

Benjamin Farmer, Principal- Managing Partner,

Farmer | Morgan, L.L.C.



Farmer | Morgan is a planning, design and construction management firm that undertakes capital infrastructure and redevelopment projects in the public and private sector. The firm is founded by landscape architects who believe the fundamental practice of embedding projects in the cultural landscape enables human connection to physical form.

Farmer | Morgan believes and practices a multi-disciplinary approach to firm projects. The firm's multidisciplinary team involves various design and construction disciplines appropriate for the client's objectives. The multidisciplinary team approach allows for Farmer | Morgan to deliver sound practices that are the underpinnings of quality construction projects. These include the ability to resolve design, material, safety and budgetary issues throughout the planning, design and construction phases of a project.

As Managing Partner of **Farmer | Morgan, LLC**, Benjamin Farmer provides expertise in urban design and business district redevelopment with a sound understanding in governmental financing and project funding. Ben is trained as a landscape architect at the College of Architecture, Design and Construction at Auburn University. He has undergraduate degrees from the College of Agriculture and the College of Architecture, Design and Construction and a Master of Landscape Architecture and a Master of Community Planning from Auburn University. He is licensed as a General Contractor and practices planning, design and construction management for clients of Farmer | Morgan.

Prior to directing project development at **Farmer | Morgan, LLC**, Ben was the Director of Community Planning for the Northwest Alabama Council of Local Governments. As Director, Ben oversaw planning assistance to thirty-three municipalities and five county governments in Northwest Alabama. His department worked extensively on sustainable economic development strategies, land use planning, and stakeholder involvement. His current work includes project development exceeding 11 million dollars in municipal economic drivers and structures in Tennessee and Alabama.

Education:

Master of Community Planning

College of Architecture, Design and Construction of Auburn University, 2003

Master of Landscape Architecture

College of Architecture, Design and Construction of Auburn University, 2002

Bachelor of Science of Horticulture

College of Agriculture of Auburn University, 2002

Bachelor of Science of Environmental Design

College of Architecture, Design and Construction of Auburn University, 2002

Field Studies:

High Plains Drifters, Field Studies of the Grand Staircase – Escalante National Monument of Utah, 2003

Beijing Forestry University, China, spring, 2001

European Cultures, spring, 1999

Ecology of the Canadian Shield, fall, 1998

Research Interests:

Sustainable Economic Drivers - embedded in the cultural and natural landscape through design

Urban Form – and its relationship to sustainable economic practices that compose successful rural cities and towns in the south

Landscapes – impact of natural and constructed landscapes on design and urban form in the south

Professional Activities:

Affiliations:

- Tennessee General Contractors License Number: 0064917
- American Institute of Architects
- American Institute of Certified Planners
- American Planning Association

- American Society of Landscape Architects
- Former Chair, Auburn University Landscape Architecture Program Advisory Council
- Former Member, Auburn University Community Planning Program Advisory Council

Certifications:

- Tennessee Department of Environment & Conservation, Erosion & Sediment Control, Level I Certified
- Tennessee Department of Environment & Conservation, Erosion & Sediment Control, Level II Certified
- Tennessee Department of Transportation, Construction, Engineering & Inspection Certified
- Tennessee Department of Transportation, Soils & Aggregate Technician Certified
- Tennessee Department of Transportation, Concrete Field Technician Certified
- Tennessee Department of Transportation, Hotmix Asphalt Roadway Inspection Certified

Presentations:

- Presenter (2010): Tennessee American Planning Association (TAPA) Winter Conference on Sustainable Economic Development through Revitalization of Rural Business Districts.
- Presenter (2011): Brownfield Redevelopment for Community Revitalization Conference, City of Florence, AL / EPA
- Guest Presenter (2011): Auburn University, Master of Landscape Architecture, Professional Practice Course – Professional Risk & Liability in Construction Administration and Practice
- Presenter (2012): Alabama Trails Conference, Destination Equestrian Park – The Story of Rock Bridge Canyon & Sustainable Economic Development
- Guest Speaker (2013): Sewanee University – University of the South, Land Use Policy Course – Regional Land Use Policy on the South Cumberland Plateau
- Presenter (2013): Tennessee Renewable Energy & Economic Development Council, East Tennessee Forum – Ducktown Sustainable Economic Development and the 28KW Process
- Presenter (2013): You're Town Webinar, The Story of Rock Bridge Canyon & Sustainable Economic Development
- Presenter (2013): Tennessee American Planning Association (TAPA) Fall Conference - Sustainable Economic Development Through Asset Based Design & Planning
- Presenter (2014): Alabama American Planning Association, Spring Professional Development Workshop, Sustainable Economic Development through Leveraging of Local Environmental, Social and Historical Assets
- Presenter (2014): Alabama Trails Conference, Adventure Tourism as an Economic Driver – Man's Life in Sickness and in Health is Bound up In the Forces of Nature and that Nature Must be Treated as an Ally.

