

Lake Elmo City Council 08-02-2005	Agenda Section: Administrators Report	<u>No.</u> 11B
<u>Agenda Item:</u> Old Village Master Planner/Coordinator		
<p><u>Background Information for July 5th, 2005:</u></p> <p>At the July 5th Council meeting the Administrator was instructed to finalize proposals and potential consulting firms that would provide planning/coordinating services to develop a plan, strategy and standards to directing future old village development. The Administrator and Planner met with Dewey Thorbeck and Bob Engstrom individually reviewing the proposed tasks, timeline, and expected products upon completion. Approximately 1-1/2 hours was spent with each individual with a meeting conclusion of an expected proposal to be forthcoming.</p> <p>Both parties responded with their proposals for service attached. The proposals were received on 7-26-05.</p> <p>Also attached find a list of tasks developed by staff to accomplish this task that was utilized to assist the individuals in preparing their response.</p> <p>It has been suggested that members of Council would like to interview the firms proposing service. Staff is suggesting that Thursday August 4th be set up as a special meeting providing each individual with up to 45 minutes to present their proposal related to achieving the requested tasks.</p>		
<u>Action Items:</u> Motion set a meeting date of August 4th to interview firms for Master Planner/ Coordinator for the Old Village plan	<u>Person responsible:</u> Martin Rafferty	
<u>Attachments:</u>		

MEMO
(July 28, 2005)

To: Martin Rafferty, City Administrator

From: Chuck Dillerud

Subject: Village Area Plan Coordinator

I have reviewed the proposals submitted by Thorbeck and Engstrom in response to the task list we recently provided both firms. It should be noted that both firms were considered qualified, capable and knowledgeable of the Village Area as well as the planning completed to date by the City, and the interests of the various land owners/developers that have a financial stake in the Village Area development outcomes. In fact, staff met with both firms prior to providing them a Task List, and solicited the concept of a joint venture involving both firms. Both firms indicated that they would not have interest in that concept.

It should also be noted that, with the intent of expediency, this has been less than a formal RFP process – and the proposals in some respects reflect that fact. This further complicates the selection process since the manner in which the respective firms respond the City's Task List becomes a major factor in the selection of one firm or the other.

My review of the proposals lead me to conclude that the Thorbeck firm's proposal best responds to the Task List City staff provided both firms, and that is the major factor upon which a decision should be rendered in this case. At our request, Thorbeck has also provided task-by-task "Not to Exceed" costs – without their knowledge of the overall fee that has been proposed by the Engstrom firm. (copy attached) Thorbeck has also indicated that a decision to proceed with Stages 2 and 3 of his proposal will be entirely dependent on the outcome of Stage 1 – a prudent proposal in my view.

Description of Tasks

The City envisions the tasks for this undertaking will involve at least the following:

Task #1 – Review of all Old Village Policy and planning work completed to date (Public and private), and the infrastructure studies and feasibility work by the City to support those plans and policies.

Task #2 – Meet with all major property owners/developers with interests within the Village Area to determine the status of their development plans/schedules and their positions with regard to mutual Village Area planning.

Task #3 – Meet with the City Council (either individually, or as a group in a Public Workshop setting) to determine their perspectives and visions regarding the development of the Village Area, particularly in reference to handicapped housing and a community center site.

Task #4 – Develop a strategy for fair/equitable distribution of the potential 160 unit incentive block that has been reserved by the City Council that responds to cooperation among property owners and the handicapped housing/community center goals attached to the incentive.

Task #5 – Determine the market feasibility and types of office/retail development probable within the Old Village.

Task #56– Coordinate with the City Community Improvement Commission to determine the market-feasible scale and type of senior housing appropriate for the Old Village.

Task #7 – Determine the maximum geographic extent of redevelopment of existing Old Village areas suggested and sustainable from Tasks 2-3.

Task #8– Utilizing the outcomes of Tasks 1-4, preparation of graphics depicting how Old Village redevelopment plans will physically link with new development to occur on adjacent vacant lands responsive to prior work accomplished by the City as to policy and design guidelines for that new development.

Task #8 – Prepare a Work Product describing the outcomes of the assigned tasks #1-#8 and a recommended strategy/action plan necessary to accomplish the Village Area Plans in a coordinated manner given multiple land owners and developers, including a methodology for implementing both dwelling unit incentives/bonuses and the transfer of development rights that is implied by the current Village Area Plan.

The intended outcome of these tasks is a detailed strategy for the coordination and execution of the Public/private components of the Old Village initiative. "Who must do what, and when" to accomplish the Old Village Plan goals.

thorbeck

ARCHITECTS

MEMORANDUM

July 21, 2005

Chuck Dillerud
City of Lake Elmo
3800 Laverne Avenue
Lake Elmo, MN 55042

Re: Master Planner for Old Village Housing Development

Dear Chuck:

Based on our meeting with Martin Rafferty and yourself on July 13 and the City's Description of Tasks that you emailed yesterday, the following is Thorbeck Architects proposal to extend our earlier work on the Old Village Neighborhood Housing Study to function as Master Planner for proposed new development surrounding the Old Village.

