



# CITY OF GRAHAM

## Sesquicentennial Park Design Services

February 3, 2026

Prepared for:



**City of Graham**

February 3, 2026

City of Graham  
Burke Robertson, Public Works Director  
submitted via email to: brobertson@cityofgraham.com

**RE: Request for Proposals - Sesquicentennial Park Design Services**

Dear Members of the Selection Committee,

On behalf of our team, thank you for the opportunity to submit qualifications for the planning, design, and delivery of Sesquicentennial Park in downtown Graham. We are excited by the City's vision to reinvest in this important civic space and believe this project represents a meaningful opportunity to strengthen Graham's downtown identity, history, and public life.

I will serve as Project Manager and overall design lead for this effort, supported by a highly experienced and collaborative team assembled specifically for small urban park delivery. Our core landscape architecture team includes Tedd Duncan providing park design expertise and quality assurance/quality control, and Terence Welles serving as Project Landscape Architect responsible for day-to-day coordination and technical execution. We are joined by trusted partners including Stewart's survey and civil engineering teams, **Hines** for irrigation design, **Cumming Group** for cost estimating, and **Kilian Engineering** for electrical engineering support. Together, this team brings deep experience designing, coordinating, and delivering public parks in active downtown environments.

Our approach to Sesquicentennial Park is grounded in two core strengths: proven expertise and thoughtful leadership. We are specialists in small urban parks—places that must work hard, serve many roles, and feel welcoming every day, not just during special events. We understand how to balance history, programming, comfort, accessibility, and constructability within tight footprints and visible civic settings. Just as importantly, we understand how to listen, collaborate, and guide projects through complex decisions with clarity and respect.

*As part of our commitment to delivering the best possible outcome for the City of Graham, our team proposes evaluating an alternative location for Sesquicentennial Park that enhances visibility, accessibility, and everyday use—while preserving the park's symbolic importance.*

*The alternate site offers greater exposure to downtown activity, stronger pedestrian connections, and clearer visual presence within the civic fabric of Graham. These qualities allow the park to function not only as a commemorative space, but also as an active contributor to downtown life—supporting foot traffic, informal gathering, and spontaneous use.*

*From a design standpoint, the site provides improved flexibility for programming, including performance space, lawn areas, seating zones, and event infrastructure. It allows memorial elements to be celebrated within a setting that feels open, welcoming, and highly legible, rather than constrained by physical or operational limitations. Importantly, this alternative does not diminish the significance of Sesquicentennial Park's*

*history. Instead, it elevates that story—placing it in a location where it can be more easily seen, experienced, and shared by residents and visitors alike. The concept diagrams on page number 6 illustrate this alternative for how the park could thrive in this setting.*

*We view this recommendation not as a departure from the City's goals, but as an opportunity to maximize the return on investment—creating a park that is deeply meaningful, widely used, and positioned for long-term success.*

We also recognize the importance of schedule certainty. Our team is prepared to deliver this project on an aggressive 21-week design and construction timeline, aligning with the City's goal of dedicating the park on July 4, 2026. We have successfully delivered projects under similarly compressed schedules by maintaining clear decision-making frameworks, early coordination with consultants and contractors, and disciplined project management from day one.

Sesquicentennial Park is more than a capital project—it is a statement about Graham's past, present, and future. We believe our team is uniquely qualified to honor that responsibility through thoughtful design, technical excellence, and steady leadership. We would be honored to partner with the City to create a park that reflects Graham's history while serving its community for generations to come.

Thank you for your consideration. We look forward to the opportunity to discuss our qualifications and vision in greater detail.

We look forward to the prospect of working with you on this project. Please call me at **704.318.9912** or email me at [damalong@stewartinc.com](mailto:damalong@stewartinc.com) should you have any questions or need additional information.

Sincerely,  
**STEWART**



**David Amalong, PLA**  
Director of Design  
Project Manager and Day-to-day Contact



**Tedd Duncan, PLA**  
Vice President  
Practice Leader, Landscape Architecture

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## FIRM PROFILE STEWART + SUBCONSULTANT TEAM

Stewart is located throughout the Carolinas, comprising nearly 150 employees with seven office locations. With a unique interdisciplinary collaborative approach that results in stronger and more creative design solutions, Stewart serves domestic and international clientele, offering a full range of services to meet the needs of our clients, including:

- **Civil Engineering**
- Community Planning
- **Geomatics**
- **Landscape Architecture**
- **Structural Engineering**
- Transportation

Founded in 1994 by Willy E. Stewart, PE, the firm has developed a rich culture of servant leadership, summarized by the acronym, THREAD: Trust, Humility, Respect, Excellence, Accountability, Discipline. These core values are at the heart of how we work with each other, our clients, our partners, and our community. THREAD has evolved into a curriculum that is taught to employees through our THREAD Institute.

The company has been recognized multiple times as a Best Place to Work in the Triangle and Charlotte markets by American City Business Journals. *Engineering News-Record* has nationally recognized Stewart as a Top 500 Design Firm.

### THE COMPLETE TEAM

We have compiled a team of trusted partners to support Stewart's in-house expertise. We have included **Hines** for irrigation design, **Cumming Group** for cost estimating, and **Kilian Engineering** for electrical engineering support. Alongside Stewart's professional landscape architects, civil engineers, structural engineers, surveyors, and Subsurface Utility Engineering professionals, we have the experience needed to work with Graham on a park design for the relocated Sesquicentennial Park that the City will enjoy for decades.



### MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and collaborative way.

### AWARDS

2025 Marvin Collins Planning Award - Honorable Mention  
Imagine Kitty Hawk 2050

2024 NC ASLA Honor Award  
Raleigh Iron Works

2024 NC ASLA Merit Award  
West End

2024 TBJ Space Award for Hospitality/Entertainment Development  
West End

2023 ABC Carolinas Excellence in Construction Eagle Award for Historical Restoration/Renovation  
Raleigh Iron Works

2023 Sir Walter Raleigh Community Appearance Award in Landscape Design  
Raleigh Iron Works

2023 Downtown Raleigh Alliance Imprint Award  
Seaboard Station Phase I - The Signal

2023 TCREW Champion Award for Best Redevelopment  
Raleigh Iron Works

2023 TCREW Champion Award for Green, WELL, or Sustainability  
301 Hillsborough at Raleigh Crossing

2022 Downtown Raleigh Alliance Imprint Award  
301 Hillsborough at Raleigh Crossing

PROPOSED SCHEDULE	FEB			MARCH				APRIL					MAY				JUNE			JULY	
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21
<b>PROJECT INITIATION - 1 WEEK</b>																					
Select design team & contractor; Establish schedule & milestones																					
<b>SURVEY - 3 WEEKS</b>																					
<b>CONCEPT DESIGN - 5 WEEKS</b>																					
Begin Concept design and programming; Immediately present to City and City Council (March 10 meeting); Pre-order site elements	<div style="border: 1px solid black; padding: 2px; display: inline-block;">● indicates meeting</div>																				
<b>CONSTRUCTION DOCUMENTS - 7 WEEKS</b>																					
50% and 90% Cost and City Review																					
<b>CONSTRUCTION - 14 WEEKS</b>																					
Deconstruction and Existing Park; Demolition at New Park; Utility Installation	★																				

July 4th Ceremony

3-PHASE COMPRESSED PROJECT SCHEDULE

**Phase 1: Initiation & Site Foundation (Weeks 1-4)**

This phase focuses on team mobilization and technical baseline setting.

**Team Selection:** Week 1 is dedicated to selecting the design team and contractor to establish immediate project milestones.

**The Survey:** A 3-week comprehensive site survey begins in Week 2 to map utilities and topography, providing the site data for the design.

**Phase 2: Design, Documentation & Early Site Prep (Weeks 2-10)**

We are overlapping the office work with the field work to shave months off the traditional timeline.

**Design Progression:** Concept Design and Construction Drawings (CDs) will overlap. We move from initial programming and concept directly into technical 50% and 90% documents and cost reviews.

**Deconstruction & Stockpiling:** During the first 3 weeks of this phase, crews begin demolition at the existing park. Key elements are carefully salvaged and stockpiled for reuse or relocation.

**Early Site Prep:** As soon as deconstruction ends, the team moves to the proposed site for early demolition and utility rough-ins. This happens while the final Construction Drawings are being stamped, ensuring no "dead time" on the calendar.

**Critical Action:** Immediate pre-ordering of construction materials and specialty items occurs here to bypass global supply chain delays.

**Phase 3: Main Construction & Delivery (Weeks 7-20)**

With the design approach is finalized, the contractor will be deconstruction at existing park and demo-ing at the new site. Once 100% CD's are approved contractor moves into vertical and finish construction.

**Structural Bones:** Installation of the below grade infrastructure, foundation footings, etc.

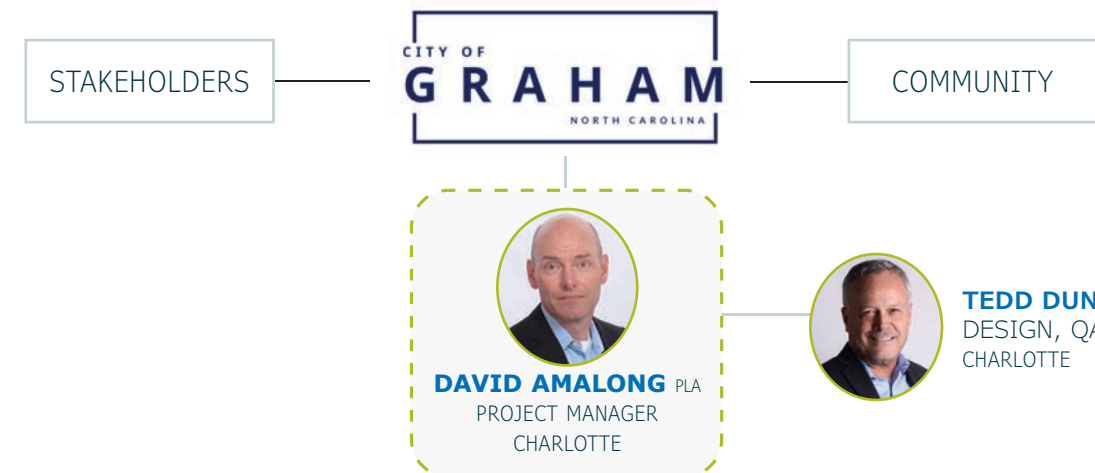
**Surface & Structure:** Hardscape is prepared, irrigation is installed and any pre-ordered elements are delivered and assembled on-site.

**The Green Layer:** The final 3 weeks focus on soil installation, planting urban-hardy species, and laying the play lawn (sod) for an instant-green effect.

