



# Small Area Corridors Plan

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## Statement of Qualifications

City of Alexandria  
January 2018



**HAGSTROM ENGINEERING**  
CIVIL ENGINEERS | LAND CONSULTANTS | LANDSCAPE ARCHITECTS





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January 31th, 2018

Mike Weber, Community Development Director  
City of Alexandria  
704 Broadway  
Alexandria, MN 56308

Dear Mr. Weber,

The Hagstrom Engineering team is excited by the opportunity to work with the City of Alexandria on the completion of the a small area corridor plan for 17th/18th Avenue and TH29/Nokomis Street Corridor. Our team members are familiar with small area planning, corridor design and public process. Because we are local, our team is intimately familiar with the intersections and corridors being studied and look forward to being a part of the hard work that continues to make this city great.

We recognize the City of Alexandria and the stakeholders involved have high expectations for process, engagement efforts, and opportunities for innovative ideas along the corridor. Our team will listen closely to what the City and stakeholders hope to achieve here and we look forward to making it a memorable experience. We are confident our final designs and plan will be something everyone will be proud of.

From extensive experience on streetscape design and planning, civil engineering, and land consulting our team brings years of technical proficiency to compliment our local knowledge. We look forward to this opportunity to work with you and to continue building on what has already been planned and to create a signature experience for the City and it's visitors.

Sincerely,

Jillian Reiner, P.L.A  
Project Manager, Professional Landscape Architect

# Company Background

## Our Firm

**Hagstrom Engineering (HE)** is a full service civil engineering, landscape architecture, and land consulting firm with over 20 years of experience. Founded in 2013 by Matt Hagstrom the company was built on the philosophy of being of service to our clients. Since our inception we have been successfully partnering with developers, architects and contractors on projects throughout Minnesota, Colorado and Washington State.

What sets Hagstrom Engineering apart from other engineering firms is our focus on customer service and personal relationships. We challenge ourselves to always be responsive and to listen to our clients needs to help make their vision become a reality. We provide client-focused solutions in the field of land use planning, landscape architecture and civil engineering on a wide range of projects.

We have the skills and technical knowledge to achieve the common goals desired by our clients in a responsible and efficient manner. Our culture starts with the belief that long term relationships and being of service to our clients is the path to success.



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**Years in Business:** 5  
**Number of Employees:** 4

**Firm Leadership:** Matt Hagstrom- Owner

**Community Involvement-** Sertoma International, Alexandria Chapter of Kiwanis International, Alexandria Chamber of Commerce.

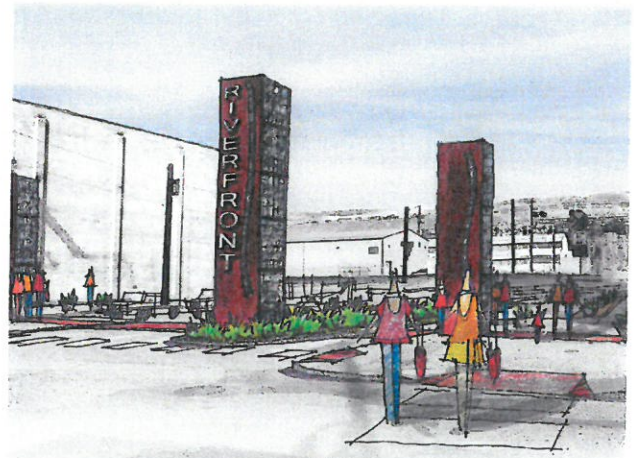
**Client Quote:**  
"Working with Matt at Hagstrom Engineering has been such a very satisfying experience. Matt is patient, listens well, clarifies to make sure he understands, follows through and is very easy to work with. I would recommend Matt /Hagstrom Engineering without hesitation."  
~ *Roberta Roth (Roth Development project)*

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# Project Approach

## Project Understanding

The project study area extends approximately 3/4 of a mile, travels along 3 corridors, and will include evaluating at least 2 intersections. Our team will be responsible for addressing both vehicular and pedestrian movements along the corridors and be tasked with identifying appropriate corridor and intersection designs. We will prepare a final planning document that will be relevant to policies and standards and align with City's current Comprehensive Plan. This planning effort represents an opportunity to coordinate workshops with the City, stakeholder groups, and interested public to assure we are addressing all interests in the area.



*Gateway study - Entrance to new public space*



## Initial Project Coordination

Our team will meet with the City to ensure we clearly understand the goals and objectives for the small area plan. We will define the project deliverable and our approach to achieving the City's specific goals for the work. We find this meeting valuable not only for laying out a detailed plan but also for brainstorming and establishing a close working relationship.