As we understand, the Old Village Plan (Option # 4) is the preferred design direction of the City Council, however there will be changes as a result of the decision to extend metropolitan sewer connections to serve the Old Village and the new development, as well as some new ideas that the City Council wants to explore, such as housing for the disabled and a community center attached to the 160 unit incentive block that has been reserved by the City Council that responds to cooperation among property owners/developers. The housing density is to average 3.0 units/net acre.

It is the desire of the City that a strategy for new development be in place by the time the current moratorium on development expires on October 5, 2005.

Work Tasks

The work tasks are organized in three phases with review and approval by the City Council at the end of each phase. The intended outcome of these tasks is a detailed strategy for the coordination and execution of the public/private components of the Old Village Area initiative, i.e., "who must do what and when" to accomplish the Old Village Plan goals:

Phase One - Analysis and Strategy

Task 1 - Review all Old Village Policy and planning work completed to date (public and private), and the infrastructure studies and feasibility work by the City to support those plans and policies.

Task 2 - Meet with City Council in a public workshop setting to determine their perspectives and visions regarding the development of the Old Village Area, particularly in reference to housing for the disabled and a community center site.

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minneapolis, mn 55403
612 • 871 • 7979
fax: 871 • 8088

Task 3 – Meet individually with all major property owners/developers with interests within the Old Village Area to determine the status of their development plans/schedules and their positions with regard to mutual Old Village Area planning and development. Lake Elmo City Planner to be in attendance at each of the meetings.

Task 4 – Based on information from Tasks 1-3, and in consultation with City Planner, develop a strategy for fair/equitable distribution of the potential 160 unit incentive block that has been reserved by the City Council that responds to cooperation among property owners/developers and the housing for the disabled/community center goals attached to the incentive. Meet with property/owners to review the proposed strategy, modify as necessary to obtain consensus, and submit to City Council for review and approval.

Phase Two – Market Feasibility and Redevelopment Plan

Task 5 – Determine the market feasibility and types of office/retail development probable within the Old Village Area.

Task 6 – Coordinate with the City Community Improvement Commission to determine the market-feasible scale and type of senior housing appropriate for the Old Village Area.

Task 7 – Determine the maximum geographic extent of redevelopment of existing Old Village areas suggested and sustainable from Tasks 2-3. Review with City Planner and meet with property owners/developers collectively, modify as necessary to obtain consensus.

Task 8 – Utilizing the outcomes of Tasks 1-7 prepare graphics depicting how the Old Village Area development plans will physically link with new development to occur on adjacent vacant lands responsive to prior work accomplished by the City as to policy and design guidelines for that development. Review with City Planner and meet with property owners/developers collectively, modify as necessary to obtain consensus and submit to City Council for review and approval.

Task Three – Final Report and Recommended Strategy

Task 9 – Prepare a work product describing the outcomes of the assigned Tasks 1-8 and a recommended strategy/action plan necessary to accomplish the Old Village Area plans in a coordinated manner given multiple land owners and developers, including a methodology for implementing both dwelling unit incentives/bonuses and the transfer of development rights that is implied by the current Old Village Area Plan. Review with City Planner and meet with property owners/developers collectively, modify as necessary to obtain consensus, and submit final report and recommended strategy/action plan to City Council for review and approval.

Consultants

We propose to utilize the following sub-consultants to assist in the accomplishment of the work tasks:

James Mccomb & Associates for market feasibility studies for types of office/retail development and scale and type of senior housing appropriate for the Old Village.

Sykes Land Architects, LLC. (formerly Land & Water Design Institute) for assistance in analysis of planning work completed to date (public and private), and the infrastructure studies and feasibility work by the City to support those plans and policies; and site design issues related to new development and community center.

Schedule

We believe Phase One can be completed by October 5, 2005. The remaining work tasks depend upon the results of Phase One, but with consensus of the property owners/developers in a cooperative utilization of the City Council incentives, the subsequent phases are more detail oriented that could be developed after the moratorium expires.

Fees

Since the scope of services is unknown at this point in time, we propose to work on a time and expense basis through Phase One or until a specific scope of services can be identified. At that time a not-to-exceed amount, including any sub-consultant time, can be prepared for specific scopes of work. Our current hourly rates are as follows:

Principal	\$145.00
Senior Consultant	125.00
Project Manager/Designer I	95.00
Project Designer II	85.00
Project Designer III	75.00
Staff Level I	65.00

Out of pocket expenses directly attributable to the project are billed at direct cost times 1.10 for mileage (at IRS approved rate), photography, printing, equipment utilization, communication, and materials directly attributable to the project.

As Master Planner for the Old Village Area plan, we believe our previous work will serve the City well as property owners/developers move forward in a cooperative methodology with specific proposals for new village scale housing that preserves open space and rural character reflecting the goals of the current Old Village Plan; resolves storm water issues; and provides for new city facilities, parks and new business expansion.

We are ready to start work immediately as soon as authorization is received.

