urban Development Services was retained by the City of Sidney to develop a façade sketch and a summary plan of action for each store front (47 buildings) in their historic district. Coupled with a generous grant from Cabellas, over 27 storefronts saw improvement under this plan and more are being planned.

Mount Pleasant Charrette

Mount Pleasant is a multi ethnic, working class neighborhood on the east side of Mount Pleasant Street and an upscale, white collar neighborhood on the west side of Mount Pleasant Street in Washington, DC. This clash of culture erupted in a two-day, civil uprising in the late 1980's. The community's park that had long been a site for multiple illicit activities was redesigned as a part of the community's response to the riot. After 15 years the park was ready for a face lift. Urban Development Services in conjunction with Project for Public Spaces in New York City worked with the community over a two day charrette to come up with a management plan and improvement plan to upgrade the park and the retail spaces it connects in the Mount Pleasant Neighborhood. The plan recommends developing a fulltime park manager to dispense transit tickets, set up chairs and tables on a daily basis and to sell community products from a kiosk. The plan also sets forth multiple physical upgrades to allow this space to continue meeting the community's needs.

SELECTED PROJECT EXAMPLES

On the following pages are selective examples of design guidelines for residential development, neighborhood infill, historic districts, conservations districts and signage. We have only included portions of the guidelines to illustrate the variety of guidelines and formats. Each project requires a different response and we believe a set of guidelines should uniquely reflect each community.

UDS

U R B A N D E V E L O P M E N T S E R V I C E S

CV, Scott W. Day

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San Antonio, TX 78209
[210] 930-3866
fax 3877

Mr. Day is the principal of Urban Development Services, a firm specializing in urban design and design management strategies for commercial districts. Urban Development Services provides clients with market-driven solutions for the creation and enhancement of pedestrian-oriented commercial districts and the tools they need to manage and enhance their commercial district's image and performance. Urban Development Services grew out of Mr. Day's 17 years of experience with the National Trust's Main Street Center.

He regularly conducts training sessions on urban planning issues as they relate to commercial districts, commercial architecture restoration strategies, ordinances that impact commercial districts, retail image development and historic preservation planning. Mr. Day has created design guidelines for business districts that facilitate the development of pedestrian-oriented retail development. These form based codes are easier to understand and much easier to administer than typical style based design guidelines.

While at the NMSC he provided technical assistance to the Main Street communities across the United States. He has worked with Main Street programs in more than forty states representing over 500 different communities.

Mr. Day has a bachelor's degree in landscape architecture from the University of Wisconsin-Madison and has worked for the University of Wisconsin Cooperative Extension Agency, where he specialized in urban design, community planning and development. He is the former Executive Director for Bluffton Revitalization Inc, in Bluffton, IN. Mr. Day is a licensed general contractor in the City of San Antonio, TX

CURRENT PROJECTS

Commercial Façade Enhancement Study, Scottsbluff, NE

UDS is undertaking the rendering and reports for the rehabilitation and restoration of approximately 100 buildings in Scottsbluff's Downtown Business Improvement District. This study will examine existing conditions and compare them with past images of the structure to determine to what extent the building can either be rehabilitated or possibly restored. UDS has also assisted the city with the establishment of its façade enhancement grant program by outlining key design guidelines and requirements for recipients.

RECENT PROJECTS

Master Plan for Scottsbluff, NE, January 2011

Scottsbluff is the largest city in the panhandle of Western Nebraska. Urban Development Services wrote the first ever Master Plan for Downtown Scottsbluff. The plan was broad based in nature, examining public improvements, parking occupancy rates, basic economic development data including existing leasing mix and potential leasing strategies. The core principles behind the plan were to slow traffic and improve pedestrian flow through downtown by making downtown a fun, compelling and rewarding place to walk by rebuilding activity along the street. At the heart of the design plan was to activate two key corners in the downtown by transferring one into an outdoor dining area. The second corner is slated to become the home of an improved farmers market venue with a "liner building" constructed on the corner. In addition the plan also shows how Scottsbluff can leverage their abundance of parking to further downtown's redevelopment.

