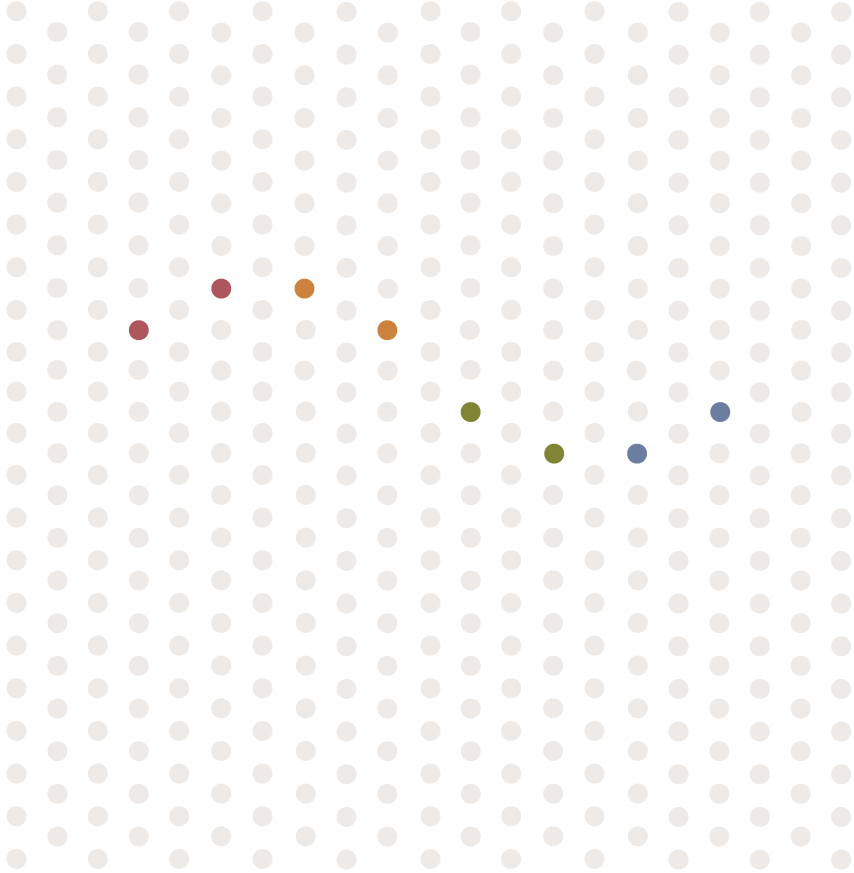


L A N D F O R M



City of Ramsey Planning Services

Planning

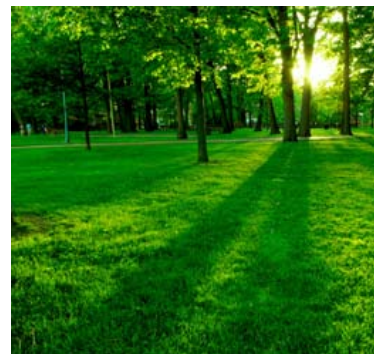
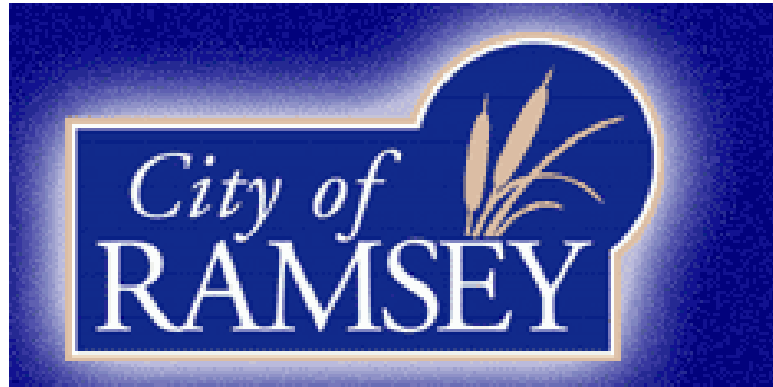
Zoning

Plan Review

Ordinance
Updates

City Meetings

Respond to
Residents



April 8, 2011

Prepared for:
Tim Gladhill
Senior Planner
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Prepared by:
Kendra Lindahl, AICP
Landform
105 South Fifth Avenue, Suite 513
Minneapolis, MN 55401
Phone: 612-252-9070
Email: klindahl@landform.net



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Approach to the Scope of Services



It is vital to address Ramsey's land use challenges, growth trends and development issues to better establish planning goals for the community in its current and future development needs.

The City of Ramsey faces a number of planning challenges as growth continues and the community works to balance the rural and urban elements within the City. In the current marketplace, consulting planning staff can supplement the city planning team and help to balance the inevitable peaks and valleys of the development cycle.

We understand that the City is looking for professional planning assistance to provide support for day-to-day planning activities, development review and ordinance preparation. Our Landform team is experienced and committed to providing excellent service and helping you meet these planning demands.

Landform is dedicated to interweaving the broader issues of the urban landscape with the intimate scale of our community, neighborhood spaces and natural environment. We understand the value of design and planning at any scale and the need for a thoughtful, innovative and sustainable design process. Our work is based on an in-depth understanding of the uniqueness of a place. We believe that by uncovering and building upon the unique qualities of a place in a restorative manner, we will ensure its long-term success.

A major component of place is the natural environment and its resources. We strive to responsibly achieve harmony with the earth's land and resources in projects of all scales. Our SensiblyGreen® initiative is the result of a focus on both resource management and economic viability. Our sensible approach provides economical solutions, cost-saving opportunities and a sensitive use of natural resources.

Community -Based Planning Solutions

We take a community-based approach to the planning process and are dedicated to tailoring a planning approach that meets the needs of your community. We would also provide planning staff for Planning Commission and City Council meetings as needed. We work at your direction and look forward to working with you to set priorities and establish ordinances, policies and procedures to help you accomplish your goals.