Sincerely,

Dewey Thorbeck, FAIA, FAAR
President

Chuck Dillerud

From: Dewey Thorbeck [Dewey@thorbeck.com]
Sent: Thursday, July 28, 2005 11:24 AM
To: Chuck Dillerud
Subject: Master Planner for Old Village Area

Chuck,

This is my preliminary thinking regarding the professional time required for the work tasks in the proposal I sent on July 21. It is based on the assumption that we will be able to nurture a cooperative planning strategy that will have the bulk of the work on each property done by the individual developers:

Phase One (Tasks 1-4)	\$14,720
Phase Two (Tasks 5-8)	13,200 (including an allowance of \$5,000 for market feasibility studies)
Phase Three (Task 9)	<u>8,000</u>
Total not-to-exceed fee	\$35,920 (plus expenses estimated at \$1,500) = \$37,420

The approach I outlined has the City Council reviewing and approving the results of each phase before proceeding into the next, allowing for adjustments to the work (up or down) that will depend on the degree of cooperation by the property/owners developers and City Council action.

Look this over and let's talk this afternoon.
Dewey

7/28/2005

ROBERT ENGSTROM COMPANIES

**LAKE ELMO
OLD VILLAGE PROPOSAL**

...RESIDENTIAL COMMUNITY DEVELOPERS...

4801 West 81st Street • Suite 101 • Minneapolis, Minnesota 55437 • (612) 893-1001 • Fax (612) 893-1841

22 July 2005

Marty Rafferty, City Administrator
Chuck Dillerud, Planning Director
Lake Elmo City Council
City of Lake Elmo
3800 Laverne Ave.
Lake Elmo, MN 55042-9629

Greetings:

We are pleased to respond to your request for a master planner for the Old Village.

We have formed a collaboration of professionals that we are calling the Old Village Design Group. In addition to myself, Bob Close and Bruce Jacobson at Close Landscape Architecture (CLA) and Gerald Mazzara of Design Forum join us. As you are probably aware, CLA has designed some outstanding projects such as the Ramsey Town Center. You have also seen their work in two residential sub-divisions in Lake Elmo. Gerald Mazzara, an architect specializing in residential architecture, has designed Edinborough and Centennial Lakes in Edina. He also provided land planning, home design, and architectural review of home and site plans for the Fields of St Croix II.

In addition to the tasks outlined by the city in the "Definition of Tasks" (July 19th 2005), we propose to analyze previous planning efforts and explore new options for the location of public and private facilities like the new city hall, community center, library, and perhaps a K-12 charter school. The incorporation of these facilities into the master plan has the potential to greatly strengthen the plan by creating important synergies between civic, residential, commercial and recreational land uses.

Likewise, there is a need to have the stormwater management plan result in a city amenity as well as being functional. We suggest that some Low Impact Development guidelines be adopted as part of this exercise. Emmons and Oliver Resources are advocates of Low Impact Development and should be considered as an additional resource under a separate contract.

We propose to achieve the master plan goals through the establishment of specific design parameters for:

- A low impact/sustainable community
- Historic preservation
- Green Belt continuation
- Neighborhood site planning
- Architectural character (style, scale, appropriate detailing)
- Variety of housing types (diversity and affordability)
- Landscaping
- Signage, lighting, and street furniture

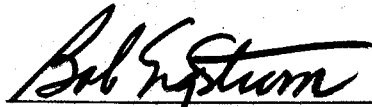
These components -- when considered together as part of a broader plan -- will reinforce and enrich the distinctive character of the Old Village of Lake Elmo.

We recognize that coordinating with the major landowners is a formidable task that needs to be accomplished in a fair and balanced manner, while addressing the city's broader goals. The resolution of differences will likely demand some creative solutions. We have extensive experience with this consensus building process.

The assignment will proceed immediately upon approval, and be completed by October 15th 2005. We propose to complete the work products for a fee of \$58,000, payable monthly.

Finally, on a personal note, it should be noted that Robert Engstrom Companies does not own any developable land in the Old Village planning area. Based on the interaction with the city of Lake Elmo over the past years, I have developed a fondness for the Old Village and welcome the opportunity to assist in the preparation of an achievable master plan.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bob Engstrom", written over a horizontal line.

Robert E Engstrom

Robert Engstrom Companies
4801 West 81st Street suite 101
Bloomington MN 55437
952-893-1001

Old Village Design Group

Lake Elmo

Project Understanding

Lake Elmo enjoys a unique combination of small town flavor and rural ambience, quite unusual for a suburban community in the immediate Twin Cities area. Residents and businesses alike are aware of the distinctive, appealing qualities that have characterized the village throughout the years, but like all towns surrounding Saint Paul and Minneapolis, the pressures of growth are inevitable and challenging.

Anticipating growth is more essential than ever for the small communities that desire to maintain their historic integrity and quality of life. Lake Elmo confronted the Metropolitan Council about issues of growth, desiring to guide their own future rather than acquiesce to a more regional growth strategy. Eventually, a compromise was reached that determined that Lake Elmo should indeed grow, but in a managed pattern to be determined in large part by the community itself.

