



BURDITT CONSULTANTS, LLC is a multi-disciplinary design firm with roots in natural resource management and urban forestry. We have a robust landscape architecture, urban planning, and architecture practice. Our planning and design services are focused on highly relevant community development solutions with hundreds of successfully delivered projects in parks master planning, programming, and design, as well as comprehensive and strategic plans. Our goal is to be indispensable to our clients and our work philosophy is to be much like a colleague "down the hall" available to respond or move quickly to provide our clients with a more urgent response to their needs.

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Year Established:	Original Consultancy 1979 LLC in 2006

Planning & Urban Design

Landscape Architecture

GIS / Mapping

Architecture

Urban Forestry

Tree Preservation

Natural Resources

Wildlife Biology

Construction Administration

**Vision,
Commitment,
Creativity**

Boerne Planning Revealed

Boerne is a growing, creative community with a history of planning for people, place, environment and economy as evidenced through the adoption of the current Master Plan, the Downtown Plan, and the SoBo Plan. The integration of these plans into the updated Master Plan is another step in providing the framework for future growth and development of the community.



We are committed to collaborating with the City to arrive at a scope of work and project schedule that will result in a plan that exceeds the wants and needs of the community. Our plans are developed based on existing and forecast market conditions that can be utilized by public decision-makers, private developers, and citizens. They are written with the intent of being read from the outside/in and inside/out meaning that the plan can be taken in its entirety as a stand-alone policy document, as one of several tools in a community's toolbox, or as individual plan elements based on the needs of the user. We have found that this approach results in a plan that is user-friendly, easy to administer, and **GETS THINGS DONE**.

The goal is to create a plan that can guide future development and redevelopment in Boerne in a sustainable and context-sensitive manner. This goal is realized by creating an actionable set of goals, objectives, policies, and projects presented in a plan that is heavily illustrated, clearly written, and organized around a framework that will allow the document to adapt to the changing needs and conditions in Boerne.

Our approach to projects of this nature is to craft a plan that will influence private development and work with the market rather than try to prescriptively force standards that are inappropriate or unrealistic for current and future market conditions. This is accomplished by using a collaborative process to create a plan that articulates and illustrates desired community character and is easy to administer and understand.

We recognize that no two communities are the same – physically, socially, or politically – therefore, we look forward to working with all interested parties to develop a Scope of Work that meets the needs of the various entities involved the plan development. Whatever the final format, the document will be electronically cross-referenced using hyper-links and be heavy with illustrations and technical drawings to support and clarify text.

PROJECT PROCESS

At Burditt Land | Place Consultants, we pride ourselves on our ability to work closely with the communities we serve. We view ourselves as **COLLABORATORS** and **FACILITATORS** of projects and look forward to the opportunity to work closely with City of Boerne staff, public officials, and the community to update the Master Plan in a way that allows the community to grow and develop in its own unique way. Based on information included in the Request for Qualifications and our experience with projects of this nature, we offer the following as an idea of the shape the Master Plan update process could take. This process is

Boerne Planning Revealed



offered as a starting point and relies on existing plans and resources as a starting point for the update of the Master Plan. We look forward to working with the City to develop a detailed Scope of Work and schedule.

Research and Analysis

As part of a market-based planning effort, considerable research and analysis will be conducted on current demographic and economic trends and conditions. This evaluation will make use of existing studies and reports which will be supplemented with new data as needed and warranted. This phase will result in a Baseline Analysis that serves as a benchmark for plan implementation and performance measures.

Public Involvement and Outreach

Key to project success will be a community based – people first – approach to plan development that includes a thoughtful community engagement process including a wide range of mechanisms for people to share their ideas, questions, and concerns. In order to accomplish this, a written **COMMUNITY ENGAGEMENT STRATEGY** will be prepared as part of an early phase. The Strategy covers topics such as determining who should be involved, how much involvement is needed, and making meetings successful and effective. It is anticipated that traditional stakeholder involvement methods such as community meetings will be supplemented with innovative methods making use of technology/social media, online engagement, interactive GIS, all heavily dependent on graphics and illustrations to convey information

and ideas. Graphics and illustrations including 3-D modeling will be used to help convey the build-out reality of various options presented through the ordinance development process. This will allow the community to see the reality of what is being discussed and considered.

