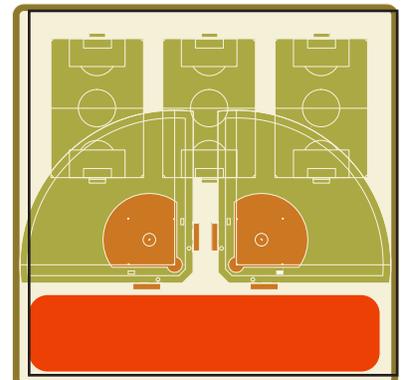
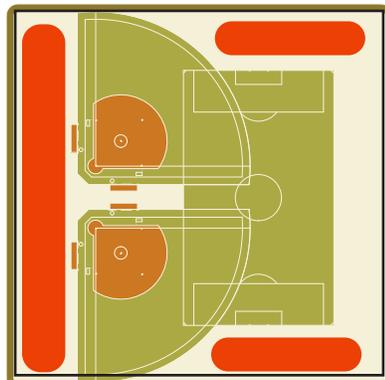
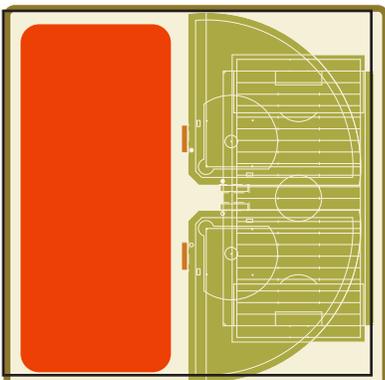
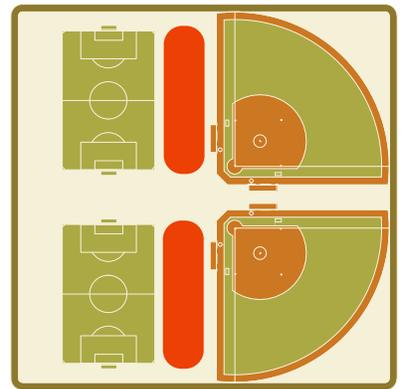
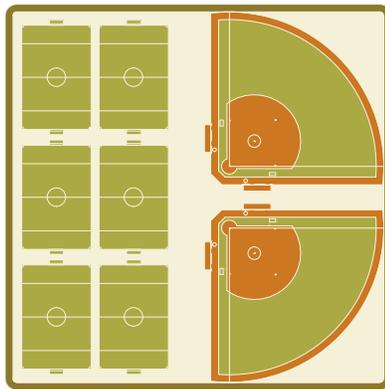
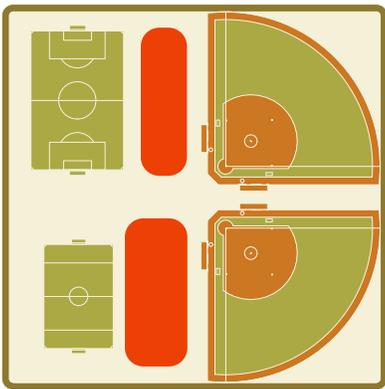
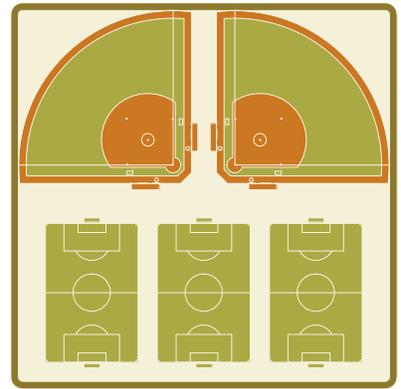
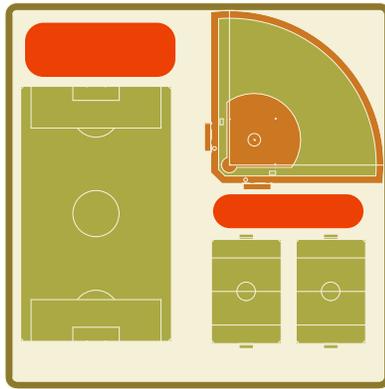
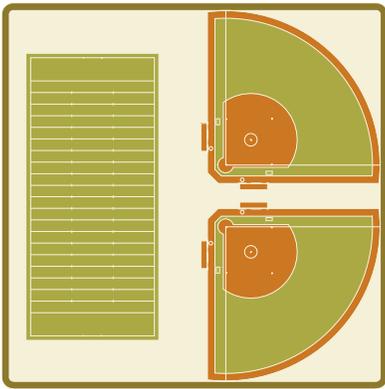
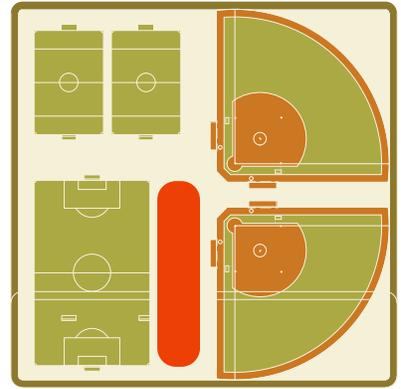
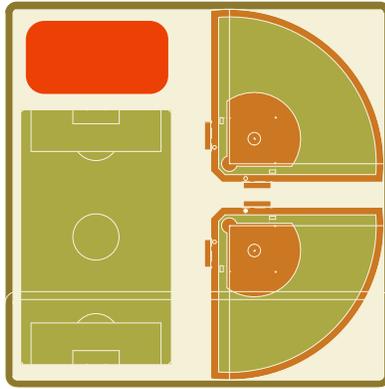
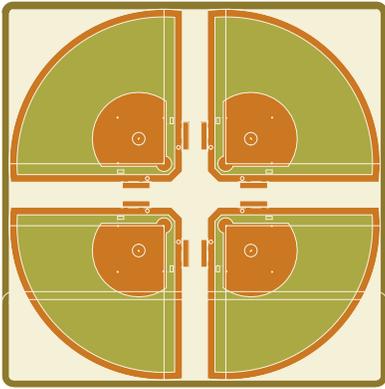


Redesign of the Center Street Ballpark

The City of Moab

Submitted by PERIMETER GEOGRAPHY with TALISMAN and ABLE



November 12, 2025

Patrick Trim, Director
City of Moab Parks, Recreation & Trails
217 E. Center St.
Moab, UT84532

Dear Patrick & Selection Committee Members,

We are delighted to submit the following proposal for the Redesign of the Center Street Ballpark. Our team is excited by the opportunities and challenges posed by the City of Moab, and driven to create a flexible community space that serves residents for many years to come.

We are approaching this assignment as your long-term partner, and we're committed to building a relationship that helps guide the process to a successful outcome. With this in mind, it's important to communicate honestly and openly at this stage — we do not believe it's feasible or responsible to claim we can complete final construction documentation within the proposed project budget of \$150,000. In the following pages we outline a strategic approach that tackles community engagement, conceptual programming and visioning, and schematic design, and builds a strong base of support and momentum towards completing the design in another phase of work.

A number of key criteria define our understanding of the project, including the need to regrade the site, the potential adaptive re-use of existing structures, the ability to offer flexible sports and event programming, and the desire to capture what's special about the site's location, including views, accessibility, and proximity to Moab's civic core. These factors, along with community input and accurate pricing, will define the overall vision, and help determine the construction budget which will drive the full scope of design documentation needed to follow.

For this initial effort, a purposefully streamlined team has been assembled, consisting of Talisman Civil Consultants and ABLE Studio, each of whom bring specific expertise and complementary skillsets to create a nimble and collaborative approach. As the project evolves into documentation phases, additional team members would be contracted as required.