Accommodating growth and responding to an increasing population requires a comprehensive examination of the community's strengths and vulnerabilities. Exploration of vehicular and pedestrian circulation, access to transit, stormwater management and integration with local and regional recreation systems must all be studied as determinations are made about the locations and types of development that should occur.

Major landowners are understandably anxious to develop their properties, but decisions about the allocation of housing should not happen in isolation. Housing types, densities and locations should be tied to the bigger picture:

- When and where should new civic uses be developed?
- Will Highway 5 be realigned?
- What are the best strategies for accessing and augmenting regional recreational systems?
- What is the best long-range development pattern for the entire community?

Lake Elmo has successfully maintained its rural, small-town character in the face of rapid suburban growth. To continue to do so, it is essential that the community take a step back and examine broader issues of growth to inform critical decisions about when, where and what types of development should occur in the near term. Our team proposes to facilitate this process, which will include conversations with landowners about setting aside personal agendas for the moment to identify the "common good" as well as exploring and carefully assessing development scenarios that can be incorporated into a master plan for the Old Village area.

We believe that goals of the Lake Elmo community are important and commendable. We propose to work with you to help determine the community's future with a viable, implementable plan that reinforces your goals and aspirations.

ROBERT E. ENGSTROM

President, Robert Engstrom Companies
4801 West 81st Street
Bloomington, MN 55437

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Website: www.engstromco.com

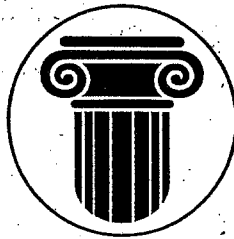
Currently, Robert Engstrom is developing or has developed several residential communities in the Twin Cities region including Cloverdale Farm, a 250 acre neighborhood, and The Fields of St. Croix, a new 241 acre conservation community that preserves over 50 percent of the site for open space and agriculture. Both are located near Lake Elmo, Minnesota. In January of 1999, The Fields of St. Croix was awarded two *Best In American Living Awards* at the National Association of Home Builders' convention. In recognition of the nation's best new housing designs it received a Gold National Award for Best Community Under 150 Units, and also received the highest National Award for being judged "Best in the Region". Currently under development in Maplewood is New Century, a 165 unit infill neighborhood featuring a variety of housing types and an improved streetscape. New Century received the Regional 2002 Best "Smart Growth" Neighborhood Award. New developments for 2004 include Territorial Place, a 37 unit condominium in downtown Stillwater.

He is a pioneer in the planning and development of townhouse and open space communities. Also, the developer and builder of Summit Place, a three-block urban restoration and new construction neighborhood in the Cathedral Hill Historic District of St. Paul. In 1992, Summit Place received the Urban Land Institute *Award of Excellence*, the most prestigious national land use recognition. Previous developments include Highpointe, The Woods at Elm Creek and White Oaks of Elm Creek in Champlin; Chatterton Ponds, Deerwood, Wildflower, The Woodlands and Great Oaks in Eagan, and Woodbury Crossing which includes the new Math and Science Academy Charter School.

He is a longtime member of ULI - the Urban Land Institute, a 18,000 member research and education organization. He was Vice President of ULI, and Chairman of the Education, Membership and District Council committees. During 1997-1999, he was chairman of the ULI Inner City Forum. He is the author of the Urban Land Institute's publication, The Planning and Design of Townhouses and Condominiums. In October of 2003, he was one of six Life Trustee Members elected by the ULI.

At present, he is a member of the ULI Environmental Council, a ULI District Council Counselor, and a member of the ULI Minnesota District Council Executive Committee. Also, a member of the Builders Association of the Twin Cities Public Policy Committee, a Board Member of SLUC, The Sensible Land Use Coalition and the Minnesota Thunder PLUS, a non-profit organization working with inner city youth of Minneapolis, St. Paul, and the first ring suburbs.

Bob and Phyllis Engstrom are graduates of the University of Minnesota and are long time residents of the city of Minneapolis. They enjoy a lake across the street from their home along with easy access to the Minneapolis Parks and Parkway System. Also, Bob is currently a member of CUE-the Minneapolis Committee on Urban Environment, Board Member of KNA-Kenny Neighborhood Association and an active member of Hope Presbyterian Church in Richfield.



DESIGN FORUM

Gerald Mazzara
Principal
Design Forum Inc.

History/Studio Art
University of Saint Thomas, 1964

Bachelor of Arts in Architecture
University of Minnesota, 1967

Gerald began his design career at the Pentom Companies as Director of Design, overseeing numerous award-winning developments consisting of mixed density residential open space neighborhoods. He has been associated with Bob Engstrom since 1967, helping to create the first townhome communities in the Twin City area. His residential and commercial work can be found throughout Minnesota as well as Wisconsin, Florida, Montana, and California.