Design Guidelines, Las Vegas, NM, December 2009

Las Vegas boasts the most buildings per capita on the National Register of Historic Places. The Las Vegas commercial district architectural palette is diverse with early examples of Territorial Adobe, Romanesque, Mission, Victorian and Greek Classic Revival. UDS compiled previous drafts of local design guidelines to synthesize a core set of maintenance and rehabilitation guidelines for their commercial districts. While this had been done for their residential districts it had never been done for the commercial districts. The core focus of this product was to ensure that the HDRC could read these guidelines and have them feel as though they were a family of guidelines by using language that was common to the residential guidelines.

Downtown Design Guidelines for Petoskey, MI, November 2009

Petoskey has long been a prominent tourism destination on Lake Michigan. Recent growth pressure necessitated the establishment of design guidelines in order to prevent the erosion of their strong sense of place. Urban Development Services recently facilitated the first of two public workshops to gather community input for the development of the community's first ever design guidelines. These illustrated guidelines are being written so that the community can use them in a voluntary manner, with implementation initially through incentives and then eventual adoption as code.

Historic Preservation Master Plan, San Antonio, TX, August 2009

Urban Development Services in conjunction with Lakota Group of Chicago, IL developed the first historic preservation master plan for the City of San Antonio. Through a year-long process, they interviewed constituency groups and held numerous public input workshops to devise a strategic work plan for expanding preservation efforts in the seventh largest city in the United States. Recommendations include efforts to expand funding sources, administrative changes to make it easier to conduct design review and educational strategies and tools to build awareness of the community's unique resources. Recommendations center on what the city can do internally, as well as externally, to save more of the built environment that showcases San Antonio's unique culture.

Master Plan for Sidney, NE , December 2009

Sidney is a small but growing community in the southwestern panhandle of Nebraska. The City of Sidney retained UDS to complete a citizen-driven master planning study for the downtown. This planning effort built upon the pre-existing community vision and a broad foundation of public consensus to achieve implementation of strategic downtown improvements. Sidney, like many communities, has seen a decline in its traditional downtown retail yet it maintains its strength as an office and financial center and a center for government. The Sidney Downtown Master Plan builds on Sidney's strengths and addresses emerging redevelopment opportunities by identifying most appropriate development sites and types of development, as well as designing a new streetscape that serves the needs of the city's residents and its visitors.

Downtown Design Guidelines, Idaho Falls, ID, 2008

Idaho Falls had neither design review nor design guidelines when UDS started working with them in early 2007. Urban Development Services facilitated two different public workshops to establish community ownership and understanding of the design guidelines appropriate for Idaho Falls. Despite a strong property rights environment these voluntary guidelines were unanimously endorsed by the business district.

Review of Sign Ordinance for Lincoln Park, Ft. Pierce, FL, 2008

Lincoln Park is the African-American commercial district of Ft. Pierce, Florida. This economically challenged district needed a sign ordinance that worked for the types of businesses found here but at the same time operated under the same sign ordinance that the traditional business district immediately adjacent to Lincoln Park uses. Urban Development Services reviewed the current sign ordinance and made recommendations on how this could be done given a limited administrative staff.

Review of Sign Ordinance and Administrative Procedures, Highland Park, NJ, 2007

Highland Park is a burgeoning business district in North New Jersey. The growth pressures of this region have created a base of businesses in Highland Park that are rather entrepreneurial in how they reach their customers. Urban Development Services worked with the business district for two days outlining key areas of the ordinance that need to be enforced as well as portions that could be relaxed some to allow the current businesses to compete more in the big box environment that is emerging on the adjacent Rt. 1 corridor.

Research Project, Design Guidelines and Their Administration for City Centers, City of Indianapolis, IN 2007

The City of Indianapolis had long specified design review for their downtown but guidelines were never developed and administrative duties were never outlined which resulted in projects being subjected to inconsistent staff review. Mr. Day, while at the National Main Street Center, was enlisted to research “design review best practices” of other large urban downtown areas in the United States. This survey compiled the best practices of 15 other communities of similar size with similar issues for Indianapolis to consider as they move forward in implementing a more equitable and efficient design review process.

Preservation Master Plan for Castro Colonies Interpretative Center, Castroville, TX, 2008

The City of Castroville poses some unique architectural resources that allow it to tell the story of South Texas’s struggling development in the 1840’s. Urban Development Services worked with Castroville to develop the resource base for this community to establish the Castro Colonies Interpretive Center. This work has included a preliminary historic structures report, identifying markets that this facility can teach to, facilitating organizational development meetings for the Castro Colonies Heritage Association and developing graphics that will help the steering committee sell this project to a larger constituency.

