# Additional Project Example Information

## 1 Theodore Roosevelt Island Cultural Landscape Report Environmental Assessment and Assessment of Effect

**Client |** National Park Service

**Schedule |** 2019

JMT was retained by the NPS to prepare a combined Cultural Landscape Report/Environmental Assessment (CLR/EA) and Assessment of Effect (AOE) for Theodore Roosevelt Island (TRI) and its associated mainland area. The project area lies within two historic districts – the Theodore Roosevelt Island and the George Washington Memorial Parkway historic districts - and also intersects with the Mount Vernon Trail. TRI is significant, primarily as a national memorial to President Theodore Roosevelt and his devotion to the conservation of America's natural resources. It is listed on the National Register of Historic Places (NRHP) and is significant for four specific periods: American Indian Period (to 1717), Mason Settlement (1748-1833), Civil War Occupation (1861-1865), and Presidential Memorial (1931-1979).

The CLR/EA recommended rehabilitation as the preferred treatment option for TRI and provided a framework for the treatment of the cultural landscape that preserves the historic resource in their multilayered context. JMT further provided recommendations on the preservation and treatment of the property consistent with the landscape's significance, condition, and planned use, as well as identified appropriate improvements to the public amenities at TRI while protecting Park resources and complying with NEPA and the National Historic Preservation Act (NHPA).

To complete the work, JMT conducted a comprehensive analysis of TRI's Cultural Landscape and public amenities, including archaeological resources, the central memorial, existing and proposed trails, proposed nonmotorized boat landings, and accessibility under the American Barriers Act (ABA). The work involved a variety of tasks including significant Section 106 and Section 110 coordination, preparing a Cultural Landscape Report, NEPA analysis and development of an Environmental Assessment, and trail infrastructure and facilities planning. After completing the draft CLR for NPS approval, JMT prepared the NEPA analysis that is integrated into the CLR. JMT's architects and cultural resource professionals also conducted an analysis of a historic comfort station to help determine what improvements that structure needed in order to continue to operate effectively year-round.

The project was complex, as the CLR/EA and AOE documented and evaluated the character-defining features that make the TRI landscape eligible for the National Register of Historic Places. Work performed by JMT included a site visual analysis, site scoping, delineation and evaluation of impacts on wetlands and floodplains, wetland mitigation, evaluation of impacts to disadvantaged populations, and a screening level survey for hazardous materials contamination. JMT further evaluated a convenience station at the site for asbestos and lead as well as plumbing and heating issues.

The project involved extensive stakeholder outreach. JMT coordinated and facilitated two public meetings that were held on-site, prepared the display boards and associated literature for these meetings, and prepared summary reports for each public meeting. JMT also coordinated, managed, and presented at two consulting party meetings that included Virginia Department of Historic Resources, Maryland Historic Trust, NPS, Advisory Council on Historic Preservation, U.S. Commission of Fine Arts, National Capital Planning Commission, DC Office of Planning, Friends of Theodore Roosevelt Island, George Mason University, the National Association of Olmsted Parks, The American Institute of Architects, American Society of Landscape Architects, county governments, and other local stakeholders. JMT prepared summary reports for both consulting party meetings and worked with NPS to address all comments.

The NPS project team included Park staff and several subject matter experts. JMT provided a team including cultural resources experts, cultural landscape experts, architectural historians, landscape architects, NEPA specialists, environmental engineers and scientists, and graphic artists to prepare the final report. JMT's NEPA specialists, experienced in preparing NPS-specific NEPA documents, ensured that the EA flowed with the scope and feel of the CLR and met all NPS standards for NEPA compliance.

# 2 Beaufort Promenade & Park

**Client |** City of Beaufort

**Schedule |** Ongoing

The Henry C. Chambers Waterfront Park is a celebrated meeting hub and venue for festivals and concerts as well as destination for many forms of passive and active recreation in the City of Beaufort. However, over time, their treasured esplanade had become damaged and became an unsafe area for the public. Sadly, and to the community's dismay, the waterfront pathway had to be closed off to the public to ensure everyone's safety. In the summer of 2024, during the City Council Work Session, JMT and McSweeney Engineers presented a condition assessment for the relieving platform and seawall. With the assessment in hand, and the City fully understanding what was at stake, JMT was selected for the next phase of the project; to present the City and the community with options to reopen their beloved destination.

