

MASTER PROJECT LIST

Private Development & Site Planning

Uptown North Orange-Form Based Code, Town of Orange, VA (2007-present.)

Consultant (on a development team) charged with creating a transect-based, "form-based code" for a Traditional Neighborhood District (TND.) Project includes approximately 750 dwelling units and 150,000 SF of non-residential/residential mixed use within a pedestrian-oriented, Neighborhood Center. Overall project size is approximately 160 acres.

Biscuit Run, Albemarle County, VA (2007-present.) Architect and urban designer on a development team charged with designing a neo-traditional town center in accordance with the "Neighborhood Model." Project scope consists of approximately 1,100 dwelling units and 150,000 SF of ground floor commercial. Together with Jeff Speck and Gate Pratt, Ms. Galvin designed and then illustrated the town center. Final plan design and approval is pending.

South Gordonsville, Town of Gordonsville, VA (2007-present.) Architect and urban designer on a development team charged with designing a sustainable, traditional neighborhood, within a ½ mile walking distance of the historic Gordonsville Town Center. Project scope includes approximately 250 dwelling units and 35,000 SF of ground floor commercial on 70-80 acres. Ms. Galvin designed plan options and compiled a photo survey of the historic town. Final rezoning is pending.

Deseret Transit Neighborhood, Deseret, FL (2006-07.) Architect and urban designer the Renaissance Planning Group charged with designing a "sustainable," transit ready site plan for a 500-600 acre Greenfield site in Florida that could accommodate Bus Rapid Transit (BRT.) Inspired by Olmstead's "Forest Hills Gardens." Final site plan is pending.

Old Trail Village, Crozet VA (2004-06) Architect and urban designer for a neo-traditionally inspired site plan consisting of 2,000 residents on approximately 250 acres. Responsibilities included; site and building type schematics, street elevations and sections, axonometric drawings and site development and architectural guidelines. Construction is underway.

King Street Redevelopment, Charlottesville, VA (2004-05.) Architect and urban designer charged with designing an infill site for a small parcel within a relatively low income neighborhood within walking distance of UVA Hospital. Responsibilities included; site and building type schematics and axonometric massing studies. Project is on hold.

Western State Master Development Plan, Staunton, VA (2004.) Architect and urban designer on a "charrette" team of architects, developers and planners to adaptively reuse 300,000-400,000 SF of formerly institutional buildings as mixed commercial and market rate residential. Project also calls for developing new "infill" construction on the 75- acre site.

Bargamin Park Development, Crozet, VA (Spring 2000-Spring 2001.) Architect and urban designer for a neo-traditionally inspired site plan consisting of 42 residential units (23 townhouse units and 19 single family detached units) on ten-acres. Responsibilities included; site and building type schematics, street elevations and sections, axonometric drawings and an outline for architectural and development guidelines. Construction complete.





Wayland Grant Development, Crozet, Va. (April to December, 1998.) Architect and urban designer for neo-traditionally inspired site plan consisting of 80 to 100 units on twenty-acres. Responsibilities included; site, parking and building type schematics, street elevations and sections, axonometric drawings and written architectural and development guidelines. Construction complete.

Urban In-fill Housing, Midway Housing Development Corporation, Charlottesville, VA (1993.) Architect for the Charlottesville Housing Improvement Program (CHIP.) Designed and produced construction documents for 1200 SF affordable single family homes on John St.

Public Consulting & Master Planning

Places29 Project (the Northern Areas Master Plan,) Albemarle County, VA (2004-07.)

Local liaison for the prime consultant (Oakland -based, Community Design + Architecture) on the County's Northern Areas Master Plan. The project was executed in conjunction with a US 29 Corridor study managed by the Thomas Jefferson Planning District Commission with VDOT funding. Assisted the consultant team in applying the County's Neighborhood Model policy to the US 29 Corridor, incorporating previous initiatives and studies such as the Development Areas Initiative Steering Committee (DISC) and Eastern Planning Initiative (EPI) and facilitating charrettes and public workshops.

Multi-Modal Study-Boca Raton, FL (2007.) The City contracted with Renaissance Planning Group (RPG) to provide transportation analysis and pedestrian-oriented redesign of a suburban shopping center. Ms. Galvin was consultant and senior urban designer responsible for site design and graphics depicting transit-ready development patterns.

Fluvanna/Louisa Scenario Planning w/CORPLAN-Fluvanna/Louisa County, VA (2007.)

The Thomas Planning District Commission contracted with Renaissance Planning Group (RPG) to provide transportation planning scenarios of a fast growing district. Ms. Galvin acted as consultant and senior urban designer responsible for monitoring the design and production of site plans and graphics before and after transit-ready guidelines were applied.

Route 1 & Route 27 Corridor Study-Edison, NJ (2006-2007.) The Township of Edison contracted with the Renaissance Planning Group (RPG) to provide a public process and a plan for key revitalizing corridors that would entail, enhancing personal mobility, walk-ability and livability in Edison. The study analyzed existing settlement patterns, transportation infrastructure and open space resources and produced an alternative vision with a "game plan" inclusive of demonstration plans, implementation strategies and development guidelines. Ms. Galvin was consultant and senior urban designer responsible for developing the study's methodology and redesigning one of the demonstration areas; namely an abandoned industrial site formerly occupied by the Revlon cosmetics company.

Southern Area B Study, Charlottesville, Albemarle and University of Virginia (2003-2004.)