**Project Closeout:** Final punch-list items are completed by July 4 for the grand opening.

BACKGROUND, EXPERIENCE, AND QUALIFICATIONS OF THE TEAM

The team we're proposing to work with you on the relocation of Sesquicentennial Park is an experienced group of landscape architects and urban planners with decades of experience around the world and in small towns across North Carolina. Project Manager David Amalong brings knowledge of best practices and outdoor trends from his work on plazas, parks, and urban centers around the United States, but is driven by his interest in local, community-supported towns like Graham. He lives in a town of 20,000 people, not much larger than Graham, so he understands the perspective of a mid-size town. First and foremost, the team will listen to stakeholders in Graham so that they end result is a park you'll enjoy as much as the existing Sesquicentennial Park which we know residents love. Project leads David Amalong and Tedd Duncan each have more than 30 years of experience creating landscape designs for projects of all sizes and then seeing them through to completed construction. Supported by engineers, surveyors and other professionals, this team has the proven ability to recreate this park so it thrives in the new location.



DESIGN TEAM		CIVIL ENGINEERING	
	<b>TERENCE WELLES</b> PLA LANDSCAPE ARCHITECT DURHAM		<b>MARTRELL MOSLEY</b> LANDSCAPE DESIGNER CHARLOTTE
	<b>JORDAN SCHOFF</b> PLS SURVEY MANAGER RALEIGH		<b>BRANDON FIRMSTONE</b> SUBSURFACE UTILITY ENGINEERING MANAGER RALEIGH
	<b>MICHAEL KILIAN</b> PE PRINCIPAL ENGINEER RALEIGH KILIAN ENGINEERING		<b>TOM McLANE</b> PE STRUCTURAL ENGINEER RALEIGH
ELECTRICAL ENGINEERING		IRRIGATION	
			

**UNDERSTANDING THE PROJECT PURPOSE AND COMMUNITY EXPECTATIONS**

The relocation of Sesquicentennial Park is a project that requires both technical precision and a deep understanding of community values. We know that because the park was originally constructed to commemorate the City of Graham’s sesquicentennial, the park contains commemorative elements that hold personal meaning for residents and supporters. Our approach recognizes that these elements are not interchangeable features, but defining components of the project scope.

At project initiation, we will conduct a structured kickoff meeting with City staff to confirm project objectives, communication protocols, roles and responsibilities, and decision-making processes. This early coordination ensures alignment with City expectations and establishes a clear framework for managing scope, schedule, and budget throughout the project. Our team places strong emphasis on early understanding of constraints, opportunities, and success criteria to reduce risk and improve project outcomes.

**Site Evaluation and Technical Due Diligence**

The proposed relocation site adjacent to the Graham Historical Museum presents a distinct set of opportunities and technical considerations. We have already begun to consider the opportunities and constraints of the proposed site and its relationship to the existing park, nearby businesses, and available parking. Once the project kicks off, the next step will be to complete detailed site analysis including boundary and topographic surveying, existing utility coordination, grading feasibility, stormwater considerations. We fully understand the RFQ site behind the Historical Museum is the City’s selected location and we are completely prepared to deliver the park there—on schedule for July 4.

As part of our early due diligence, we also identified an optional concept the City may want to look at, if there’s

interest. If not, we can proceed immediately with the planned site. That option is described on the following pages for your consideration.

This technical due diligence allows us to confirm the site’s capacity to support the intended program while identifying potential constraints early, when solutions are most cost-effective. Our familiarity with similar downtown and civic park projects enables us to anticipate coordination needs with public works, utilities, and permitting agencies, minimizing unforeseen impacts to schedule or budget.

**Program Development and Functional Design**

Working collaboratively with City staff, we will confirm the functional program for the park, balancing commemorative features with everyday usability, event flexibility, and consideration of ongoing maintenance. The design will accommodate passive use, informal gathering, and programmed activities such as concerts and ceremonies, consistent with the City’s stated objectives.

Circulation, seating, visibility, and accessibility will be carefully considered to ensure the park functions effectively for users of all ages and abilities. The design intent is to create a space that is intuitive, durable, and adaptable, while maintaining a scale and character appropriate to Graham’s downtown and historic context.

**Integration and Reuse of Existing Park Elements**

A key component of the project scope is the reuse of existing Sesquicentennial Park materials, including dedicated bricks, columns, and pergola elements. Our team will implement a systematic process for documentation, salvage, storage, and reintegration of these features. Each element will be evaluated for condition and suitability for reuse, with recommendations provided to the City as needed.



Raleigh Iron Works



West End, Cary

Reused materials will be incorporated into the design in a cohesive and intentional manner, reinforcing continuity with the original park while allowing the relocated park to function as a complete and unified civic space. New materials will be selected for compatibility, durability, and maintenance efficiency, supporting long-term performance.

**Engineering Coordination and Regulatory Familiarity**

The existing park’s settlement issues underscore the importance of coordinated engineering and site preparation. Our approach emphasizes close collaboration between landscape architecture, civil engineering, structural engineering, and utility disciplines from the earliest phases of design.

Key technical considerations include:

- Proper grading and subsurface preparation to address settlement risk
- Drainage and stormwater strategies appropriate for a former parking lot site
- Structural support for hardscape and vertical elements
- Electrical infrastructure to support lighting and events

We are experienced in coordinating with local, state, and federal regulatory agencies and will prepare and submit all required permit applications on behalf of the City. Early agency coordination helps streamline reviews and supports the project schedule.

