

**Memorandum
Community Economic Development Department**



To: City Council
Subject: Heritage Preservation Plan
Date: June 16, 2015

The City of Rock Island received a \$21,000 grant from the Illinois Historic Preservation Agency (IHPA) through the state's Certified Local Government program to prepare a comprehensive, city-wide preservation plan. A Request for Proposals for historic preservation planning services was advertised with the American Planning Association as well as the Illinois and Iowa Chapters. CED staff received eight proposals in response to its RFP and selected two firms for in-person interviews.

After thorough consideration, CED staff selected the Lakota Group out of Chicago to perform the preservation planning services. Their proposal and interview stood out among the rest with regard to their expertise and ability to integrate economic development initiatives into historic preservation planning. They also meet IHPA's requirements related to the National Historic Preservation Act. Services outlined within the proposal will meet the advertised budget of \$21,000.

RECOMMENDATION: CED staff recommends that the City Council approve the Lakota Group for professional consulting services for the preparation of the City's Heritage Resources Plan in an amount not to exceed \$21,000 and authorize the City Manager to execute the contract documents.

Submitted by: Brandy Howe, Urban Planner
Jeffery Eder, Assistant City Manager/CED Director

Approved by: Thomas Thomas, City Manager

REQUEST FOR PROPOSAL

HERITAGE RESOURCES PLAN

CITY OF ROCK ISLAND, ILLINOIS

MAY 22, 2015

LAKOTA

LAKOTA

Planning
Urban Design
Landscape Architecture
Historic Preservation
Community Relations

May 22, 2015

Ms. Brandy Howe, AICP
Planning and Economic Development Division
City of Rock Island
1528 Third Avenue
Rock Island, Illinois 61201

Re: RFP for Heritage Resources Plan

Dear Ms. Howe:

On behalf of **The Lakota Group**, we want to thank you for the opportunity to present our professional services submittal for the development of a *Heritage Resources Plan* for the City of Rock Island.

Since 2009, Lakota has provided comprehensive preservation planning services to communities seeking to preserve their architectural and historical resources as key elements to maintaining community character as well as facilitating neighborhood and commercial district revitalization. Heritage resources are also important to retaining a community's collective memory. Over the last several years, we have completed a variety of preservation planning assignments, including National Register nominations, preservation plans, architectural resource surveys, preservation-based neighborhood and commercial district revitalization plans, and Main Street revitalization consultations.

What separates our preservation planning work from others in the region is how we integrate preservation as an economic development and planning tool for revitalizing traditional commercial districts and neighborhoods. Our firm also has experience working in mid-sized legacy cities, where preservation priorities need to be balanced with existing conditions and economic realities. Strategic thinking is therefore needed to find that balance so that we can retain our communities as "memory places" while looking forward to the future.

Our firm also understands that this project assignment represents an important opportunity for the City of Rock Island to address historic preservation in a comprehensive manner. We look forward to discussing our experience and approach with you. Please call us with any questions. Nick Kalogeresis, a Lakota Vice-President, will be the primary contact person for this RFP. I can be reached at 312-467-5445, ext. 215.

Sincerely:



Nicholas Kalogeresis, AICP
Vice President



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FIRM OVERVIEW

The Lakota Group brings extensive experience in community historic preservation planning, architectural surveys and inventories, National Register nominations and documentation, and historic preservation-based economic development, and will work closely with the City of Rock Island and its Historic Preservation Commission on the preparation of a comprehensive Heritage Resources Plan.

The Lakota Group

The Lakota Group is a multidisciplinary team of professionals based in Chicago, Illinois providing services in planning, urban design, landscape architecture, historic preservation and community engagement. Founded in 1993, Lakota has earned a reputation for providing creative solutions to complex planning and design challenges for both our public- and private-sector clients.

For more than 20 years, Lakota has completed consulting assignments in more than 300 towns and cities around the country. Projects have included comprehensive community plans, mixed-use downtown and transit-oriented master plans, streetscape programs, parks and plazas, trails and greenways, commercial corridors, industrial and business parks, educational and health care campuses, mixed-use developments, and historic downtowns and neighborhoods.

The firm's historic preservation portfolio has included community historic preservation plans, historic district design guidelines, architectural and historical surveys, nominations to the National Register of Historic Places, and Main Street revitalization consultations for clients in more than 75 communities throughout the country. Recent projects have included a village-wide survey for the Village of River Forest, a National Register district nomination for a bungalow district in Berwyn, and the expansion of the existing downtown National Register District in Springfield, Illinois. In 2010, we completed a strategic historic preservation plan for San Antonio, Texas. Lakota believes that strategic thinking and sound planning can maximize preservation resources while balancing economic development needs and efforts in local communities.

The firm's approach is reflected in its name, "Lakota," which is a Native American word meaning "allies." Our

professionals share a strong respect for the land and community—and work to bring people together as allies for positive change.

The Lakota Group is an Illinois S-Corporation based in Chicago, Illinois, and employs 17 professionals. The Lakota Group will be responsible for managing the preservation planning and community engagement process and in producing the Heritage Resources Plan.

Team Personnel

The following is a list of Lakota personnel who will be assigned to this project and providing services as described in the Work Scope and Plan and the functions performed by each member. Full resumes are included in succeeding sections of this proposal.

Scott Freres, PLA, ASLA – Principal, will assist in project elements related to community and stakeholder engagement, preservation planning strategies and overall project management. Scott has led several planning projects in the Quad Cities in recent years, including the Mississippi River Corridor Land Use Plan and Design Principles, the Nahant Marsh Restoration Master Plan, and the College Hill Revitalization Plan.



FIRM OVERVIEW

Nicholas Kalogeresis, AICP, Vice President – will be the lead preservation planner and project manager for this assignment. Nick is certified under 36 CFR Part 61 by the National Park Service as an historian and architectural historian and has recently completed National Register district nominations for Berwyn, Springfield and Morrison, Illinois. He was recently the lead planner for the Moline Riverfront Neighborhoods Comprehensive Plan in 2014, which received the Best Strategic Plan Award from the Illinois Chapter of the American Planning Association. He has led numerous other planning processes for small and mid-cities in Illinois and other places around the country.

Becky Hurley, J.D., Senior Land Use Policy Advisor – will assist in community engagement activities, preservation planning policy development, and ordinance and code issues.

Michael Kritzman – Associate Planner – will be involved in community engagement efforts, mapping and report preparation and production.

Additional Lakota planners will be assigned as necessary to this assignment.

Why the Lakota Group

The Lakota Group believes it has the requisite skills, qualifications and experience to undertake this assignment, including:

- Personnel with diverse experience in all facets of historic preservation planning, including survey and documentation, National Register nominations, and building design, design guidelines, and design review.
- An understanding of effective advocacy and community engagement methods that can help broaden the preservation message and ethic in Rock Island.
- Personnel with “on-the-ground” experience and knowledge in integrating historic preservation within the “planning toolbox” for revitalizing commercial districts and neighborhoods and in promoting community design and economic development.

- Personnel with diverse knowledge sets in architectural history, and indigenous Midwestern vernacular building types and architectural styles.
- Previous experience working in the Quad Cities on both small and large scale assignments — assignments that have had lasting positive impacts within individual Quad City communities and the broader region.
- Familiarity working with the staff of the Illinois Historic Preservation Agency and Landmarks Illinois.
- Knowledge in both the regulatory framework and incentive programs that can facilitate investment in historic resources and other city-wide historic preservation planning goals..
- Personnel with experience in web-based and digital technologies for historic resource survey and property information — technology tools for promoting a broader awareness of Rock Island’s important historic resources to the general public.
- Proven experience with incorporating and implementing effective community participation and consensus building processes when undertaking plan-making projects. Lakota personnel have wide-ranging skills and experience in group facilitation, training activities, public speaking and workshop development.
- A team with involved principals and senior staff involved in all facets of this assignment from project start to completion.