We employ a SensiblyGreen® approach to planning and design and can help you understand and discover new ways to improve and expand upon sustainability in your community.

We look forward to once again working with Ramsey. Our principal planner, Kendra Lindahl, began her planning career as a planning intern for the City of Ramsey which created a strong foundation for her planning career. Our Landform team is currently working as the Development Manager for the City of Ramsey HRA for The COR, which gives us an immediate understanding of the issues and challenges facing the City.

Our ultimate goal is to provide approachable, knowledgeable planners that are available to answer questions and provide professional planning support to staff as needed. We would be able to schedule regular office hours at City Hall if desired. This would allow us to be available for staff meetings and meetings with residents or developers as scheduled by staff.

Approach to the Scope of Services



You will gain a team experienced in both the public and private sectors – a design team that has in-depth and successful experience with the policy portion of community plans and studies as well as the development realities of the plans.

Our company is unique in that we have experience with both public and private sector clients. This helps us incorporate market realities into the planning we do for cities and helps us to better understand the resident and developer positions, while ensuring that the city's goals are met. This is especially valuable for the City when we are working on ordinance updates as we can anticipate challenges and opportunities and draft language to address those issues up front to minimize conflicts.

Planning & Zoning and Economic Development are two separate but related City activities. We believe that planning and zoning tools put in place by the City should encourage the type of development you wish to see and clearly define expectations. However, these ordinances must leave enough flexibility for developers to respond to market changes that allow development that is consistent with the City's overall vision.

Our firm has extensive experience working with cities to develop and implement ordinances and development policies. We have a solid understanding of the opportunities and challenges new developments present for communities.

We can help the City Council, Planning Commission and City Staff make appropriate decisions regarding City zoning and land use policies. We understand that the needs of a community like Ramsey are different than other cities, but we can apply our experience from working in other communities to help create solutions that work for you. We can help you with plan review for new development, be present at meetings and create ordinances and maps to implement the goals and the objectives of the City. We will create tools to assist you in preserving the historic characteristics of your City while responding to new influences and other impacts. We can create ordinances that meet the specific needs of Ramsey and will be readable and understandable to the public and the Council. We pride ourselves on our ability to communicate effectively with people both verbally and in writing and we relish the opportunity to work with you this year as you finalize your code updates.

Our firm is uniquely qualified to help you implement these plans as we have a solid understanding of the market realities and professional planning principles. We can capitalize on these skill sets to benefit the City of Ramsey as you review development proposals.

General Planning Services



We are experienced in the public policy and planning side of municipal projects as well as the design realm. We have completed park master plan options for the City of Oak Grove, MN.



Shoreview Town Center master planning design process created a master plan and preliminary design standards for area redevelopment.

Landform has the experience and staff available to provide the planning services requested by Ramsey. Specifically, Landform will:

- Prepare Ordinance Updates. The City is in the process of implementing the 2030 Comprehensive Plan and must prepare a number of ordinance amendments and updates. Our staff has experience developing ordinances to implement the Comprehensive Plan and currently leading a similar exercise in the City of Corcoran. We can lead the process to develop Residential Architectural Standards, create a new Office Park Zoning District, update other zoning districts, update the Sign Ordinance, evaluate form-based codes, etc.
- Review Land Use Applications. We will review applications for consistency with City adopted Zoning Ordinance and Comprehensive Plan, city policies and relevant laws, rules and regulations and develop appropriate findings.
- Prepare Planning Reports and Technical Correspondence. We will prepare planning reports for the Planning Commission and City Council with supporting documentation. We will work with the city to ensure that the format and style of these reports meets your needs. We will present the information at public meetings as directed.
- Attend City Meetings. We understand that the planner is typically asked to attend the planning commission meeting and the Council meeting where applications are being presented. Additionally, we would attend staff meetings as requested by the city.
- Provide Office Hours. We will work with city staff to provide office hours when needed. We often find that these office hours provide great opportunities to learn from each other and improve the planning process.
- Planning Resource. Our experienced planning staff will support city planning staff and provide a resource for planning process and policies. Our experience gives us insight into how to create and maintain a Community Development Department that is open and transparent. Landform is currently formalizing our "market-readiness" assessment tools to help cities determine their perception in the marketplace and help them be more user-friendly.
- Professionalism. We will consistently maintain a courteous and professional manner. We believe that we work for the community and pride ourselves on providing exceptional service every day.

Timing/Schedule

Our team is available to begin work on this project immediately. Our first step would be to meet with City staff to identify priorities for the ordinance updates and present these recommendations to the City Council for approval. Updates to the zoning ordinance can vary greatly depending on the scope of work and public process. We believe that several of the required ordinance updates can be completed concurrently and, therefore, reduce the amount of time needed. Several of the ordinance updates

General Planning Services

are very simple updates that will likely not involve significant public interest, but other like the residential architectural standards will create interest. We believe that a combination of open houses and workshops with key stakeholders will be required for some of the updates (like residential builders to discuss proposed architectural standards). Other more simple ordinance update may be adequately addressed through the public hearing process. We would work with staff to develop the process for each of the ordinance updates and believe all of the specific ordinances identified in the RFP can be completed by the fall of 2011.

60-day Review

We have reviewed the City's current application schedule and believe that we can work within that schedule, which will ensure compliance with the 60 day review period. We would ask that when we are to be assigned a land use application, city staff notify us of the submittal and we will complete the required review for completeness so that we can notify the applicant of the review schedule and any missing information. We would then prepare public hearing notices as required and schedule the application for Commission and Council review.

Landform Planning Services

Our Planning & Infrastructure Studio focuses 100% on public sector clients. Our public work represents approximately 50% of the firm's overall revenues. Due to the recent required Comprehensive Plan updates, our planning work is now split evenly between ordinance updates and development review.

