



CITY OF HYATTSVILLE: THE SPOT

QUALIFICATIONS PACKAGE:
LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING SERVICES



BRADLEY SITE DESIGN

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

1010 WISCONSIN AVENUE NW | SUITE 620 | WASHINGTON, DC 20007 | 202.695.8056 | WWW.BRADLEYSITEDESIGN.COM

January 22, 2024

Lesley Riddle
Director of Public Works
City of Hyattsville, Department of Public Works
4637 Arundel Place
Hyattsville, MD 20781

Dear Lesley:

Bradley Site Design, Inc. (BSD) is pleased to offer this proposal for landscape architecture and civil engineering services for The Spot. BSD understands the project intent as presented in the concept submission dated November 2023, and we are excited at the opportunity to bring this project to fruition.

Our firm has worked extensively through the DC metropolitan area on projects of all scales over the last 30 years. As the founder and owner BSD, I formed the company for the express purpose of bringing equitable, inclusive, and high-quality design to communities of all types. For decades we have worked in diverse market sectors, but our primary focus remains the creation of healthy places to live, work, and play. We bring a wealth of experience in urban design with a particular emphasis on social and ecological sustainability. We are careful to reflect the character of the project context and of the people who will populate the spaces we co-create.

We welcome the opportunity to collaborate with you to create this important new addition to the City of Hyattsville.

Sincerely,



Sharon Bradley, PLA
Principal
Bradley Site Design, Inc.

Scope and Fee Proposal
January 22, 2024

Project Approach:

- I. Site Analysis and Survey - \$15,670
 - Site visit and kick-off meeting
 - Review of existing design materials and public site information
 - Site survey and underground utility investigation
- II. Design Concept Refinement - \$13,215
 - Incorporate City / Community goals and survey results into updated concept design
 - Updated graphics (plans, sections, perspective, precedents)
- III. Design Development - \$43,760
 - Preliminary engineering and initial submissions to County for comments
 - Finalize design and select materials
- IV. Construction Documents and Permitting - \$37,780
 - Complete landscape and civil construction documents submitted for permit (see deliverables)
- V. Bidding - \$955
 - Clarifications and substitutions to permitted design in coordination with City of Hyattsville's selected contractor

Deliverables:

- I. Survey
 - Topographical and Boundary Survey
 - Underground Utility Investigation
- II. Landscape Architecture
 - Site Analysis
 - Updated Design Concept
 - Updated Graphics Presentation
 - Layout Plan
 - Planting Plan and Schedule
 - Soils Plan
 - Materials Plan
 - Lighting Plan
 - Landscape Specifications
 - Construction Details
- III. Civil Engineering
 - Natural Resource Inventory Equivalency Letter
 - Tree Conservation Plan/Conservation Plan (possible exemption)
 - Floodplain Delineation/Compensation
 - Mandatory Referral
 - Concept Stormwater Management
 - Concept Erosion and Sediment Control
 - Fine Grading Plan
 - Final Stormwater Management
 - Final Erosion and Sediment Control
 - Site Utility Plan (required for water feature)
 - Notice of Intent (possible exemption)

Total Fee: \$111,380



BRADLEY SITE DESIGN

LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

COMPANY PROFILE



Bradley Site Design, Inc. is a family-owned and operated Landscape Architecture, Civil Engineering and Planning firm founded in 1994 and dedicated to the creation of sustainable and inspiring spaces. At the forefront of our work is a commitment to balancing strong technical expertise and innovative sustainable site design methods with a graceful aesthetic and a collaborative style. Our multi-disciplinary approach results in inviting, environmentally sound and socially responsible designs.

The firm is a certified woman-owned business led by Sharon Bradley, PLA, ASLA, who has completed projects of all scales across the DC Metropolitan Area and beyond over the span of 40 years. BSD's business certifications include Washington, DC CBE (9 Points: LBE-SBE-DZE-DBE), Maryland MDOT (MBE-SBE-DBE), and Prince George's County (CLB-MBE-SBE-DBE). We are thrilled to employ a diverse team of certified professionals with a history of expertise as landscape architects, civil engineers, planners, surveyors, arborists, EcoDistrict APs, LEED APs, and a wealth of experience in the preparation of site materials for LEED, Green Area Ratio, SITES, SEED and other certification processes. Our team was the first landscape architecture firm in Washington, DC to receive the Mayor's Environmental Excellence Award, and was also the recipient of two DC Water Green Infrastructure Challenge Awards, ASLA's Social Impact Award and the DOEE 2020 Sustainability Award.

