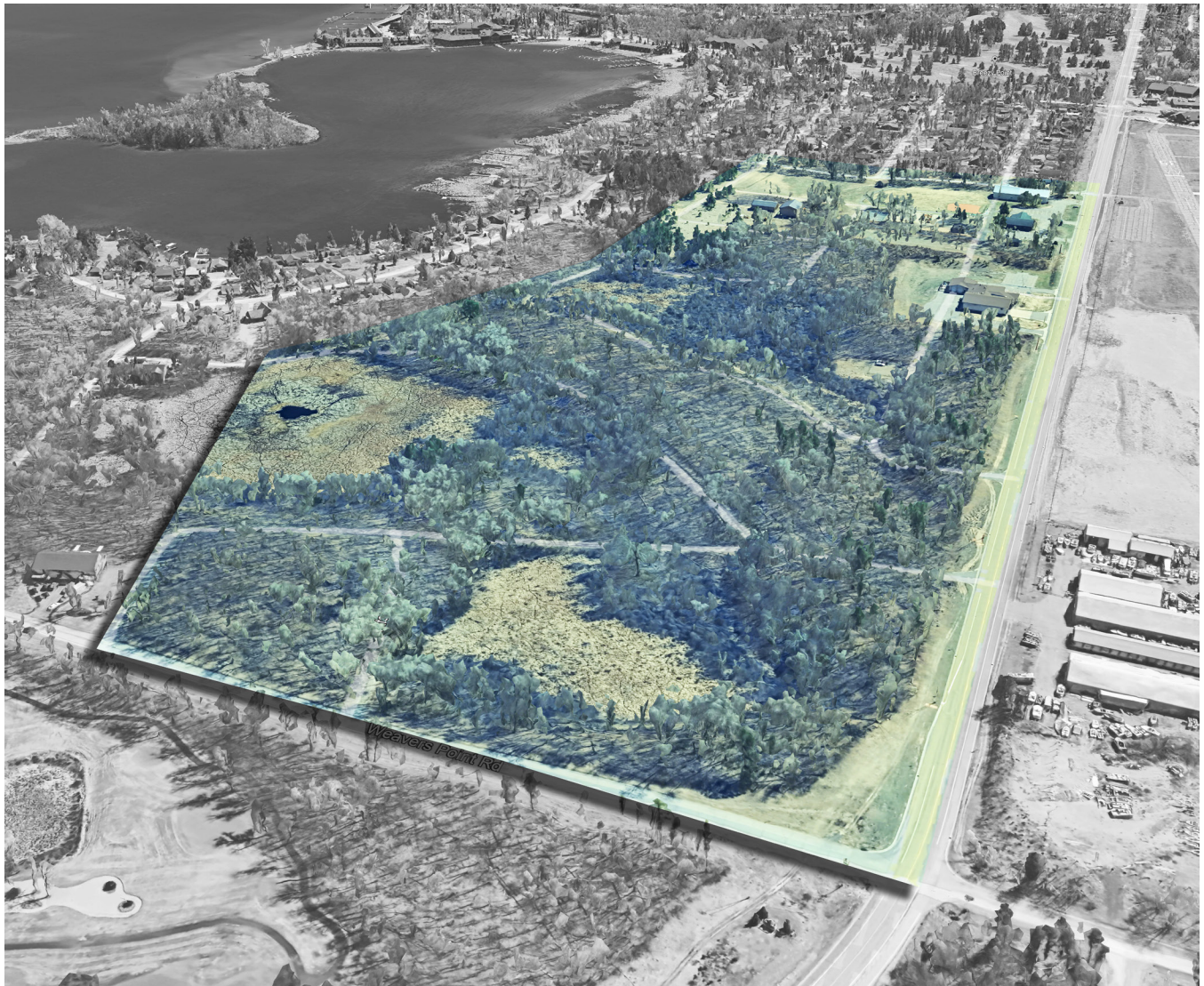


Emmons & Olivier Resources, Inc.
for *City of Breezy Point*

Proposal for **Park Master Plan for the City of Breezy Point**



07.03.2025

July 3, 2025

City of Breezy Point
Joe Zierden, Public Works Supervisor
8319 County Road #11
Breezy Point, MN 56472
jzierden@cityofbreezypointmn.us
218.820.8809



RE: Park Master Plan for the City of Breezy Point

Dear Mr. Zierden

Thank you for the opportunity to submit a proposal for the Breezy Point City Park Master Plan. Emmons & Olivier Resources (EOR) brings a seasoned and passionate team with deep experience in community-driven park planning, natural resource integration, and implementable design.