Planning & Economic Development

We believe that well-written ordinances and policies are a critical component of economic development. City that have been thoughtful about their vision for the community and have developed the tools to make that vision a reality are the cities that are experiencing economic development. Our planning philosophy is that cities need to make it easy for landowners and developers to do the right thing. When cities are clear about what they want to see and outline a process that is easy for developers to understand and complete, development follows. This is why we believe that ordinances need be developed to meet the City objectives and vision and need to be clearly written so that staff, developers, residents and City officials all understand what is expected.



This Land Use Plan and recommendations for Highway 7 Corridor Study in Hutchinson, MN, is relevant because of the similarity between Hutchinson's and Ramsey's growth along significant Highway and river corridors.

We have experience implementing regulations and ensuring compliance with local, regional, state and federal regulations. Our team understands the important of relationships between neighboring communities, the County, the Metropolitan Council, the State and Ramsey. Our team has experience working with all of these entities and creating successful outcomes for our clients. We are passionate about helping our clients reach their goals!

Identification & Qualifications of Assigned Personnel

Our team possesses the talent and expertise to provide city planning services to Ramsey. At Landform, we look to build relationships with communities where we believe our team is well-suited to the needs of the specific community. We create solutions for your community that are as unique as you are. You can be assured that Ramsey is a significant client for our studio and will be given our full commitment. The team members identified will be available immediately and will be committed to this team for the duration of this project.

Quality + Experience = Value

Kendra Lindahl will be the primary Landform contact for Ramsey. Other staff members will be available to provide planning services should additional staff time be required. Our staff members have experience with a number of municipalities and will be available to support Ms. Lindahl and the City.

Your Planning Team

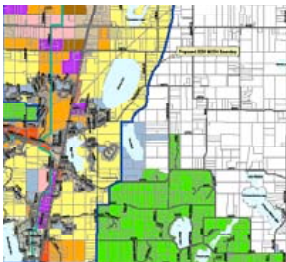
Leadership

Ms. Kendra Lindahl and Mr. Robert Schunicht lead the Planning & Infrastructure Studio. This group is focused exclusively on serving our municipal clients. We make it our business to understand the public process, the development process, the current market climate and conditions, and the pressures you face. With that solid understanding as a foundation, we help shape the project approach, production and delivery processes to anticipate those needs. Our proactive approach means we can be as fully responsive and flexible while still meeting demanding city schedules and challenging budgets.

Ms. Kendra Lindahl, AICP, Project Principal and Planner

Ms. Lindahl will be the primary city contact. Her knowledge of the area and professional planning experience will be an asset to the City of Ramsey. She will be responsible for committing firm resources and assuring performance and overall client satisfaction. Ms. Lindahl's experience with both public and private sector clients has provided her with an understanding of the big-picture concepts and the expertise to ensure that details are addressed. Relevant experience is as follows:

- Ramsey Town Center Re-Visioning (now "The COR"), Ramsey, MN
- Village of Hardwood Creek, Lino Lakes, MN
- Big Lake Downtown Framework Plan, Big Lake, MN
- Highway 7 Corridor Study, Hutchinson, MN
- Corcoran Planning Services; Zoning and Subdivision Ordinance; Area Plans and Design Guidelines, Corcoran, MN
- Hugo Comprehensive Plan Update; Downtown Plan and Design Guidelines; and Multi-Family Design Guidelines, Hugo, MN Corcoran Planning Services, Corcoran, MN
- Hanifl Fields Athletic Park Shelter, Hugo, MN



At Landform, we look to build relationships with a limited number of communities where we believe our team is well-suited to the needs of the specific community.

Identification & Qualifications of Assigned Personnel



Highway 7 Corridor Study in Hutchinson, MN, involved working with City staff and residents to shape the corridor plan for area growth due to the expansion of Highway 7.

Mr. Robert Schunicht, P.E., Vice President

Mr. Schunicht has over 30 years of diverse experience in all aspects of infrastructure planning and design for both the public and private sectors. His broad experience includes working for a variety of government units ranging from small townships to large metropolitan agencies and the federal government. In the course of his career, he has completed infrastructure plans for approximately 40 communities, including one third of the developing communities in the 7-County Metropolitan Area. He is adept at public facilitation and specializes in developing collaborative, multi-jurisdictional agreements. He has provided consulting engineering services to the City of Maple Grove for over 30 years and has been involved in the planning and design of the infrastructure that allowed the City to grow from a population of 10,000 to over 60,000. In late 2007 and 2008 he stepped in to an interim role as Sartell's client service manager and led the development and construction support services of a \$30 million capital improvement program. Relevant experience is as follows:

- Maple Grove Gravel Mining Area Master Plan, Maple Grove, MN
- Sartell Brookwood Area Reconstruction, Sartell, MN
- Elm Creek Interceptor Master Plan

Mr. Steve Sabraski, Designer III

Mr. Sabraski will provide planning and graphic design support on this project. He has worked closely with Ms. Lindahl on a wide range of projects. His design talent combined with his strong technical and analytical skills make him invaluable to our team. Mr. Sabraski will be responsible for maintenance of the GIS database for the City of Ramsey and preparation of supporting graphics as requested. He will be assisting Ms. Lindahl in daily planning operations as well.

Experience



We have completed projects such as Ordinance updates, Comprehensive Plan updates and planning studies that involve extensive public participation processes.