At BSD, we bring a passion to our work that transcends the bottom line. We are a highly responsive team of professionals who consistently meet the demands of tight deadlines and budgets while stretching minds and dollars to embrace the challenges of each site and find new, innovative solutions. Our comprehensive approach to site design encompasses all aspects of sustainability: environmental, social and financial.

SERVICES

- Landscape Architecture
- Civil Engineering
- Master Planning
- Arborist
- Surveying

MARKETS

- Civic and Municipal
- Education
- Multi-Family Housing
- Mixed-Use
- Commercial
- Residential

PROMINENT PROJECTS

- David C. Driskell Park
- Hyattsville Branch Library
- Laurel Library
- CUA Centennial Village
- Marie Reed Civic Center
- Reeves Community Civic Center
- Banneker High School
- RiverHouse Community
- Hill East

SHARON E. BRADLEY, PLA, ASLA

BRADLEY SITE DESIGN | PRINCIPAL



Founder of Bradley Site Design, Inc., Sharon has been designing prominent public spaces in the Washington DC metropolitan area for 40 years. She is committed to creating sustainable landscapes that seamlessly mesh sound engineering with inspiring, human-scale designs to give character and vitality to urban communities. Actively involved in every phase of BSD projects, she has developed a unique business model that addresses social, economic and environmental issues for a more comprehensive approach to design, and her curriculum integration techniques have become models for campus programming. Her current PhD research explores impacts of comprehensive design and refines the process framework she's developed. Sharon began her career in 1984 and acquired her landscape aesthetic at Oehme van Sweden & Associates. She founded Bradley Site Design in 1994 to focus on projects that have a positive impact on communities of all types. She and her BSD colleagues were the first landscape architects to receive the DC Mayor's prestigious Environmental Excellence Award as well as the District's 2020 Sustainability Award, the ASLA Social Impact Award, and several state and national-level AIA Design Awards.

EDUCATION

PhD Candidate, Environmental Planning and Design, Virginia Tech, Expected 2024

Bachelor of Science, Landscape Architecture, The Pennsylvania State University, 1984

REGISTRATIONS / ACCREDITATIONS

Licensed Landscape Architect: DC, Maryland, Virginia

National Council of Landscape Architectural Registration Boards

AFFILIATIONS

American Society of Landscape Architects

Urban Design & Architecture Advisory Panel

Executive Committee, Potomac Chapter ASLA

Chair, Community Service Committee, District of Columbia Building Industry Association

Founding Committee Member: Elizabeth Seton High School LEAD Program

Sustainable DC Ambassador

RELEVANT EXPERIENCE

David C. Driskell Park - Hyattsville, Maryland Design Principal

BSD created a comprehensive Master Plan for this historic 32-acre park. The project involved close coordination with The City of Hyattsville and M-NCPPC, as well as numerous community groups. The park is in a floodplain, and it was designed to conserve the natural resources and to create an immersive environmental education experience. BSD conducted in-depth analyses of existing vegetation, stream valley ecology, and natural drainage patterns to arrive at design solutions that integrate seamlessly into local ecological systems. The park concept includes circulation and parking solutions that separate vehicular and pedestrian movement, a new entrance that provides a greater sense of arrival, and a wide variety of recreational and environmental amenities and spaces.

Hyattsville Branch Library - Hyattsville, Maryland Design Principal

In close collaboration with residents, county agencies and other stakeholders, the BSD team created an inviting community hub in Hyattsville. The iconic Flying Saucer structure was preserved and repositioned in the site as a whimsical focal point at the end of the new building's central spine. It sits among masses of native grasses as if it had just landed in a field, providing a dramatic destination for reading and small group gathering. The design team worked closely together to create strong indoor-outdoor relationships and educational experiences throughout.

Laurel Branch Library and Emancipation Park - Laurel, Maryland Design Principal

The BSD team designed an exciting new library campus and park in this historic town. The creative themes inside the building were carried into the site for a cohesive educational experience. Site elements include an amphitheater and plaza, splash park, recreation and play areas, and innovative storm water management using bioretention facilities lushly planted with native materials. Visitors are invited to an immersive experience through the bioretention gardens on boardwalks, while public art pieces provide light and color on the site. The design team collaborated with PGCMLS, County officials, the County's Art in Public Places program, and community members to create this vibrant new gathering place in Laurel.