We approach each park as a unique place with untapped potential. Guided by decades of regional experience, our team combines practical, proven strategies with context-specific creativity. What sets us apart is our commitment to integrating natural resource benefits, water quality, habitat, and tree preservation into every design. We believe it's our responsibility to honor land, water, and sky while serving the community.

Rob Stein, PLA, will lead our team as project manager. Rob has successfully completed numerous master plans across the Midwest, including small enhancements and large-scale transformations. He ensures each plan is vision-driven, budget-aware, and ready for implementation—often recommending logical phasing strategies to stretch dollars and minimize disruption.

At Breezy Point, we will craft three design options rooted in community input and site potential, leading to a final plan that is beautiful, functional, and fundable. Our interdisciplinary team—including engineers and ecologists collaborates closely to develop solutions that don't just work on paper but endure in the real world. When a city values both recreation and natural systems, we know we're aligned and energized.

We look forward to working with you to shape a resilient, and inspiring future for Breezy Point City Park.

Sincerely,

A handwritten signature in black ink, appearing to be "Rob Stein", with a long, horizontal flourish extending to the right.

Rob Stein, PLA
Senior Landscape Architect
Emmons & Olivier Resources, Inc.
rstein@eorinc.com

KEY PROJECT PERSONNEL & BACKGROUNDS

EOR's team brings deep experience in park planning, design, and community engagement. We will provide steady leadership and clear communication from start to finish. The staff below will lead the Breezy Point Park Master Plan.



Robert L. Stein, PLA, CPSI, ASLA - Project Manager, Landscape Architect

Rob has 20 years of experience as an environmental designer, and community planner. His experience covers initial concept planning to construction documentation and administration, through final project completion. His work includes park and open space planning and design, public engagement, grant funding, streetscape design, environmental education, wayfinding, 3D modeling, site renderings, and illustrated concept plans. Rob provides oversight for public and private spaces, focusing on sustainable and natural site designs for communities.



Britta Hansen, PLA, ASLA - Landscape Architect

Britta has 15 years of experience as a landscape architect and project manager who designs and constructs public spaces, parks, school and corporate campuses, and stormwater management features. She specializes in site design that weaves together elements of conservation, sustainability, education, performance, and art. Britta leads projects from master planning and iterative concept design to construction documentation. She is a trained visual artist who incorporates artistic elements and interactive interpretive experiences into her work.



Marla Brown - Landscape Designer/Graphics Specialist

Marla has 4 years of experience as a landscape designer crafting sustainable landscapes that promote ecosystem resilience and biodiversity to connect people with the earth. Focusing on environmental health and the restorative power of nature, she has incorporated green infrastructure and native landscaping into projects for public parks, libraries, non-profits, and government agencies, seeking to balance the health of people and ecosystems within the built environment. Marla is adept across all levels of the design process including concept planning, visualization, and documentation, bringing her attention to detail to each project to create vibrant landscapes that welcome all users.



Chris Long, CMWP - Ecological Designer

Chris has 9 years of experience as an ecological designer specializing in habitat restoration with a focus on wetland management, design, and permitting. His field experience includes resource monitoring and sampling, wetland delineations, wildlife surveying, construction management and observation. Chris utilizes his formal education in water resources, permaculture, GIS, and the fine arts to create engaging educational materials, infographics, and illustrations for EOR's management plans and design projects.



Derrek Lash, PE - Civil Engineer

Derek brings expertise in complete project delivery, including project management, site and utility design, land development permitting, and bidding and construction administration for civil construction projects ranging from \$50k to over \$12 mil. He is adept at stormwater management solutions for difficult sites and has implemented projects across the Midwest and in CA, WA, TX, and MD. Derek has worked on stormwater reuse, dam removal, street reconstruction, wetland creation, iron-enhanced sand filters, permeable pavements, and other water centric projects.

"EOR has been an outstanding partner to the Minneapolis Park and Recreation Board and their work on the Bottineau Field Park redesign has been outstanding. Their team demonstrated exceptional creativity and technical expertise, thoughtfully incorporating community input into every stage of the project. The result is a revitalized park that truly meets the needs of the neighborhood. We appreciate EOR's collaborative approach and commitment to delivering high-quality, lasting improvements for Minneapolis parks."

Carol Hejl Stone, Design Project Manager, Minneapolis Park & Recreation Board

PROJECT EXPERIENCE



DATE:
Under Construction
Completion Fall 2025

LOCATION:
Fitchburg, WI

CLIENTS:
Engberg Anderson Architects/
City of Fitchburg

FITCHBURG HUB

As part of Fitchburg's Healthy Neighborhoods Initiative (HNI), EOR was engaged to plan and design this signature park space, delivering vital recreational, social, and educational opportunities to a high-priority, underserved area of the city.

