



## ANNOUNCING THE NEW BRADLEY SITE DESIGN: LANDSCAPE ARCHITECTS AND CIVIL ENGINEERS

Bradley Site Design is excited to announce that we have added Civil Engineering to our portfolio of services. Led by Ivan Zapata, PE, the team comes with over 17 years of land development experience focusing on infrastructure design, environmental/water resource, and permitting.

BSD has worked closely with Ivan and his team for years and we are thrilled to assimilate their talents seamlessly into our design process. Our staff has a deep background in the DC, Maryland, and Virginia regulatory requirements and we are highly adept at shepherding projects through permit processes. We can manage all aspects of the engineering scope for projects ranging in scale from urban infill parcels to large redevelopments.

Together, we look forward to working with you to develop innovative civil engineering solutions as part of our dynamic and holistic landscape architecture designs.



### NEW SERVICES

- Stormwater Management Design
- Erosion and Sediment Control Design
- Utility Design
- Drainage Design
- Feasibility Studies
- Roadway Design
- Earthwork Analysis
- Value Engineering
- Record Drawings
- Permitting

### CERTIFICATIONS

- Washington, DC CBE: LBE-SBE-DBE-DZE (9 Points)
- Maryland: MDOT: MBE-SBE-DBE
- Prince Georges CO.: MBE, CLB
- Montgomery County: MFD



## MEET OUR LEADERSHIP AND CIVIL ENGINEERING TEAM



### **SHARON BRADLEY** RLA – Founder and Owner

Sharon has been designing prominent public spaces and institutions of cultural and historic significance in the Washington, DC metropolitan area for over 38 years. She established BSD to focus specifically on projects that have restorative impacts in dis-advantaged communities. She has developed a unique business model that addresses social, economic and environmental issues for a more comprehensive approach to design. This model is the focus of her current doctoral research. In addition to numerous design awards and the District's 2020 Sustainability Award, BSD was the first landscape architecture firm to receive the DC Mayor's prestigious Environmental Excellence Award.

Education: PhD, Environmental Planning & Design, Virginia Tech (expected 2023)  
Bachelor of Landscape Architecture, Penn State University  
Registered in the State of Maryland, Virginia, District of Columbia



### **IVAN ZAPATA** PE – Director of Civil Engineering

Ivan draws on over 17 years of experience in the Civil Engineering industry, focusing on environmental engineering, stormwater management, and erosion and sediment control. Ivan has been instrumental in helping clients navigate state and federal permitting processes. He has designed, analyzed, and inspected best management practices (BMPs) throughout the DC, Maryland, and Virginia areas using the latest technology. Beyond his primary expertise, Ivan continues to expand the team's field of engineering capacity in the form of topographic surveying and woodland conservation. Ivan's construction background has enabled him to perform quality construction engineering and inspection (CEI) for various projects.

Education: B.S. in Civil Engineering, University of South Florida, 2006  
Registered in the State of Maryland, Virginia, District of Columbia



### **BEL ST. JOHN** RLA – Senior Landscape Architect

Bel's career has spanned both the private and public sector with over 15 years of experience. In 2014, Bel joined the Bradley Site Design Team as a Project Manager to lead full Landscape Architecture services on projects ranging from master planning, design development, and construction administration. Bel has worked extensively with permit and review agencies and is highly skilled in the management of projects through the permit process. She is also experienced in sustainable site design at all scales from Master Planning to detailed site specific features.

Education: Bachelor of Landscape Architecture, Purdue University  
Registration: Registered in the State of Virginia



### **EVAN TIMMS** RLA – Senior Landscape Architect

Evan brings a wealth of knowledge to every project with over 19 years of experience in the DC area. Most of his work has focused on urban spaces: park systems, plazas, streetscapes and rooftops. He is adept at designing complex systems like integrated stormwater management facilities and projects over structure. Evan's work experience spans the economic spectrum from prominent institutions to affordable housing communities, and he is able to move easily throughout this range. He is an experienced and tactful engagement leader as well, and has led and supported numerous community charrettes and workshops.