Catholic University of America Centennial Village - Washington, DC Design Principal

At the heart of Centennial Villiage is a signature residential space on CUA's campus. After careful research into the University's history and culture, the BSD team assisted the client group to develop a program that was sensitive to the distinctive identity and mission of the school. The design accommodates a variety of campus activities and traditions. It includes a contemplative garden/outdoor meeting space, a lively central plaza, and a sport court neatly inserted into a sloped area where it is enveloped in green landforms. The design meets stormwater and Green Area Ratio requirements in an innovative and beautiful manner, incorporating masses of native plants, pervious pavers and rain tanks. Working with a very tight schedule, the team completed the project on time and within the budget.

Marie Reed Learning Center and Civic Center - Washington, DC Design Principal

This unusual campus serves as the community's Town Center, encompassing the school itself as well as a recreation center, clinic and civic gathering area. BSD collaborated with the numerous stakeholder groups to organize the complex program on the sloping site, providing gracious transitions and giving thoughtful attention to adjacencies, security and circulation. Athletic facilities were designed and laid out for public and school use, including sports fields, tennis and basketball courts, playgrounds and spectator areas. Specific areas were designated as securable school zones, while others became prominent and active public spaces. Sharon presented the project successfully before the Commission of Fine Arts.

IVAN ZAPATA, PE

BRADLEY SITE DESIGN | DIRECTOR OF CIVIL ENGINEERING



Drawing on over 17 years of experience in land development and water resource engineering in the Washington, DC metropolitan area, Ivan leads Bradley Site Design's new Civil team as the Director of Civil Engineering. Ivan has been instrumental in helping clients navigate local, state, and federal permitting processes given his highly responsive and collaborative work process. Ivan has designed, analyzed, and inspected best management practices (BMPs) throughout the DC, Maryland, and Virginia metropolitan area using the latest technology, and he continues to expand the team's field engineering capacity by leading topographic surveying and woodland conservation demonstrations. In addition to his expertise in infrastructure design, stormwater management, and permitting, Ivan's construction background has enabled him to perform quality construction engineering and inspection (CEI) on numerous projects.

EDUCATION

Bachelor of Science, Civil Engineering, University of South Florida, 2006

RELEVANT EXPERIENCE

O Street Park - Washington, DC Principal Engineer

As the prime consultant, BSD led the re-envisioning of O Street Park NW, known historically as Allen Park. The preservation of the mature trees rimming the space presented both a challenge and an opportunity to highlight this existing asset as a focal point of the design. The design team met with residents multiple times to determine the desired programming for the park, culminating in a quiet, passive park with a small-scale performance area, sculptural play elements, and bench swings. The central lawn is flanked by bioretention facilities heavily planted with native materials, adding seasonal interest and natural habitats. From an engineering perspective, the project involved implementing green infrastructure while maintaining existing root systems, as well as extensive permitting coordination with the appropriate regulatory agencies.

REGISTRATIONS / ACCREDITATIONS

Licensed Civil Engineer:
DC, Maryland, and Virginia

David C. Driskell Community Park - Hyattsville, MD Principal Engineer

BSD created a comprehensive Master Plan for this historic 32-acre park and is now in a detailed design process through Construction Administration. The project involves close coordination with The City of Hyattsville and M-NCPPC, as well as numerous community groups. The park is in a floodplain, and it has been designed to conserve its natural resources and to create an immersive environmental education experience. BSD conducted an in-depth analysis of existing vegetation, stream valley ecology and natural drainage patterns to arrive at design solutions that integrate seamlessly into local ecological systems. Sustainable stormwater management solutions were explored and strategies developed. In partnership with The Neighborhood Design Center, the BSD team conducted extensive analysis and outreach, and produced documents that directly reflect stakeholder input. The park concept includes circulation and parking solutions that separate vehicular and pedestrian movement, a new entrance that provides a greater sense of arrival, and a wide variety of recreational and environmental amenities and spaces.

AFFILIATIONS

American Society of Civil Engineers (ASCE)

Engineers Without Borders
Registered Engineer Mentor for
University of Maryland, College Park
Chapter (EWB-CP)

Maryland Stream Restoration
Association (MSRA)

Chance Academy - Prince George's County, MD Principal Engineer

The site design for a new, 10-acre educational campus at Fairview Manor memorializes the significance of the historic estate while celebrating progress and providing numerous learning opportunities. The design includes elements dedicated to education about the history of the site and preserves sensitive viewsheds. The program includes a large amphitheater for gathering and performances, a kitchen garden, and a meandering pathway through a meadow that leads to educational nodes and classrooms with innovative technology and eco-friendly design. Recreation zones with multi-purpose field and natural playgrounds provide ample opportunity for free play and safe social interaction among students.