This dynamic community park features a four-season building at its heart, serving as a welcoming gathering place year-round. Amenities include a pedestrian plaza, innovative playscapes with custom surfacing design, a full-sized basketball court with integrated pickleball lines, a new parking area, and a unique all-wheels park. The all-wheels park offers an inclusive experience for riders of all types, while the dedicated bike skills course is thoughtfully designed for users of all ages and abilities, featuring multiple routes and specialized elements that encourage skill development and

confidence building.

Sustainable stormwater management is seamlessly integrated into the landscape, maximizing green space and enhancing the park's natural beauty. Stormwater features, planted with native species, efficiently manage runoff and reduce peak flow rates, while interpretive signage provides educational opportunities for visitors about local ecology and environmental stewardship.

Client Benefits:

- *The park serves as a signature community asset, elevating the quality of life and fostering neighborhood pride.*



DATE:
2023-Ongoing

LOCATION:
Minneapolis, MN

CLIENT:
Minneapolis Park &
Recreation Board

BOTTINEAU FIELD PARK MASTER PLAN & ENGAGEMENT

Located in the heart of the vibrant NE Minneapolis arts district, Bottineau Field Park was suffering from aging equipment and disrepair. EOR worked with MPRB to prepare a plan to revitalize the park and bring new amenities to this diverse neighborhood. The process began with an extensive and customized engagement strategy to gain community input from the park's primary users. This work involved developing a custom art-based engagement session to take place during the spring Art-a-Whirl event as well as school-based and recreation-center based engagement activities to garner input from the kids who use the park the most.

From this engagement, EOR developed a vision for the park as a vibrant community hub featuring a full-size basketball court and skateable plaza as well as a new splash pad and playground,

refurbished wading pool deck, and updated interior trails, and park lighting. In addition, EOR worked with the Mississippi WMO to design integrated habitat improvements and green stormwater infrastructure in the park to increase climate resiliency and human health.

Client Benefits:

- *Coordination with MWMO garnered grant funds for additional habitat improvements and stormwater features.*
- *Site amenities reflect the will of the everyday park users.*



DATE:
2018-2019

LOCATION:
Dubuque, IA

CLIENT:
City of Dubuque

EAGLE POINT PARK MASTER PLAN

Eagle Point Park is a historic 100-acre park located in Dubuque, Iowa on a bluff overlooking the Mississippi River. The park, which is home to historic architecture and landscape architecture as well as potential native american burial mounds and other cultural resources, has suffered ecological decline over recent decades due to heavy park use, pressures from invasive species, and stormwater runoff issues. However, the park remains very popular with city residents due its many scenic overlooks, multiple pavilions, playgrounds, tennis courts, splash pad, and other recreational amenities.

EOR worked with city staff to engage the public and develop an environmental restoration plan to improve soil conditions within the park, convert under-used turf lawns to native

prairie plant communities, and treat stormwater runoff at the source. EOR also provided ecological monitoring in the park to chart baseline wildlife populations and plant communities and demonstrate ecological improvement over time.

Client Benefits:

- *Stakeholder engagement informed the public and garnered support.*
- *Worked around historic and archaeological elements to maintain integrity of the park.*
- *Dedicated efforts to protect existing trees on site.*



DATE:
2025-Ongoing

LOCATION:
Cumberland, WI

CLIENT:
City of Cumberland

CUMBERLAND TOURIST PARK MASTER PLAN

EOR led the master planning process for Tourist Park, beginning with a comprehensive site tour and assessment to understand community use, physical conditions, and environmental challenges. From this foundation, we developed a series of concept alternatives that evolved through public and stakeholder input into a final preferred concept. The final design reorganized the park layout to better serve residents and visitors alike—introducing a central performance structure, improved pedestrian circulation, updated play areas, an enhanced beach experience, and integrated green infrastructure to manage stormwater and protect water quality.

Let me know if you'd like a longer version or one tailored for a portfolio, website, or grant application.