While this approach may not match the stated expectations of the assignment, we hope this careful strategy appeals to the selection committee, and we're nonetheless prepared to work with you to finalize the assignment as it best suits your needs. Thank you for taking the time to review our materials. We look forward to continuing the conversation with you and the community of Moab.

Sincerely,



Andrew Dawson
Founder & Principal

Why This Team

As a team with deep experience on a variety of project types and locations around the country, we understand that approaching projects in places like Moab requires a familiarity with the sensitive context that surrounds and protects them, and a basic willingness to observe and familiarize oneself with the regional conditions. Recognizing that Moab is dependent on its relationship with its natural resources, for quality of life and economic vitality, sets us up for a more successful project outcome, as it reveals unique character and special relationships that lead to a more grounded, authentic, relatable, and customized design. We believe this project is not about replicating what has worked well elsewhere, but rather producing a community park that is representative of Moab and its community.

We understand that this project will require more hands-on attention. There's an important need to be on the ground and on-site, in different seasons and in different capacities, with people who understand the place more deeply. Only by showing up and being there can we begin to uncover the authenticity and sensitivity that leads to a successful process and project. During community engagement, in-person conversations will reveal local values and special nuances that the team can't otherwise ascertain. In the analysis and design stage, repeated visits expose the elements of the landscape that present unique challenges or opportunities, and provide indicators around carrying capacity, resource use, and programming. We also expect this project will require extensive collaboration, internally and externally. While engagement within the Project Team and the

broader community is always important, in destination towns there can be a need for additional layers of outreach, across City departments, with tribal representatives, Hispanic and Latino populations, local large employers, and local non-profits. Importantly, stakeholders for this project may include visitors and second homeowners. Quietly but inevitably, wildlife also exert influence on decisions, and these should not be overlooked. Community champions and local liaisons play a critical role in building project capacity; conversation and collaboration lead to stronger project outcomes. An advantage of working in smaller towns and cities is that they are often more nimble and can often be more innovative, if the right partners are at the table. Our team will work with you to identify these stakeholders early in the process, and seek ways to leverage their knowledge and perspectives well in advance of any decision-making milestones.

Additionally, basic knowledge of economic development mechanisms for tourism-dependent towns is helpful in understanding the approach to this project, as it may help define an implementation strategy. This includes the RAP Tax that funded this initial phase of work, and may also include relevant local, state, or federal grant opportunities. We are prepared to engage on these topics and their implications for economic development, as they provide insights to the planning process.

Maintenance and management of the new park is another consideration. Understanding fluctuating operational resources, which can be driven by budgets or by seasonality is key. The goal is

to create plans that don't overburden existing maintenance regimes, and instead prepares them collaboratively for future needs, whether that's turf management or event setup/take down. This means an acknowledgment of existing processes, standards, and operational capacities. Exploring new recreational facilities and trends will be a part of this process, and ensuring that the Parks Department understands the implications of additional facilities or different management techniques is important.

Knowledge of natural systems and processes, including weather patterns, hydrology (water use & conservation strategies), altitude, and seasonality; and an understanding of the general physical and cultural geography of a region helps us tune in to local lifeways and project impacts. We emphasize place, identity, and authenticity, by responding to

the spirit of the landscape, at the geographic scale and the detail scale. There's not a one-size-fits-all solution to recreation planning in places like Moab. Each community is trying to maintain its own character and what people love about it, and often this is part of the city's marketing strategy to attract visitors – why tourists should choose to visit a certain place and come back to it again and again. But it's not just important from a marketing perspective; it's also critical to understand the specific individual realities of a place in order to make informed design decisions.

Our team will work with you to explore how the Ballpark Redesign can serve as a capacity builder: ameliorating pressures, balancing recreational access and community programming, revealing geographic phenomena, rewarding outdoor economies, and preserving cultural identity.

□ *Within the context of the recreation-driven **Ford Park Master Plan**, Andrew Dawson led a collaborative process with Vail's Parks & Rec Department, Tourism Board, Arts Council, and the Vail Valley Foundation, to seek out flexible spatial solutions for overlapping community and visitor programming in the park – including national youth sports tournaments.*



Firm Profiles

Overall Team Lead:

PERIMETER GEOGRAPHY

(PERIMETER) is a design firm focused on projects in tourism-driven economies and special places that contribute to our shared heritage. We work with clients to preserve regional character, reinforce recreation economies, and improve outdoor experiences. We serve gateway communities where wildlands interface with development pressure, where minor changes can have outsized impact, and where caring for natural resources requires active management in order to balance increasing recreation demands.

From a base in Denver, we work on detailed construction documentation, master plans, trail systems, land management plans, and many other project types, in places of similar geographic and economic context to the City of Moab. In each project we strive to maintain local character and reveal the special qualities unique to each site. Understanding the interwoven layers of tourism, natural resources, recreation planning, and community well-being is our mission.

The firm takes on small assignments directly and supports larger project teams with experience and strategic approaches. PERIMETER brings depth to assignments through national perspective, thought leadership, and a geographic frame of reference which opens avenues of exploration for possible project outcomes and creative interpretation of planning and design. Through our work, we aspire to protect places of cultural, ecological, and aesthetic significance, while at the same time enabling

their access and enjoyment and fostering healthy relationships with the people that keep these real communities functioning and intact.

Andrew Dawson founded PERIMETER after twelve years with larger firms, where he gained a breadth of experience across project and client types, and formed a foundational understanding of working with gateways and destinations. With PERIMETER, his practice focuses on these unique geographies and continues to develop projects at all scales, through meaningful client connections and long-term working partnerships. Through this effort, we hope to bring our niche expertise, sensitivity, and thoughtfulness to Moab, and to build a long-term relationship with you and your community.

Proposer Background Information & Experience:

Owner Contact: Andrew Dawson, Project Manager

Address: 1627 Vine St, 2nd Fl, Denver, CO 80206

Phone: (720) 910-7457

Email: andy@perimeter-geography.com

Number of Years in Business: 1

Number of Years of Experience: 12

Level of Technical Experience: Proficient (currently licensed in Colorado, Pennsylvania, and California, with a reciprocity process defined by Utah DOPL)

Engineering Lead:

TALISMAN CIVIL CONSULTANTS is a civil engineering and land surveying firm based in Salt Lake City's Ballpark Neighborhood. Founded in 2016, our team is built on longstanding partnerships—many of our staff have worked together for over a decade, serving communities across the Salt Lake Valley and throughout Utah. We are a 37-person team led by President Ryan Cathey, PE.

Talisman is known for designing spaces that serve people—from vibrant public parks to civic infrastructure that strengthens neighborhoods. Parks, trails, and recreation-focused site design have become a core part of our portfolio. We bring a deep understanding of grading, drainage, utilities, and multi-modal access to our parks projects, always with an emphasis on sustainability, maintenance efficiency, and long-term usability.

Our broader expertise includes urban redevelopment, planned land development, and roadway design, along with a full suite of surveying services. We've supported projects ranging from small infill parks to complex, multi-phase public spaces, K-12 campuses, and higher education facilities. Whether designing a new green space or reimagining an underused parcel, we bring a practical, community-first approach. Our focus on responsible design helps municipalities and public agencies create parks and open spaces that reflect local identity, meet real needs, and endure for generations.

TALISMAN TEAM CONTACT:

Jeff Snelling, Senior Engineer
(801) 743-1300 jeffs@talismancivil.com

Documentation Lead:

ABLE is a certified woman-owned landscape architecture practice based in Seattle, Washington. Our mission is to elevate everyday landscapes toward a more culturally significant, regionally specific, and healthier environment where communities can thrive. We believe meaningful design starts with a strong vision co-created with community and is achieved through attention to detail and craft.

