



DIAMONDHEAD

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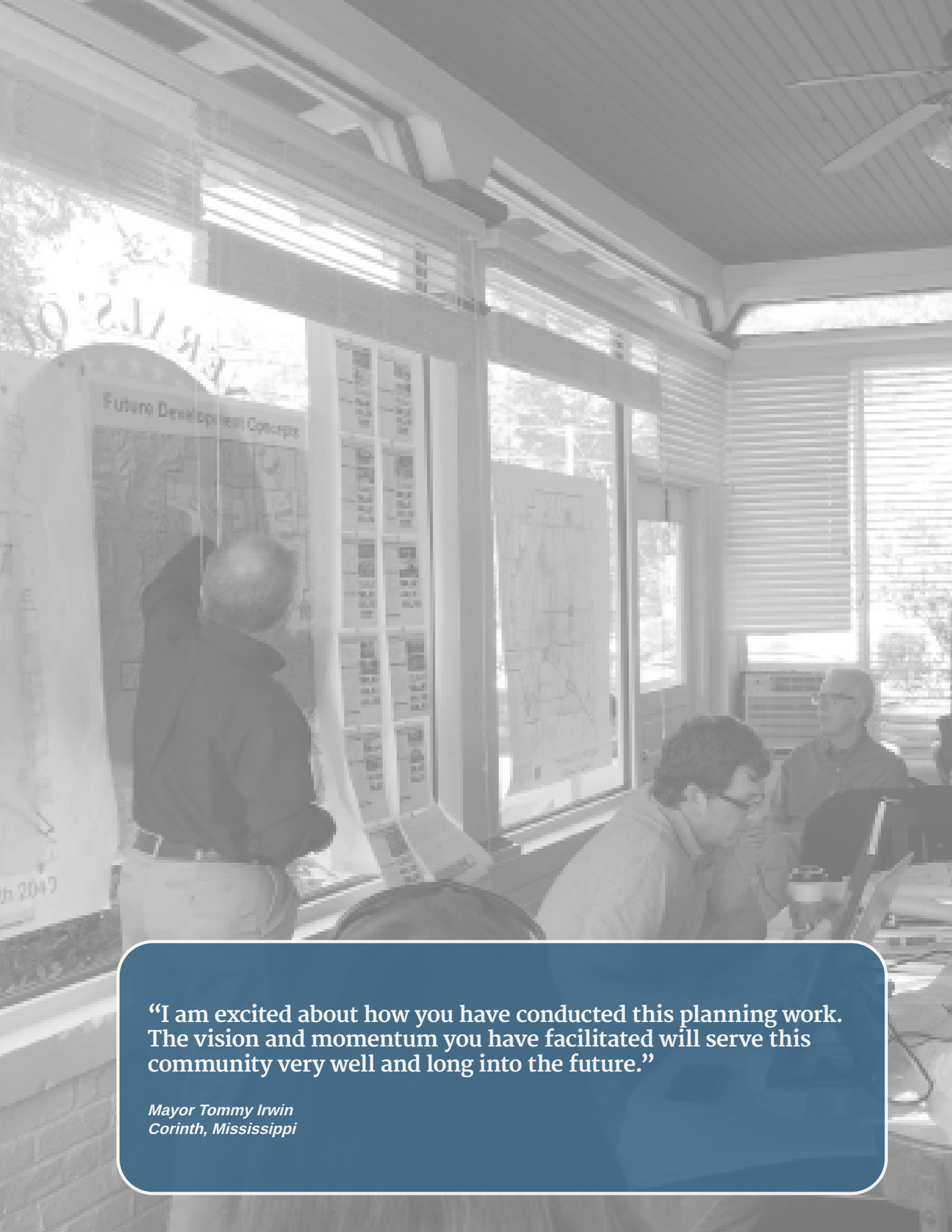
COMPREHENSIVE PLAN

PROPOSAL

Submitted November 29, 2019 by:
Orion Planning + Design
Robert L. Barber, FAICP, Partner
919 Getwell Road
Hernando, Mississippi 38632
901.268.7566

PROJECT TEAM

Orion Planning + Design
MōD Transportation Consulting
Arnett Muldrow & Associates



"I am excited about how you have conducted this planning work. The vision and momentum you have facilitated will serve this community very well and long into the future."

*Mayor Tommy Irwin
Corinth, Mississippi*

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PROJECT SITES





“Quality, price, or timeliness.....fortunately with Orion we didn’t have to pick one or even two. We received all three with our new Land Development Code and are looking forward to our next project.”

*Donovan Scruggs, AICP
Pascagoula, MS*



November 29, 2019

Mr. Mike Reso, Administrator
City of Diamondhead
5000 Diamondhead Circle
Diamondhead, MS 39525

Dear Mr. Reso:

Orion Planning + Design and our team are pleased to submit this proposal to assist the City of Diamondhead in the update of your long-range comprehensive plan. The partners of Orion have a wealth of experience working for and with cities, towns, counties, and regions across the United States to create award-winning plans, designs, strategies and codes using our highly effective and proven process outlined in this submission. Our team includes MōD Transportation to assist with mobility and connectivity planning, Arnett Muldrow & Associates specializing in demographic, market research, housing and branding.

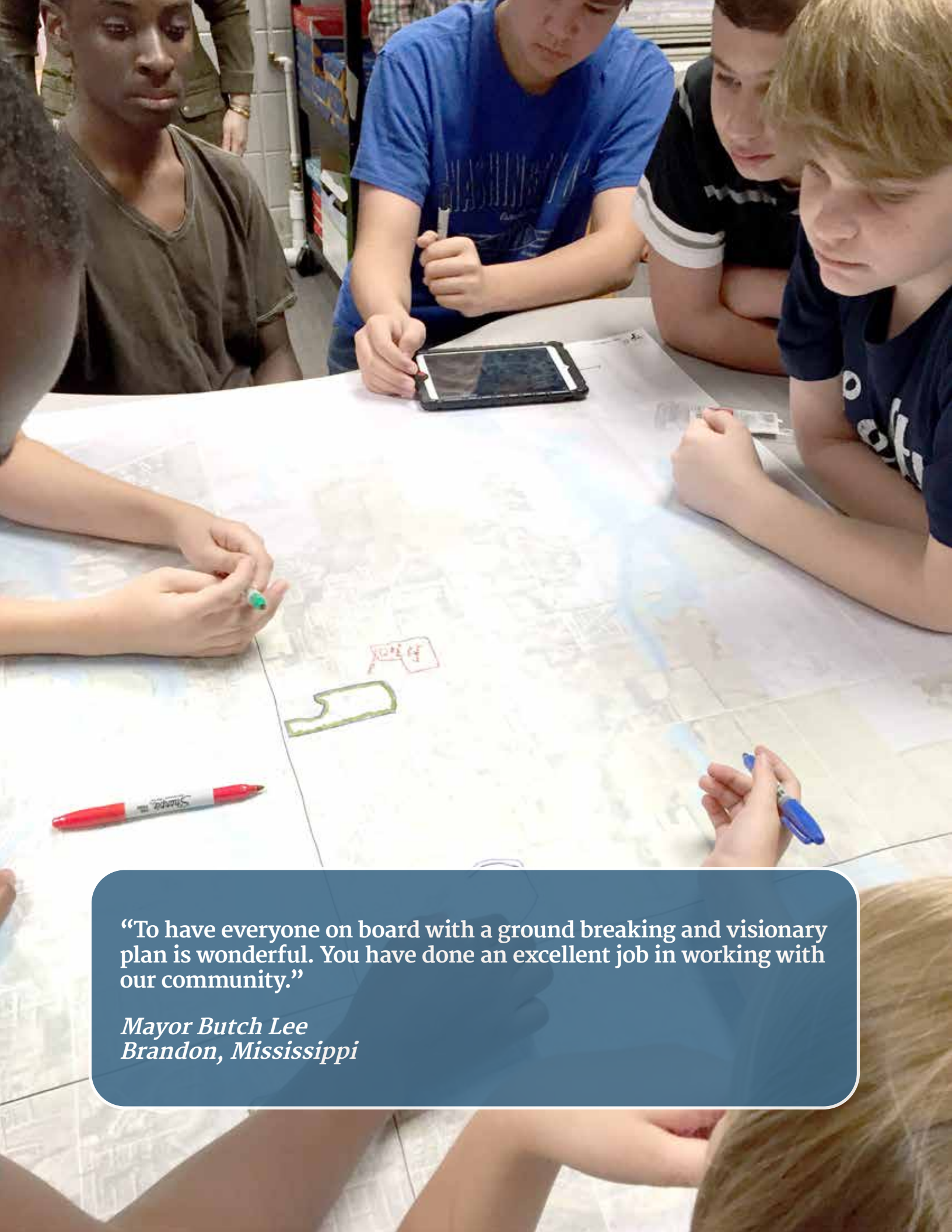
Our ability to work in diverse contexts nationally and our proven track record distinguish Orion Planning + Design from our colleagues. We are passionate about our work and eager to work closely with staff, local officials, and citizens. Creating effective working relationships is a key element of our approach and scope. We value partnerships and believe that the combination of our experience and knowledge of plans and policies coupled with your knowledge of and experience will result in the very best plan. We apply high standards in managing and executing the planning process. Our deliberate quality assurance and quality control process ensures a professional product for the community.

We believe this proposal will reflect all of these qualities. We encourage you to contact any of our references, explore our website, request copies of a specific product that interests you, or otherwise fully evaluate us. Please do not hesitate to let me know if you have any questions or want additional information. We look forward to having the opportunity to discuss our experience and our approach to your project soon.

Kindest Regards,

A handwritten signature in blue ink, appearing to read 'Robert Barber'.

Robert Barber, FAICP
Partner



“To have everyone on board with a ground breaking and visionary plan is wonderful. You have done an excellent job in working with our community.”

*Mayor Butch Lee
Brandon, Mississippi*

TEAM SUMMARY

The members of our team are listed in the table below. Their qualifications are also summarized later in this proposal and can be viewed at each member firm’s website. The team will be organized as shown in the diagram on page 19, Project Team. We have carefully created our team of nationally recognized planners, economists, and engineers to facilitate Diamondhead’s comprehensive planning proess.

TEAM MEMBER	TEAM POSITION	WEB SITE
Orion Planning + Design	Team Lead	www.orionplanningdesign.com
MōD Transportation Consulting	Sub-consultant	www.MōDtc.net
Arnett Muldrow & Associates	Sub-consultant	www.arnettmuldrow.com



APPROACH

With its advantageous location on the Mississippi Gulf Coast, excellent transportation access, high quality of life, and potential to expand opportunity and improve livability, Diamondhead is well positioned for growth.

Diamondhead's natural assets such as its beautiful and accessible waterfront and its community concerns for developing attractive and walkable nodes of commerce, potential expansion of walking and biking paths and the opportunity to plan the ongoing vibrancy of existing neighborhoods create a rich context for city planning. They also form a strong basis from which to successfully address Diamondhead's challenges.

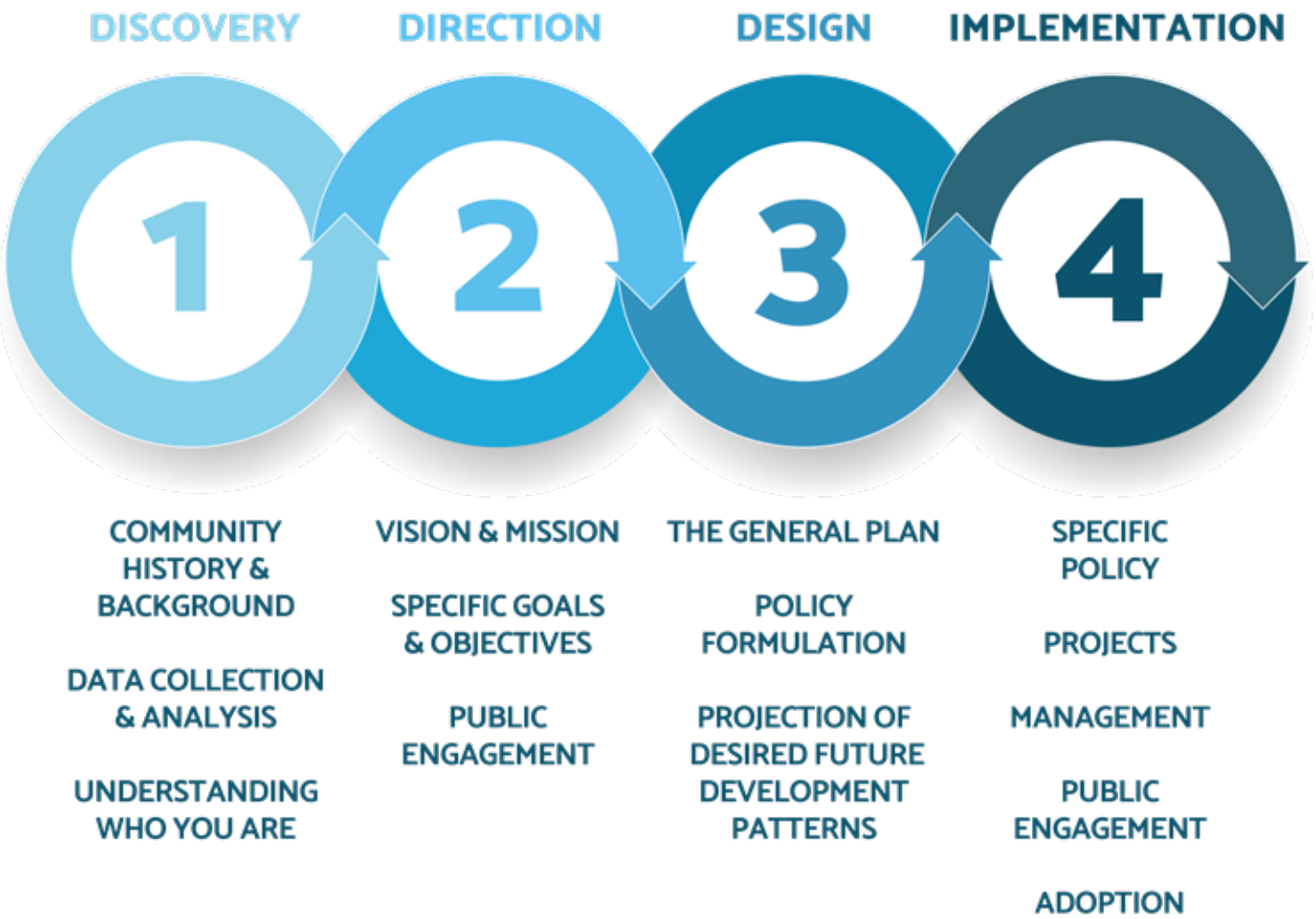
These challenges include long-term community governance arrangements, livability elements such as neighborhood development and aesthetics, those related to auto-centric development patterns, and those linked to the city's broad economic development potential. The current Diamondhead plan was completed just after the city incorporated and a new vision is needed to ensure Diamondhead captures its full potential. As part of our approach the City of Diamondhead will be a full partner in the project, both designing the project scope and providing key direction as the project progresses.