Our mandate was to bring to life the next chapter of Beaufort, South Carolina's civic waterfront park and esplanade. This intensely collaborative process incorporates highly technical resilience engineering and research into inventive site planning and design to not just restore the esplanade but enhance the user experience of the park and waterfront. Using our professional expertise, coupled with a depth of information gained from online community surveys, we put together five options for the City and community to review. State of the art graphics help our team communicate these ideas to the public during and engagement session, allowing people to immerse themselves in the potential new amenities including a new in-water boardwalk with new living shoreline, shade structures and seating areas, a expanded destination play area for people of all ages, a new waterfront amphitheater-situated adjacent to the stage so expand existing seating, a new accessory building to welcome visitors and an expanded dock area for non-motorized crafts.

The solutions the JMT team ideated go beyond what the city had envisioned, but were inspired by the feedback that the citizens of Beaufort graciously supplied. By collaborating, the ultimate design will exceed the public's expectations, while being born of them. Using survey data, engineering expertise and design and master planning experience The JMT team is able to find ways to incorporate inventive new waterfront resilience strategies into new amenities in a beloved civic space.

# 3 Master Preservation Plan for Hamilton, Turner, and Walker Cemeteries

**Client |** City of Greenbelt, MD

**Schedule |** Ongoing

JMT prepared a comprehensive Preservation Master Plan for three early 19th century cemeteries that are now owned by the City of Greenbelt: Hamilton Cemetery, Walker Cemetery, and Turner Cemetery. The master plan both provides a detailed history of each cemetery and an actionable framework for the City of Greenbelt to restore, preserve, and maintain these historic burial grounds. The project required a multidisciplinary approach. JMT conducted archival research, developed a historic context, and reviewed property records to understand each cemetery's origins, associated families, and evolution over time.

Site Condition Analysis included documentation of grave markers, landscape features, vegetation, site access, boundary conditions, and overall integrity. Archaeologists and architectural historians worked together to assess site sensitivity, evaluate potential unmarked burials, and identify preservation challenges related to soils, erosion, vegetation, and maintenance.

JMT led multiple public meetings attended by City staff, elected officials, community leaders, and the general public to understand concerns, priorities, and expectations for the long-term care of the cemeteries. The team used meeting results to prepare clear recommendations to guide preservation treatment, vegetation management, landscape restoration, and routine maintenance tasks. The plan also identified opportunities for interpretation and educational use that honor the families and communities connected to the sites.

The final Preservation Master Plan is an organized and accessible document that supports day to day decision making and long-term stewardship. It provides the City of Greenbelt with a practical tool for planning maintenance work, prioritizing preservation treatments, and strengthening public understanding of the cemeteries' significance.


# 4 City of Possibility Master Plan

**Client |** The Saint Paul's Baptist Church

**Schedule |** Ongoing

CN was selected through a competitive procurement process to lead the master plan for the City of Possibility, a transformative 300+ acre mixed-use development in Henrico County, Virginia, for Saint Paul's Baptist Church and its 7,000-member congregation. Working closely with the church's Imagine 2025 Committee over several years, CN's multi-disciplinary team developed a comprehensive community master plan that balances environmental stewardship, economic growth, and community well-being through regenerative design principles.

The resulting plan prioritizes ecological integrity through green infrastructure, stormwater management, and biodiversity preservation, while fostering community connection through an extensive trail network, community gardens, and preserved natural areas. The plan also integrates renewable energy, wellness amenities, and economic development strategies — positioning the City of Possibility as a regional model for sustainable, inclusive community planning.

**Master Planning |** Our team quickly adapted to conveying our ideas and concepts in a manner non-technical congregation members could appreciate and clearly understand. Onsite investigations included an existing conditions analysis that included Civil War earthworks, redoubts and trenches requiring coordination with Virginia Department of Historic Resources. Additional tasks included a Market Analysis, SWOT Analysis, Master Planning Framework, Planning Work Session, Concept Alternative Master Site Plans, Draft and Final Master Plan and a Master Plan Brochure. At the conclusion of the workshop three of the five concepts were selected for Clark Nexsen to proceed in developing Concept Alternative Master Site Plans. CN was retained by Saint Paul's Baptist Church to work on rezoning efforts that are currently underway.