Awards:

- City of Chattanooga, Tennessee, Low Impact Development Design Challenge, Second Place for the Cherokee Boulevard Design Category (2014)
- State of Alabama, Trail Design Award for Most Outstanding Trail System, Rock Bridge Canyon Equestrian Trail (2014)
- Environmental Protection Agency, EPA Clean Air Excellence Award: To the City of Ducktown for the Ducktown 28 Photovoltaic Solar Array in the Community Action category (2014)
- Tennessee Municipal League, State Wide Green Leadership Award for the Ducktown 28KW Photovoltaic System Project Process and Implementation (2012)

- Tennessee Municipal League, Best Planning Document, Pikeville, Tennessee Downtown Redevelopment Plan (2010)
- Recipient of the College of Architecture, Design & Construction, Outstanding Graduate Student in Community Planning (2003)
- Alabama City County Managers Association Summer Scholarship in Community Planning & Local Government Management (2003)

Professional Experience:

Farmer | Morgan, LLC

Urban Planning, Design, Construction Management, present

Northwest Alabama Council of Local Governments

Director of Community Planning, Muscle Shoals, AL, May 2004 - June 2007

Center for Architecture and Urban Studies (CAUS)

Landscape Architecture and Design Consultant, Birmingham, AL, January - May 2004

East 40 Degrees

Architecture and Planning Publications Specialist, Auburn, AL, Fall 2003 - June 2004

Auburn University

Graduate Teaching Assistant, Auburn, AL, 2002 - 2003

Auburn University

Graduate Research Assistant, Auburn, AL, 2001 - 2002

Relevant Work:

Planning & Project Development

- Doe Mountain Recreation Area, Management Plan – is a management plan for 8,600 acre tract of land to be planned and developed for 16 adventure tourism activities as described by State of Tennessee Adventure Tourism Legislation of 2011. The project is a partnership of the State of Tennessee and The Nature Conservancy. The development of Doe Mountain is guided and managed by the Doe Mountain Recreation Authority. Doe Mountain is slated to become a regional economic driver in east Tennessee.
- Tennessee Department of Transportation, Cumberland Byway Corridor Management Plan – involves a 180 mile regional transportation corridor in Tennessee. The corridor extends from the Cumberland Gap to the Cumberland River along a scenic rural corridor containing substantial national heritage sites, national forests, federal sites and state parks. The corridor plan and its process have received State of Tennessee Byway designation and will be reviewed by Federal Highway National Designation when FHWA activates the nation review period.

- City of Saltillo Brownfield Redevelopment Plan – is an Environmental Protection Agency (EPA) Brownfield Assessment Grant project for redevelopment planning of contaminated sites in the City of Saltillo, Tennessee. The plan capitalizes on regional and local assets that are proposed to be leveraged for economic development. The infrastructure and amenities to support the asset leveraging are described in design concepts and site analysis that center on the Tennessee River.
- Putnam County Habitat for Humanity, West End Neighborhood Master Plan – is a plan of action for the Putnam County Habitat for Humanity and the West End Neighborhood to undertake a site plan for a interconnected street system and usable open space. The plan contains 14 townhomes, 26 cottages and 20 houses for a total of 60 units and is located in Cookeville, Tennessee.
- Lauderdale County Hazard Mitigation Plan – Florence, AL: A Federal Emergency Management Agency (FEMA) natural and manmade disasters plan for mitigating devastation occurring between natural and constructed interfaces (2015).
- Lawrence County Hazard Mitigation Plan – Moulton, AL: A Federal Emergency Management Agency (FEMA) natural and manmade disasters plan for mitigating devastation occurring between natural and constructed interfaces (2015).
- Rock Bridge Canyon Equestrian Park, Business Plan – Hodges, AL: a business and master plan to evaluate the economic impact and physical parameters of the Rock Bridge Canyon Equestrian Park.
- Southern Gulf Off Road Park, Business Plan – Coalmont, TN: a business plan to determine the economic, environmental, and social impact of an off road park for the City of Coalmont, and the Upper Cumberland Plateau Region.
- Lauderdale County Hazard Mitigation Plan – Florence, AL: A Federal Emergency Management Agency (FEMA) natural and manmade disasters plan for mitigating devastation occurring between natural and constructed interfaces (2010).
- Hodges Economic Development Study – Hodges, AL: An economic development study to evaluate current and future economic and growth trends in the Town of Hodges. This plan identified Asset Based Economic Development Strategies for leveraging as an economic driver for the Town of Hodges.
- Hodges Equestrian Trails Feasibility Study – Hodges, AL: plan evaluated the feasibility and functionality of an equestrian trails system in Hodges. The plan also reviewed potential economic impacts to the Town of Hodges and Franklin County.
- Warren Branch Urban Stream Restoration Plan – Town Creek, AL: a plan to incorporate Warren Branch as a Green Infrastructure measure in order to provide a usable system of public open space in the Town Creek Business District.

