



PHOTO BY EVA DEITCH /  
BROOKFIELD



PHOTO BY EVA DEITCH /  
BROOKFIELD

PHOTO BY COLLEEN-ROCK / TOWN OF NEW CANAAN

# **WESTERN CONNECTICUT COUNCIL OF GOVERNMENTS (WESTCOG)**

## **QUALIFICATIONS FOR: MUNICIPAL PLANNING CONSULTING SERVICES**

**JANUARY 19, 2026**

**BFJ Planning**



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CONSULTING SERVICES**

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**BFJ Planning**

## **CONTACT INFORMATION**

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PHOTO BY KENNETH C. ZIRKEL  
GREENWICH MUNICIPAL CENTER



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PHOTO BY HAYDEN SOLOVIEV  
OLD GREENWICH



# 1

Cover Letter



January 19, 2026

Mr. Francis R. Pickering  
Executive Director  
Western Connecticut Council of Governments (WestCOG)  
1 Riverside Road  
Sandy Hook, CT 06482

PLANNING  
URBAN DESIGN  
ENVIRONMENTAL ANALYSIS  
REAL ESTATE CONSULTING  
TRANSPORTATION PLANNING

**RE: Request for Qualifications (RFQ) Municipal Planning Consulting Services**

Dear Mr. Pickering,

BFJ Planning is pleased to submit this proposal to the Western Connecticut Council of Governments (WestCOG) in response to the Request for Qualifications for Municipal Planning Consulting Services (RFQ). WestCOG is seeking planning consultants for a regional on-call list to support its member municipalities with their land use planning needs, including Plans of Conservation and Development (POCDs), district and neighborhood plans, land use regulations such as zoning and subdivision ordinances, technical analyses, mapping, and regulatory interpretation, and guidance for land-use boards and municipal staff.

BFJ Planning is qualified to provide all of the services that have been outlined in the RFQ. We have more than 45 years of planning experience throughout Connecticut and in the New York Metropolitan Region. Our Team has extensive experience providing planning services to municipalities throughout WestCOG – from preparing Plans of Conservation and Development for Brookfield, Newtown, Stamford, and Bethel; to Zoning Regulation updates for New Canaan, Wilton, and Greenwich; to parking studies for Stamford and Westport; to ongoing planning advisory services for Norwalk; and to various other planning projects as illustrated in this Statement of Qualifications.

To bring the highest level of professional services to WestCOG and its municipalities, BFJ Planning has a multidisciplinary team of in-house planners and urban designers and can bring subconsultants on a project-by-project basis, with the approval of the client. The core BFJ Team would include myself acting as Principal-in-Charge, directing all staff; Emily Tolbert as project manager, who will conduct day-to-day communications; and Suzanne Goldberg, Senior Planner. Ms. Tolbert and Ms. Goldberg are both from WestCOG communities, having grown up in Greenwich and Redding, and each has current and past experience working on projects for municipalities within the WestCOG region. Our Stamford office allows us to be “on-call” and attend meetings as needed.

Given the respective strengths of our team, our understanding of planning issues in the WestCOG region, and our related experience undertaking similar scopes of work, we believe the BFJ Team has the requisite skills and experience to provide these services. In the following pages, please find our Statement of Qualifications. We look forward to having an opportunity to discuss this project with you further. If you have any questions about our proposal, please call me at 212.353.7458 or email me at [s.favate@bfjplanning.com](mailto:s.favate@bfjplanning.com).

Sincerely,



Susan Favate, AICP, PP  
Principal, BFJ Planning

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NEWTOWN, CT



# 2

## Description of Organization

# Firm Profile

BFJ Planning is a consulting firm providing professional expertise in planning and related fields since its establishment in 1980.

The firm's philosophy is one of integrated planning and hands-on, senior-level leadership. BFJ offers the following services for public, private, and non-profit clients:

- Planning and Zoning
- Urban design
- Environmental analysis
- Real estate consulting
- Transportation planning

This range of services enables BFJ to bring a project from the initial feasibility stage through planning and approvals to site design and implementation. Principals and staff provide expertise in many areas, which is highly beneficial for complex projects that require informed, innovative thinking from different professional points of view. This inclusive approach ensures that BFJ's planning and design recommendations are realistic and achievable within project constraints. BFJ planning stresses community participation, sustainability, and resilience throughout our work and process.

BFJ is supported by its affiliate, Urbanomics. Since 1984, Urbanomics has provided public- and private-sector clients with an array of economic development planning studies, market studies, tax policy analyses, program evaluations, and economic and demographic forecasts.

The BFJ Team is composed of highly qualified professionals with proven experience completing Plans of Conservation and Development, land use and zoning regulation updates, district and neighborhood plans, technical analyses, mapping, and regulatory interpretation, and guidance for land-use boards and municipal staff, throughout WestCOG and the New York Metropolitan Region. We have completed projects in 11 of WestCOG's 18 member municipalities: Bethel, Brookfield, Danbury, Greenwich, New Canaan, New Milford, Newtown, Norwalk, Stamford, Westport, and Wilton.



# Organizational Framework

The core BFJ Team will include Susan Favate, AICP, PP, as Principal-in-Charge, Emily Tolbert, AICP, as Project Manager, and Suzanne Goldberg as Senior Planner. The core team will be the day-to-day contacts, attend project meetings and public events, and coordinate the work of team members. The core team has all capabilities to complete all of the requested project types and tasks outlined in the RFQ. Other members of the BFJ Team will bring their expertise, including Frank Fish, FAICP, as resource principal on issues of land use and zoning, Georges Jacquemart, PE, FAICP, PP, as resource principal for transportation, and Jonathan Martin, Ph.D., AICP, as resource principal for urban design. Additional members of our staff may be assigned to tasks on a project-by-project basis. Subconsultants would be assembled for individual project contracts, when appropriate. Additional staffing beyond the personnel listed in this proposal would be discussed with the client, and information provided on their credentials, as needed. Resumes detailing the relevant project experience of each staff member are provided in Section 4. Qualifications of this Statement of Qualifications.

Our professionals can commit to availability and responsiveness to WestCOG and its member municipalities. BFJ is comfortable with the firm's current workload and its ability to effectively and efficiently provide required services to the client. As a small firm of about 20 people, we are extremely nimble and able to respond quickly to evolving project needs, should they arise. However, we are large enough that individual staff members have the full support of the firm, and we have available senior staff included in this proposal who can step in as needed, depending on the availability of the project team and the specific skills and expertise required. We commit to being available in-person, or remotely, for all necessary meetings related to our client's planning needs.

## **Susan Favate, AICP, PP, Principal-In-Charge**

Susan Favate is a Principal at BFJ Planning and will serve as Principal-in-Charge for project contracts with WestCOG and its member municipalities that follow this RFQ. Ms. Favate has over 20 years of experience in land use and environmental planning for both public and private sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. She has successfully completed several zoning code updates, including the Greenwich Signage and Lighting guidelines, and Plans of Conservation and Development, including East Hartford's 2024 POCD and Stamford's 2015 Master Plan.

## **Emily Tolbert, AICP, Senior Planner, Project Manager**

Emily Tolbert will act as a day-to-day Project Manager for project contracts with WestCOG and its member municipalities that follow this RFQ. Ms. Tolbert has over 10 years of professional experience in planning and management and currently teaches at Columbia University's Graduate Urban Planning Program. She has served as a Project Manager on several plans, including the recently adopted 2025-2035 Brookfield Plan of Conservation and Development and 2025 Brookfield Affordable Housing Plan. Ms. Tolbert is also serving as Senior Planner on New Canaan's comprehensive Zoning Regulation Update. She grew up in Greenwich, Connecticut, where her family has lived for over 30 years.

## **Suzanne Goldberg, AICP, Senior Planner**

Suzanne Goldberg is a Senior Planner at BFJ Planning and will provide expertise in all day-to-day project tasks. Ms. Goldberg grew up in Redding, Connecticut, and serves as a Project Manager and Senior Planner on several planning and zoning projects in the region, including our current work with New Canaan to comprehensively update their Zoning Regulations, and ongoing Norwalk Village District Reviews.

# Organization Chart



**WESTERN CONNECTICUT COUNCIL OF GOVERNMENTS**

**BFJ PLANNING**

**Core Team**

**Susan Favate**  
AICP, PP  
Principal-in-Charge

**Emily Tolbert**  
AICP  
Project Manager

**Suzanne Goldberg**  
AICP  
Senior Planner

**Resource Partners**

**Georges Jacquemart**  
PE, FAICP, PP  
Principal: Transportation

**Jonathan Martin**  
Ph.D., AICP  
Principal: Urban Design

**Frank Fish**  
FAICP  
Principal: Land Use & Zoning

# 3

## Work History

# NEW CANAAN PLANNING AND ZONING

New Canaan, CT

## Zoning Regulation Update

BFJ Planning is currently undertaking a comprehensive update of the Zoning Regulations for the Town of New Canaan. The goal of this effort is to modernize the regulations, ensure compliance with Connecticut statutes and case law, and effectively implement the recommendations of the 2024 Plan of Conservation and Development (POCD). This work is being conducted in close coordination with the Planning & Zoning Commission's Zoning Regulation Update (ZRU) Subcommittee and includes community engagement through public workshops, stakeholder interviews, and an online survey to gather input. Zoning concepts under review include consolidation of business and retail zones, streamlining of special zones, processes and criteria for site plan approval and special permits, updates to dimensional requirements and permitted uses, modernization of stormwater management, environmental, and parking standards.



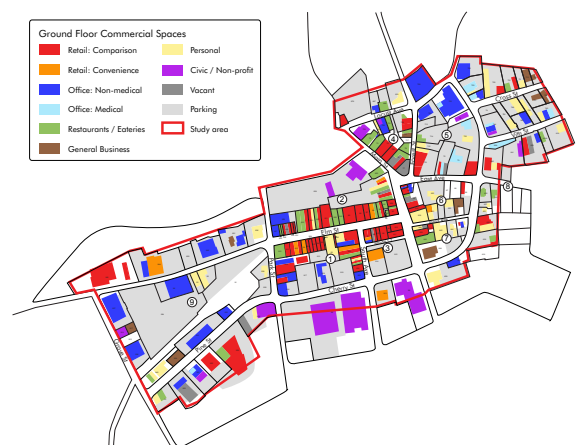
## Municipal Facilities Master Plan

BFJ Planning and Perkins Eastman Architects worked with the Town of New Canaan to develop a Municipal Facilities Master Plan. The Master Plan addressed space and service needs for the Town Hall, Library and Fire Station and other buildings, as well as parking and traffic in the Town Center. The plan recommendations were determined by financial impacts, efficiency of space utilization, parking and traffic impacts, and by the public preferences expressed during the community outreach program. Recommendations included the renovation and expansion of the Town Hall, a proposal that was fully implemented following the completion of the study.



## Commercial Market Study

BFJ Planning, in collaboration with Urbanomics, prepared a commercial market study of the New Canaan downtown area to evaluate the overall market feasibility of future development by assessing the existing supply of commercial uses, quantifying the demand for new uses and evaluating the potential market impacts of a range of Town initiatives. These include changes to parking capacity, recent and proposed zoning changes, the potential for increased in-town housing and possible marketing initiatives with Metro-North Railroad. Along with market trends and gaps analyses, focus groups were held with community members, and a subsequent online survey was administered. The unmet local demand by retail type identified in the analyses was examined in terms of spatial requirements and appropriateness under zoning restraints and resident preferences. The resulting recommendations included specific retail types to be pursued and an organizational structure to implement strategies to attract more shoppers to downtown New Canaan by highlighting existing strengths and through collaboration with local cultural attractions.





# BROOKFIELD POCD AND AFFORDABLE HOUSING PLAN

Brookfield, CT

## Plan of Conservation and Development

The Brookfield Planning Board unanimously adopted 2025-2035 Plan of Conservation and Development (POCD) prepared by BFJ Planning. Brookfield evolved from an agricultural town with industry focused around the Still River to a quiet suburban community with a growing commercial and mixed-use corridor along Federal Road (Route 202). The Four Corners neighborhood of Brookfield was the historic commercial heart of the town. Today, the Town is encouraging the development of a vital downtown in the Four Corners with mixed-use development, architectural integrity through design guidelines, and enhanced walkability and bike-ability through infrastructure improvements. The POCD provides a vision, goals, and recommendations to continue diversifying Brookfield’s housing and commercial markets, maintain the rural charm of neighborhoods, and conserve and restore key natural resources, including Candlewood Lake.