Landform has a wide range of experience on similar municipal planning projects. Details of several of our most current, relevant projects are summarized below:

City of Corcoran

Landform served as the City Planner for the City of Corcoran from 2003-2007 and again beginning in 2009-present providing plan review and other daily planning services. We also led the following City projects during that time:

Zoning and Subdivision Ordinance, 2010

Zoning and Subdivision Ordinance, 2004

Area Plans and Design Guidelines for three distinct areas in the City, 2004

City of Hugo

Landform has served as the City Planner for the City of Hugo since 2001, providing plan review and other daily planning services. We were also the lead on the following City projects during that time:

Hanifl Fields Athletic Park Shelter (design & construction administration), 2010

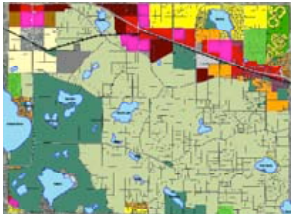
Comprehensive Plan Update, 2008

CSAH 8 Streetscape Plan, 2008

Downtown Plan and Design Guidelines, 2007

Multi-Family Design Guidelines, 2006

Rural Preservation Program Ordinance, 2005



Our planning services for the City of Hugo included Comprehensive Plan and Ordinance updates that involved extensive public process coordination and participation.

City of Medina

Landform served as the City Planner for the City of Medina 2004-2009, providing plan review and other daily planning services. We were the lead on the following City projects during that time:

Comprehensive Plan Update (including a number of mapping elements), 2008

Miscellaneous Ordinance Updates, 2004-2008

City of Hutchinson

Landform completed a Corridor Study for the City of Hutchinson, MN, that included recommended changes to the City's zoning map and ordinance:

Highway 7 Corridor Study, 2007

Additional Work Experience

Many of our other planning and urban design projects are also very applicable to our work with the City of Ramsey for planning services and we would be happy to provide additional work examples upon request.

Firm Profile



Our experience in the planning and design of active, healthy places will benefit you with more thoughtful, unique planning services.

Landform is a multi-disciplinary consulting firm, founded in 1994 and based in Minneapolis, Minnesota. In 2009, we corporately restructured and brought in Robert Schunicht, who joins Darren Lazan in partnership of the firm. We offer a full range of site design, planning and engineering services. Our professional resources include landscape architects, planners, urban designers, civil engineers and land surveyors for a total of nearly 20 professional staff. We are committed to client service, design quality, principles of sustainability and an innovative approach to site design.

Landform is organized into studios, each with their own expertise and area of specialization and experience. We shape our project design and delivery process to anticipate the needs of our clients based on an in-depth understanding of their project type or market. Each studio offers a fully integrated and interdisciplinary design process from Site to Finish®. Within the studios, project teams bring together the professionals with the specific expertise and the experience needed to meet their clients' project objectives. Professional services include:

- planning
- landscape architecture
- sustainable design
- LEED® design/management
- development management
- urban design and architecture
- civil engineering
- land survey
- environmental coordination
- master planning

Our team offers you:

- a team leader with proven experience working in communities to address their unique needs.
- a team leader with personal knowledge of Ramsey and the surrounding area.
- a team experienced in leading public processes to gather meaningful and significant input.
- a team which has demonstrated success in keeping projects moving forward while maintaining a high level of stakeholder and community involvement.
- a team with strong analytical skills.
- a team with strong graphic, mapping and GIS skills.

Conflict of Interest/ Multiple Roles

Landform is currently working for the City HRA as the Development Manager for The COR. We believe that this experience is an advantage to the City because our team is already familiar with the City process, City Code and Comprehensive Plan. We do not believe that the planning services anticipated by the RFP create any conflict of interest. However, we do know that it is important to ensure transparency in the process. Therefore, we would recommend that any land use application for a development proposal in The COR be reviewed by City staff rather than the Landform consulting planner. While the review of a land use application must be based only on the facts of the application and does not give the planner discretion in their review, we believe this separation would be important to maintain transparency and avoid any perception of impropriety.

Basis for Compensation

If our work plan does not meet your goals, we will work with you to make the adjustments needed to tailor our proposal to meet your needs.



Our team possesses the talent and expertise to help you realize your vision and develop policies, plans and documents for the City of Ramsey, your residents and developers.

We understand that municipalities face many budgetary challenges--providing essential services to its citizens while maintaining the budget without overburdening citizens. We provide cost-effective solutions to your planning challenges.

We would provide daily planning services (such as review of applications) on an hourly basis (in 15 minute increments) but would propose a flat rate (\$200) for attendance at regularly scheduled Planning Commission and City Council meetings.

For ordinance updates and amendments, we can work with the City to develop a scope of work and can complete the work on an hourly or a fixed fee basis. We find when the scope of work and process can be clearly defined, a fixed fee works very well, but when outcomes and process are still undefined, an hourly agreement works best. We will work with you and tailor our proposal to meet your needs.

We could provide staffed office hours should the city desire staffed hours, but we would always be available via email and phone for questions. Based on our experience in other communities, we believe that telephone and email correspondence can be a cost-effective and efficient method of handling simple questions and requests.

Our fee schedule is attached. If our plan does not meet your goals in terms of fees and expenses, we will work with you to make the adjustments needed to tailor our proposal to meet your needs. We believe that, together, we can ensure that the City's investment in our quality planning services remains a cost-effective service.

Standard 2011 Hourly Billing Rates (\$/hr)

Standard Rates

Principal Planner	\$115.00
Associate	\$120.00
Project/Senior Planner	\$106.00
Planner III	\$78.00
Planner II	\$73.00
Planner I	\$69.00
Senior Principal	\$130.00

Reduced 2011 Ramsey Rate

Ramsey Rates

Landform values our existing relationship with the City of Ramsey. We evaluated our history with the City and have adjusted our rates to provide Kendra Lindahl as the consulting City Planner at a reduced rate of **\$78.00/hour**. Ramsey would benefit from working directly with a firm principal who is experienced in management of a planning department and the public process at a significant reduction from our standard municipal rates.

List of References

We are proud of our record of professional, quality service and our ongoing relationships with our clients. We encourage you to speak to them about our team.