### Task 1: Review of Existing Site Information

We will compile and review all available documents of earlier planning efforts, public input, demographics, recreational trends and economic opportunities which will influence our process and ultimately the final plan:

- Review the relevant portions of the City's Comprehensive plan.
- Study the regional context of the corridors, intersections and surrounding parking layouts.
- Review long-term planned growth.
- Review Economic Development Connections and Regulatory Controls.
- Formulate a site description from information and graphics to use for final plan of existing information.

### Task 2: Identify Opportunities and Challenges

Our team will build on previous efforts and collected information to identify opportunities and constraints for the project area:

- Creating a series of graphic illustration of proposed and existing facilities and how they relate.
- Review current trends, recreational and public art opportunities along the corridors.
- Identify potential use conflicts both vehicular and pedestrian.
- Identify opportunities for intersections and corridors. Creating visual graphics to convey these ideas to the stakeholder and city.

### Task 3: Concept Alternatives and Draft Plan

We will incorporate what we have learned up to this point into Concept Alternatives and continue to move forward drafting the final plan. Documenting items in written and graphic form for presentation efforts.

### Task 4: Community and Stakeholder Outreach

An interactive outreach is critical to the success of the plan as a whole. To achieve consensus among the public, stakeholders, and the City will require an engagement process:

- We will conduct (2) public meetings with City staff to present draft and final presentations to project partners.
- If necessary our team will coordinate with MnDOT Intersection Control Evaluation Team for 17th and 18th intersection design recommendations.
- We will process what we have learned from our public outreach and revise our concepts with the City.

### Task 5: Final Small Area Plan

The Final Small Area Corridor Plan is a detailed written and graphic analysis of the Preferred Corridor and Intersection Alternatives, and documentation of all areas studied up to this point. The plan will include:

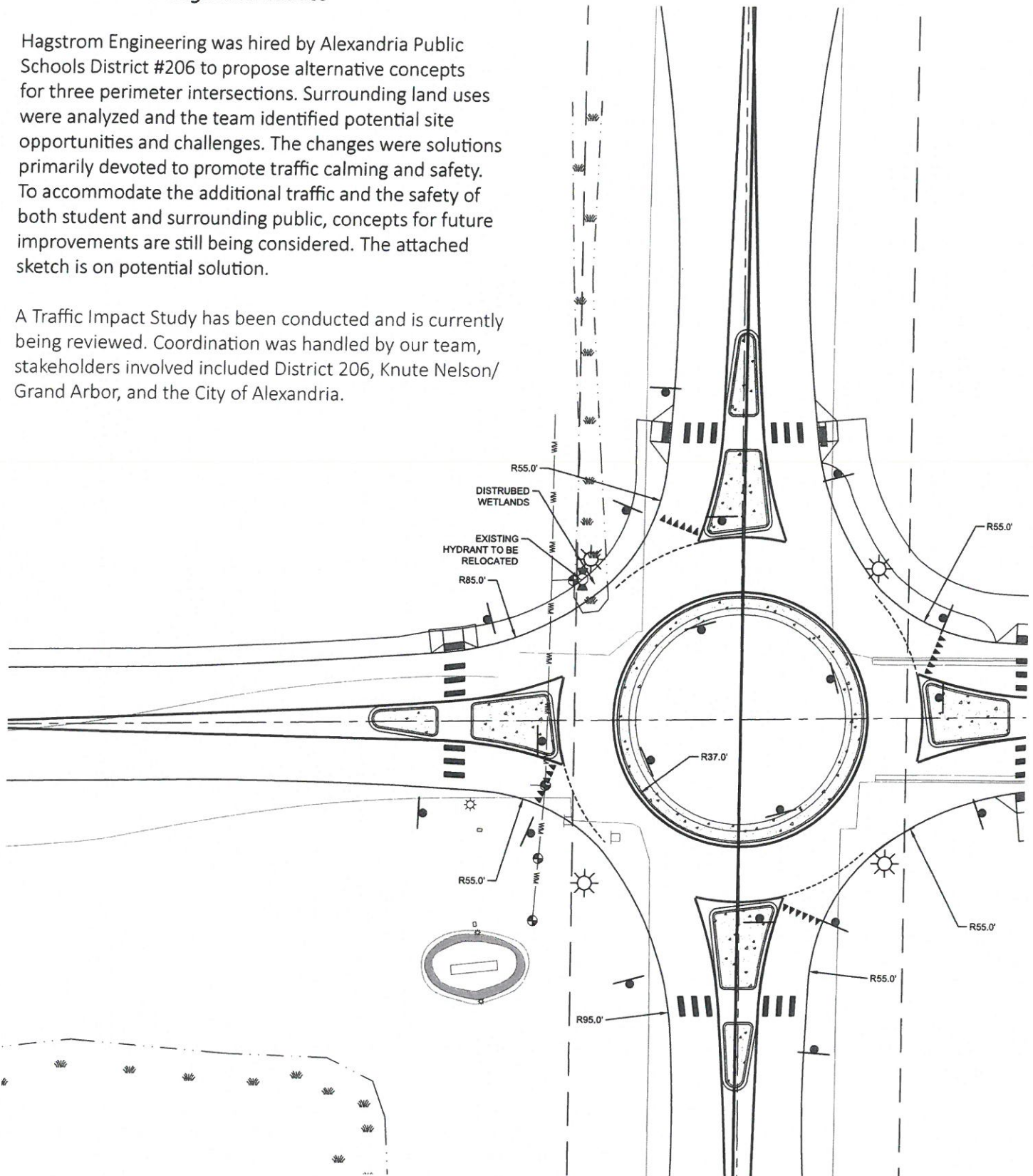
- Final rendered Intersection and Streetscape Design.
- Visions and Goals for the corridors.
- Maps of surrounding Land Use, pedestrian movements, Gateway locations, and parking recommendations.
- Implementation and next steps.
- Community and Economic Conditions.
- Summary of the public process and meetings.