FIRM OVERVIEW + PROJECT APPROACH

- A shared philosophy and emphasis on “team building” with community leaders, municipal officials and staff, residents and other stakeholders. It is the goal of our “team-building” work to create a positive, creative planning process that achieves project goals and objectives.
- A commitment to provide the City of Rock Island with realistic, achievable recommendations and strategies that provide more predictability on what resources and areas are preserved and maintained in the future and to build on the community’s substantial work and legacy in preserving its important historic resources.

Project Approach

The City of Rock Island is seeking a qualified professional consultant team to assist in the preparation of a Historic Resources Plan. The purpose of the Plan is to formulate and identify specific, realistic and achievable strategies for enhancing the City’s current historic preservation program and initiatives. The City of Rock Island has long been recognized as a leader for preserving and revitalizing its significant historic resources while undertaking successful planning efforts to revitalize the Downtown

Rock Island Arts and Entertainment District and surrounding neighborhood districts, including the Broadway Historic District. With this Plan, the Rock Island community desires to build on these past successes while recognizing that additional efforts are needed to identify priority areas for preservation and reinvestment or other forms of planning intervention, in order to shape the City’s urban form, character, and overall economic development, as well as sustain a higher quality of life for all stakeholders and citizens.

Clearly, a central challenge of most major American cities today is to balance historic preservation with the redevelopment and revitalization of their traditional commercial districts and neighborhoods, especially in light of challenging economic times. Protecting through regulatory means important historic resources from their loss and demolition, due to development pressures or from disinvestment and neglect, should always be a key priority for any local historic preservation commission or city-planning department. However, what other ways and means should be explored in which to build and implement a broader, more comprehensive approach to preserving and reusing historic resources? For instance, how does the City leverage its current set of building rehabilitation incentives to promote increased use of the Federal Historic Preservation Tax Credit? What set of new incentives should be developed to help



Illustrative sketch from the Moline Riverfront Neighborhoods Comprehensive Plan Update - the Plan Updates incorporated several historic preservation-based economic development strategies.

PROJECT APPROACH

facilitate substantial building rehabilitation projects in the Downtown or elsewhere? Can partnerships with other organizations and entities be forged to undertake specific educational and outreach efforts to build a stronger historic preservation ethic? Can the internal operations of the Historic Preservation Commission be enhanced and improved so that adequate resources are devoted to implementing the short and long strategies of the Historic Resources Plan?

These questions and others should be addressed through a well-researched and prepared plan, one that is developed and produced with the input and participation of the citizens of Rock Island. Our approach to this assignment will be multi-disciplinary and will include the following elements:

- Assess the current level of preservation planning in Rock Island, including existing survey and documentation efforts, local and National Register designation activities, current design and Certificate of Appropriateness review processes, local financial incentive programs, and educational and community outreach efforts. In turn, review the historic preservation ordinance to determine need for changes, revisions and updates.
- Assess the level of preservation planning in other community planning processes for the Downtown, other commercial districts, neighborhoods and industrial areas.
- Undertake a reconnaissance tour with local officials and City staff, preservationists and historians to understand the location and potential for new historic districts and landmarks, or the potential use of other tools, such as conservation districts, to maintain and revitalize areas that have lost historic building fabric but are still places worth investing in. "Rightsizing" strategies for particular areas can also be considered.
- Research and establish context statements for understanding, identifying, and evaluating the importance of historic resources that give Rock Island individual character and sense of place as well as tell the story of its development and growth. Historic contexts provide the foundation for effective preservation planning.
- Analyze Rock Island's land use trends, historic building conditions, and other economic data to understand broader impacts and threats to local historic resources. An assessment of potential impacts on historic resources from development pressures, disinvestment or other threats will also be undertaken.
- Identify key adaptive use opportunities and prepare specific strategies for financing, rehabilitation and developer partnerships.
- Explore additional digital technology needs beyond the City's existing website for placing survey and historic district information on the internet for broader accessibility by the public.
- Interview organizations and entities, such as Renaissance Rock Island, River Action, the Rock Island Preservation Society, the Broadway Historic District organization, other neighborhood associations and other housing, business, civic and economic development groups to determine possible roles and responsibilities in implementing more encompassing historic preservation education initiatives.
- Review other zoning code provisions and subdivisions regulations to determine the need for incorporating historic preservation elements.
- Propose a program of ongoing community outreach, education and preservation advocacy efforts that help promote increased awareness of Rock Island's historic resources and stakeholder buy-in in the long-term management and revitalization of the City's landmarks and districts.



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- Use a comparative analysis approach to determining ways in which new regulatory and financial mechanisms can be introduced to improve design review processes and encourage the rehabilitation and reuse of important historic resources. This approach will take into account current best practices undertaken and implemented by other communities in Illinois and around the Midwest region in their preservation planning programs.
- Implement and manage an effective community engagement program, drawing input from key stakeholders including building and business owners, developers, preservation advocacy organizations and homeowner groups. Incorporating an effective public participation process should lead to community consensus and a shared vision for the role of historic preservation in community development.
- Promote historic preservation as a community sustainability and energy efficiency strategy.
- Establish a close, working relationship with City of Rock Island staff and build upon existing plans, inventories and surveys, and other data and information in order to maximize resources that can be applied to analysis and creative strategic thinking.
- Create a planning document that is well-designed, as well as written in “plain English” that avoids jargon and technicalities. The plan should also read as a magazine rather than a novel.
- Incorporate practical strategies and a detailed implementation plan, which prioritizes specific actions to be taken. The implementation strategies will identify parties responsible for each action as well as potential funding mechanisms.

Our approach to community preservation planning also has two important objectives: first, proposed strategies need to guide set adopted policies, visions and implementation actions into motion; second, any plan needs to be well-written and easy to use and implement. Our Team has helped clients accomplish these objectives by preparing a well-illustrated planning document that addresses substantive,

locally-defined issues effectively. All readers of the document should be able to find answers to their questions.

COMMUNITY ENGAGEMENT

An important objective of the preservation planning process is to undertake an effective, inclusive public participation program that engages local stakeholders and residents in effective, meaningful ways. An open and transparent public engagement effort will provide a platform for building the trust, confidence and optimism needed to effectively cultivate community support for short and long-term preservation planning goals. Our engagement process will also provide stakeholders the opportunity to have real authorship in the plan that will preserve and maintain important historic resources and shape their City’s future.

Lakota will work closely with the City of Rock Island, local stakeholder groups, the Illinois Historic Preservation Agency, non-profit advocacy groups, and other state and regional agencies throughout the planning process to solicit and gather ideas and input so that this Historic Resources Plan reflects a strong consensus of the community.

Lakota understands that a particular community’s stakeholder level of interest and participation in a planning process can vary significantly. Therefore, our Team’s collective experience of working on similar assignments suggests that the appropriate means and venues for community interaction, outreach and feedback must be identified and understood early on before the planning process begins. Therefore, a carefully-designed and customized community engagement process that meets local needs and circumstances will be developed in close collaboration with the City and other key stakeholders before the planning process starts in earnest.

At a minimum, however, our Team’s approach will include a community reconnaissance tour(s), stakeholder focus group meetings, a participatory visioning workshop, electronic media outreach, Steering Committee review meetings, a project website and various presentations. Engagement options that could be considered as part of the planning process include:

- *Postcards from the Future*. If you visited Rock Island in 2030, what buildings or districts have been preserved and revitalized? This is the

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question to pose to people through postcards that Lakota designs (pre-paid) and distributes during the workshops. These are distributed through multiple forums and at events.