**Cost Management and Schedule Control**

Cost estimating and schedule development will be integrated into each phase of the design process. Preliminary and final

cost estimates will be prepared to reflect current market conditions and project scope, allowing the City to make informed decisions and maintain budget alignment.

The July 4th opening date is a fixed and defining milestone. Our project schedule was developed with this deadline in mind, identifying critical path activities and sequencing design, permitting, bidding, and construction accordingly. Our team has a demonstrated ability to manage projects with immovable deadlines through proactive planning and consistent communication.

**Construction Documentation and Administration**

Final construction drawings and specifications will be prepared to support competitive bidding and efficient construction. Emphasis will be placed on clarity, coordination, and constructability to reduce the likelihood of change orders or delays.

During construction, we will provide comprehensive construction administration services, including submittal review, responses to requests for information, site observations, and review of contractor payment applications. Our involvement throughout construction ensures the City’s interests are protected and that the completed park reflects the approved design intent.

**Delivering a Successful Civic Project**

The relocation of Sesquicentennial Park will be successful if it meets technical performance standards, is delivered on schedule and within budget, and is embraced by the community it serves. Our approach combines proven management practices, technical expertise, and spirit of collaboration with our eyes on a successful outcome.

By aligning thoughtful design with disciplined project execution, we are confident this project will result in a durable, functional, and meaningful public space—one that honors Graham’s history while supporting its future civic life.



Wallbrook, Rolesville

# AN APPROACH TO CONSIDER

## URBAN CONSIDERATIONS

- Better visibility
- Better access
- Better edges
- Better pedestrian experience
- Adjacent activity
- City controlled land
- Less parking loss
- Preserves service behind shops



CONCEPT IMAGE OF PARK LOOKING FROM W. ELM STREET

# PARK PARTI

1. Locate park so that it is a prominent part of the public realm—visible, accessible and distinct
2. Minimize parking loss by working with neighbors to add back
3. Leverage coffee shop wall to create spatial enclosure as well as an interesting backdrop
4. Leverage adjacent cafe to activate front of park
5. Recreate gazebo gathering space to activate back of park
6. Provide varied types of seating
7. Create layered spaces: from very public spaces to private spaces
8. Create link to museum courtyard
9. Utilize museum courtyard
10. Maintain “back of house” for shops and restaurants
11. Create a pedestrian path through Park to the shops, restaurants and businesses



**WEST END**  
CARY, NORTH CAROLINA



**OWNER/CLIENT**  
Mackenan Property Group  
Cary, NC  
Kyle Greer  
919-460-0311  
kgreer@mackenan.com

**DATES**  
Start: May 2021  
Completion: 2023

**SERVICES**  
Landscape Architecture

**AWARDS**  
2024 NC American Society of  
Landscape Architects Merit Award

This project renovated a former industrial site in Cary, converting two metal buildings and adjacent parking into a vibrant space for two breweries, tap room, outdoor bar, a variety of flexible seating and gathering spaces, play lawn, and refreshed parking.

The site design features meticulous detailing from the rusted metal arches that welcome you into the site, to the clean lines and the hardscape materials that define the amenity spaces. Upon entering the Garden, visitors encounter a series of informal garden rooms encircling a central green area. These spaces feature granular paving, movable seating, raised planters with garden plantings, and a dappled shade canopy created by trees. Bar ledges and large harvest tables define the garden rooms, while lighting elements such as string lights and pendant fixtures impart a residential character. At the western end, a collaboration tap celebrates partner brewers and adds a third beverage destination to the site.

One challenge of the site design was the need to create a comfortable, unified gathering space that also allowed for the individual brand expression of the two breweries. The team designed distinct and permeable spaces at the outer edges of the gardens where site amenities and materials define the spaces within the overall cohesive site.

The result is a revitalized neighborhood destination that seamlessly integrates the natural environment with urban activity, offering an array of experiences and opportunities for individual tenant expressions within a cohesive and branded environment.

**RALEIGH IRON WORKS**  
RALEIGH, NORTH CAROLINA



**OWNER INFORMATION**  
Grubb Ventures  
Anthony Smithson  
919.786.9905  
asmithson@grubbventures.com

**DATES**  
Start: 2017  
Completion: 2022 (Phase 1)

**SERVICES**  
Civil Engineering  
Urban Design  
Landscape Architecture  
Surveying

**AWARDS**  
2024 NC American Society of  
Landscape Architects Honor Award

TCREW 2023 Best Redevelopment  
Project

The Iron Works district is the site of the former Peden Steel and includes two historic warehouse structures that were re-purposed for modern uses. The district includes office, residential, retail, and parking, and connects to an adjacent adaptive reuse warehouse project, creating a creative hub near downtown Raleigh. The 26-acre site features two buildings with more to come in future phases. The Double Gable building includes 116,000 square feet of office and retail space, while The Bow Truss is an 83,000 square foot adaptive reuse of an existing steel production facility and mill and features commercial office and ground-level retail, office space, and covered parking.

Some of the major goals for the site included connecting the district to the greater Raleigh greenway system, connecting to nearby neighborhoods and downtown, and keeping the distinctive, industrial quality of the space. The site includes public infrastructure and roadway improvements, amenity spaces that include outdoor dining areas, plazas, built-in fireplaces, walkable streets, and native plantings. Several historic elements of the former factory were re-purposed on the site. The project achieved LEED Gold certification and was honored as the 2023 Best Redevelopment Project from TCREW.