With extensive public realm experience, ABLE offers professional design services from concept through construction for complex and challenging sites. Canal Commons in Green River, UT, First Creek Park in Tacoma, WA, and Chiloquin Green Schoolyard in Southern Oregon are three such projects that embody the creative process and technical rigor we bring to every project, its clients, and its community. Working in both urban and rural environments, ABLE is dedicated to building meaningful places where people belong.

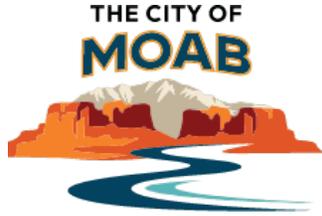
EXPERIENCE WITH SPORTS FIELDS & COURTS

- Warm Springs Ballfields Park, Warm Springs, OR
- Mander Recreation Center Campus, Philadelphia, PA
- Homewood Park, Pittsburgh, PA
- Chiloquin Green Schoolyard, Chiloquin, OR
- Ontario Community Schoolyard, Ontario, OR
- Riddle Community Schoolyard, Riddle, OR

ABLE TEAM CONTACT:

Ashley Ludwig, Founder
(206) 486-4396 ashley@ablestudio.co

Team Organization



**Mayor, City Council
& Community of Moab**

MOAB TEAM LEADERS:

- Parks, Recreation and Trails
- Strategic Initiatives and Sustainability

STAKEHOLDERS / ADVISORY COMMITTEE:

- Public Works
- Community Development
- Business and Economic Development
- Youth and Adult Leagues
- Others TBD



Andrew Dawson

Project Manager, Landscape Architecture & Rec. Planning



TALISMAN
CIVIL CONSULTANTS

ABLE

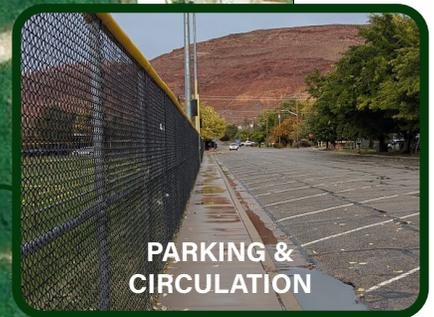
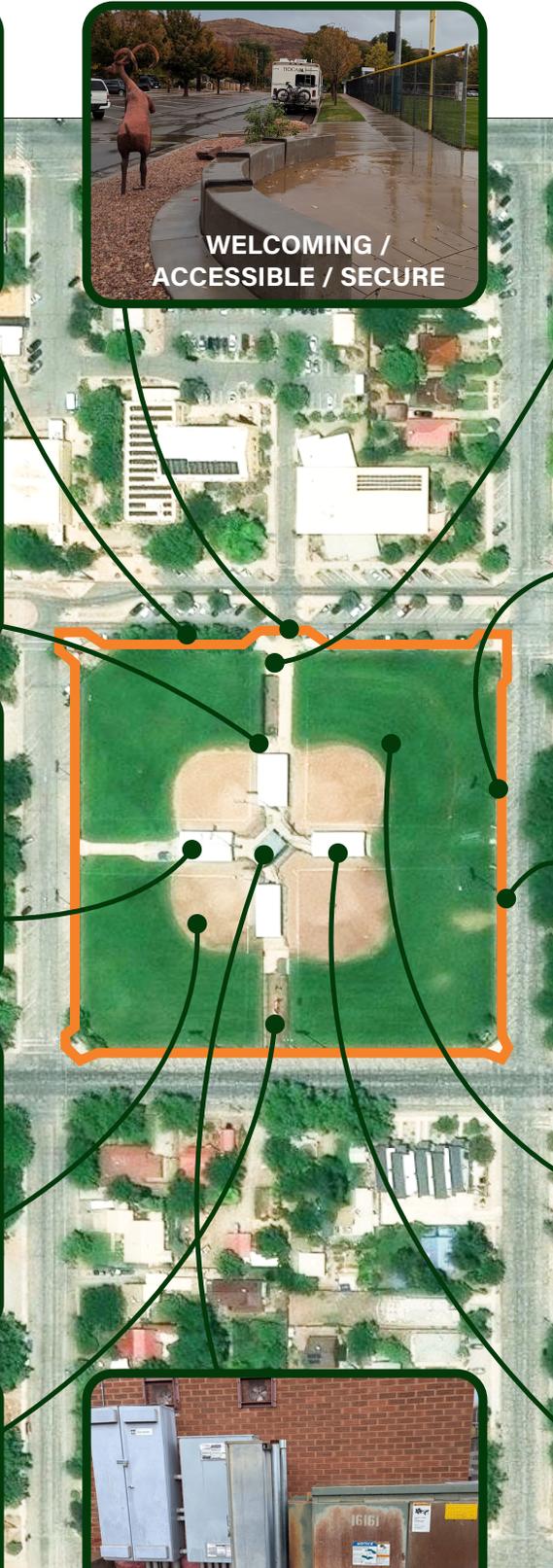
Jeff Snelling