- *Do-It-Yourself Budgeting.* This is the public's chance to put their money where their priorities are during open houses and workshops. Piggy banks are created and used with fake money to help participants understand budgeting constraints and communicate what is most important to them. It is an effective interactive exercise in open houses and public meetings.
- *Pinterest Bulletin Board.* As an option, an electronic bulletin could be established on Pinterest for residents and stakeholders to post ideas on Rock Island preservation and what buildings and areas are worth preserving.
- *Facebook and Twitter.* Facebook and Twitter can be employed to disseminate information in addition to the project website.
- *Blogging.* Lakota can write and post in-depth stories and updates about Rock Island preservation issues and the planning process in a special blog developed and maintained by Lakota.
- *Online Surveys.* Lakota can develop one or several online surveys regarding preservation issues.
- *Community Mapping.* An electronic mapping program would allow Rock Island residents to map buildings or districts that should be considered in preservation planning strategies.



The Lakota Team will also assist the City in the establishment of a Steering Committee, which will help bring the public bodies and community businesses and residents together in guiding the planning process. The Steering Committee can be composed of members of the City Council, Historic Preservation Commission, the Rock Island Preservation Society, preservation advocates and historians, Downtown and neighborhood stakeholders, realtors, businesses and corporations, River Action, Renaissance Rock Island, Augustana College and other key stakeholders. A subcommittee of local historians and preservations could also be established to advise Lakota on the development of the historic context statements.

The planning process for the Historic Resources Plan will involve two distinct phases: The objectives of the first phase are to establish a dynamic community planning process that involves a wide range of private sector stakeholders and public agency representatives; to define challenges and opportunities in achieving historic preservation planning goals; and to develop a comprehensive base line of information for future analysis and decision-making. Preliminary preservation planning strategies will also be created. The second plan-making phase will finalize specific historic preservation planning strategies and initiatives through research, creative thinking, and community engagement, with the overall goals of establishing a shared, compelling vision. The "plan-making" will bring together in a formal plan document preferred preservation planning strategies based on the community's vision and consensus for short and long-term planning goals.

PHASE 1: STATE OF THE CITY

The first-phase analysis will include a comprehensive review of the following:

- Previous historic resource surveys, including the Rock Island's Historic Residential Neighborhoods, 1835-1955: A Summary Report
- Previous preservation plans and studies
- Current and in-production community and neighborhood plans, including the Rock Island Comprehensive Plan and Draft Downtown Revitalization Plan
- Enabling ordinances, budget and current administrative rules for the Historic Preservation Commission

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- Economic data and development trends
- Evaluation of current incentive program and tax credit rehabilitation activity
- Other plans and reports

The first-phase of the planning process will also include focus group and stakeholder listening sessions, and City of Rock Island staff review. Document analyses and results of the interview sessions meetings will be incorporated into a “*Preservation Plan Concepts and Directions Report*” summarizing current historic preservation planning activities. The assessment will also include a review of current planning policies, identification of possible historic districts and other resources, development trends and economic issues, existing incentive and rehabilitation activity, potential partnership opportunities, and obstacles and constraints to achieving City preservation planning goals. These efforts will prepare the Lakota Group and the City of Rock Island to move into the second phase of the process.

Task 1.1: Project Start Meeting (Visit 1, Meeting #1)

A project start meeting will be organized and conducted with the City of Rock Island Planning and Redevelopment Department staff and members of the Historic Preservation Commission, to introduce the Lakota and discuss:

- Client Planning Mission
- Steering Committee Formation and Organization
- Historic Context Committee
- Initial Preservation Planning Issues and Challenges
- Work Plan and Schedule
- Community Engagement Program
- Available Data, Resources, and Resource People

The Work Plan and Schedule will be refined based on input received during the project start meeting. A more specific calendar of meeting dates and work products will be developed along with a list of needed data sources and potential key person interviews.

Task 1.2 Reconnaissance Tour (Visit #1, Meeting #2)

During the same day or visit as the Project Start Meeting, Lakota will conduct, along with City staff and members of the Historic Preservation Commission and other interested stakeholders, a reconnaissance driving tour of Rock Island in order to identify and record existing landmarks and historic districts (both

local and National Register), and areas of potential historic districts and critical resources. The Client will be responsible for arranging the bus/van tour. Lakota will also conduct separate driving/walking tours as needed during this visit and future ones as needed throughout the process.

Task 1.3: Project Website and Community Engagement Program

Lakota will create a project website that describes the overall preservation planning project and process. The website will be interactive in allowing the public to access documents, such as project updates and communications, draft and final plan documents, workshop materials and surveys, as well as to post comments and other information.

Task 1.4: Fieldwork (Visit #2, Meeting #3)

Lakota will undertake additional field investigations, photography and reconnaissance work of Rock Island in order to assess existing conditions and to understand preservation planning constraints and opportunities.

Task 1.5: Historic Preservation Commission Orientation Session (Visit #2; Meeting #4)

Lakota will conduct a formal orientation and discussion session with the Historic Preservation Commission regarding the Historic Resources Plan, preservation issues and key goals and objectives going forward. Other municipal departments and commissions can also be invited to attend.

Task 1.6: Steering Committee Listening Session (Visit #2; Meeting #5)

Lakota will conduct a focus group discussion with the Steering Committee to review preservation planning issues and constraints and opportunities regarding Rock Island’s historic preservation program. The Steering Committee will need to be formed by the City prior to Visit #2.

Task 1.7: Stakeholder Listening Sessions (Visit #2; Meeting #6)

Listening sessions will be conducted with elected and appointed officials, preservation advocates and advocacy groups, developers, homeowner organizations and neighborhood association, property owners, financial institutions and other stakeholders to discuss local historic preservation issues and potential preservation planning strategies.

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Task 1.8: Data and Information Collection (Visit #2)

Lakota will collect additional information and data as necessary to conduct analysis of local preservation issues, including:

- Community plans and zoning maps
- Rock Island CDBG Consolidated Plan
- Materials and information from other organizations and entities
- General condition of historic resources
- Other pertinent regulations and administrative rules
- Existing Historic Preservation Commission materials and information
- Tourism and historic tour information

An additional meeting can be scheduled with a historic context committee to discuss historic context themes and heritage resources to be evaluated as potential landmarks and districts.

Task 1.9: Mapping

Lakota will collect City GIS information, other digital maps, Sanborn maps and aerial photos from the City of Rock Island for use in preparing maps that document existing historic districts and surveyed areas. New maps will be developed documenting potential historic districts, areas of special concern to the City of Rock Island and Rock Island's 100 most significant unprotected structures. The maps will be refined as information becomes available during the process.

Task 1.10: Analyses

The Lakota Team will analyze relevant documents and plans, resource inventories, reconnaissance observations, listening session results, and other materials and information. Research will also be conducted into best practices in historic preservation planning with a determination of opportunities for strategic action in Rock Island.

Task 1.11: Community Speak-Out Session (Visit #3, Meeting #7)

The Team will organize and host a Community Open House and Speak-Out Session with community stakeholders and residents to introduce the preservation planning process and to discuss preservation issues and opportunities in an informal open house or "speak-out" format. Interactive preservation issue booths, a "piggy bank" voting exercise, a mapping station and roundtable

discussions will be employed as part of the open house to gain community feedback on preservation issues and possible strategies and solutions. This informal open-ended format provides a more relaxed atmosphere and setting for residents to participate rather than a lecture-discussion format. The mapping station in particular will allow community residents to map out where there are historic resources of critical importance to Rock Island.

Prior to the Speak-Out session, the Team will prepare a workshop announcement or mailer, a press release, and a website update to help raise Speak-Out session awareness. Reproduction and distribution of mailings and announcements will be the responsibility of the City. Prior to the workshop, the Team will update the project website and work with the City to prepare workshop announcements and other communication pieces.

Task 1.12: Speak Out Session Summary (Deliverable #1)

Lakota will complete a summary of the Speak-Out session results and feedback. The summary will be delivered to the City and Steering Committee and posted to the Project Website.

