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THAT MATTER.

CREATING PLACES THAT MATTER

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INSPIRE
ENGAGE
INNOVATE

**SOUTH SAN GABRIEL
RIVER TRAIL CORRIDOR
RESPONSE TO REQUEST
FOR QUALIFICATIONS**

05.09.2024

WILLIAMSON COUNTY
100 WILCO WAY, SUITE P101
GEORGETOWN, TX 78626



SECTION ONE



Transmittal Letter



LandDesign.
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THAT MATTER.

May 9, 2024

Johnny Grimaldo
Williamson County Purchasing Department
Project: 24RFSQ49 Architect and Engineer Design Services for
South San Gabriel River Trail Corridor
100 Wilco Way, Suite P101
Georgetown, TX 78626

Company Name:
LandDesign

Address:
5225 Alpha Road
Dallas, TX 75240

Representative:
Leah Hales, PLA
lhales@landdesign.com
214.785.6009

Company Registration:
TX Board of Architectural
Examiners: No. BR 1927

TX Board of Professional
Engineers: F-14754

Dear Mr. Grimaldo,

It is with great pleasure that we submit our response to Williamson County for the South San Gabriel Trail Corridor project. This project will create a visionary framework for a trail system that will advance multi-modal connectivity throughout Williamson County. We understand your commitment to creating a significant recreational and natural resource for the region. Our team is eager to be your partner in this exciting journey!

LandDesign is an award-winning planning, landscape architecture, and civil engineering firm with over four decades of experience providing world-class consulting services to clients spanning the globe. Our organization of over 290 professionals is located across the nation in our firm's offices in Dallas, TX; Charlotte, NC; Washington DC; Orlando, FL; and Boulder, CO. We believe that every project, site, and client presents a unique set of circumstances through which we have a responsibility to create value—there is no room for ego in this work. We work with our clients to honor their vision and the unique story that can be uncovered and experienced through every place.

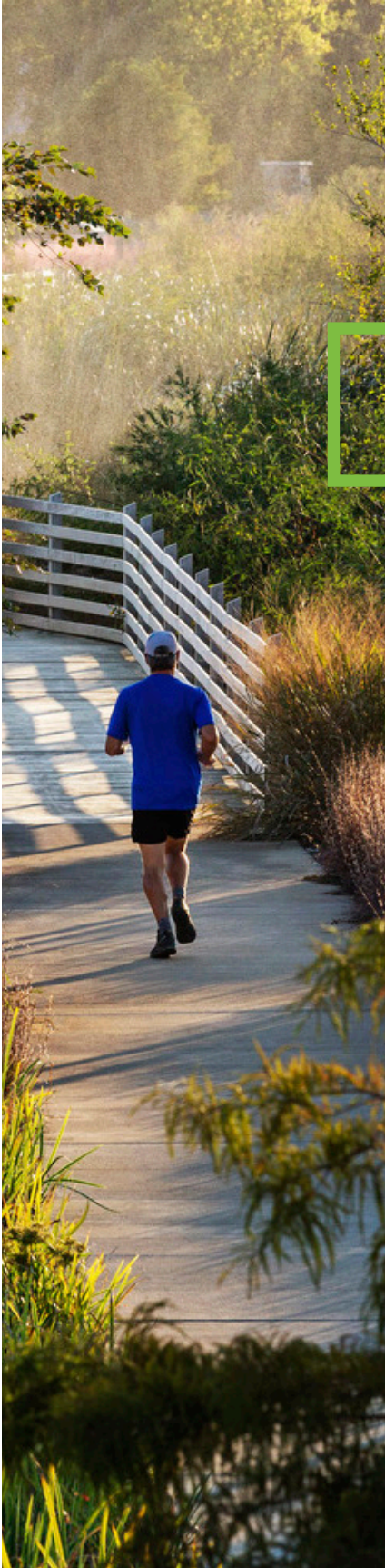
LandDesign has a long, successful history of working with municipalities across the country to support their vision for trail and recreation systems within their communities. To address the complexity and significance of this project, we propose a team that brings together the best in trail master planning, active transportation, placemaking, and community building. For 45 years, LandDesign has provided innovative, cost-effective, and implementable plans for multi-modal trail systems that not only consider access, acquisition, environmental impacts, and permitability, but also how they generate an authentic community experience through placemaking and economic development opportunities. We balance our creative visionary thinking with our pragmatic, technical precision to consider every challenge and opportunity to deliver a forward-thinking, well-engineered plan that can be implemented.

