



## **Project Team**

For this project for the City of Tullahoma, the optimal team has been assembled to address all of the key issues for Tullahoma in a holistic manner. The proposed consultant team includes:

***The Walker Collaborative: project management, public engagement, historic preservation, downtown revitalization***  
Based in Nashville, The Walker Collaborative (TWC) is the planning practice of Philip L. Walker, FAICP. It was established in 2002 based upon the fact that only rarely is any one firm uniquely qualified for any single planning project. Rather than using a “firm-based” approach, TWC employs a “person-based” approach. TWC initiates each project by first determining the needed areas of expertise, and then identifying the most effective individuals to form the Consultant Team. Team members are determined by balancing professional expertise and experience with considerations of geography, professional relationships, personalities, and planning philosophies. Only by employing this person-based approach can the optimal Consultant Team be created for any given project. TWC is involved with a range of projects, with an emphasis on public engagement, citywide comprehensive planning, downtown and neighborhood revitalization, historic preservation, and zoning and development standards.

### ***Common Ground Urban Design + Planning: land planning, urban design***

Common Ground is an award winning land planning and urban design firm based in Middle Tennessee. Founded in 2006 under the name Third Coast Design Studio, the firm has completed over 100 projects in 20 states. Celebrating their 10th anniversary in 2016, the firm’s founders decided to rebrand the company as Common Ground, a reflection of their commitment to working side-by-side with communities to achieve the greatest outcomes in their planning efforts. Prior to establishing the firm, Principal Keith Covington led the Metro Nashville Planning Department’s Urban Design Studio. The firm has worked across the country designing new communities, revitalizing transportation corridors, enhancing existing downtowns, and planning for regional growth management. Keith’s background in architecture provides a valuable insight into the urban design and planning problems of today.

### ***KCI Technologies, Inc.: transportation planning, traffic engineering, civil engineering***

KCI has one of the state’s largest practices exclusively dedicated to transportation planning, traffic impact analysis, and traffic operations services for public and private clients. The Nashville office has served as the traffic engineering and planning consultant on more than 500 private, institutional, and governmental projects in Tennessee. By having a core focus on transportation planning and engineering services, KCI has developed outstanding expertise in designing innovative solutions to transportation problems. KCI’s staff will be led by Leisel Goethert, AICP and a Tullahoma Native who is committed to sustainable planning and design practices and, as a standard practice at KCI, every transportation planning and engineering project evaluates the complete transportation system. This complete streets focus has led to award-winning design solutions that have been successfully implemented by their clients.

### ***Randall Gross / Development Economics: market assessment/analysis, economic development, strategic planning***

Randall Gross is an economic, strategic planning and development consultant with over 30 years of experience on more than 600 projects worldwide. Randall has worked on numerous citywide comprehensive plans. His role is typically to conduct market assessments or analysis to inform the plan on future growth and development trends. He provides strategic market-based recommendations, as well as economic development strategies. Many such projects also include an analysis of the plan’s fiscal impacts. Randall served as a senior consultant for large economic firms and in the public, private and non-profit sectors before starting his practice in 1996 as Randall Gross/Development Economics (RGDE). RGDE offers development-related and strategic planning services including:

- Local and Regional Economic & Tourism Development
- Real Estate Market Analysis and Financial Feasibility Assessment
- Housing and Community Development
- Downtown, Neighborhood and District Revitalization
- Planning/Transportation Economics (including airports)
- Municipal Finance and Fiscal Impact Analysis
- Economic Impact Analysis
- Public Policy Analysis