## MASTER PLAN

1 Possibility Park
2 Possibility Plaza
3 Amphitheater
4 Event Hall
5 Park Pavilion
6 Food Truck Parking
7 Church Expansion
8 Towel Fountain
9 Care Center/Distribution Center
10 Office Mixed Use
11 Retail Mixed Use
12 Community Center
13 Athletic Fields + Facilities
14 Transportation Facility
15 Maintenance + Storage Facility
16 Service Station/Charging Station
17 Parking
18 Senior Community
19 Adults w/ Disabilities Community
20 Memory and Skilled Care
21 Apartments
22 Townhomes
23 Detached Rowhomes
24 Cottages
25 Single Family Homes
26 Clubhouse/Pool
27 Relocated Historic Farmhouse/ Urban Farm/Community Gardens
28 Community Greenspace/Parks
29 Retreat
30 Recreation Trails
31 Stormwater Management
32 Environmental Area/Buffer
33 Future Development

# 5 Fort Fisher Visitor's Center

**Client |** State of North Carolina

**Schedule |** 2024

**Awards |** AIA North Carolina Honor Award for Design, 2025; AIA Aspire Honor Award for Design, 2025

The new Visitors Center at Fort Fisher State Park will replace the existing facility constructed in 1965. Visitor use has increased dramatically since the initial Center was built and therefore inadequately meets the functional requirements of staff and the cultural amenities that a contemporary audience expects. Years of neglect prior to becoming a State Park compounded with erosion along an ever-shifting coastline has made the history of the earthen fort difficult to convey. To further exacerbate the portrayal of the areas of historical significance, a WWII era runway was constructed, slicing through the site eliminating the lunette and sally port of the original Fort. The new Visitor's Center must act as a teaching tool for telling these intertwined stories of Fort Fisher's history.

**Historic Preservation |** Merging history with strong modern design, the Fort Fisher Visitor Center provides visitors with an interactive facility that tells the unique story and history of Fort Fisher and the surrounding area. Responding to the need for more space and modern amenities, the new 22,00 square-foot Fort Fisher Visitor Center features an immersive design that allows artifacts, architecture, and the local landscape to work in concert together. The facility also prioritizes the local, but delicate, coastal ecosystem. With the nearby shoreline used by Loggerhead and Green Sea Turtles for nesting, the building design utilized a lighting strategy that carefully minimized artificial illumination facing the Atlantic shore. Low-profile bollards in the parking area and strategically placed emergency lighting protect the turtles' instinct to seek dark nesting sites. Additionally, the project had a comprehensive water strategy centered around conservation and management. For example, salt-tolerant native plantings reduce irrigation needs while preserving the site's natural character and supporting local ecosystems. The parking area features previous pavers that minimize stormwater runoff, allowing natural groundwater recharge. Most importantly, adherence to best management practices creates a system that captures, filters, and slowly releases rainfall.

**Environmental Planning and Resource Management |** With its location so close to the Atlantic shoreline, the Fort Fisher Visitor Center is situated in a high wind and hurricane impact zone, making it essential to incorporate resilient design principles. Coastal erosion, storm surges, and gradual changes to the shoreline were all contributing elements to the deterioration of the previous visitor's center. To counteract these effects, the new structure is elevated above the 500-year flood elevation by raising the first-floor slab approximately three feet above the existing grade. To protect against coastal storms, features such as hurricane-rated glazing, reinforced roofing systems, and impact-resistant materials were chosen.

**Visitor Experience Design |** The Fort Fisher Visitor Center has reimagined how visitors connect with its historic landscape. With its preserved and reconstructed earthworks, modern amenities, striking views, exhibits, and dedication to the local ecosystem, Clark Nexsen has helped turn the site into a living classroom where people can touch history, hear stories of the past, and see the strategic value of this historic maritime position, creating an irreplaceable cultural asset worth fighting to preserve.