## Alexandria Area High School

### Intersection Design Alternatives

Hagstrom Engineering was hired by Alexandria Public Schools District #206 to propose alternative concepts for three perimeter intersections. Surrounding land uses were analyzed and the team identified potential site opportunities and challenges. The changes were solutions primarily devoted to promote traffic calming and safety. To accommodate the additional traffic and the safety of both student and surrounding public, concepts for future improvements are still being considered. The attached sketch is on potential solution.

A Traffic Impact Study has been conducted and is currently being reviewed. Coordination was handled by our team, stakeholders involved included District 206, Knute Nelson/Grand Arbor, and the City of Alexandria.

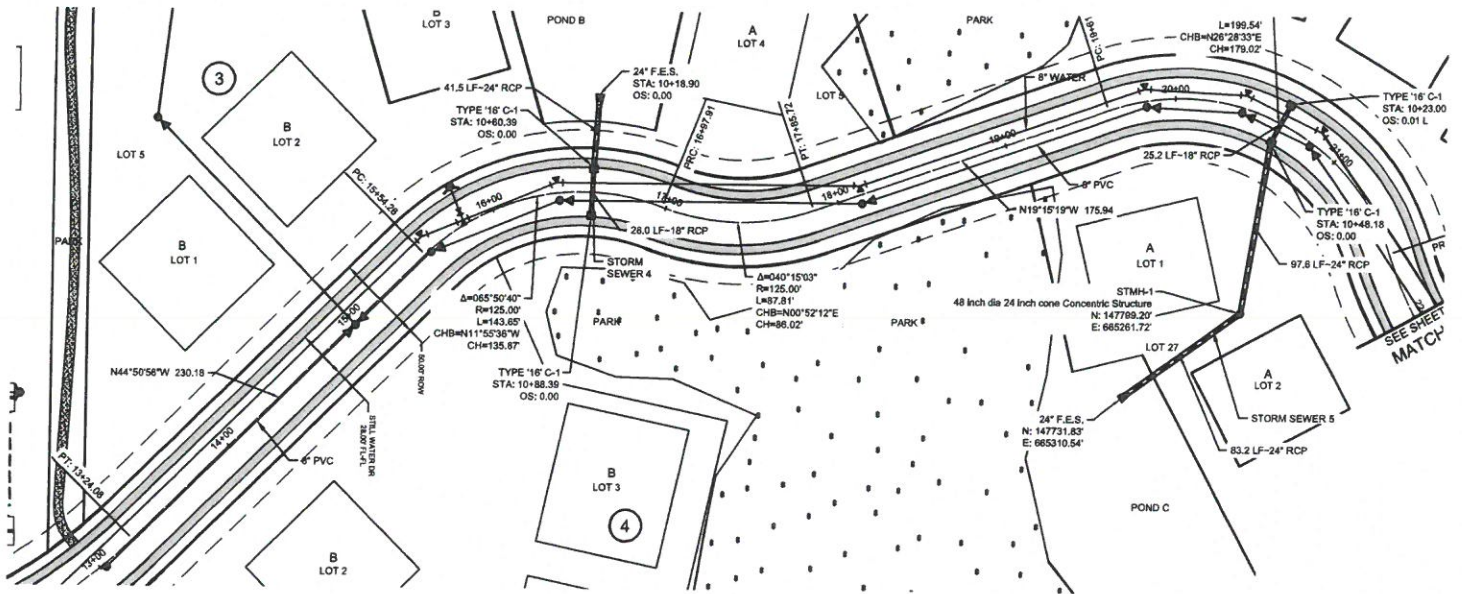


Conceptual Round-a-bout Alternative at Entrance