Stewart was the lead for site permitting and civil engineering, and was the landscape architect of record. Stewart landscape architects led the master planning effort that organized the uses of the site resulting in a balance of history with modern form and program. We worked closely with the architects and developers to create a series of flexible spaces that could support the daily use of residents, visitors, and office workers as well as allow pop-up markets, outdoor fitness, and community events to take place. Throughout the project, the landscape architects detailed the repurposing of materials with an arrangement of plants successfully connecting spaces and providing a storied experience at the heart of this emerging new district. The site includes public infrastructure and roadway improvements along with planned future connections to adjacent neighborhoods and businesses making the district a truly walkable community destination.

**VETERANS PARK AT MAIN AND MAXWELL**  
HUNTERSVILLE, NORTH CAROLINA



**OWNER**  
Town of Huntersville  
Michael Jaycocks  
105 Gilead Road  
Huntersville, NC 28078  
704.766.2228  
mjaycocks@huntersville.org

**DATES**  
Start: 2013  
Completion: 2018

**SERVICES**  
Landscape Architecture  
Civil Engineering  
Structural Engineering  
Surveying

The redesigned park sits on eight-tenths of an acre at the ridge line in downtown Huntersville, and serves as a green space for the expanding urban fabric of the town. An events lawn provides room for concertgoers to enjoy music and entertainment performed beneath the Ice House Stage, a custom steel canopy with details reminiscent of historic rail stations and taking its name from a historic building that once sat on the site. A decommissioned caboose that was moved to the site in the 1960's was relocated to add a historic backdrop to the stage. A memorial plaza fronts Huntersville Concord Road, the main street in downtown Huntersville, and honors the five branches of US Military and the reserve. Parking is provided on an improved parking lot owned by the American Legion. The storm water controls for the park are provided through an underground filtration system, to maximize efficiency in land use. The project involved relocation and burial of electrical transmission line, relocation of a municipal waterline, and design of a quarter mile of new storm water infrastructure along the surrounding streets.



**MATTHEWS PARK CONCEPTS**  
MATTHEWS, NORTH CAROLINA



**CLIENT/OWNER**  
Town of Matthews  
Corey King, Director at  
Matthews Parks, Recreation and  
Cultural Resource Department  
704.708.1263  
cking@matthewsnc.gov

**DATES**  
Start: February 2020  
Completion: July 2020  
(Master planning only)

**SERVICES**  
Landscape Architecture

The Town of Matthews owns a 27-acre parcel at the corner of McKee and Pleasant Plains roads. In planning for the future growth of the town and the town's facilities, they are considering this site for either a park or a joint elementary school and park facility.

Stewart assisted the town in having a thorough evaluation of the site by providing layouts and test fits of the site for both the park and the park/school options. Both plans provide an inclusive playground, picnic shelter, stormwater solutions, boardwalk, and trails. The "McKee Elementary Concept" provides room for the school, bus and parent drop-off, teacher and visitor parking, outdoor classroom space, and multipurpose field. The "Pleasant Plains Park" concept provides a multi-use field, sport court, fishing pier at the pond, event platform for small performances and events, a viewing platform at the top of the hill with rocking chairs, and more trails and picnic shelters.

The west side of the property is located under a powerline easement, so we had to respect this feature and design features under it that are allowable uses of the space. Our team designed this space to include playing fields, trails, and features without permanent site furnishings or structures.

**WYE PLAZA**  
DURHAM, NORTH CAROLINA



**CLIENT/OWNER**  
Ram Realty Advisors  
Jeff Kurtz  
919.636.4982  
jkurtz@ramrealestate.com

**DATES**  
Start: August 2021  
Completion: 2026  
Project is currently under construction

**SERVICES**  
Landscape Architecture  
Civil Engineering  
Surveying

Nestled within an emerging destination district, Wye Plaza is a vibrant public space that celebrates the site's historic context and location. The approximately 2,500-square-foot plaza is activated by pedestrians visiting adjacent retail shops and restaurants and is anchored by an iconic public art feature: a colorful mural painted on a 30-foot-tall salvaged oil tank. Designed by a local artist, the mural incorporates eclectic storytelling imagery that reflects both the site and the City's rich history. Dramatic lighting in the evenings serves as a memorable landmark and wayfinding element for the district.

Historic artifacts and interpretive signage are thoughtfully integrated along the plaza edges, providing an additional layer of context and engaging visitors with the site's past. The hardscape features in-ground lighting and a distinctive linear paver pattern that enhances visual interest and draws people in from the adjacent sidewalk. Tables and chairs, shaded by trees, offer comfortable places to gather and enjoy nearby food and retail. Surrounding trees, native grasses, and flowering groundcovers create a living edge, reinforcing Wye Plaza as a welcoming and integral neighborhood destination.

**WALLBROOK PLAZA**  
ROLESVILLE, NORTH CAROLINA



**CLIENT/OWNER**  
Crosland Southeast  
Austin Williams  
919.256.3020  
awilliams@cseere.com

**DATES**  
Start: 2020  
Completion: 2020 (Design)  
Project is currently under construction

**DISCIPLINES**  
Landscape Architecture  
Structural Engineering  
Surveying

The project involves a proposed streetscape corridor design, signage, and identity efforts for a project area located along Rolesville's main street (Hwy 401 Business) between the intersections of Burlington Mills Road to the north and Johnsonville Road to the south, for a total of 1,250 linear feet of frontage on both sides of main street with two signalized lights and multiple business access points. The design of these elements are addressed in the overall assessment of the streetscape corridor from a vehicle, pedestrian and commercial business use and research of visual aesthetic ideas and material elements that help develop an overall visual identity that will be unique to Rolesville and the region.

