

Proposal for:

Greater Lowertown Master Plan

Saint Paul, Minnesota

Submitted by:

CLOSE Landscape Architecture +

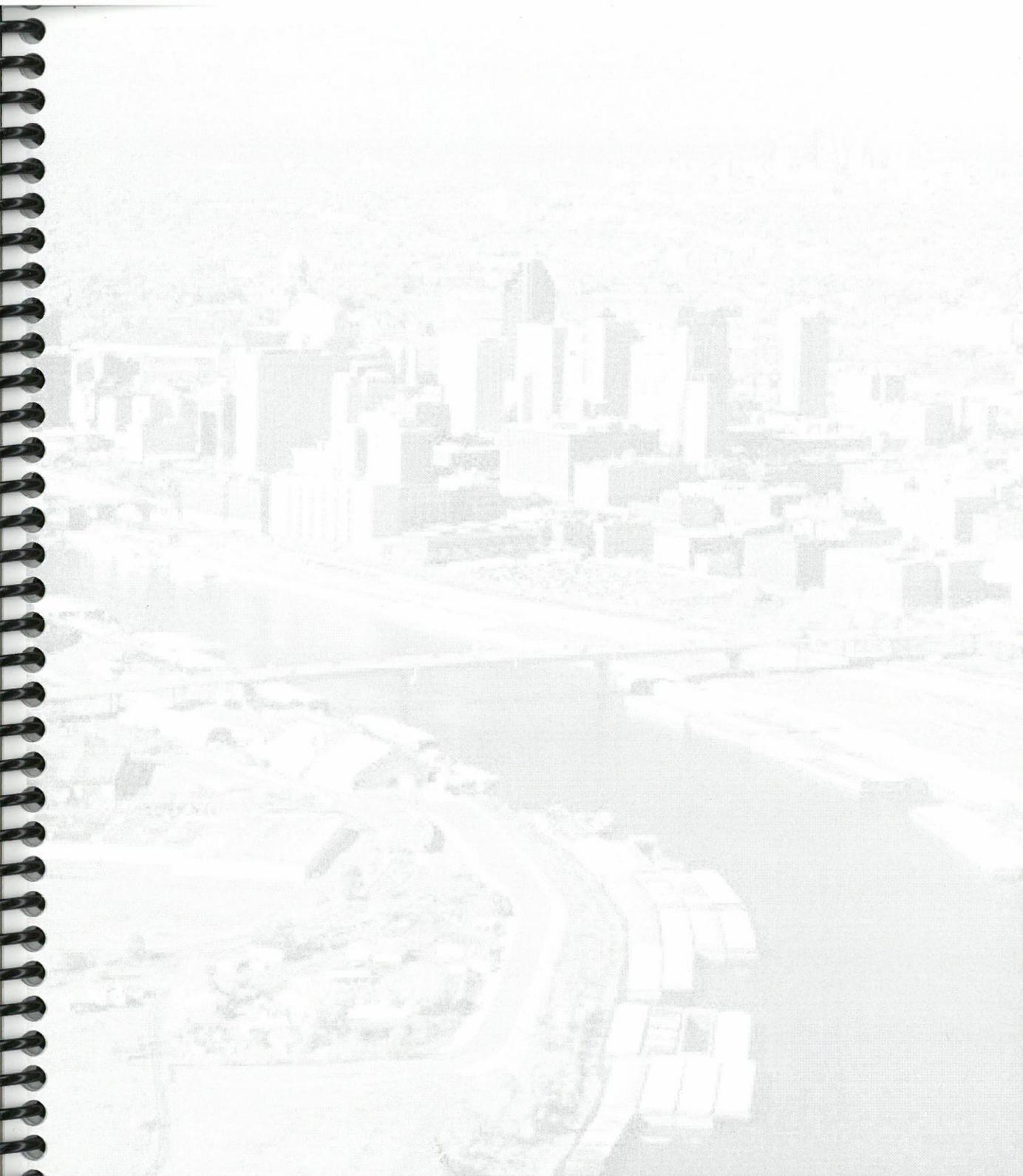
Bonestroo, Inc.