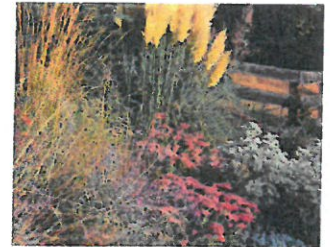
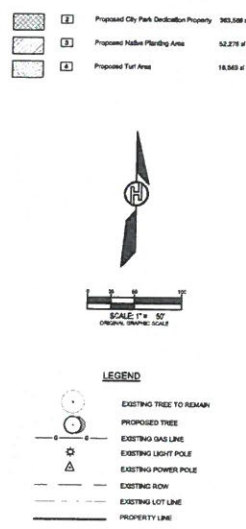
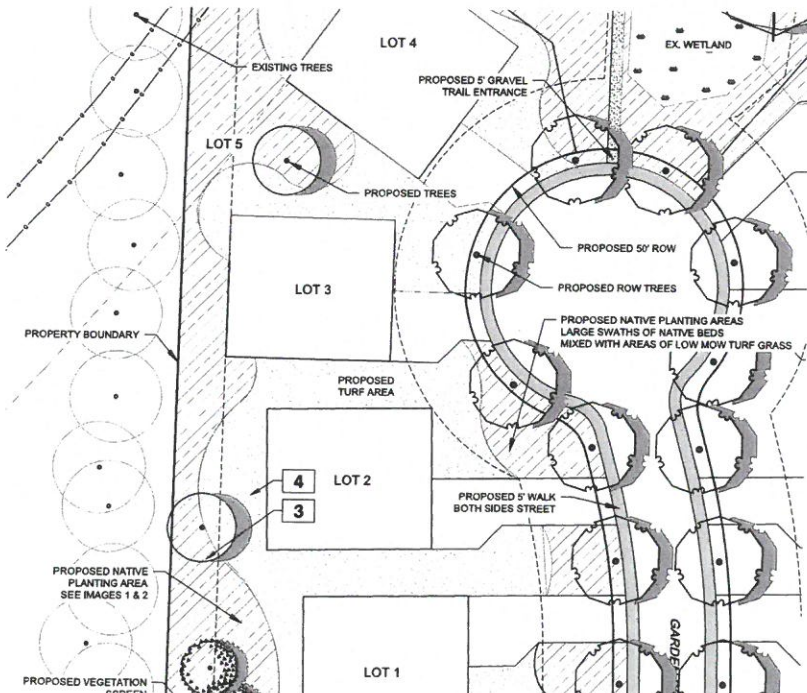
# Green Pastures

## Community Planning - Wenzel Developments

The Wenzel family owns a beautiful piece of property on the west side of the city and hired Hagstrom Engineering to help work through the best way to develop the land to result in a positive end use for them, the surrounding communities, and the City of Alexandria. The development includes (27) single family homes nestled in the surrounding wetlands and an apartment building accommodating up to 56 families. The project involves connecting to a city street at 3 intersections, streetscape design along 2 public corridors, landscape requirements, and a pedestrian trail system. Our design team was careful to incorporate the sites many opportunities and challenges including a re-zone of the property with a large park dedication to the City.