Task 1.13: Draft Preservation Concepts and Directions Report (Deliverable #2)

Lakota will prepare a Preservation Concepts and Directions Report that will serve as a summary of the stakeholder listening sessions, the reconnaissance survey, and research and other information analysis. The report will be organized as follows:

- Historic Contexts and City Architecture
- Existing Landmarks and Districts
- Previous Preservation Planning Documents, Surveys and Documentation Initiatives
- Municipal Historic Preservation Programs, Ordinance, Landmarking and Design Review Procedures
- City Planning and Zoning-related Processes and Programs
- Incentives and Economic Development Programs
- Other City Departments and Preservation Program Responsibilities
- Existing Partnerships and Organizational Relationships
- Draft Preservation Planning Strategies and Concepts

PROJECT APPROACH AND WORK PLAN

The report document will be delivered in electronic form to the City and Steering Committee. A draft will also be forwarded to the Illinois Historic Preservation Agency.

Task 1.14: City Staff Review Conference Call (Meeting #8)

Conduct a conference call with City staff to review the Draft Preservation Concepts and Directions Report and consider draft revisions prior to the on-site meeting with the Steering Committee.

Task 1.15: Steering Committee Meeting (Visit #4, Meeting #9)

A review meeting with the Steering Committee and City planning staff to review the Preservation Concepts and Directions Report, check planning assumptions, and sharpen historic preservation planning goals and objectives.

Task 1.16: Revised Preservation Concepts and Directions Report (Deliverable #2)

Lakota will prepare a revised Preservation Concepts and Direction Report based on Steering Committee and City staff comments. The Revised Preservation Concepts and Directions Report will be prepared and delivered in both booklet and electronic form. The final version of the Report will be posted to the project website.

PHASE 2: HERITAGE RESOURCES PLAN

During this phase, Lakota, together with City leaders, the Steering Committee, Historic Preservation, preservation advocates, property/business owners, and residents, will complete the Heritage Resources Plan and generate a range of implementation actions and program to help implement the strategies and recommendations presented in the Plan.

Task 2.1: Draft Heritage Resources Plan (Deliverable #3)

Lakota will prepare a Draft Heritage Resources Plan for the City of Rock Island, the Steering Committee and the Historic Preservation Commission that will include the following chapters:

- Plan Introduction and Purpose
- State of the City
- Community Engagement Program

- Rock Island Architecture and Historic Contexts
- Preservation Plan Vision and Policies
- Preservation Planning Priorities and Strategies
- Implementation Actions

Preservation planning strategies presented within the planning document will focus on the following elements:

- Priority survey areas and future landmarks and historic districts
- Enhancements to Historic Preservation Commission operations and review procedures, including any needed changes to enabling ordinances and administrative procedures
- Preservation-based economic development strategies
- Education, advocacy and outreach strategies
- Rightsizing and neighborhood conservation strategies
- Partnership opportunities with other organizations, agencies and entities
- Integration of preservation planning policies and initiatives in other comprehensive and district level planning activities
- Planning strategies to mitigate threats and development pressures to historic resources

Task 2.2: City Staff Conference Call (Meeting #10)

Conduct a conference call with City Staff to review the Draft Heritage Resources Plan and consider draft revisions prior to the on-site meeting with the Steering Committee. Following the conference call, the draft version of the Report will be posted to the project website.

Task 2.3: Steering Committee Meeting (Visit #5, Meeting #11)

A review meeting with the Steering Committee and City planning staff to review the Draft Heritage Resources Plan and discuss potential changes and revisions.

Task 2.4: Community Workshop (Visit #5, Meeting #12)

A second community workshop with City leaders, Steering Committee, Historic Preservation Commission and planning staff, as well as the community at large will be organized and conducted to present the Draft Heritage Resources Plan. Workshop participants will evaluate Plan strategies

PROJECT APPROACH + FEE ESTIMATE

according to their potential for achieving short and long term preservation planning goals. A PowerPoint presentation will be developed to describe preservation planning strategies and interactive exercises will be used to gauge community support for certain implementation actions. For instance, a “piggy bank” voting exercise could be employed to determine community stakeholder interest in funding certain preservation programs over others. If appropriate, the workshop could be broadcast on local cable television and organized for call-in and e-mail input.

Task 2.5: Workshop Summary (Deliverable #4)

Lakota will complete a summary of the workshop session results and feedback. The summary will be delivered to the City and Steering Committee and posted to the Project Website.

Task 2.6: Revised Heritage Resources Plan

Lakota will prepare a revised Historic Resources Plan document incorporating results from the second community workshop and incorporating additional recommendations on implementation actions. The Revised Plan will be prepared and delivered in both booklet and electronic form and posted to the project website.

Task 2.7: Historic Preservation Commission Hearing (Visit #6, Meeting #13)

Lakota will present the Heritage Resources Plan to the Rock Island Historic Preservation Commission during its regular meeting. Lakota will revise the Plan based on comments from the Commission in preparation for City Council adoption.

Task 2.8: City Council Presentation (Visit #7, Meeting #14)

Lakota will present the Heritage Resources Plan to the Rock Island City Council for approval and adoption. Lakota will also complete any changes or revisions to the Plan document based on City Council comments and suggestions.

The Lakota Group will work closely with City of Rock Island to refine the project scope, schedule and deliverables. Our firm has the resources, experience, and expertise to conduct and inventory assignment of this scope. It is anticipated that the project will take approximately six (6) to nine (9) months to complete.

Professional Fees and Expenses

Professional fees and reimbursable expenses for this assignment are estimated as follows:

Total Fee Estimate **\$ 20,988**

Expenses are 6 percent of the total fee estimate. Fee is based on 144 hours of work time. See attached spreadsheet on page 14 for task item costs.

Fee estimates are negotiable and can be adjusted based on clarifications or changes to the work scope made by the City of Rock Island. The fee estimate includes the on-site survey work visits, travel, meetings and workshops outlined in this professional fee proposal and all production materials and copies. If requested by the City, Lakota will provide fee estimates for additional tasks. Any additional services requested of Lakota will be billed on an hourly rate basis according to Lakota’s current hourly rates.