BEFORE FORT

# 6 Northside Park Renovations

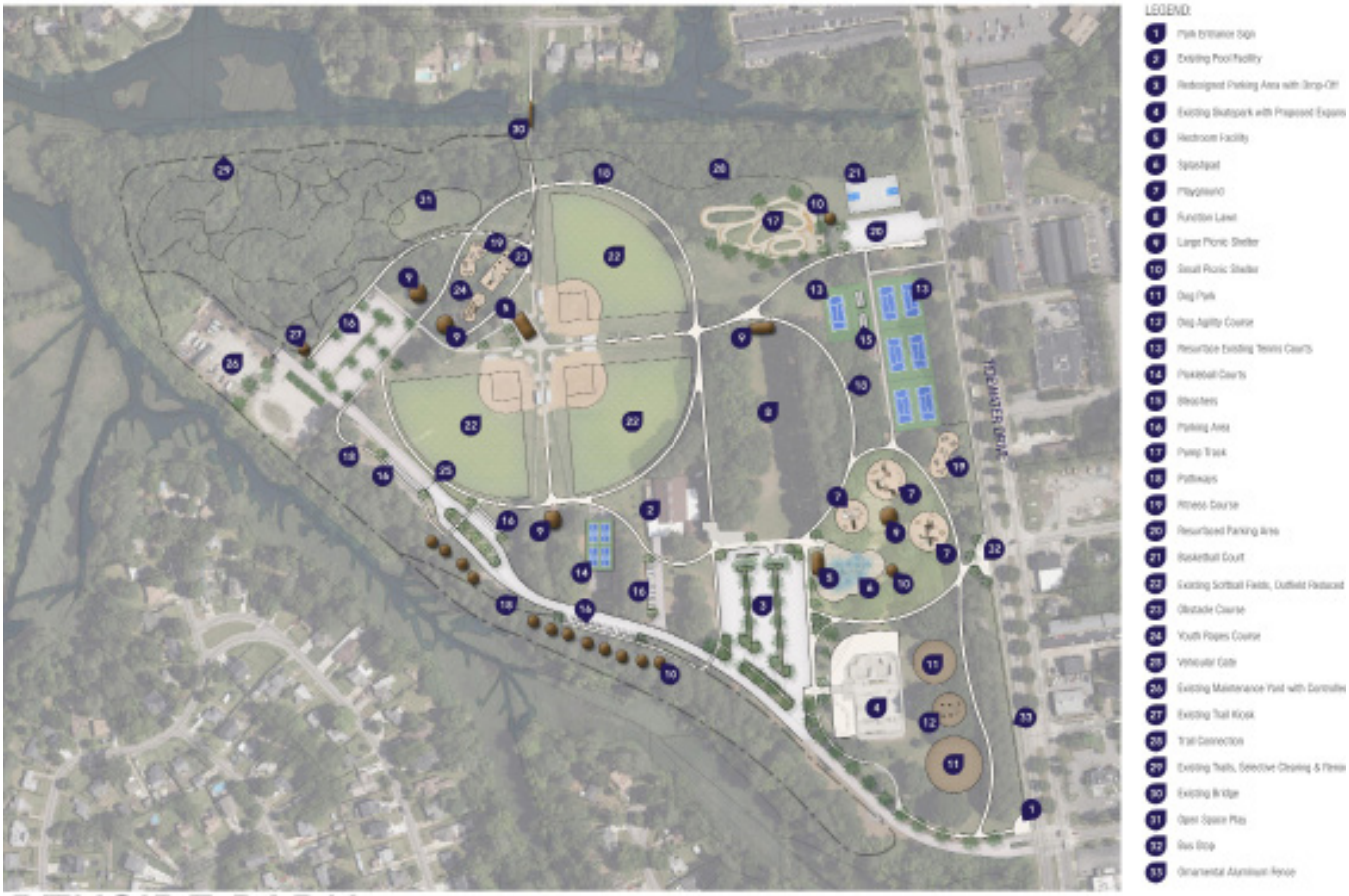
**Client |** City of Norfolk

**Schedule |** 2025

Guided by the City of Norfolk's vision, CN and VIA Design are spearheading the exciting transformation of Northside Park into a vibrant hub for recreation and community engagement. This ambitious project aims to reintroduce the park as a symbol of community resilience and commitment to public spaces.

**Large Park Master Planning |** Engaging with the community throughout the design process, our team has prioritized accessibility and infrastructure improvements. Key enhancements include renovation of existing amenities such as playgrounds and picnic shelters. New features will transform the park with additions like an expanded skate park designed to accommodate users of all experience levels, fitness course, pickleball and basketball courts and a designated dog park area. Accessibility upgrades are a priority, with a new comprehensive multi-purpose trail system throughout the park and a new pedestrian bridge creek crossing that provides connectivity to the neighborhood to the north.

**Facility Improvements and Phased Implementation Strategy |** Additional developments feature a state-of-the-art splashpad, and comprehensive security upgrades. New restroom facilities for the splashpad/playground zone as well as a replacement facility for the softball fitness course zone are included. Construction is strategically phased to optimize resource allocation and minimize disruptions to park operations. As anticipation builds, Norfolk's reimagined green space promises to embody innovation, collaboration, and technical excellence, providing a dynamic and inclusive recreational environment for the community.