Mr. Ken Guenthner
Mayor, City of Corcoran
Ph: 612-710-0734

kenguenthner@aol.com

Mr. Bryan Bear
Community Development Director, City of Hugo
Ph: 651-762-6320

bbear@ci.hugo.mn.us

Ms. Rebecca Bowers
Director of Community, Economic, and Housing Support, Scott-Carver-Dakota CAP
Agency (Former Community Development Director, City of Hutchinson)
Ph: 651-322-3513

Rebecca.Bowers@capagency.org



Resumes

Kendra Lindahl, AICP

Principal



Ms. Lindahl leads the Planning and Infrastructure Studio. Ms. Lindahl's experience with both public and private sector clients has provided her with an understanding of the big picture concepts and the expertise to ensure that the details are addressed. This client mix keeps her on the cutting edge which allows her to be creative and successful in managing the increasingly complex approval process. Ms. Lindahl brings a complete understanding of the review and permitting process and is a valuable addition to your development team. In addition to solid writing skills, her strengths include effective presentation skills at public hearings and meetings.

Education	Master of Arts in Public Administration, Hamline University Bachelor of Arts, University of Minnesota-Morris
Registration	American Institute of Certified Planners (AICP)
Municipal Experience	Landform, Planner Consulting City Planner, Hugo, Minnesota Consulting City Planner, Corcoran, Minnesota Hanifl Fields Athletic Park Shelter, Hugo, Minnesota Hugo Comprehensive Plan Update, Hugo, Minnesota Dunlop Park, Oak Grove, Minnesota Highway 7 Corridor Study, Hutchinson, Minnesota Shoreview Town Center Plan and Design Guidelines, Shoreview, Minnesota Hugo Downtown Redevelopment Plan and Design Guidelines, Hugo, Minnesota Big Lake Downtown Framework Plan, Big Lake, Minnesota City of Plymouth, Senior Planner, Plymouth, Minnesota City of Elk River, Zoning Assistant, Elk River, Minnesota
Skills	Prepare updates to city ordinances, codes and comprehensive plans Prepare environmental review documents (EAW, EIS, AUAR) Coordinate development plan reviews Organize and facilitate neighborhood, task force and public meetings and workshops Lead strategic goal-setting sessions with City Councils and Planning Commissions Respond effectively to public inquiries about development projects and procedures Understand and interpret government regulations and procedures Facilitate the development process
Affiliations	American Planning Association (APA) Minnesota Chapter of American Planning Association (MnAPA) Sensible Land Use Coalition (SLUC) Board Member Economic Development Association of Minnesota (EDAM)

Robert G. Schunicht, PE

Vice President



Mr. Schunicht has more than 30 years of experience in all aspects of infrastructure planning and design for both the public and private sectors. His broad experience includes working for a variety of government units ranging from small townships to large metropolitan agencies and the federal government. In the course of his career he has completed infrastructure plans for approximately 40 communities, including one third of the developing communities in the Seven County Metropolitan Area. He is adept at public facilitation and specializes in developing collaborative, multi-jurisdictional agreements. He applies his institutional and regional knowledge to pursue meaningful relationships that help his clients achieve their desired future. Bob has successfully completed several mergers/acquisitions using a relationship-based integration process that he developed.

Education Master of Science in Civil Engineering, University of Minnesota
Bachelor of Science in Civil Engineering, University of Minnesota

Registration States of Minnesota, Wisconsin and Michigan

Experience City of Maple Grove, MN:
Consulting engineering services for 30+ years
Developed Maple Grove's original sanitary sewer, water and storm water plans
Discovered, defined and developed Maple Grove's unique drift aquifer into the most cost-effective source of water in the Metro Area
Led the preparation of Maple Grove's Gravel Mining Area Plan which set the stage for the reclamation of four square miles of gravel pits and the development of the highly successful Arbor Lakes commercial area

Metropolitan Council Environmental Services (MCES), St. Paul, MN:
Consulting services to the MCES for 30+ years
Planned and designed the interceptor system in Eden Prairie, Chanhassen and Shorewood
Led the preparation of the master plan for the MCES's interceptor system
Led an advisory team of eight communities and the MCES to a collaborative solution for the Elm Creek gravity interceptor system that will serve over 100,000 people

City of Sartell, MN:
Recently served as interim City Engineer in Sartell for 12 months
Successfully developed and implemented a \$30-million capital improvement program that included street reconstruction, a water treatment plant, two County Road reconstructions (with roundabouts) and a variety of utility projects.

Affiliations City Engineers of Minnesota
Minnesota Public Works Association
American Council of Engineering Companies (ACEC)

Steven E. Sabraski, PE
Designer



Mr. Sabraski is a Designer for the Retail & Commercial Design Studio. His dedication to project success and attention to detail is unmatched. His expertise in grading design, stormwater modeling, and drafting provide the essential tools necessary for successful project development. The experience he has gained through work on large commercial projects has given him broad exposure to the complexities related to the site development process, and has a clear understanding of what it takes to bring a project from Site to Finish®.

- Education** Bachelor of Civil Engineering, University of Minnesota
- Registration/
Certification** State of Minnesota
Erosion and Sediment Control Specialist/Design of SWPPP Certification, University of Minnesota
- Experience** Minneapolis Public Schools Headquarters, Minneapolis, Minnesota
Radisson BLU at Mall of America, Bloomington, Minnesota
Costco, Burnsville, Minnesota
Target Corporation, Multiple Nationwide Locations
The Residence at the COR, Ramsey, Minnesota
The COR at Ramsey, Ramsey, Minnesota
The Foundry, South Strabane Township, Pennsylvania
Bridgewater Falls, Fairfield Township, Ohio
Parkway Village, Goodyear, Arizona
Church of South Mountain, Phoenix, Arizona
Applebee's International, Multiple Minnesota Locations
Chipotle, Multiple Nationwide Locations
McDonald's Restaurants, Multiple Midwest Locations
Wendy's, Multiple Minnesota Locations
Suite Living, Multiple Minnesota Locations
Brookdale Chevrolet / BG, Brooklyn Center, Minnesota