- Monteagle 20/20 – A Corridor Master Plan – Monteagle, TN: a redevelopment master plan for Monteagle’s 2.5 mile primary transportation corridor. The Master Plan combines land use with transportation to create a town center within Monteagle.
- Alabama Association of Regional Councils (AARC) Illustrative Mapping & Economic Development Strategies - Huntsville, AL: a print and digital mapping exercise depicting data generated by AARC for communicating and setting economic base line standards within each AARC member region.
- Tennessee Department of Corrections (TDEC) Water Line Easement Project – Bledsoe County, TN: Farmer | Morgan served as field representative to the City of Pikeville and the Southeast Tennessee Development District for completing a 10 million dollar water line expansion project. The project required easement negotiation which the firm undertook and achieved a 70% success of receiving donated easement rights.
- Pikeville Downtown Redevelopment Plan – Pikeville, TN: an 18 acre mixed-use redevelopment plan and implementation strategy.
- Dunlap Greenway Master Plan – Dunlap, TN: a master plan for the City of Dunlap that connects public destinations to residential neighborhoods through environmentally significant places by a system of trails that allow walking and bicycling as the primary mode of transportation.
- Hackleburg Recovery Plan – Hackleburg, AL: Completed in conjunction with FEMA recovery specialists the Hackleburg Recovery Plan for downtown Hackleburg after the April 27, 2011 Tornado Devastation.
- City of Ducktown 200KW Photovoltaic Project Development – Ducktown, TN: development funding model and mechanisms for financing 200KW solar projects in the City of Ducktown.
- Tracy City Trail Head – Tracy City, TN: a trail head in downtown Tracy City to be a destination for travelers along the Mountain Goat Trail. The trail head will serve as an economic catalyst for the City of Tracy City.
- Northwest Alabama Asset Based Economic Development Strategy – NACOLG: Developed as Director of Community Planning at NACOLG a regional asset based economic developed strategy for the five county NACOLG Region.
- Alabama Consolidated Comprehensive Economic Development Strategy for the State of Alabama – Alabama Association of Regional Councils (AARC): Compiled and developed the AARC State Wide CEDS Planning Document in conjunction with other AARC members.
- Waste Water Treatment and Water Filtration Plans for Guin, Rogersville, Vina and Littleville, AL: Developed planning and development documents for expansion and future needs of the aforementioned water systems.