We believe that successful public involvement is not simply measured by the number of people who attend a meeting or by how many people visit the project website. The quality of the input and the ways in which the valuable opinions and concerns are incorporated into the new Zoning Ordinance will live on long after the meetings are over. This evaluation of success will only be possible after the plan is adopted and only if the citizens who contributed to developing the regulations understand the impact the documents will have on their future community and quality of life.

Alternative Scenarios

As part of our collaborative approach to plan development, alternative development scenarios – maps and renderings – will be developed and refined through an on-going review and comment loop. Maps and graphics will begin as high-level concepts with multiple choices and alternatives for the community to respond to and select. Based on feedback more detailed maps and renderings will be developed until we arrive at an agreed upon future scenario that is supported with detailed policies and strategies that will make the images a reality.

A Focus on Action

Key to the success of the updated Master Plan is a detailed, phased Implementation Strategy that is tied to funding sources and fiscal years. We have developed a unique program that ties plan policies and recommendations to funding sources, timelines, and community partners in a user-friendly matrix. This approach allows users to identify exactly what steps are necessary to realize a particular vision or project.

PLANNING

1 EL Reno, OK | Southern Sub Area Plan

Suburban Ag

- Maintains existing neighborhood and farm uses
- Encourages Cluster Development
- Protects Floodplain and Open Space

Mixed Use Suburban

- Allows for commercial, retail, office, residential
- Ties use planning places
- Commercial uses near major corridors
- Acts as a buffer between Mixed Use Business to East and Suburban Ag

Mixed Use Business

- Allows for commercial, retail, office, warehouse
- Ties use planning places
- Commercial uses near major corridors
- Acts as a buffer between Industrial to East and Mixed Use Suburban to West

Suburban Ag

- Maintains existing neighborhood and farm uses
- Encourages Cluster Development
- Protects Floodplain

Heavy Industrial

- Industrial uses do not produce nuisances that spill beyond the property line
- Requires buffering between incompatible uses

Light Industrial

- Industrial uses do not produce nuisances that spill beyond the property line
- Immediate zone between residential and commercial areas and heavy industrial
- Requires buffering between incompatible uses

Mixed Use Business

- Allows for commercial, retail, office, warehouse
- Campus style development
- Ties use planning places
- Commercial uses near major corridors and new light warehouse

Community Facilities

- Maintains existing uses, institutional, public and educational uses
- Campus style development



Overlay and for existing use



Route 66 Overlay



Planned Development



At Burditt Land | Place Consultants, we believe that every community is unique and, therefore, every plan is unique. We believe in helping communities become thriving, resilient places for people to call home. Using a community engagement process tailored to the needs of each community we work with, we create plans that are responsive to market trends and forces, grounded in fiscal reality, and focused on measurable action and implementation. As collaborators with our clients we create processes that allow the community to take ownership of the process and final document.

We listen, facilitate conversations and discussions, then fold everything we have heard into policies and projects resulting in a plan based - **COMMUNITY, PLACE, MARKET, and ACTION.**

Our planning services can be separated into four broad categories:

1. **Long-range Planning:** Comprehensive and Master Plans
2. **Parks and Recreation Plans**
3. **Strategic Planning:** Area or topic specific plans such as Downtown, Historic Preservation, Corridor and Thoroughfare, Neighborhood, or Industrial Park Plans.
4. **Technical Assistance:** Land use regulations, Development review, Landscape standards, Architectural standards, etc., including day-to-day consultation for communities that need occasional or interim planning services.

LANDSCAPE ARCHITECTURE

The profession is known by the touch of its artist hand to enhance natural environments. It is, in fact, the art and science of analysis, planning, design, management, preservation and rehabilitation of the land.