2008 Comprehensive Plan Update for City of Hugo

Hugo, Minnesota



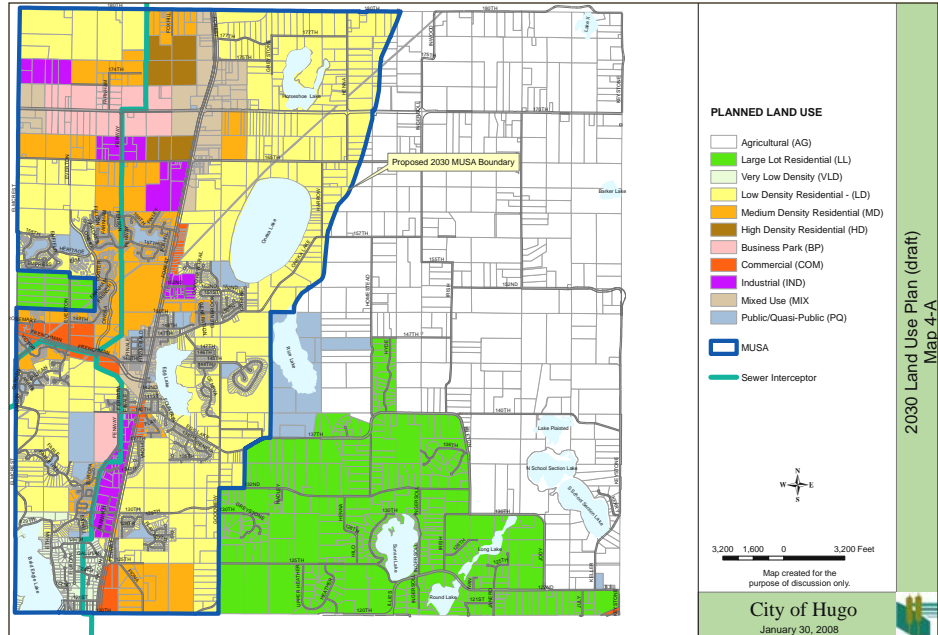
Hugo City Hall

Project involves several phases including establishing a project background, a vision, goals and strategies.

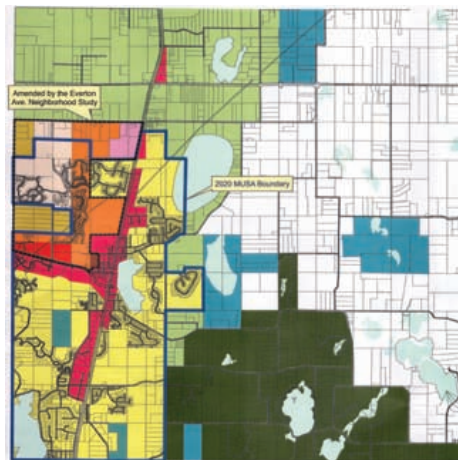
Comprehensive Plan options for alternative development, land use and growth, developing land use options, growth scenarios and the plan development and final draft (to be completed in Spring 2008).

Process of the project includes a series of community workshops, public open houses, meetings with City staff and other project team consultants.

2008 Estimated Completion



Current draft of the Hugo Land Use Map



1998 Hugo Land Use Map

CSAH 8 Landscape Plan for City of Hugo Hugo, Minnesota



Victor Square in Hugo



Feel of redevelopment plans along
CSAH 8



Landscape plan and gateway into downtown Hugo along CSAH 8 and its re-alignment that is changing the traffic flow through downtown Hugo.

Worked directly with City Council and Planning Commission throughout the design process.

Created trail linkages, pedestrian-friendly streetscapes, improved traffic flow, better access to existing businesses and homes and scenic linkages to and from downtown Hugo. Landform also designed the Hugo Downtown Plan.

2008 Plan Completion



Hugo Downtown Plan & Design Guidelines

for City of Hugo
Hugo, Minnesota



Landmark feed mill



New Hugo City Hall

Plan for the redevelopment of the downtown area based on a new County Road 8 alignment that changed the traffic flow through Hugo.

Determine for retail and commercial opportunities to attract new businesses to downtown.

Plan creates trail linkages, pedestrian-friendly streetscapes, improved traffic flow, access to existing businesses and linkages to the lake front from downtown.

Project is the recipient of a 2004 Livable Communities Opportunity Grant.

2005 Plan Completion



City of Corcoran
Planning Services
 Corcoran, Minnesota

for City of Corcoran

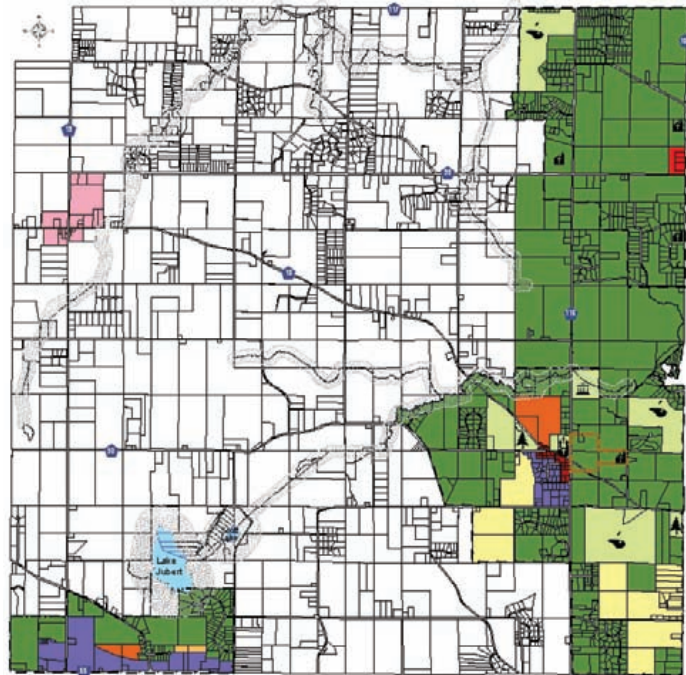


Landform provides general planning support, including development review and responding to resident inquiries as well as developing the City Zoning and Land Use maps in ArcGIS format.