RECENT TRAINING SESSIONS

State of Nebraska

Preservation Boot Camp, Sidney Nebraska, September 2009

Responsible for two days of instruction including hands-on window repairs work shop

State of New Mexico

Design Camp and Preservation 101, July 2009

How to Develop and Administer and Design Guidelines for Your Downtown

State of Georgia

Design and Preservation Institute, May 2008 and June 2009

Responsible for two days of instruction including urban design, preservation of materials and building maintenance tips.

Oakland County Michigan

Main Street Design 101 and Economic Restructuring 101, February 2009

Oregon Main Street Program

Main Street Design 101 and Economic Restructuring 101

Baker City, OR, June 2009

LaGrande, OR, March 2009

Lake Oswego, OR January 2009

Downtown Colorado Inc,

Downtown Design Institute, January 2009

One day workshop on Streetscape Essentials, Urban Design and How to Implement Design Guidelines

New Jersey Downtown Revitalization Institute,

How to Develop and Administer Design Guidelines for Your Downtown, July 2008

National Town Meeting, National Main Street Center, Philadelphia, PA

Developing Your Downtown's Graphic Identity, March 2008

New Mexico Downtown Revitalization Institute,

Developing and Administering A Sign Ordinance, February 2008

National Main Street Center

Downtown Certification Institute, February 2006 and January 2008,

Design for Retail Streets

New Mexico Downtown Revitalization Institute,

Urban Design and Urban Planning for Business Districts, June 2007

State of Wyoming

Design and Preservation Institute, June 2007

Paducah, KY

Understanding the National Register of Historic Places and Using Historic Tax Credits
February 2008

DESIGN TECHNICAL ASSISTANCE

Façade Technical Assistance, Las Cruces, NM, 2009

Urban Development Services was retained by the Las Cruces Main Street Program to develop a façade sketch for 10 different structures in their downtown. Some of these were newer structures or had lost most of their original elements and weren't able to afford restoration so a sympathetic design was developed. Each sketch was accompanied by a work plan for the property owner.

Façade Technical Assistance, Sidney, NE, 2008

Urban Development Services was retained by the City of Sidney to develop a façade sketch for each of the 48 buildings in their local historic district. This encompassed meeting with each property owner and then developing a sketch to illustrate either a restoration or rehabilitation of the façade that is sympathetic to the material still in place and the targeted customer. Each sketch was accompanied by a work sheet for the property owner to follow up on. Over 15 buildings were worked on as a result of this program.

Façade Technical Assistance for Rock Springs, WY, 2008

Rock Springs boast one of the most diverse 20th century commercial pallets in the United States. Urban Development Services was retained to advise 8 different property owners on a realistic, cost effective approach to restoring or rehabilitating their facades. These buildings included stucco, brick, pressed metal, a Mesker Storefront and a wood clapboard storefront clad in fake rock. Each sketch was accompanied by a work plan for the property owner.

Façade Technical Assistance, Green River, WY, 2007

Urban Development Services was retained by the City of Green River Downtown Development Authority to develop sketches and façade work plans for eight different businesses in their local historic district. This group of buildings included wood frame clapboard structures, an early 19th century brewery, a hotel with 4 different store fronts, two original Lincoln Highway garages, a 1950's motel with a very bad addition, a residential structure that was turned into a real estate offices and a mid 20th century commercial structure that was owned by a Mexican Restaurant on one side and an adult establishment on the other side.

REFERENCES

Chris Black
President of Ray Black Son, General Contractors
President of Kentucky Heritage Council
348 South 31st Street
Paducah, KY 42001
(207) 217-3120

Becky Goodman
Downtown Director
Petoskey Regional Chamber of Commerce
401 E. Mitchell Street
Petoskey, MI 49770
(231) 347-4150

Shirley Chastain
Executive Director
Idaho Falls Downtown Development Corporation
450 'B' Street
Idaho Falls, ID 83402
(208) 757-1723

Bob Donahue
Executive Director
Oakland County Planning & Economic Development
Oakland County Main Street Program
2100 Pontiac Lake Road, Bldg. 41W
Waterford, MI 48328-0412
(248) 452-2166

Jef Buhler
Main Street NJ Coordinator
New Jersey Main Street Program
Department of Community Affairs
P. O. Box 800
Trenton, NJ 08625-0800
(609) 633 - 9769