OUR METHODOLOGY

Based on our collective experience in successful comprehensive growth and development planning, we anticipate the following approach to your project. Orion Planning + Design’s holistic planning philosophy, values, and methodology for developing successful plans, from individual sites to entire communities, consists of the following four fundamental components.

PLANNING PROCESS





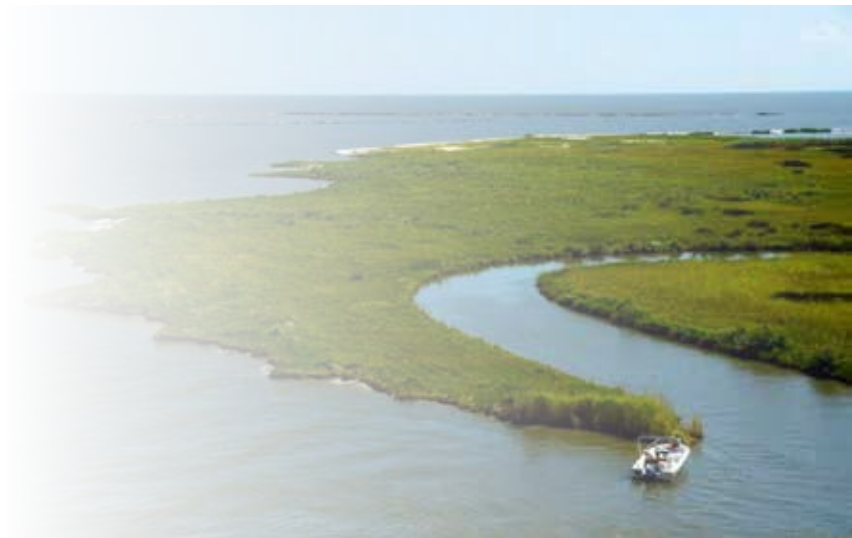
DISCOVERY

Revealing, insightful, and accurate discovery, research, and analysis

Community discovery forms the basis on which the planning process is built. Discovery analysis includes both quantitative and qualitative analysis of developmental dynamics. Specific subjects include development history, land use and build-out, natural environment, economics, community appearance and design, mobility, housing and infrastructure. Based on our current project understanding, key elements specifically related to Diamondhead will include:

- Mapping of community assets and development catalysts.
- Thorough market and economic assessment of housing, retail and other market sectors.
- Identification of place types of existing desirable development patterns, those that may be obsolete or less than desirable, and those place types that do not exist but should be introduced.
- Review of housing and neighborhood conditions.
- Identification of key focal areas for more detailed planning consideration such as a town center, waterfront development options, potential bikeway and pedestrian paths and areas as identified in the planning process.
- Complete understanding of mobility options and opportunities for connectivity throughout Diamondhead.

Our team members are accomplished in the analysis of each of these elements and in documenting results in a way that is engaging, interesting, and facilitates effective decision making.





DIRECTION

Positive participatory community engagement and visioning

Based on the results of the discovery process, Diamondhead's vision of itself into the future will be developed in close partnership with the community. Direction will be developed from both public and private sectors through input from key groups and stakeholders, city leadership, and the overall Diamondhead community in general. Community engagement will be conducted throughout the planning process. However, we have provided two options for the core of the engagement process:

- Community Planning Week
- Neighborhood Meeting Series

The community planning week approach would include a central community workshop to review discovery analysis, facilitate the creation and mapping of community vision, and the presentation of a concept plan back to the community in a span of several days. A neighborhood meeting series would facilitate visioning and planning through interactive neighborhood listening and feedback sessions.

Community participation will be cultivated to meet the specific communication needs and habits of Diamondhead. Our team believes it is critical to collaborate with city staff and officials to define public engagement goals, desired methods, and schedule. Our engagement toolbox is listed on the following page.

Well-facilitated community engagement will achieve a community driven plan embraced by Diamondhead and inspiring to citizens and all those with an interest in the city.

River Walk team ready for input

By PAYTON TOWNS III

A joint consultant team is in Dublin this week, gathering data and information about the River Walk Project for Downtown Dublin.

Oliver Seabolt with Orion Planning Group has joined Katie Lloyd, Brittain Storek and Thomas Tuvella (all from Alta Planning and Design) to go over the project. Alta specializes in creating active communities where bicycling and walking are safe, healthy, fun and normal daily activities.

"They are really professional and a terrific group of planners," said Joshua Kight, executive director of the Downtown Development Authority.

Seabolt said they will be in town the rest of the week and look forward to getting information from the public about their thoughts on the river walk and a countywide trail, which would be a bicycle route through Laurens County on Highway 80.

"We want to look for ways we can improve connectivity and walkability through Downtown Dublin," Seabolt said. "Dublin has some great attractions. The connectivity between each attraction can be improved. One thing we'll be looking at is how we can tie in all of these things to have a cohesive walkable city."

The group will have a table set up at the First Friday Concert this Friday evening and the Market on Madison this Saturday.

"We'll have a table set up to show some of the drawings we've been working on this week and some of the things we've learned," Seabolt said. "It's also an opportunity to spread the word about the project."

See RIVER page 8a



OUR ENGAGEMENT TOOLBOX

CONTROLLED ENVIRONMENT

Participants cannot engage with each other. Information is collected and evaluated by the project administrators.

Online Surey and Quick Polling

Questions posed for online response.

Random Sample Survey

A more scientifically valid method with questions posed to a random sampling.

Traditional Media

Maintaining information flow through newspaper, broadcast media, and/or email blasts.

Social Media

Engagement via Facebook, Instagram and Twitter.

Project Website

A project web site can generally serve as the central repository of project information.

Door-to-Door

Door-to-door information campaign may be used to reach those who do not have computer access.

Feedback Cards

After participating in a public event, private feedback can be submitted upon exiting the event or at a later date online.

MIXED ENVIRONMENT

Participants can see other participants contributions however there may be limited peer-to-peer interaction. Information may become visible to the public.

Focus Groups

This method involves discussion with a small group of people of similar interests.

Stakeholder Interviews

Group of those personally invested in the community are invited to specific meetings.

Neighborhood or Special Area Meetings

This method involves a series of interactive meetings at the neighborhood level.

Planning Week

The Planning Week is typically a community-wide event of 4 to 5 days.

Pop-up Projects

These events take place in public spaces and demonstrate or test plan ideas such as traffic calming or a pocket park.

OPEN ENVIRONMENT

Participants can easily engage with each other. Comments and ideas are visible.

Student Workshops

This method intentionally engages the city's young people through an interactive workshop format.

Walking Audit

Conducting a walking audit is an excellent way to engage the community in assessing itself.

Community Event

A presence at community events such as a Farmers Market, festival or general community event can generate excellent input.

3

DESIGN AND PLANNING

Inspired, community-driven design excellence

Once consensus on a concept plan is achieved a detailed comprehensive plan can be developed. Preliminary planning and design ideas are fully articulated into an actionable plan. Elements will include future development patterns and place types, design of key community focus areas, design of future mobility systems, provisions for the natural environment, other infrastructure considerations and any other applicable planning elements that may emerge during the planning process.

Diamondhead is a major part of the Gulf Coast region and the plan will build on its assets in a distinctively positive manner. In advancing Diamondhead's livability and desirability, the plan will address city vitality and coordinate future land use and character with emphasis on key focal areas such as a town center and the waterfront.

The plan will create an updated vision that strategically incorporates appropriate development economic tactics into the planning process. The plan will be aimed at encouraging innovative design rather than counterproductive regulatory restraints. Connectivity for development throughout the community will be addressed, along with Diamondhead's unique challenges and opportunities.

DETAILED DESIGN - NEW

In general, Traditional neighborhoods should have the same structure as Oxford's older historic neighborhoods. Essentially, this involves a framework of streets, blocks, and lots. Specifically, Traditional neighborhoods:

- Should be pedestrian-friendly (buildings close to street, tree-lined streets, on street parking, hidden parking lots, etc.)
- Should have a mixture of housing types that decreases in intensity from the center to the edge.
- Should respond to the existing surrounding context (similar building types, setbacks, intensities, etc. adjacent to existing development that is likely to remain), and
- Should have a discernible center and edge, with a public open space at or near the center.

DETAILED DESIGN • TRADITIONAL NEIGHBORHOOD

1 Traditional neighborhoods should include a public open space framed by buildings at or near the center of the neighborhood.

2 Walkable commercial and/or mixed-use development should be placed near major streets.

3 Higher density housing, such as apartments, should be located near the center of the neighborhood.

4 Medium density housing, such as townhouses, creates transitions between higher and lower density areas.

5 Lower density housing, such as detached dwellings and cottage courts creates a transition to the lowest density areas.

6 Large-lot, front-loaded, detached dwellings are typically placed at the edge of the neighborhood.

7 A network of streets with rear alleys in medium and higher density areas improves connectivity throughout the development.

8 Connections to existing and future development is important.

9 Environmentally sensitive areas are preserved.

10 Trails provide passive recreation and improve connectivity throughout the neighborhood.

11 Storm water quality features designed as amenities.

12 Neighborhoods are generally a five-minute walk, or one-quarter mile, from center to edge.

Image 1

Image 2

Image 3

Image 4

Page 77

VISION 2037: OXFORD'S BICENTENNIAL

4

IMPLEMENTATION

Clear, practical, and achievable implementation programming

To conclude the planning process an implementation strategy for the Diamondhead plan will be developed. We typically organize implementation into the categories of policies, projects and management. The process will result in specific strategies and actions for each of these categories that lists not just the ‘what’ but also the ‘who, when, and how’ of moving plan provisions to reality. Implementation is presented in a way that can be managed, measured, and tracked for progress. Benchmarks and milestones are provided to assist in this process.

For Diamondhead particular attention will be given to assessing the City’s current plan implementation, strategies, land development regulations, and development-related processes to better understand the types of implementation actions needed and the steps it will take to get started. We will also include a list of catalytic projects intended to have strategic impact far beyond the project itself.

SHERIDAN LAND USE PLAN IMPLEMENTATION TABLE

The guiding principles related to the Plan’s themes of system efficiency, transportation, open space, commercial nodes, housing mix, and suitable industrial locations are listed in the table which follows, detailing the goals, actions, measures of progress, time frame, next steps, and partners that will pursue the implementation of the Land Use Plan.

OG = Ongoing; ST = Short Term; MT = Medium Term; LT = Long Term



GOALS	ACTIONS	MEASURES OF PROGRESS	TIME FRAME	NEXT STEPS	PARTNERS
SYSTEM EFFICIENCY					
Compact urban development	Monitor system efficiency indices to measure service delivery and effectiveness.	Cost efficiency and measures of sustainable development	OG	• Track efficiency indices	Public Works Department
Compact urban development	Guide development to locations where available infrastructure and services exists.	Efficient development	OG	• Use the Future Land Use Map to guide the direction of development	Planning Division, Planning Commission
Compact urban development	Include the installation of sidewalks and/or pathways in residential neighborhoods to promote walkability and non-motorized transportation options.	Connectivity of neighborhoods and increased pedestrian safety	OG	• Review development plans for compliance with City Codes and requirements for Complete Streets	Public Works Department
Compact urban development	Investigate and encourage new housing options, including clustering that blends with surrounding land uses and maximizes the use of available infrastructure.	Increased housing choices	OG	• Investigate options for cluster development and infill development • Promote new housing alternatives to provide housing near major activity centers.	Planning Division, Chamber of Commerce, N. Main Association, Downtown Sheridan Association, Developers, Sheridan College
TRANSPORTATION					
Neighborhood connectivity with easy and safe access	Develop on-street bicycle lanes or off-road paths for bicyclists.	Additional designated bicycle lanes and paths	MT	• Consider and implement recommendations of Sheridan Bikeway Plan and local bicycle clubs such as Bomber Mountain Cycling	Public Works Department, WYDOT, Sheridan Community Land Trust
Neighborhood connectivity with easy and safe access	Extend existing pathways and trails as opportunities arise.	Extended pathways and trails	OG	• Determine locations for potential extensions • Seek opportunities to acquire easements as needed	Public Works Department, WYDOT, Sheridan County, Sheridan Community Land Trust
Neighborhood connectivity with easy and safe access	Continue to implement the Complete Streets program that connects neighborhoods and provides safe options for transportation by vehicle, foot, bicycle, and other non-motorized methods.	Accessible neighborhoods for safe transport by vehicle and non-motorized methods	OG	• Review new development proposals to make sure Complete Streets are addressed • Investigate programs and options to encourage retrofitting older neighborhoods with Complete Streets standards.	Public Works Department, WYDOT
Neighborhood connectivity with easy and safe access	Continue to pursue the development of the West Corridor.	Easements obtained as opportunities arise	LT	• Initiate or maintain dialog with land owners • Include connectivity chapters in Pathway Master Plan and Transportation Master Plan	Public Works Department, WYDOT, Property Owners, Sheridan Community Land Trust
OPEN SPACE					
Access to and conservation of the natural environment	Develop design standards for the sensitive development of land near creeks, waterways, riparian areas, and other lands with high environmental value.	Approved and adopted design standards for sensitive lands	MT	• Create working committee to develop standards • Prepare draft standards	Planning Division, Planning Commission, Sheridan County Conservation District
Access to and conservation of the natural environment	Continue to set aside land for use as natural habitats and as active parks.	Implementation of Sheridan Parks and Recreation Master Plan	OG	• Set priorities for acquisition • Pursue acquisition and partnerships	Planning Division, Parks Division, Sheridan Community Land Trust, Nature Conservancy, Public
Access to and conservation of the natural environment	Protect creek corridors and areas of riparian value from intrusive land uses.	Adopted standards for stream bank protection	LT	• Create working committee to develop standards • Identify areas for protection	Planning Division, Sheridan County Conservation District
COMMERCIAL NODES					
Convenient and diversified commercial	Cluster commercial and retail land uses into nodes with easy access to	Concentrated commercial and retail	LT	• Align zoning with Future Land Use Map	Planning Division, Planning

CONCLUSION

Our project methodology is proven. We frequently achieve substantial community momentum and inspiration through our engagement efforts. The ideas that emerge allow our team to shape community concerns and ideas into unique and innovative solutions. From our basic understanding, we would expect similar results in Diamondhead.