Corridor through single family home and wetlands



1. Native Plantings



2. Native Plantings

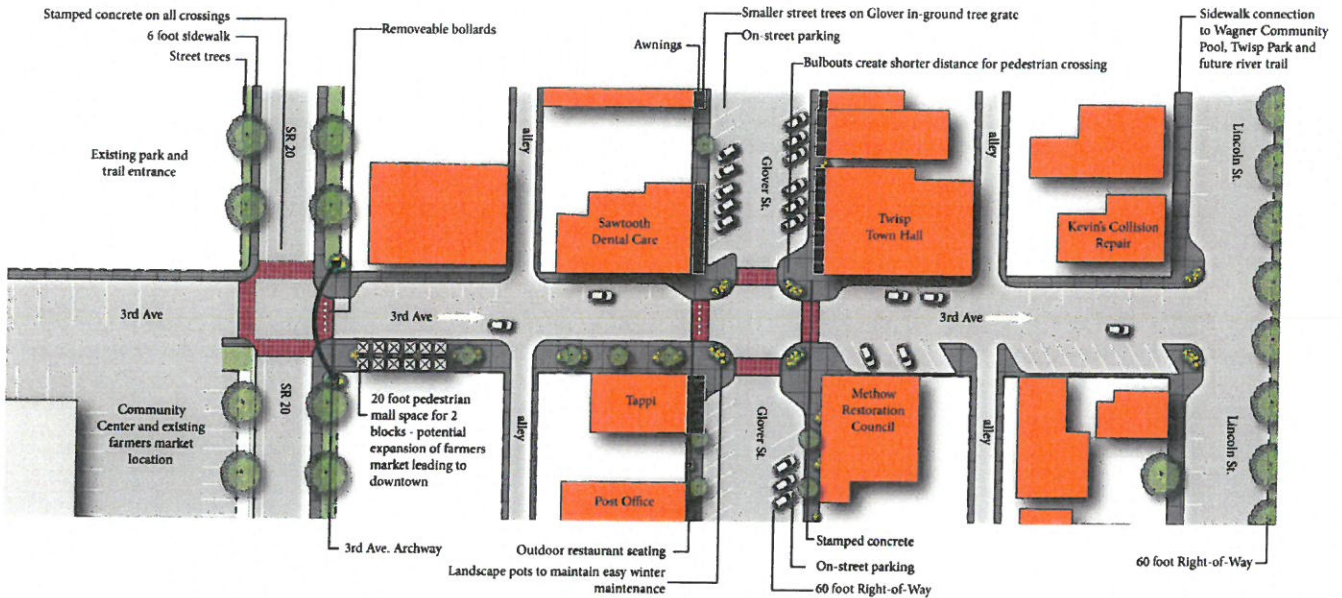


Streetscape design and Landscaping

# Twisp Economic Vitalization

## Streetscape Planning - City of Twisp, WA

The Twisp Economic Revitalization Master Plan was envisioned as a community-driven planning process to identify impediments to economic vitality in the Town of Twisp and craft solutions to be implemented to better support economic growth in Twisp. We focused on reviewing Town codes, current zoning, and surrounding land use to ensure it is supportive of sound economic strategies. We evaluated existing infrastructure and its ability to support a walkable and retail/restaurant focused downtown core, and addressed the lack of signage and entry features for tourists. As the community lead for the project team Jillian was responsible for all maps, graphics, assisted in laying out and reviewing content as well as attending all meetings and open houses for the effort.



Corner of 3rd Ave and Glover St, looking North - parking both sides of road



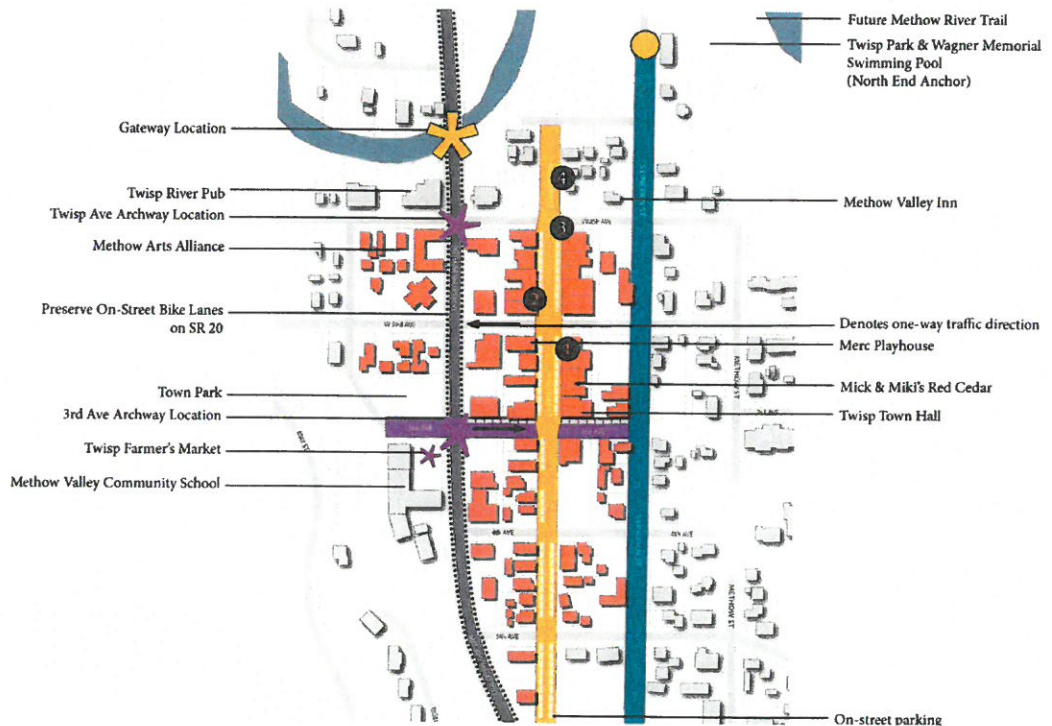
West side of Glover St - diagonal parking



Glover St. Intersection - paved crosswalk - current site furnishings



East side of Glover St. - narrow sidewalk with overhead structure and diagonal parking