St. Mary's Airport - St. Mary's County, MD Principal Engineer

As the Principal Engineer, Ivan worked with St. Mary's County and a design-build contractor to design a lift station and extend sewer service to the renovated terminal building. At project outset, Ivan performed a topographic survey and implemented erosion control measures to minimize sediment-laden waters from leaving the site during construction. Furthermore, the scope of work involved computing proposed flows, sizing the lift station, pump selection, and setting flow switches. Additionally, Ivan coordinated with METCOM and the County to ensure all construction documents, applications, and checklists were provided for review.

La Plata South Town Center - Charles County, MD Principal Engineer

The 20-acre multifamily development located on Crane Highway in La Plata, MD features four four-story buildings, 300+ parking spaces, and exterior pickleball courts. As the land development consultant, BSD prepared a site layout in accordance to the town's zoning ordinance in addition to roadway improvements, stormwater management design, grading plan, utilities plan, storm drain plan, and earthwork analysis. Ivan is instrumental in guiding the project through permitting for the Town of La Plata, Charles County, and the Maryland State Highway Administration.

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

DAVID DRISKELL PARK

Hyattsville, Maryland



Bradley Site Design worked with the Neighborhood Design Center in an intensively collaborative design effort for David Driskell Park in Hyattsville, Maryland.

The design process began with thorough analysis of cultural, historic and physical conditions.

The outreach process included on-site monitoring to assess activities and site traffic, community surveys, meetings, focus group gatherings and charrettes.

BSD incorporated program elements in direct response to community input, producing graphics that illustrate the connection between the input and the design response. Important cultural elements, such as the Jim Henson Memorial, were re-located to more prominent positions and given more lively settings.

The selected design separates vehicular and pedestrian circulation, creates a strong sense of arrival and a logical sequence of spaces across the park. The site was organized with amenity adjacencies that provided more cohesion. Popular amenities were protected and expanded, and new elements added in response to community input.

BSD maintains an active education process to remain current with the latest thinking on health and recreation issues for all ages. Physical fitness, social interaction, and the stimulation of creative thinking are critical components of parks design. We provide multi-generational venues and equipment to encourage neighborhood gatherings and family recreation.

The team has been engaged to bring this project through construction, with expected delivery in 2025.

Client

The City of Hyattsville

Reference Contact

Marita Roos
Urban Biology
301-779-6010
mroos@urbanbiology.net

Community Engagement:

Multiple meetings,
charrettes and
presentations

Activity monitoring

Surveys

Focus Group meetings

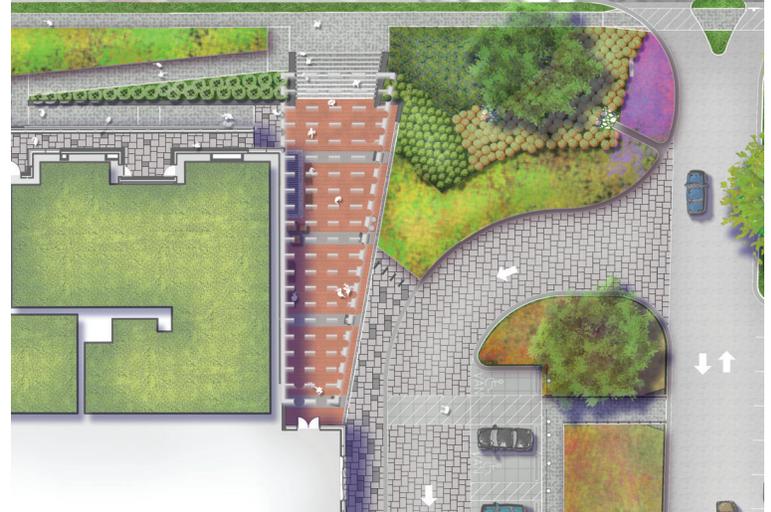
Bilingual outreach

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

HYATTSVILLE BRANCH LIBRARY

Hyattsville, Maryland



Building on the success of the Laurel Branch Library, the BSD team created another inviting community hub, this time in the city of Hyattsville, Maryland. The original building was designed and constructed in the early sixties at the height of the Space Race, and it included a unique Flying Saucer structure that formed the roof at the main entrance. Much loved by the community, this iconic structure was preserved and repositioned in the site as a whimsical focal point at the end of the new building's central spine. It sits among masses of native grasses as if it had just landed in a field, providing a dramatic destination for reading and small-group gathering. Its prominent position on the site creates a highly visible celebration of the facility and a distinct sense of arrival.