## Affordable Housing Plan

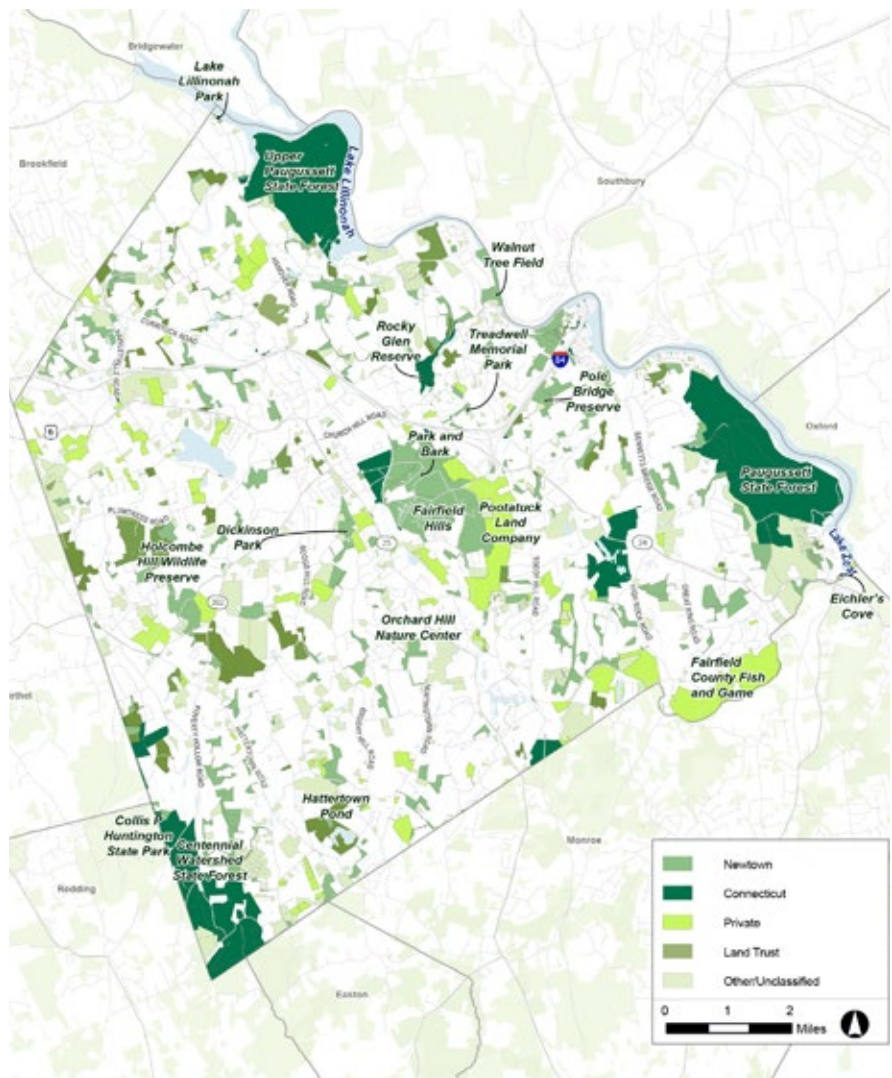
BFJ Planning worked with the Planning Commission to develop an Affordable Housing Plan required by C.G.S. 8-30j. The 2025 Plan replaced the 2022 document to align it with the 2025 POCD and built off of the public engagement and momentum of that effort. Between 2016 and 2024, Brookfield added 698 housing units, including 625 new multifamily units. Approximately 700 additional multifamily units are under construction or in the planning stages through 2028. The Affordable Housing Plan provides an analysis and approach to continue addressing the diverse housing needs of Brookfield’s current and future residents.



# TOWN OF NEWTOWN PLAN OF CONSERVATION AND DEVELOPMENT

Newtown, CT

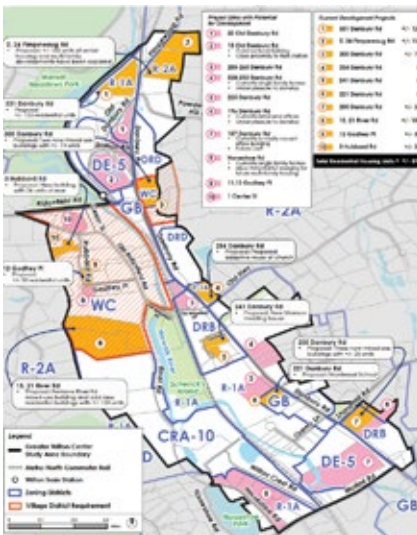
BFJ Planning worked with the Town of Newtown to update its Plan of Conservation and Development. Located in Fairfield County, Connecticut, the Town is characterized by its rural landscapes, historic sites, and small town charm. Newtown sought to increase diverse housing opportunities and support economic growth while preserving the Town's open spaces and bucolic character. Key goals include expanding options for senior housing, increasing opportunities for economic activity in key areas, prioritizing redevelopment of vacant urbanized sites, and reviewing measures to alleviate traffic congestion and enhance road safety. Other key themes include expanding the Town's open space inventory and promoting energy resiliency strategies to reduce the Town's greenhouse gas emissions and improve power grid reliability.



# WILTON CENTER MASTER PLAN & FORM-BASED CODE

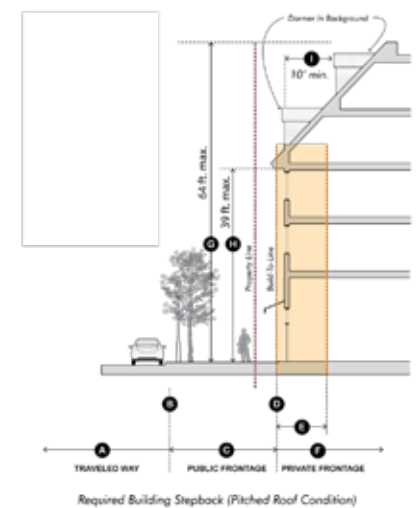
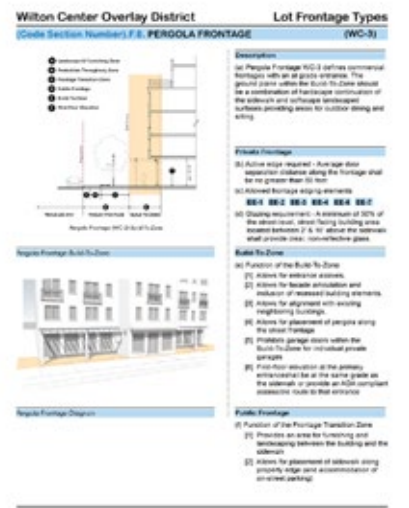
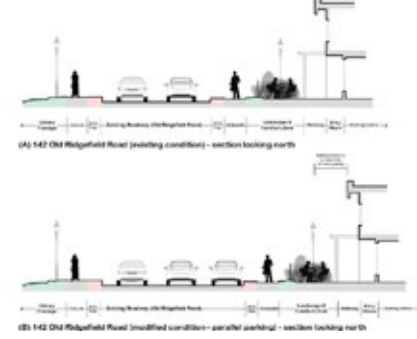
Wilton, CT

The Town of Wilton retained BFJ Planning to develop a downtown master plan for Wilton Center and accompanying form-based code. This work built on the Town's 2019 Plan of Conservation and Development (POCD), but involved additional outreach to the public, proprietors and property owners, and included a market analysis conducted by Urbanomics. While the Town has Village District Zoning, its downtown built environment exhibits characteristics of conventional zoning that focuses on the separation of uses and automobile-oriented commerce. Several shopping centers, including a large parcel owned and operated by KIMCO, were exploring opportunities to convert to mixed-use environments, and the Town required a new zoning approach. BFJ developed recommendations for a new pedestrian-oriented circulation network, including a riverwalk along the Norwalk River, introduced new building typologies, and form-based zoning that focuses retail in a more market-viable and synergistic fashion, while allowing for mixed-use and residential as a principal permitted use. Beyond the confines of the downtown, new overlay zoning was created to support transit-oriented development around the train station and improve pedestrian connectivity along the State Rte. 7 corridor in Wilton.



**Figure 25:** This building, while architecturally simple, actually offers a rich and interesting street frontage that contributes significantly to the pedestrian environment along Old Ridgefield Road. This is drawn to scale in the section below (A). At the bottom of the page in section (B), the frontage is rendered in a slightly modified (improved) form. But please do not forget parking on the street.

Source: BFJ Planning, 2012.



# PLANNING ADVISORY SERVICES

Greenwich, CT

## Signage and Lighting Study

BFJ worked with representatives of Greenwich's Planning and Zoning Commission and Architectural Review Committee on a comprehensive update of the Town's signage and lighting regulations, which were adopted in 2023. The work includes revisions to ensure compliance with recent case law and State statutes, as well as to improve the review and approvals process and enhance enforcement. As part of the project, BFJ prepared a set of signage design guidelines to identify best practices for high-quality, contextual signage in Greenwich

## Neighborhood Plans

Over a period of several years, the Town of Greenwich, Connecticut retained BFJ Planning to create neighborhood plans for several areas within Greenwich that developed as distinct communities. For each of the three plans, the most recent of which was adopted in 2017, the process included working closely with the public to ensure that recommendations reflected the goals of the residents and the Town. For Cos Cob, substantial attention was dedicated to existing urban design conditions and the plan presented a variety of strategies to improve the character of the "Hub" and the Route 1 corridor in order to promote a more attractive and pedestrian-friendly environment. For Eastern Greenwich, key issues identified included enhancing the Old Greenwich business area, addressing issues of out-of-scale residential development, and increasing public access to the Mianus River. For the Glenville/Pemberwick area, the focus was on improving two important community assets: Glenville Green and Pemberwick Park, including establishing a stronger connection to the Byram River.

## R-6 Zoning Advisory

In 2004, BFJ assisted the Town of Greenwich planning staff in its study of the R-6 zone, which includes most of the older, well-established neighborhoods of the Town, developed historically along the post road (U.S. Route 1) and the New Haven line of the Metro-North Railroad. New construction that was out of scale or context with historic development patterns led to a re-evaluation of area and bulk standards, as well as the creation of new standards such as total impervious coverage. More recently, in 2015, BFJ undertook additional analysis on the R-6 zone to address ongoing issues of building scale and aesthetics, parking, setbacks and open space, as well as to ensure that development standards are not overly restrictive to property owners.



Old Greenwich Public Charrette



Plan for Glenville Green improvements



R-6 District development

# STAMFORD PLANNING PROJECTS

Stamford, Connecticut

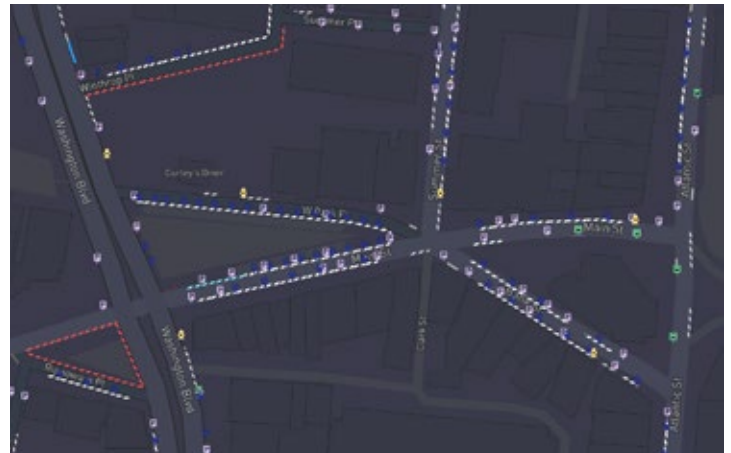
## Reimagine Lathon Wider Study

Spanning 2.54 acres, the Lathon Wider community center boasts numerous facilities, positioned closely to new multi-family residences and the Stamford Transportation Center. The Reimagine Lathon Wider study aims to transform the community center into a civic campus that is better connected into Stamford's vibrant South End neighborhood. The holistic strategy involves site examination, extensive community engagement, an architectural design competition, and a report on the historical architectural elements to be integrated into a fresh design. Stakeholder engagement was conducted in multiple languages, including English, French, Spanish, and Haitian Creole, to ensure inclusive feedback. Informed by community outreach and historical insights, an architectural competition has been launched, with the top design earning a \$15,000 prize.



## Stamford Parking Study

BFJ Planning led a citywide review of parking issues in response to recent development trends, expected growth, and the opportunity to provide data-driven recommendations for parking regulations and management. Through the use of an online curb management platform and data collection tool called Coord, BFJ has captured parking regulation information and curbside features to build a parking inventory for several study areas (downtown, south end, Springdale and Glenbrook Station areas). This inventory was the basis of occupancy and turnover data collection. Further contextualizing this data, BFJ reviewed the City's zoning code requirements for parking. This review resulted in extensive recommendations to "right-sizing" parking ratios, simplify the requirements and introduce incentives for more efficient parking.



The BFJ Team included Tim Haahs & Associates, who assisted with the comprehensive review of Stamford's parking system (i.e. operations, pricing, regulations, and payment equipment). This assessment helped to identify opportunities to enhance user convenience, improve parking system operations, and to reduce unnecessary expenses while optimizing operating revenue. The process included a robust public engagement program to engage representatives from all City neighborhoods to identify parking issues and needs of individual neighborhoods. The outreach included focus groups and public workshops to broaden opportunities for data collection and gain feedback on initial recommendations.



# STAMFORD PLANNING PROJECTS

Stamford, Connecticut

## 2015 Master Plan

The City of Stamford engaged BFJ Planning to update the City's 2002 Master Plan. A comprehensive update of the 2002 Plan was needed to respond to the significant level of development activity and demographic changes of the last decade and to expand and refine policies, particularly as applied to the Downtown, the Stamford Transportation Center and adjoining neighborhoods. Stamford is in the midst of a building boom unparalleled in its history. With a vibrant Downtown, lively mixed-use development in the South End, expanded transit oriented development around its train station, a diversity of residential neighborhoods, an expanded Mill River Park and 13 miles of waterfront, Stamford has become Fairfield County's go-to destination for new businesses, residents and visitors.



The updated Master Plan served as the principal tool in guiding the City's growth and development patterns, providing both a vision of the future and a means by which citizens and government can act together in responding effectively to the challenge of providing a better quality of life for Stamford residents.

## Stamford East Main Street Transit Node Feasibility Study

BFJ Planning was part of a consultant team assessing the feasibility of creating a transit node in the East Main Street neighborhood, with the potential to accommodate multimodal transit operations and facilitate new growth along the City's primary east-west commercial corridor. BFJ's role included a review of land use and zoning options to fashion a development vision that establishes a placemaking environment adjacent to the proposed Metro-North rail station. The study was conducted through the South Western Regional Planning Agency on behalf of the City of Stamford.