Education: Bachelor of Landscape Architecture, University of Georgia  
Registration: Registered in the State of Maryland



### **SOSAN ORIA** EIT – Civil Engineer 2

Sosan moved to the United States as a fresh, but full of potential, civil engineer. Born and raised in Kabul, Afghanistan, Sosan knows six languages and graduated from Kabul University in 2020. She believes engineering is a way of life and enjoys delivering impactful and sustainable site designs. She has gained valuable experience in site civil engineering services like water quality and quantity analysis, stormwater management, storm drain network design, grading optimization, and erosion-sediment control. Currently an Engineer in training, Sosan is working swiftly towards sitting for her professional engineer licensure exam.

Education: Bachelor of Science in Civil Engineering, Kabul University, 2020



### **SUDABA KHALID** Civil Engineer 1

After graduating from Kabul University with a Mechanical Engineering undergraduate degree, Sudaba emigrated from Afghanistan to the US in 2020. Sudaba is continuing her studies stateside by supplementing her engineering expertise with a second degree in architecture. In addition to the many technical skills Sudaba brings to BSD projects and her passion for design in general, she speaks several languages. Sudaba plays an integral role on the BSD team as a Civil Engineer I.

Education: Northern Virginia Community College Bachelor of Architecture Technology, expected Fall 2023  
Bachelor of Science in Mechanical Engineering, Kabul University, 2020

# IVAN ZAPATA, PE

## BRADLEY SITE DESIGN / DIRECTOR OF CIVIL ENGINEERING



Drawing on over 17 years of experience in land development and water resource engineering in the DC Metropolitan area, Ivan now heads up Bradley Site Design's new Civil team as the Director of Civil Engineering. Ivan has been instrumental helping clients navigate state and federal permitting processes given his highly responsive and collaborative work process. Ivan has designed, analyzed, and inspected best management practices (BMPs) throughout the DC, Maryland, and Virginia metropolitan area using the latest technology, and he continues to expand the team's field engineering capacity by leading topographic surveying and woodland conservation demonstrations. In addition to his expertise in infrastructure design, stormwater management, and permitting, Ivan's construction background has enabled him to perform quality construction engineering and inspection (CEI) on numerous projects.

### EDUCATION

B.S. in Civil Engineering, University of South Florida, 2006

### RELEVANT EXPERIENCE

#### CHANCE ACADEMY, BOWIE, MD

##### Principal Engineer

The site design for a new, 10-acre educational campus at Fairview Manor memorializes the significance of the historic estate while celebrating progress and providing numerous learning opportunities. Ivan was instrumental in preparing the concept stormwater management and erosion and sediment control design on a historic site that featured flood plain concerns and multiple drainage areas. Additionally, Ivan guided the design team by preparing the detailed site plan and assisted with permit processing, scheduling and review in a timely manner. The design includes elements dedicated to education about the history of the site and preserves sensitive viewsheds. The program includes a large amphitheater for gathering and performances, a kitchen garden, and a meandering pathway through a meadow that leads to educational nodes and classrooms with innovative technology and eco-friendly design. Recreation zones with multi-purpose field and natural playgrounds provide ample opportunity for free play and safe social interaction among students.

### REGISTRATIONS / ACCREDITATIONS

Licensed Professional Engineer: Maryland, Virginia, District of Columbia

#### GRACE COVENANT CHURCH, WASHINGTON, DC

##### Principal Engineer

Given its central location in on 18th St in the Brookland community, this redevelopment effort worked to provide more community support for under-resourced, local residents. When first engaging the project, there were several key challenges to be addressed: existing flooding issues, lack of ADA accessibility and a great need for stormwater management facilities. As the Principal Engineer and Landscape Architect on behalf of the client, BSD prepared the site design, stormwater management, landscape design, engineering survey and permitting through DC DOEE and DDOT to address the primary site challenges identified by the client.