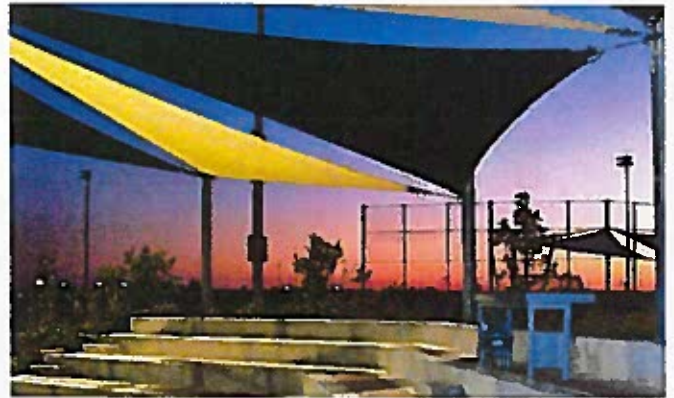
By utilizing knowledge of architecture, and urban planning, landscape architects provide valuable input in the design phase of projects. Our staff is uniquely skilled at the integration of the natural assets found on the site with structures and the environment.

Depending on the scope of the project for clients, ranging from a local developer to the federal government, our landscape architects can coordinate the entire arrangement of a site, including the location of buildings, grading, stormwater management, construction and planting design. In addition, we may also direct teams of design, construction and contracting professionals.

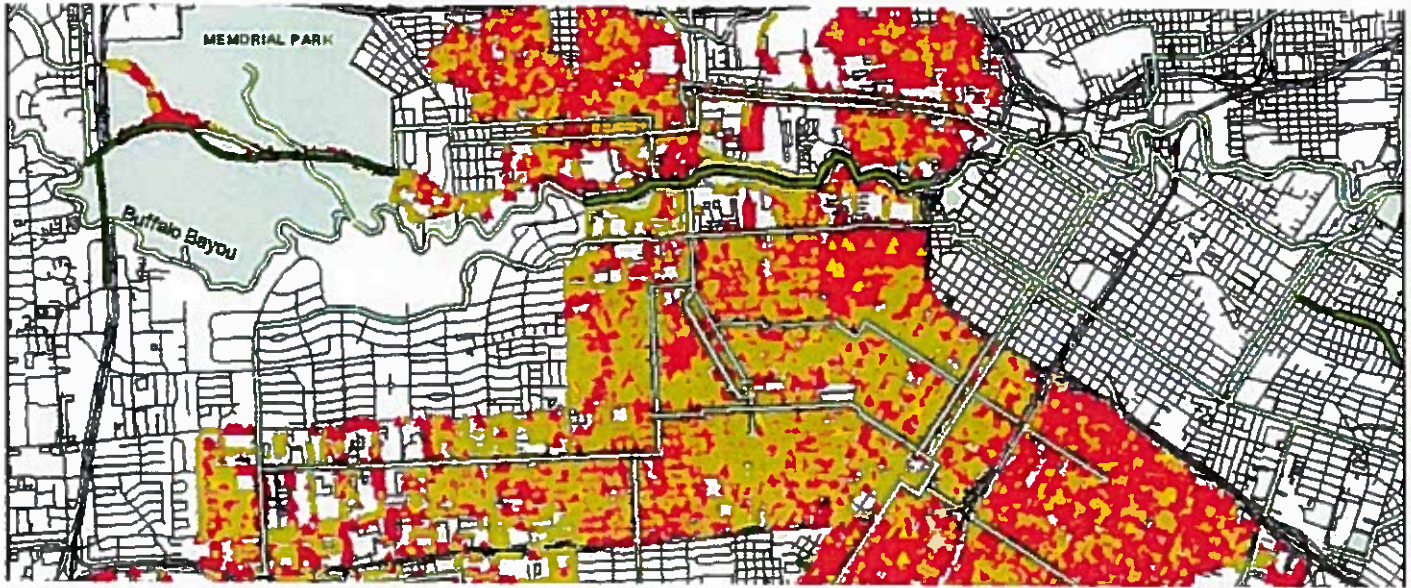
Our team approach, process and resulting plans are intended to maximize the visual assets of each project we design.