Final concept boards for Final plan and Open House

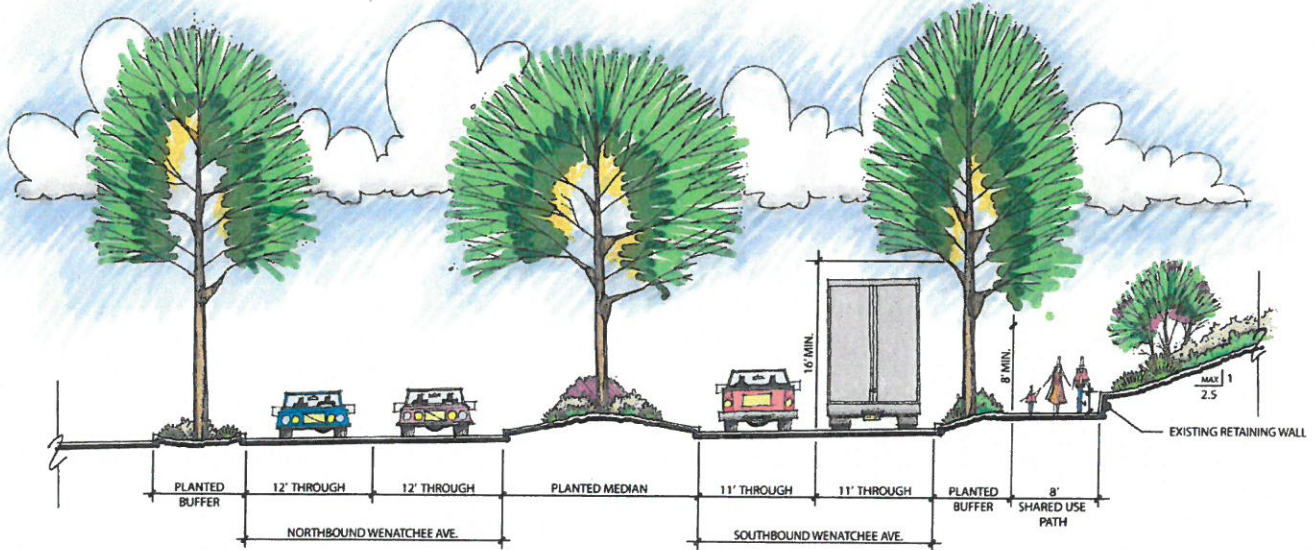
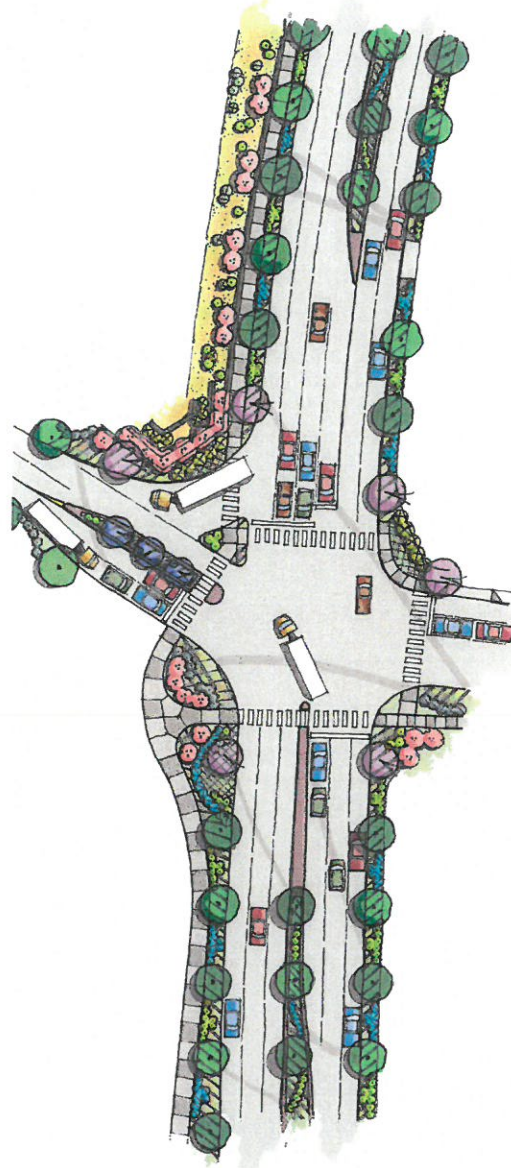


## Wenatchee Ave. Streetscape Planning

### Streetscape Planning - Alternatives

Wenatchee Valley Transportation Council hired consultants to assist in a planning and visioning effort for the north end of Wenatchee Avenue (main-street). We were tasked with designing 3 alternative to a large intersection as a Gateway to the city as well as developing concepts for the corridor. The city was looking for complete street solutions to accommodate all modes of traffic. In addition to pedestrian and passenger car this section of Wenatchee Avenue is the highway and WSDOT's road running north of the city to accommodate semi-truck traffic. With all of these pieces in mind our team provided 3 intersection options and many complete street sections accommodating all of the uses. These graphics were taken to an open-house to get input from the public in addition to reviewed by the projects many stakeholders.

The options included at grade and above grade planting, sidewalks, bikeways, lane width options, center medians, a site furnishings plan, and a tree replacement plan to be implemented when funding sources were secured.