Representative Projects

Minnesota/Wisconsin

- Fields of St. Croix Phase I - Architectural Review + 8 custom homes; Lake Elmo, MN
- Fields of St. Croix II - Master Plan, 23 custom homes, 14 twin homes, Overall Architectural Review; Lake Elmo, MN
- Pinecroft - Overall Site Plan, Architectural Review, 3 custom homes; Baytown, MN
- Edinborough - Site Planning, Architectural Design of 392 attached units; Edina, MN
- Centennial Lakes - Site Planning, Architectural Design of 265 attached units; Edina, MN
- O'Dells Bay - Resort Community, Mixed Use SFD & SFA, Community Center and Pool Complex; Central Wisconsin
- Half Moon Bay - Resort Community, Mixed Use SFD & SFA, Community Center and Pool Complex; Central Wisconsin

In Process

- 300 Unit, Mixed Use Community - Western Metro Area
- 185 Unit, Mixed Use Community - South Metro Area
- 150 Unit, Mixed Use Resort Community - Central Wisconsin

Company Profile – Close Landscape Architecture, Inc.

Introduction

Close Landscape Architecture, Inc. is a planning and design firm located in downtown St. Paul, Minnesota. Bob Close founded the firm in 1976, initially combining teaching at the University of Minnesota with his professional practice. Incorporated in 1988, Close Landscape Architecture has the combined talents of ten people including seven registered landscape architects, two design support staff and one office manager. We operate as an open studio, conducting regularly scheduled in-house design work sessions to ensure efficient project tracking, facilitate creative problem solving and maintain the highest standards for design excellence. We have full computer aided design capabilities as well as desk top publishing and word processing stations.

Office Philosophy

Close Landscape Architecture emphasizes creative, contextual, buildable design solutions responding to the unique opportunities and specific program goals of each new client, site and project. The common thread through all our work is the enrichment of the human experience and the implementation of high quality, engaging and sustainable environments that are accessible to all users.

In recent years, we have become increasingly focused on two primary areas of practice: urban design and landscape architecture. We provide planning and design services for a variety of project scales and for a broad range of both public and private clients. We value the involvement of our clients throughout the design process; this relationship is essential to project success, and provides the foundation for the inclusive and collaborative process that has become our signature.

Mission Statement - 'Advocacy Through Professional Practice'

We believe that in everything we do – design work, collaboration, teaching, marketing, publishing, community service and so on – we should **advocate** from a set of defined values.

Value-Based Design Office

We subscribe to a set of core values that helps us define the work we do and the kinds of projects that interest, challenge and contribute to a broader discussion – we seek to be invited to the table to influence positive change, promote design creativity and pursue new models to meet current and future challenges in the Twin Cities and regional marketplace. These values also help us understand how to work together, work with other disciplines and with our clients. The following is an outline of some of these basic values including:

- Our work should enrich the human experience;
- Our work is based on a set of urban design principles
- Our work seeks new models with emphasis on creativity and vision;
- Our work integrates education and mentoring as part of our practice;
- Our work should be fun; enjoyment is as important as meeting deadlines.

Bob Close, ASLA

Principal

Registered Landscape Architect

Bachelor of Landscape Architecture
University of Minnesota, 1976

B.A. English/Studio Arts
University of Minnesota, 1969

Bob Close established his practice, Close Landscape Architecture, in 1976. From the outset, his work has focused on the creation of engaging, sustainable and livable environments, whether in the public domain or for private clients.

Bob has extensive experience ranging from the design of urban parks and public spaces, and institutions to master planning for campuses, cities, housing developments and private facilities. His work can be found throughout the University of Minnesota, Minneapolis Parks, and in corporate facilities, institutions and residences dotting the Twin Cities region and in the five-state area.

Bob taught urban design and landscape architecture studios at the University of Minnesota College of Architecture and Landscape Architecture for nine years and interdisciplinary design studios at the Minneapolis College of Art and Design for three. He continues to lecture and teach occasional studios at the University. He was recently appointed to his third term as an advisor to the Metropolitan Council on their Livable Communities Advisory Committee. The program distributes funds to the best projects promoting innovative new development models.

Representative Projects

- Ramsey Town Center, Ramsey, MN
- Upper Landing Park and Housing on the Mississippi, Saint Paul, MN
- East River Flats Master Plan, Minneapolis, MN
- White Bear Lake Marina Triangle Master Plan, Minneapolis, MN
- Saint Paul on the Mississippi Development Framework, St. Paul MN

Professional Experience

1977 – present – Founding Principal & President
Close Landscape Architecture

Teaching Experience

Adjunct Professor, Urban Design Studio
College of Architecture and Landscape Architecture
University of Minnesota, 1999 & 2000
Instructor, Environmental Design Studio
Minneapolis College of Art and Design, 1984 – 1986
Instructor, Landscape Architecture Design Studio
College of Architecture and Landscape Architecture
University of Minnesota, 1977 – 1983

Professional Affiliations

Member and Former President – Minnesota Chapter of the American Society of Landscape Architects (MASLA) and national organization (ASLA)
Congress for the New Urbanism (CNU)
Urban Land Institute (ULI)
Sensible Land Use Coalition (SLUC)
Member – Livable Communities Advisory Committee, Met Council
Member – Environmental Task Force, Met Council