# WESTPORT PLANNING PROJECTS

## WESTPORT, CT

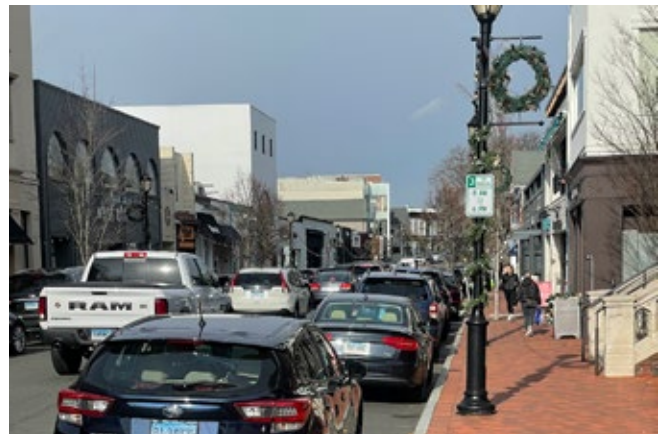
### Parking Study Update & Feasibility Analysis

In 2025, BFJ Planning completed an update to the parking element of the 2015 Downtown Westport Master Plan, including a feasibility assessment of a new parking deck in Downtown Westport. BFJ Planning analyzed parking capacity, occupancy, and trends through the review of aerial photography and on-site observations. This parking analysis informed the feasibility of parking decks at three sites in Westport's downtown area. BFJ Planning recommended to reduce the maximum number of hours allowed in the short-term parking areas from 3 hours to 2 hours to increase parking turn-over and push the more long-term parkers out of the most desirable core. Recommendations also included parking pricing strategies, all-day parking permits and permit areas and upgrading the enforcement and parking payment procedures.



### Westport Downtown Plan

The Town had purchased a former estate on 22 acres in close proximity to the downtown core. Questions as to whether the land should remain as open space or used for some other purpose began to arise from residents. At the same time, the long-time downtown YMCA had outgrown its facility and hoped to find a new location. Other organizations also required new or additional space for their public functions. BFJ Planning developed a plan that considered a range of options, and then prepared a final plan to assist the Town with future land use decisions. After meeting with individuals and organizations, BFJ prepared three alternatives using guiding principles to retain the New England character of the downtown, enhance riverfront use and access, and provide greater connectivity among amenities. The final Downtown Plan retained all uses that help to create walking opportunities rather than driving destinations. BFJ recommended pedestrian access to the major attractions, street improvements to enhance the Town's strong retail locations and public activities, and retention of open space for the benefit of future generations.



# DANBURY PLANNING PROJECTS

Danbury, CT



## The Ridge at Danbury

BFJ was part of a team looking at the old Union Carbide site. It was a highest and best use study that included a re-zoning proposal, site plan changes and an impacts analysis. BFJ focused on the school impacts of the residential component of the proposal.

BFJ provided an estimation of school children generated by the facility based on both regional data from multi-family developments and comparable projects in Danbury and surrounding areas. The City approved the proposed PND zone change in 2020, a major milestone for the adaptive reuse of this transformative project.



## Danbury Downtown Revitalization Plan

The Danbury Downtown Tax District retained BFJ Planning in 1988 to create a revitalization strategy for the Danbury Central Business district. Downtown Danbury, once the region's dominant shopping area, was having difficulty attracting its share of the retail market. Stagnant sales figures, vacant storefronts, and marginal occupancies were among the visible signs of this trend. To address this declining shopping district, BFJ's revitalization plan assessed various factors: the competitiveness of the downtown district and the supply and demand for retail, office, and residential space in the downtown area.

The market analysis also included a detailed portrait of the demographic changes that had occurred throughout Danbury. The final revitalization plan addressed aesthetic, roadway, and circulation problems; made design suggestions; and provided a phasing schedule for improvements. In addition, it included the cost of improvements as well as the likely funding sources. The plan also outlined the various economic benefits that Danbury would realize from the revitalization program.

# BETHEL POCD AND ROUTE 6 CORRIDOR STUDY

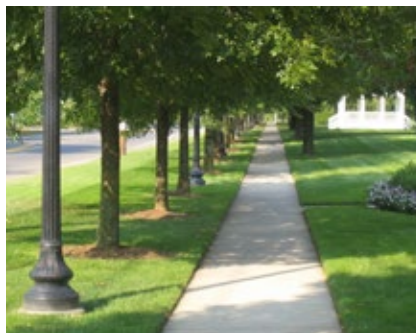
Bethel, CT

## Plan of Conservation and Development

The Bethel Planning and Zoning Commission retained BFJ Planning to prepare an updated Plan of Conservation and Development. With the help of Greiner Engineers, BFJ undertook a three-phase planning process spanning nearly two years. The team analyzed population trends, land use and zoning, transportation and environment, utilities, and housing resources. The study placed special emphasis on the preservation and enhancement of downtown Bethel, the development of Route 6, and the improvement of public facilities. A principal theme of the planning process was to enhance growth without diminishing Bethel's small-town atmosphere and charm. As part of the broad public participation program to better assess the community's needs, BFJ distributed a public opinion survey, and held public workshops at the close of key phases of the study.

## Route 6 Corridor Study

Route 6 is an important arterial road serving the northern section of the Town of Bethel. An interchange with Interstate 84 occurs at the western border of the Town, giving convenient regional access to future development proposed for the Route 6 corridor. BFJ Planning (BFJ) prepared a detailed future land use plan for the corridor, including studies for future zoning standards and regulations, streetscape and architectural design guidelines, and a build out analysis. This study follows up on the Town-wide Plan of Conservation and Development prepared by BFJ in 1997. Two public workshops were held as part of the planning process in order to solicit input from the community on ex-isting conditions and to get feedback on a conceptual design for the corridor. In addition, the planning team held three review sessions with a Town Steering Committee and conducted meetings with owners of key parcels within the corridor prior to conducting a second, final public workshop.

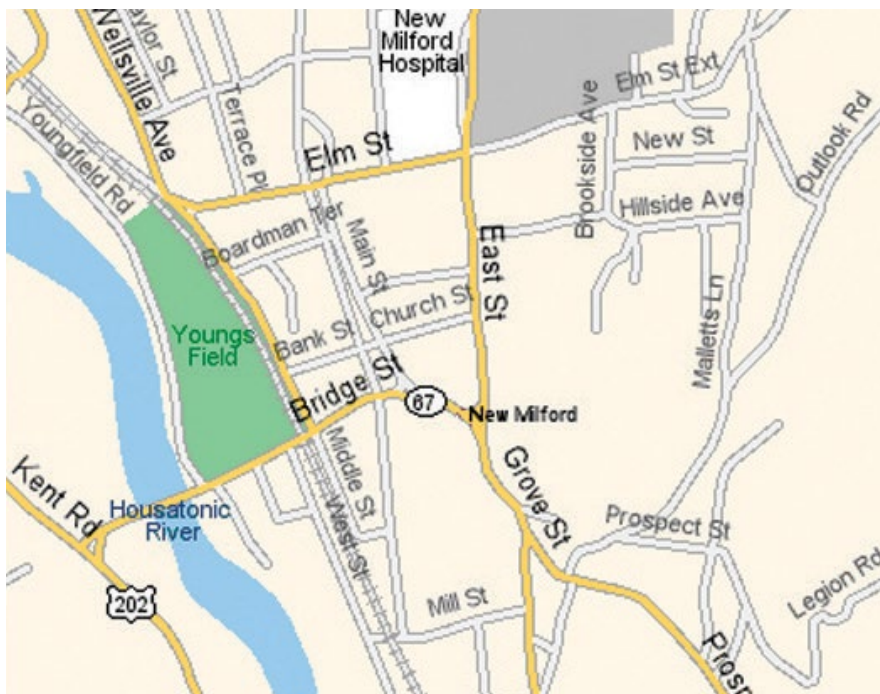


# NEW MILFORD BRIDGE FEASIBILITY STUDY

New Milford, CT

The Housatonic Valley Council of Elected Officials retained BFJ Planning to conduct a feasibility study for a new bridge over the Housatonic River. The study analyzed existing traffic flow conditions and the origins and destinations of vehicles on all the major roads passing through the town. The development of a traffic model explored how the construction of a new bridge would affect the local traffic pattern. The analysis showed that a new bridge would actually create more traffic congestion in New Milford's downtown area and would not improve existing problem intersections.

BFJ then expanded the study's scope to include an in-depth analysis of alternative traffic improvements along the existing highway. These improvements ranged from low-cost immediate solutions, such as road marking and signaling improvements, to more costly and long-term improvements, such as upgrading the intersection at Route 7 and Bridge Street to a modern roundabout. The modern roundabout along Route 7 would enable access management strategies along the Route's commercial strip.



# References

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## **New Canaan**

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## **Brookfield**

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## **Greenwich**

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## **Newtown**

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# 4

## Qualifications

# Susan Favate

AICP, PP | PRINCIPAL-IN-CHARGE



## EDUCATION

Master of Urban Planning, New York University, Robert F. Wagner Graduate School of Public Service  
Bachelor of Arts in Journalism and Mass Communication, University of North Carolina at Chapel Hill

## MEMBERSHIPS

American Institute of Certified Planners (AICP)  
New Jersey Professional Planner (PP)  
American Planning Association (APA)  
New York Metro; New Jersey Chapter  
Borough of Chatham, NJ, Planning Board  
Borough of Chatham, NJ Affordable Housing Committee

## AWARDS

Public Service Scholar, Robert Wagner Graduate School of Public Service, New York University  
Robert F. Wagner School of Public Service: Dean Howard Newman Capstone Team Award, "Sing Sing Historic Prison Museum: Assessment of Economic Impacts and Planning Framework"

## TEACHING

New York Planning Federation, Summer School sessions  
Hunter College, Department of Urban Policy & Planning, Site Planning Workshop

Susan Favate has more than seventeen years of experience in land use and environmental planning for both public- and private-sector clients. Her areas of focus include zoning; comprehensive planning; site plan reviews; community visioning; environmental analysis; and real estate, market and housing studies. Prior to joining BFJ, Ms. Favate spent five years as a writer and editor for Dow Jones Newswires.

## Select Experience

### Plan Of Conservation and Development

*East Hartford, Connecticut*

Update to the Town's 2003 Plan of Conservation and Development, with an emphasis on three study areas: Founders Plaza along the Connecticut River waterfront, Rentschler Field and Silver Lane and Goodwin College/South Main Street. The focus was to maximize economic development potential of these areas and to connect them to the central business district. Other issues included neighborhood preservation, promotion of mixed-use development and encouragement of market-rate housing.

### Transit-Oriented Development Zoning Regulations

*Stratford, Connecticut*

Hired by the Greater Bridgeport Regional Council to create transit-oriented zoning and accompanying design guidelines for downtown Stratford, Connecticut. The project modified the town's existing zoning around the train station and putting in place transit-oriented principles,

design guidelines, and parking regulations to create a more attractive and walkable downtown environment. The ordinance uses a TOD overlay zone and development incentives to facilitate high-quality development, and includes extensive graphics to illustrate design guidelines.

### Master Plan Update

*Stamford, Connecticut*

Comprehensive update of the 2002 Plan to respond to the significant level of development activity and demographic changes of the last decade and to expand and refine policies, particularly as applied to the Downtown, the Stamford Transportation Center, and adjoining neighborhoods.

### Neighborhood Plans

*Greenwich, Connecticut*

Preparation of three neighborhood plans (Cos Cob, Eastern Greenwich - Old Greenwich, Riverside, and North Mianus - and Glenville/Pemberwick). For each plan, BFJ worked closely with the local community to develop recommendations on zoning, transportation, and public realm improvements.

**SUBASE New London Joint Land Use Study (JLUS) Implementation Project**

*Southeastern Connecticut Region*

Led a multi-disciplinary team on behalf of the Southeastern Connecticut Council of Governments (SCCOG) to implement the 2017 Joint Land Use Study (JLUS) focused around the Submarine Base New London (SUBASE) and its neighboring Towns of Groton, Ledyard, Waterford, and Montville, and the Cities of Groton and New London.

**R-6 Zoning Study**

*Greenwich, Connecticut*

Analysis of the Town's two-family district to address ongoing issues of building scale and aesthetics, parking, setbacks, and open space. Zoning revisions aimed to address these concerns while ensuring that standards are not overly restrictive to property owners.

**Land Use Policies Update**

*Bridgeport, Connecticut*

Update to the Master Plan to guide the City in forging a new identity through revitalization. This project incorporated a Comprehensive Economic Development Strategy, downtown plan, stormwater management studies, neighborhood profiles, and substantial public outreach. The documents provided a road map for redevelopment and set the stage for future planning efforts, including a city-wide rezoning.

**Market Demand Study**

*New Canaan, Connecticut*

Downtown market study to evaluate the feasibility of future development by assessing the existing supply of commercial uses, quantifying the demand for new uses and evaluating potential market impacts.

**Connecticut Affordable Housing Market Study Statewide, Connecticut**

Preparation of a study to determine the need for affordable housing throughout Connecticut, on behalf of the Connecticut Housing Finance Authority (CHFA). The data-rich study quantified the current inventory and demand for both ownership and rental affordable housing, and the "gap" of unmet need within CHFA's market for both types of housing. The study also identified the populations (elderly, families, individuals) who would most benefit from CHFA's programs.

