COMMUNITY INVOLVEMENT PROCESS

AWARDS

The Strategic Investment Area plan is the culmination of a year-long dialogue with community leaders, public housing residents, adjacent neighborhood residents, property owners, businesses, civic leaders, staff, and the greater Charlottesville community. Because of the unprecedented number of community meetings, the SIA Plan vision has received very positive support from a diversity of stakeholders and the City of Charlottesville. It has also received the following awards:

- AIA Northern Virginia - "Award of Merit" 2015
- Virginia Chapter American Planning Association - "Outstanding Redevelopment Plan" 2014
- Virginia Society American Institute of Architects - "Honor Award in Contextual Design and Urban Design" 2014
- Washington DC American Institute of Architects - "Award of Excellence in Urban Design and Master Planning" 2014
- City of Charlottesville - "Outstanding Neighborhood Planning Effort" 2013

CHARLOTTESVILLE, VA STRATEGIC INVESTMENT AREA PLAN

- EXTENSIVE COMMUNITY OUTREACH AND INPUT (44 MEETINGS)
- EXISTING CONDITIONS ANALYSIS:
  1. *URBAN DESIGN*
  2. *HISTORIC*
  3. *TRANSPORTATION*
  4. *MARKET*
- PLAN VISION
- DEVELOPMENT GUIDELINES AND STANDARDS
- IMPLEMENTATION TOOLS AND STRATEGIES
- FOUNDATION OF FORM-BASED CODE / REGULATING PLAN
- MARKET ASSESSMENTS AND DEVELOPMENT FEASIBILITY AND ECONOMICS
- PEDESTRIAN, BICYCLE, AND TRANSIT RECOMMENDATIONS

SECOND STREET PEDESTRIAN/COMMERCIAL CONNECTOR TO CIVIC PLAZA COLLAGE

LINEAR GREENWAY PARK AND CIVIC PLAZA COLLAGE

PROJECT DETAILS

Project Type: **Mixed-Use**

Cost: **$152 M**

Size: **3.5-acres**

Year Completed: **2018**

Services:
Civil Engineering
Stormwater Management
Strategic Meetings and Planning
Site Design
Utility Engineering
LEED Design
PUD Design
Surveying

Client:
Eastbanc

700 Penn
Washington, DC

Great urban neighborhoods consist of diverse populations, varied housing options, neighborhood amenities, pedestrian-oriented streetscapes, distinctive public spaces, and ubiquitous mass transit. WMC and fellow design team members were tasked with repurposing a site that housed a former high school into a mixed-use development that attracted businesses of all sizes and new community residents.

WMC provided civil engineering and land surveying services for this large-scale development that spans 3.5 acres and includes 244,000 sq ft of residential space, 180,000 sq ft of office space, and 61,000 sq ft of ground floor retail space. During the design of the site, WMC was able to successfully address the challenge of the site's close proximity to a Metro station and the underground track. The site also includes a central plaza, as well as an area designated for tents to be erected during the weekend street market that has been part of the community for decades.

WMC
WILES MENSCH CORPORATION

PROJECT DETAILS

Project Type: **University**

Cost: **$92 M**

Year Completed: **2016**

Services:

Site Design

Stormwater Management

Strategic Meetings and Planning

Landscape Architecture

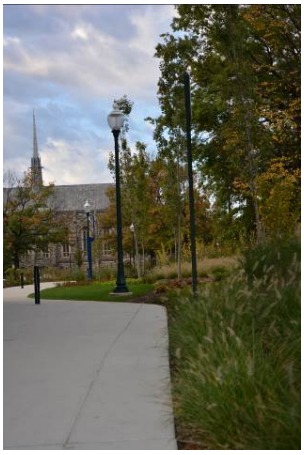
Civil Engineering

Utility Engineering

Water Quality Measures

Client:

Stantec



American University – East Campus Development
Washington, DC

WMC provided civil / site engineering and landscape architecture services for an 8 acre site that was previously utilized as a 900 space surface parking lot. The development includes six buildings and plazas with underground parking for approximately 500 spaces.