Civil Engineering, Permitting Strategy, Cost Estimation

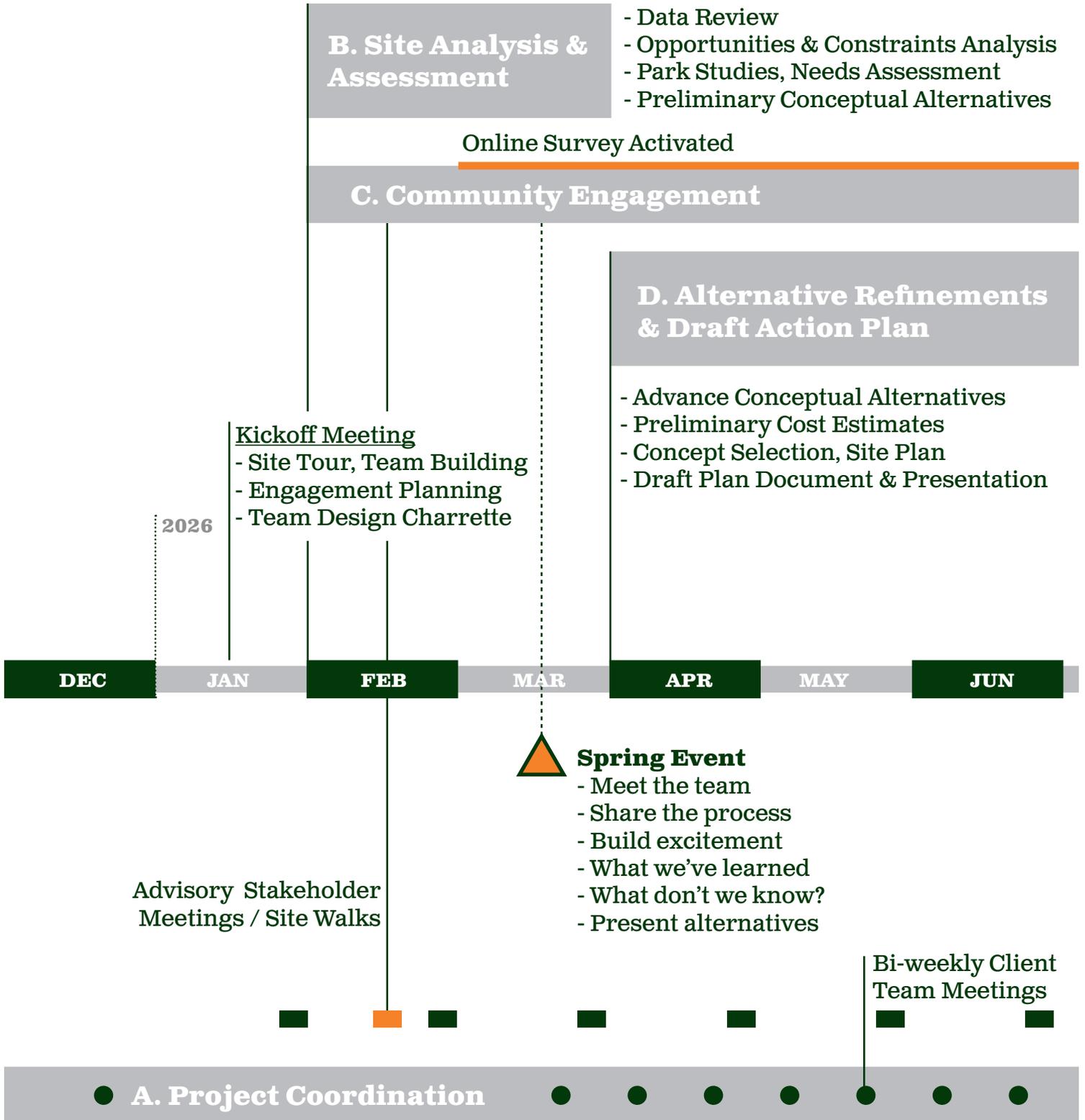
Ashley Ludwig, Becky Klein

Construction Documentation, Landscape Architecture, Design

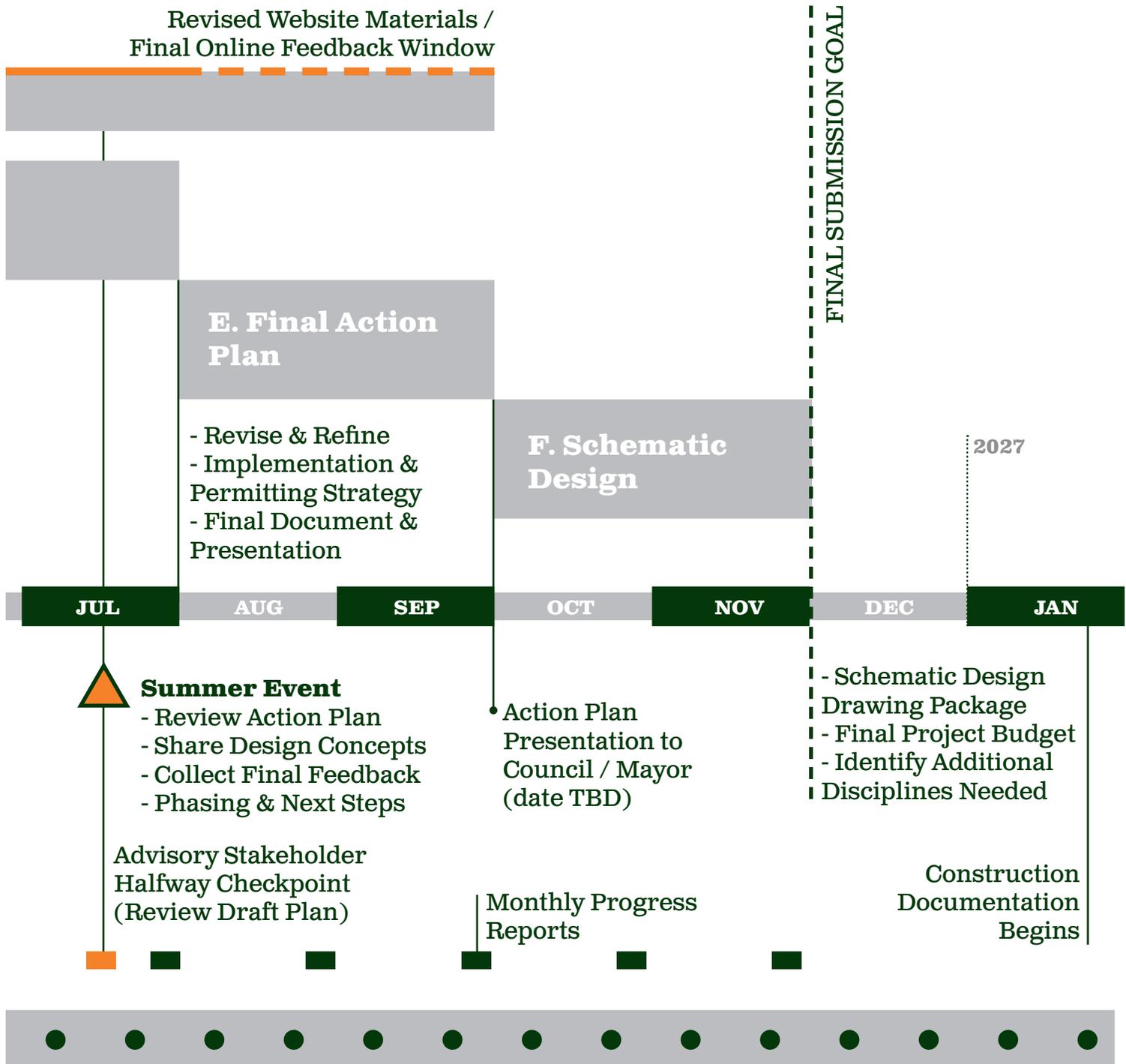
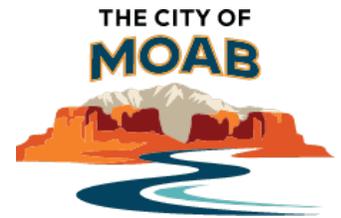
Site Understanding



Project Schedule



□ **Schedule Notes;** this preliminary outline is meant to guide discussion during contract negotiations and will be finalized by the Project Team at the Kickoff Meeting. We understand some flexibility is necessary and expected as the project moves forward. During the regular Progress Meetings we will revisit the Timeline and confirm alignment with project milestones.



Project Approach

We approach this project as flexible partners, understanding that there are still major design drivers that need to be figured out before moving ahead with a final plan. Through the process outlined below, we'll work with you and the project stakeholders to find the right balance of community recreation needs.

PROJECT MANAGEMENT

Beginning with the Kickoff Meeting, we'll prepare agendas and capture meeting minutes. From that point on, we're envisioning a cadence of biweekly client team meetings and monthly progress reports. However, we recognize that there are going to be plenty of times where an impromptu phone call or quick team huddle makes sense. The Advisory Stakeholder meetings are scheduled at key milestones as additional checkpoints in the process. Stakeholders may also be asked to join select biweekly meetings if the topic is relevant.

Internally, our team will communicate regularly, as the pace of the project warrants consistent and open coordination. We use collaborative software like Miro and Teams to make up for our distant locations, and we lean on our existing relationships to build trust and positively critique each other toward a better project outcome.

As Project Lead, PERIMETER will manage project accounting and reporting, and Andrew Dawson will be the primary point of contact for the Moab team. For this project phase, however, our whole team is a small, tight-knit group that will be nimble and accommodating to challenges as they arise.

Kickoff Meeting

Our first full team meeting in Moab will occur in January 2026, and will include the entire design team, the City's client team, and any key advisory stakeholders. We'll conduct a Site Tour and Inventory of the park, which will be an opportunity to ground-truth the existing data and documentation that the team has already reviewed. We'll also conduct an indoor meeting session, that confirms the project schedule, engagement strategy, and deliverables. If necessary, we can break out for individual stakeholder meetings.

During this visit, we also plan to host a half-day Design Charrette, so we can quickly begin grappling with project hurdles and clarifying everyone's expectations. We want to capture the known opportunities and constraints, and understand the current community priorities, but also explore questions and ideas that may not be immediately apparent. This will be an icebreaker, and a chance work together to sketch, discuss, and informally present concepts, precedents, and thematic drivers.