Our services will be characterized by providing the very best in discovery research, carefully listening to the community, providing superior professional guidance as direction emerges, drawing on deep and broad professional experience to solutions and best practices, and ensuring plan provisions are achievable through insightful and organized plan implementation. We are convinced that the quality of this approach as conducted by our team will result in real developmental progress for Diamondhead.

- Currently zoned R-O (Residential Office)
- Currently zoned B-2 (General Commercial)
- Currently zoned B-3 (Central Business)
- Potential Infill/Redevelopment under the Gateway Sub-District Design Standards



PROPOSED SCOPE OF SERVICES

The following scope is based on our understanding of the project, our approach, and guiding conversations regarding Diamondhead’s needs for updated planning that is inspired yet practically achievable.

DIAMONDHEAD COMPREHENSIVE PLAN SCOPE OF SERVICES	
PART 1: DISCOVERY AND START-UP	
Part 1 focuses on organization and information collection. If not already established, the Advisory Group may be created during this time and the plan brand introduced. The Orion team will also work with Staff to identify key stakeholders that should be engaged during the project and begin outreach to these individuals and groups as soon as possible.	
Task 1.1 - Establish Project Infrastructure	
a. Generate plan branding and project title (e.g.. Envision Diamondhead 2040) . Existing Diamondhead branding will be used as a baseline.	
b. Create project website and engagement plan.	
c. Advisory Group polling on initial priorities, perceptions and project direction.	
d. Establish plan templates. Layout and overall document design options will be presented and a basic template chosen.	
* MILESTONE 1 - On site team Discovery orientation, introductory Advisory Group meeting to review the project, proposed schedule, results of initial committee polling and overall project sequencing, initial public engagement meeting	
► DELIVERABLES - Project branding, project calling cards, project website, document template	
Task 1.2 - Existing Plans and Studies Overview	
a. An inventory and overview of all existing and applicable plans and studies will be conducted to identify and leverage previous research and planning and strategically focus current planning. (e.g. Gulf Coast Business Councils TIPS Strategies). Strategic attention will be given to the unique aspects of Diamondhead’s community governance organizations and structures.	
b. Develop summary of findings and conclusions.	
c. Develop and propose interim policies for critical areas needed to insure planning options until the conclusion of the planning process (i.e. interim overlay district, targeted moratorium, etc.)	
Task 1.3 Existing Development Conditions Baseline Analysis	
a. Land use and build-out analysis - The land use and build-out analysis will establish the existing land use and development patterns in the City. Vacant Land will be identified by current zoning and capacity for future development will be forecast.	
b. Market and economic analysis - The Diamondhead market and economy will be studied with emphasis on housing, current and future employment opportunity, retail market assessment, role in the region and forecast of future conditions.	
c. Demographic trends analysis - Demographic characteristics and trends will be studied to forecast likely changes future growth trends and prospects.	
d. Mobility assessment - Diamondhead’s mobility systems (vehicular and non-vehicular) will be assessed to identify opportunities for connectivity, expansion or retrofit for place making.	

DIAMONDHEAD COMPREHENSIVE PLAN SCOPE OF SERVICES

- e. Natural environment assessment - Natural environmental features will be assessed for current and future impact on development patterns, healthy functioning, and opportunity for rest and recreation.
- f. Community facilities - Diamondhead community facilities will be inventoried and assessed in the context of the city's overall development conditions.
- g. Report Synthesis - The above analysis will be synthesized into a single summary report (powerpoint format) which shall form the basis of the next phases of the project.
- **DELIVERABLES - Baseline Summary Report (ppt.) including findings and conclusions of the analysis of the components listed and a complete suite of mapping.**

PART 2: DIRECTION - VISIONING AND CONCEPT PLAN DEVELOPMENT

Part 2 of the planning process will provide a significant opportunity for meaningful, hands-on involvement in creating the major conceptual plan components. The result of Phase 2 will be a working draft of goals, priorities, and policies as well as a concept plan that outlines future growth areas and types as well as future land use and general mobility infrastructure locations. Under the direction of staff and the Advisory Group, the Orion team will design the public engagement process from one of the two options below:

- a. Option 1 - Planning Week - This on-site work session involves the presence of the planning team for approximately 4.5 days for intensive on-site community engagement and concept plan creation. The option requires strong teamwork between the city and the planning team. Typically, the city will provide the logistical arrangements, advertise the event, recruit participants and schedule the public events. The planning team will facilitate all workshops and interviews. Special effort will be made to make the meetings broadly inclusive.
- b. Option 2 - Neighborhood or area meeting series - In option 2, a series of three neighborhood or area meetings will be conducted to review the baseline report and to engage participants in hands-on planning of Diamondhead. At the conclusion of the meeting series, results will be aggregated and reported back to the Advisory Group.

*** MILESTONE 2 - Opening public engagement meeting, Advisory Group meeting, closing public engagement meeting.**

➤ **DELIVERABLES - Vision, Goals and Concept Plan**

PART 3: DESIGN - PLAN CREATION

Part 3 involves the creation of the detailed comprehensive plan based on all previous steps of the process.

- a. Completion of draft plan - A draft plan to include community vision and planning principles, future land use and place types, and future mobility will be created incorporating and addressing project objectives.
- b. Review and Edits - Once submitted, the plan will be reviewed by staff and "red lined" for edits and adjustments. Edits will be returned to the team in a single red lined PDF.

*** MILESTONE 3 - Advisory Group meeting to present the draft plan.**

➤ **DELIVERABLES - Draft Plan**

PART 4: IMPLEMENTATION AND ADOPTION

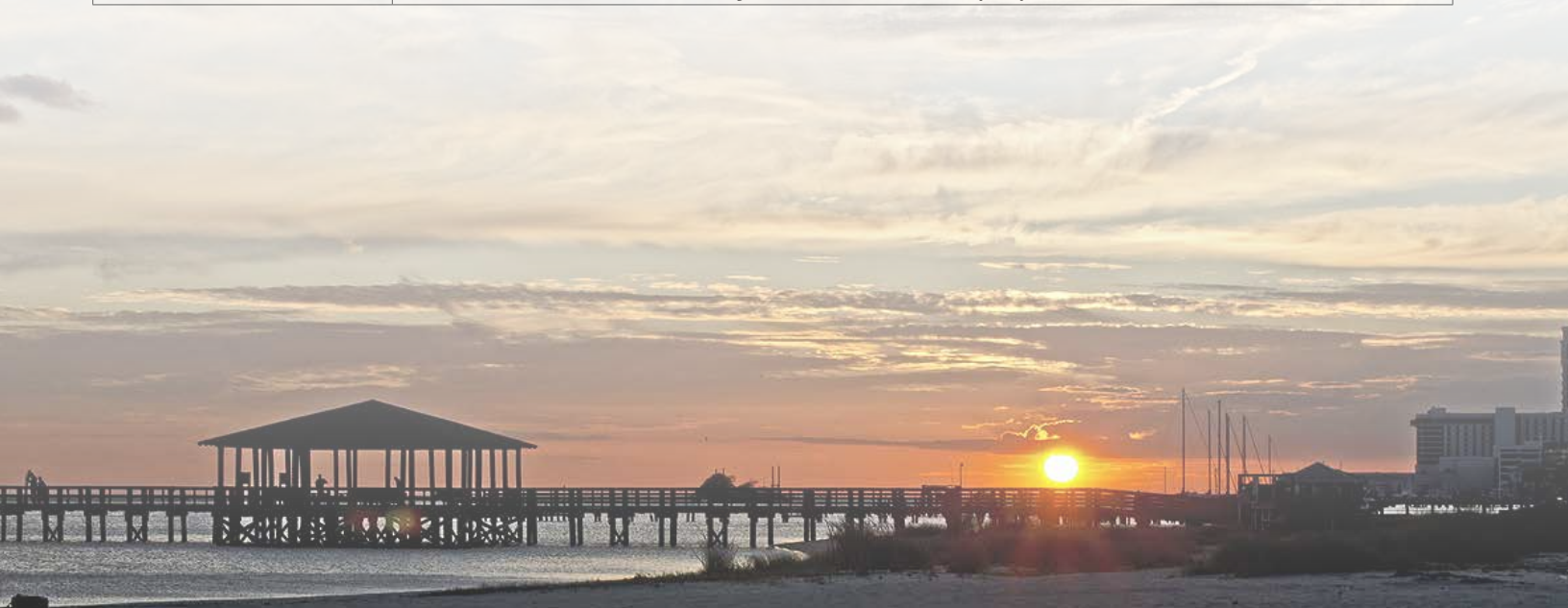
Part 4 consists of creating the implementation component of the plan and the plan's adoption.

DIAMONDHEAD COMPREHENSIVE PLAN SCOPE OF SERVICES

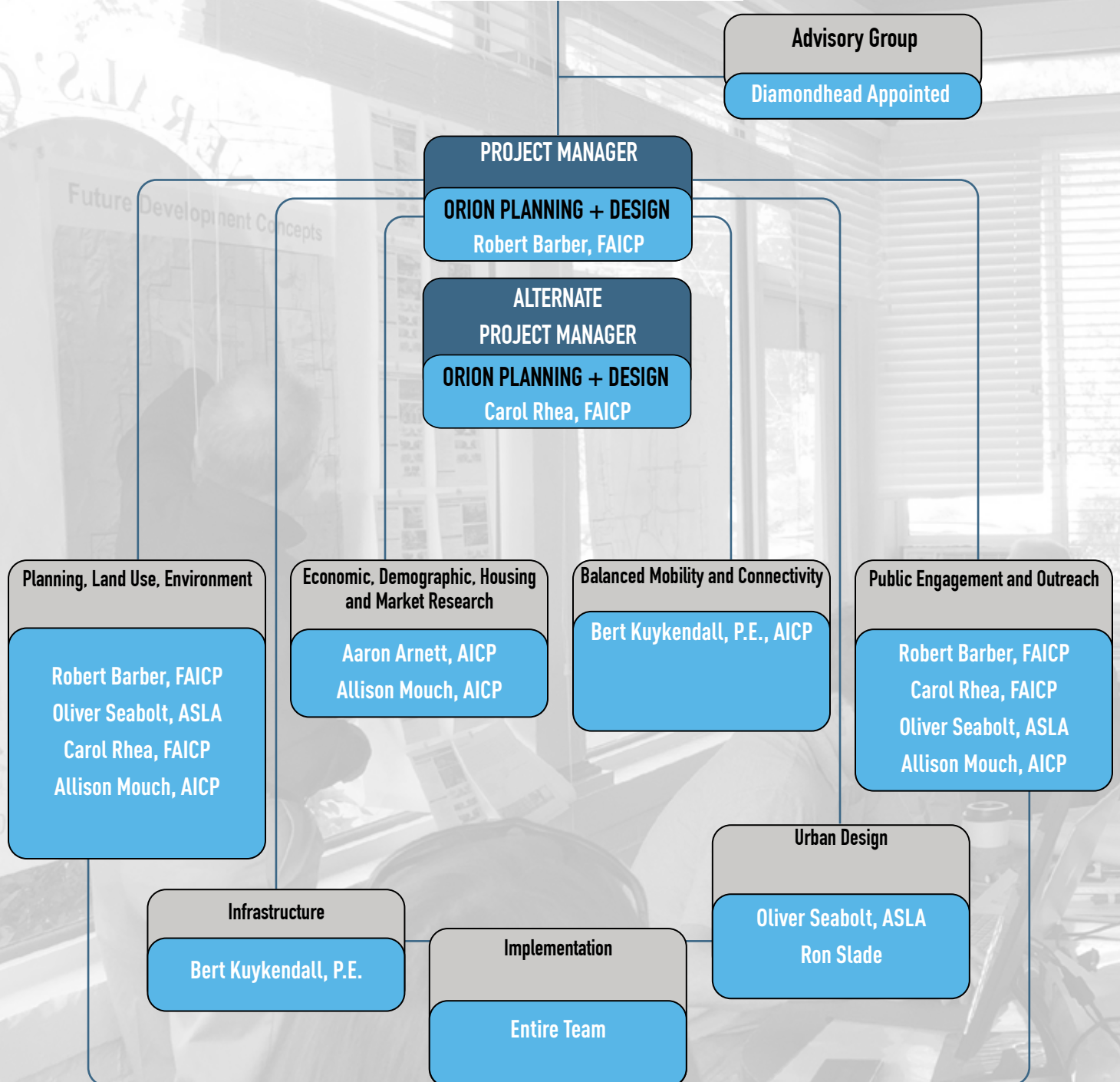
a. Implementation strategies - Detailed strategies will be created that address how the plan is to be implemented. Provisions will include recommendations on policy with emphasis on recommended zoning amendments, catalytic projects, and best practices in the development process. Performance metrics will also be included.
b. Public comment, final review and edits - The plan will be reviewed to incorporate final edits. Edits will be returned to the team in a single red lined PDF.
► DELIVERABLES - Final Plan
a. Presentation to Planning Commission
b. Presentation to City Council

DIAMONDHEAD ROLE

Full Partner	Diamondhead will be a full partner on the planning team. This means that the consulting team will communicate frequently with staff for information and guidance as the project proceeds.
Provision of Data	Diamondhead will provide GIS (.shp format) files to the parcel level along with all other applicable mapping files.
Logistics and Promotion	Diamondhead will provide meeting scheduling, logistics and advertising for Advisory Group meetings, public engagement meetings and team work space. Meeting spaces will require a reliable high speed Internet connection.
Prior Studies	Diamondhead will scan all previous studies into a PDF format for summary and reference purposes.
Timely Review	Diamondhead will provide timely review with the goal of maintaining the project schedule. However, the consulting team recognizes that unforeseen delays may occur, in which case the city and the team will propose an alternate schedule.