# RTHSIDE PARK

## PLAN - PREFERRED CONCEPT

January 17, 2024
SCALE: 1" = 100'

# 7 Joyner Park Community Center

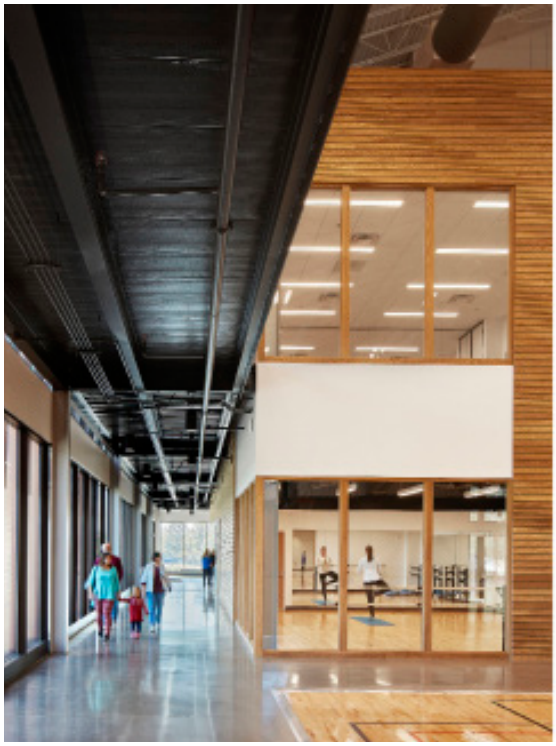
**Client |** Town of Wake Forest

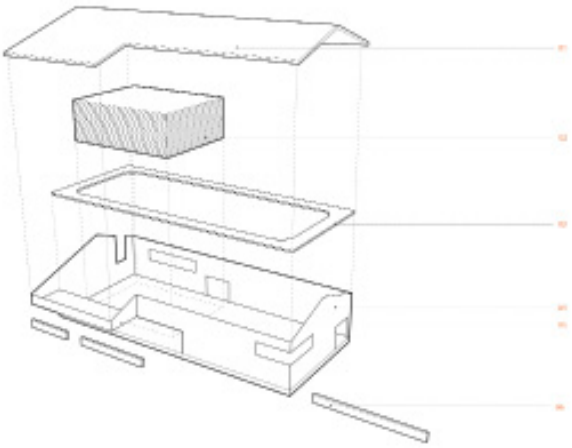
**Schedule |** 2019

Carroll Joyner Park is a beloved community asset in Wake Forest. Featuring walking trails, historic structures, and an outdoor amphitheater, it is a popular location for recreation and events. As part of phase two of the park master plan, the Wake Forest Parks, Recreation, & Cultural Resources Department (PRCR) partnered with CN to design the new Joyner Park Community Center. With robust athletic programs, one of the town's key objectives for this project is to create more gymnasium space and provide a new resource for the community.

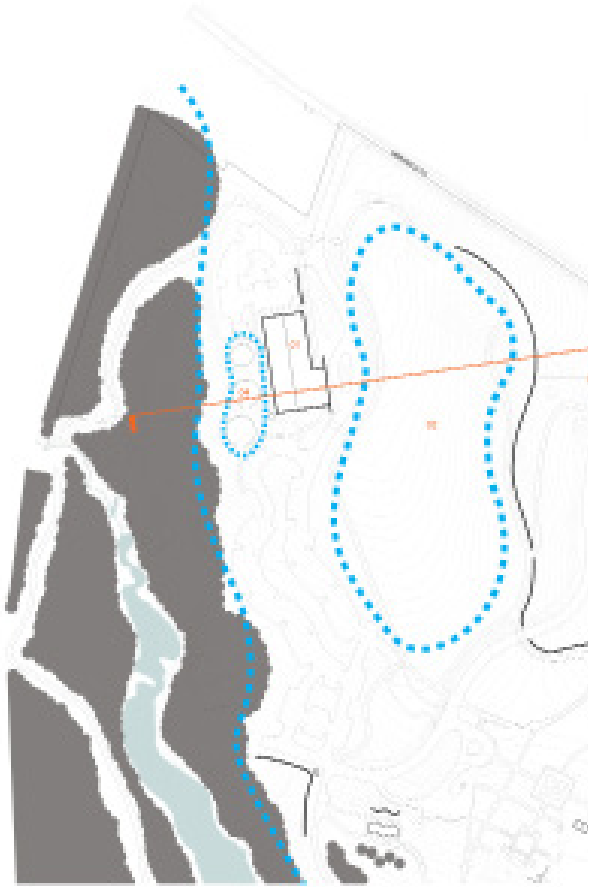
**Historic Preservation Planning |** Offering indoor recreation and gathering space, the facility includes a gymnasium, indoor track, lobby and reception space, a large multipurpose room, a dance studio, teaching kitchen, locker rooms, and new office space for the PRCR. To align with the park's rural context and historic buildings, the design is a modern interpretation of a rustic aesthetic with a stone base, wood-style cement cladding, glass storefront, and a metal roof. A "front porch" links the facility with the park's greenway system and overlooks the meadow, reinforcing indoor/outdoor connectivity. A new, natural play area and public plazas offer engaging outdoor space for children and adults alike.