Our commitment to quality growth in our region has been a rewarding experience, to say the least, and we are thrilled at the opportunity to work with you to create meaningful open space experiences that enhances the quality of life in Williamson County. If you have any questions or would like more information, please feel free to contact me at 214.785.6009 or lhales@landdesign.com. We look forward to hearing from you and we greatly appreciate this opportunity.

Sincerely,



Leah Hales, PLA
Director



SECTION TWO

Company Qualifications

NORTH + SOUTH CAROLINA

Carolina Thread Trail Vision Plan

LandDesign developed a vision plan for a region-wide trail system that spans 15 counties surrounding Charlotte, NC. LandDesign collected data from all counties and, based on criteria for appropriate greenway locations, used GIS modeling to determine the best alignment for various greenway corridors. The Carolina Thread Trail forms connections between smaller greenway networks, increasing accessibility between communities and recreational, civic, and commercial destinations.

To develop the implementation strategy, a variety of partnerships and funding sources were assessed. LandDesign has and is leading the following:

County-Wide Plans

- Cleveland County Greenway
- The Seam Advancement Study

Corridor Plans

- Shelby Corridor
- Mooresville Corridor
- Kings Mountain Corridor
- City of Lincoln Corridor
- South Fork Greenway Corridor

Implementation/Design

- Little Sugar Creek Greenway Midtown
- Little Sugar Creek Greenway I-485 to Polk
- Long Creek Greenway
- Dye Creek Greenway
- Belmont Rail Trail
- Seven Oaks Greenway

PROJECT GOALS

- Deliver a framework to guide multiple jurisdictions in implementing a phased trail network
- Leverage the trail network as a tool for regional economic development
- Identify corridor-level implementation goals, including on-time and on-budget designs that emphasize the community character
- Identify funding and phasing strategies

STAKEHOLDERS

- Carolina Thread Trail
- Multiple Municipal Jurisdictions
- FHA, Rail, State + Local DOT's
- FEMA + local floodplain administrators

MANAGEMENT TOOLS + PROCESS

- Develop a communications strategy to ensure seamless information flow
- Recurring PM, Client, and Steering Committee Meetings
- Structured reviews of progress, challenges, and opportunities to inform strategic decision-making

WOODSTOCK, VA

Woodstock Bicycle + Pedestrian Master Plan

LandDesign led a team of multi-disciplinary consultants to vision and master plan a Bicycle and Pedestrian Master Plan for the Town of Woodstock. With the goal to create a more connected and walkable community that is primed for future development and growth, LandDesign provided recommendations for a comprehensive bicycle and pedestrian trail network that improves mobility and provide direction, prioritization, and cost estimation for the construction of future improvements. The Master Plan has already begun to inform the Town of grant opportunities and help position it to be more competitive when seeking future funding.

LandDesign developed the proposed network to take advantage of the existing urban tree canopy as well as prioritize potential planting areas to increase the Town's urban tree canopy. In addition, the Master Plan includes recommendations on how to incorporate urban design elements including architectural and landscaping elements, public art, and other sustainable and best management practices.