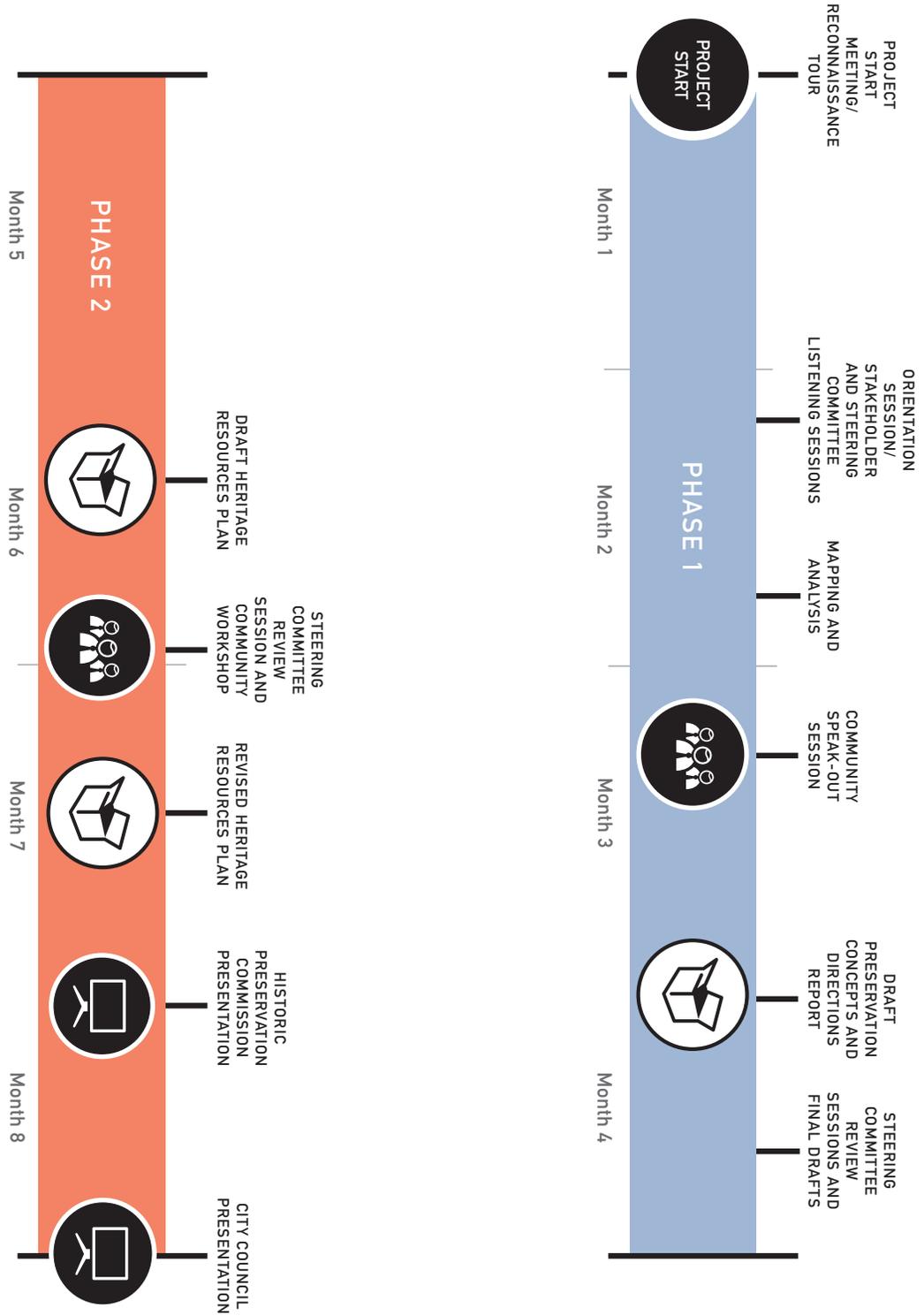
Timeline

Lakota proposes an eight-month timeline (on following page) to complete this project.

References

References are furnished in individual project sheets attached to this proposal.

PROJECT TIMELINE



COST PROPOSAL LINE ITEM SHEET

City of Rock Island Heritage Resources Plan																
Professional Fee Estimate																
May 22, 2015																
Work Scope/Phase/Task/Hours/Fees	LAKOTA															
PHASE 1: STATE OF THE CITY	Staff Hours					Staff Hours					Staff Hours					
	A	B	C	D	E	A	B	C	D	E	A	B	C	D	E	
Task 1.1: Project Start Meeting (Visit 1, Meeting #1)		2			2											
Task 1.2: Reconnaissance Tour (Visit #1, Meeting #2)		4			4											
Task 1.3: Project Website and Community Engagement Program		2			8											
Task 1.4: Fieldwork (Visit #2, Meeting #3)		2			8											
Task 1.5: Historic Preservation Commission Orientation Session (Visit #2, Meeting #4)		2			2											
Task 1.6: Steering Committee Listening Session (Visit #2, Meeting #5)		2			2											
Task 1.7: Stakeholder Listening Sessions (Visit #2, Meeting #6)		2			12											
Task 1.8: Data and Information Collection (Visit #2)		2			6											
Task 1.9: Mapping		2			6											
Task 1.10: Analysis		2			8											
Task 1.11: Community Speak-Out Session (Visit #3, Meeting #7)		2			6											
Task 1.12: Speak Out Session Summary (Deliverable #1)		2			2											
Task 1.13: Draft Preservation Concepts and Directions Report (Deliverable #2)		2			4											
Task 1.14: City Staff Review Conference Call (Meeting #8)		2			2											
Task 1.15: Steering Committee Meeting (Visit #4, Meeting #9)		2			4											
Task 1.16: Revised Preservation Concepts and Directions Report (Deliverable #2)		2			2											
Subtotal Hours	2	30	0	0	70	0	0	0	0	0	0	0	0	0	0	
Subtotal Fees	\$500	\$6,000	\$0	\$0	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Phase 1 Fee: \$13,500																
PHASE 2: Heritage Resources Plan																
Task 2.1: Draft Heritage Resources Plan (Deliverable #3)		2			8											
Task 2.2: City Staff Conference Call (Meeting #10)		2			2											
Task 2.3: Steering Committee Meeting (Visit #5, Meeting #11)		2			8											
Task 2.4: Community Workshop (Visit #5, Meeting #12)		4			8											
Task 2.5: Workshop Summary (Deliverable #4)		2			6											
Task 2.6: Revised Heritage Resources Plan		2			6											
Task 2.7: Historic Preservation Commission Hearing (Visit #6, Meeting #13)		2			2											
Task 2.8: City Council Presentation (Visit #7, Meeting #14)		2			2											
Subtotal Hours	2	18	0	0	22	0	0	0	0	0	0	0	0	0	0	
Subtotal Fees	\$500	\$3,600	\$0	\$0	\$2,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Phase 2 Fee: \$6,300																
Total Project Fee: \$20,988																
Subtotal Hours by Staff	4	48	0	0	92	0	0	0	0	0	0	0	0	0	0	
Subtotal Fee by Staff	\$1,000	\$9,600	\$0	\$0	\$9,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Fee by Firm	\$19,800															
Project Fee Total =	\$19,800															
Expenses (6 percent of fee)	\$1,188															
Total Project Budget =	\$20,988															
Staff Categories	A. Principal B. Vice President C. Senior Planner D. Project Planner/Designer/Manager E. Planner/Designer					A. Principal B. Principal C. Senior Planner D. Senior Planner E. Senior Planner					A. Vice President B. Senior Planner C. Senior Planner D. Senior Planner E. Senior Planner					
	\$250 \$200 \$170 \$120 \$100					\$250 \$200 \$170 \$120 \$100					\$250 \$200 \$170 \$120 \$100					

LAKOTA

The Lakota Group is a team of professionals providing services in Planning, Urban Design, Landscape Architecture, Historic Preservation and Community Relations. The firm, located in Chicago, was established in 1993 to serve a wide range of public and private-sector clients in urban, suburban and rural settings.

In its first 17 years, Lakota completed more than 700 projects in 230 cities and villages involving approximately 70,000 acres, 52,000 housing units, and 60 million square feet of building space. These projects involved municipal officials, civic leaders, residents, institutions, developers, landowners, businesses and consultants.



PLANNING

- City & Regional Planning
- Comprehensive Planning
- Land & Master Planning
- Waterfront Planning & Design
- Commercial District Planning
- Site Capacity/Zoning Studies
- Site Location Studies
- Grants Planning
- Expert Testimony

URBAN DESIGN

- Building Massing Studies
- Context Sensitive Design
- Streetscape Planning/Design
- Design Guidelines
- Form Based Codes
- Wayfinding/Signage Systems
- Environmental Graphics
- Community Branding
- 3-D Simulations

LANDSCAPE ARCHITECTURE

- Landscape Planning/Site Design
- Environmental Planning/Design
- Trail Planning/Design
- Open Space & Park Programming/Design
- Landscape Standards/Specifications
- Design/Build Partnerships
- Contractor Selection
- Construction Observation
- LEED Certification

HISTORIC PRESERVATION

- Historic Preservation Planning
- Main Street Revitalization
- Historic/Cultural Resource Surveys
- National Register Nominations
- Building Feasibility Studies

COMMUNITY RELATIONS

- Community Mediation
- Community Outreach
- Visioning Sessions
- Charrette/Workshop Facilitation
- Government & Media Relations
- Program/Project Marketing Materials

LAKOTA is a Native American word meaning Allies. It represents our strong respect for land, sense of community and desire to bring people together to work as allies for positive change.