ANN BENSON MCGLONE

Historic Preservation Planner / Architect

EXPERIENCE

Ann Benson McGlone, LLC
Alamo Heights, TX
Owner / Manager, 1985-1993;
2010-Present

City of Alamo Heights, Texas
Alamo Heights, TX
City Manager, 2009-2010;
Director of Community Development,
2008-2009

City of San Antonio, Texas
San Antonio, TX
Historic Preservation Officer, 1993-2008

Hardy Holzman Pfeiffer Associates
New York City, NY
Architect, 1979-1983

Chumney / Urrutia
San Antonio, TX
Project Architect, 1983-1985

CERTIFICATION/AFFILIATION

Licensed Architect, Texas, No.11,399
National Advisory Council on Historic
Preservation, 2008-2010

National Trust for Historic Preservation,
Form Advisory Board, 2005-2008

National Alliance of Preservation
Commissions, Board of Directors, 2002-
2010; Chair, 2007-2009

EDUCATION

Kansas State University, College of
Architecture and Design,
Bachelor of Architecture

Columbia University, School of
Architecture; Masters of Science in
Historic Preservation

AWARDS

Vietnam War Memorial Competition;
Top-10 Finalist

American Planning Association:
Texas Chapter: Alamo Plaza Final
Report, 1995; River Improvement
Overlay Guidelines, 2006
San Antonio Chapter: Comprehensive
Planning Award, 2009

Kansas State University, College of
Architecture and Design, Outstanding
Architectural Alumni

PUBLICATIONS

The Alliance Review, February 2004,
March 2006
Urban Land, April 2004

Ms. McGlone is a nationally respected expert in the field of historic preservation, the immediate past-Chair of the Board of Directors for the National Alliance of Preservation Commissions and served on the President's National Advisory Council on Historic Preservation (ACHP). She was the Historic Preservation Officer for the City of San Antonio from 1993 to 2008, where she oversaw design review of the famous Riverwalk, 26 historic districts, and all municipal projects.

From 2008 to 2010 Ms McGlone has served the City of Alamo Heights, Texas, first as its director of Community Development and then as the City Manager. Ms. McGlone holds a Bachelor of Architecture from Kansas State University, a Masters in Historic Preservation from Columbia University and is a registered architect in Texas. She is a frequent speaker at national preservation conferences and her articles have appeared in *Urban Land* and *The Alliance Review*.

SELECTED PROJECT EXPERIENCE

- The City of Alamo Heights, Alamo Heights, TX
Directed all plan review, permitting, code enforcement, flood plain management and special event coordination. Administered all Boards and Commissions, including the Architectural Review Board, the Board of Adjustment, and the Planning and Zoning Commission.
- Alamo Heights Comprehensive Plan, Alamo Heights, TX
Project Director of multi-disciplinary team of citizens, architects, and planners. Developed and produced the 20 year comprehensive vision for Alamo Heights.
- The City of San Antonio, San Antonio, TX
Managed the Historic Preservation Office in San Antonio for 15 years. Responsible for the Historic Design and Review Commission, 26 Historic Districts and multiple archeology sites, development and design review of properties along the Riverwalk, and design review of all public projects including public art.
- Historic Preservation and Design Ordinance, San Antonio, TX
Authored the 1994 Historic Preservation Ordinance revisions, including the Riverwalk Design Guidelines and the Public Art regulations.
- River Improvement Overlay District, San Antonio, TX
Project Manager of multi-disciplinary team to create San Antonio's largest overlay district, regulating the design and development of properties along the San Antonio River. Author of the enabling ordinance and the design guideline ordinance.
- Government Hill Design Guidelines, San Antonio, TX
Developed design guidelines for the Government Hill Historic District to establish standards and options for infill and new construction.
- Lavaca District Guidelines, San Antonio, TX
Created a set of design guidelines for a neighborhood, not yet a historic district, but with character and sense of place that the residents wanted to protect. This project was partially funded by the National Trust for Historic Preservation.
- Westside Neighborhood Plan, San Antonio, TX
- Houston Street Design Guidelines, San Antonio, TX
- Alamo Viewshed Ordinance, San Antonio, TX
- City of San Antonio Masterplan, San Antonio, TX
- Alamo Heights Town Center Vision Plan, Alamo Heights, TX
- Hemisfair Signage Guidelines, San Antonio, TX