Design

- City of Monteagle Pedestrian Enhancement, Phase II – Monteagle, TN: undertaking TDOT design plans and construction manual for a streetscape project consisting of sidewalks, street trees, lighting and full accessibility within TDOT right-of-way.
- City of Dunlap, Harris Park Renovations, Phase I – involves concept planning and design of amenities for passive and active recreation activities for this urban park. The project contains a multi-use stage and storage facility as well as green spaces and civic gathering areas framed with a bosk of Lace Bark Elms.
- Tennessee Central Heritage Trail, Phase II – Monterey, TN: is a 10 foot wide hard surface multi-use rails-with-trails project located in Monterey, Tennessee. This phase connects the Monterey Business District and the Putnam County Library with the Burks Middle School. The project is funded by the Tennessee Department of Environment & Conservation (TDEC) and The City of Monterey, TN.
- City of Dunlap Streetscape Enhancement – Dunlap, TN: a TDOT and local government funded streetscape project within the Dunlap Central Business District that encompasses Low Impact Development (LID) standards for managing stormwater in conjunction with pedestrian focused amenities.
- Dunlap Coops Creek Greenway Project Phase I – Dunlap, TN: phase one of a rails-to-trails construction of the Dunlap multimodal transportation system that is designed for pedestrians and bicycles. The project contains multiple elevated walkways and one superstructure extending across the Tennessee Valley Authority (TVA) and managed Coops Creek.
- Dunlap Coops Creek Greenway Project Phase II – Dunlap, TN: phase two of a rails-to-trails construction of the Dunlap multimodal transportation system. This section connects the Dunlap Business District to the Sequatchie County School Campus. The project contains multiple elevated walkways and one superstructure extending across Tennessee Valley Authority (TVA) and managed Coops Creek.
- City of Ducktown Greenway, Phase I – a 3,250 linear foot slip resistant surface trail that is a rail with trails conversion. The greenway project continues Ducktown’s effort to develop sustainable infrastructure that acknowledges the historic past of copper mining and environmental degradation while redeveloping the City through sustainable infrastructure projects.
- Town Hall Renovation – Tracy City, TN: project development and design for energy efficiency and building renovations of the existing Tracy City Municipal Building.
- Ducktown Photovoltaic Farm – Ducktown, TN: Site layout and structure design of the municipally installed 28KW Solar Project.
- Pikeville Spring Street Enhancement Phase I – Pikeville, TN: creation of design plans and construction manual following TDOT guidelines for the transportation thoroughfare into the Pikeville Business District (PBD).

- Mountain Goat Trail, Phase III – Monteagle, TN: design and implementation of three miles of a multi-phase rails to trails project that is proposed to reach over 30 miles, connecting Franklin, Marion and Grundy Counties to six municipalities. This phase contains multiple elevated walkways within TDOT right-of-way and private easements.
- DURA Industrial Building Roof – Pikeville, TN: Development of Design Plans and Construction Manual for the manufacturing roof replacement and renovation of the 104,000 square foot structure.
- U. S. Highway 41 Re-Striping Design Plans – Monteagle, TN: Developed Design Plans for TDOT review and municipal approval for adding bike lanes and lane reduction along U.S. Highway 41 in Downtown Monteagle.
- City of Monteagle Pedestrian Enhancement, Phase I. – Monteagle, TN: Completed TDOT Design Plans and Construction Manual for a streetscape project consisting of sidewalks, street trees, lighting and full accessibility within TDOT right-of-way.
- Phipps Park Bridge and Cultural Park – Coalmont, TN: Completed design plans and project manual for the Phipps Park trail system and accompanying covered super structure designed to accommodate pedestrians and maintenance vehicles.

Construction

- Monteagle, Mountain Goat Trail, Phase III – Monteagle, TN: Construction, Engineering & Inspection for the three mile rails-to-trails project within TDOT and private easements. The work included erosion control inspections, material testing and acceptance, construction review, site inspections and project management. Project budget: \$850,000.00.
- Ducktown 28KW Photovoltaic Project – Ducktown, TN: Acting as Construction Manager and Energy Services Provider to the municipality of Ducktown. Project budget: \$110,000.00.
- Pedestrian Enhancement, Phase I – Monteagle, TN: Construction, Engineering & Inspection include material testing, acceptance, construction review, site inspections and project management. Project budget: \$300,000.00.
- Ducktown, Greenway Phase I - Ducktown, TN: Construction, Engineering and Inspection, undertaking material testing and acceptance, construction review, site inspections and project management. Project budget: \$200,000.00.
- DURA Industrial Building Roof Construction Inspection and Project Administration – Pikeville, TN: for the 104,000 square foot industrial roof renovation for a Carlisle Single Ply TPO roofing material. Project budget: \$500,000.00.
- Tracy City Town Hall Renovations – Tracy City, TN: Provided Construction Management Services and Energy Service Provider services to the Town Hall Renovation. Project budget: \$400,000.00.

- Pikeville Main Street Improvements – Pikeville, TN: Provided Construction Management of multiple prime contracts to the City of Pikeville Main Street Improvements. Project budget: \$1,300,000.00.
- Project Administration of the Winston County Courthouse Renovations – Winston County, AL: Provided funding and project management services to the General Contractor and Winston County Planning Commission while serving as Director of Community Planning at NACOLG. This project was funded by the National Park Service.
- Project Administration of the Pastime Theatre Historic Renovations – Winfield, AL: Provided funding and project management services to the City of Winfield. This project was funded in part by the National Park Service.