PROJECT TEAM



SPECIFICATIONS, QUALITY, AND INNOVATION

Specific considerations of technical specifications, our assumptions of Diamondhead's role in the process and quality assurance process are listed in the following table.

SPECIFICATIONS	
Mapping	All mapping will be completed using ArcGIS software and will primarily incorporate GIS data from the city as well as from other respected sources as needed and available. All data developed by the consultants will be provided in a mutually agreed upon format and media at the completion of the project.
Documents	All documents will be generated in MS Word or Adobe InDesign and shared as PDFs during the creation of the plan. At the end of the planning process, the adopted plan, graphics, and materials will be transmitted to the City in their native format and PDF via the shared Dropbox.
QUALITY ASSURANCE	
<p>Quality assurance and quality control is fully integrated into the plan development process. This is a critical component when working with multiple teams and phases, varied deliverables, and review time lines.</p> <p>To ensure the Diamondhead plan meets the highest standards, the following quality control protocols will be used:</p> <ul style="list-style-type: none">• Multiple iterations of grammar and spell check programs from MS Word, Grammarly, and the Chicago Manual of Style.• Highlighting of cross-references in draft materials to be proofed at the conclusion ensuring all references are up-to-date and accurate and all web links function.• MS Word's Review feature and Acrobat commenting features will be used to track changes and comments between versions of documents.• Drafts of deliverables are cataloged and saved until the project is complete to meet public records retention requirements and to allow the ability for re-review if needed. After internal editing procedures, draft documents are shared with Staff and the Advisory Group for review and editing prior to release to the public.• Use of an editor's or style sheet listing text and numbering conventions to guide proofing.• All illustrations are proofed for accuracy.	
INNOVATION	
<p>Our team is composed of leaders in innovative planning methods in order to produce a very high value products in constrained resource environments. Our methods include use of the most current design, rendering and interactive mapping technologies. Other tools used include drone reconnaissance, web-based interactivity, and web-based publishing.</p>	

COMPENSATION

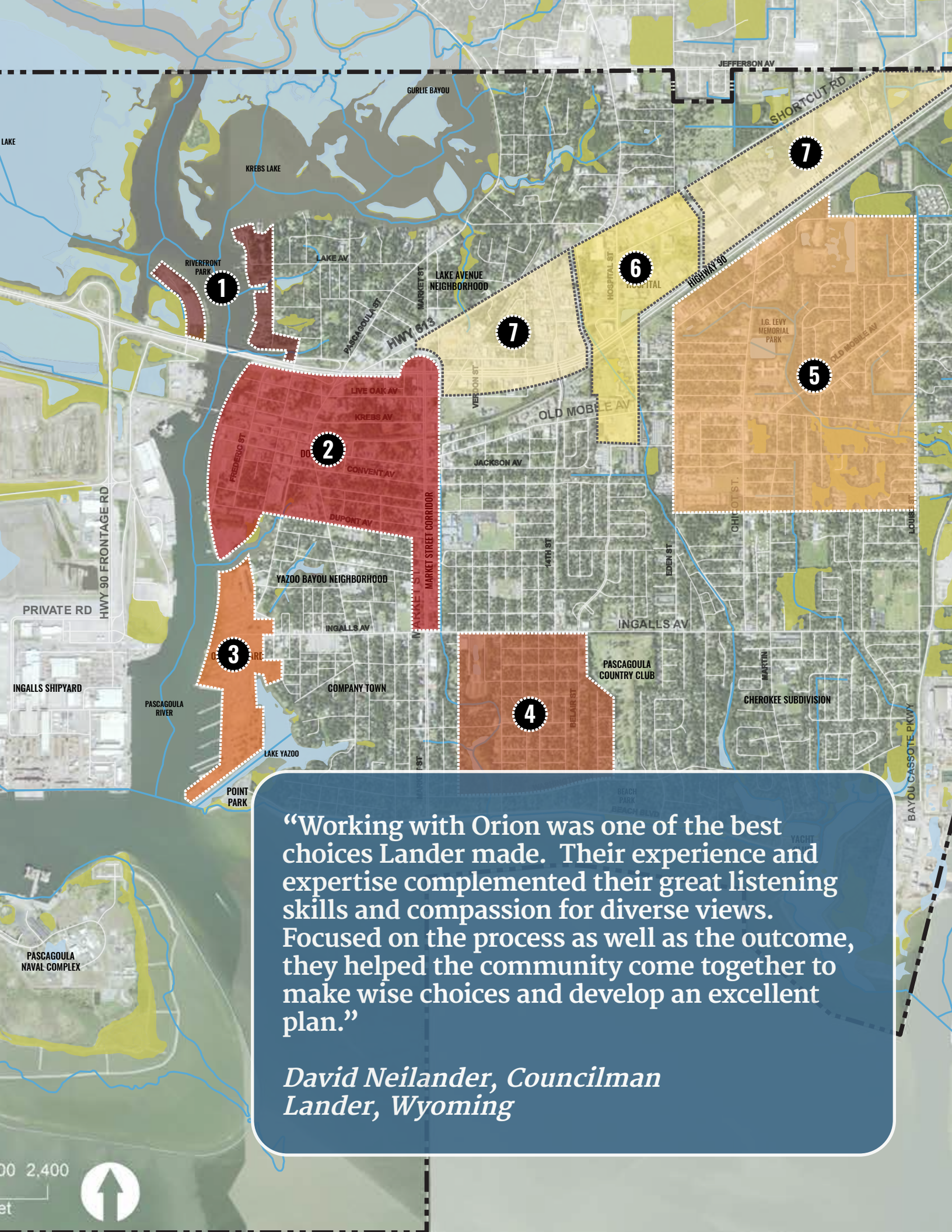
The project will be compensated based on standard practices of Diamondhead. The schedule below includes all services and travel. Printed materials and maps are proposed to reimbursed at cost of production.

TOTAL COSTS BY PHASE	
Phase 1 - Discovery and Start-up	\$47,470
Phase 2 - Direction and Concept Plan Development (2 options)	\$46,500
Phase 3 - Plan Creation	\$25,850
Phase 4 - Implementation and Adoption	\$ 8,140
Contingency	\$ 3,000
Total Costs	\$130,960



Projected Schedule

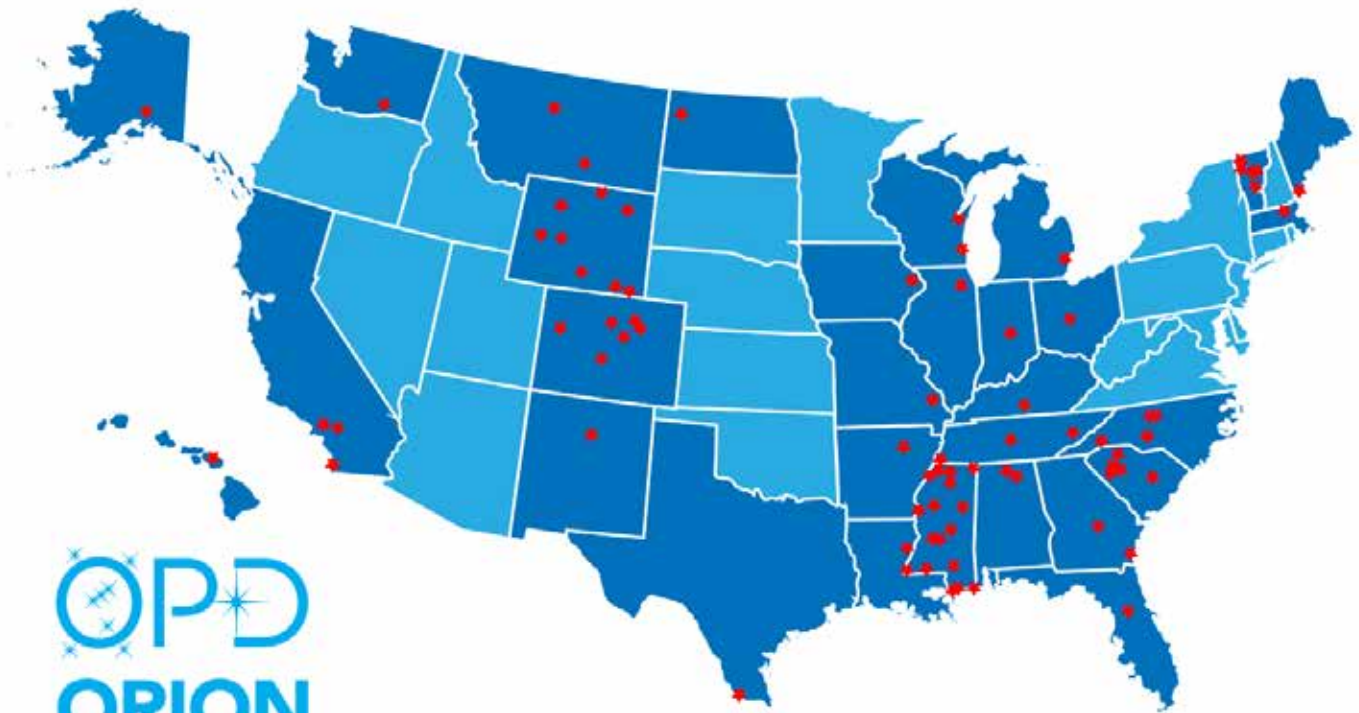
	MONTH											
	1	2	3	4	5	6	7	8	9	10	11	12
PHASE 1 - PROJECT START-UP AND DISCOVERY												
Task 1.1 a. Generate plan branding												
Task 1.1 b. Create project web site												
Task 1.1 c. Create project cards												
Task 1.1 d. Polling of Advisory Group												
Task 1.1 e. Document templates												
* MILESTONE 1	*											
Task 1.2 Existing plans review												
Task 1.3 a. Land analysis												
Task 1.3 b. Market and economic analysis												
Task 1.3 c. Demographic trends												
Task 1.3 d. Mobility assessment												
Task 1.3 e. Natural environment												
Task 1.3 f. Community facilities assessment												
Task 1.4 g. Report synthesis												
PHASE 2 DIRECTION - ENGAGEMENT, VISIONING AND CONCEPT												
Option 1 - 4.5 Planning Week												
Option 2 - 3 Neighborhood Meetings												
* MILESTONE 2						*						
PHASE 3 DESIGN - PLAN CREATION												
a. Completion of draft plan												
b. Review and edits												
* MILESTONE 3									*			
PHASE 4 - IMPLEMENTATION												
a. Implementation strategies												
b. Final review and edit												
c. Presentation to Planning Commission												
d. Presentation to City Council												
Note: Schedule is projected and may be adjusted as mutually agreed based adjusted scope, meeting delays, or on unforeseen circumstances.												



“Working with Orion was one of the best choices Lander made. Their experience and expertise complemented their great listening skills and compassion for diverse views. Focused on the process as well as the outcome, they helped the community come together to make wise choices and develop an excellent plan.”

*David Neilander, Councilman
Lander, Wyoming*

Relevant Experience

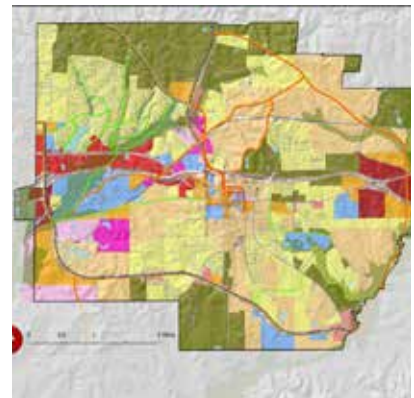


Project Sites

BRANDON COMPREHENSIVE PLAN

ORION
PLANNING+DESIGN

**BEST
PROJECT
AWARD 2017**
**MISSISSIPPI CHAPTER
OF THE AMERICAN
PLANNING
ASSOCIATION**



PROJECT DESCRIPTION

Brandon is a fast growing historic town located in the Jackson, Mississippi metropolitan area with a population of about 21,000. Brandon has been recognized twice as one of the top 100 small towns in America. After completing an award winning downtown plan, the City recognized the effectiveness of the charrette approach used by the Orion Planning + Design and decided to commission a city-wide comprehensive plan to address the future of the entire community.