Monitor other programs such as Agricultural Preserve status and Development Rights counts, and process the requests for changes to all of the above.

In addition to the on-going review of development applications, Landform also prepared a new Zoning Ordinance and Subdivision Ordinance for the City.

The Zoning Ordinance contained many new elements including design guidelines for the urban areas of the community. The intent of the design guidelines for the City of Corcoran is to assist in creating high-quality development while preserving the City's rural character.



CITY OF CORCORAN

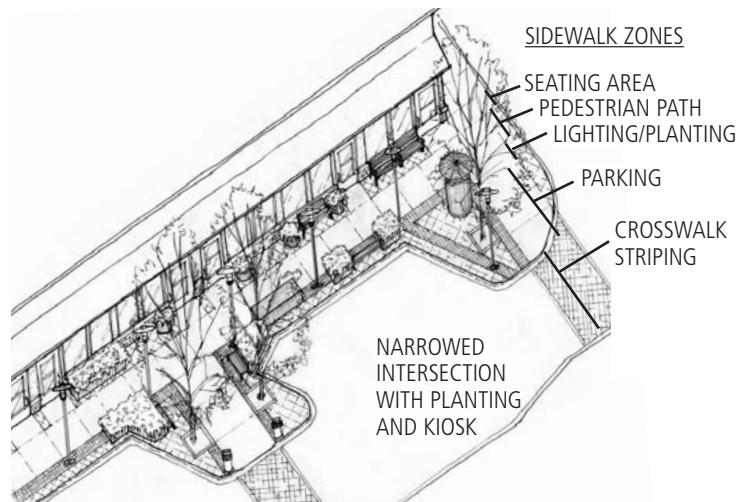
Zoning Map
 Phased Development
 Adopted March 23, 2004

Legend

- A Agricultural
- RR Rural Residential
- R-1 Single Family Residential
- R-2 Single and Two Family
- MF-1 Multiple Family 1
- MP Mobile Home Park
- P-I Public / Institutional
- CR Rural Commercial
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- BP Business Park
- RUD Planned Unit Development
- MUSA Metropolitan Urban Service Area
- DOD Downtown Overlay District
- Lake
- Shoreland Overlay District
- Cemetery
- Church
- Government Building
- Golf Course
- Public Park

LANDFORM
 DESIGN PART 1

*Within the MUSA boundary and the Potential Future Urban Service Area, the purpose of the Agriculture zoning district is to preserve areas where urban services are planned but not yet available. This zoning district will preserve land in the MUSA until sanitary sewer, municipal water, streets and other necessary public infrastructure is available. These lands may be redivided to a district compatible with the Land Use Plan within 2 years of the scheduled date of extension of urban services.



Design Guidelines illustration

County Road J Gateway Master Plan for the City of Lino Lakes
Lino Lakes, Minnesota



Master plan for the area surrounding County Road J and Hodgeson Road, which is a gateway into Lino Lakes Road and water/sewer improvements will create new opportunities for mixed-use development.

Plan goal was to identify road connections, trail linkages and create guidelines to shape pedestrian-friendly streetscapes to access businesses.

Preserve and protect wetland areas and plan for ponding and stormwater treatment.

2006 Plan Completed



Akin Riverside Historic Promenade Master Plan
Anoka, Minnesota

for City of Anoka

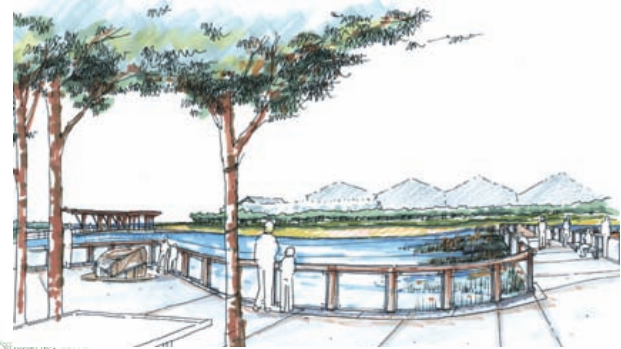
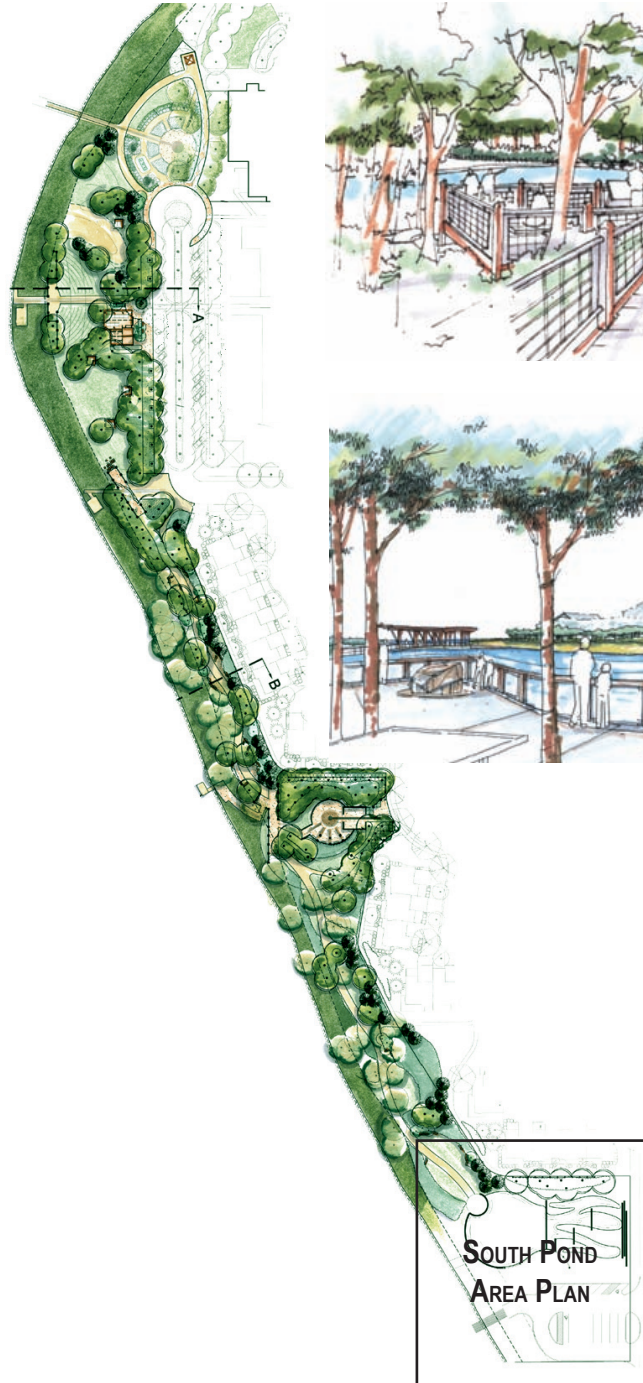