SCOTT FRERES, PLA, ASLA

President | 1993-Present

Scott is the principal and co-founder of The Lakota Group, and has nearly 30 years of experience in design and planning projects. As an industry leader in sustainable urban design, Scott has spoken at numerous conferences for various planning, recreation and conservation organizations. Scott's ability to take a fresh, simple and inclusive approach to problem solving has established The Lakota Group's reputation as a creative leader in the industry.

SIGNATURE PROJECTS

MIXED-USE, TOD & TOWN CENTER PLANNING

- Downtown Master Plan & Implementation Strategy - Kenosha, WI
- Village Center Master Plan - Wilmette, IL
- Central District Land Use & Urban Design Study - Highland Park, IL
- Main Street Assistance Program - State of Oregon

COLLEGE & UNIVERSITY CAMPUS PLANS

- University of Notre Dame Campus Town Planning - South Bend, IN
- Illinois College of Optometry - Chicago, IL

OPEN SPACE, RECREATIONAL & TRAIL PLANNING

- GreenPrint Comprehensive Parks Master Plan - Park District of Highland Park, IL
- Skokie Playfields Master Plan - Winnetka, IL
- Irish Green of Notre Dame - South Bend, IN
- Quad Cities Mississippi RiverWay Trail Plan & Wayfinding - Quad Cities, IL & IA

INSTITUTIONAL & CORPORATE CAMPUS PLANS

- MedQuarter District Master Plan - Cedar Rapids, IA
- Abbvie Pharmaceuticals Campus Plan - North Chicago, IL
- Resurrection Health Care: St. Joseph's Hospital - Chicago, IL
- Mount Carmel Campus Master Plan - Dubuque, IA

STREETSCAPE MASTER PLANS & DESIGN

- Marion Street Urban Design Plan - Oak Park, IL
- Uptown Redevelopment Master Plan & Streetscape Design - Park Ridge, IL
- Lockport Street Streetscape Design - Plainfield, IL

SENIOR & AFFORDABLE HOUSING

- Presbyterian Homes Senior Campus Planning/Landscape Design - Lake Forest, Evanston & Arlington Heights, IL
- Mercy Housing: Lakefront Lodge - Grayslake, IL

FORM-BASED CODE & DESIGN GUIDELINES

- Commercial District Design Guidelines - Winnetka, IL
- Downtown Form-Based Zoning Code - Glenview, IL
- Northeast Neighborhood Guidelines - South Bend, IN
- Strategic Historic Preservation Plan - San Antonio, TX

COMMUNITY BRANDING & WAYFINDING PROGRAMS

- St. Cloud Placemaking Study - St. Cloud, MN
- Downtown Community Branding Program - Evanston, IL
- Illinois Medical District - Chicago, IL
- Community Wayfinding Master Plan - Elmhurst, IL

EDUCATION

University of Wisconsin-Madison

Bachelor of Science - Landscape Architecture
Madison, WI (1986)

ORGANIZATIONS

- American Society of Landscape Architects
- American Planning Association
- American Institute of Architects
- Wisconsin Alumni Association - Alumni Park Design Committee
- Lambda Alpha International
- Urban Land Institute
- Illinois Park & Recreation Association
- Society for Environmental Graphic Design
- Village of Winnetka Plan Commission & Design Review Board (former member)
- Open Space Committee Member - Skokie/Crow Island/Hubbard Woods Schools (former member)
- Winnetka Parks Foundation Teaching Professional

REGISTRATION

- Registered Landscape Architect - State of Illinois

REFERENCES

Mike D'Onofrio, *Director of Community Development - Village of Winnetka, Illinois*
p. 847-716-3526
e. mdonofrio@winnetka.org

Liza McElroy, *Executive Director - Park District of Highland Park, Illinois*
p. 847-579-3108
e. lmcelroy@pdhp.org

Todd Battle, *Executive Director - Kenosha Area Business Alliance (KABA), Kenosha, Wisconsin*
p. 262-925-3466
e. tbattle@kaba.org

RESPECT FOR LAND AND COMMUNITY.



NICK KALOGERESIS, AICP

Vice President | 2008-Present

Nick brings 24 years of experience in traditional commercial district revitalization and planning, business improvement districts and historic preservation. Previously, Nick worked for the National Trust for Historic Preservation's Main Street Center where he consulted with clients across the United States. Nick is also a frequent writer and has presented at conferences for the American Planning Association, Congress for New Urbanism and New Partners for Smart Growth, among others.

SIGNATURE PROJECTS

STRATEGIC HISTORIC PRESERVATION PLAN | SAN ANTONIO, TX

Worked with a 30-member steering committee to prepare a strategic plan to enhance the city's historic preservation program; developed guidelines for creating resource surveys and established processes for landmark designations.

MAIN STREET TECHNICAL ASSISTANCE PROGRAM | STATE OF OREGON

Provided revitalization services to 11 participating communities involving management consultations and training in the Main Street Four-Point Approach®, a tool used for revitalizing downtown districts by leveraging a community's assets.

CERMAK HISTORIC ARCHITECTURAL SURVEY | BERWYN, IL

An intensive level survey of architectural and historic building resources; included in-depth archival research, field documentation and evaluation of 155 properties for potential eligibility for the National Register of Historic Places.

VILLAGE-WIDE ARCHITECTURAL + HISTORICAL SURVEY | RIVER FOREST, IL

A survey and evaluation of 2,900+ buildings and sites and structures and an existing National Register district was conducted, including archival research, context statement development, and field documentation.

ARCHITECTURAL + HISTORICAL SURVEY | DOWNERS GROVE, IL

A survey and evaluation of 800+ buildings, sites and structures was conducted in four different survey areas for potential eligibility to the National Register Historic Places, with resources that included Victorian-styled homes to Mid-Century Modern Ranch homes.

CENTRAL BERWYN BUNGALOW NATIONAL REGISTER DISTRICT | BERWYN, IL

A National Register District Nomination for 1,500+ residential homes that comprise the largest collection of Chicago Bungalow-styled homes outside the City of Chicago. The project also included development of an on-line database of contributing and non-contributing buildings in the district.

CENTRAL SPRINGFIELD NATIONAL REGISTER DISTRICT EXPANSION | SPRINGFIELD, IL

Completed a boundary expansion of an existing National Register District in downtown Springfield; the expansion included 150+ new properties in the District ranging in styles from Art Deco to Mid-Century Modern and Contemporary resources.

CREATING ENERGY EFFICIENT MAIN STREETS GUIDE | STATE OF IOWA

Conducted training to eight Main Street Iowa communities focusing on adapting sustainable design and energy-efficient practices for historic commercial buildings.

EDUCATION

Elmhurst College

Bachelor of Arts - Urban Studies & History
Elmhurst, Illinois (1988)

University of Illinois at Urbana-Champaign

Masters of Urban Planning
Urbana, Illinois (1991)

ORGANIZATIONS

- American Planning Association
- American Institute of Certified Planners
- National Trust for Historic Preservation
- Village of Oak Park Historic Preservation Commission 2003-09
- Society of Architectural Historians
- DO.CO.MO.MO International
- Chaddick Institute of DePaul University's Municipal Design Review Network

PUBLICATIONS

- **Main Street Now**, "Incorporating Sustainability Into Downtown Master Plans and Codes." May/June 2011.
- **Revitalizing Main Street**, "Chapter 16: Master Planning," "Chapter 17: Zoning and Other Land Use Regulatory Tools." 2009.
- **Main Street News**, "Form-Based Zoning: The New Urbanism Comes to Main Street." March 2008.

ACCREDITATIONS

AICP

PAST EXPERIENCE

National Trust for Historic Preservation (1998-2008)
State of Illinois Main Street Program (1995-98)

RESPECT FOR LAND AND COMMUNITY.