Professional Awards:

Joseph Selvaggio Initiative, Cue Award, 2000; Lakestreet Midtown Greenway Corridor Framework Plan, MASLA Honor Award, 2001; 179 Goodrich Avenue, Award of Recognition, SPHPC 2001; City Homes on Park Avenue, Preservation Award, MHPC, 2001; St. Paul North Quadrant Urban Village, Planning Award, APA 2002; Minneapolis Near Northside Master Plan, MASLA Award of Excellence, 2003; Smith Douglas Moore House, AIA MPLS Merit Award, 2003; Private Residence on Kenilworth Creek, MASLA Merit Award, 2003; Lob Pine Award, MASLA, 2003; Ramsey Town Center, AIA MN Honor Award, 2003; Ramsey Town Center AIA Honor Award, 2004; 301 Kenwood AIA MN Honor Award, 2003; Special Award, AIA MN, 2004; St. Anthony Village Flood Control Project, ACEC Grand Award, 2004; Ramsey Town Center, Business Journal Best in Real Estate Community Impact Winner, 2004; St. Anthony Village Flood Control Pond, MASLA Merit Award, 2005; Ramsey Town Center, MASLA Merit Award, 2005



Bruce Jacobson
Principal
Registered Landscape Architect

Bachelor of Landscape Architecture
Iowa State University, 1980

Bruce joined Close Landscape Architecture in 1995. His experience in planning and urban design draws from completed projects in a number of urban centers across the country including the Twin Cities, Denver, and the Baltimore/Washington D.C. metro area.

Much of this work defined strategies for neighborhood revitalization and economic development organized around engaging public spaces, with an emphasis on transit and mixed use. Central to this planning approach is the determination to provide authentic, genuine places for people to gather, to conduct business, to call home.

Bruce brings valuable experience to both planning and detailed site design. His commitment to an inclusive and collaborative approach, including active public participation, is key to the successful implementation of many CLA projects.

Representative Projects

Close Landscape Architecture

- Saint Paul on the Mississippi Development Framework - strategic development plan and guidelines; Saint Paul, MN
- Lake Street Midtown Greenway Corridor Framework - urban design and economic development plan; Minneapolis, MN
- Chicago / Lake Streetscape Master Plan - detailed design plan and guidelines for mixed-use entertainment, transit and employment hub; Minneapolis, MN
- Near Northside Park and Open Space Master Plan - design framework of parks, trails and public realm improvements for mixed use, mixed income urban redevelopment; Minneapolis, MN
- Upper Landing Park Master Plan - conceptual and detailed design for regional park along the Mississippi River; Saint Paul, MN
- Mississippi River Corridor Design Guidelines - multi-jurisdictional approach to define long-term development strategies along the river; Saint Paul, MN
- White Bear Lake Marina Triangle Master Plan - urban design and development guidelines for mixed use village; White Bear Lake, MN
- Arbor Lakes Residential Development - master plan and phase one design for housing component adjacent to Main Street; Maple Grove, MN
- Ramsey Town Center - master plan and parks design for 322 acre mixed use development; Ramsey, MN
- Como Park Campus Master Plan - design guidelines and implementation strategy for campus improvements; Saint Paul, MN

Teaching Experience

Teaching Assistant, Graphic Studio Workshop
University of Maryland, Dept. of Landscape Arch.

Instructor, Landscape Design
George Washington University

White Bear Lake-Marina Triangle Master Plan

White Bear Lake, Minnesota



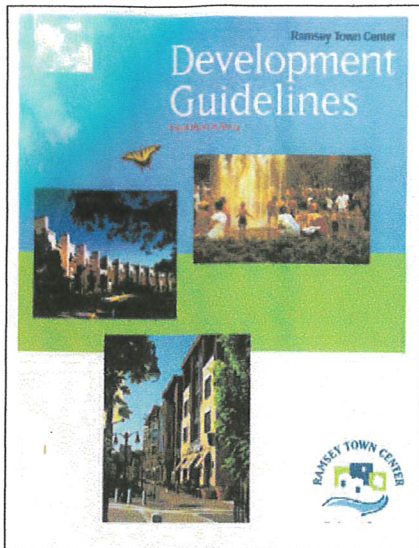
Retained by the City of White Bear Lake, Close Landscape Architecture led an interdisciplinary team in the development of a master plan for the Marina/Triangle District, the only commercial area on White Bear Lake, one of the premier recreational lakes in the Twin Cities metropolitan area. Working with an appointed Commission, the design team studied a series of scenarios for future development, settling on a plan that incorporated both the historic Johnson Boat Works and existing retail uses into a mixed-use "village" on the west shore of the lake.

The plan forwards state-of-the-art concepts for redevelopment, transforming a 1960's shopping mall into a compact, walkable community fronting on a marina and waterfront promenade. Also included are a waterfront park, traffic-calmed streets in place of large surface parking lots, and the addition of for-sale and rental housing to the mix of land uses. Links to future regional transit are considered, and environmental concerns played a major role in the study as well, with rain gardens integrated into reclaimed green spaces throughout the site.