Greenberg Consulting

Meyer Scherer Rockcastle Ltd

HR&A Advisors





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September 2010

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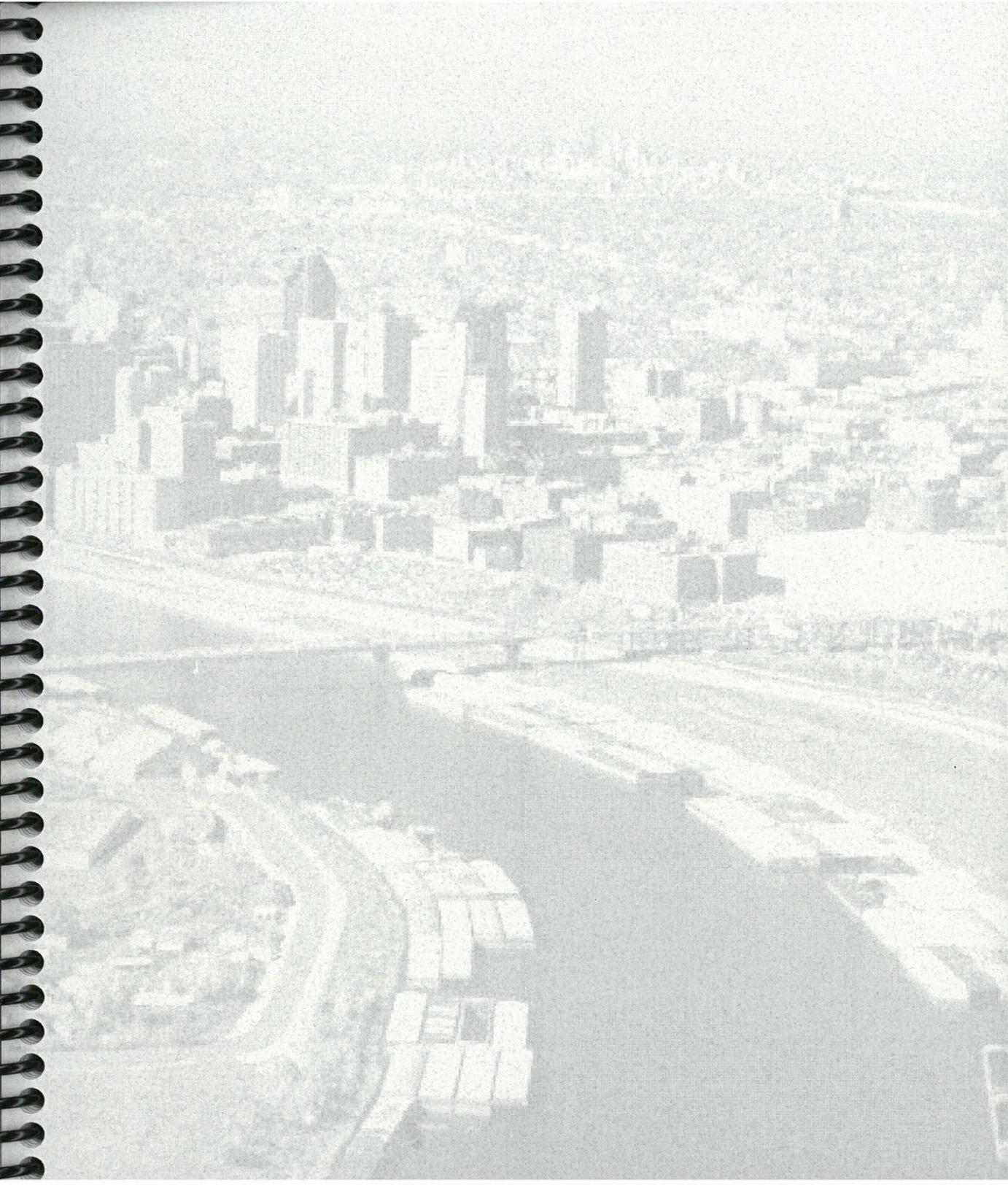
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Tab 1