**Master Plan Re-Examination and Land Use Element**

*Hoboken, New Jersey*

Preparation of an update to the City's 2010 Master Plan Re-Examination to incorporate a comprehensive vision for orderly and sustainable growth while preserving community character. Preparation of a new Land Use Element of the Master Plan to identify appropriate uses and density throughout the City and set the stage for a significant update to the zoning map and regulations.

**Planning Advisory Services**

*Township of Parsippany-Troy Hills, New Jersey*

Ongoing work includes reviews of Planning Board applications and other administrative zoning permit applications, preparation of zoning revisions, and assistance on affordable housing planning. Work on ordinance revisions has included regulation of short-term rentals, temporary storage units, outdoor dining, signage, business districts, and cannabis businesses.

# Emily Tolbert

AICP | PROJECT MANAGER



Emily Tolbert has a diverse background in planning, photography, historic preservation, and academia. She has experience in comprehensive planning, strategic planning, community engagement, and graphic rendering and analysis. On comprehensive plans, Ms. Tolbert is involved in all aspects of the planning process including project management, GIS analysis, and mapping, research and chapter writing, community engagement, and graphic rendering. Prior to BFJ, Ms. Tolbert was the Assistant Director of Columbia University's Graduate Urban Planning programs, worked in an architectural photography studio, and as marketing specialist and photographer at another planning firm. She has also provided photography services to the National Trust for Historic Preservation and her photography has been featured on the cover of DOCOMOMO International magazine.

## EDUCATION

Columbia University Graduate School of Architecture, Planning and Preservation  
Master of Science in Urban Planning and  
Master of Science in Historic Preservation  
New York University, Tisch School of the Arts, Bachelor of Art in Photography and Imaging

## MEMBERSHIP

American Planning Association  
Member, New York Metro Chapter  
Member, Connecticut Chapter  
American Institute for Certified Planners (AICP)

## TEACHING

Columbia University  
Graduate School of Architecture,  
Planning, and Preservation  
Adjunct Assistant Professor

## Select Experience

### Brookfield Plan of Conservation and Development (POCD) & Affordable Housing Plan

*Brookfield, Connecticut*

Ms. Tolbert Served as Project Manager on Brookfield's POCD and Affordable Housing Plan. Brookfield is a WestCOG town of about 17,000 people. In 2025, Brookfield Unanimously adopted the POCD and Affordable Housing Plan developed with BFJ Planning. The POCD provides recommendations for zoning, housing, economic development, community and cultural facilities, natural resources, sustainability and resilience, and other topics. BFJ Planning also developed Brookfield's Affordable Housing Plan per Connecticut State Statutes 830j to align it with the 2025 POCD.

### New Canaan Zoning Regulation Update

*New Canaan, Connecticut*

BFJ Planning is working with the Town of New Canaan to update their Zoning Regulations and map following the adoption of their Plan of Conservation and Development in 2024. Zoning updates will ensure consistency with state statutes and case law, clarify inconsistencies and unclear language, streamline permitting processes, strengthen special permit criteria, evaluate residence and business zones, including setbacks, heights, coverage, and uses, address the regulation of institutional uses, and evaluate affordable housing regulations and multi-family zones.

### Housing and Segregation Study

*Connecticut*

BFJ Planning provided research and support to Urbanomics and the Connecticut Office of Policy and Management (OPM) for this study that investigates the impacts of federal

and state housing programs on economic and racial segregation. Ms. Tolbert was responsible for compiling detailed summaries of federal housing programs used in Connecticut, including homeownership assistance, housing development and preservation, rental subsidy and assistance, and supportive and special needs housing. The summaries included details about each program's administration, lineage, funding, purpose, eligibility of occupants, data availability, and policy restrictions and impediments to desegregation.

#### **Port Chester Comprehensive Plan**

*Port Chester, New York*

Project Manager for a new Comprehensive Plan BFJ is creating with Port Chester. The Village is one of the most densely populated communities in New York, with over 31,000 residents in 2.4 square miles. With major shifts in demographics, the economy, zoning, technology, and the environment, this new plan will provide a fresh assessment of key areas including land use, housing, economic development, transportation, infrastructure, natural and environmental resources, parks and open space, recreation, sustainability, resiliency, and municipal services.

#### **East Hampton Village Comprehensive Plan**

*East Hampton Village, New York*

Project Manager for East Hampton's 2026 Comprehensive Plan, which was last adopted in 2002. The Village has a year round population of less than 2,000 people that swells to over 6,000 every summer. The plan will address challenges for housing affordability, commercial vitality, traffic circulation and parking, and strategies to mitigate the impacts of climate change on this coastal community.

#### **Glen Cove Smart Growth Comprehensive Plan Update with Sustainability Elements & GEIS**

*Glen Cove, New York*

Project Manager/Planner for plan partially funded by NYSDOS and NYSDEC to advance principles of sustainability and smart growth. The City Council unanimously adopted this Plan in July, 2024. The Plan provides recommendations for critical issues such as water quality and supply, coastal erosion and inundation, infill development and affordable housing, and downtown revitalization. Ms. Tolbert oversaw the SEQR process, including the preparation of a GEIS for the plan that considered potentially significant impacts on transportation and groundwater.

#### **Riverhead Comprehensive Plan Update & GEIS**

*Riverhead, New York*

Project Manager for Riverhead's Comprehensive Plan and GEIS. The Riverhead Town Council unanimously adopted the Riverhead Comprehensive Plan in September 2024. Key topics of this plan include Transfer of Development Rights, agricultural preservation; industrial land uses; renewable energy infrastructure; downtown revitalization; scenic corridor preservation; agritourism; and provision of a diverse range of housing options. Ms. Tolbert helped prepare a GEIS for the plan that considered a build-out analysis and recommended zoning changes.

\*Designates work completed prior to joining BFJ Planning

# Suzanne Goldberg

AICP | SENIOR PLANNER



## EDUCATION

Master of Science in City and Regional Planning, Pratt Institute, Graduate Center for Planning and the Environment

Bachelor of Arts in Sociology, Kenyon College

International Honors Program (IHP), School for International Training, Buenos Aires, Argentina, Hanoi, Vietnam, Cape Town, South Africa

## MEMBERSHIP

American Planning Association  
Member, New York Metro Chapter  
Member, Connecticut Chapter  
American Institute for Certified Planners (AICP)

Suzanne Goldberg brings experience in zoning analysis, stakeholder engagement, mapping, project management, and graphic design. With a passion for supporting inclusive and effective community engagement, she has experience in partnership building and stakeholder collaboration within a variety of planning projects. She has also contributed to multiple zoning initiatives throughout the region, including code updates and zoning studies.

## Select Experience

### Zoning Regulations Comprehensive Update

*New Canaan, CT*

Project Manager for the update to the Zoning Regulations for the Town of New Canaan. The goal of this effort is to modernize the regulations, ensure compliance with CT law, and implement Plan of Conservation & Development (POCD) recommendations. This is being conducted in close coordination with the Planning & Zoning Commission's Zoning Regulation Update Subcommittee.

### Norwalk Design Review

*Norwalk, CT*

Reviewed multiple applications received by the City of Norwalk based on their compliance with regulations and design guidelines outlined in the City's Zoning Code and Redevelopment Plans. Applications include a 204-unit mixed-use development and a hotel.

### NYSERDA Clean Energy and Resilient Zoning Regulatory Review

*New York State*

Evaluating how local zoning policies across New York support or hinder the State's Climate Action Plan through stakeholder interviews, research on State initiatives, and a comprehensive review of zoning codes across NYS.

### Plan of Conservation & Development

*Orange, CT*

Project Manager for the Town of Orange POCD adopted in November 2025. The POCD process included a variety of engagement opportunities, resulting in the development of a guiding document for land use regulations and capital improvements over the next 10 years.

### Hartford-Brainard Airport Property Study

*Hartford, CT*

Worked with the CT Department of Economic and Community Development to assess the benefits and opportunity costs to the City of Hartford and the State of Connecticut of the current and alternative uses of the Hartford-Brainard property.

### **Granby Center Town Study**

*Granby, CT*

Project Manager for the Granby Center Town Study. This effort involved collaborating with an Advisory Committee, Town staff, and property owners to develop zoning and design recommendations for improving the Town Center. The goal of this plan was to provide a framework that supports a thriving environment for businesses, residents, and visitors alike.

### **South End Civic Campus Design Competition Study**

*Stamford, CT*

Developed a plan for a “Civic Campus” at the site of the Lathon Wider Community Center in Stamford’s South End neighborhood. Key components of the study included site analysis, community outreach, and the launch of an architectural competition.

### **Scarsdale Zoning Study & Recommendations**

*Scarsdale, NY*

Collaborated with the Village Board of Trustees and Village staff to identify and implement amendments to the Zoning Code during the Village’s temporary development moratorium. Zoning recommendations incorporated public feedback to address concerns regarding increased redevelopment of single family lots and subsequent environmental impacts, such as flooding. All zoning amendments were adopted in 2024.

### **NY Forward Program**

*Long Beach, NY | Lindenhurst, NY | North Bellport, NY | Farmingdale, NY*

Building on the success of the Downtown Revitalization Initiative, New York State awarded communities with \$4.5 million dollars to spur economic development. Collaboration with local stakeholders resulted in Strategic Investment

Plans that address a range of topics such as, mobility improvements, business expansion, and urban design initiatives.

### **Great Neck Estates Design Review**

*Great Neck, NY*

Reviewed an application received by the Village of Great Neck Estates for a 70-unit multifamily building in the Village’s downtown. The design review examined the proposal’s compliance with the Village’s Business Incentive Overlay District, as well as potential site improvements.

### **Nyack Design Review**

*Nyack, NY*

Reviewed an application received by the Village of Nyack for the redevelopment of an existing gas station into a mixed-use building with commercial and residential components. Assessed the proposal for compliance with zoning regulations and its alignment with the surrounding design context and public realm.

### **Centre Island Zoning Study and Recommendations**

*Centre Island, NY*

Worked with the Board of Trustees and Village staff during the Village’s temporary development moratorium to develop recommended zoning changes. Recommendations addressed environmental concerns associated with increased development on the island.

### **Briarcliff Manor Request for Expressions of Interest (RFEI)**

*Briarcliff Manor, NY*

Summarized and presented RFEIs submitted to the Village for the development of a mixed-use building with municipal services on a Village-owned parcel.

# Frank Fish

FAICP | ADVISORY PRINCIPAL, LAND USE AND ZONING



## EDUCATION

Master of Science, Planning, Pratt Institute  
Bachelor of Arts, Political Science, Boston College  
Associate of Arts, Classics, St. Thomas Seminary

## MEMBERSHIPS

Fellow, American Institute of Certified Planners  
Board Member, New York Planning Federation  
Past Commissioner, AICP Commission  
Past President, New York Metropolitan Chapter APA  
Past President, American Society of Consulting Planners

## TEACHING

New York University, Robert Wagner School of Public Service, Adjunct Professor of Planning  
Pratt Institute, Graduate Planning Program, Adjunct Professor (1988-1999)

Frank Fish has over 40 years of experience in urban planning. He directs the firm's master planning, zoning, economic and development feasibility practice areas. He has worked on a range of planning projects from countrywide master plans and statewide housing studies to large-scale development proposals for private sector clients.

## Select Experience

### Subbase New London Joint Land Use Study (JLUS) Implementation Project

*Southeastern Connecticut Region*  
Led a multi-disciplinary team on behalf of the Southeastern Connecticut Council of Governments (SCCOG) to implement the 2017 Joint Land Use Study (JLUS) focused around the Submarine Base New London (SUBASE) and its neighboring Towns of Groton, Ledyard, Waterford, and Montville, and the Cities of Groton and New London.

### Hartford Riverfront Recapture

*Hartford, Connecticut*

Master Plan and implementation of a riverfront park linking to the downtown, and residential and commercial areas.

### Hartford Brainard Airport Study

*Hartford, Connecticut*

Highest and best use study of the 200 acre general aviation airport in Hartford, Ct. This included environmental, market and regulatory considerations developed over the course of five inter-active workshops.

### Hartford Neighborhood Revitalization Zones (NRZs)

*Hartford, Connecticut*

Three strategic plans for separate NRZs, each addressing long- and short-term priorities to enable local revitalization.

### Plan Of Conservation And Development

*Meriden, Connecticut*

BFJ Planning is updating its Plan of Conservation and Development (POCD) with a focus on creating a hub around the Town's downtown train station. The POCD outlines Meriden's vision for the future and provides community-established principles for the orderly and balanced future economic, social, physical, environmental, and fiscal development.

### R-6 Zoning Study

*Greenwich, Connecticut*

Analysis of potential revisions to the Town's smallest-lot residential zone to ensure an appropriate balance of neighborhood preservation and future development that promotes a diverse housing stock.

**City of Stamford: Master Plan Update**

*Stamford, Connecticut*

Update of the Master Plan for Connecticut's third largest city. Key areas of focus included leveraging its role as a regional center, managing commercial growth, improving vehicular and transit mobility, improving and connecting the Downtown and South End neighborhoods and planning for greater sustainability.

**Town of Greenwich: Cos Cob Neighborhood Plan**

*Greenwich, Connecticut*

Preparation of a neighborhood plan for a waterfront community within Greenwich, examining a range of issues and incorporating input from public workshops and an online survey. Recommended strategies include establishment of a Village District, several targeted zoning changes to strengthen local businesses and potential improvements to Route 1 to enhance its pedestrian-friendliness and aesthetics.

