

	Agenda Title:	Agenda Date:
	Railroad & Harbor Area Master Plan Design	February 19, 2026
	Subject/Proposal/Request:	
	Offer to supplement the Planning Work with a Design Competition overseen by part-time resident Jim Clark, architect with MTFA	
Town of Cape Charles	Attachments:	For Council:
	<ol style="list-style-type: none"> 1) MTFA Architecture – Compilation of Historic Pictures of Cape Charles project area; 2) Architecture Competition Sample for the Washington Monument 3) Draft Cape Charles Ideas Competition Brief, prepared by Jim Clark 4) Draft calendar for the remaining task items in the Berkley Contract 	Action: (X) Information:
	Staff Contact(s):	Reviewed by:
	Katie Nunez, Director of Planning & Zoning Administrator	Rick Keuroglan, Town Manager

Background:

Approximately three weeks ago, I met with Railroad & Harbor Area Project Management Team member Steve Bennett and Town Manager Rick Keuroglan to hear a proposal from part-time resident Jim Clark, an architect with MTFA. Mr. Clark attended the first round of community meetings for the Railroad and Harbor Area planning process and expressed interest in organizing a Design Competition to complement the Town’s broader planning effort.

Mr. Clark has extensive experience developing and managing design competitions and believes this project area is well-suited for such an initiative. He indicated that, if the Town is interested, he would coordinate and oversee the competition at no cost to the Town, including outreach and communication with architectural schools and broader design networks.

Following that meeting, we held a call with Mr. Clark, the Berkley Group (the Town’s planning consultant), and their engineering and design sub-consultants to discuss how a Design Competition could integrate with the existing scope of work without affecting the project schedule. Mr. Clark emphasized that the competition would not alter the Berkley Group’s deliverables but would instead serve as a “test fit” exercise within the master plan framework they develop. He also noted that the competition could help connect the master plan to the local community, students, the Commonwealth of Virginia, and potentially a broader audience.

Based on that discussion, we are bringing this concept forward for Town Council consideration so that Mr. Clark may present the full proposal and Council can determine whether this complementary effort would enhance the planning process without impacting the approved scope or timeline.

Item Specifics:

Mr. Clark will attend the meeting and provide a 10–15 minute presentation outlining:

- His professional background and experience with Design Competitions
- The structure and value of design competitions
- How this concept could be implemented in our community
- Opportunities for participation by architectural schools and potentially broader audiences

A draft calendar of the remaining tasks under the Berkley Group contract is attached for reference during this discussion.

Recommendation:

Recommend that Town Council hear the full presentation from Mr. Clark and determine whether to authorize an Ideas Design Competition as a complementary addition to the Railroad and Harbor Area planning process.