Landscape Architectures Services also includes:

- Coordinate Site Location of Buildings, Grading, Stormwater Management, Construction and Planting Design
- Master Planning
- Design Guidelines
- Wayfinding
- Streetscape
- Rainwater Harvesting
- Irrigation Design
- Permit Plans
- LID Design



GIS / MAPPING



GIS technology is highly valued by architects, engineers, planners and developers as an integrated solution for managing and planning infrastructure projects. By integrating disparate and changing information, GIS creates visual images that precisely portray site information, inventory, and assets while providing the ability to monitor changes over time and utilize this data for forecasting.

Burditt compiles and analyzes the latest high-resolution satellite and aerial imagery combined with customized databases to provide the necessary information professionals in the private sector and government agencies need to make informed decisions, manage assets and monitor ongoing projects.

Beyond providing maps and information overlays, the Burditt team collects field data using the newest technologies and compiles public information to create accurate and in-depth information. Experienced GIS professionals analyze these results and provide knowledgeable interpretation to our clients.

Burditt has developed an extensive and current in-house GIS database and image archive. GIS technologies are part of the comprehensive services provided to clients and a critical component of internal project management.

Using ESRI's ArcGIS suite of standard tools and along with a wide range of open source tools including Quantum GIS, GRASS, and SAGA; Burditt is able process and generate datasets ranging from aerial and terrain raster data to LiDAR topography, demographics, and land cover classifications.

GIS Services also includes:

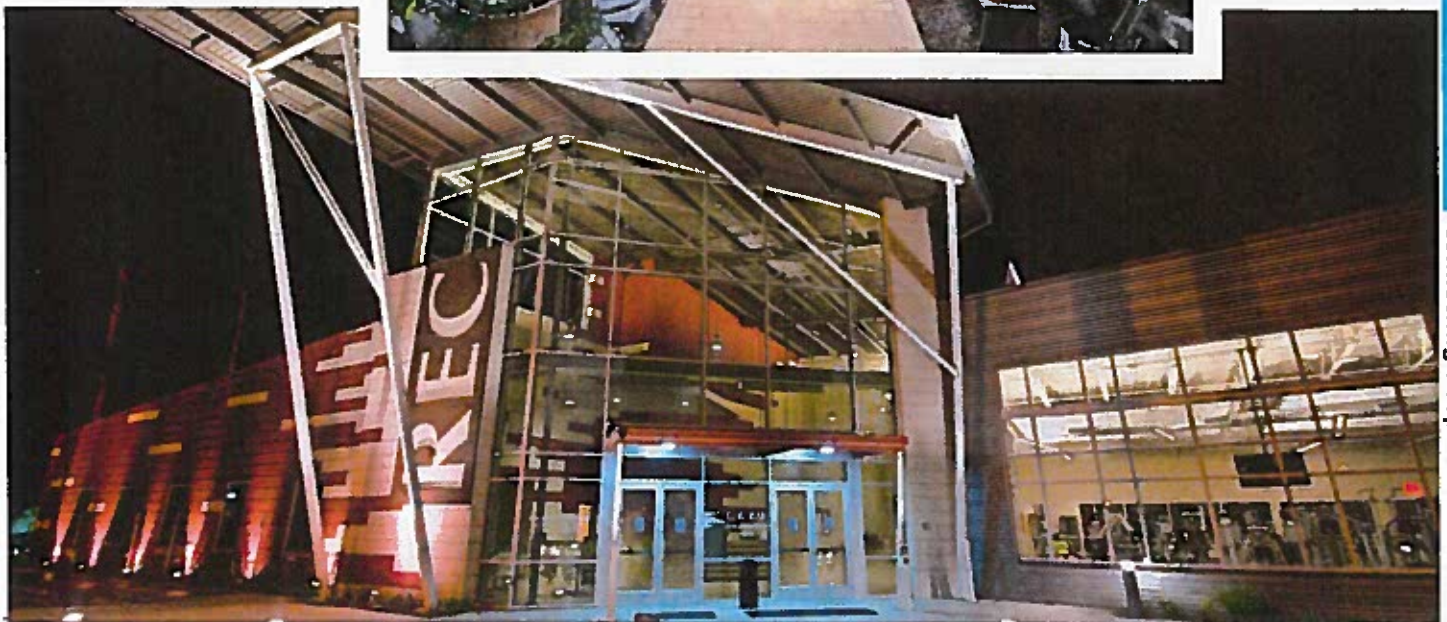
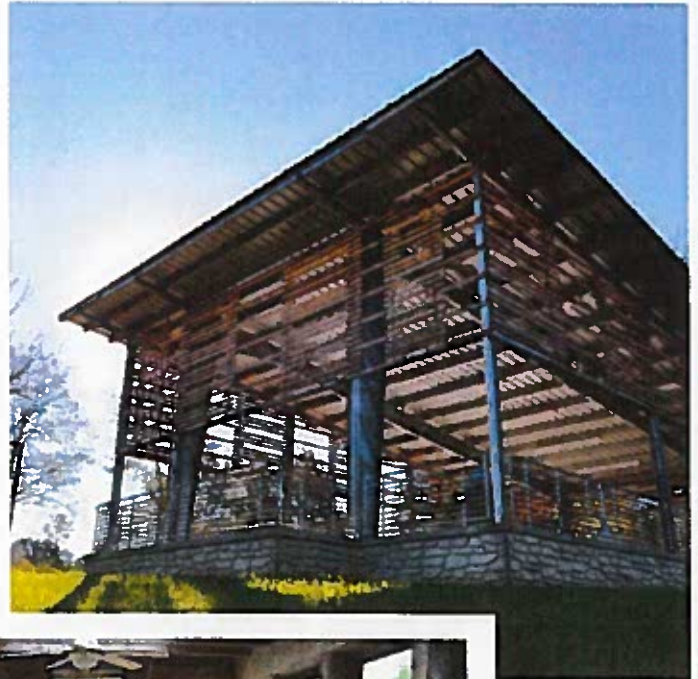
- Conversion and Warehousing of GIS datasets
- Processing LiDAR topography
- Land Use/Land Cover Classification
- Tree Canopy Inventory
- Field Data Collection Methodologies
- Web GIS Development and Hosting