With rapidly changing demographics and economic drivers the purpose of the plan is to position Brandon for quality, sustainable growth and enhanced livability over the next decades. To do so, the current plan which promotes inefficient growth and sprawl must be updated to account for better urban design, mobility choice, and form-based elements in planning policy.

The plan is serving as a basis for updating development codes, guiding investment decisions and prioritization of use of resources.

PROJECT INFORMATION

Orion led planning, design,
and public engagement.



Brandon, Mississippi



Adopted in 2016



Client: City of Brandon



Contact: Jordan Rae Hillman



601.720.6048



jhillman@jacksonms.gov



www.brandonms.org

In contrast, traditional neighborhoods show no signs that

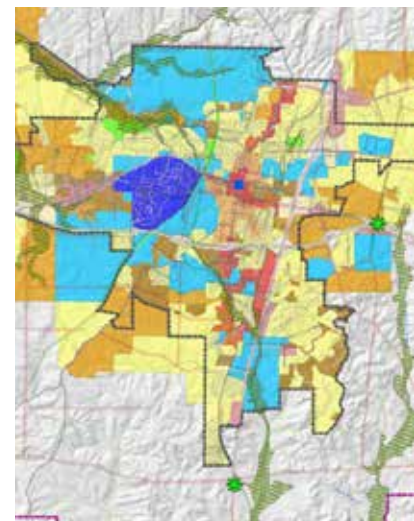
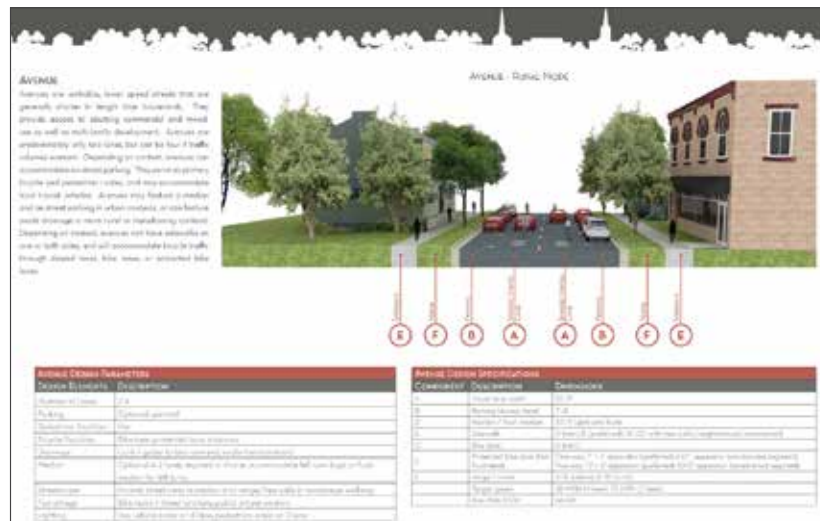
OXFORD
COMPREHENSIVE PLAN

ORION
PLANNING+DESIGN

- Should be pedestrian-friendly (buildings close to

- Should respond to the existing surrounding context (similar building types, setbacks, intensities, etc. adjacent to existing development that is likely to remain); and
- Should have a discernible center and edge, with a public open space at or near the center.

- 1 Traditional neighborhoods should include a public open space framed by buildings at or near the center of the neighborhood
- 2 Walkable commercial and/or mixed-use development should be placed near major streets
- 3 Higher density housing, such as apartments, should be located near the center of the neighborhood



PROJECT DESCRIPTION

Oxford, Mississippi, home to the University of Mississippi, is widely recognized as one of America's leading cultural centers and the University as one of America's best public universities. The City, having experienced extreme growth pressures and highly undesirable development patterns over the last decade, commissioned a comprehensive plan effort, called Vision 2037, to address the acute development issues. Orion Planning+Design was selected to lead this effort based on Orion's outstanding ability to diagnose community development dynamics and facilitate the creation of effective, workable solutions. With thorough and insightful analysis, focus group engagement and a design charrette with broad public participation, Orion guided plan creation that introduces new form based techniques, including highly articulated mobility provisions, to produce desirable future development outcomes that are sensitive to the natural environment and the preservation of Oxford's timeless historic neighborhoods. Orion's place type planning strategy is producing fundamental and positive change in the City's development approach even prior to plan adoption, demonstrating current and future effectiveness.

PROJECT INFORMATION

Orion led planning, design, and public engagement.



Oxford, Mississippi



2015 - 2016



Client: City of Oxford



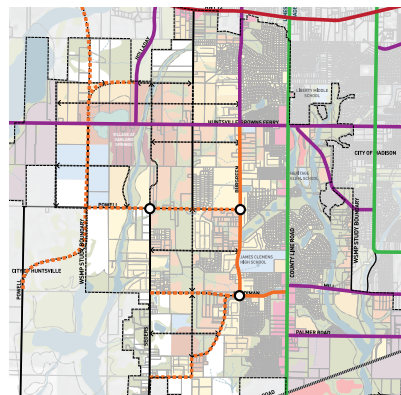
Contact: Judy Daniel
Director of Planning



662.232.2305



jdaniel@oxfordms.net



PROJECT DESCRIPTION







Orion Planning + Design was retained to assist the City of Madison with the development of a parcel-specific master plan for the west side of the city. The West Side Master Plan encompassed approximately one-third of the total land area of the city and virtually all of its large tracts of developable land.

A place-based approach was used for the plan incorporating mobility and parks and recreation elements that help to provide greater livability and direction for future residents and developers. Extensive analysis was conducted to identify desirable place types and to locate public facilities and services in ways that maximize public benefit and minimize future incompatibilities. For example, expansions to Huntsville International Airport, which borders Madison, and its petition to the FAA to allow landing of the next generation space shuttle was factored in to place type location.

The West Side Master Plan involved extensive public involvement including steering committee meetings, stakeholder interviews, public charrettes, and visioning exercises with students from Liberty Middle School located in the West Side area. This feedback was layered with land use fiscal analysis results completed by TischlerBise to create a plan that is visionary, economically sustainable, and implementable.

PROJECT INFORMATION

Orion led planning, design, and public engagement.

-  Madison, Alabama
-  2015 - 2016
-  Client: City of Hattiesburg
-  Contact: Mary Beth Broeren
-  256.772.5630
-  MaryBeth.Broeren@madisonal.gov

HIGH POINT RD./ LEE ST. CORRIDOR IMPLEMENTATION

ORION
PLANNING+DESIGN



PROJECT DESCRIPTION

This project creates the implementation pieces of urban design guidelines, standards, and zoning districts. They are based on the original corridor plan developed by Teska Associates and reflect broad neighborhood and business involvement and support. These standards and zoning regulations define three distinct districts, the highway/coliseum oriented business area; pedestrian/neighborhood oriented mixed use development; and University of North Carolina - Greensboro related housing and commercial mixed use areas.

For this project, OPD created a Corridor Design Encyclopedia which explained and illustrated various design elements. For example under the category of building context, written and illustrative explanations were created for building orientation, setbacks, build-to-lines, relationship to adjacent development, etc. In addition to building context, categories included building form and design, connectivity, and site and building details.

Based on this Encyclopedia, OPD then developed the design guidelines, and the design standards for the new zoning district.

PROJECT INFORMATION



Greensboro, North Carolina



Client: City of Greensboro



Contact: Sue Schwartz,
Planning Director



336.373.2149



sue.schwartz@ci.greensboro.nc.us

DOWNTOWN HELENA ZONING CODE

ORION
PLANNING+DESIGN



PROJECT DESCRIPTION

Orion Planning + Design was hired by the City of Helena to assist in the development of a new zoning code for the heart of downtown. The project is one of the first steps toward implementing the vision and goals identified in the Downtown Master Plan, adopted in the fall of 2016.

The project involves consolidating nine unique zoning districts into a streamlined form-based code for the area. The OPD team has worked closely with City staff, the Zoning Commission and key members of the Business Improvement District to craft design standards and incentives that will spur reinvestment in downtown while supporting the historic integrity of the community through redevelopment. A robust outreach strategy was developed to include meetings with key stakeholders, a public workshop to introduce form-based concepts and highlight the community's preferences for the urban environment, a project website and social media content for information-sharing purposes, and a quick-poll survey for additional feedback. With code drafting underway, the project team meets with the Zoning Commission regularly to review draft content and evaluate standards for appropriateness when applied to the historic downtown.

Drafting will conclude in early fall, with stakeholder round-tables and a public workshop for review scheduled at the end of October.

PROJECT INFORMATION

Orion led code development and public engagement.



Helena, Montana



2017



Client: City of Helena



Contact: Sharon Haugen,
Community Development Director



406.447.8445



shaugen@helenamt.gov



PROJECT DESCRIPTION

Orion Planning + Design led a team of consultants in developing a comprehensive master plan for the renovation and revitalization of Mary Ross Waterfront Park in Downtown Brunswick, GA. Working under a Coastal Incentive Grant, Orion was challenged to reinvent the existing waterfront park. Issues with connectivity, aging infrastructure, safety hazards, lack of programming, understated landscape, and deferred maintenance resulted in an underutilized waterfront for the past two decades.

Working with the City of Brunswick, stakeholders, and the local community, Orion developed a multi-phased plan that addresses site specific opportunities and constraints, physical and programmatic improvements, urban redevelopment strategies, and multi-modal connectivity to Downtown Brunswick. The plan focuses on activities and amenities that would consistently attract both locals and tourists to a reinvented waterfront destination. The park's new identity is defined by a mixed-used development, an iconic pier, waterfront event venue, comfortable outdoor spaces, native landscaping, and an emphasis on water-based recreation and activities. The Master Plan provides a comprehensive road map to future developments and improvements over the next 10 years in order to make Mary Ross Waterfront Park a local and regional waterfront destination.

PROJECT INFORMATION

Orion led planning, design, and public engagement.



Brunswick, Georgia



2015



Client: City of Brunswick



Contact: Arne Glaesner
Planning & Zoning Director



912.267.5502



aglaeser@cityofbrunswick-ga.gov

BROADWAY / PINE CORRIDOR REDEVELOPMENT PLAN AND CODE

ORION
PLANNING+DESIGN




PROJECT DESCRIPTION

As part of the effort to update the Hattiesburg Land Development Code of 1987, two corridors were identified as needing specific regulatory attention. These are the Hardy Street Corridor between Highway 49 and downtown, and the corridor defined by West Pine and Broadway from Highway 49 east to their junction. This plan covers the Broadway-West Pine area and is organized with a summary of background information, design decisions from the Broadway-West Pine Condensed Charrette, an explanation of design issues, and recommended policies and projects for implementation including code revisions.

The corridor is two major streets, one dominated by automobile sales and related uses, and the other community and regional commercial including a 1970s mall which has finished its useful life. The plan includes streetscape and urban design strategies to update the corridors, and infill development including a redevelopment of the mall.

PROJECT INFORMATION

Orion led planning, design,
and public engagement.

 Hattiesburg, Mississippi

 2014

 Client: City of Hattiesburg

 Contact: Patti Brantley,
Director of Urban Development

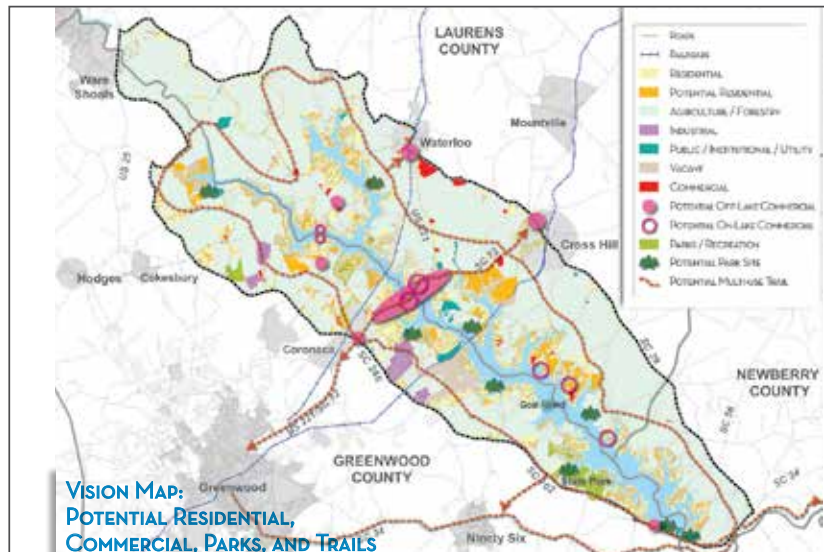
 601.545.4675

 pbrantley@hattiesburgms.com

PLAN LAKE GREENWOOD

ORION
PLANNING+DESIGN

OPD




PROJECT INFORMATION

Orion led planning, design,
and public engagement.

PROJECT DESCRIPTION


Plan Lake Greenwood was a three-county comprehensive plan for a lake owned by Greenwood County, but enjoyed by residents and visitors from all three counties and the Southeast. It represented not only the first tri-county plan, but the first time all three counties came together to talk about this shared resource, its challenges, and its future. Lake Greenwood is used for power generation, water supply, and recreation. Planning considerations included FERC permits, state environmental policies, siltation rates, public safety, recreation, access, industrial and business growth, and tourism. Lake Greenwood is a top crappie lake in South Carolina and is home to a popular crappie tournament.


A significant amount of the project was devoted to facilitation--helping the three counties and their elected leaders come together to talk about the lake and agree on a shared vision. To encourage and inform discussion, the plan was released in two parts: a data and information-rich Community Profile which preceded visioning, and the Lake Greenwood Master Plan, which summarized the vision. Also included was a robust implementation element, and was presented for adoption.