The East Campus was designed to accommodate 750+ students in contemporary designed residential halls, exhibition space, recreational and activity space, instructional space, Admissions Welcome Center, Alumni Center, and administrative offices. The East Campus development also incorporates retail and other program support space on the ground level along Nebraska Avenue, NW. This space was designed to be flexible and capable of supporting various functions.

The landscape features include multiple courtyards, both at grade and over structure, designed to serve as gathering spaces for the expanded campus. A variety of materials and patterns will be utilized to help the site blend into the overall campus aesthetic, while complementing the modern architecture of the building. Native plants were utilized to provide an attractive low maintenance landscape.

WMC
WILES MENSCH CORPORATION

PROJECT DETAILS

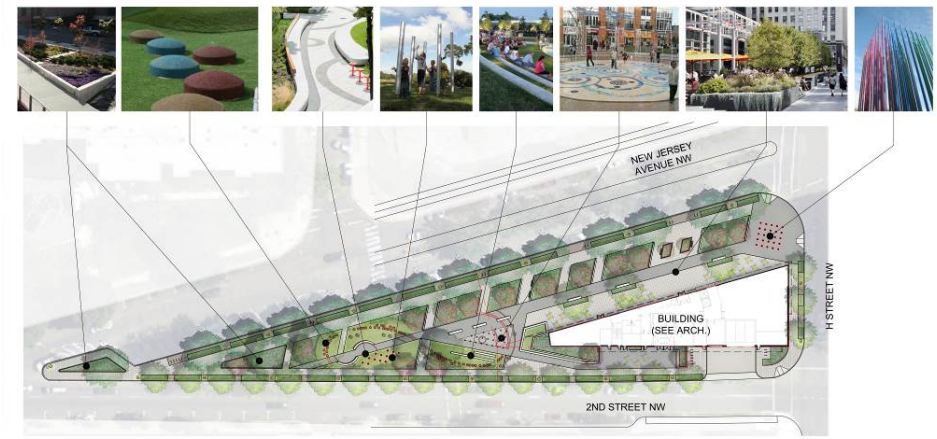
Project Type: **Mixed-Use**

Size: **150,000 sq ft**

Year Completed: **Ongoing**

Services:
Site Design
Stormwater Management
Strategic Meetings and Planning
Civil Engineering
Utility Engineering
Water Quality Measures
Survey

Client:
Dantes Partners



Capitol Vista
Washington, DC

WMC providin land surveying, civil engineering, and landscape architecture services for the developer led design team. The design motif for the building is inspired by the infamous Flatiron Building located in New York City. The structure will be a 11-story apartment building with ground floor retail and restaurant space. The site fronts New Jersey Avenue, NW and offers a view towards the Capitol Building from the roof.

Scope of services included site development, streetscape, and green roof design. Using the Mount Vernon Triangle Design Guidelines as a reference, WMC developed an overall public space design plan that merges an urban plaza with a public botanical garden. The urban plaza incorporated outdoor cafe seating, seat walls, pedestrian and vehicular access. Public art pieces, located at three nodes throughout the site, established pedestrian gathering and transition points. The botanical garden uses existing mature trees as a high canopy and is planted with native urban species at the ground level. The botanical garden, paired with educational signage, is intended to be a strong public gathering point within the city.

Civil engineering design scope will involve stormwater management, utility, and grading design. WMC will lead the team in gaining permitting approval from various District Agencies.

WMC
WILES MENSCH CORPORATION

PROJECT DETAILS

Project Type: **Mixed-Use**

Cost: **TBD**

Size: **3.2-acres**

Year Completed: **2018 (Estimated)**

Services:

Site Design

Environmental Permits

Stormwater Management

Strategic Meetings and Planning

Civil Engineering

Survey

Utility Engineering

Water Quality Measures

Client:

Trammell Crow Company

Central Armature Works Redevelopment
Washington, DC

WMC is supporting the design team for the design of a 3.2-acre mixed-use development, consisting of three separate buildings, on the former Central Armature Works site. The site will house a 130,000 sq ft hotel, 510,000 sq ft of residential space over two buildings that will also have ground floor retail space.

