

PETER S. FRIEDRICHS, AICP

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150 Bridgham St. Providence, RI 02909

PROFESSIONAL EXPERIENCE

- City Planner, **City of Newport**, Newport, Rhode Island 2019-Present
- Primary staff for planning activities for a 383-year-old city with diverse land patterns, world class tourism destinations, complex demographics, and a significant US Navy presence
- Director of Innovative Initiatives, **The Policastro Group**, Providence, Rhode Island 2018-Present
- Provide municipal leadership perspective to boutique consulting firm
 - Increasing project management experience of the firm
- Director of Planning and Economic Development, **City of Central Falls**, Rhode Island 2015 - 2018
- Permitted over 300,000 square feet of development projects through Planning and Zoning Boards
 - Greatly increased departmental capacity through successful pursuit of additional funds and staffing
 - Lead municipal capital project program during time of significant investment
 - Developed and oversaw comprehensive strategy for community advancement
- Planner/Data Analyst, **Shepley Bulfinch**, Boston, Massachusetts 2012 - 2014
- Participated in master plans and strategic planning efforts for several educational institutions
 - Helped create a pipeline of architectural projects to bolster the firm's bottom line
 - Awarded increasing project responsibility based on demonstrated ability
- Lead Design/Carpenter, **SCHR**, Massachusetts 2011 - 2012
- Learned the carpenter trade
 - Led design decisions on several projects
- Development Assistant, **Providence Preservation Society**, Providence, Rhode Island 2011
- Increased membership outreach efforts
 - Participated in an apogee of preservation organizations and environments
 - Managed membership database

EDUCATION

- Connecticut College**, New London, Connecticut 2006 - 2010
- Degree Awarded: Bachelor of Arts in Architectural Studies with Minor in German Studies
- Honors: *Magna cum Laude*, Overall GPA 3.7
- Independent Project: Responses to the Automobile in Urban Form in Germany and the United States
- Harvard University, Kennedy School of Government**, Cambridge, Massachusetts
- Executive Education Certificate Course: Comparative Tax Policy and Administration 2017

CERTIFICATIONS

- Professional Designation, American Institute of Certified Planners (AICP)* 2019-present

LEADERSHIP

- Co-Chair* **Technical Assistance Panel**, CNU New England 2015
- Founder* **2p Design**, Providence, Rhode Island 2010-2011
- President* **Student Government Association**, Connecticut College 2009 – 2010

SERVICE

- Member* **American Planning Association (APA)** 2016-Present
- Member* **Diversity, Equity, and Inclusion Committee, APA-Rhode Island** 2020-present
- Member* **Congress for the New Urbanism – New England Chapter** 2011 - Present

Key Professional Accomplishments

- Identified real estate opportunity to transform a \$2 million state investment into \$80 million in private investment and a new central gathering place for Central Falls residents and visitors
- Working closely with other city leadership, successfully “shopped” an infill train station to state and federal officials
- Actively participated in the successful submission of a \$13 million TIGER grant to fund the train station
- Successfully redeveloped a 2.5 acre vacant former manufacturing site, including addition to the National Register of Historic Places and award of over \$1 million in grants, to divest and return to tax generation a property that had been held by the city for twenty-five years
- Successfully completed the \$2 million renovation of a dilapidated drug house into a tutoring center for city youth through grant dollars
- Oversaw construction of a 1.5 acre city park to honor veterans
- Permitted over 300,000 square feet of economic development projects through Planning and Zoning Boards
- Authored the northeastern United States’ first Green and Complete Streets Ordinance
 - Received the Grow Smart RI Policy Award (2018)
 - Received the Congress for the New Urbanism - New England Policy Award (2018)
- Conceived, wrote, advocated for, and oversaw initial design stages of a Transportation Improvement Plan project to completely reconstruct the principal thoroughfare through three communities, transforming a \$4.5 million repaving project into a \$15 million complete streets physical manifestation of a multi-community regeneration effort
 - Received the American Planning Association - Rhode Island Chapter Neighborhood Plan of the Year Award (2017)
- Awarded the largest grant from Commerce RI’s Main Street Business Improvement Fund (\$300,000), and leveraged with \$100,000 in city funds, \$80,000 in FTA funds, and \$100,000 in private monies to transform Central Falls’ second major thoroughfare
- Performed analysis and made recommendations to alterations to a several-hundred-year-old course schedule at one of America’s oldest and most prestigious universities
- Secured passage of an amendment to enabling legislation for tax stabilization agreements through the Rhode Island legislature
- Reconstituted the Central Falls Redevelopment Agency, secured a \$664,000 budget, and passed a Resolution of Need, Redevelopment Area, and Redevelopment Plan through City Council, overcoming concerns about the use of eminent domain
- Successfully hired and managed a diverse team of individuals, including those with several decades of advanced experience in a diversity of disciplines
- Orchestrated a procedural overhaul of one of America’s oldest Planning Boards
- Secured \$100,000 in foundation funds to develop an area plan to complete a sprawl retrofit in one of America’s most analyzed communities
- Secured \$180,000 in FHWA funds to develop a municipal transportation master plan in a small city that sees over 3 million tourists annually
- Oversaw municipal projects that participated in the transformation of a semi-active industrial area to a vibrant mixed-use neighborhood
- Constructed Rhode Island’s first contra-flow bike lane
- Launched and oversaw homebuyer and tenant education programs, a closing cost assistance program, and

a home repair program

- Gathered data from diverse teams and sources to submit firm's first reporting on AIA's 2030 Challenge after several years of inaction
- Participated in the creation of Rhode Island's first regulatory Joint Planning Commission and Joint Hazard Mitigation Plan
- Successfully steered owner-occupied properties away from speculator purchase through tax sale
- Successfully adjudicated competing departments for alteration to the division of physical space
- Lead a municipal LEAN initiative
- Performed significant advancement on institutional master plan, including reducing traffic in the campus core, while a student in college
- Presented at several regional professional-development conferences, including CNU's biannual New England summit and Grow Smart RI's Power of Place summit
- Chaired regional technical assistance panel for street revitalization