PROJECT GOALS

- Deliver an implementable vision that connects downtown to natural assets, schools, and neighborhoods
- Increase safety by introducing best practices in trail infrastructure design

STAKEHOLDERS

- City Staff
- Elected Officials
- State DOT

MANAGEMENT TOOLS + PROCESS

- Develop a communications strategy to ensure seamless information flow
- Recurring PM, Client, and Steering Committee Meetings
- Structured reviews of progress, challenges, and opportunities to inform strategic decision-making

CHARLOTTE, NC**Cross Charlotte Trail Master Plan**

The City of Charlotte and Mecklenburg County are investing in the development of a 26-mile, city-wide trail and greenway system that unites residential neighborhoods, commercial destinations, parks, and civic centers. LandDesign led the master planning of the Cross Charlotte Trail (XCLT) and delivered a framework for design and phasing that will result in long-term economic, quality of life, and environmental improvements to the City and County. Once implemented, this state-of-the-art facility will set the benchmark for active transportation systems regionally and nationally.

The plan identifies the primary trail alignment and provides design guidelines that create a high-quality trail system that is safe, accessible, and inclusive, as well as identifies destinations along the trail poised for economic development. The XCLT will be used for walking, cycling, and running. Three distinct types of trail configurations are used, depending on space and other constraints—buffered separated-use paths, separated-use paths, or shared-use paths. A unifying brand and identity for the trail system will orient users as they traverse XCLT and establish a continuity of place along the corridor. The plan provides suggestions for signage, wayfinding, pavement marking, public art, and site furnishings that are aligned with the overall brand for XCLT.

PROJECT GOALS

- Generate community support for an upcoming bond referendum through the development of a city-wide trail plan
- Increase understanding of trail design best practices
- Identify opportunities for trail-driven economic development
- Increase trail access in under-served neighborhoods

STAKEHOLDERS

- City of Charlotte
- Mecklenburg County
- State and Local DOT
- Utility providers

MANAGEMENT TOOLS + PROCESS

- Develop a communications strategy to ensure seamless information flow
- Recurring PM, Client, and Steering Committee Meetings
- Structured reviews of progress, challenges, and opportunities to inform strategic decision-making

BAY + WALTON COUNTY, FL**St. Joe Trails Master Plan**

The St. Joe Company, Florida's largest private landowner, acknowledged their responsibility in protecting local ecology as Bay and Walton Counties are developed. The company engaged LandDesign to create the St. Joe Trails Master Plan—a framework for future design and implementation of a trail system that leverages data to minimize impact on the environment. The Plan recommends alternatives to traditional methods for bike/ped infrastructure, achieving the same health, wellness, and recreation benefits while minimizing impact to the land, creating a model for trail networks that align human behavior with environmental sensitivity.

The Plan provides design guidelines and criteria for trail types, dimensions, and adjacent amenities based on the analysis. The guidelines consider the use of pedestrians, cyclists, e-scooters, golf carts, and autonomous vehicles to ensure accessibility, safety, and inclusion. Additionally, it proposes functional material and placemaking suggestions, such as shade structures and seating, that protect pedestrians from the Florida heat. Leveraging GIS and publicly accessible databases, LandDesign assessed commonly used routes from neighborhoods to nearby civic, education, park, and commercial destinations. This analysis gave insight into the most efficient routes and frequently visited destinations to anticipate future need and demand as new development occurs.

**PROJECT GOALS**

- Create a data-driven master plan based on understanding of origins and destinations
- Provide a decision-making tool for future trail master planning for the Client's communities

STAKEHOLDERS

- St. Joe Company

MANAGEMENT TOOLS + PROCESS

- Develop a communications strategy to ensure seamless information flow
- Recurring PM, Client, and Steering Committee Meetings
- Structured reviews of progress, challenges, and opportunities to inform strategic decision-making



SECTION THREE

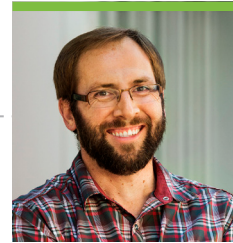
Organizational Chart

Team + Resources

The project team is comprised of professionals carefully assembled to provide exceptional services, advice, and expertise to Williamson County for the South San Gabriel River Trail Corridor Project. Below is an organizational chart listing key team members and their respective roles on this project.