**Bloomfield Plan of Development**

*Bloomfield, Connecticut*

Updated plan of development, focused on preserving the Town's quality of life and improving the Town's economic base. Demographic trends, land use and zoning, housing and community facilities, transportation, and the environment were analyzed.

**Bridgeport Master Plan**

*Bridgeport, Connecticut*

Update of the City's major land use policy planning documents. This comprehensive planning project will provide a roadmap for future development and redevelopment in an urban center that is poised for significant economic growth.

**Danbury Downtown Revitalization Plan**

*Danbury, Connecticut*

Revitalization strategy for the Town's Central Business District. The plan addressed aesthetic, roadway, and circulation problems; made design suggestions; and provided a phasing schedule for improvements.

**Fairfield Station Development**

*Fairfield, Connecticut*

Economic impact study of a proposed mixed-use development. A resulting report reviewed the impacts of construction and operation, and analyzed the direct fiscal impacts on the Town.

**Norwalk Village Districts Planning And Zoning**

*Norwalk, Connecticut*

Provided ongoing planning services to the Zoning Commission of the City of Norwalk. This service includes reviews of new developments within the Rowayton Avenue Village District, Connecticut Village District and East Avenue Village District.

**Middletown Plan of Conservation and Development**

*Middletown, Connecticut*

Plan of Conservation and Development, including an update of land use, housing, economic development, open space, and natural resource issues. The Plan's central theme was Growth Management.

**Regional Plan of Development**

*Southwestern Region, Connecticut*

Regional plan of conservation and development including detailed analyses of housing, land use, open space, transportation, demographics, and economic development issues facing the region.

# Georges Jacquemart

PE, FAICP, PP | PRINCIPAL: TRANSPORTATION



Georges Jacquemart is a founding principal of BFJ Planning and directs the firm's transportation work. He has extensive experience in managing and undertaking large-scale transportation plans, traffic circulation studies, as well as projects related to transit investments, parking, and bicycle and pedestrian circulation. He worked on assignments for a broad range of clients in North and South America, Europe, Asia and Africa. Prior to becoming a principal of BFJ Mr. Jacquemart was Associate Vice President and Regional Manager of Alan M. Voorhees & Associates. In 1997, Mr. Jacquemart was selected by the Transportation Research Board, National Research Council to write a Synthesis on Modern Roundabouts. He is a co-author of "Roundabouts: An Informational Guide" published in 2000 by the Federal Highway Administration.

## EDUCATION

Master of Science, Urban Planning,  
Stanford University  
Post-Graduate Coursework, Systems  
Analysis, Federal Polytechnic School of  
Lausanne, Switzerland  
Civil Engineering Diploma, Transportation,  
Federal Polytechnic School of Lausanne,  
Switzerland

## PROFESSIONAL LICENSES

Fellow of the American Institute of  
Certified Planners (FAICP)  
New Jersey Professional Planner (PP)  
Professional Engineer: California, New  
Jersey, New York

## TEACHING

**New York University Robert F. Wagner  
Graduate School of Public Service,  
Adjunct Professor of Transportation  
Planning (2002-2008)**  
Pratt Institute, Adjunct Professor of  
Transportation Planning (1986-2017)

## Select Experience

### Stamford Parking Study

*Stamford, Connecticut*

Led study focusing on updating the City's parking regulations and managing the municipal parking assets. Incentive zoning regulations were recommended to enhance parking efficiencies and parking ratios were adjusted to reflect actual parking demand. Extensive parking occupancy counts were undertaken to justify the recommended parking ratios.

### Wilton Center Circulation Plan

*Wilton, Connecticut*

Recommended pedestrian and vehicle circulation improvements, streetscape enhancements, shared parking strategies, and zoning code changes for an existing retail center.

### Transportation Plan

*New Canaan, Connecticut*

Managed comprehensive traffic study addressing through-traffic issues

with traffic calming strategies and pedestrian enhancements.

### Bridge Feasibility Study

*New Milford, Connecticut*

Managed the feasibility study for a potential new bridge. The study's examination of existing traffic flow led to predictions of more traffic congestion and included recommendations for alternative traffic improvements

### Hartford Comprehensive Parking Study

*Hartford, Connecticut*

Working with the City of Hartford and THA consulting to examine parking issues and opportunities citywide with focus on downtown neighborhood and commercial corridors. The study included a robust public engagement program and helped identify where parking is needed.

## **PUBLICATIONS**

“NCHRP Synthesis 264: Modern Roundabout Practice in the United States” National Cooperative Highway Research Program, Transportation Research Board, National Research Council, Washington, 1998.

“Roundabouts: An Informational Guide” (co-author) published by the Federal Highway Administration, 2000.

“Toolbox on Intersection Safety and Design”, published by Federal Highway Administration and Institute of Transportation Engineers (September 2004), author of Chapter 8: Designing and Operating Safer Roundabouts.

“Alternative Approaches to Estimating Internal Traffic Capture of Mixed-Use Projects”, ITE Journal, November 2011, Institute of Transportation Engineers

“Determining the Ideal Location for Pedestrian Crossings at Signalized Intersections”, ITE Journal, September 2012, Institute of Transportation Engineers

“Shared Parking: Effective and Simple,” ITE Journal, April 2018, Institute of Transportation Engineers

### **Bridgeport Casino Traffic Impact Study**

*Bridgeport, Connecticut*

Studied the traffic impacts projected for the proposed casino. The study showed that current traffic congestion would be extended over substantially longer time periods.

### **Oriented Development**

*Branford, Connecticut*

Managed the circulation and parking element of this study proposing the long term transformation of the outdated industrial and commercial legacy uses in the study area, particularly near the AMTRAK rail line.

### **Stamford Retail/Industrial Rezoning Traffic Analysis**

*Stamford, Connecticut*

Comprehensive traffic impact analysis to assist the City in their evaluation of potential rezoning strategies for about 65 acres of land west of downtown.

### **Union Carbide Headquarters Site Traffic Study**

*Danbury, Connecticut*

Evaluated traffic impacts of different development scenarios for the 611-acre headquarters site.

led to the upgrading of the railroad connecting the two port cities.

### **Hudson Highlands Fjord Trail Study**

*Cold Spring,*

*Beacon, New York*

Was selected to work with the local Visitation Data Committee to review visitor projections for this major trail investment connecting the Village of Cold Spring to the City of Beacon and mitigate overcrowding conditions expected by Cold Spring residents.

### **University At Buffalo Transportation Plan**

*Buffalo, New York*

Managed this transportation plan as part of the “UB 2020” Master Plan. The plan included traffic, parking, transit, and bicycle elements. Developed a TDM program for the three campuses.

### **Princeton University Traffic and Parking Studies**

*Princeton, New Jersey*

On retainer with Princeton University since 1988. Traffic impact analyses, assistance with the strategic master plan, and development of a circulation and parking plan. Developed a parking forecasting model.

# Jonathan Martin

PH.D., AICP | PRINCIPAL: URBAN DESIGN



Jonathan Martin is an urban designer with more than 20 years of experience in community planning and project management. He leads BFJ's design practice, contributing expertise in site planning, design guidelines and interactive community engagement. Mr. Martin is also a professor in graduate programs at Pratt Institute and Columbia University.

## EDUCATION

Doctor of Philosophy, City and Regional Planning, Cornell University  
Master of Regional Planning, Cornell University  
Bachelor of Science, Architecture, Arizona State University

## MEMBERSHIPS

American Institute of Certified Planners (AICP)  
New York Metro Chapter  
American Planning Association (APA)  
Association of Collegiate Schools of Planning,

## TEACHING

Pratt Institute Center for Planning and the Environment, Professor  
Columbia University Department of Urban Planning, Adjunct Professor

## AWARDS

Japan Foundation, Center for Global Partnership Education Grant, 2011  
Fulbright Fellow  
(Research - Lecturer)  
2019: Tokyo Institute of Technology, Japan.

## Select Experience

### Stamford Master Plan

*Stamford, Connecticut*  
Urban design component for Stamford's master plan, with a focus on the downtown, South End and neighborhood "village" areas.

### Transit-Oriented Development Study

*Branford, Connecticut*  
Worked with the Town of Branford to develop a Transit Oriented Development (TOD) Master Plan for the area around the expanded Branford Shoreline East Train Station. The Branford TOD Plan provides the Town with direction and tools to promote the long term transformation of the outdated industrial and commercial legacy uses in the study area, particularly near the AMTRAK rail line, to more productive uses better suited to the current local and regional economy.

### Stamford Master Plan

*Stamford, Connecticut*  
Urban design component for Stamford's master plan, with a focus on the downtown, South End and neighborhood "village" areas.

### Wilton Center Master Plan + Form-Base Code

*Wilton, Connecticut*  
Downtown master plan for Wilton Center and accompanying form-base code to implement the Town's 2019 Plan of Conservation and Development (POCD). Process included substantial outreach to the public, proprietors, property owners and town officials, and included a market analysis conducted by Urbanomics. BFJ developed recommendations for a new pedestrian-oriented circulation network, including a potential riverwalk along the Norwalk River, introduced new building typologies, and form-base zoning that focused mixed-use, including retail in a more market-viable and synergistic fashion.

### Beacon Comprehensive Plan Update

*Beacon, New York*  
Consultant services to update its 2007 Comprehensive Plan to reflect current conditions, create a more user-friendly document and incorporate a special focus on the Hudson River waterfront and train station area.

**Resident Surveys for PACT Program New York City Housing Authority (NYCHA)**

*New York, New York*

Consultant to the Authority responsible for the overall development, implementation and analysis of a survey of resident satisfaction with the Permanent Affordability Commitment Together (PACT) Program. The primary purpose of the proposed survey is to gauge resident overall satisfaction with the outcomes (on-the-ground results) of the PACT Program.

**Facilitation Process To Inform A Vision For SoHo/NoHo Zoning**

*New York, New York*

Lead facilitator for SoHo/NoHo Advisory Group sponsored by Gale Brewer, Manhattan Borough President; Council Member Margaret Chin and the New York City Department of City Planning. The project involved conducting a six-month public outreach process to address outdated zoning and quality of life challenges facing these two iconic mixed-use neighborhoods in Lower Manhattan.

**Freightway Site Redevelopment Study**

*Scarsdale, New York*

Worked with the Village of Scarsdale to develop a community vision for the future development of the Freightway Site, an underutilized 2.5-acre parking facility adjacent to the Scarsdale Metro-North Railroad Station. This study provides realistic and publicly supported development goals and objectives for the Village-owned site, which has long been seen as an opportunity for transit-oriented development (TOD) given its proximity to the train station, bus lines, and one of Westchester’s most walkable and active village downtowns.

**Downtown Transit-Oriented Zoning**

*Pleasantville, New York*

Currently reviewing the application for the first development project to utilize the new downtown zoning development incentives, a proposed 110,000-square-foot mixed-use building fronting Memorial Plaza, across from the train station.

**Neighborhood Plans: Cos Cob, Old Greenwich/ Riverside/North Mianus And Glenville/ Pemberwick**

*Greenwich, Connecticut*

Over a period of several years, the Town of Greenwich, Connecticut retained BFJ Planning to create neighborhood plans for several areas within Greenwich that developed as distinct communities. For each of the three plans, the most recent of which was adopted in 2017, the process included working closely with the public to ensure that recommendations reflected the goals of the residents and the Town.

**Local Waterfront Revitalization Plan**

*Port Chester, New York*

Directed urban design elements including improved design of a half-mile waterfront promenade and design of a new 2.5-acre downtown waterfront park. Other design initiatives include providing waterfront access to an existing public park outside of downtown and a redesign of a peninsula area to create new public open space along the waterfront and improve operations for a publicly operated yacht club.

# Project Understanding and Approach

WestCOG seeks planning consultants for a regional on-call list to support its member municipalities with their land use planning needs, including the following as listed in the RFQ:

- Development and update of municipal plans of conservation and development
- Development of district and neighborhood plans
- Land use regulation development and update, including zoning and subdivision ordinances
- Creation of modern, user-friendly, and legally compliant regulations
- Technical analyses, mapping, and regulatory interpretation
- Guidance for land-use boards and municipal staff

WestCOG municipalities have indicated in the RFQ a variety of desired planning and zoning services:

## **Municipal Planning Services**

- Public meeting facilitation and engagement
- Technical memos and reports
- Training workshops for planning commissions, zoning commissions, and Zoning Board of Appeals, especially if it meets state training requirements for such boards/commissions.
- Scenario planning and visualizations
- Development of local plans

## **Municipal Zoning Services:**

- Development and update to zoning regulations (text and maps),
- Determination of consistency with state and local plans, court decisions, and federal/state law and regulation
- Ability to evaluate consistency of development proposals with municipal planning and zoning regulations.
- Form-based codes and design standards

BFJ Planning would like to serve WestCOG and its member municipalities with their land use planning needs. It is our understanding that eligibility for this position requires experience and reputation in the field of planning, knowledge of the region and the appropriate subject matter, and the ability to provide the breadth of services and tasks listed above and in the RFQ. These services must be provided efficiently, cost effectively, and with a high degree of quality.