 Greenwood, Laurens, Newberry
Counties, South Carolina

 Adopted 2015

 Client: Greenwood, Laurens,
Newberry Counties

 Contact: Phil Lindler, AICP
Planning Director - Greenwood County

 864.942.8716

 plindler@greenwoodsc.gov



Relevant Experience



Comprehensive Plan Support, New Albany, MS

Mōd provided transportation planning support to Orion Planning + Design for the New Albany Next Plan. Services provided include inventory of existing sidewalks and bicycle facilities, analysis of traffic patterns, field review of existing conditions, and planning charrette support, resulting in a comprehensive network plan for new sidewalks, greenways, bike lanes, new street connections, and blueway access points, and revisions to City transportation standards.

Bicycle, Pedestrian and Trails Master Plan Jackson County, MS

An important aspect of this planning effort was the drafting of engineering standard drawings for pedestrian and bicycle facilities, and the creation of schematic designs for prototype bicycle facilities in the County. Bert led these efforts as senior engineer and planner at Gresham Smith, partnered with Alta Planning+ Design, and facilitated public input at project community meetings.



Greenway and Bikeway Master Plan Pigeon Forge, TN

This project included a master plan for greenways, bike lanes and routes, and safe pedestrian crossings to support walking and biking throughout the city for users of all ages and abilities. As senior engineer and planner with Gresham Smith, Bert directed this effort including phase 2 implementation elements such as unpaved trail layout, greenway schematic design, and regional bike route designation.



Relevant Experience

Hernando, Mississippi

Client Contact

Randy Wilson, former
Director of Design Services,
Mississippi Main Street
803.240.9050.
randy@communitydesignso-
lutions.com

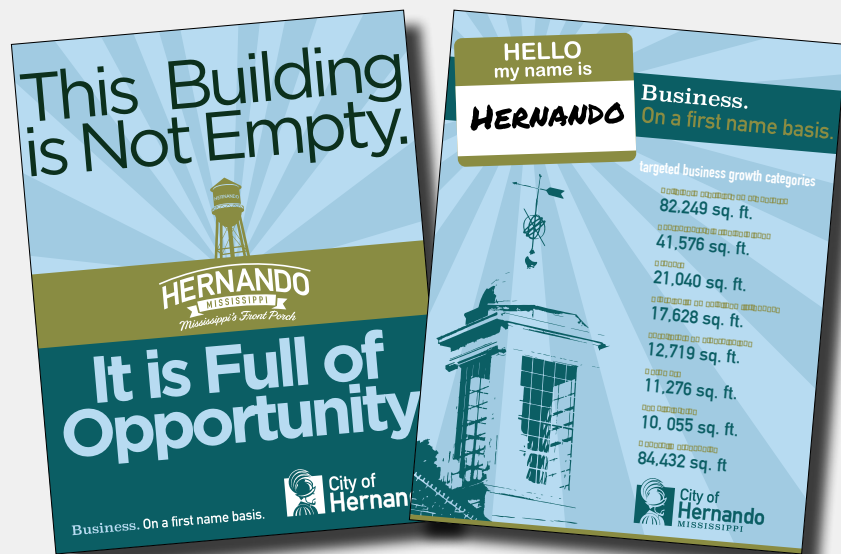


In 2015, Arnett Muldrow conducted a market assessment and economic development study and developed a community branding strategy for Hernando, Mississippi.

Funded by an EPA Brownfields Redevelopment grant, the project

culminated in a three day charette with community leaders, business owners and residents.

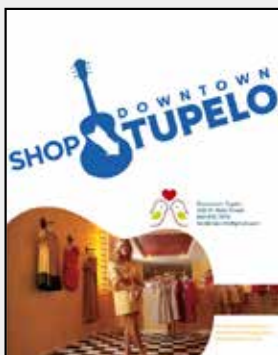
The Mississippi Main Street team consisted of Arnett Muldrow, Mahan Rykiel Associates, and Community Design Solutions.



Tupelo, Mississippi

Client Contact

Debbie Brangenberg
Executive Director
Downtown Tupelo Main
Street Association
108 South Broadway St.
Tupelo, Mississippi 38804
662.841.6598
www.tupelomainstreet.com
debbieb@tupelomainstreet.com



Arnett Muldrow & Associates, Ltd. has worked with the Downtown Tupelo Main Street Association as well as the Tupelo Redevelopment Authority on a number of projects over the past three years. The first was a market study of downtown to help understand the dynamics of this truly unique market that serves a large geographical area as well as tourists attracted to the birthplace of Elvis Presley.

Ongoing work with the Downtown Tupelo Main Street Association involved creating a new brand identity for Tupelo.

The Association maintains a unique relationship with Elvis Presley Enterprises in order to cooperatively and positively market Elvis alongside the community of Tupelo itself. Arnett Muldrow designed logos for the organization, the downtown itself, and a revised logo for the Tupelo Elvis Festival, which required cooperation and approval from Elvis Presley Enterprises.

Tupelo's downtown continues to enjoy phenomenal investment with new restaurants, shops, and entertainment destinations opening and planned.



Pascagoula, Mississippi

Client Contact

Stacy Pair,
Executive Director
Mississippi Main Street
2515 Demaret Drive
Gulfport, MS 39507
228.365.9090
stacypair@msmainstreet.com



Arnett Muldrow & Associates began work in Pascagoula as part of a team of professionals that prepared a physical, marketing, and economic development plan for downtown.

Pascagoula went on to hire Arnett Muldrow to complete a retail market study of the community targeting both downtown oriented and suburban retailers.

Arnett Muldrow continued to work with Pascagoula as an economic development consultant to the full-time staff of the city. In that capacity the firm assisted Pascagoula in creating a retail incubator with fifteen units in restored Katrina Cottages, established the Pascagoula Redevelopment Authority to oversee public private partnerships in the city, and worked to market key development sites in the city.



Travelers Rest, South Carolina

Client Contact

Dianna Turner,
Former City Administrator
(864) 967-9526
dianna@simpsonville.com



Over the last decade, Arnett Muldrow & Associates has completed several projects in Travelers Rest. The earliest projects was a market analysis in 2003 which made recommendations for funding sources to improve downtown. Using bond funding from food and beverage tax and other sources, Travelers Rest Completed the physical improvements to downtown in 2009 just in time for the opening of the 11 mile Swamp Rabbit Bike trail.

Later that year, AMA conducted a community branding initiative that capitalized on the fact that most people refer to the city as "TR." In 2011, AMA completed a wayfinding master plan designed to draw visitors into downtown and promote community assets.

In 2012, Arnett Muldrow completed an update to the original 2003 Economic Development Strategy. As many of the goals set in 2003 had been completed, AMA worked with the community to develop a new series of ambitious economic development goals and strategies. At the forefront of the City's business development and placemaking strategies is the Swamp Rabbit Trail, which serves as a redevelopment, recreation, tourism, identity, and residential recruitment asset for Travelers Rest.

AMA continues to serve the community as an ongoing economic development consultant to special projects related to business recruitment and real estate development.

Gulf Coast, Mississippi



Soon after the massive destruction of Hurricane Katrina, the Mississippi Renewal process embarked on an ambitious planning process that looked at the long-term vision of what Mississippi Gulf Coast communities would look like in the future.

As funding came in place to implement the plans created by the Mississippi Renewal teams, Arnett Muldrow was selected as part of a multi-disciplinary team to determine practical first, next, and long term recovery steps for downtowns along the Gulf Coast. The plans dealt with community design and revitalization, market studies, community branding and marketing, and detailed implementation strategies.

The plans built on prior efforts while focusing on what could be funded in downtowns, specifically tailoring the team and approach to each community. The team completed plans for Gulfport, Biloxi, Ocean Springs, Pascagoula, Waveland, Bay Saint Louis, and Picayune over the course of 2007 and 2008. Since the plans' completion, the

communities have implemented many of the recommendations. Gulfport used components of the branding system created by the team, implemented the streetscape improvements recommended, and completed the façade renovation of dozens of buildings. Bay Saint Louis implemented a temporary sign system and built a new parking deck on a location identified in the plan. Pascagoula implemented Anchor Square – an award winning retail incubator that is fully leased to fifteen start-up retail businesses.

After the Deepwater Horizon oil spill in 2010, the team was asked to return to three Gulf Coast communities not served in 2008: Moss Point, Pass Christian, and Long Beach. These plans are currently being implemented.

For their work, the team was awarded the Sam Kaye Excellence in Design Award by the Mississippi Main Street program. The effort became a template replicated in communities across other parts of Mississippi and funded through the Appalachian Regional Commission.



An aerial photograph of a residential development. The layout features a central green space with a winding blue path or stream. On either side of this central area are rows of houses with yellow roofs and brown walls. The houses are arranged in a grid-like pattern, with parking spaces visible between them. The central green space is lush with green grass and trees, and the blue path winds through it. The overall design suggests a planned community with a focus on green spaces and pedestrian-friendly paths.

1. **Building capacity.** We strengthen communities. We educate, train, and support our clients and communities so that they have the knowledge and confidence to implement plans, codes, and recommendations.
2. **Emphasizing implementation.** Our consulting services always include detailed guidance on how to get from vision to reality.
3. **Integrating plans and codes.** Our approach and experience focuses on implementing plans through local codes. We plan with coding in mind and our code products reflect plan priorities.
3. **Valuing volunteerism.** We respect the role of community volunteers and can boast significant time serving communities at home and abroad.

OPD offers a variety of professional community planning and design services ranging from turnkey products and services such as comprehensive plans, site design, and land development regulations to on-call staff assistance, mapping and analysis. OPD serves a variety of clients including government, developers, private businesses, landowners, and non-profits.

www.OrionPlanningDesign.com

MISSOULA, MONTANA (419) 297-1604
HERNANDO, MISSISSIPPI (901) 268-7566
HUNTSVILLE, ALABAMA (256) 763-1542
ST. SIMONS ISLAND, GEORGIA (404) 933-0143
BOULDER, COLORADO (303) 551-2488
SHERIDAN, WYOMING (307) 763-0570

COMPREHENSIVE AND AREA PLANNING

MASTER PLANNING

PARKS, OPEN SPACE, & TRAILS

WATERSHEDS & WATERFRONTS

SITE PLANNING

URBAN DESIGN

VISIONING

CODING

BOARD & STAFF TRAINING

SERVICES LOCATIONS

BOB BARBER

PARTNER, FAICP

ORION
PLANNING+DESIGN



Bob has 28 years of experience in planning and community development at the regional, county, and municipal levels including substantial practice with private sector development. He has served as a teacher and mentor at the university level, as an advocate for disadvantaged and minority communities in both professional and private life, created successful private/public partnerships for redevelopment, and successfully implemented nationally recognized and award winning place making principles.

PROFESSIONAL EXPERIENCE

PARTNER — ORION PLANNING & DESIGN
[Hernando, MS, 2011 to date](#)

PRINCIPAL — ROBERT L. BARBER & ASSOCIATES
[Hernando, MS, 1986 – 2012](#)

DIRECTOR OF PLANNING — HERNANDO, MS
[Retired 1996 – 2012](#)

DEPUTY DIRECTOR OF PLANNING — DESOTO COUNTY, MS
[DeSoto County, MS, 1988 – 1996](#)

REGIONAL PLANNER — NORTH DELTA PLANNING & DEVELOPMENT DISTRICT
[Clarksdale, MS, 1984 – 1986](#)

EDUCATION

MASTER OF URBAN AND REGIONAL PLANNING
[University of Mississippi](#)

BACHELOR OF ARTS, MAJOR IN PHILOSOPHY AND RELIGION
[University of Mississippi](#)

ACTIVITIES, AFFILIATIONS, AWARDS

REGION III COMMISSIONER—AMERICAN INSTITUTE OF CERTIFIED PLANNERS

MEMBER—AICP COLLEGE OF FELLOWS & PAST CHAIR

PAST CHAIR—APA CHAPTER PRESIDENTS COUNCIL

MISSISSIPPI APA - BEST PLAN AWARD 2013
[Brandon Downtown Plan, Brandon, MS](#)

MISSISSIPPI APA - BEST PLAN AWARD 2017
[Brandon Comprehensive Plan, Brandon, MS](#)

2013 AMERICAN INSTITUTE OF CERTIFIED PLANNERS AWARD FOR EXCEPTIONAL PRACTICE

MISSISSIPPI'S LIVABLE CITY AWARD FOR OUTSTANDING PLAN IMPLEMENTATION
[Hernando, MS, 2000](#)

AMERICAN HOMETOWN LEADERSHIP AWARD, AMERICAN INSTITUTE FOR SMALL TOWNS
[Hernando, MS, 1999](#)

RELEVANT PROJECTS

CORINTH COMPREHENSIVE PLAN AND DEVELOPMENT CODE
[Project Director, Corinth, MS](#)

BRANDON COMPREHENSIVE PLAN AND DEVELOPMENT CODE
[Project Director, Brandon, MS](#)

OXFORD COMPREHENSIVE PLAN AND DEVELOPMENT CODE
[Project Director, Oxford, MS](#)

HATTIESBURG LAND DEVELOPMENT CODE UPDATE
[Project Director, Hattiesburg, MS](#)

BELMONT COMPREHENSIVE PLAN
[Team Member, Belmont, NC](#)

GREENVILLE COMPREHENSIVE PLAN
[Project Director, Greenville, MS](#)

BRANDON DOWNTOWN MASTER PLAN
[Project Director, Brandon, MS](#)

PARK AVENUE FORM-BASED CODE DISTRICT
[Project Director, Greenwood, MS](#)

PASCAGOULA COMPREHENSIVE PLAN
[Project Director, Pascagoula, MS](#)

SEVIERVILLE LAND DEVELOPMENT CODE
[Project Director, Sevierville, MS](#)

HELENA DOWNTOWN ZONING CODE UPDATE
[Helena, MT](#)

TEACHING

LAND USE PLANNING LECTURER—CERTIFIED MUNICIPAL OFFICIALS INSTITUTE
[Mississippi Municipal League, 1999 to present.](#)

DESIGNED AND WROTE CURRICULUM USED IN TRAINING OVER 1000 MUNICIPAL MAYORS AND BOARD MEMBERS IN PLANNING AND COMMUNITY DEVELOPMENT.