Stewart is providing streetscape/corridor hardscape and landscape design, monument signage and wayfinding conceptual design, and identity and overall character ideas.

**QUEENS PARK**  
CHARLOTTE, NORTH CAROLINA



**OWNER/CLIENT**  
Eric Spengler, Executive Director  
Friends of Queens Park  
704-999-8733  
eric@queensparkclt.org

**DATES**  
Start: October 2022  
Completion: 2023 (Design)

**DISCIPLINES**  
Landscape Architecture

Queens Park is a proposed 220-acre urban park located in Charlotte, North Carolina. The park's vision is to provide a green space for residents and tourists to relax, exercise, and enjoy nature. The park was designed to incorporate a variety of landscapes, including forests, meadows, wetlands, and gardens. One of the key goals of Queens Park is to promote community engagement and social equity. The park will be accessible to all residents of Charlotte, regardless of their income or background.

Inclusivity and community are central themes in the development of Queens Park. The park's design prioritizes accessibility for people with disabilities and other marginalized groups. In addition, the park will feature community gardens and other spaces where residents can come together to grow food and build relationships. Queens Park aims to create a gathering place for people from all walks of life that provides opportunities for social interaction and cultural exchange.

Culture and identity are also important aspects of Queens Park's vision. The park will serve as a hub for cultural events and educational programs that celebrate the diverse communities that make up Charlotte. From music festivals to art exhibits to food fairs, Queens Park will showcase the rich cultural heritage of the city while also promoting cross-cultural understanding.

Finally, Queens Park aims to improve the quality of life for Charlotte residents by providing access to nature in an urban environment. Studies have shown that spending time in green spaces can reduce stress levels, improve mental health, and promote physical activity. By creating a large urban park in the heart of Charlotte, Queens Park has the potential to enhance the well-being of thousands of people while also promoting environmental sustainability. Overall, Queens Park represents an exciting opportunity for Charlotte to create a world-class urban park that prioritizes inclusivity, community engagement, cultural celebration, and quality of life for all its residents.

**STEWART'S OTHER PROJECTS IN GRAHAM**

Stewart has been providing professional services from our home in the Triangle since 1994. We currently have offices in Raleigh, Durham, and Greensboro, and we are very close to Graham.

- Watercourse Apartments on Woody Drive - Structural engineering
- Waterside Apartments on Woody Drive - Structural engineering
- Hydrographic survey of Graham Mebane Lake in support of a water supply reservoir study completed by Hazen and Sawyer - Geomatics/Geospatial team



University of South Carolina  
**Scott L. Benson, RA**  
Campus Architect  
803.777.9019  
sb142@mailbox.sc.edu

*Scott knows David Amalong and the Stewart team from our work on the University's new medical school campus, under construction now.*



City of Burlington, North Carolina  
**Davis Montgomery**  
Capital Projects Manager  
336.207.5587  
dmontgomery@burlingtonnc.gov

*Stewart worked with Davis on the City's new pickleball complex and courts at other city parks that celebrated grand openings in May.*



Iredell County Parks and Recreation  
**Stacy McGlamery**  
704.878.5362  
smcglamery@co.iredell.nc.us

*Opened in 2025, Jennings Park is a new regional park in Iredell County. The Stewart team, led by civil engineer Jamey Baysinger, worked with Stacy on this project from master plan through construction.*



**DAVID AMALONG** PLA, LEED AP, CLARB  
PROJECT MANAGER

David is a Landscape Architect, Urban Designer, and a leader of Stewart’s Landscape Architecture practice. With more than 34 years of experience that includes a broad range of domestic and international work, his work exhibits a rigor and discipline that blends craft, ecology, culture and human behavior. Moving easily between master planning and detailed design, David leverages his knowledge of the craft of many disciplines to create spaces and places that serve more than mere purpose or beauty. His approach to design is based on values that blend equity and ecological intelligence with craftsmanship, quality, rigor, and discipline.

**EDUCATION**

Bachelor of Science in Landscape Architecture  
The Pennsylvania State University

**REGISTRATION**

Professional Landscape Architect (PLA):  
North Carolina #2035  
South Carolina #1680  
Colorado #205  
Missouri #199913670

LEED Accredited Professional, U.S. Green Building Council

Certified Landscape Specialist, Council of Landscape Architectural Registration Boards

**ORGANIZATIONS**

Board of Directors-Communications, Trout Unlimited (RRTU), Charlotte, NC 2018-Present

Board of Directors-Friends of Queens Park, Charlotte, NC 2020-present

\* Denotes work performed with previous firm

**RELEVANT EXPERIENCE**

**Raleigh IronWorks | Raleigh, NC**

Studio Leader, Landscape Architecture | The Ironworks district was the former site of Peden Steel and includes two historic warehouse structures that will be re-purposed for future uses. The site includes public infrastructure and roadway improvements, amenity spaces that include outdoor dining areas, plazas, walkable streets, and native plantings.

**Wallbrook Streetscape | Rolesville, NC**

Studio Leader, Landscape Architecture | Stewart is providing streetscape/corridor hardscape and landscape design, monument signage and wayfinding conceptual design, and identity and overall character ideas.