SITE ANALYSIS

During this early phase of the project, the team will review existing documentation and data, and note if key elements are missing. The Site Tour will be a chance to systematically document park infrastructure, materiality, and amenities, their condition, accessibility, and other criteria deemed relevant to this stage of the project.

We can review market and demographic analysis of the recreation amenities offered in the region, and

use stakeholder input to understand how this park fits into a wider system of athletics and community programming. The design team will bring its national perspective and tap into the extensive recreational programming network and data from similar cities. Importantly, we see this task through multiple lenses, which may include anticipating changing recreational trends and tastes, but also the evolving relationship between water use and turf BMPs, the need for structured athletic facilities versus flexible open space, and parks as economic development engines in visitor destinations. Our team believes that creating a plan for Moab that acknowledges local realities and special qualities – and is setting the trend – is more important than delivering programs that follow expectations of visitors or

fit a default mold for “recreation” that could be anywhere. It’s critical to listen to the voices of input from the community to balance wider trends with foundational needs.

During this phase, we’ll begin exploring preliminary conceptual alternatives that revolve around key thematic drivers and community values. This stage will be less about design, and more about larger moves that define spaces and uses. Many iterations will be explored, to test fit options that convey very different versions of the future park. This is a chance to provoke reaction and conversation among the wider project and stakeholder team, to help the design team narrow in on a preferred suite of program, circulation, flexibility, and amenity.

□ *Jeff Snelling directed the planning, design, and construction of the **Salt Lake Regional Athletic Complex**, a 16-field multi-sport venue which included lighting, restrooms, maintenance facilities, an extensive irrigation system, and flex use spaces. The complex supports football, soccer, lacrosse, ultimate frisbee, rugby, cross country, kickball, and quidditch.*



COMMUNITY ENGAGEMENT

Part of our team's intentional strategy is to be present in the community as much as possible. To that end, our proposal identifies multiple structured visits of varying lengths over the course of the project. Besides team working sessions, there are two larger events which form the foundation for community gatherings about the project. Additional ad-hoc team member visits are also expected as needed or necessary to meet project equity needs and inclusive engagement goals, in order to meet people where they are. This means showing up at the annual cookout or the softball league finals, for example. This is on top of an online presence, anchored by the project survey and supported by the City's social media outlets. The intention is to understand community values across seasons and reach different audiences, and encourage open communication among project stakeholders.

Spring Engagement Event

The first community event will be a chance for people to meet the project team, who will share the process and build excitement for the project. The online survey will already be live, and we can share some of the initial feedback received so far. We'll collect input on thematic drivers and park programming ideas and the team will share what we've learned and ask what we don't know. There will also be a display of preliminary conceptual alternatives, representing different park values around active recreation and sports, passive play and flexible use, or community concerts and events. The team will work with stakeholders to identify additional design values to share.

Summer Engagement Event

This event is a chance for the community to view the Action Plan, evaluate the conceptual alternatives, and provide a final round of input before the site design is further refined. The team will have stations that show options for implementation, phasing options, and preliminary costs, so the public has an understanding of the process and can give feedback on what the City should aim for. There will also be information that communicates the next steps of the project, including construction documentation and permitting, and an estimated construction timeline if funding is secured. This event will be a celebration that builds energy, momentum, and support.

Online Survey

It's important to offer a digital alternative to the in-person meetings, in order to provide more people with a more flexible means of engagement, and the online survey is intended to act as an ongoing backdrop of input and feedback for the project team. The survey format will be confirmed with the City, but there may be two phases, so that community members can comment on updated materials as the project progresses. The survey may include graphics, precedent imagery, and demographic questions, so the team can understand who their respondents are.

Overall Engagement Goal

Emphasis will be placed on determining an acceptable design solution that is framed through a values-driven process, and guided by multiple factors (not just the loudest voices), including: capital budgets, maintenance capabilities, public input, design expertise, and regulatory guidelines.



Kids will be an integral part of this engagement process. For the Ontario Community Schoolyard, ABLE Studio hosted a student workshop. During the **Mariposa Creek Parkway Master Plan**, Andrew Dawson led the coordination of Creek Week, which hosted 5th and 6th graders along the creek corridor.



CONCEPTUAL ALTERNATIVES

This phase of the project advances and prioritizes the conceptual alternative sketches. This step incorporates feedback received at the first community event and during stakeholder conversations. It also synthesizes the results of the Site Analysis and Opportunities & Constraints. The alternatives at this stage will be vetted more fully, and will be scaled drawings of the park with conceptual grading, circulation, field layouts, building footprints, and additional program areas clearly defined. The specifics of a new facility, including storage space, concessions, and accessibility, will be evaluated. This accuracy is necessary to conduct preliminary order-of-magnitude cost estimates. The team is prepared to create up to three conceptual alternatives, which will then be refined into a selected and preferred concept plan. The team will then produce a set of visually-compelling graphics for the chosen design, to be included in the Action Plan and used for building additional support or pursuing project funding.

Our team will also identify permitting needs for the proposed site and building improvements. A permitting matrix will be developed to specify and track permits or approvals, serving as a valuable tool through the entirety of the project. In this phase, permitting agencies will be contacted to obtain their standards and requirements and as needed to validate that preliminary concepts are permissible.

ACTION PLAN

The Action Plan process happens concurrently with Community Engagement and the refinement of conceptual alternatives. The plan document captures

the engagement results, the site analysis, the needs assessment, and the iterative design process. Toward the end of July 2026, the design team will provide a Draft Action Plan with adequate time for the client team to review and provide feedback. Drafts of individual sections can be provided at intermediate intervals to facilitate review and revision.

The Final Action Plan will revise the draft plan to incorporate the selected design, its implementation and permitting strategy, and construction cost estimate. The team will compile the plan into a presentation format, so it can be shared with the Mayor and City Council to keep them informed of the project's progress before it moves into the next stage. The Action Plan will ensure that the rationale and decision-making that went into the final design is documented and adoptable.