### AFFILIATIONS

American Society of Civil Engineers

Engineers Without Borders  
Registered Engineer Mentor for  
University of Maryland Chapter

#### DRISKELL PARK, HYATTSVILLE, MD

##### Principal Engineer

BSD created a comprehensive Master Plan for this historic 32-acre park and is now in a detailed design process through Construction Administration. The project involves close coordination with The City of Hyattsville and M-NCPPC, as well as numerous community groups. The park is in a floodplain, and it has been designed to conserve its natural resources and to create an immersive environmental education experience. BSD conducted an in-depth analysis of existing vegetation, stream valley ecology and natural drainage patterns to arrive at design solutions that integrate seamlessly into local ecological systems. Ivan worked closely with BSD's LA team to develop the site layout and engineering solutions to effectively preserve existing wetland features and mature tree canopy. To achieve a sustainable low impact site design, Ivan's team accommodated new impervious area by utilizing micro facilities and providing water quantity controls. In partnership with The Neighborhood Design Center, the BSD team conducted extensive analysis and outreach, and produced documents that directly reflect stakeholder input. The park concept includes circulation and parking solutions that separate vehicular and pedestrian movement, a new entrance that provides a greater sense of arrival, and a wide variety of recreational and environmental amenities and spaces.

#### LA PLATA SOUTH TOWN CENTER, LA PLATA, MD

##### Consulting Engineer

The 20-acre multifamily development located on Crane Highway in La Plata, MD features four four-story buildings, 300+ parking spaces, and exterior pickleball courts. As the land development consultant, BSD prepared a site layout in accordance to the town's zoning ordinance in addition to roadway improvements, stormwater management design, grading plan, utilities plan, storm drain plan, and earthwork analysis. Ivan is instrumental in guiding the project through permitting for the Town of La Plata, Charles County, and the Maryland State Highway Administration.

#### BREIGHTON HILL CONDOMINIUM, OXON HILL, MD

##### Principal Engineer

BSD worked with a private developer to develop construction plans for a 24-units condominium located off Marcy Avenue in Oxon Hill, Maryland. The project involved grading, stormwater management, water and sewer, erosion and sediment control, and storm drain design to accommodate the proposed building and associated parking. Ivan coordinated with the architect and structural engineer to provide a retaining wall along the perimeter for the property due to site constraints and designed the stormwater facilities to be filtration systems to avoid generating hydrostatic pressure behind the retaining wall.





# BRADLEY SITE DESIGN

Bradley Site Design is a family-owned and operated, DC-based Landscape Architecture, Civil Engineering, and Planning firm, founded in 1994 and dedicated to the creation of sustainable and inspiring spaces. We combine strong technical expertise, cutting-edge sustainable site design methods, and a collaborative style with a graceful aesthetic. Our innovative approach results in exciting, environmentally sound, and socially responsible designs.

Our studio is a certified woman-owned business led by Sharon Bradley, RLA, ASLA with additional certifications in Prince Georges County (MBE-SBEDBE), Maryland (MDOT MBE-SBE-DBE), Washington DC (CBE: LBE-SBE-DZEDBE), and Virginia.

Our staff is CLARB certified and professionally registered in Washington DC, Maryland, and Virginia. The BSD team includes AICP certified planners, EcoDistrict APs, and LEED APs with extensive experience in the preparation of site materials for LEED, WELL, Net Zero, Enterprise Green Communities, SITES. BSD was the first landscape architecture firm in Washington, DC to receive the Mayor's Environmental Excellence Award, and was also awarded two of the seven DC Water Green Infrastructure Challenge Awards, and recently received ASLA's Social Impact Award and the Department of Energy & Energy 2020 Sustainability Award.

At BSD, we bring a passion to our work that transcends the bottom line. We are a highly responsive team of professionals who consistently meet the demands of tight deadlines and budgets, while stretching minds and dollars to accommodate new and innovative solutions. Our comprehensive approach to site design encompasses all aspects of sustainability: environmental, social and financial.



## OUR COLLECTIVE SERVICES NOW INCLUDE:

### Landscape Architecture and Planning

- Sustainable Site Design: programming through close-out
- Urban Infill through Community Master Plan
- Design Impact Analytics
- Curriculum Integration
- Placemaking
- Urban Agriculture
- Community Engagement
- Long-term Maintenance Guidance
- LEED, WELL, Net Zero Consultation and Documentation

### Civil Engineering

- Stormwater Management Strategies, Calculations, and Permit Documents
- Hydrologic and Hydraulic Analysis
- Grading and Drainage Plans, Profiles, and Details
- Floodplain Analysis
- Earthwork Calculations
- Roadway Infrastructure Design
- Erosion and Sediment Control Plans
- Detailed Site Plans
- Utilities: Water and Sewer
- Surveying: Topographic and Record Drawings
- Feasibility Studies: Regulatory and Physical Analysis