The placement of the saucer and many other design decisions were based on input gleaned through extensive community outreach. The team worked with neighborhood groups and library staff to create indoor and outdoor spaces that express the unique character of Hyattsville, and a facility that reflects cutting edge thinking on library design. In addition to detailed programming information and historic and cultural references, safety and security issues were addressed. Lighting, sight lines, universal access and circulation systems were designed to reassure visitors in this increasingly urban area.

The design team worked closely together to create strong indoor-outdoor relationships and educational experiences throughout. The site's approach to storm water management is visible and attractive, using extensive bioretention facilities lushly planted with 100% native species. A vegetated roof will improve building efficiency, process storm water and provide further educational opportunities.

Client

Prince George's County
Memorial Library System

Michael Gannon
Chief Operating Officer
301-699-3500
Michael.Gannon@
pgcmls.info

Size

3.17 acres

Budget

\$34,700,000

Delivery Method

Design/Bid/Build

Completion

March 2022

Project Manager

Sharon Bradley

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

LAUREL LIBRARY EMANCIPATION PARK

Laurel, Maryland



IMAGE CREDIT: Kittner / Brown



Laurel, Maryland is a city rich in history. Established as a small, semi-urban center with thriving cotton mills and foundries, the area also attracted a close-knit community of African Americans in the late 1800's. At its heart was St. Marks Methodist Church, still standing at the edge of the library site in what was once known as The Grove.

The design team explored a number of options to site the new building and its amenities to maximize its visual presence, ease of access and relationship to Emancipation Park. The dynamic lines of the architecture are drawn out into the landscape in strong diagonals and accentuated by bold, textural plant masses. Sculpted landforms undulate across the site to relieve a flat topography. The plant palette was selected to provide year-round interest.

Like the library building, the site offers a variety of settings for reading, learning, gathering and meeting. Its numerous sustainable design features make the site itself a teaching tool. Bioretention areas with native plants showcase innovative stormwater management techniques and attract birds, butterflies and other wildlife. Pervious pavement systems and dark sky-rated lights contribute to sustainability.

Amenities on the park and library grounds include a dog park, a small amphitheater and lawns for performances and the annual Emancipation Day festivities. The amphitheater plaza becomes a splash pad on summer days, activating the space throughout the season. The water park, playground, play mound and basketball court provide a dynamic set of recreational facilities.

2018 AIA National Library Building Award
2018 AIA Maryland Public Building of the Year Award

Client:

Prince George's County
Office of Central Services
Largo, Maryland

Parks and Recreation
Laurel, Maryland

Reference Contact:

Michael Gannon
Chief Operating Officer
(301) 699-3500
Michael.Gannon@
pgcmls.info

Budget:

\$15,600,000

Completion:

2018

Design Principal:

Sharon Bradley

Community Engagement:

- Public meetings and presentations
- Coordination with local artist

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CHUCK BROWN MEMORIAL PARK

Washington, DC



IMAGE CREDIT: George Brown

The Bradley Site Design team prepared plans for a music venue and park to memorialize this iconic figure in American music history. Langdon Park, where Chuck Brown once performed, was renovated and updated with a new amphitheater and image panels that tell the history of the singer and the go-go movement.

Site features include a children's percussive instrument play area, seating areas, plazas and walkways of pervious pavers, bio-retention areas and native plantings, and an arc of vibrant Crape Myrtle specimen trees to complement the go-go color theme. The plant palette was selected for year-round interest and a multi-sensory experience. The project exceeds the rigorous new stormwater management requirements with subtle design features.

BENEFITS BY THE NUMBERS

Social:

- Interactive, multi-sensory site features
- Highly participatory community engagement process resulted in site layout which respects community desires for safety and placing high activity zones away from homes.