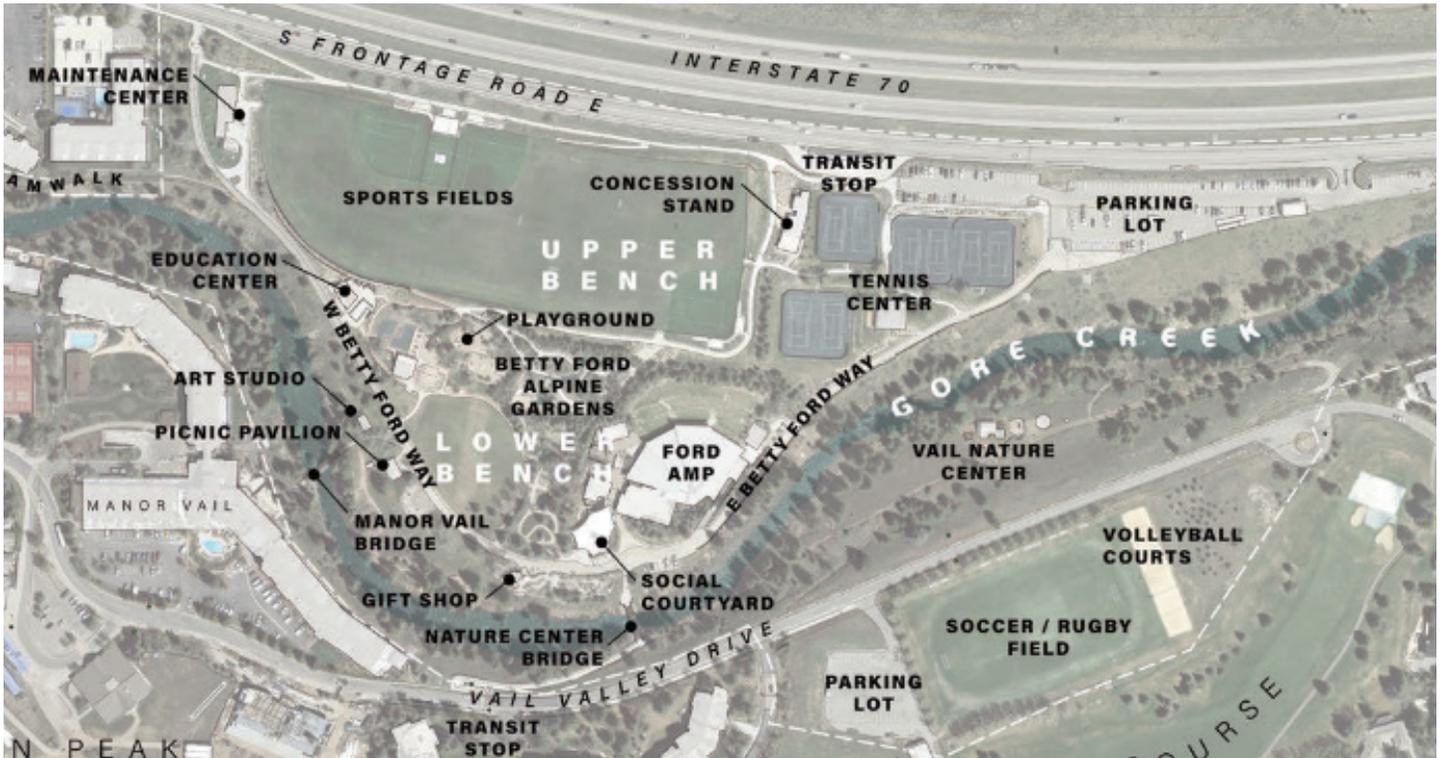
SCHEMATIC DESIGN

The final step of this first project phase is the creation of a schematic design package, to include a cover sheet, site layout plan (with enlargement plans if necessary), demolition plan, grading plan, planting plan, preliminary lighting and utility plan, site sections, and site details. Any planned buildings or structures will be shown as footprints and described in the drawing notes. An outline of necessary technical specification sections will also be included.

This package would also define the final project budget and identify any additional design disciplines that the project may require, which could include the following: geotechnical, structural, MEP (lighting, concession building), or traffic engineering, irrigation, architecture, and cost estimation.

Past Performance

PERIMETER
LANDSCAPE ARCHITECTS



FORD PARK MASTER PLAN

Vail, CO

Ford Park is a 50-acre property adjacent to Vail Village, and it serves many different audiences. There are four primary organizations involved in the operation of the Park, including the Town of Vail, the Vail Recreation District, the Betty Ford Alpine Gardens, and the Vail Valley Foundation, all of which use the park for different and sometimes conflicting purposes. Engagement consisted of an online survey, park walk-and-talks, town meetings, stakeholder focus group meetings, regulatory requirements, and budget considerations, all geared towards understanding the right balance of program and activity within the park.

As one of the only remaining flat open spaces in the Vail Valley, Ford Park has many flexible sports fields, which enable community soccer, lacrosse, softball, football and rugby leagues, in addition to providing open space for concerts and community events. Critically, the sports fields also host national lacrosse and soccer tournaments each summer, a major economic driver for the Town during the off season. These high impact uses are challenged by the short growing season for grass, and the need for maintenance is constant. So far, the Town has chosen to keep natural grass instead of switching to artificial turf, citing concerns over the material makeup of turf, long term upkeep, heat effect, and playability based on user preferences. However, the heavily used infields of the baseball diamonds are now artificial turf, as the soccer and lacrosse tournaments were not willing to play across skinned infields.

Reference:

GREGG BARRIE
Sr. Landscape Architect
Town of Vail Public Works
970-479-2337
gbarrie@vail.gov

*Prior to starting PERIMETER,
Andrew Dawson was the Project
Manager and Landscape Architect
for this project at WRT.*



CALWA PARK RENOVATION Fresno, CA

Calwa Park is a 1960s sports park in southern Fresno, and is currently being adapted into a more flexible and multi-purpose community space. Aging baseball facilities and a dangerously out-of-date playground necessitated the renovation project which began in 2020. The team designed a new playground, with equipment created by Earthscape Play, a renovated picnic pavilion and snack bar, relocated and retrofitted shade structures, a new welcome plaza, and walking loops that connect users from the parking lot to the various park features and updated soccer fields, which are still well-used. The baseball backstop was removed, as community recreation preferences have changed since the park was first built. Lighting upgrades occurred alongside the redesign, with fixture updates for the large mast field lights. A new sensory demonstration garden will provide additional program space, designed to be a calm respite among the otherwise intensely-active park spaces.

Through a grant awarded by California's Prop 68 bond, the project will ultimately implement \$6 million in park upgrades, alongside concurrent projects to renovate the community pool, install futsal courts, and plant trees throughout the site. Construction commenced in September 2025, and is scheduled to be completed in May 2026.

Reference:
SANDRA CELEDON
President & CEO
Fresno Building Healthy Communities
559-256-8722
sceledon@fresnobhc.org

*Prior to starting PERIMETER,
Andrew Dawson was the Project
Manager and Landscape Architect
for this project at WRT.*



OQUIRRH PARK
Kearns, UT

This 53-acre park had become a hub of activity and recreation for the residents of Salt Lake County, drawing crowds for its renowned skate park and organized recreational events. With its escalating popularity among the neighboring communities, a need was identified to upgrade and expand the park’s facilities to cater to a broader range of recreational interests. The project, completed in 2020, was conceptualized to infuse a fresh vibrancy into the park, offering new sports fields, trails, playgrounds, and additional buildings and open-air pavilions. The project’s aspiration to encompass multi-use sports fields within a cohesive design presented challenges in optimizing the available open space and ensuring the harmonious integration of new features without disrupting the existing landscape and popular facilities, like the skate park.

The redesign has successfully transformed the park into a multifunctional recreational space, elevating its appeal to the residents of Kearns and the surrounding areas. The enhanced and diversified amenities have increased the park’s utility, making it a comprehensive recreational destination catering to varied interests and age groups. The installation of a large, modern playground provided a safe and enjoyable space for children and the strategic interventions like ADA-accessible trails and added lighting have increased the park’s inclusivity and accessibility, allowing more people to experience the park’s offerings.

Reference:
JON RUEDAS
Sr. Landscape Architect
Salt Lake City
801-972-7800
Jon.Ruedas@slc.gov

ABLE



WARM SPRINGS BALLFIELDS

Warm Springs Reservation, OR

Centering and connecting to the flow of the land.

On the lands of the Warm Springs, Wasco, and Paiute Native American Tribes and within the dramatic bluffs, river corridors, and juniper sage landscapes of the Warm Springs Reservation, sits the Warm Springs Community Center and its play areas, ballfields, gardens, and sheds that support gatherings and games. To better serve the Indigenous community's health and wellness, the Warm Springs Ballfields project is centered on enhancing the existing assets and extending safe circulation to frame a new, premiere ballfield and community complex deserving of the people of Warm Springs.

Our proposal expands the riparian buffer along Shitike Creek and brings shade trees throughout the site for spectators to enjoy games on hot summer days. By clarifying the flow of the site and providing safe pedestrian connections, this place will continue to be the recreational heart of the community as host to cultural events like Pi-Ume-Sha and by serving the Warm Springs Nation Little League and adult leagues that play on its fields.

Reference:
BRUCE IRWIN
The Confederated Tribes of the
Warm Springs Reservation
541-553-1161
b.irwin@wstribes.org

END OF 20-PAGE SUBMISSION.