**West End | Cary, NC**

Lead Landscape Architect | This project involved an adaptive re-use beer garden in Downtown Cary.

**Domain Northside\* | Austin, TX**

Lead urban designer and landscape architect for associated streetscapes, plaza, and park for an infill urban district.

**Rice Village | Houston, TX**

Landscape Architect | This project involved redevelopment of the public realm for a 16-block retail/mixed-use district including streetscape design and landscape architecture.

**The Orchard Town Center\* | Westminster, CO**

Lead Landscape Architect | David provided landscape architecture services for streetscapes and the central gathering space of a regional lifestyle center.

These images are from projects David completed with previous firm: Rice Village, Orchard Town Center, and Domain Northside.



**TEDD DUNCAN** PLA  
PRINCIPAL IN CHARGE

Tedd is a registered landscape architect with 29 years of experience in the design industry, generating design concepts, managing the public process, coordinating programming, producing detailed plans and coordinating project management. He is an advocate for community-driven design, and he has a great ability to connect with the perspectives of many users, translating their needs into spaces that create memorable impressions and transform their experiences. His most recent projects focus on urban planning, open space planning and park rehabilitation, sustainable master planning and brownfield development.

**EDUCATION**

Bachelor of Science in Architecture  
University of North Carolina at Charlotte

**REGISTRATION**

Professional Landscape Architect (PLA):  
North Carolina #1240

**RELEVANT EXPERIENCE**

**Veterans Park at Main and Maxwell | Huntersville, NC**

Project Manager | The redesigned park serves as a green space for the expanding urban fabric of the town. An events lawn provides room for concertgoers to enjoy music and entertainment performed beneath the Ice House Stage, a custom steel canopy with details reminiscent of historic rail stations and taking its name from a historic building that once sat on the site. A decommissioned caboose that was moved to the site in the 1960’s was relocated to add a historic back drop to the stage.

**Matthews Park Concepts | Matthews, NC**

Principal-in-Charge | Stewart assisted the Town in having a thorough evaluation of the +27 acre site by providing layouts and test fits of the site for both the park and the park/school options. Both plans provide an inclusive playground, picnic shelter, stormwater solutions, boardwalk, and trails.

**Liberty Park | Mooresville, NC**

Principal-in-Charge | Stewart was engaged to provide planning and design for transformation of this 5.6-acre park on the edge of Mooresville’s Downtown. The eastern side of downtown is currently being studied for mixed use redevelopment creating a desire for a more urban focus for the Liberty Park.

**Henry Street Park | Greensboro, NC**

Principal-in-Charge | The park received a new walking loop, play structure, swing garden, multi-sport court, fitness equipment, and table top games. In order to maintain the best selection of play equipment for the funds available, Stewart partnered with two playground companies to work with throughout the project.



**TERENCE WELLES** PLA  
LANDSCAPE DESIGN TEAM

Terence is a landscape architect with 14 years of experience including eight years with Stewart in the design of all types of landscape projects, from public park design and master planning, to urban design and high-end residential. His background in design-build projects gives him insight into constructability of designs while his knowledge of graphics and design technology makes him a valuable asset during construction documentation.

**RELEVANT EXPERIENCE**

- Wye Junction, Durham, NC
- Raleigh Ironworks, Raleigh, NC
- Durham Innovation District Phase 1, Durham, NC
- American Tobacco Historic District Expansion, Durham, NC
- Platform Raleigh Mixed-Use, Raleigh, NC
- Downtown South District, Raleigh, NC
- Centro at Pine-Nash District, Wilson, NC
- Wendell Town Hall, Wendell, NC

**MARTRELL MOSLEY**  
LANDSCAPE DESIGN TEAM

With three years of experience in Landscape Architecture, Martrell combines his design expertise and research skills to craft dynamic, vibrant spaces for living, working, and recreation. His strong background in 3D modeling, research, and community engagement enables him to deliver projects that truly connect with people. A multidisciplinary designer and enthusiastic runner, Martrell is dedicated to innovation and advancing safe, active transportation.

**RELEVANT EXPERIENCE**

- Queens Park Commons, Charlotte, NC
- Burlington Fairchild/North Park, Burlington, NC
- Burlington City Park Court Projects, Burlington, NC
- Civic Park Master Plan, Granite Quarry, NC
- Conceptual Streetscape Master Plan, Fayetteville, NC
- Jennings Park, Statesville, NC
- Downtown Block Redevelopment, Lillington, NC
- Wallbrook, Rolesville, NC
- Monroe Dog Park, Monroe, NC



**EDUCATION**  
Bachelor of Landscape Architecture  
North Carolina State University

**REGISTRATION**  
Professional Landscape Architect:  
North Carolina #2162



**EDUCATION**  
Bachelor of Science in  
Landscape Architecture,  
North Carolina A&T  
State University

**JAMEY BAYSINGER** PE  
CIVIL ENGINEER

Jamey has more than 30 years of experience in civil engineering, including 17 with Stewart, on site development and utility design for municipal, commercial, industrial, and public facilities projects. He has a deep portfolio in parks, recreation centers, greenways, municipal facilities, and schools. His expertise includes client relations, staff supervision, and project management/engineering.