Cover Letter

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September 3, 2010

To The Greater Lowertown Master Plan Task Force:

The CLOSE Landscape Architecture Team is pleased to submit the following proposal for your consideration for the Greater Lowertown Master Planning project. Recognized internationally as a model urban village, Lowertown has evolved from an industrial past into a thriving downtown community with a diverse and rich mix of businesses and residents, a wonderful arts district, a appealing central park, a successful Farmer's market and, minutes away, the Bruce Vento Nature Center and Mississippi riverfront.

With all its assets, Lowertown is about to experience dramatic change with the coming of a full-service multi-modal transit facility in the historic Union Depot in 2012 and the beginning of light rail service in 2014. In addition, there is the very real possibility that professional baseball will locate in Lowertown and the new Lafayette bridge will alter traditional patterns of movement into and out of the neighborhood. This combination of these and other major initiatives and continued private sector investment has the potential to enable Lowertown to realize many long standing objectives and respond to new opportunities. Stakeholders recognize that now is the time to anticipate and prepare for this imminent round of transformations.

To assist the Greater Lowertown Master Planning Task Force in responding to these unique challenges we have assembled an outstanding team of allied professionals, each of whom brings a unique perspective and wealth of knowledge to this assignment. CLOSE Landscape Architecture +, a firm headquartered in Lowertown for sixteen of its thirty-five years, will lead a talented group comprising:

CLA+ SUMMARY

CLOSE Landscape Architecture +
400 1st Avenue North, Suite 528
Minneapolis, MN 55401
612.455.2980 (p) 612.455.2204 (f)
www.cloسلاندarch.com

OVERVIEW

Founded by Bob Close in 1976.
Incorporated in 1987. Current status: S-Corp.
No branch offices.

FIRM OWNERS AND PRINCIPALS

Bob Close, founder and President
Bruce Jacobson, Vice President

STAFF

7 registered landscape architects
2 trained landscape architects
1 graphic designer
1 administrator

TECHNOLOGICAL CAPABILITIES

AutoCad 2010
Sketchup
Adobe Photoshop
Adobe Illustrator
Adobe InDesign

PROJECT FOCUS

Residential + Gardens + Outdoor Rooms
Site Planning + Detailed Site Design
Development Studies + Feasibility
Parks + Trails + Open Space
Urban Design + Public Realm
Medical / Corporate / Campus Planning

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TEAM-AT-A-GLANCE

CLOSE Landscape Architecture+

Minneapolis, Minnesota

Role: Team Lead; Core Team Participant; Urban Design; Landscape Architecture

Projects in (or related to) Lowertown: The Union Depot Restoration; North Quadrant Master Plan and Phased Redevelopment; Saint Paul on the Mississippi Development Framework; Upper Landing Park; Chestnut Plaza and Upper Landing; Upper Landing Housing and West End Park; Saint Paul Saints Study; West Side Flats; Green Stair (West Side)

Bonestroo, Inc.

Roseville, Minnesota

Role: Core Team Participant; Urban Design; Market Feasibility; Engineering; Traffic/Transportation

Projects in (or related to) Lowertown: Central Corridor Light Rail Funders Collaborative

Greenberg Consulting

Toronto, Ontario

Role: Core Team Participant; Urban Design; Strategic Planning; critical review at key benchmarks

Projects in (or related to) Lowertown: Saint Paul on the Mississippi Development Framework; Vision for the Great River Park; consultation to the City