Team Resumes



PERIMETER
LANDSCAPE ARCHITECTURE

ANDREW DAWSON

FOUNDER & PRINCIPAL, ASLA, PLA

BIO

With a background in physical geography, Andy holds Masters Degrees in City Planning and Landscape Architecture from the University of Pennsylvania, and his work navigates the range of opportunities between these complementary disciplines. From an office in Denver, he works with diverse teams and on wide-ranging projects across the country with an emphasis on landscape identity, place, and authenticity.

Andy founded PERIMETER to focus his practice on places he cares deeply about, leading planning and design efforts in gateway communities and destination towns. Current engagements are focused around visitor experiences, workforce housing, and balancing recreational access and resource protection. Andy has experience working with National Parks, resort towns, and the communities and people that enable their function in the face of intense tourism pressures.

EDUCATION + AFFILIATIONS

University of Pennsylvania, *Master of Landscape Architecture*, 2012

University of Pennsylvania, *Master of City Planning*, 2010

State University of New York (SUNY) Geneseo, *Bachelor of Arts, Geography*, 2004

American Society of Landscape Architects (ASLA), Licensed Landscape Architect

EXPERIENCE

WRT, Senior Associate | Landscape Architect, 2013 - 2024

Instructor: University of Pennsylvania, Department of City Planning; CU Denver College of Architecture & Planning, Department of Landscape Architecture

Guest Lecturer: UC San Diego, UC Davis, Cal Poly SLO, CU Denver

Competition Finalist: National Parks Now (Van Alen Institute), Parks for the People (NPS), Reimagine the Canals (NYPA)

Visiting Design Critic: U. Penn., Penn State Univ., Columbia Univ., Univ. of Utah

Contributing Author:

[Fresh Water: Design Thinking for Inland Water Territories](#) (2019) - *Between Wildness and Utility: Interpreting Geography Through Fresh Water Infrastructure*

[Routledge Urban Design Handbook](#) (2025) - *Landing in a Region: A Geographic Approach to Urban Design*

RECENT CONFERENCE PRESENTATIONS

Univ. of Utah BASECAMP: Outdoor Recreation & Gateway Communities, Moab, UT

California Trails & Greenways, Olympic Valley, CA

Mountain Town & Resort Planners Summit, Snowmass, CO

PROJECT EXPERIENCE

Stockton Creek Preserve Master Plan
Mariposa, CA

Canon City Western Gateway Park
Canon City, CO

West Vail Workforce Housing
Vail, CO

Bent's Old Fort NHS Concept Study
La Junta, CO

On-Call Landscape Architecture Services
Durango, CO

Boulder Court System Plan*
Boulder, CO

Ford Park Master Plan*
Vail, CO

Calwa Park*
Fresno, CA

Missouri Gulch Workforce Housing
Mariposa, CA

Hetch Hetchy Railroad Trail Phase I
Groveland, CA

Mariposa Creek Parkway Master Plan*
Mariposa, CA

Tunitas Creek Beach*
San Mateo County, CA

Yosemite Hospitality Development*
Big Oak Flat, CA

Groveland Park Amenities Study and Plan*
Groveland, CA

San Joaquin River Parkway Access &
Activation Plan*
Fresno, CA

Tunitas Creek Beach*
Half Moon Bay, CA

*while at WRT.



Jeff Snelling, PE | Senior Project Manager

ABOUT JEFF

Jeff is a senior civil engineer with over 35 years of experience specializing in transportation and utility infrastructure for municipal and private development clients. Jeff served as City Engineer for Salt Lake City and Deputy Chief Engineer for Salt Lake City Public Utilities. In these roles and as a private consultant, Jeff has led or participated in numerous large and small scaled master planning, platting, design, and project delivery efforts. Project types include roadway and bridge, parks and trails, utility and drainage, site development, buildings, and rail. Jeff's expertise in stakeholder outreach, capital planning and budgeting, value engineering and cost estimating will provide value to meeting this project's objectives.

EXPERIENCE

36 Years

EDUCATION

B.S. Civil Engineering,
University of Colorado,
Boulder (1988)

LICENSES

Professional Engineer: UT
265161-2203

RELEVANT PROJECT EXPERIENCE

- **Salt Lake City Green Loop Library Square Study**
Concept design which will lead into construction documents. The project is evaluating a reduction of paved surface and travel lanes to accommodate a linear park and other pedestrian modes. Issues to resolve include maintaining access to existing utilities including manholes, lids and valves, maintaining appropriate access for roadway and parks maintenance and operations, park and streetscape lighting, ADA and MS4 compliance
- **Salt Lake Regional Athletic Complex ***
Directed and supported planning, design and construction of this multi-sports venue comprised of 16 natural grass, sand-based fields. Complex improvements included turf selection for premier fields, administration building and bathroom facilities, parking facilities, field and parking lot lighting, and irrigation systems.
- **Salt Lake City Parks Projects (numerous) ***
Master planning, budgeting, design and project delivery direction and support for numerous Salt Lake City park and trail projects. A few examples include new soccer fields at Fairmont Park, concession building and field improvements at Riverside Park, Jordan River Trail improvements including a new pedestrian bridge over Union Pacific rails.

**Denotes work completed while employed by Salt Lake City.*

ASHLEY LUDWIG PLA ASLA



Ashley is the founder of ABLE. Her work is known for connecting people to place by revealing ecological and cultural narratives within the everyday built environment. With an engaging design approach and a deep respect for technical rigor, Ashley is skilled in leading collaborative teams through complex design processes to transform neglected sites into active public spaces.

SELECTED PROJECTS

CHILOQUIN GREEN SCHOOLYARD Chiloquin, OR, The Trust for Public Land

WARM SPRINGS BALLFIELDS PARK Warm Springs, OR, Confederated Tribes of the Warm Springs Reservation of Oregon

RAINIER COMMUNITY CENTER PLAY AREA Seattle, WA, Seattle Parks and Recreation

MADRAS COMMUNITY SCHOOLYARD Madras, OR, Trust for Public Land

FIRST CREEK PARK Tacoma, WA, The Trust for Public Land

WESTMINSTER PARK Shoreline, WA, Shoreline Parks and Recreation

WEST ECHO LAKE PARK Shoreline, WA, Shoreline Parks and Recreation

SWAN CREEK CONNECTOR Tacoma, WA, The Trust for Public Land

BELLTOWN ROOF TERRACES Seattle, WA, Vitus Properties

MOTHER NATION SPIRIT JOURNEY VILLAGE Seattle, WA, 7 Directions Architects

GRAFFITI PIER Philadelphia, PA, Delaware River Waterfront Corporation

MANDER RECREATION CENTER CAMPUS Philadelphia, PA, Fairmount Park Conservancy

PITTSBURGH SWING BENCH Pittsburgh, PA, City of Pittsburgh

DOMINO PARK Brooklyn, NY, Two Trees Development*

INDIA BASIN SHORELINE PARK San Francisco, CA, San Francisco Rec & Park Department*

HOMEWOOD PARK Pittsburgh, PA, City of Pittsburgh

REGISTRATIONS & AFFILIATIONS

Licensed Landscape Architect
Washington, Oregon

American Society of Landscape
Architects, member

Certified Play Safety Inspector

University of Washington
Professional Advisory
Committee

EDUCATION

University of Pennsylvania
Master in Landscape
Architecture

University of Pennsylvania
Bachelor of Arts in Architecture

AWARDS & HONORS

2024 WASLA Honor Award,
Oregon Rural Community
Schoolyards

2022 ASLA Honor Award, Domino
Park, Field Operations

2020 AIA Regional & Urban
Design Award, Cornell Tech
Campus, Field Operations

2019 WxLA Scholar

2014 National Park Now
Competition, Van Alen Institute &
National Parks Service, winner

PROFESSIONAL EXPERIENCE

GGN+

Field Operations*

ABLE

BECKY KLEIN PLA ASLA



Becky joined ABLE in 2022 with more than a decade of experience in the design field. Her work is focused on connecting communities to spaces that provide desired program and incorporate and nurture cultural identities, histories, and futures. Becky has an in-depth knowledge of the planning, detailing, and processes integral to realizing complex designs.

