

**Exhibit “A”**  
**Scope of Services**  
Ridgedale Village Center Study

The LMN Architects team with involvement from city staff, will prepare a master plan for the Ridgedale Village Center area. The master plan will focus on key land use, design, transportation/connection, market and development strategies, and public space recommendations needed to evolve the area in concert with the vision and general direction of the city’s comprehensive plan. Public engagement will be incorporated into this public planning process to guide and inform efforts.

The LMN Architects Team includes the following firms and roles in the study:

- LMN Architects – team lead, planning and design
- Damon Farber – design implementation elements including public spaces
- Leland Consulting Group – market and development strategies
- Studio Cascade Inc. – public participation

**TASK 1 - BACKGROUND AND ASSESSMENT OF EXISTING CONDITIONS**

The master plan should take account of existing conditions by including an assessment of land use, values, environment, trails and other connections. On-site LMN team analysis will involve:

- Review existing plans and reports
- Collect basic information, market data, maps, demographics, etc.
- Site analysis, constraints and potentials
- Develop list of key stakeholders and questions, set up interviews for mid July
- Develop set of over-arching objectives and planning principles
- Determine mall owner intentions in more detail, if possible
- Meet with Metro Transit
- Staff will assist in the development/identification/documentation of background data.
- Meet with SRF to develop initial dialogue and understanding of conditions and issues.
- Develop an on-going means for public input at Ridgedale Mall.

Timeframe to complete Task 1: Early June – Mid-July

**TASK 2 - ON-SITE WORKING SESSIONS**

The LMN team would conduct a number of on-site interviews and working sessions with key individuals over a number of days. These working sessions would facilitate concept ideation and initial project public outreach and involvement.

- Day 1 Stakeholder interviews (10-12), some might lap over to second day
- Day 2 Working session with Staff and key stakeholders – identify issues and opportunities
- Day 3 Team working session – concepts, catalyst projects, and strategies
- Day 4 Present to staff and stakeholder group
- City staff will identify stakeholder group, set up and coordinate all meetings for the working sessions with LMN team
- Meet with SRF regarding traffic study.

Timeframe to complete work: Late July – Early August

### **TASK 3 - COMPILE PRELIMINARY RECOMMENDATIONS**

Compilation of preliminary master plan recommendations would be developed. Key initiatives and projects needed to realize the concept would be developed along with an action plan for public, private and shared capital investments. City staff will assist LMN team with initial TIF analysis or and impacts of traffic study and needed improvements. Key components of the preliminary recommendations include:

- Overall Concept
- Development and Implementation Strategies
- Phasing of related public and private investments
- General summary of costs

Timeframe to complete work: August – September

### **TASK 4 - PRESENTATION OF PRELIMINARY RECOMMENDATIONS**

LMN team to meet with stakeholders and city council to present preliminary master plan recommendations.

Timeframe to complete work: Early October

### **TASK 5 - FINALIZE RECOMMENDATIONS**

A final Ridgedale Village Center master plan will be prepared incorporating recommendations and strategies to realize a vision for the area. A final report will include anticipated recommendations involving the following:

- Land use recommendations to increase density/intensity, better integrate uses, and coordinate with transportation decisions
- Design framework for public and private realms
- Transportation and pedestrian connections
- Market and development strategies to guide realization of the overall concept
- Public and other gathering space recommendations

Timeframe to complete work: Late October

### **DELIVERABLES:**

- Summary/progress report for each of the 5 stages
- Final report – electronic version