Leah Hales, PLA
Project Manager +
Lead Designer



Heth Kendrick, PLA
Partner-in-Charge



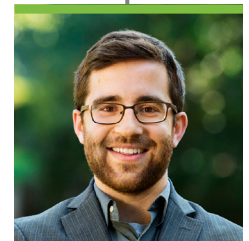
Beth Poovey, PLA
Trail Planning + Design
Specialist



Emily Condon, PLA
Trail Planning + Design
Specialist



Brian Dench, PE
Lead Civil Engineer



Matt Weschler, PE
Active Transportation
Engineer + GIS Expert



SECTION FOUR



Resumes





LEAH HALES, PLA, LEED AP

PROJECT MANAGER + LEAD DESIGNER
LANDDESIGN | DALLAS TX

Leah is a Director in LandDesign's Dallas office with over 28 years of professional experience. As an award-winning landscape architect, Leah's passion for creating exceptional, memorable places fuels her dedication to her projects. Her design work is rooted in authentically responding to unique site conditions, and prioritizing human well-being. As a LEED Accredited Professional, Leah has completed projects that focus on drought-tolerant native plantings for water conservation, and she continually explores techniques to combine aesthetics, infrastructure, and functionality to achieve goals for landscape sustainability. Leah leverages her expertise in project management to play an integral role in consultant coordination, management of project schedules and project budgets, as well as construction documentation.

EDUCATION

Bachelor of Landscape
Architecture, University of Arkansas

LICENSING/CERTIFICATIONS

Professional Landscape Architect
- TX: 2069, AR: 9485, NY: 001845,
UT: 5168329, WV: 295

LEED AP

AFFILIATIONS

American Society of Landscape
Architects (ASLA)

Urban Land Institute (ULI)

Greater Dallas Planning Council,
Board Member

Dean's Circle - University of
Arkansas, Fay Jones School of
Architecture

AWARDS (SELECTED)

2024 Texas ASLA Award of
Excellence in Communications -
MLK Square - Conway, Arkansas

2024 Texas ASLA Classic Award -
Katy Trail, Dallas, TX

2024 Texas ASLA Honor Award -
Southern Gateway Park, Dallas, TX

Burleson Community Planning

Burleson, TX | Designer

Fort Worth Parks Master Planning and Design

Fort Worth, TX | Design and Director in Charge

Katy Trail*

Dallas, TX | Project Manager

"The Loop" Hi-Line Connector Trail*

Dallas, TX | Principal

Moji Mountain Park*

Yichang, China | Project Manager

Tunica Riverfront Park*

Tunica, MS | Designer

Hensley Field Master Planning*

Dallas, TX | Principal

MLK Square Water Quality Park*

Conway, AR | Principal

Southern Gateway Public Green CAP Park*

Dallas, TX | Principal

**Experience Prior to Joining LandDesign*



HETH KENDRICK, PLA

PARTNER-IN-CHARGE
LANDDESIGN | DALLAS TX

Heth is the Managing Partner of LandDesign's Dallas office, comprised of 35 design and engineering professionals. He leads a studio of landscape architects specializing in urban open space planning and design, streetscape design, and mixed-use and transit-oriented development. Working in one of the most competitive and rapidly-growing markets, he helps clients think about the region's growth in a new way—elevating the DFW region for both current and future residents. Heth's passion for uncovering and celebrating the quirks and qualities of a place, regardless of scale and scope, ensures each project has a unique story to tell.

EDUCATION

Master of Landscape Architecture,
Auburn University

Bachelor of Science in
Environmental Design,
Auburn University

LICENSING/CERTIFICATIONS

Professional Landscape Architect
- TX: 2498, NC: 1676

AFFILIATIONS

Urban Land Institute (ULI)

American Society of Landscape
Architects (ASLA)