SELECTED PROJECTS

RAINIER COMMUNITY CENTER PLAY AREA Seattle, WA, Seattle Parks and Recreation

MOTHER NATION SPIRIT JOURNEY VILLAGE Seattle, WA, 7 Directions Architects

ONTARIO COMMUNITY SCHOOLYARD Ontario, Oregon, Oregon Rural Community Schoolyards Program, The Trust for Public Land, Roundhouse Foundation

MADRAS COMMUNITY SCHOOLYARD Madras, Oregon, Oregon Rural Community Schoolyards Program, The Trust for Public Land, Roundhouse Foundation

WESTMINSTER PARK Shoreline, WA, Shoreline Parks and Recreation

HEADWATERS PAVILION Los Angeles, CA, Los Angeles County Public Works+

LOS ANGELES RIVER MASTER PLAN UPDATE Los Angeles County, CA, Los Angeles County Public Works+

HEADWATERS AREA PROJECT CONCEPT REPORT Los Angeles County, CA, Los Angeles County Public Works+

RIO HONDO CONFLUENCE AREA PROJECT CONCEPT REPORT Los Angeles County, CA, Los Angeles County Public Works+

SELA CULTURAL CENTER South Gate, CA, Rivers and Mountains Conservancy+

NORTHWEST RESILIENCY PARK Hoboken, NJ, City of Hoboken+

NORTH CAMPUS HOUSING Seattle, WA, University of Washington+

REGISTRATIONS & AFFILIATIONS

Licensed Landscape Architect
Pennsylvania

American Society of Landscape
Architects

Licensed Architect
Pennsylvania

LEED Accredited Professional
Building Design + Construction

EDUCATION

University of Pennsylvania
Master in
Landscape Architecture
Master in Architecture

University of Virginia
Bachelor of Science in
Architecture
Minor in Architectural History

AWARDS & HONORS

2024 WASLA Honor Award,
Oregon Rural Community
Schoolyards

2011-2012 Anne Fisher Graduate
Fellowship, University of
Pennsylvania

2011 ASLA PA/DE Chapter
Scholarship, University of
Pennsylvania

PROFESSIONAL EXPERIENCE

OLIN+

Studio Bryan Hanes*

ABLE

Cost of Elements



FEE PROPOSAL

Redesign of the City of Moab's Center Street Ballpark
11/3/2025

		PERIMETER GEOGRAPHY		ABLE STUDIO			TALISMAN CIVIL CONSULTANTS		
		Landscape Architecture & Recreation Planning		Landscape Architecture & Construction Documentation			Engineering		
		Dawson	Cost by Task	Ludwig/Klein	Vamos	Cost by Task	Snelling	MacDonald	Cost by Task
		Rate		\$			\$	\$	
A	Project Coordination								
A.1	Kickoff Meeting and Site Visit	16	\$ 2,480.00	8		\$ 1,480.00	4	4	\$ 1,480.00
A.2	Bi-Weekly Client Team Meetings	26	\$ 4,030.00	12		\$ 2,220.00	12		\$ 2,340.00
A.3	Team Management, Invoicing, Administration	40	\$ 6,200.00	6		\$ 1,110.00	8		\$ 1,560.00
> Notes: Includes monthly progress reports.									
Task Total		82	\$ 12,710.00	26		\$ 4,810.00	24		\$ 5,380.00
B	Site Analysis and Assessment								
B.1	Background Information and Existing Data Review	16	\$ 2,480.00	2	6	\$ 1,180.00	2	8	\$ 1,790.00
B.2	Opportunities and Constraints Analysis	20	\$ 3,100.00	2	4	\$ 910.00	4	4	\$ 1,480.00
B.3	Park Scale and Program Studies	16	\$ 2,480.00	2	4	\$ 910.00	2		\$ 390.00
B.4	Needs Assessment and Community Program Priorities	16	\$ 2,480.00			\$ -	4		\$ 780.00
B.5	Preliminary Conceptual Alternatives Diagrams	20	\$ 3,100.00	2	16	\$ 2,530.00	2	4	\$ 1,090.00
> Notes:									
Task Total		88	\$ 13,640.00	8		\$ 5,530.00	14		\$ 5,530.00
C	Community Engagement								
C.1	One Site Walk & Talk with Project Team and Advisory Stakeholders	8	\$ 1,240.00			\$ -			\$ -
C.2	Advisory Stakeholder Meetings (up to 5)	12	\$ 1,860.00		5	\$ 675.00	5		\$ 975.00
C.3	Two Community Events (in the park)	60	\$ 9,300.00	8	8	\$ 2,560.00			\$ -
C.4	Online Survey (create and manage, compile results)	32	\$ 4,960.00	1	6	\$ 995.00	1		\$ 195.00
> Notes: If possible, align engagement events with existing community programming / fairs / festivals.									
Task Total		112	\$ 17,360.00	9		\$ 4,230.00	6		\$ 1,170.00
D	Alternatives Refinements and Draft Action Plan								
D.1	Advance conceptual alternatives	40	\$ 6,200.00	8	36	\$ 6,340.00	4	4	\$ 1,480.00
D.2	Preliminary Cost Estimates for each alternative	4	\$ 620.00	2		\$ 370.00	2	16	\$ 3,190.00
D.3	Selection of preferred alternative, create illustrative site plan and design diagrams	12	\$ 1,860.00			\$ -	2		\$ 390.00
D.4	Draft Action Plan Document & Stakeholder Check-in	32	\$ 4,960.00	4	20	\$ 3,440.00	4		\$ 780.00
> Notes: 3D renderings available as additional service.									
Task Total		88	\$ 13,640.00	14		\$ 10,150.00	12		\$ 5,840.00
E	Final Action Plan								
E.1	Incorporate feedback and develop preferred conceptual alternative	16	\$ 2,480.00	2	8	\$ 1,450.00	2	8	\$ 1,790.00
E.2	Refined cost estimate for preferred concept	4	\$ 620.00	2		\$ 370.00	2	4	\$ 1,090.00
E.3	Implementation and permitting strategy	8	\$ 1,240.00	2		\$ 370.00	4		\$ 780.00
E.4	Final Action Plan Document and Presentation	24	\$ 3,720.00	2	8	\$ 1,450.00	4	4	\$ 1,480.00
> Notes: Presentation date and format to be determined with input from client team.									
Task Total		52	\$ 8,060.00	8		\$ 3,640.00	12		\$ 5,140.00
F	Schematic Design								
F.1	Produce schematic design drawing package	48	\$ 7,440.00	10	20	\$ 4,550.00	8	40	\$ 8,560.00
F.2	Determine additional technical disciplines needed	8	\$ 1,240.00			\$ -	2		\$ 390.00
F.3	Develop final project construction budget	8	\$ 1,240.00	2		\$ 370.00	4	8	\$ 2,180.00
> Notes: Discuss mobilization for construction documentation phase ahead of final submission.									
Task Total		64	\$ 9,920.00	12		\$ 4,920.00	14		\$ 11,130.00
Total Hours		486		77			82		
Reimbursables (Mileage / Travel / Printing / Field Equipment) 5%			\$ 3,766.50			\$ 1,664.00			\$ 1,709.50
TOTAL			\$ 79,096.50			\$ 34,944.00			\$ 35,899.50

GRAND TOTAL \$ 149,940.00