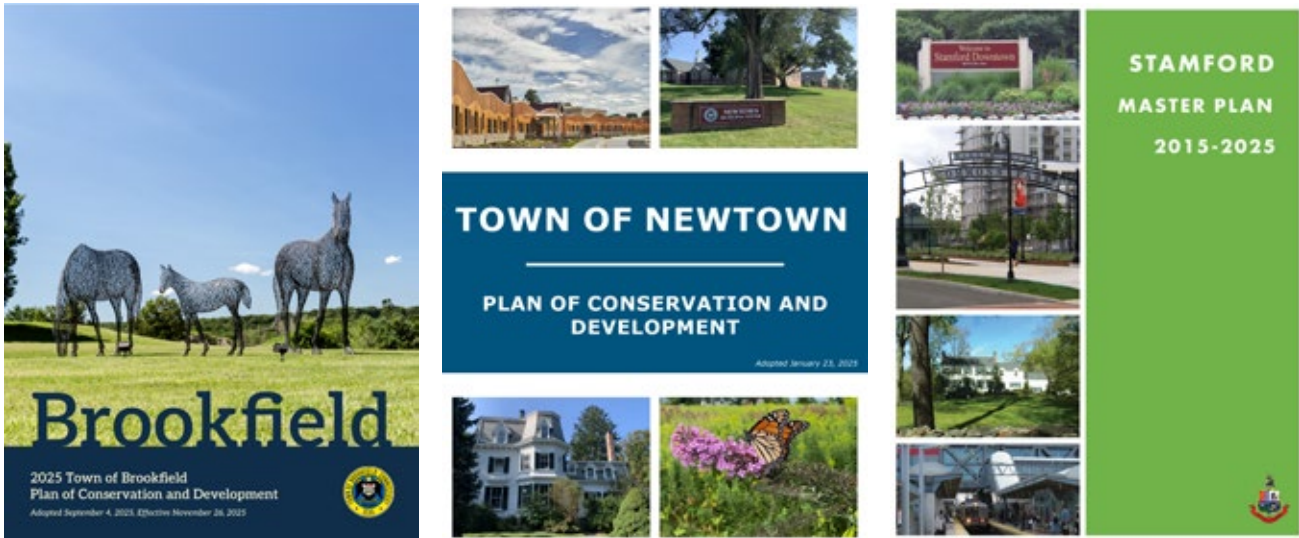
## ***BFJ Planning Areas of Expertise***

### **Planning**

BFJ Planning brings more than 45 years of planning experience, having prepared plans and planning studies at a range of scales, in municipalities throughout the region. Comprehensive planning processes help a community prepare its recommendations for future growth and development rationally and efficiently, weaving a broad spectrum of conditions into a coherent vision of the future. BFJ's approach and planning services incorporate extensive community input and strong client involvement, resulting in the most effective planning possible. In all of our plans, we review prior local plans and initiatives and regional and state plans and statutes to ensure consistency. BFJ Planning is also capable of creating scenario plans and visualizations to illustrate the potential outcomes of decisions. This type of planning allows communities to choose and option or develop policies that will best meet their future needs.

We work closely with municipal staff, land use boards, and citizen advisory committees throughout the planning process, providing drafts for review prior to working meetings, taking comments and making revisions as necessary. This close working relationship allows us to be responsive to comments and make corrections promptly to ensure that the process continues to move forward at an appropriate pace.

In WestCOG, BFJ Planning has prepared Plans of Conservation and Development for Brookfield, Newtown, Stamford, and Bethel, provided Neighborhood Plans in Greenwich, Downtown Plans in Wilton, Danbury, and Westport, and a Facilities Master Plan in New Canaan.

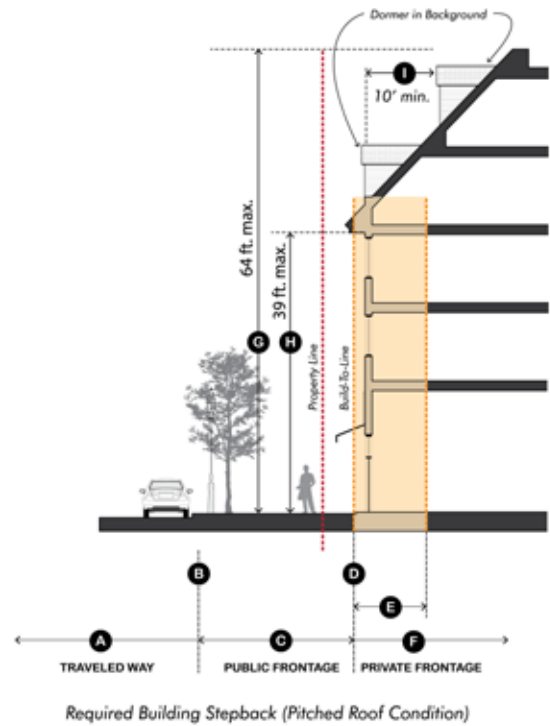
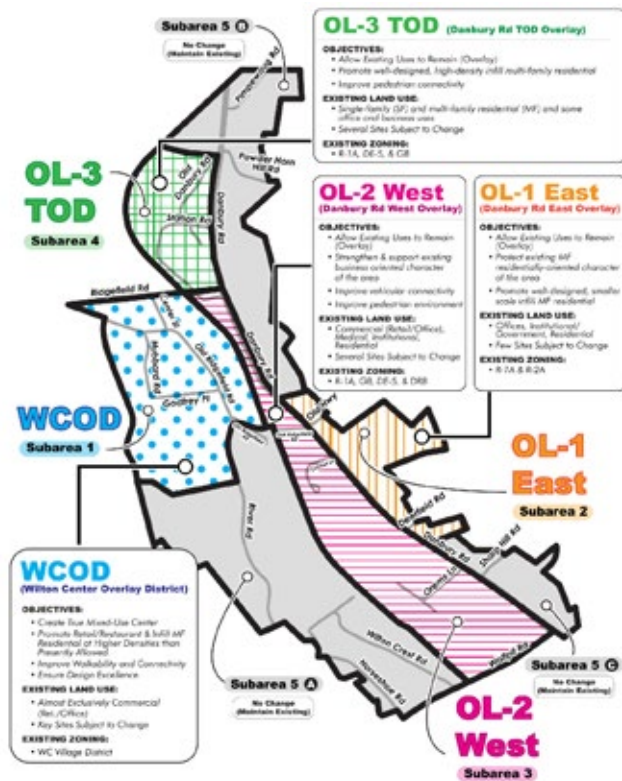


*BFJ Planning Plans of Conservation and Development for Brookfield, Newtown, and Stamford*

### **Zoning and Form-Based Codes**

BFJ has broad experience in crafting both full zoning code updates and targeted zoning revisions, including both regulation text and zoning maps. BFJ Planning also has experience in updating subdivision regulations and writing and updating other land use regulations for municipalities. BFJ’s ordinances are user-friendly, written in plain English, organized logically and sequentially, and efficient in their execution. They are based on state law and applicable case law and seek to retain those parts of the existing text that produce desired development, while incorporating new language and techniques in order to realize the Municipality’s planning goals. The firm’s experience includes traditional zoning approaches as well as contextual and form-based zoning and the incorporation of sustainability provisions such as solar, energy efficiency measures, and transit-oriented development. We have worked with several communities to develop form-based codes, including Wilton, Connecticut, New Rochelle, Mt. Kisco, Ossining, Hempstead and Pawling, New York.

BFJ Planning’s zoning work in WestCOG municipalities includes our ongoing work with New Canaan to comprehensively update their Zoning Regulations, our work with Greenwich on Signage, Lighting, and R-6 zoning regulations, and development of a form-based code for Wilton Center. These tasks require a deep familiarity with Connecticut State Statutes, including Title 8 Zoning, Planning, Housing, and Economic and Community Development, and a close watch on developments in the legislature and case law.



Wilton Center Form-Based Code

### Ongoing Advisory Planning Services

BFJ provides ongoing planning assistance and advisory services to the planning staff of many communities. Such services include updating and revising master plans, reviewing site and subdivision plans and environmental assessments, and advising communities on the implementation of planning recommendations.

In the WestCOG region, BFJ Planning provides on-going advisory planning services to Norwalk’s Planning and Zoning Commission for development applications in Village Districts, including site plan and design reviews. This ongoing work demonstrates our ability to evaluate consistency of development proposals and interpret local zoning regulations, design guidelines, and policies.



143 ROWAYTON AVENUE

Sheet A0.75: Material Reference Board  
 FIGURE 10: MATERIALS AND COLOR COMMENTS

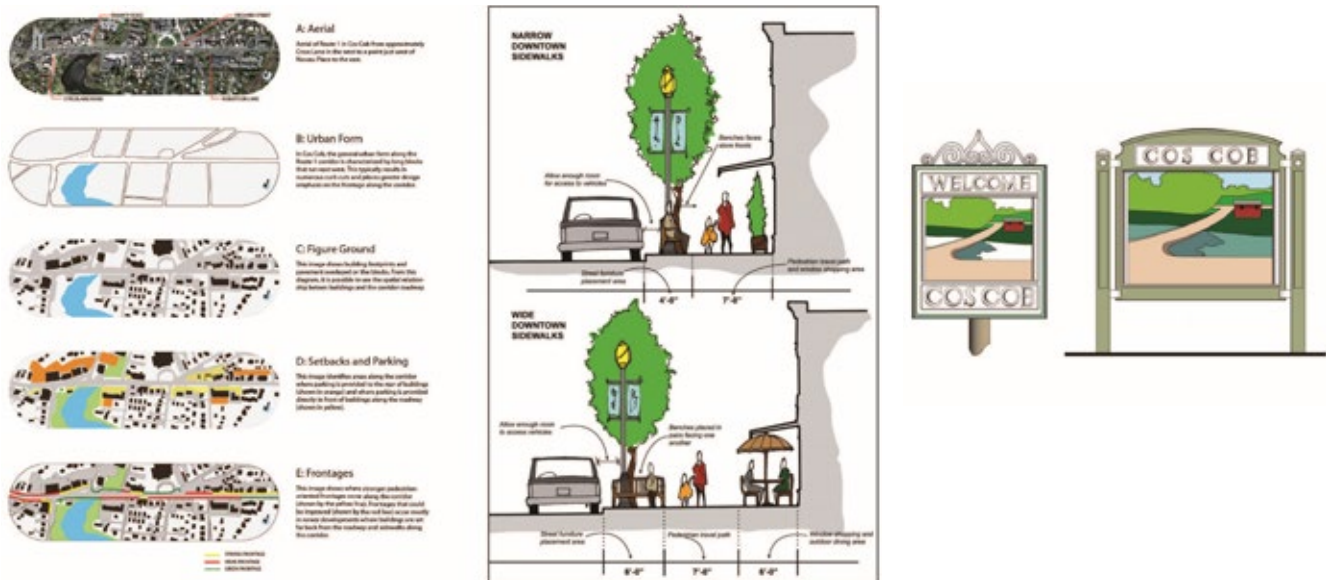
Norwalk Village District Design Review

## Urban Design and Visualization

BFJ's senior professionals include architects, planners, and urban designers with experience in a range of urban design and site planning projects for public and private clients. These include design studies for downtown areas and urban waterfronts; detailed site plans for housing, commercial, and light industrial uses; and adaptive reuse projects for larger campuses and individual buildings. BFJ's urban designers are integral parts of the team on various planning and zoning project types and assist in developing graphic visualizations for plans and illustrative form-based codes and design guidelines.

The BFJ Team uses graphic and visualization techniques to develop conceptual design ideas and communicate with members of the public. Our in-house urban designers understand the power of compelling and informative visuals in providing the audience with a clear understanding of the built and natural environment, both in terms of what exists and for proposed plans.

Both the Wilton downtown zoning effort and the Greenwich signage regulations incorporated urban design and visualization, and the three completed Greenwich neighborhood plans also included a significant focus on the design of streetscapes and public spaces.



*Greenwich Neighborhood Plan for Cos Cob*

## Transportation

Our professional staff has extensive experience and capabilities in the fields of transportation planning, traffic circulation and parking. With both traffic engineers and transportation planners on staff, the firm undertakes a variety of transportation assignments including traffic circulation and impact studies, infrastructure capacity and performance analyses, safety studies, traffic calming efforts, parking programs, corridor studies, transit studies, and multi-modal transportation planning efforts. Our transportation planners also contribute to the development of POCDs and district and downtown plans.

In WestCOG communities, we have provided parking studies for Stamford and Westport, a pedestrian-oriented transportation network for Wilton Center, a Route 6 Corridor Study in Bethel, and a Bridge Feasibility Study in New Milford.



Westport Parking Study



Wilton Center Pedestrian-Oriented Transportation Network

**Market Studies and Economic Analysis**

BFJ Planning and our affiliate Urbanomics often collaborate on market studies and economic analysis. Our holistic approach to market analysis and economic development takes multiple quantitative and qualitative inputs into consideration. Balancing the consensus derived in the public outreach process with market and fiscal realities within locational and infrastructure context enables us to recommend development strategies that would work under real world conditions.



New Canaan Downtown



Where Brookfield Residents Work (2022)

Sources: US Census Bureau, LEHD Program, 2025; GBRC, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS

Our New Canaan Market Study evaluated the market feasibility of future development in the downtown, assessing existing supply of commercial uses, the demand for new uses, and potential impacts of Town initiatives, such as changes to parking and zoning. All our Plans of Conservation and Development and district and neighborhood plans include socioeconomic analysis and recommendations for economic development, including our work in Wilton Center and on Greenwich's Neighborhood Plans.

### Sustainability and Resilience to Climate Change

The firm incorporates principles of sustainability into all of our work. On each planning project, we identify action items to help communities achieve their sustainability goals. Principles of sustainability encompass a broad range of approaches and objectives, so we work closely with our clients to determine strategies that will be most impactful and applicable to a particular project.