Meyer, Scherer and Rockcastle, Ltd. Architects

Minneapolis, Minnesota

Role: Sustainability; Historic/Cultural Resources; Architecture

Projects in (or related to) Lowertown: Historic Head House Redevelopment, Green Stair (West Side)

H R & A Advisors

New York City, New York

Role: Real Estate Advisory; Economic Development and Public Policy; Transportation and Capitol Programs; Funding Strategies

Projects in (or related to) Lowertown: Union Depot Restoration; Great River Park Master Plan

Ken Greenberg, Greenberg Consulting, Toronto

Meyer, Scherer and Rockcastle, Ltd., Architects, Minneapolis

Bonestroo, Inc., Roseville

HR & A Advisors, New York City

Our team has extensive experience with Saint Paul and the Lowertown community; CLOSE, HR & A and Bonestroo are currently actively involved with Lowertown-related initiatives. Ken Greenberg led the team that developed the Saint Paul on the Mississippi Development Framework, the vision document that has guided redevelopment in the City for over a decade. He has returned to advise the City numerous times since its completion. MS & R designed the Head House restoration at Upper Landing and the Green Stair, a beautiful re-design of the historical connection on the West Side.

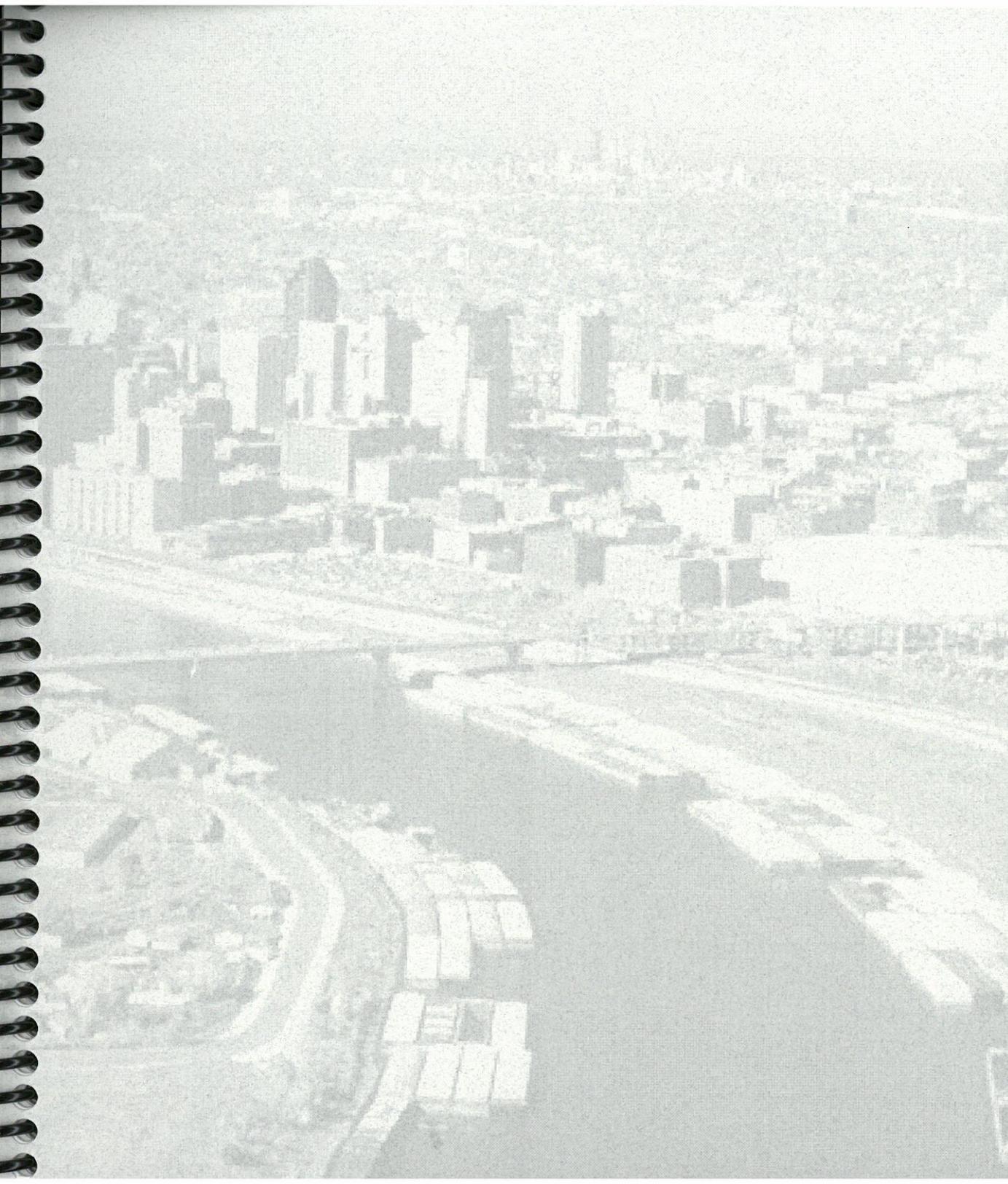
We understand the complexity and strategic importance of this assignment and the need to produce an updated Area Plan that is both visionary and achievable. We are committed to providing the Lowertown Community with the very best combination of local and national talent to effectively plan for the future. We look forward to having the opportunity to meet with you and discuss our approach to your exciting initiative.