The Riverside Park Master Plan was developed in a public planning process in which residents attended workshops and indicated priorities for improvements to the historic riverfront area.

Improving the Rum River water quality while filtering the existing storm sewer outlet was a high priority.

Other priorities included restoration of riverfront vegetation, public trails, overlooks, park pavilion and picnic areas and expression of Anoka's history on the river.

2001 Plan Completed



Akin Riverside South for City of Anoka
Pond Area Plan
& Interpretive Walk
 Anoka, Minnesota



Riverside Park improvements included native grasses and curvilinear forms to create a naturalistic setting along the Rum River. Meandering multi-use trail reflects river movement.

A new trailhead marks the start of the walk. Here, South Pond provides stormwater treatment for 57 acres of surrounding development with an on-site grit chamber and stormwater basins.

Landform designed interpretive graphics for signage used in key places along the Rum River trail. The City of Anoka and the Anoka County Historical Society received a Certificate of Commendation from the American Association for State and Local History in 2004 for being an excellent outdoor learning environment.

2003 Project Completion



(Courtesy of Minnesota Historical Society)



Landform's graphics for interpretive signage

**Dunlop Property
Master Park Plan**
Oak Grove, Minnesota

for City of Oak Grove



Existing wetlands on portion of site

Master park plan, phasing plan and cost estimate of a new park with pavilion, wetland boardwalks, skating pond, sledding hill, playground, restored prairie and sports fields.

Protected natural resources by improving wetlands and restoring prairie.

Improved quality of life by creating a more centralized park for the community.

Landform designed the master park plan and provided landscape architecture services as part of this larger, regional park improvements project.

2009 Plan Completion



Master plan



Site analysis

Medina Comprehensive Plan Update for City of Medina

Medina, Minnesota

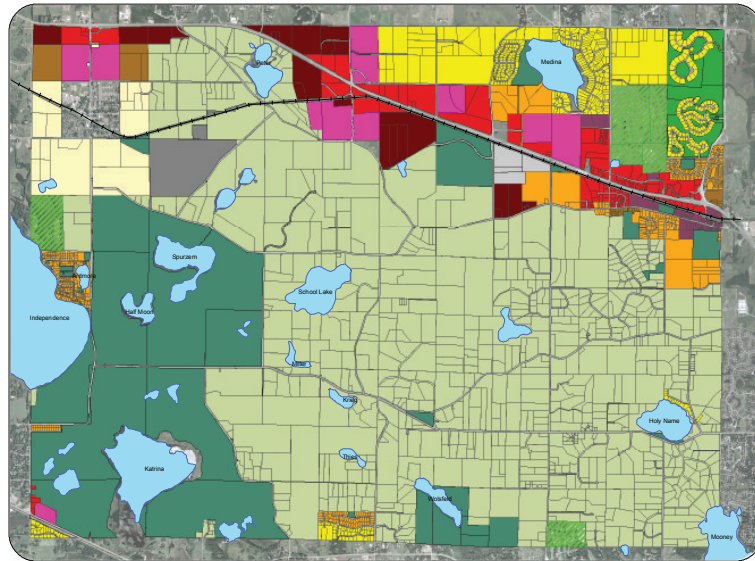
The Comprehensive Plan will focus on a balanced land use plan that integrates natural resource preservation, compact urbanized growth, and rural development.

Plan includes infrastructure, land use, and open space planning to comprehensively address the future needs of the community.

Public participation was encouraged in the process by offering a series of public open houses, a community survey, and opening all Advisory Panel worksessions for feedback and input.

The Plan is being updated as mandated by the Metropolitan Council's 2008 directive.

2008 Completion



Approved by City Council for distribution in February 2008



Highway 7 Corridor Study Hutchinson, Minnesota

for City of Hutchinson



Evaluated current conditions, zoning and land use maps associated with area along Highway 7.

Created zoning, land use and development recommendations for Overlay District to serve as a gateway into Hutchinson.

2007 Study Completed



Zoning Recommendations



Existing Zoning



Land Use Recommendations



Existing Land Use

Highway 7 Corridor Study

Hutchinson, Minnesota

for City of Hutchinson



Hutchinson power plant

Worked with Advisory Panel to develop conceptual site plans within new overlay district.

Throughout series of Advisory Panel Workshops and Community Workshops, created a framework for changes to zoning and land use strategies in order to accomplish goals of city and community.

2007 Study Completed



Contemporary Development Recommendations



Mixed-Use Development Recommendations