Our experience has included planning for reduced carbon emissions and energy consumption, transit and connectivity enhancements, infrastructure and open space, public health, and resilience to climate change. We have collaborated with private sector clients, municipal staff, community leaders, and professional colleagues to identify needs and action items, priorities, and initiatives to achieve goals of incorporating principles of sustainability and climate change into our work. For example, our Plans of Conservation and Development, including for Brookfield, Newtown, and Stamford, each incorporate a chapter on sustainability and resilience providing guidance for how each unique community can become more sustainable and resilient to the impacts of climate change.

### Community Outreach and Visioning

BFJ strongly believes that it is critical to encourage and seek public input in order to create a plan that is embraced by the community and reflective of local priorities. We are community-based planners at heart and are committed to bringing the public into the planning process. Input received from the community shapes its long-term vision and the development of appropriate strategies to address identified issues. Our approach to community engagement is informed by a diversity of strategies and tools aimed at eliciting meaningful input about how communities should change over time, and what should remain constant. The ultimate goal is not to achieve agreement on every topic discussed, but rather to gain overall consensus for the planning vision. All of the projects we have provided as examples in this Statement of Qualifications were developed with community engagement tailored to the community and project needs.

### STAMFORD SOUTH END DEMOGRAPHICS

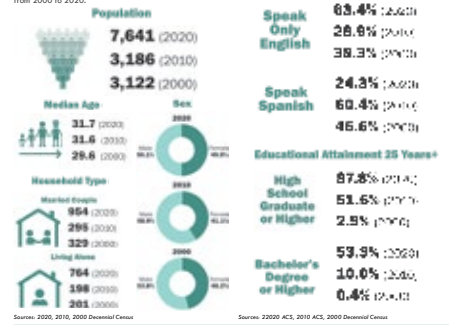
#### Methodology

Understanding local trends surrounding Lathin Wider Community Center provides context for developing a targeted, effective, and inclusive plan for a "Civic Campus" in the South End neighborhood. Demographic information about the South End neighborhood is sourced from the U.S. Census Bureau. This overview uses data from the 2000, 2010, and 2020 Decennial Census, as well as the 2000, 2010, 2020, and 2021 5-Year American Community Survey (ACS) where applicable.

The 2020 U.S. Census redistricting divided the South End neighborhood's previous census tract (222) into two census tracts (222.01 and 222.02). In order to provide geographic consistency across this time span, all findings from 2020 combine census tracts 222.01 and 222.02.

#### Population Demographics

In 2020, Stamford's South End neighborhood population was 7,641, an increase of 4,455 since 2010 and 4,519 since 2000. This accounts for an 1.45% population increase from 2000 to 2020.



Sources: 2020, 2010, 2000 Decennial Census

Sources: 2020 ACS, 2010 ACS, 2000 Decennial Census

Reimagine Lathin Wider: South End Civic Campus Design Competition Study

### Example of BFJ Planning demographic and housing analysis figures



Floodplain Map of Brookfield



*Roundtable Discussions at a Public Workshop*



*Interactive Public Workshop*

## ***Project Management***

Our project management policy includes regular contact by video conference, in-person meetings, phone, and email. We keep our clients informed of the work progress, sending draft memos, deliverables, and/or preliminary findings prior to formal client meetings, board, and committee meetings. For each project contract, we create a timeline, scope of work, and public engagement plan to ensure that there is an agreed upon approach and all parties understand next steps. Our schedules and approach are always flexible to respond to client and community needs, particularly our public engagement approach, as with each project we learn what works and what additional needs there are in a unique community. The success of our approach is demonstrated by BFJ's record of on-time, on-budget delivery and high-quality outcomes.

## ***Flexibility and Availability***

BFJ is committed to a planning process based on responding and adapting to the client's needs as required to satisfactorily complete the scope of work. The core team, including Susan Favate as Principal-In-Charge, Emily Tolbert as Project Manager, and Suzanne Goldberg as Senior Planner, can be available as needed for daytime and evening meetings; our Stamford office helps to ensure that we can perform all the required tasks effectively and efficiently. Other BFJ staff can also be made available for necessary meetings as well.

## ***Thought Leadership, Education, and Training***

As the field of urban planning has evolved, we have worked to stay at the forefront of trends in planning. Our process has also evolved to keep pace and much of our recent experience has helped us to continue adding new knowledge, skills, and tools to our planning approach.

We have a team of planners and urban designers who provide leadership in the planning industry by leading training sessions for municipal planners and land use boards, speaking at planning conferences, and teaching at leading accredited Master of Planning programs, including Columbia University and Pratt Institute. Our planners are members of the Connecticut Chapter of the American Planning Association (APA), APA National and other local chapters, and certified by the American Institute of Certified Planners (AICP).



*BFJ Planning Presenting at a Town Hall Public Meeting*

## ***Why BFJ Planning***

***We bring the regional experience needed to complete effective and engaging plans and planning services to WestCOG and its member municipalities.***

The BFJ Team has decades of planning experience at a range of scales, from large cities to rural hamlets to individual sites. BFJ Planning is recognized as a leading planning practice in the Connecticut-New York-New Jersey tri-state region.

The BFJ Planning team has worked extensively throughout Connecticut for 45 years and our experience here makes us familiar with regional and local issues and state and municipal laws and regulations. We have a deep knowledge of planning issues in western Connecticut from our ongoing work with New Canaan to comprehensively update their Zoning Regulations and with Norwalk as advisory planners for the Planning and Zoning Commission, having recently completed POCDs for Brookfield and Newtown, an Affordable Housing Plan for Brookfield, The Wilton Center Master Plan, and Zoning advisory services in Greenwich, and our extensive history working in 11 of WestCOG's 18 member municipalities: Bethel, Brookfield, Danbury, Greenwich, New Canaan, New Milford, Newtown, Norwalk, Stamford, Westport, and Wilton. BFJ Planning has an office in downtown Stamford which allows us to quickly reach our clients in the region.

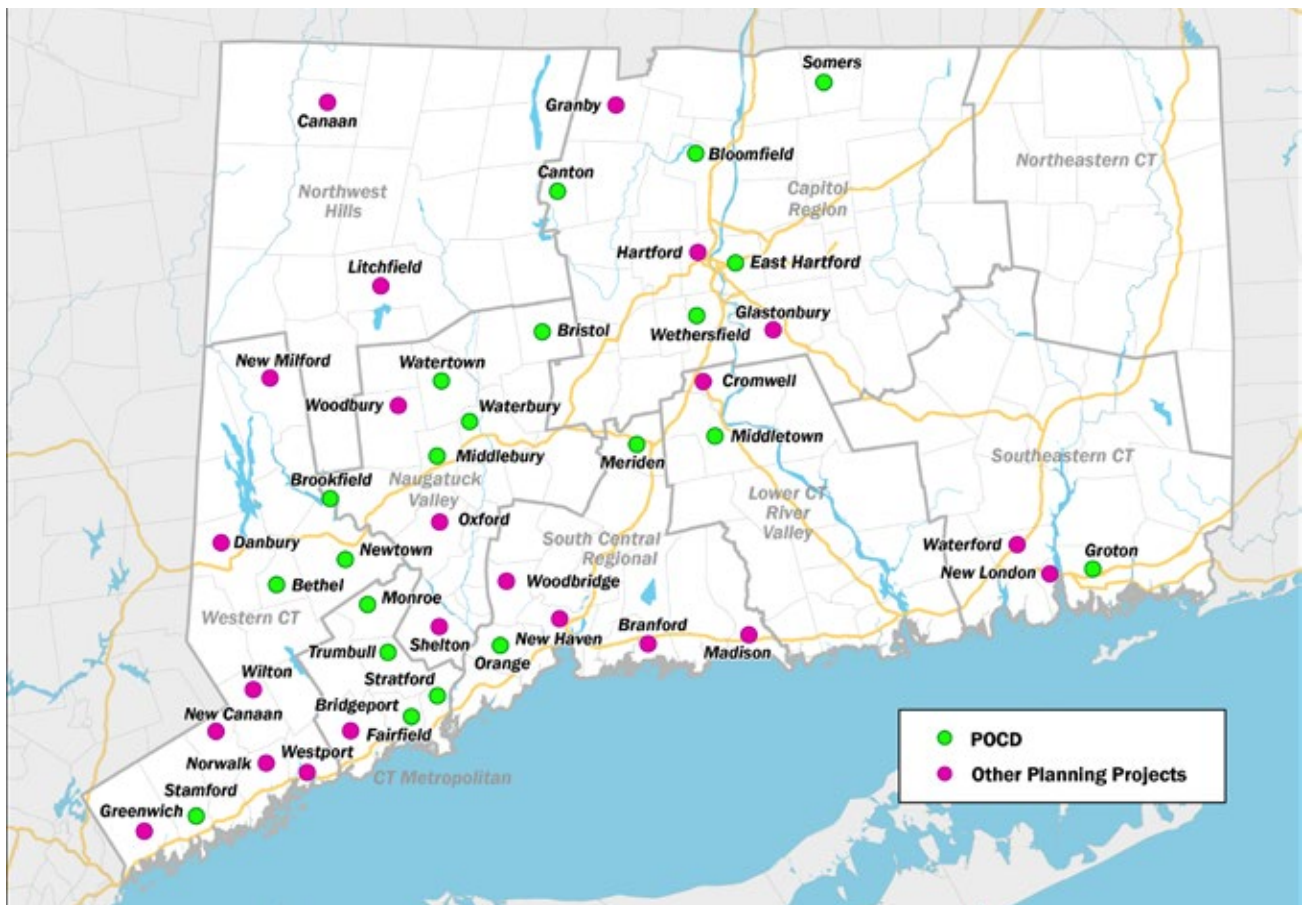
The Map on the following page shows our experience on POCDs (green dots) and various other planning projects (pink dots) in Connecticut. BFJ Planning has completed over 20 POCDs in Connecticut and dozens of other planning projects with a track record of repeat clients. In addition, BFJ Planning has worked on statewide planning projects including the recently published Connecticut Housing and Segregation Study for the Office of Policy and Management (OPM). We follow changes to statutory requirements as a matter of professional interest, including the recent passage of Connecticut House Bill 8002.

We have also worked for a number of municipalities elsewhere in the region, many of whom have engaged us on multiple projects over a period of years. This work includes extensive experience in WestCOG's neighboring COGs of MetroCOG, Naugatuck Valley, Northwest Hills, and neighboring Westchester County, New York Westchester Map. We are proud that this work has resulted in the completion of numerous plans, studies, regulatory updates, and development projects that were consistent with the goals and objectives of the respective communities and have also received recognition from the planning profession.

This broad experience has equipped us with intimate knowledge of the region and allowed us to develop a solid project approach while providing time-tested and innovative planning solutions. Our extensive regional planning experience means that the BFJ team will bring a wide range of best planning practices from our diverse body of work to craft strategies that are actionable. We understand that concepts and ideas that work in other planning contexts may not be appropriate for each individual community, and we tailor recommendations so that they are acceptable and able to be implemented by a municipality.

A significant portion of BFJ's work is in the public sector, including work on behalf of municipalities, counties, state agencies, and transportation-related agencies and authorities. This strong background of public-sector work – as well as work on behalf of private clients – gives BFJ experience in interacting with various state agencies, including CTOPM, CTDOT, CTDEP, and MTA.

BFJ is comfortable with the firm's current workload and maintains the capacity and commitment to provide an exceptional quality of service for continuing and new clients.



*BFJ Planning Connecticut Planning Experience*

***We use an innovative toolbox of community engagement strategies to ensure meaningful input from stakeholders.***

We will work closely with the client to design and implement a Community Engagement Strategy that is inclusive, effective, and flexible based on necessary course corrections. The objectives of public participation will be to inform the plan or project with key public ideas and priorities, and to build public knowledge about what is possible and how to achieve an outcome that supports every resident and worker to thrive.

Our team takes a multi-faceted approach to public outreach, using a variety of tools to reach people at multiple levels in municipality-wide meetings, in small stakeholder meetings and focus groups, and via one-on-one interviews. Our priority is to conduct engagement that is wide-reaching and meaningful, gathering input that will directly inform planning recommendations. Working closely with municipal staff, boards, commissions, and appointed committees, we will craft engagement opportunities to connect with people knowledgeable about key planning issues as well as those who don't typically participate in community planning efforts.

A hallmark of our outreach strategy is the use of flexible, multi-modal engagement tools that meet people where they are. We pair new virtual engagement platforms with creative in-person strategies to maximize participation. For example, we regularly organize "pop-up" meetings at established community events or locations such as libraries, parks, or farmers markets—places where people are already gathering. These informal settings help foster organic conversations and allow us to connect with residents who might not typically attend a formal workshop or meeting.

We use a variety of formats for public workshops that are tailored to the phase of the project and to provide the community with information, allow for question and answer, provide for several avenues to provide input, including interactive activities. For example, we conduct town-hall style, round-table discussions with facilitators, interactive open-house workshops with informational boards and documents, site walks, and design charettes. We also use live polling and interactive presentations to make both in-person and virtual workshops more dynamic and participatory. In previous projects, these tools have prompted real-time feedback and sparked thoughtful dialogue among attendees. These creative, adaptive techniques ensure more meaningful input and foster a sense of shared ownership in the planning process. All of our staff have extensive experience with public speaking at public workshops, public hearings, and other public-facing meetings that represent our clients.

Our virtual tools—such as the Social Pinpoint platform—are highly effective in broadening outreach beyond traditional venues. Features like the Ideas Wall encourage constructive dialogue and crowdsourcing of ideas, while interactive mapping allows residents to pinpoint opportunities or concerns in their neighborhoods. These tools offer flexibility, allowing participants to engage at their own pace and from their own homes, which is particularly beneficial for residents with limited mobility or conflicting schedules.