**RELEVANT EXPERIENCE**

- Veterans Park at Main and Maxwell, Huntersville, NC
- Jennings Park, Statesville, NC
- Liberty Park, Mooresville, NC
- Keeley Park, Greensboro, NC
- Henry Street Park, Greensboro, NC
- South Point Access Area, Belmont, NC
- Rescue Squad Park, Denver, NC
- Civic Park Master Plan, Granite Quarry, NC



**EDUCATION**  
Bachelor of Science in  
Civil Engineering,  
University of Florida

Project Management Training,  
ASCE

**REGISTRATION**  
Professional Engineer:  
North Carolina #34628

**TOM McLANE** PE  
STRUCTURAL ENGINEERING

Tom has 14 years of structural engineering experience, including nine with Stewart. Tom began his career designing large and complex structures within New York City and New Jersey. Since joining Stewart, Tom has led structural design on all types of buildings and site structural engineering in support of park design projects.

**RELEVANT EXPERIENCE**

- Riverfront Park, Wilmington, NC
- Johnston County Park, Clayton, NC
- Neill's Creek Park and Concessions, Angier, NC
- Burlington Animal Shelter, Burlington, NC
- Wendell Town Hall, Wendell, NC
- UNC Wilmington Randall Library, Wilmington, NC
- NC A&T State University Marteen Hall Renovation, Greensboro, NC
- Winston-Salem State University Sciences & General Office Building, Winston-Salem, NC



**EDUCATION**  
Master of Science in  
Civil Engineering  
(Structural Engineering Focus)  
New Jersey Institute of Technology

Bachelor of Science in  
Civil Engineering  
(Structural Focus)  
Penn State University

**REGISTRATION**  
Professional Engineer (PE):  
North Carolina #046260

**JORDAN SCHOFF** PLS, CFS  
MANAGER OF SURVEY

Jordan is responsible for monitoring project scope, budget, schedule and quality control for survey projects from the proposal stage to final deliverables, providing oversight of the field crews and technical staff to see that all projects meet performance goals. He has more than 21 years of experience, including more than eight years with Stewart.

**RELEVANT EXPERIENCE**

Wake County Crowder Park, Apex, NC

Stagville Historic Site Visitor Center, Raleigh, NC

Durant Nature Preserve Stormwater Improvements, Raleigh, NC

The Park at Briar Chapel Greenway, Pittsboro, NC

West Ten Industrial Park Site Design, Mebane, NC

Muddy Creek Greenway Repair, Winston-Salem, NC

Raleigh Iron Works, Raleigh, NC

Greenville Loop Trail, Wilmington, NC



**EDUCATION**  
Associates in Surveying Technology  
Paul Smiths College

**REGISTRATION**  
Professional Land Surveyor (PLS):  
North Carolina #4939

Certified Floodplain Surveyor (CFS): North Carolina

**MICHAEL KILIAN** PE  
ELECTRICAL ENGINEER

Michael brings over 20 years of experience in plumbing, mechanical, and electrical engineering, plus an additional 14 years working in electrical engineering for a prominent North Carolina power company. Michael started Kilian Engineering in 2000 and incorporated it in 2002. Michael is experienced in a vast array of project types.

**RELEVANT EXPERIENCE**

Knightdale Sation Park Amphitheater, Knightdale, NC

Dorothea Dix Park Coffee Bar, Raleigh, NC

Dorothea Dix Park Flowers Cottage, Raleigh, NC

Portofino Amenity Center

Granville Athletic Park Site Lighting/ Amenity Buildings

Abbey Nature Preserve Picnic Shelter

Hampstead Kiwanis Park Picnic Shelter

Pender County Parks Picnic Shelter

Camp Truitt Botanical Park Restroom Facility



**EDUCATION**  
Bachelor of Science in Mechanical Engineering  
North Carolina State University

**REGISTRATION**  
Professional Engineer (PE):  
North Carolina #17304



**MICHAEL TEMPLE** CID, CIC  
HINES INC. - PROJECT MANAGER

Working in the irrigation industry since 1992, Mike has experience in irrigation system maintenance, installation, distribution, management, and design. This experience has been with systems of varying complexity from small, simple systems to large, very complex systems, multiple water source analysis and implementation, as well as rain and storm water collection modeling and design. Mike has spent his career focused on water conservation in irrigation.

**RELEVANT EXPERIENCE**

Irrigation Master Planning for Large Planned Communities  
Infrastructure Coordination with MEP & Civil Teams  
Water Capture, Storage, Treatment & Reuse

Primary responsibilities include working closely with project owner & design team to develop cost effective, conservation-minded approaches to the wise stewardship of irrigation water resources. Mike has managed the irrigation design of many large municipal projects such as high schools, streetscapes and city parks, state and federal government projects, golf courses, universities, and master planned communities.



**EDUCATION**  
Bachelor of Science in Horticulture  
Auburn University

**CERTIFICATIONS**  
Completed Certified Irrigation Designer (CID)

Certified Irrigation Contractor



**MIKE WARREN**  
HINES INC. - CHIEF ENGINEER

With 20 years of experience in the water technology arena, specializing in engineered pump stations, control systems, and various water filtration/treatment methods, Mike has built his career around water. Mike is nationally recognized for his experience, knowledge, and development of water harvesting systems.

**RELEVANT EXPERIENCE**

SeaTac Airport  
Water Harvesting System

Mitchell Park Domes, Milwaukee  
Water Harvesting System for Greenhouse

Erin Hills Golf Course  
Irrigation Pump Station

Cincinnati Zoo  
Non-Potable Stormwater reuse with UF



**EDUCATION**  
Associate of Applied Science in Mechanical Design