Ramsey Town Center-Master Plan

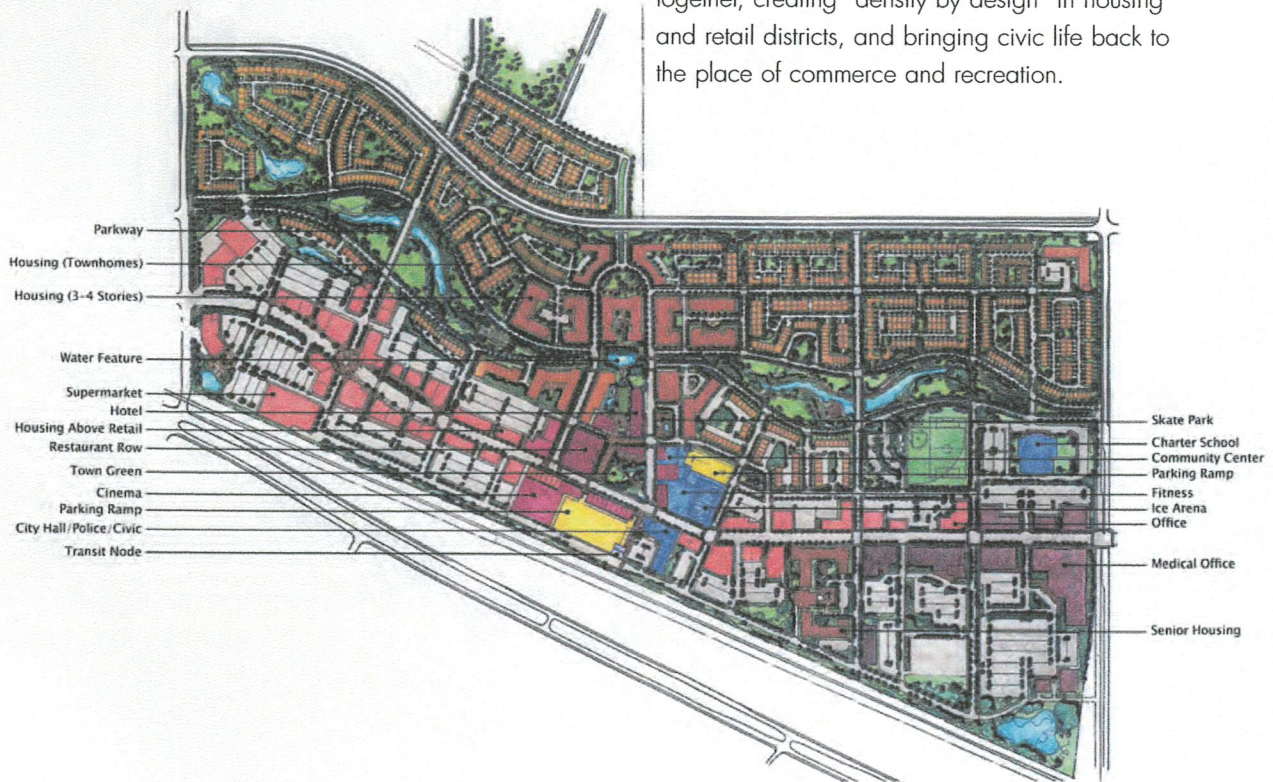
Ramsey, Minnesota



Development guidelines provide recommendations for housing, commercial uses, public realm improvements and other project components.

Close Landscape Architecture, working with the Ramsey Town Center LLC Development Group, created a master plan that captures the qualities of traditional communities, yet encourages contemporary solutions related to mixed-use, density, transit connections and urban form. This new downtown will include civic, entertainment and shopping uses with more than 2,000 units of new housing. A system of parks and open space will link people with neighborhood amenities and regional resources; many of these 'signature parks' will integrate stormwater management elements as major park features.

The Ramsey Town Center master plan strives to achieve balance between the car and the rest of our daily lives, by bringing the land uses close together, creating "density by design" in housing and retail districts, and bringing civic life back to the place of commerce and recreation.