ARCHITECTURE

Burditt Consultants is an emerging leader in the field of architecture. From public facilities to private development, we serve our clients by listening, responding to needs, and managing investment. Our extensive experience in new construction as well as renovation helps our clients to determine the best avenue in balancing scope, budget, and time. Our approach is integrated, with in-house disciplines of architecture, landscape architecture, and planning.

With a multi-discipline approach to design, we offer a variety of services including the following:

- Architecture
- Programming
- Master Planning
- Facility Assessment
- Post-Occupancy
- Building Performance



URBAN FORESTRY

We often say that “everyone knows why they need an engineer or an architect, but they don’t seem to know why they need an urban forester”. Perhaps the reason is that urban forestry, and those that make it their profession, are not widely known or recognized by decision makers and other professionals in the built environment.

Established as an area of study and profession in the early 1960’s, urban forestry is a highly specialized field within the professions of natural resource management and forestry. Working at the crossroads between nature and the urbanized setting, urban foresters are those that use the science of tree and resource management to replenish, value, defend, improve, preserve, and sustain trees in community settings.

Urban foresters are knowledgeable in many fields. They have to be. They must understand how to interpret what engineers and architects have designed and how those designs will impact trees. They are uniquely skilled at bridging both urban and natural environments by analyzing conditions and designing solutions to the specific site challenges trees face. Those solutions depend on an urban forester’s specific knowledge of the physiological needs of a mature tree growing in confined or under threatened conditions.

For the application of science and technology to be successful, it depends on the cooperation and acceptance of professions such as architects, planners, engineers, and those decision makers involved in projects where nature should be sustained and protected. The recipe for success has to include the support and vision of these important professionals. Success truly comes from combining the experience of those in the built environment with the urban forester’s expertise in greenspace design preservation.