**Visitor Design Experience |** Inside, an open lobby, exposed structure, and warm wood tones greet visitors. Leveraging box elements as design inspiration, wayfinding is simplified with ready access to the full-size basketball court, volleyball, and pickleball courts on the first floor. The second floor houses the elevated track, offices, and other fitness spaces, while the multipurpose room and teaching kitchen provide a new indoor reception space for weddings and other events held in the park's amphitheater.



EXPLODED PERSPECTIVE

# 8 Multi-Disciplinary Architectural Landscape Architectural & Engineering Services

**Client |** Department of Housing and Community Affairs (DHCA)

**Schedule |** Ongoing

JMT has held two contracts with the Montgomery County Department of Housing and Community Affairs (DHCA) to perform[CB8.1][SR8.2] engineering, architectural, and landscape architectural design services within the county.

**Montgomery Village / South Village Homes Site Improvements |** For this task, JMT provided Community Lighting and Sidewalk improvements within four of the seven communities that comprise South Village Homes in Montgomery Village. The four communities include: Center Stage, Grover's Forge, The Hampton's, and Walker's Choice.

**Community Lighting Analysis and Design |** The proposed improvements for the Center Stage, Grover's Forge, The Hampton's, and Walker's Choice communities included removing the existing community lighting to replace with modern LED-style lighting. JMT developed a photometric analysis using AGi32 software to determine proposed lighting levels and provide the recommended light pole spacing. JMT developed plans, specifications, and cost estimates for the removal and replacement of the community lighting for all three of these communities.

**Montclair Manor Drainage and Community Lighting |** JMT was responsible for lighting and site improvements within the Montclair Manor Community in Silver Spring, Maryland. The community is broken into two sections of townhomes. One section contains 16 townhomes, and the other section contains 48 townhomes.

The project included removing the existing community lighting and replacing it with modern, LED-style lighting. JMT prepared a photometric analysis using AGi32 software to determine the proposed lighting levels and provide the recommended light pole spacing. The project also included the removal and replacement of an existing wooden fence and landscaping improvements within one of the communities.

**ADA and SWM Design |** In addition, the proposed improvements for the Grover's Forge community included removing approximately 800 feet of the existing asphalt sidewalk and replacing it with an ADA compliant concrete sidewalk. This included the design of two new ADA ramps, the replacement of an existing drainage inlet, and the addition of a new SWM facility. The SWM facility engineering design was completed by a subcontractor. JMT designed a landscape plan for the proposed SWM facility and provided final landscape inspection services for permitting close out with Montgomery County Department of Permitting Services (DPS).

**Public Involvement |** JMT attended two community meetings for Grover's Forge to garner input from community members regarding lighting options and providing an update on the project progress. JMT coordinated with DPS and the Maryland National Capital Park and Planning Commission (M-NCPPC) to obtain the necessary permitting for the successful construction of this project.

JMT also attended two public outreach meetings at Montclair Manor to discuss the project and garner input from the community members. JMT created Semi-Final, 95%, and Final plans, specifications, and cost estimates to complete the project, as well as coordinated with DPS for obtaining permits.

# 10 Planning, Design, and Engineering Services for Transportation Facilities

**Client |** Montgomery County, MD

**Schedule |** Ongoing

JMT has provided Montgomery County with comprehensive transportation planning and design services, supporting projects from early visioning and master planning through final engineering and construction documentation. Our work integrates alternative alignment studies, environmental inventories and impact analyses, conceptual engineering, and Mandatory Referral coordination, with a strong emphasis on multimodal safety, context sensitive design, and public involvement. Across projects, JMT has advanced pedestrian and bicycle connectivity within park settings, environmentally sensitive corridors, and dense urban districts.