ADDITIONAL PROJECTS

HISTORIC BUILDING DESIGN & RESOURCE MANUAL | NAPERVILLE, IL

Prepared design guidelines for the National Register and locally-designated Historic District that contains primarily residential resources, but also a college campus. The document is used by the Naperville Historic Preservation Commission for its Certificate of Appropriateness review processes and for preservation education activities.

DOWNTOWN MASTER PLAN | MOMENCE, IL

Served as project manager for planning process where majority of the district is listed in the National Register of Historic Places. Two conceptual riverfront schemes were prepared to provide direction for future improvements, including a new riverwalk, community facilities, an interpretive trail and a landscaped amphitheater.

RIVERFRONT NEIGHBORHOODS PLAN UPDATES | CITY OF MOLINE

Managed the planning process to update the master plans for the Downtown and two neighborhood districts in Moline, Illinois. The Plan Updates were recognized as the Best Strategic Plan by the Illinois Chapter of the American Planning Association in 2014.

SPRINGFIELD-SANGAMON COUNTY REGIONAL PLAN | ILLINOIS

Prepared plan for county, 26 other townships, municipalities and unincorporated communities, as part of a multi-year stakeholder engagement process to determine critical regional planning issues related to land use, economic development, agriculture, open space and recreation, historic preservation and tourism, sustainability and quality of life, and intergovernmental cooperation and efficiency.

LA SALLE COMPREHENSIVE PLAN | LASALLE, IL

Currently preparing a new comprehensive plan with implementation strategies related to La Salle's long-term community development and critical issues related to adequate infrastructure, enhanced community design and aesthetics, downtown business development, affordable housing, parks and open spaces; new transportation options, historic resources, and, achieving a more diverse, sustainable economy.

SSA RECONSTITUTION | SIX CORNERS ASSOCIATION

Retained by the Six Corners Association in the City of Chicago to help reconstitute Special Service Area #28.

ENOS PARK NEIGHBORHOOD MASTER PLAN | SPRINGFIELD, IL

Drafted a master plan for the historic neighborhood located north of downtown and within the Mid-Illinois Medical District. Recommendations called for creating a cultural walk linking downtown with the Springfield Art Association campus.

MACARTHUR BOULEVARD MASTER PLAN | SPRINGFIELD, IL

Developed streetscape concepts and signage/branding strategy for this commercial corridor that connects a major highway to the downtown. Redevelopment scenarios focused on converting vacant commercial properties to residential mixed use.

Selected Projects Prior to Lakota:

- Economic Development Consulting - Dayton Aviation National Historical Park, Dayton, Ohio
- Economic Development Consulting - Keweenaw National Historical Park - Calumet, Michigan
- Historic Preservation Transfer of Development Rights Program - Miami, Florida
- Jefferson East Business District: Historic Preservation Design Guidelines - Detroit, Michigan
- Commercial District Historic Preservation Design Guidelines - Detroit, Michigan
- Historic Preservation & Urban Design Management System - Indianapolis, Indiana
- Fond du Lac/North Avenue Visioning Charrette - Milwaukee, Wisconsin
- Preservation Development Initiative: Community Assessment - Pontiac, Michigan
- Complete Main Street Consulting Services for 3 Neighborhoods - Chicago, Illinois



BECKY BAIR HURLEY, J.D.

Sr. Land Use & Policy Planner/Community Engagement Specialist | 2014 - Present

As a real estate/land use attorney with 30 years of experience, Becky understands the perspective of the developer, and as a former elected official and Plan Commission Chair she understands the perspective of a governmental body. Becky provides strategic analysis of development and master plans, and with her extensive experience and training in public engagement she helps guide civil, respectful and informative public processes even in highly charged political situations.

EXPERIENCE

MEDICAL DISTRICT MASTER PLAN – CEDAR RAPIDS, IA

Master development plan for MedQuarter, a regional medical district near downtown Cedar Rapids operated by a Self-Supported Municipal Improvement District. Recommendations for open space, streetscape, branding and pedestrian-friendly public spaces created a strong public realm, and a zoning overlay district and design standards provided a flexible framework for future private development.

WILLOW ROAD ENHANCEMENT PLAN – NORTHFIELD, IL

Chaired committee of Winnetka and Northfield public officials and residents in year-long IDOT-sanctioned Context Sensitive Solutions Study for the proposed widening of and enhancements to Willow Road at I-94. Worked with various professionals to recommend improvements and created a productive and surprisingly civil public engagement process for this highly contentious issue.

NORTHWESTERN MEMORIAL REDEVELOPMENT – CHICAGO, IL

Served as the real estate and land use attorney for Northwestern Memorial Hospital in the acquisition, rezoning and development of its 3-acre near-north Chicago site, the \$600 million redevelopment of its facilities and the transfer and re-purposing of existing medical pavilions. Required negotiation of the PUD and of the following contracts: the master real estate purchase contract, parking agreement, substructure lease, cross-easement agreement, amendments to two long-term ground leases and two options to purchase land.

TECHNY DEVELOPMENT – GLENVIEW, IL

Represented a real estate developer and major hospital in the acquisition, annexation and rezoning of a 280-acre \$21 million tract in Glenview for residential development and a continuing care retirement community.

AFFORDABLE HOUSING – WINNETKA, IL

As Chair of Winnetka Plan Commission and of its Affordable Housing Working Group, was lead editor of a demographic and housing study, primary author of the Affordable Housing report and chief spokesman on behalf of the Village on the subject.

HISTORIC PRESERVATION AND REPURPOSING – WINNETKA, IL

Helped lead historical society through a contentious zoning process, strong public opposition, and a 5- year lawsuit by neighbors that went to the IL Supreme Court, eventually buying and restoring a pre-Civil War residence as a museum and headquarters. Also helped lead the society through the opening to the public of the oldest continually occupied structure in Cook County (the Schmidt Burnham Log House, built circa 1837, now on the National Register of Historic Places). This involved the acquisition and moving of the log house, another contentious zoning process, negotiation of a ground lease with the park district, and historic restoration of the building.

EDUCATION

Northwestern University School of Law

Juris Doctor
Chicago, IL (1984)

Colgate University

Bachelor of Art International Relations/Political Science, cum laude
Hamilton, NY (1981)

BOARDS & PUBLIC SERVICE

- Village of Winnetka Plan Commission 2000-03, 2005-09; Chair 2009-12; Chair, Affordable Housing Working Group 2009-12
- District 36 School Board 2001-09; President 2002-05
- The Wetlands Initiative, Board Member 2006-present
- Lawyers Feeding Illinois, Illinois State Bar Association 2012-13
- Board Member, Winnetka Historical Society 2000-14
- District 36 Referendum Campaign, Co-chair 2000

ORGANIZATIONS

- Lambda Alpha International
- Illinois State Bar Association

ACCREDITATIONS/AWARDS

- Licensed Attorney - State of Illinois
- Public Participation Certification - International Association for Public Participation
- Winnetka/Northfield Woman of the Year 2013

PRIOR EXPERIENCE

- Independent legal practice, 1994 - present
- Gardner, Carton & Douglas (now Drinker Biddle & Reath) 1984-1994; Associate, 1984-93, Partner, 1993-94

RESPECT FOR LAND AND COMMUNITY.



MICHAEL KRITZMAN

Associate, Urban Design & Planning | 2012-Present

Michael is an urban designer/planner and has experience working on a range of environmental design and planning projects nationwide. His areas of expertise lie in preparing concepts and graphics for both public and private sector projects. Michael also brings a valuable and unique skill set in developing and facilitating public workshops that result in dynamic and participatory environments.

SIGNATURE PROJECTS

DOWNTOWN STRATEGIC DEVELOPMENT PLAN | KENOSHA, WI

Conducted multiple community workshops, stakeholder interviews and online outreach. Final plan identified implementation roles and responsibilities, as well as case studies to help move the final vision forward.