Urban Forestry Services also includes:

- [Tree Preservation Analysis](#)
- [Loss Appraisal](#)
- [Tree Inventory](#)



NATURAL RESOURCES

There are about 750 million acres of forestland in the U.S. Clearly, forests affect nearly every aspect of our lives by providing raw materials for our homes and workplaces, for books and newspapers, and packaging. Forest ecosystems supply water, maintain our climate, help purify air, protect soil, provide habitat for wildlife, preserve biodiversity, and provide food, fuel, and medicine.

Forestry is the art and science of attaining desired conditions and benefits from forests. Professional foresters develop, use, and communicate that knowledge to sustain and improve forest resources. The private non-industrial forests of our country (about 55% of ownership) are a testament to the dedication of those landowners who invest themselves and their resources into their management. The skills and techniques of professional foresters have provided valuable assistance in creating these productive and versatile forests. The degreed foresters of Burditt are proud to have assisted in all aspects of management on nearly 100,000 acres of private forestlands. Landowners depend on Burditt to inventory and value standing resources, coordinate timber sale activities and harvesting operations, provide protection from insects and fire, to write prescriptions for the management and improvement of forests, wildlife, recreation, and watershed protection.

Burditt's on-staff biologists assess existing terrestrial and aquatic habitat conditions and develop plans for sustainability. Information from the assessment is compiled into a management plan that provides a comprehensive analysis of the current status of the property with specific references to soil types, habitat types, and forage availability, along with recommendations for management, erosion control, predator control, water quality, supplemental water and food supplies, shelter and census counts.

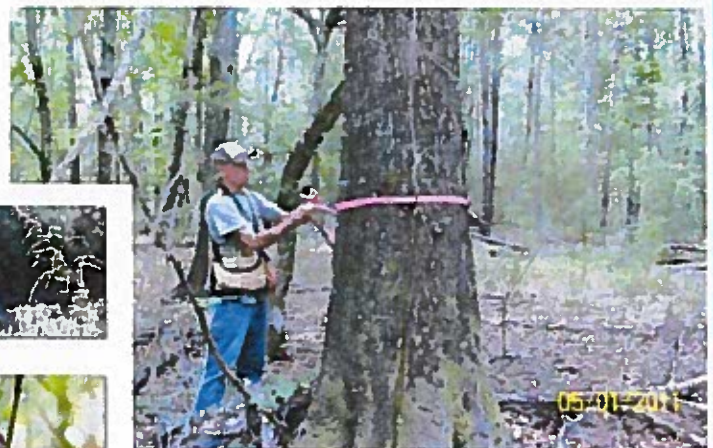
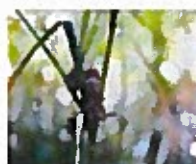
Wildlife, Habitat, and Fisheries Management Plans enumerate the goals of the landowner, target wildlife species, recommended management activities and timeline for implementation, and monitoring techniques.

Natural Resources also includes:

- Timber Sales
- Timber Appraisals
- Management Plans
- 1-d-1 Filing for Tax Exemption



KEY
 Darker Yawpuk - 8 to 15% in height - Light Shrub and Herbaceous layer (30-70% coverage)
 Light to open - Yawpuk/American Beautyberry
 R.O.V. & Roads - Native grasses and forbs



PROJECT SCHEDULE

SEPT-OCT 2016

INITIATION

- Project Planning

OCT 2016 - MAY 2017

PHASE 01 PUBLIC ENGAGEMENT

- Public Engagement Development
- Public Engagemnet Plan Implementation

SEPT-NOV 2016

PHASE 02 BASELINE ANALYSIS

- Data Collection and Analysis
- Existing Conditions Assessment

DEC 2016 - APR 2017

PHASE 03 BASELINE ANALYSIS

- Visioning
- Goals and Objectives
- Draft Comprehensive Plan
- Draft Comprehensive Plan Review and Comment

FEB-MAY 2017

PHASE 04 ADOPTION & IMPLEMENTATION

- Develop Short Term Work Program
- Plan Adoption