The site unique and posed a design challenge due to its location adjacent to railroad track-beds and an active Metro train station. Once complete, pedestrians will have access to a tunnel leading to the NoMa-Gallaudet Metro station. Due to the close proximity to train tracks WMC addressed critical site development requirements. WMC's services also included gaining permitting approval from several local permitting agencies.

WMC
WILES MENSCH CORPORATION

PROJECT DETAILS

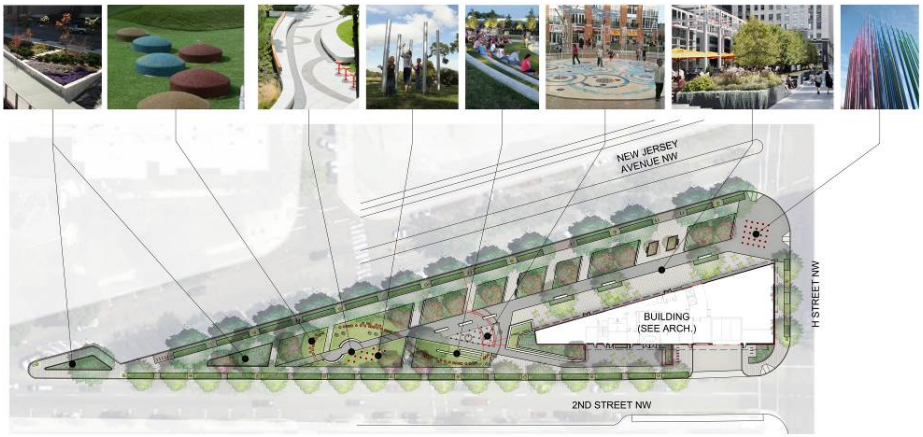
Project Type: **Mixed-Use**

Size: **150,000 sq ft**

Year Completed: **Ongoing**

Services:
Site Design
Stormwater Management
Strategic Meetings and Planning
Civil Engineering
Utility Engineering
Water Quality Measures
Survey

Client:
Dantes Partners



Capitol Vista
Washington, DC

WMC providin land surveying, civil engineering, and landscape architecture services for the developer led design team. The design motif for the building is inspired by the infamous Flatiron Building located in New York City. The structure will be a 11-story apartment building with ground floor retail and restaurant space. The site fronts New Jersey Avenue, NW and offers a view towards the Capitol Building from the roof.

Scope of services included site development, streetscape, and green roof design. Using the Mount Vernon Triangle Design Guidelines as a reference, WMC developed an overall public space design plan that merges an urban plaza with a public botanical garden. The urban plaza incorporated outdoor cafe seating, seat walls, pedestrian and vehicular access. Public art pieces, located at three nodes throughout the site, established pedestrian gathering and transition points. The botanical garden uses existing mature trees as a high canopy and is planted with native urban species at the ground level. The botanical garden, paired with educational signage, is intended to be a strong public gathering point within the city.

Civil engineering design scope will involve stormwater management, utility, and grading design. WMC will lead the team in gaining permitting approval from various District Agencies.

WMC
WILES MENSCH CORPORATION

2. RELEVANT EXPERIENCE

COMMERCIAL AND MIXED-USE EXPERIENCE

Projects for Clark's commercial clientele have encompassed administrative offices; high-end retailers; signature restaurants; residential units; grocery stores; convention centers; and boutique shops. Over the years, we have completed hundreds of commercial projects. As such, our personnel are specifically trained to understand how to be successful in meeting the unique needs of our commercial clients. Each team member understands how important meeting project deadlines are, and how critical it is to deliver the highest quality project within our client's budget. We also understand how imperative it is to accurately predict costs and cash flow and work within an agreed upon budget.

Another unique aspect of our commercial clients is the need to address and incorporate many different priorities of a large group of constituents. We have provided preconstruction and construction services for a wide variety of commercial clients, including financial, business, facilities management, food service, safety, security, and retail space. Each group's goals within a project often compete for portions of the budget. Clark's team makes every effort to understand each stakeholder's priorities. Through such comprehensive planning and accurate pricing, Clark places the client in a position to make informed decisions for all aspects of the project while still keeping within the agreed upon budget.