**Needwood Road Shared-Use Pathway, Phase I and II |** The award winning Needwood Road Shared Use Pathway is a critical link in the County's pedestrian and bicycle network, connecting parks, trails, and community destinations. JMT led planning and final design for approximately 4,500 linear feet of new shared use paths and sidewalks, phased strategically to maximize limited funding sources and accelerate delivery to the public.

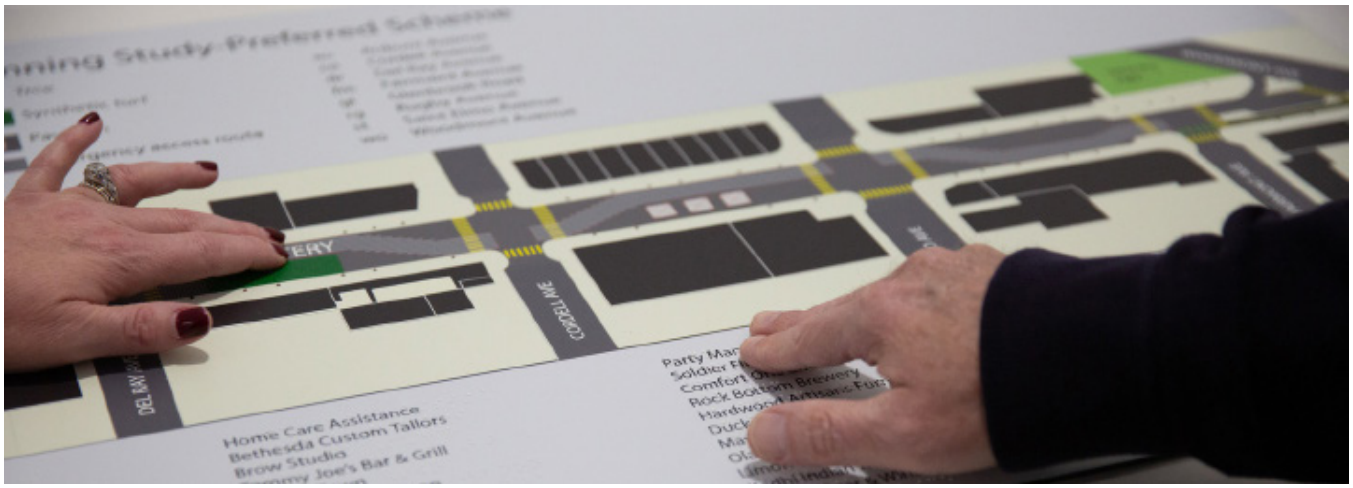
Phase I included a new 8 foot wide shared use path along the south side of the roadway (approximately 2,400 LF), while Phase II extended the path to key trail termini and added a 6 foot sidewalk along Muncaster Mill Road. Design focused on enhancing safety at roadway crossings through ADA compliant curb ramps, marked crosswalks, pedestrian signals, and careful interpretation of AASHTO bicycle guidance. Working within a park like setting, JMT balanced transportation needs with protection of existing vegetation, sensitive grading, and coordinated landscape enhancements.


**Good Hope Road Shared-Use Path |** The Good Hope Road Shared Use Path addressed a long standing gap in pedestrian and bicycle infrastructure within the Upper Paint Branch Special Protection Area (SPA). Originally envisioned as a sidewalk project, the facility was re scoped through County master planning efforts to an 8 foot wide shared use path consistent with the Bicycle Master Plan.