We've found that this multi-faceted outreach approach leads to broader participation, deeper engagement, and a more inclusive, representative planning process. Whether through a smartphone at a public event, a Zoom poll during a virtual meeting, or an online map visited late at night, our methods are designed to be as accessible and accommodating as possible. Virtual engagement enhances accessibility to those who cannot attend in-person meetings. Residents have responded positively to the ability to join discussions from their homes and engage with planning materials on their own schedule. These strategies foster more representative input and allow data-driven decision-making throughout the planning process.

Our inclusive, community-based approach to planning—one that BFJ has built its reputation upon—ensures that planning outcomes reflect the full diversity of a community. This means intentionally engaging all segments of the population, including historically underrepresented groups such as the Latino community. We have Spanish-speaking staff as part of our team and can provide translation of materials and support at public events. Additionally, we can leverage online translation tools and collaborate with our clients to translate in-person and written materials into other key languages spoken locally.

We also prioritize youth and student engagement—groups that are often underrepresented in planning discussions. In several communities we have worked directly with local school districts to hold student focus groups and gather input on youth priorities. These interactions often open the door to broader engagement with families and help foster a culture of civic involvement among younger residents. By incorporating youth voices into the planning process, we promote a more equitable and representative community vision.



*Pop-up Event*



*Public Workshop*

Please add your suggestions on how Downtown Millburn can be improved.  
(Click on a category below to enter a comment)



Permanently eliminate the parking meters on Millburn Avenue (OK to enforce time limits). The current situation discourages potential customers from shopping in Millburn for fear of getting a parking ticket from an expired meter.

[View the discussion](#)

4 days ago Like Dislike

The town should upgrade the interior of the Bauer Community Center so that it could be repurposed as an Arts & Community Center. The cost would be minimal and the facility would have far many more usages such as art shows, lectures, indoor concerts, displays, school demonstrations, etc. This will drive more community engagement and also bring more people to the downtown. A win for the community and for local businesses.

[View the discussion](#)

4 days ago Like Dislike

Economic development is key. Like Montclair (I work there), rents are too expensive, so you don't get the longterm look like you do in New Hope, Chatham, Madison, Morristown. What are the secrets of those towns? We should highlight our beautiful South Mountain Reservation and Taylor Park, but if we can't handle that "all we care about is money" look, then we will not be successful, and a lot of our stores will stand empty very often. Honor the merchants, and you'll honor the town.

[View the discussion](#)

5 days ago Like Dislike

Please give the complete streets renovations on Millburn Ave a chance. Take away the parking and use the full extent of the large sidewalk for outdoor dining and shopping. There should be no parking on Millburn Ave there and it would be so much more friendly and a nice place to spend time in. We need more bike lanes!!! I often ride my bike into town and to the park but am afraid to ride on Millburn ave.

[View the discussion](#)

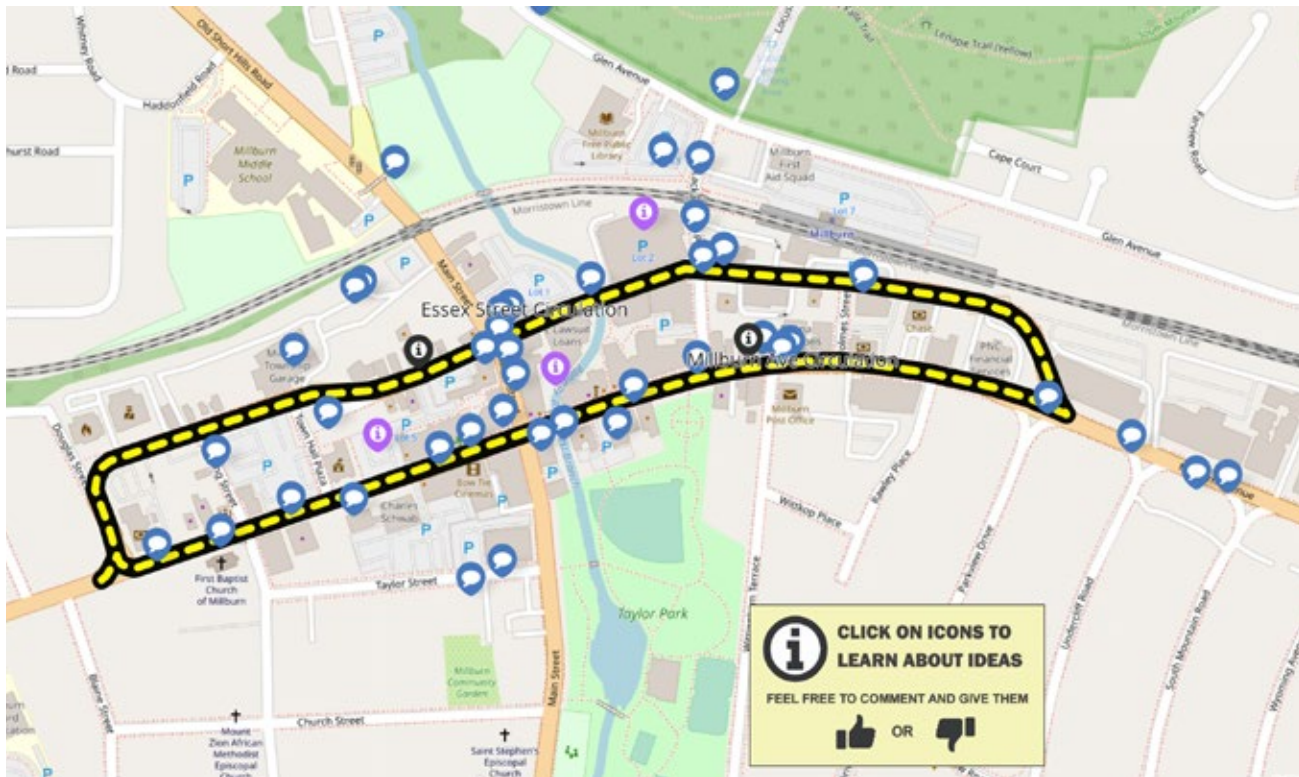
5 days ago Like Dislike

Provide disabled access to NJ Transit. (Elevator to the platform + platform to train access without the steep stairs.)

[View the discussion](#)

6 days ago Like Dislike

Would love to have quick dining (sandwiches, small food) that is healthy, preferably in a nice new installation with friendly people. We need more hipster places like Liv breads where meals can be balanced, individualized (rather than another joint



**CLICK ON ICONS TO LEARN ABOUT IDEAS**

FEEL FREE TO COMMENT AND GIVE THEM

👍 OR 👎

Virtual Outreach Materials

## PUBLIC WORKSHOP

Thursday  
11/21  
2024

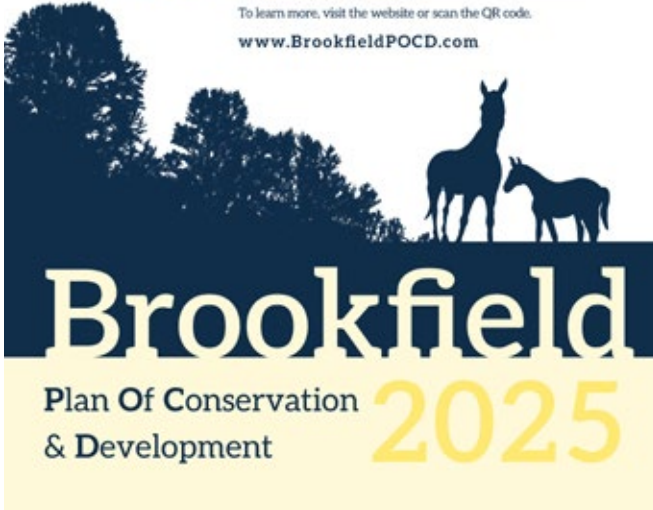
Brookfield High School Auditorium  
Long Meadow Hill Road, Brookfield, CT  
7:00 - 9:00 PM



Brookfield is updating its Plan of Conservation and Development (POCD). A POCD is an official, long-range planning document that provides policy guidance for future growth, development, zoning, land use, infrastructure, and services. Come to this introductory workshop to learn more, ask questions, share your input on issues and opportunities, and help create a shared community vision for Brookfield for the next 10 years.

To learn more, visit the website or scan the QR code.

[www.BrookfieldPOCD.com](http://www.BrookfieldPOCD.com)



## CIUDAD DE MERIDEN PLAN DE CONSERVACIÓN Y DESARROLLO (POCD)

## TALLER PUBLICO

Meriden está en el proceso de actualizar su POCD, que está vigente, un "plan" para la Ciudad. El POCD describe la visión de Meriden para el futuro y proporciona principios establecidos por la comunidad para el desarrollo económico, social, físico, ambiental y fiscal futuro ordenado y equilibrado. El POCD 2019 representa el esfuerzo continuo de la Ciudad para garantizar que sus políticas de planificación y sus metas y objetivos de uso de la tierra permanezcan actuales y representen los problemas que afectan a Meriden



*¡Ven y comparte tus ideas!*

**Jueves 11 de abril  
7:00 - 9:00 PM**

Sala de reuniones  
de la Junta de Educación, 3er piso  
22 Liberty Street, Meriden, CT



Para obtener más información, visite [www.MeridenPOCD.weebly.com](http://www.MeridenPOCD.weebly.com)



## TOWN OF ORANGE PLAN OF CONSERVATION AND DEVELOPMENT



### PUBLIC WORKSHOP #2

📅 April 2, 2025 ⌚ 7:00 - 8:30 PM

📍 High Plains Community Center



*Come give feedback on draft strategies and recommendations for the future of Orange!*

Examples of BFJ Designed Public Flyers in English and Spanish

**We create plans and materials that are visually engaging and accessible.**

Our team includes staff with expertise in a range of graphic disciplines, from GIS and mapping and analysis, to graphic computer programs (e.g. AutoCAD, Adobe and Affinity Suites, Google SketchUp) and freehand drawings to illustrate design concepts, to document layouts that clearly convey planning policies and strategies. We strongly believe that plans, reports, and technical documents must be graphically rich to be user-friendly and avoid “sitting on a shelf.” The intentional use of high-quality graphics also extends to the community engagement aspect of the planning process. Whether at public workshops or on a project website, it is important to have consistent, recognizable branding and graphic formats, to catch people’s attention, drive participation, and help people navigate through planning concepts. Our focus on graphic presentation will extend to the plan document itself, using visuals, headings, colors, and call outs to make information more accessible and understandable.

For mapping, we draw from sources including local GIS and assessor’s databases, WestCOG, state sources such as CT Geodata Portal, CT DEEP and CT DOT, and national sources, such as FEMA and USGS. Mapping allows us to understand current land use and development patterns and communicate existing conditions and concepts with our clients and the public. Maps are used in a range of planning projects from Plans of Conservation and Development, to district and neighborhood plans, zoning updates, scenario planning, and transportation planning. Our maps are attractive and user-friendly, being clearly labeled, appropriately colored and formatted, and at scale and orientation.

**liveWP**

liveWP promotes livable neighborhoods that offer a variety of housing options while also balancing an appropriate mix of neighborhood uses that support the diverse needs of the community.

ADUs could be a useful tool for increasing the supply of housing in White Plains. However, proper regulation would require careful planning to ensure that it is implemented in a way that maximizes its benefits and minimizes potential negative impacts. Future planning for ADUs raises the following considerations:

- Increased housing supply and affordability:** Allowing homeowners to add an additional unit to their property could help alleviate housing affordability challenges in the City by providing more lower cost housing options. ADUs can also provide an income stream for potentially cost-burdened home owners. A significant number of single-family properties with underutilized space could be suitable for ADUs—primarily interior units, but also some instances of exterior units.
- Increased density:** The construction of additional ADU housing units could lead to minor to moderate increases in density in some neighborhoods. While parking and added traffic concerns might arise in certain neighborhood areas, these issues can be partially addressed through proper regulation. ADUs tend to function as studio apartments due to their limited size, typically housing one to two individuals which would not equate to a surge of new residents in a given neighborhood area.
- Economic benefits:** The construction of additional housing units could have positive economic impacts by creating jobs and stimulating local businesses. New residents in ADUs could generate additional tax revenue for the City.

**Regulatory challenges:** Allowing ADUs would require changes to the City’s zoning code and permitting process.

**Westchester County Model Ordinance - (in 2019)**  
Westchester County provided an ADU Model Ordinance for local community consideration (link) noting that:  
“Municipalities can consider updating their zoning codes to allow necessary dwelling units to help support more efficient use of existing housing stock and infrastructure, provide housing that responds to changing family needs and accessible housing for seniors and persons with disabilities.”

Figure 2: Residential Unit Density  
Source: Urban Planning City of White Plains, Westchester County, 2017

ADU Examples  
Source: Regional Plan Association (RPA)

Example of Graphic and Informative Report Pages

# 5

## Signature & Organizational Conflict of Interest Statement

# Signature

Susan Favate, AICP, PP is a representative of BFJ Planning having the legal authority to contract for the firm.

A handwritten signature in blue ink that reads "Susan Favate". The signature is written in a cursive style with a long horizontal flourish at the end.

# Organizational Conflict of Interest Statement

BFJ Planning certifies that there are no relevant facts or circumstances that could give rise to organizational conflicts of interest. BFJ Planning is currently contracted with the Town of New Canaan to update their Zoning Regulations and Map.

# BFJ Planning

[WWW.BFJPLANNING.COM](http://WWW.BFJPLANNING.COM)