Crozet Master Plan, Albemarle County, VA (2001-2002.) Architect and senior urban designer on a team of planners, landscape architects and transportation consultants led by Renaissance Planning Group (RPG) for the purpose of master planning one of Albemarle County's development areas in accordance with the "Neighborhood Model." The Model advocates compact, pedestrian-oriented development within designated areas and master plans which utilize the "transect" as an organizing strategy. Ms. Galvin oversaw production of graphics, including the Place-Type Map, Prototypical Plans and Development Matrix.

Marion County Regional Plan, Marion County, FL (2001-2002.) The US27 Project was one of three sub-regional studies conducted by the Renaissance Planning Group for Marion County. Ms. Galvin served as architect and urban designer. Prototypical Place-Types in greenfield and infill settings were designed and illustrated. Greenways were preserved.

Maitland Office Park- Regional Transportation Plan for SDEIS, Orlando, FL (2001-2002.) The City of Maitland contracted with RPG to prepare an integrated transportation and land use assessment of the City's Maitland Office Park. Ms. Galvin was consultant and senior urban designer for RPG responsible for generating site plans and three-dimensional graphics before and after light rail investments.

Regional Corridor Study, Birmingham, AL (2001-2002.) Ms. Galvin was RPG's senior staff urban designer responsible for overall graphic production of site plans and corridor perspectives. Five corridors radiating out from Birmingham proper were investigated.

Eastern Planning Initiative, Charlottesville, VA (2000-01.) Part of a multi-disciplinary consultant team, led by the Renaissance Planning Group (RPG) charged with investigating alternative growth scenarios for the Thomas Jefferson Planning District. Designed site plans and produced images depicting development patterns before and after transportation investments. Assisted the consultant in creating the CORPLAN model for forecasting the affects of land-use and settlement pattern changes on transportation networks.



Nelson County Comprehensive Plan Update, Nelson County, VA (2001.) Assisted the Thomas Jefferson Planning District Commission and the Nelson County Planning Department in visualizing development goals embedded in the Comprehensive Plan that called for the maintenance of rural and designated growth areas. Three development models (similar to place-types) emerged; small town, neighborhood mixed-use and rural village. Ms. Galvin produced before and after site plans that became part of the Comprehensive Plan.

Architecture: Institutional

Community Center, Sixth Street Housing Development, Charlottesville, Va. (1994-1995.) Provided architectural design and construction documents for a community building (\$250,000 +/-) in accordance with HUD and Charlottesville Housing and Redevelopment Authority (CRHA) specifications. Site and architectural design were sympathetic to the surrounding Belmont Neighborhood context.

St. Mary's Catholic Church Master Plan and Phase I Remodeling, Bedford, VA and St. Andrew's Parish Center and Social Hall, Roanoke, VA (1991.) Project manager for Wood, Sweet and Swofford, Architects. Assessed architectural and site plan needs and facilitated a long range planning committees. Master plans, design and construction documents.

Architecture: Commercial/Retail

413 East Main Street, Charlottesville, VA (1994.) Architectural design and construction documents for a retail remodeling on the historic Downtown Mall. Work entailed storefront redesign and adding 2nd floor access in accordance with historic district requirements. Approximate construction cost: \$250,000.

Acorn Inn, Nelson County, VA. (1991.) Architectural design and construction documents for an "gathering space" addition to bed and breakfast/ hostel (\$150,000 +/-) for up to twelve guests. Maintained a rustic quality in keeping with the pre-existing main building.

Earlsville Medical Center for Wassenaar Associates, Earlsville, VA (1988.)

Skyland Motel for VMDO Architects, Shenandoah National Park, VA (1987.)

Architecture: Residential

Galvin/Costanzo (Architect's home), Charlottesville, VA (2005-07.) Design, construction documents and observation for a \$200,000 addition/ remodeling of a 1940's "cottage" in the North Downtown. Scope: new dining room, bedroom, remodeled kitchen and bath.

Waters, Charlottesville, VA (2004-2005.) Design, construction documents and observation for a \$100,000 addition/remodeling of a 1920's "Georgian" near the University in Charlottesville. Scope: new breakfast/family room, deck and trellis and remodeled kitchen.

Smith, Charlottesville, VA (2000-01.) Design and construction documents for a \$200,000 addition/remodeling for a 1920's "four square" in North Downtown. Scope: new family and master bedroom, remodeled kitchen & bath.

Licata, Albemarle County, VA (1999-2000.) Design and construction documents for a three-season sunroom, a double-height space billiard room with mahogany paneling, and a 2000 SF cottage/vacation retreat for the client.

Bowen, Charlottesville, VA (1998 -99.) Architectural design, construction documents and observation for a \$150,000 family/master bedroom addition and kitchen and bath remodeling for a 1940's wood frame/brick veneer "Cape," in the North Downtown.

Hemenway, Charlottesville, VA (1994- 95.) Provided architectural design, construction documents and observation for a \$30,000 kitchen & bath addition/remodeling for a wood frame/brick veneer 1940's "Cape" in the North Downtown of Charlottesville.

Gregory-Ott, Albemarle County, VA (1994.) Design, construction documents and observation for a 20' x 26' screened porch in keeping with the character of the house.

Goodling, Albemarle County, VA (1989-90.) Design, construction documents and observation for a 3,000-4,000 SF new home.