



Neil P. Kittredge

AIA, AICP, PARTNER,
DIRECTOR OF PLANNING AND URBAN DESIGN
Partner-in-Charge

Neil Kittredge leads the firm's Planning and Urban Design studio, managing large-scale planning initiatives for public, institutional, and private clients. His work responds to pressing challenges in wide-ranging contexts, with particular expertise in campus planning as well as urban revitalization. As an architect, he is informed by this planning experience in the design and reuse of buildings that reinvigorate campuses and communities.

Education

MArch, Urban Design, Degree with Distinction, Harvard University, 1997;
BArch, with University Honors,
Carnegie-Mellon University, 1993

Registration

Registered Architect in New York,
New Jersey, Massachusetts and Maine;
American Institute of Certified Planners

Sidewalk Toronto Waterfront Master Plan Toronto, ON

Master plan for a large-scale mixed-use neighborhood development on the Toronto waterfront. The development will combine forward-thinking urban design and new digital technology to create people-centered neighborhoods that achieve precedent-setting levels of sustainability, affordability, mobility, and economic opportunity. BBB coordinated the design of the master plan with multi-modal transportation, sustainable infrastructure, and landscape architecture. The process included explorations of building massing and typologies for a mix of residential, commercial, and community spaces, as well as incorporating building code and zoning requirements into the master plan.

Verdae Development Strategy Greenville, SC

In collaboration with Kimley Horn and HR&A, BBB is working with Hollingsworth Funds to create a Development Strategy for their Verdae property in southeast Greenville. The 1,100-acre property has been a crucial asset for Hollingsworth over the past two decades as Greenville witnessed unprecedented transformation and became one of the fastest growing cities in the Southeast. Despite this growth, and an improved quality of life, Hollingsworth has recognized that Greenville County still suffers from one of the lowest rates of economic mobility in the country. Therefore, the Development Strategy for Verdae will not only create opportunities for Hollingsworth to capture financial value for its endowment but will provide a thoughtful framework for equitable development. Ultimately, this framework will create a vibrant, inclusive mixed-use district that supports the needs of the Greenville community for decades to come.

Anacostia Waterfront Initiative Washington, DC

Mayor Anthony Williams' initiative to revitalize the Anacostia River waterfront and adjacent neighborhoods. As part of a consortium of design, planning, landscape, economic, and technical consultants, BBB coordinated a broad effort to develop design and planning recommendations for seven miles of waterfront parks and urban neighborhoods. The plan was structured around a series of community meetings and large-scale public presentations and workshops, including detailed urban design studies of the Near Southeast and Southwest neighborhoods within the larger study area.

Broadway Station Development Denver, CO

50-acre Broadway Station site, the result of a collaborative effort by a team of national experts working in tandem with the City and County of Denver. This process involved analyzing the site's intrinsic challenges and potential, engaging with project stakeholders and understanding their expectations, conducting market and infrastructure financial analyses, and advancing key infrastructure investment plans. The project is one of the largest urban infill sites in Denver, and its visibility, transit access, and proximity to Downtown Denver present the City with a unique opportunity to reinvent and reactivate this historic site, transforming it into a new mixed-use urban neighborhood and transit node of regional importance. The site's development enhances east-west connections across existing infrastructure and topographical barriers, thereby improving community access to recreation, jobs, transit, and retail.

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Coney Island Redevelopment Brooklyn, NY

Long-term commitment to planning for the Coney Island community builds on an initial vision for the revitalization of this world famous amusement destination, creating opportunities for housing, mixed-use development, community services, and public space at New York City's beachfront. The Coney Island Strategic Plan draws upon the area's extraordinary history, balancing new amusement and entertainment activities with amenities, housing, and services. A resulting master plan for mixed-use development on the Boardwalk supported the rezoning of Coney Island. In the wake of Superstorm Sandy, BBB developed resiliency strategies to protect Coney Island and surrounding South Brooklyn neighborhoods from future storms while revitalizing communities and ecosystems.

Essex Crossing Mixed-Use Development New York, NY

Working closely with the community and the City of New York, BBB created an urban design vision that is transforming one of the largest redevelopment sites in Manhattan into a vibrant, mixed-use hub in one of New York's most dynamic, diverse, and historic neighborhoods. The Essex Crossing Mixed-Use Development in Manhattan's Lower East Side is located on a site cleared for urban renewal in the 1960s, but left undeveloped for decades. This underutilized area will once again become the heart of the neighborhood showcasing the community's vision for mixed-use development, affordable housing, local employment, open space, and pedestrian activity. Following approval of the plan, BBB joined the development team selected by the City to implement the project and is designing multiple buildings within the six-acre complex, which includes retail, offices, cultural spaces, and 1,000 apartments, half of which are reserved for low, moderate, and middle-income families.

Waterville Main Street Planning Study Waterville, ME

A framework plan for downtown improvements and revitalization, through working with a stakeholder group comprised of area leaders and business owners. Revitalization goals included leveraging existing strengths, attracting more visitors and residents, increasing economic activity, creating a sense of place, and organizing around a plan. Conceptual designs rooted in strategic implementation strategies were studied, and initial priority projects were established: development of a downtown student apartment complex, creation of a boutique hotel, streetscape improvements, revitalization of the retail environment, and improvements to parking and traffic.

NoMA: Vision Plan & Development Strategy Washington, DC

A North of Massachusetts Avenue (NoMA) Vision Plan and Development Strategy for a 500-acre site just north of Union Station in downtown Washington, DC. The planning work proposes a walkable, transit-accessible, dynamic and diverse neighborhood with a mix of uses. The plan coordinated public and private investment and strengthened connections between new development, a new metro station, and nearby existing neighborhoods. Structured around public & stakeholder involvement program.

Columbus RiverSouth Master Plan Columbus, OH

Partner-in-Charge. Development of a master plan for a 23-block area of downtown Columbus. The development of the district as a vibrant residential neighborhood fulfilled Mayor Michael Coleman's vision for the transformation of a derelict waterfront area. RiverSouth was planned as an entirely new neighborhood, characterized by a variety of housing and a mix of historic buildings and new architecture, redesigned streetscapes, and open spaces.