River Birch Park and Live Oak Park at Bridgewater

Princeton, TX | Partner-in-Charge

Downtown Aledo Public Realm + Mixed Use

Aledo, TX | Partner-in-Charge

Burleson Community Planning

Burleson, TX | Partner-in-Charge

City of Haslet Comprehensive Land Use Plan Update

Leander, TX | Director of Landscape Architecture

City of Leander Comprehensive Land Use Plan Update

Leander, TX | Director of Landscape Architecture

Little Sugar Creek Greenway

Charlotte, NC | Landscape Architect

West 7th Streetscape

Fort Worth, TX | Landscape Architect

Addison Cottonbelt Station

Addison, TX | Partner-in-Charge

Asana Deep Ellum

Dallas, TX | Partner-in-Charge

Bahia Urbana

San Juan, PR | Landscape Architect



BETH POOVEY, PLA

TRAIL PLANNING + DESIGN SPECIALIST
LANDDESIGN | CHARLOTTE NC

Beth is a Principal and the firm's Director of Greenways, Parks, and Open Space. She has over two decades of experience leading trail and greenway planning projects that have set the standard for multi-modal systems that integrate placemaking and community identity with functional trail design. Beth leads a multi-disciplinary studio specializing in public open space and recreation amenities. As an advocate for public and private investment in attainable green infrastructure, she believes the open space experience should begin the moment you step outside with a network of multi-modal streetscapes, neighborhood parks, and recreational amenities all within walking, biking, or scootering distance.

EDUCATION

Dip LA, Ryerson Polytechnic
University Toronto, Ontario

Bachelor of Sociology, Simon
Fraser University Vancouver,
British Columbia

LICENSING

Professional Landscape Architect
- NC: 1354, MS: 598, SC: 1251

AFFILIATIONS

American Society of Landscape
Architects (ASLA)

National Recreation and Park
Association (NRPA)

Partners for Parks, President

SPEAKING ENGAGEMENTS

Trails with Traction: Tips for
Creating Trails as Regional
Destinations, NRPA (2024)

The Evolution of Community
Engagement Post-COVID, NRPA
(2023)

Bicycle Facility Design and
Integration, Texas ASLA (2017)

Burleson Community Planning

Burleson, TX | Project Team

Carolina Thread Trail Vision Plan + Corridor Studies

NC + SC | Project Director

Woodstock Bicycle + Pedestrian Master Plan

Woodstock, VA | Project Director

Cross Charlotte Trail Master Plan

Charlotte, NC | Project Director

St. Joe Trails Master Plan

Bay and Walton County, FL | Project Director

The Seam Trail Study

Various Counties | Project Director

Little Sugar Creek Greenway Master Plan + Design

Charlotte, NC | Project Director

DowntownDC BID Parks Master Plan

Washington DC | Project Director

Parks, Public Space, and Recreation Master Plan

Hoover, AL | Project Director

Greenwood Linear Park

Greenwood, MS | Project Director



EMILY CONDON, PLA

TRAIL PLANNING + DESIGN SPECIALIST
LANDDESIGN | CHARLOTTE NC

Emily is a landscape architect with a background in community planning and active transportation. She is an experienced Project Manager, having led notable multi-modal planning and design efforts, including the Silver Line Rail Trail Study and The Seam Advancement Study. Her work has largely focused on the creation of vibrant, activated, and versatile corridors in both urban and rural contexts across North Carolina, including streetscapes, greenways, and linear parks. These projects are executed through an extensive public outreach process, through which Emily leverages her graphic communications skills to refine ideas into captivating visualizations that generate excitement.

EDUCATION

Bachelor of Landscape
Architecture, University of Rhode
Island

LICENSING/CERTIFICATIONS

Professional Landscape Architect
- NC: 2276

AFFILIATIONS

Urban Land Institute (ULI)
American Society of Landscape
Architects (ASLA)

Burleson Community Planning

Burleson, TX | Project Team

The Seam Trail Study

Various Counties | Urban Designer

Hoover Parks, Public Space and Recreation Master Plan

Hoover, AL | Urban Designer

Cross Charlotte Trail - Hidden Valley*

Charlotte, NC | Urban Designer

Silver Line Rail Trail Master Plan (Phase 1 and 2)*

Charlotte, NC | Urban Designer

Red Rock Trail System*

Birmingham, AL | Urban Designer

River Region Trail System*

Montgomery, AL | Urban Designer

Singing River Trail Master Plan and Feasibility Study*

North Alabama | Urban Designer

Plantersville Scenic Byway and Choppee Black River Trail Feasibility Study and Conceptual Plan*

