

Project Description

This project includes professional services to create illustrative graphics for the master plan development for the Marine Drive planning area, to be included in both the City and Port Comprehensive Plan documents.

- A Draft and Final Master Plan Concept Drawing for development uses, densities, open space, public amenities, building heights, etc.
- A Draft and Final illustrative Master Site Plan for an example of a finished development pattern.
- Perspective illustrations and/or sections illustrating the master plan concepts. Scope of Services.
- Recommended changes to City Development Regulations and Shorelines Program to accommodate the Master plan concepts.

1.1 ADVANCE COORDINATION MEETINGS

The Consultant shall attend up to two (2) coordination meetings with City and Port Staff prior, and during the master plan for the purpose of defining the goals and establishing the specific illustrations and narratives.

1.2 COORDINATION WITH CITY & PORT STAFF

Following the draft graphic deliverables, the Consultant will meet with staff to review comments and revisions from the draft designs, and finalize the plans for inclusion in a final public document.

1.3 INVOICING

Invoicing shall be prepared by the Consultant for work activities under this agreement listing the amount charged to each of the specific tasks. Included with the invoice will be a short description of the work performed by the Consultant during the billing period.

2.1 WHARF DISTRICT MASTER PLAN DRAWINGS & NARRATIVES

The Consultant shall prepare an electronic copy as well as a full sheet color & B&W plan view concept drawing of the entire Marine Drive area that show as a minimum the integration of the following major elements:

1. Multiple mode connectivity of the Wharf district and the Market District.
2. Pedestrian railroad overpass to Marina
3. Park, trail and open space system that includes the 2 mile “Boardwalk to Pier” pedestrian loop, the enhanced wetland area, Marine Park, Milhollin park w/restroom, public launch area, Marine Drive promenade, Pier park, lighthouse park,
4. Ferry boarding areas
5. Parking areas for Marine Park
6. Public access areas to the water including Pocket beaches in Marine Park
7. Marine oriented tourist commercial anchor
8. Bird Shelters/viewing areas
9. Wastewater Reclamation Facility (WRF) (Integrate design by others)
10. Marine Drive road improvements
11. Mixed use marine Commercial/Industrial district
12. Potential Dakota Nautical Museum and Pier
13. Port Marina
14. Hotel near Marina

15. Public Restrooms
16. View corridors and open space preservation areas
17. Brief Narratives describing each area and key development pattern requirements. (Detailed regulatory Language by Planning staff and/or others)

2.2 WHARF DISTRICT SITE PLAN CONCEPT AND PERSPECTIVE DRAWINGS

The Consultant shall use the concepts and plans developed during meetings with staff to prepare a color and B&W plan view concept drawing of the following areas:

1. Overall master plan of the entire site identified as Wharf District and PUB (marine park).
2. Enlarged, detailed site plans of the following areas:
 - a) Port, City and private lands east of the Marina up to Peace Portal Drive.
 - b) Passive recreation areas in the open space NE of Marine Drive
 - c) WTF with public open space areas North of Marine Drive
 - d) Commercial development on Port Land South of WTF.
 - e) Marine-related Light Industrial Port land area, south of Marine Drive between marina & pier
 - f) Public Pier

3.1 PERSPECTIVE ILLUSTRATIONS

1. The Consultant will also prepare one illustrated section and perspective vignette for each of the enlarged planning areas described in 2.2 above.
2. Aerial illustration looking westerly of a potential development pattern.

3.2 PRESENTATION TO COUNCIL & PORT COMMISSION (JOINT MEETING)

The Consultant shall participate with City and Port Staff in presenting to the Blaine City Council and Port Commission during a regular evening Council Session the above listed Concept Drawings.

Professional Fee Proposal:

Overall & detailed Master Plans (Item 2.2):	\$12,000
Illustrations (Item 2.21):	\$12,000
Council Presentation, Item 3.2:	\$ 500
Estimated reimbursable expenses:	\$ 300
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Total Fees:	\$24,800

The fees assume the scope of work as outlined above. The above fee does not include typical reimbursable expenses, such as reprographics, travel, film, etc. Services beyond the scope of that outlined above will be on an hourly basis, or by fixed fee, with prior written approval. Note: the city cannot provide the retainer.