Sincerely,

Bob Close, FASLA

President and Founding Principal

CLOSE Landscape Architecture +



Tab 2

Project Understanding

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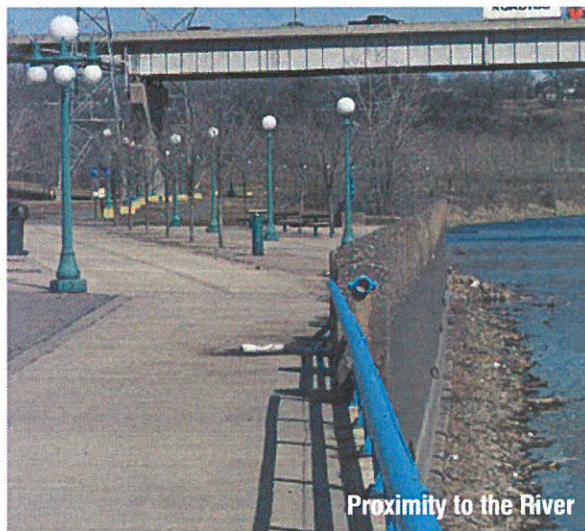
Project Understanding

History and Success

Located on the eastern edge of downtown Saint Paul, Lowertown has always been an island of sorts, separated from the river and natural landscapes to the east by the very system that brought it to life - the railroad. Until quite recently, the neighborhood was further isolated by vast areas of surface parking to the north and large, single-use development to the west and the freeway that skirts its borders. It's physical location alone made it less accessible by mass transit and cars.

Still, Lowertown has always had a distinctive charm, based in large part on the consistent scale and cohesive character of the former warehouse buildings that occupy its core.

Under the guidance of Weiming Lu and the Lowertown Redevelopment Corporation, the community began the slow transformation from industrial uses to the rich mix of housing, business, technology, media and the arts that characterize it today. The Farmer's Market has become one of the finest in the metro area and Mears Park hosts a variety of programs in addition to a faithful lunch crowd.



Proximity to the River



Booming Farmers Market

Saint Paul's Lowertown neighborhood is an internationally known urban village with many existing assets including :

- thriving arts community
- beautiful parks
- unique historic character
- booming Farmers Market
- proximity to the Mississippi River

The Lowertown Redevelopment Corporation (1979 – 2006) not only led the revitalization work in this area, but also provided an exemplary model for community-based planning and the resultant success of public/private participation that makes Lowertown the vibrant area it is today.



Thriving Arts Community