CENTRAL DISTRICT LAND URBAN DESIGN | HIGHLAND PARK, IL

Analyzed underutilized portions of the downtown area and created conceptual developments and zoning amendment recommendations. Strategies call for an increase in residential density for this upscale, lakefront community north of Chicago.

SIX CORNERS MASTER PLAN | CHICAGO, IL

Developed revitalization plan for neighborhood on Chicago's NW side. Made recommendations for new land uses, such as new mixed-use buildings and adaptive re-use of older buildings and offered urban design solutions for improving neighborhood safety and walkability.

DOWNTOWN OAK PARK STREETSCAPES | OAK PARK, IL

Prepared construction documents and developed multiple design concepts for this award-winning project. Created 3D models for pocket parks on this historic commercial corridor.

NORTH CLARK STREET STRATEGIC PLAN | CHICAGO, IL

Assisted in the development of a strategic plan to promote, attract and retain new and existing business in the North Clark Street Corridor of Chicago's Lakeview neighborhood.

DOWNTOWN IMPLEMENTATION PLAN | MT. PROSPECT, IL

With the Village of Mount Prospect and the RTA, completed an assessment of the downtown to determine how it can continue to transform itself and improve in the years to come. Implementation strategies include _____

COMPREHENSIVE PLACEMAKING PLAN | ST. CLOUD, MN

Developed a unified community vision that identifies what makes St. Cloud special and strategies for building upon its unique character. Vision includes plans for public art, open space enhancements, plazas and streetscape, greenway connections, river access, wayfinding, community identity and branding.

EDUCATION

University of Illinois at Urbana-Champaign

Bachelor of Landscape Architecture
Urbana, Illinois

ORGANIZATIONS

- Congress for the New Urbanism

PRIOR EXPERIENCE

- City Design Collective
Oakland, CA (2009-11)
- San Francisco Neighborhood Parks Council
San Francisco, CA (2008-09)
- Freedman, Tung & Sasaki
San Francisco, CA (2006-08)

RESPECT FOR LAND AND COMMUNITY.

STRATEGIC HISTORIC PRESERVATION PLAN | SAN ANTONIO, TEXAS



PROJECT STATS

Start Date: February 2009
Completed: August 2009

PROJECT REFERENCE

Bruce MacDougal
Executive Director
San Antonio Conservation Society
210-224-6163

DESCRIPTION

Lakota prepared a strategic plan for the City of San Antonio to strengthen and enhance its historic preservation program and initiatives. Working with a 30-member steering committee, Lakota focused on several strategic planning, zoning and program areas, including: resource survey and landmark/district designation processes, neighborhood planning, incentives, design guidelines, form-based zoning, economic development and education. The plan includes strategic goals and action strategies for multiple city agencies and civic partners.

RESPECT FOR LAND AND COMMUNITY. THE LAKOTA GROUP.

VILLAGE-WIDE ARCHITECTURAL & HISTORICAL SURVEY | River Forest, Illinois



PROJECT STATS

Start Date: May 2012
Completion: August 2013

PROJECT REFERENCE

Lisa, Scheiner, Assistant Village Administrator
Village of River Forest
400 Park Avenue
River Forest, IL 60305
(708) 714-3554

DESCRIPTION

Lakota led a team of architectural historians and surveyors in completing a community-wide architectural and historical survey of building and properties within the Village of River Forest. River Forest is known for its diverse collection of Queen Anne, Prairie School, Tudor and Colonial Revivals, and Mid-Century Modern homes and commercial buildings. It is also known for the William H. Winslow House, Frank Lloyd Wright's first independent commission. The survey included the field documentation and evaluation of over 2,900 properties, including 800 buildings already located in the River Forest's existing National Register Historic District, and a comprehensive context statement serving as a framework for understanding the architectural and historical significance of River Forest's architectural heritage. The on-site survey work was completed using an Apple iPad and customized survey software.

RESPECT FOR LAND AND COMMUNITY. THE LAKOTA GROUP.

CERMAK ROAD ARCHITECTURAL AND HISTORICAL RESOURCES SURVEY | Berwyn, Illinois



PROJECT STATS

Start Date: April 2010
 Completed: February 2011

PROJECT REFERENCE

Brian Pabst
 City of Berwyn
 708-788-2660

DESCRIPTION

Lakota conducted an intensive level survey of architectural and historic building resources located along the Cermak Road commercial corridor in Berwyn. The survey included in-depth archival research, field documentation and evaluation of 155 properties for potential eligibility for the National Register of Historic Places— individually or collectively as part of a district. A context statement was also prepared as a framework for understanding the architectural and historical significance of Cermak Road's building resources. Cermak Road's architecture varies from the Classical and Tudor Revival buildings of the 1920s to sleek, glass wall Modern structures of the 1950s.

RESPECT FOR LAND AND COMMUNITY. THE LAKOTA GROUP.

HISTORIC DESIGN & RESOURCE MANUAL | Naperville, Illinois

Collegiate Gothic (1880's – 1920's)

Typical attributes:

- *Number of stories:* Two, three and four
 - *Building form:* Massed plan, wings, towers
 - *Roof:* Steeply pitched roof, roof-line balustrades, dormers, high arched windows
1. *Window types:* High arched, pointed arch (lancet), masonry window crowns, diamond panes common
 2. *Ornamentation:* Masonry arches, buttresses, crenellation, gargoyles, parapets, pinnacles, quoins, tracery
 3. *Siding:* Brick and masonry

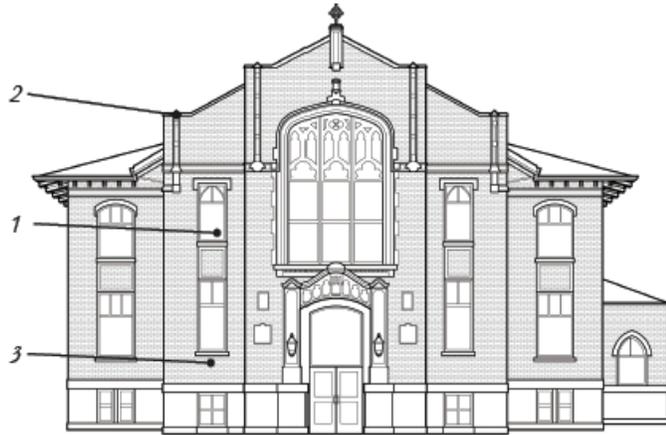


Illustration G.3 of Collegiate Gothic architectural style, Kieboffer Hall at 329 School Street, North Central College



PROJECT STATS

Start Date: February 2010

Completed: August 2010

PROJECT REFERENCE

Ying Liu

City of Naperville

400 S. Eagle Street

Naperville, IL 60540

630-420-6111

DESCRIPTION

Lakota and Bailey-Edward Architecture prepared a set of design guidelines for Naperville's National Register and locally-designated Historic District. The District is primarily composed of residential resources and is also the location of North Central College's main campus. The guidelines address building rehabilitation and restoration methods, new additions and construction, landscape elements, and green and energy efficiency techniques. The document will be used by the Naperville Historic Preservation Commission for its Certificate of Appropriateness review processes and for preservation education activities.

STATE OF OREGON MAIN STREET REVITALIZATION SERVICES | Oregon



PROJECT STATS

Start Date: January 2009

Completed: June 2009

PROJECT REFERENCE

Gary Van Huffel

Oregon Main Street

503-986-0123

DESCRIPTION

Lakota provided revitalization services to 11 communities participating in the Oregon Main Street Program—an economic development program for traditional commercial districts developed by the National Trust for Historic Preservation. Lakota services to the Oregon communities involved management consultations and intensive training in the Main Street Four-Point Approach®, an economic development tool used for revitalizing downtown districts by leveraging a community's local assets.

RESPECT FOR LAND AND COMMUNITY. THE LAKOTA GROUP.