## References

### Pope Architects | Park Rapids Senior Living

Hagstrom Engineering worked with Pope Architects to develop civil construction drawings.

**Contact: Pope Architects, Sam Michael [smichael@popearch.com](mailto:smichael@popearch.com) (651) 789-1572**

### Green Pastures | Wenzel Developments

Our consulting team and the Wenzel family shared a passion for the community and protecting open space and we are working together to achieve both.

**Contact: Suzanna Wenzel, Ower - [suzanna.wenzel@gmail.com](mailto:suzanna.wenzel@gmail.com) (320) 491-8714**

### City of Wenatchee | Parks and Recreation Department

Jillian was on the Parks and Arts Board run by the City of Wenatchee and assisted on reviewing multiple city projects and provided input on future city planning as it related to parks and arts.

**Contact: Dave Erickson, Parks & Recreation Director - [daerickson@wenatcheewa.gov](mailto:daerickson@wenatcheewa.gov) (509) 888-3280**



**Jillian Reiner, PLA**  
**Professional Landscape Architect**

Jillian’s 6 years of professional experience has been focused on parks and recreation master planning, trail planning, and GIS analysis. She was an active member in her community and worked with local and regional organizations to assist in seeking out Grant Funding to support trail and park projects. Her experience has included facilitating public outreach efforts including public meetings, and creating supporting graphics and written materials for distribution to the public.

Educated at the University of Minnesota, Jillian is passionate about the outdoors in the Midwest, her family, and seeking creative ways to build thoughtful, beautiful spaces for Minnesotans to enjoy.

**Education:**

*BFA Drawing  
 University of Wisconsin  
 Eau-Claire*

*MLA University of Minnesota  
 Twin Cities*

**Registration:**

*Minnesota State Professional  
 Landscape Architect*

*Washington State Professional  
 Landscape Architect*

**Community Involvement:**

*Greater Minnesota Parks and  
 Trails Administrative Support*

*Alexandria Chapter Kiwanis  
 Member*

*Park and Arts Board Member*

*Wenatchee Valley Sports  
 Foundation Board Member*

*City Property/Facility Committee*

**Project Experience**

**Streetscape Planning**

- Downtown Wenatchee Streetscape Planning- Wenatchee WA
- Fifth Street Safety Improvements- Wenatchee WA
- Downtown Economic Vitalization Plan-Twisp WA

**Parks and Recreation Master Planning**

- Crescent Bar Recreation Off- Island – Grant County, WA
- Crescent Bar RV Park On- Island – Grant County, WA
- Bridgeport RV park, Bridgeport WA
- Rocky Coulee Tent Camping and Day Use – Vantage, WA
- South Sand Hollow RV Campground – Grant County, WA
- Mission Ridge Ski Resort Planning – Wenatchee, WA
- Spanish Castle Resort Planning – Grant County, WA
- Frenchman Coulee Boat Launch- Grant County, WA
- Sunland Estates Day Use Area, Grant County, WA

**GIS mapping and Land Analysis**

- North Central Washington Forest Health Collaborative, Regional WA
- Chelan County Land Exchange Viability, Chelan County WA
- Wenatchee Foothills Master Plan, Wenatchee WA
- Greater Minneapolis Transportation Planning Report, St. Paul MN
- Seven County Bikeway System Analysis, Minneapolis MN

**Grant Funding Assistance**

- More than a Trail Planning Effort, Wenatchee WA
- Downtown Wenatchee Streetscape Planning, Wenatchee WA
- Fifth Street Safety Improvements, Wenatchee WA
- Downtown Economic Vitalization Plan, Twisp WA

**Education:**

*BS Civil Engineering  
University of Colorado at Denver*

**Registration:**

*Minnesota Professional Engineer  
Colorado Professional Engineer  
North Dakota Professional Engineer*

**Community Involvement:**

*Sertoma of Alexandria  
American Society of Civil Engineers  
Minnesota Society of Professional Engineers*

## **Matt Hagstrom, PE**

### **Professional Engineer**

Matt Hagstrom is the President of Hagstrom Engineering and has over 20 years of experience in Land Development of residential, commercial, municipal and industrial site design. While working with municipalities in Minnesota and Colorado, Matt has learned firsthand what it takes for successful partnerships from both perspectives of the client and the municipality.

Matt has experience developing residential sites over 150 acres, commercial and industrial sites less than one acre and residential lot mitigation.

Matt is married, has two children and enjoys spending time with his family. He also enjoys everything outdoors: hiking, camping, fishing, hunting, snowboarding and mountain biking. Matt is a member of the National Ski Patrol and patrols at Andes Tower Hills. Matt is also a musician with two albums and enjoys playing out when he can.