Georgetown County, SC | Urban Designer

**Experience Prior to Joining LandDesign*



BRIAN DENCH, PE

LEAD CIVIL ENGINEER
LANDDESIGN | DALLAS TX

Brian is a Principal and civil engineer whose 30 years of experience working on land development projects in the Dallas-Fort Worth region affords him valuable knowledge of the local entitlement process and regulatory requirements. He leads the transformation of large tracts of land into successful master planned communities, identifying the upfront infrastructure needs to accommodate long-term growth. He takes a service-oriented approach to working with clients, proving to be a trusted resource who will anticipate needs throughout a project's life cycle, and keep them on schedule and within budget.

EDUCATION

Bachelor of Science in Civil Engineering, Villanova University

LICENSING

Registered Professional Engineer
- TX: 88275

AFFILIATIONS

Urban Land Institute (ULI)

Home Builders Association of Greater Dallas

The International Council of Shopping Centers (ICSC)

National Association of Industrial and Office Parks (NAIOP)

North Texas Commercial Association of Realtors and Real Estate Professionals (NTCAR)

COMMUNITY INVOLVEMENT

Town of Flower Mound

SMART Growth Commission

- Development Community Representative

Downtown Aledo Public Realm + Mixed Use

Aledo, TX | Project Engineer

Asana Deep Ellum

Dallas, TX | Principal-in-Charge

Burleson Community Planning

Burleson, TX | Project Engineer

Castle Hills Master Plan

Lewisville, TX | Principal-in-Charge

Craftmasters Campus

Burleson, TX | Principal-in-Charge

Crown Centre Open Space

Lewisville, TX | Principal-in-Charge

Denton County Fresh Water Supply District 1-A

Lewisville, TX | District Civil Engineer

Discovery at the Realm — Open Space

Lewisville, TX | Principal-in-Charge

The Realm at Castle Hills

Lewisville, TX | Principal-in-Charge



MATT WESCHLER, PE

ACTIVE TRANSPORTATION ENGINEER + GIS EXPERT
LANDDESIGN | CHARLOTTE NC

Matt is a Studio Leader focused on bicycle and pedestrian infrastructure projects. He collaborates with planners and landscape architects to address multi-modal needs in both urban and rural environments, providing guidance on best engineering practices in the field of active transportation. Matt has championed the development of internal tools and programs that enhance the firm's approach to bike/ped infrastructure. Of note is his exploration into GIS data and heat mapping technology in comparing existing conditions with human behavior to inform equitable design and planning decisions.

EDUCATION

Bachelor of Science, Civil +
Environmental Engineering,
University of Pittsburgh

LICENSING

Registered Professional Engineer
- NC: 048124

AFFILIATIONS

American Society of Civil
Engineers (ASCE)

United States Green Building
Council (USGBC)

Engineers for a Sustainable World
(ESW)

City of Charlotte Bike Advisory
Committee

Association of Pedestrian and
Bicycle Professionals

Biddleville-Smallwood
Neighborhood Association

The Seam Trail Study

Various Counties | Project Engineer

SouthPark Vision Plan Pedestrian Study

Charlotte, NC | Project Engineer

Ballantyne Reimagined Roadway Improvements

Charlotte, NC | Project Engineer

Ballantyne Reimagined Greenway Network

Charlotte, NC | Project Engineer

Dye Creek Greenway

Mooresville, NC | Designer

Little Sugar Creek Greenway I-485 to Polk

Charlotte, NC | Designer

Ikea Boulevard Roadway Extension

Charlotte, NC | Civil Engineer

Rivergate Parkway Extension

Charlotte, NC | Civil Engineer

Walker Branch Drive Extension

Charlotte, NC | Civil Engineer