ADJUNCT PROFESSOR OF CITY AND REGIONAL PLANNING—UNIVERSITY OF MEMPHIS
[School of Urban Affairs and Public Policy, Graduate Program in City and Regional Planning](#)

 919 Getwell Road,
Hernando, MS 38632

 901.268.7566

 bob@orionplanningdesign.com

CAROL RHEA

PARTNER, FAICP

ORION
PLANNING+DESIGN



Carol has over 30 years of experience in a variety of public and private sector planning positions. Her areas of specialty include planning, group facilitation, ordinances and regulations, board training, permitting, and customer service. Carol spent more than 15 years working in municipal, county, regional, and state government, managing increasingly complex programs involving current and long range planning, community development, code enforcement, building inspections and solid waste. She served two terms as the APA Region II Director (2004-2012), and is currently immediate past-president. Carol has spoken on a variety of planning and ordinance related topics at conferences and routinely facilitates meetings with a wide range of planning participants. Carol is a certified planner and Fellow of AICP.

PROFESSIONAL EXPERIENCE

PARTNER—ORION PLANNING & DESIGN
Huntsville, AL, 2011 -

PRESIDENT—RHEA CONSULTING
Shelby, NC, 2001-2011

ASSISTANT DIRECTOR—PLANNING AND DEVELOPMENT
SERVICES
York County, SC, 2008 - 2009

DIRECTOR—PLANNING AND DEVELOPMENT
City of Monroe, NC, 1996 - 2001

COMMUNITY DEVELOPMENT PLANNER—
NC DEPARTMENT OF COMMERCE
Division of Community Assistance, Winston-Salem, NC
1987 - 1996

REGIONAL PLANNER—SOUTHWEST FLORIDA REGIONAL
PLANNING COUNCIL
Fort Myers, FL, 1985 - 1987

EDUCATION

MA IN GEOGRAPHY
University of North Carolina - Charlotte

BA IN EARTH SCIENCE
University of North Carolina - Charlotte

ACTIVITIES AND AFFILIATIONS

IMMEDIATE PAST-PRESIDENT—AMERICAN PLANNING
ASSOCIATION

BOARD OF DIRECTORS—AMERICAN PLANNING
ASSOCIATION
2004-2012, 2014-present

AMERICAN INSTITUTE OF CERTIFIED PLANNERS— COLLEGE
OF FELLOWS

AL, NC & SC—AMERICAN PLANNING ASSOCIATION

NC LID CERTIFIED PROFESSIONAL, #061

BOARD OF DIRECTORS—HISTORIC SHELBY FOUNDATION
Shelby, NC, 2001-2007

SHELBY NC PLANNING AND ZONING BOARD
2004-2007

RELEVANT PROJECTS

SEVIERVILLE LAND DEVELOPMENT CODE
Principal Planner, Sevierville, TN

COMPREHENSIVE PLAN AND DEVELOPMENT CODE
Principal Planner, Brandon, MS

COMPREHENSIVE PLAN AND DEVELOPMENT CODE
Principal Planner, Oxford, MS

LAND DEVELOPMENT CODE UPDATE
Principal Planner, Hattiesburg, MS

PLAN LAKE GREENWOOD
Project Director, Greenwood, SC, 2015

WESTSIDE MASTER PLAN
Project Director, Madison, AL, 2016

COMPREHENSIVE PLAN
Principal Planner, City of Corinth, MS, 2017

KENTON COUNTY ZONING CODE AUDIT (14
JURISDICTIONS)
Principal Planner, Kenton County, KY, 2017 (ongoing)

MAUI ZONING CODE AUDIT
Project Director, Maui County, HI, 2017 (ongoing)

NEWBERRY COUNTY LAND DEVELOPMENT
REGULATIONS UPDATE
Principal Planner, Newberry County, SC, 2017 (ongoing)

BELMONT COMPREHENSIVE LAND USE PLAN
Project Director, Belmont, NC, 2017 (ongoing)

SPEAKING

Carol has spoken at numerous state, regional, national and international conferences hosted by APA, AIA, ASLA, National League of Cities, leagues of municipality, the NC Bar Association, the Royal Town Planning Institute, the Planning Institute of Australia, Hong Kong University of Science and Technology, the Ministry of Housing and Urban and Rural Development, Zhejiang University, and the Shandong Provincial Land and Resource Bureau among others.



3003 Davenport Drive,
Huntsville, AL 35763



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carol@orionplanningdesign.com

OLIVER SEABOLT

PARTNER

ORION
PLANNING+DESIGN



Oliver has more than 19 years of combined experience in landscape architecture, urban design, and real estate. He has extensive experience in the design, management, and implementation of complex domestic and international projects of varying scales. Working closely with both public and private entities, he has successfully led planning, design, and real estate development projects throughout his career. His unique multi-disciplined skill set is instrumental in providing innovative and implementable solutions for challenging projects.

PROFESSIONAL EXPERIENCE

PARTNER — ORION PLANNING & DESIGN
St. Simons Island, GA, 2015-
SENIOR DESIGNER — ALTA PLANNING + DESIGN
St. Simons Island, GA, 2012-2015
ASSOCIATE — SWA GROUP
Los Angeles, CA, 2010-2012
PRINCIPAL — SEABOLT ASSOCIATES
Atlanta, GA, 2003-2010
PROJECT MANAGER — HARGREAVES ASSOCIATES
San Francisco, CA, 2001-2002
PROJECT MANAGER — REECE, HOOPES, & FINCHER
Atlanta, GA, 1997-1999

EDUCATION

HARVARD UNIVERSITY
Post-Professional Master in Landscape Architecture
UNIVERSITY OF GEORGIA
Bachelor of Landscape Architecture

ACTIVITIES, AFFILIATIONS, AWARDS

AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS
AMERICAN PLANNING ASSOCIATION
GUEST SPEAKER ON "BENEFITS OF TRAILS"
Camden County Round Table, St. Mary's, GA, 2015
COMMISSIONER - ISLANDS PLANNING COMMISSION
Glynn County, GA, 2012 - 2015
VISITING REVIEW CRITIC
USC School of Architecture, 2011
VISITING CRITIC IN LANDSCAPE ARCHITECTURE
Harvard University Career Discovery, 2001
MISSISSIPPI APA - BEST PLAN AWARD 2013
Brandon Downtown Plan, Brandon, MS
MISSISSIPPI APA - BEST PLAN AWARD 2017
Brandon Comprehensive Plan, Brandon, MS
ALABAMA APA - BEST PLAN AWARD 2017
West Side Master Plan, Madison, AL

RELEVANT PROJECTS

CORINTH COMPREHENSIVE PLAN
Corinth, MS
WEST SIDE MASTER PLAN
Madison, AL
OXFORD COMPREHENSIVE PLAN
Oxford, MS
PASCAGOULA COMPREHENSIVE PLAN
Pascagoula, MS
WILLOW OAKS TND REDEVELOPMENT PLAN
Greensboro, NC
BELLA VISTA TRAIL & GREENWAY MASTER PLAN,
Bella Vista, AR
BELMONT COMPREHENSIVE PLAN
Belmont, NC
PLAN LAKE GREENWOOD
Greenwood, SC
BRANDON DOWNTOWN & COMPREHENSIVE PLANS
Brandon, MS
BICYCLE, PEDESTRIAN, GREENWAYS, AND TRAILS MASTER PLAN
Sunrise, FL
HELENA DOWNTOWN ZONING CODE UPDATE
Helena, MT
LOS ANGELES HARBOR COLLEGE MASTER PLAN
Wilmington, CA
LOS ANGELES VALLEY COLLEGE URBAN FOREST MASTER PLAN
Valley Glen, CA
SEVIERVILLE LAND DEVELOPMENT CODE
Sevierville, TN
CSULB LANDSCAPE MASTER PLAN
California State University - Long Beach, Long Beach, CA
DUBLIN RIVERWALK PARK & TRAIL MASTER PLAN
Dublin, GA
MAIN-TO-MAIN MULTIMODAL CONNECTOR
Memphis, TN



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St. Simons Island, GA 31522



404.933.0143



oliver@orionplanningdesign.com

ALLISON MOUCH

PARTNER, AICP

ORION
PLANNING+DESIGN



Allison has twelve years of professional planning and design experience in the public, private and non-profit sectors. Her areas of specialization include comprehensive plans, public engagement, code development, project management, mapping and analysis. Her leadership as Planning Bureau Chief at the Montana Department of Commerce resulted in greater collaboration in planning, economic development and resilient strategies between state agencies and local governments. She has wide-ranging experience working with private developers in project planning and design; facilitating collaboration between stakeholders on policy and planning decisions; along with grant writing and administration.

PROFESSIONAL EXPERIENCE

- PARTNER — ORION PLANNING & DESIGN
[Missoula MT, 2016 -](#)
- COMMUNITY PLANNING BUREAU CHIEF —
MONTANA DEPARTMENT OF COMMERCE
[Helena, MT, 2012-2016](#)
- PLANNER II — FLATHEAD COUNTY PLANNING &
ZONING
[KalisPELL, MT, 2008-2012](#)
- ASSOCIATE — INSTITUTE FOR ENVIRONMENTAL
NEGOTIATION
[2007-2008](#)
- LAND PLANNER — EQUESTRIAN SERVICES LLC.
[Charlottesville, VA, 2006-2008](#)
- PLANNING CONSULTANT — METROPARKS OF THE
TOLEDO AREA
[2005-2006](#)

EDUCATION

- MASTER OF URBAN & ENVIRONMENTAL PLANNING
[University of Virginia](#)
- BACHELOR OF ARTS IN ARCHITECTURE
[Miami University \(OH\)](#)

PUBLICATIONS

- LAND USE PLANNING IMPACTS IN EASTERN MONTANA
[Montana Policy Review, Fall 2012](#)
- BUILDING SUSTAINABILITY FROM THE GROUND UP
[Graduate Thesis, 2007-2008](#)
- DESIGNING FOR THE HOMELESS AND THE HOME
HOUSE PROJECT
[Journal of Architectural Education, 2005](#)

SPEAKING

Allison has spoken at numerous state and regional conferences including Montana and Idaho state planning chapter conferences, the Western Planner and the Montana Downtown conferences. She has presented at National Planning Conferences in Las Vegas, Chicago and Atlanta, and has been a panelist on webinars hosted by the American Planning Association.

RELEVANT PROJECTS

- HELENA DOWNTOWN ZONING CODE UPDATE
[Project Manager](#)
- MAUI COUNTY CODE AUDIT
[Project Co-Manager](#)
- ENVISION CORINTH 2040 COMPREHENSIVE PLAN +
CODE UPDATE
[Project Team](#)
- FKENTON COUNTY MODEL ZONING CODE
[Project Team](#)
- NIOBRARA COUNTY, WY COMPREHENSIVE PLAN
[Project Co-Manager](#)
- MISSOULA COUNTY FUTURE LAND USE MAP
OUTREACH FACILITATION
[Project Manager](#)
- STATE OF MONTANA MODEL SUBDIVISION
REGULATIONS
[Project Manager](#)
- CITY OF HASTINGS, NE SIGN CODE UPDATE
[Project Manager](#)

ACTIVITIES, AFFILIATIONS, AWARDS

- AMERICAN PLANNING ASSOCIATION
- AMERICAN INSTITUTE OF CERTIFIED PLANNERS
- APA WESTERN CENTRAL CHAPTER
[President, 2014 - 2017](#)
- MONTANA ASSOCIATION OF PLANNERS
[Board Member, 2013 -](#)
- LEADERSHIP HELENA
- CITY OF HELENA ZONING COMMISSION
[Member, 2014 - 2016](#)
- HEALTHY COMMUNITIES COALITION
[Plan4Health Team Lead, Lewis & Clark County](#)
- HELENA WOMEN'S STEM ROUNDUP
- THE POVERELLO CENTER OF MISSOULA
[Volunteer](#)



1105 Village Way
Missoula, MT 59802



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allison@orionplanningdesign.com



At Mōd we focus on understanding how transportation patterns in communities are either helping or hurting the local economy, and contributing to or taking away from the quality of life and place. A balanced transportation network is a means of commerce and community life. We deliver practical plans that enable immediate improvements and provide long-term guidance.

We partner with multidisciplinary teams, providing transportation planning support for multimodal and comprehensive/master planning projects by providing the following services:

- Pedestrian and bicycle demand and master planning
- Complete Street design for pilot projects
- Transportation standards and complete street policies
- Zoning and subdivision code revisions for transportation elements
- Transportation network planning
- Traffic and parking analysis
- Charrette and public outreach support
- ADA transition plans



In Situ Research

We take the time to walk and bike the streets, observe the intersections, and take note of movement patterns and their effect on the built environment. Every community has its own particular strengths and challenges.

Data Analysis

Transportation service level and demand from land use are staple transportation analyses we perform. We also pay close attention to safety, level of stress, and vulnerable population analysis, and integrate closely with land planning and health and economic impact analysis.

Slow Consulting

Meaningful conversation takes time but is imperative to understanding the local condition. Slow consulting enables fast progress since time is taken on the front end to get to the heart of the local issues through one-on-one conversations, group meetings, and interactive online input.