## **Project Experience**

### **Residential Master Planning**

- Buyssee Subdivision – Pope County, MN
- Crossing Waters Subdivision – Waconia MN
- Lake Carlos Active Living Community – Alexandria, MN
- Stapleton Townhomes – Denver, CO
- Cherrylane Subdivision – Thorton, CO

### **Commercial Site Planning**

- Goodwill – Alexandria, MN
- Nokomis Square Improvements Goodwill – Alexandria, MN
- Diamond Buick Addition & Remodel– Alexandria, MN
- Lind Funeral Home & Residence – Alexandria, MN
- Lakeland Mental Health – Alexandria, MN
- Habitat for Humanity Restore – Alexandria, MN
- Crystal Brook Senior Living Facility – Park Rapids, MN
- Frito Lay Site Plan – Alexandria, MN
- Majestic Pines LLC – Alexandria, MN
- Knute Nelson Addition – Alexandria, MN
- Apol's Harley Davidson Addition – Alexandria, MN
- Jefferson School Demolition and Grading Plan – Alexandria, MN
- Alexandria Industries Site Design and Grading – Alexandria, MN
- Long Prairie Meat Packing Facility Civil Plans – Alexandria, MN
- Starbucks – Alexandria, MN

**Education:**

*BS Civil Engineering  
University of Minnesota Twin  
Cities*

**Registration:**

*Minnesota Professional  
Engineer  
Pennsylvania Professional  
Engineer*

**Non-Degree Seeking Graduate  
Studies:**

*Structural Dynamics  
Behavior of Reinforced Concrete  
Structures*

**Ben Zehrer, PE****Professional Engineer**

Ben is a licensed professional engineer with 8 years of design, project management, and construction experience on a wide range of public infrastructure projects, including several years of experience working on large public works projects in the Minneapolis, New York City, and Boston metro areas. Ben also has extensive experience on rural projects in Minnesota, South Dakota, and the Appalachia region of Pennsylvania.

Ben's wide-breadth of knowledge in civil, geotechnical and structural engineering, as well as his construction management and inspection experience are invaluable at all stages of design and construction.

Ben grew up in Stearns County, MN and received a Bachelor of Civil Engineering degree from the University of Minnesota. He now lives in Alexandria, MN with his family, and enjoys all that nature has to offer.

**Project Experience*****Parks and Pedestrian Planning***

- Bluff Stabilization at Mississippi Gorge Regional Park – Minneapolis, MN
- Culvert Replacement at Willard Munger State Trail – Esko, MN
- Pedestrian Tunnel at MN State Capitol Building – St. Paul, MN
- Pedestrian ADA Access Improvements between Red & Orange Line Subway Stations – Boston, MA

***Cost estimation***

- Post-Hurricane Repairs at Brooklyn Battery Tunnel – New York, NY
- Multi-Year Master Repair Plan for 10th Ave Storm Tunnel – Minneapolis, MN

***Transportation***

- Design for Purple Line Light Rail Tunnel – Silver Spring, MD
- Structural Condition Assessment of PATH Subway Tunnels – Jersey City, NJ
- Design for Ohio River Bridge Downtown Crossing Highway Tunnel – Louisville, KY

***Field Engineering***

- Pennsylvania Rapid Bridge Replacement Program – PA (statewide)
- Post-Hurricane Damage Assessment of Brooklyn Battery Tunnel – New York, NY
- Structural Condition Assessment of PATH Subway Tunnels – Jersey City, NJ
- 10th Ave Storm Tunnel Rehabilitation – Minneapolis, MN



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## Fee Proposal

Mike Weber, Community Development Director  
City of Alexandria  
704 Broadway  
Alexandria, MN 56308

Professional Fees Scope of Services  
January 31, 2018

Our proposal is based on Hagstrom Engineering (HE) to provide consulting services described in our Statement of Qualifications for the Small Area Corridors Plan and associated final text and graphic document for the 17th/18th Avenue and TH29/Nokomis Street Corridor.

Consulting Fees:

Stakeholder Team Meetings ( <i>includes (4) approx. 12 hours</i> )	\$ 1,000
Small Area Plan Report ( <i>Tasks 1, 2, 3 and 5 approx. 164 hours</i> )	\$ 13,400
Reimbursable Expenses	\$ 500

**TOTAL CONSULTING FEE                    \$ 14,900**

### REIMBURSABLE EXPENSES:

The Client agrees to pay HE for all reimbursable expenses incurred by HE, which are directly related to the overall project cost. Reimbursable expenses shall be billed monthly. This fee has been included in the proposal.

### ADDITIONAL SERVICES:

If it becomes necessary to change the Scope of Services or to perform services, which are not specifically defined herein, or to perform services more than once due to the Client or a consultant of the Client other than HE, these services shall be performed as an Additional Service or by a separate agreement.

HE shall obtain Client authorization prior to proceeding and shall invoice additional services on a monthly basis.



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