Ramsey Town Center - Master Plan

Near Northside Redevelopment Project

Minneapolis, Minnesota

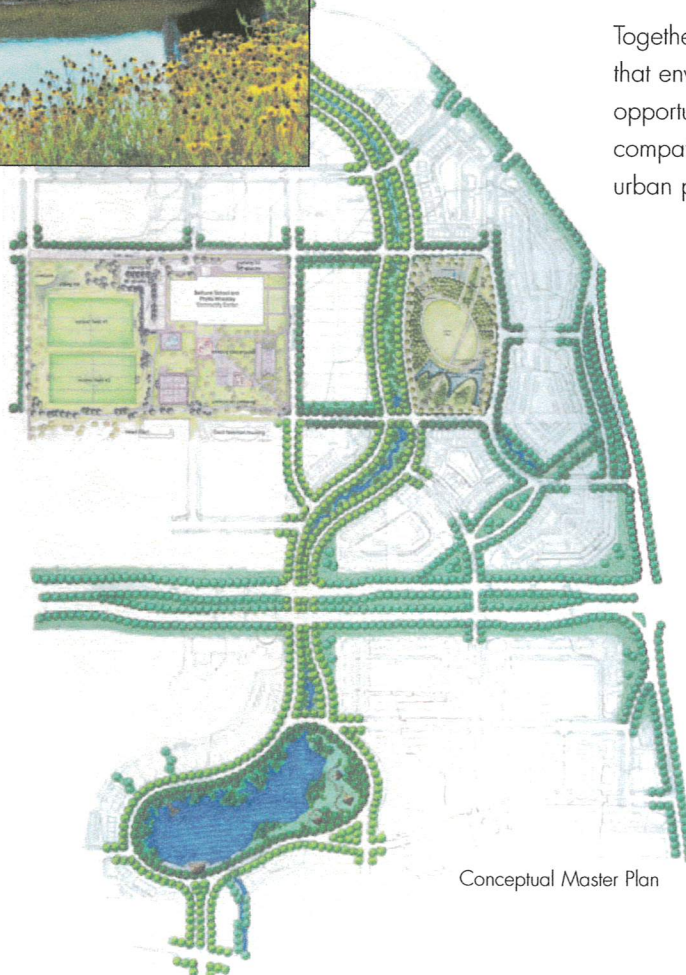


Housing adjacent to new parks.

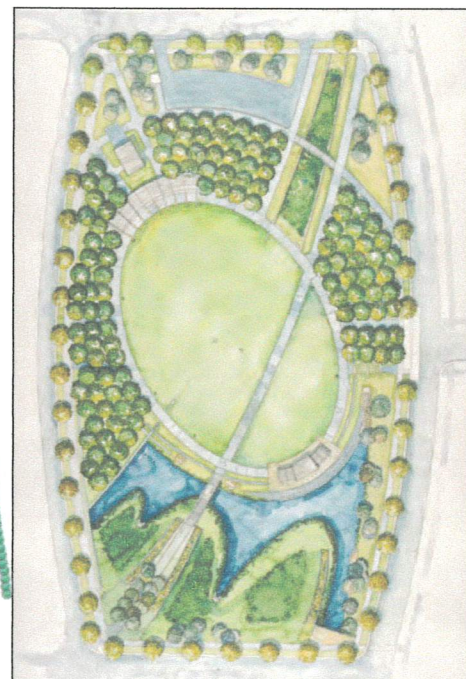
As the lead park and open space design firm on an interdisciplinary team, Close Landscape Architecture developed plans for three parks embedded in a new neighborhood on the Near Northside of Minneapolis.

As a contemporary "village green," North Park is designed for informal gathering and performance, public celebrations and casual recreation. Bassett Creek, previously contained in a pipe, will be daylighted and pass through the park as an amenity. Storm water will be cleansed in a series of landscaped treatment gardens before being returned to Mississippi.

Together, the new system of parks will demonstrate that environmental design innovation, educational opportunities and community recreational uses are compatible and appropriate in a twenty-first century urban park.



Conceptual Master Plan

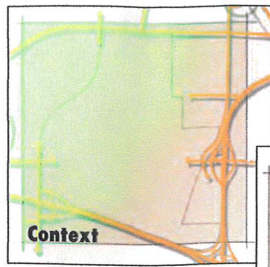


North Park - Village Green

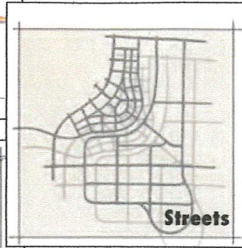
Arbor Lakes Redevelopment Master Plan

Maple Grove, Minnesota

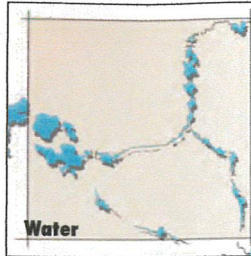
In collaboration with Opus Corporation and a team of architects and engineers, Close Landscape Architecture and ESG Architects generated the initial concept for a phased, mixed-use redevelopment plan for 1200 acres, currently the site of a gravel mining operation. The bold concept was based on a series of "layers," including surrounding context, a new pattern of streets and blocks, the green system of open space and recreation, the blue system of freshwater and stormwater, and the mix of industrial, residential and commercial land uses.



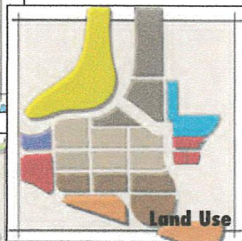
Context



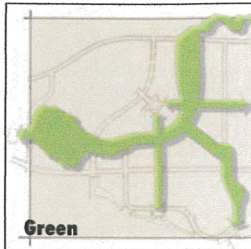
Streets



Water



Land Use



Green



Parks and Open Space Concept Plan



Development Master Plan