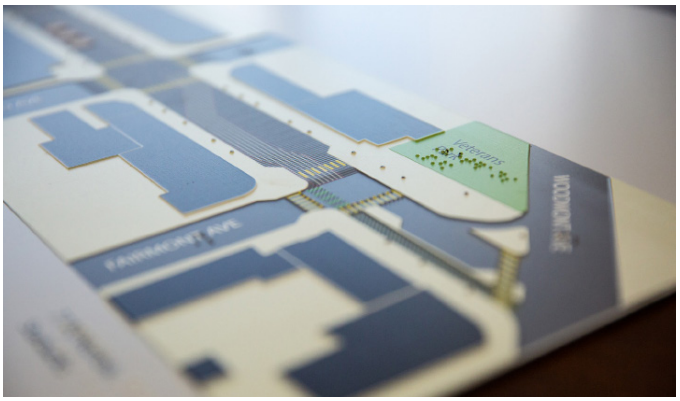
JMT completed an initial concept study to define a preferred alignment, buffer widths, and typical sections before advancing the project through final design and Mandatory Referral. The one mile corridor required extensive environmental coordination, including impervious area mitigation within the SPA, stream restoration elements, and the design of a pedestrian bridge over a tributary to Paint Branch. Public engagement was integral throughout the process; JMT prepared accessible outreach materials and supported a hybrid virtual/in person public meeting to clearly communicate design options, environmental constraints, and project benefits.

**Norfolk Avenue Shared Street Feasibility Study** | JMT led a feasibility study for converting Norfolk Avenue in downtown Bethesda into a shared street that prioritizes pedestrians while accommodating local business operations. The study built on temporary street closures implemented during the COVID 19 pandemic, using them as a real world demonstration of potential long term changes.

Through master planning–level analysis, JMT evaluated shared street typologies block by block, addressing mobility, green infrastructure, curb management, and placemaking. Public engagement was a cornerstone of the study and included bilingual (English/Spanish) surveys, pop up events, and direct outreach to every business along the corridor. To ensure inclusivity, JMT created accessible presentation materials, including a tactile concept plan with braille labeling for visually impaired community members. Community and stakeholder input informed a flexible menu of design options that balanced safety, economic vitality, and public space activation.







# 11 Colonial Parkway Archaeological Monitoring

**Client |** Colonial National Historic Park

**Schedule |** Ongoing

A JMT-led team is the designer of record for the rehabilitation of a large portion of the Colonial National Parkway in James City and York Counties, and Williamsburg, Virginia. The National Register-listed Colonial Parkway, part of the Colonial National Historical Park (COLO) National Park Service (NPS) Unit, was built, starting in the 1920s, as a connection between areas of key significance in Virginia's Historic Triangle – connecting Jamestown to Williamsburg to Yorktown. The stretch requiring rehabilitation will extend across approximately 23-km of the parkway between Jamestown, portions of Williamsburg, and ending at the boundary to the Revolutionary War era Yorktown battlefield.

On the Design-Build side of the contract, JMT has prepared a Masonry Preservation Plan and is involved in ensuring that rehabilitated structures along the parkway are built in-kind. JMT also prepared a Landscape Preservation Plan, working with the NPS and utilizing the previously prepared Cultural Landscape Report and Cultural Landscape Inventory. JMT is working with the contractor and NPS to ensure that the historic viewsheds and vistas are restored (where appropriate) and preserved.

JMT is a sub-contractor to Environmental Research Group, Inc. (ERG) for the Rehabilitate Colonial Parkway Archeological Evaluation and Monitoring, Colonial National Historical Park, Yorktown, Virginia project. NPS determined that, because of the historical significance of the parkway, as an NR listed roadway, and considering the number of archaeological sites along the roadway, archaeological monitoring and testing should be completed to ensure no areas of significance are adversely affected without appropriate documentation and analysis. Testing is required in areas of high sensitivity for historic and Pre-Contact resources, while monitoring is required in all areas where the ground surface is planned.

JMT Senior Archaeologist Nick Arnhold, RPA is acting as the archaeological Principal investigator, involved in assisting maintain the schedule, staffing, coordination, and cultural resources documentation. JMT's Richmond office is also the Artifact Processing Laboratory for any cultural materials encountered through the project. JMT staff prepared an artifact resource plan and are preparing the Cultural Context for the project. Following completion of monitoring and testing needs, JMT cultural resources staff will assist in reporting and will prepare all documents and artifacts for curation according to NPS and VA SHPO requirements.

Archeological monitoring during the performance of construction activities to rehabilitate Colonial Parkway will help to ensure these activities do not inadvertently affect potentially buried archeological deposits or features within the limits of anticipated ground disturbance. Archeological construction monitoring services also assist COLO with their obligations under Section 106 of the National Historic Preservation Act (54 U.S.C. § 300101 et seq.).

JMT has prepared the artifact plan, developed the cultural context, and assisted in the testing within one segment of the parkway to-date. JMT personnel are involved weekly in coordination and scheduling calls to ensure the project is managed smoothly and that no delays for the project are encountered.