Economic:

- Low-maintenance landscape

Environmental:

- 2,567 sf bioretention facilities
- 16,689 sf pervious pavement
- 80% native plant palette

Client:

Division of General
Services
Washington, DC

Reference Contact:

Michael Marshall
202-537-1107
michael@
mmarshalldesign.com

Budget:

\$1,950,000

Delivery Method:

Design/Bid/Build

Size:

1.45 acres

Project Manager:

Sharon Bradley

Design Principal:

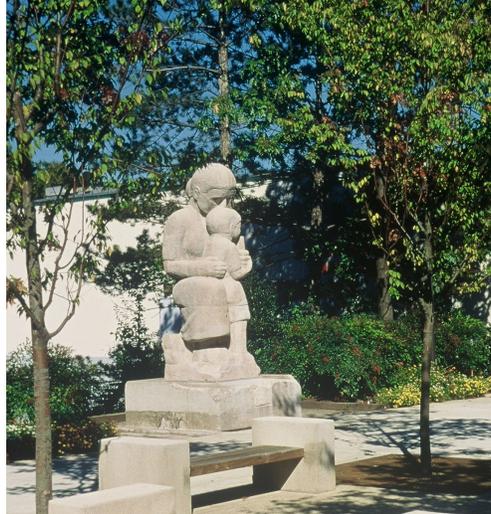
Sharon Bradley

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ROOSEVELT CENTER

Greenbelt, Maryland



Greenbelt, Maryland is a renowned New Deal-era planned community, conceived and built in the 1930's. At its heart is the Roosevelt Center, the town's commercial and social core. BSD prepared a renovation design for a once-popular gathering and shopping area that had become dilapidated and deserted. The process was highly collaborative, involving extensive community input, numerous public meetings and charrettes. The resulting design combines historic elements from the 1937 plan with features that accommodate current uses.

The "Mother and Child" sculpture, created by WPA artist Lenore Thomas, was once a focal point of the Center, but this iconic piece had become obscured by heavy vegetation and damaged by vandalism and weathering. An Objects Conservator repaired the worn limestone, and BSD created a new plaza design that restores the strong central axis leading to the sculpture.

Bold details revived from the historic plan include period New Deal-style benches and rolled curbs along the redesigned planted areas. BSD also tapped current technologies, specifying the Cornell Structural Soil Mix to optimize tree root growth under the plaza without compromising the pavement. The shade trees now thrive in the Center, framing views and vistas for unobstructed lines of sight across the space. Café areas create a festive and inviting atmosphere in what is once again a lively town center.

Client

City of Greenbelt
Greenbelt, MD

Reference Contact

Terri Hruby,
Planning Director
301-474-2760

Budget

\$300,000

- Project designed and built under budget.

Schedule

On time; all deadlines met.

Community Engagement

- Multiple community charrettes and meetings.
- Information and update articles in local paper.
- Information piece on local TV channel.
- Arranged to have local pre-school watch the new trees placed by crane.
- Memorial tree and bench programs.
- Project presentations at key events (most recently, at the 75th Anniversary Symposium organized by the University of Maryland)

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LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING

MARIE REED LEARNING CENTER

Washington, DC



IMAGE CREDIT: George Brown



Bradley Site Design prepared a dynamic site design for Marie Reed Learning Center in the vibrant Adams Morgan neighborhood of Washington, DC. The project is unique in that it is a highly active civic space, community recreation area, school and day care facility. BSD created a campus plan that defines and protects school space while providing for the many neighborhood activities.

Located along a steep slope, the elevation change across the site is dramatic. BSD used these topographic features to create an exciting sequence of spaces, each one leading to the next in a logical order. The elevation changes themselves are elements of the experiential learning theme, incorporating bioretention areas and vertical gardens planted with lush layers of native materials. At the top of the site an iconic vista to the Washington Monument is showcased at a prominent overlook.

A prominent path to the Department of Parks and Recreation area departs from the same node as the school entry sequence, and slices across the civic space to the DPR entry on a lower level. The path descends on a grand staircase to an interim plaza that features a splash pad and seating area overlooking the playing fields beyond. An accessible route winds through heavily planted vertical gardens, and the tiers are echoed on the other side of the stair with retaining walls that correspond with the rhythm of the building columns.

Areas for passive and active play, nature discovery and outdoor learning have been created. The design team is working with a diverse and highly engaged stakeholder group to plan and program spaces and site elements that accommodate their specific programs.

Client:

Department of General Services
Department of Parks and Recreation

Reference Contact:

Teddy Gebremichael
DGS Project Manager
Teddy.Gebremichael@mckissackdc.com

Size:

5.5 acres

Budget:

\$61,500,000

Delivery Method:

Design/Bid/Build

Completion:

2017

Project Manager:

Bel St. John Day

Design Principal:

Sharon Bradley