EDUCATION

Bachelor of Science, Civil Engineering,
Mississippi State University
Bachelor of Science, Mathematics,
Belhaven University

REGISTRATIONS/ ACCREDITATION

Professional Engineer
(MS,TN,NC,GA,AL)
Certified Planner (AICP)
LEED AP Neighborhood Development
CNU-A

MEMBERSHIPS/AFFILIATIONS

Institute of Transportation Engineers
Association of Pedestrian and Bicycle
Professionals
Adventure Cycling Association
American Planning Association
Bike Walk Tennessee Board Member

BERT KUYRKENDALL

P.E., AICP
TRANSPORTATION PLANNER

Bert is the principal engineer and planner for Mōd Transportation Consulting, specializing in community transportation planning and implementation. He has over 20 years of experience in this field in both public and private sectors. In his capacity as City Transportation Engineer for Chattanooga, TN, and City Engineer for Hattiesburg, MS, he served as the primary agent for multiple city transportation plans, city-wide bicycle and pedestrian implementation plans, transportation standards, grant applications, and transportation project design and construction. He has served as a planning and engineering consultant to counties, cities/towns, and neighborhoods for dozens of transportation system, multimodal network, and complete street implementation projects.

As an engineer and planner, Bert is able to bring a balanced approach to transportation planning and implementation. He has extensive experience in street and multimodal facility design, with a firm grasp on state and city/county design standards, including the ability to modify and draft new city transportation standards. He has shepherded many projects from concept design and public input, to estimating and budgeting, grant application, schematic and engineering design, bidding, construction oversight and maintenance.

Transportation Planning and Design Experience

Jackson County, MS Bicycle, Pedestrian and Trails Master Plan:
Bicycle/pedestrian standards design lead, Schematic bike facility design lead,
network recommendations peer review, public outreach support

Chattanooga Complete Street Implementation Plan: Project lead for city-wide
bicycle, pedestrian, greenway, ADA, and construction standards project

Broad Street Protected Bike Lanes, Chattanooga, TN: City project lead for 0.6
mile protected bike lane project in downtown Chattanooga

Pine Belt Pathways Master Plan, Hattiesburg, MS: Project lead and designer
for city-wide bicycle and pedestrian master plan

Tuscaloosa Transportation Standards: Project lead in drafting new
comprehensive transportation standards for the City of Tuscaloosa, AL

Manchester/Tulahoma, TN Multimodal Corridor Plan: As project engineer
focused on creating safe multimodal crossings and planning bike/ped network

North Avenue and J.E. Lowery Complete Streets, Atlanta, GA: Project
engineer for conceptual and engineering design plans to convert streets to
serve all transportation modes safely

Smart Growth for the Mississippi Gulf Coast Toolbox: Developed concept
framework and graphic model for DMR smart growth website promoting smart
growth on the Gulf Coast (<http://smartgrowth.dmr.ms.gov/>)

Rail Transit Feasibility Study, Chattanooga, TN: City project lead with focus on
pedestrian and bicycle connections between neighborhoods, proposed transit
stops, and priority destinations

Virginia Avenue Greenway, Chattanooga, TN: City project lead overseeing
planning, public input, design and construction of neighborhood greenway

Wartburg and Loretto, TN Bike/Ped Plans: Engineering analysis and
schematic design for safe bike/ped crossings, construction estimates

Aaron Arnett, AICP

Principal



Aaron Arnett has over twenty years experience in a variety of planning areas including economic development, downtown planning, neighborhood planning, and historic preservation. His focus has been on helping communities realize their true economic potential through urban planning and design.

Aaron has worked at all levels of local government including municipal, county, and regional planning organizations. He has created economic development strategic plans and market studies for communities across the country, and has worked extensively on downtown master plans, comprehensive planning, tourism development, and marketing plans.

Aaron is a skilled presenter having addressed various community interest groups and organizations. He has presented at the NC Institute of Government's Summer Planning Institute, NC Main Street Conferences, SC Main Street Managers' workshop, Southwest Virginia Creative Economy Conference, NCDDA Planning Workshop, and lectured at both Clemson University and the University of Georgia.

Aaron enjoys living in Greenville, SC and served his community in various planning capacities including chairing the Design and Preservation Commission for downtown and its historic neighborhoods, as well as a being a committee member for the Plan-It Greenville Comprehensive Plan.

Education

Bachelor of Science in Design, Clemson University (1993)

Master of City and Regional Planning, Clemson University (1996)

Experience

2002-Present - Arnett Muldrow & Associates

Principal/Business Manager, Greenville, SC

Performs downtown and community master planning with specialization in historic preservation and economic development.

2001-2002 - MCA Urban Planning

Urban Planner, Greenville, SC

Project manager for a variety of planning projects in the areas of economic development and historic preservation.

1997-2001 - City of Salisbury, NC

Senior Planner, Salisbury, NC

Managed the City's historic preservation, neighborhood improvement, and annexation activities. Served as staff planner for comprehensive plan, downtown master plan implementation team, and various corridor studies.

1996 - London Planning Advisory Committee (LPAC)

Planning Technician, London, England

Performed planning services of LPAC, the statutory transportation and planning committee for London's 33 Burroughs, and the London Walking Forum to design, assemble, and market a 2000km network of green walking routes throughout greater London.

Professional Memberships

American Planning Association

American Institute of Certified Planners

National Trust for Historic Preservation

Ben Muldrow

Partner, Community Branding Specialist



Ben Muldrow is a talented graphic artist with experience in a wide variety of marketing applications. He provides community identity and branding services for communities across the United States. Ben has worked on a number of projects specializing in the development of city and neighborhood identities, wayfinding strategies, and promotional marketing material. The Downtown Promotion Reporter, a national trade publication on marketing downtowns, called Ben a "branding guru" in a 2004 article on community logos. He also has been published in the National Trust's Forum Journal on Rural Preservation Through Branding. Ben has been a speaker at the 2004, 2007, 2009, 2010, 2011, and 2013 National Main Streets Conference on community branding.

Education

Bachelor of Arts, University of South Carolina (2000)

Speaking Engagements

2015 National Main Street Conference Speaker
 2015 Technology for Rural Tourism Keynote Speaker
 2015 Mississippi Backstage Pass Keynote Speaker
 2014 Destination Downtown- Ocean Springs Mississippi
 2013 Revitalize Washington Keynote
 2013 Maryland Economic Development Association Keynote
 2013 Oregon Main Street Conference
 2013 Virginia Tourism Conference
 2013 Oklahoma Main Street Training
 2013 National Main Street Conference
 2012 Destination Downtown Keynote
 2012 AL/MS Rural Tourism Conference
 2011 National Main Street Conference
 2011 AL/MS Rural Tourism Conference
 2010 North Carolina Main Street Conference
 2010 National Main Street Conference
 2009 Iowa Downtown Summit
 2009 National Main Street Conference
 2008 Destination Downtown- Louisiana, Mississippi, Arkansas
 2007 National Main Street Conference
 2007 Illinois Main Street Conference
 2007 Mississippi Main Street Training
 2005 Louisiana Main Street Training
 2004 National Main Street Conference

Experience

2002-Present - Arnett Muldrow & Associates

Principal/Community Branding Specialist, Greenville, SC
 Provides graphic design, community branding, and economic development marketing strategies for Arnett Muldrow & Associates and their clients.

April 2001-April 2002 - ShowCase Marketing

Art Director, Greenville, SC
 Developed City Marketing Department, Directed Minor League Sports Marketing Program Maintained Creative Department Archiving System Created collateral for 17 clients in continuous relationships.

April 2001-Nov 2001- NewSouth Communications Strategic

Strategic Branding Manager, Greenville, SC
 Managed the City's historic preservation, neighborhood improvement, and annexation activities. Served as staff planner for comprehensive plan, downtown master plan implementation team, and various corridor studies.

October 1999- May 2000-Gillespie Agency

Art Director, Greenville, SC
 Produced Ads for Bellsouth Mobility, Ducane Grills, and twelve other clients. Kept track of external expense File Preparation for external outputs, Photo Shoot management and prop selection



THANK YOU FOR YOUR CONSIDERATION
OF OUR TEAM!

Michael J. Reso

From: Broeren, Mary Beth <MaryBeth.Broeren@madisonal.gov>
Sent: Wednesday, February 19, 2020 6:35 PM
To: Michael J. Reso
Subject: RE: Diamondhead

Michael,

I would recommend Orion Planning + Design. They are very good with the community; adaptable; responsive; aware of the latest trends; economically minded, which sometimes gets overlooked in land use planning; timely; accurate; great with graphics; and all of the staff that I have met are people someone would invite to dinner. I haven't worked directly with Bob on a project but have presented at a conference with him. He is someone who very much likes to solve problems in a meaningful way and is very respected in the Planning community, as is his partner Carol Rhea.

In terms of budget, Orion did a master plan for Madison for about \$87,000 in 2015-2016. We have hired them to do a comprehensive update of our zoning ordinance, and I think that contract is about \$100,000.

I wouldn't have any hesitation in hiring them for a comprehensive plan.

Hope this helps and best of luck with your project.

Mary Beth

Mary Beth Broeren, AICP
Director of Development Services
City of Madison, Alabama
(256) 772-2885
www.madisonal.gov

From: Michael J. Reso <mreso@diamondhead.ms.gov>
Sent: Wednesday, February 19, 2020 3:36 PM
To: Broeren, Mary Beth <MaryBeth.Broeren@madisonal.gov>
Subject: Diamondhead

Mary Beth,

I am writing to ask your thoughts on Orion Planning and Bob Barber. I have a proposal that I am about to submit to the city council for consideration to approve a 25 year comprehensive plan for the city. I would like to know if you were happy with the product delivered to you by Orion for your plan? Was the scope of work more than just the comprehensive plan? What did you pay for it? Etc.

I would like to be able to share your thoughts on the firm with our council as support for hiring Bob and his team. Could you send me some brief comments via email?

I appreciate your help and assistance.

Michael J. Reso

From: Robbie Brown <rbrown@mmlonline.com>
Sent: Thursday, February 20, 2020 9:52 AM
To: Michael J. Reso
Subject: Comprehensive Plan

Hi Michael,

I e-mailed Joe Fratesi from the Stennis Institute of Government and Community Development because he works a lot in planning. I asked him two questions and his answers are in red:

- 1) What should something like that cost? They know it probably depends on the extent of the plan, but they want to be sure they're paying within a normal range. I believe they have talked to two companies and both came in around \$120,000.

You are correct in that the cost definitely depends on the extent of the plan, the deliverables to be provided, and the size of the community. I do know of other communities in MS that paid around that amount for the development of a comp plan. Keep in mind, for that price the community got a full comprehensive plan and basically a complete re-write of their land-use and development codes. For reference, that communities population is around 15,000 +/-

- 2) Typically, should this new plan be an entirely new plan or should it be an update of the existing one?

It could be either. Not knowing the quality and depth of the most recent plan developed and what has changed within the community in recent years, it is hard to say. Assuming the plan done in 2012 was a decent plan (in terms of community analysis, stakeholder input and buy in, identification of goals, etc.) and there have been no major changes (increase/decrease population, major employment shifts, significant increase in development patterns, etc) I would think they may just need to do an update.

Robbie Brown

Deputy Director
Mississippi Municipal League
600 East Amite Street, Suite 104
Jackson, MS 39201
Phone: (601) 353-5854
Fax: (601) 353-6980

DISCLAIMER: This material is being provided by the Mississippi Municipal League as technical assistance only. The information contained in this e-mail shall not be considered in any way as a legal opinion. Should you need a legal opinion on this issue, please contact your municipal attorney.

Michael J. Reso

From: Ben Requet <bjrequet@oxfordms.net>
Sent: Thursday, February 20, 2020 11:09 AM
To: Michael J. Reso
Subject: Re: Diamondhead

Michael,

I enjoyed our conversation yesterday afternoon. I wanted to follow-up that conversation with an email that captures some of the highlights about Orion Planning + Design.

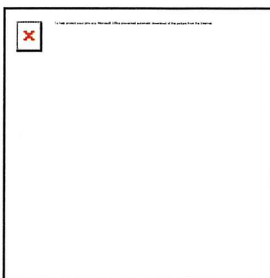
We would highly recommend Orion Planning + Design team. The entire Orion team are ultimate professionals, and with Bob and Carol's ties to Mississippi and Alabama, they understand and appreciate the local context of Planning in the South. Approximately five years ago, we contracted their team to assist the City of Oxford with developing a new Comprehensive Plan (Vision 2037) and re-writing our Land Development Code to reflect the vision developed in that comprehensive planning process. That plan was adopted by the Mayor and Board of Alderman in 2016, and the Land Development Code was adopted in the fall of 2017. Both of these tools have established a new tone of development in the City of Oxford. In fact, both of these documents were honored by the Mississippi Chapter of the American Planning Association with the 2019 Outstanding Large Project Award. I want to say that our project total for the Comprehensive Plan and Land Development Code was between \$150,000-250,000 range.

Again, I would highly encourage your community to work with Orion Planning + Design on a Comprehensive Plan, and I would also encourage your community to consider engaging them in developing a Land Development Code that embodies the vision developed through the planning process. Having the vision is great, but only if the tools exist to help create and implement it.

Should you have any additional comments or questions, please feel free to contact me directly.

With warm regards,

Ben



Ben Requet, AICP

Director

Planning Department

Address: 107 Courthouse Square
Oxford, MS 38655

Office: (662) 232-2305

Website: oxfordms.net

On Feb 19, 2020, at 3:27 PM, Michael J. Reso <mreso@diamondhead.ms.gov> wrote:

Ben and Judy,

It was great to talk with Mollie about the Vision 2037 that was done by Orion Planning. I am interested in getting a quick email response to let me know how your experience was with Bob Barber and this