Client Benefits:

- *Tailored the plan to protect and enhance existing items to reduce cost.*
- *Reorganized space to accomidate City events.*
- *Layered storwater and water quality benefits into the plan to treat water before entering the lake.*
- *Dedicated efforts to deliver the needs of the community in the planning effort.*



DATE:
2018

LOCATION:
Crosby, MN

CLIENT:
Crow Wing SWCD

CROSBY CITY HALL STORMWATER IMPROVEMENTS

The City of Crosby, Minnesota is located on the north shore of beautiful Serpent Lake, a regional recreation amenity. The City suffers from a common combination of aging stormwater infrastructure and lack of funding to improve or replace problem pipes. EOR worked with the Crow Wing Soil & Water Conservation District, through a grant from the Minnesota Land and Legacy Fund, to abandon an aging pipe to the lake and re-direct flows from downtown Crosby to an underground stormwater treatment unit and series of rain gardens located at City Hall.

This project involved 500' of street improvements including concrete piping, catch basins, and manholes, as well as a proprietary stormwater treatment unit and a new connection to the lake. Work within the street ROW was complicated by multiple

discoveries of unmarked, forgotten, and/or abandoned utilities. EOR worked with city officials and contractors to troubleshoot these issues in the field and find alternate routes to keep the project on track.

Client Benefits:

- *The project prevents 4.7 lbs of phosphorus and almost 1,000 lbs of suspended solids from entering Serpent Lake every year.*
- *Rain garden plantings beautify the City Hall landscape.*
- *Replacement of aging stormwater infrastructure.*



Iron-Enhanced Sand Filter - Summer Place Cabins & Serpent Lake Beyond

DATE:
2016

LOCATION:
Deerwood, MN

CLIENT:
Crow Wing SWCD

SUMMER PLACE STORMWATER IMPROVEMENTS

Summer Place, originally a vacation resort on the shores of Serpent Lake, is a cabin community which was experiencing intense and damaging flooding during moderate to severe storm events. The Summer Place Homeowners Association partnered with the City of Deerwood to supply the land for a stormwater improvement project at Summer Place.

EOR designed a multi-stage treatment train to treat over 30 acres of urban runoff with an infiltration swale, infiltration basin, and iron-enhanced sand filter. The iron-enhanced sand filter is the first of its kind in this region of Minnesota. EOR worked to coordinate a challenging stakeholder process including the City of Deerwood, the Summer Place Homeowners Association, the Serpent Lake Association, and several private homeowners who were impacted by the project.

Client Benefits:

- *Residents of Summer Place no longer experience flooding of their yards and cabins.*
- *The project prevents 30 lbs of Phosphorus, 125 lbs of Nitrogen, and almost 1,000 lbs of suspended solids from entering Serpent Lake every year.*
- *The project was honored by the Minnesota Pollution Control Agency with a Community Partnership Award in 2016.*

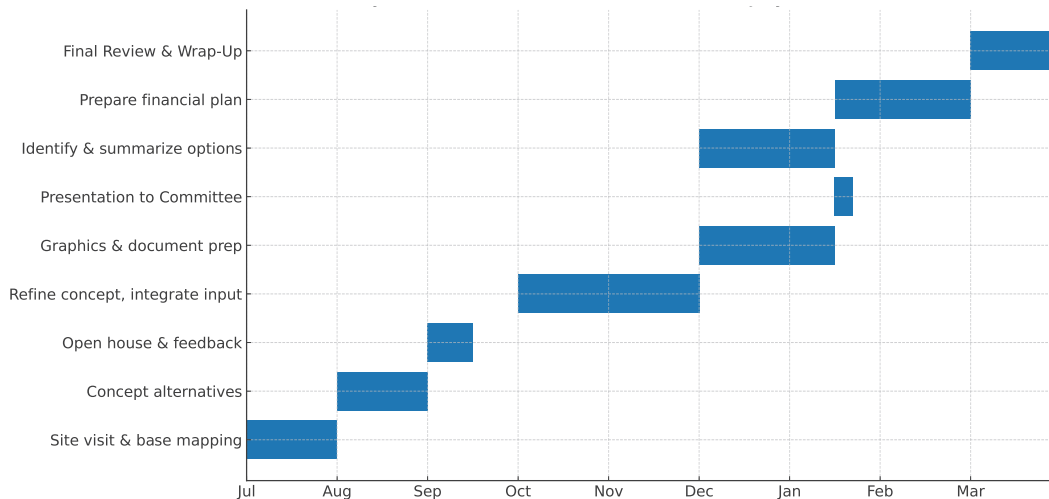
APPROACH

We are excited for the opportunity to partner with the City of Breezy Point to create a visionary and community-driven park master plan that will serve residents and visitors for years to come. We will begin with a comprehensive site visit to evaluate existing park features, topography, and spatial constraints, followed by a kickoff meeting with the Park & Recreation Committee. This initial effort will ensure a clear understanding of the City's goals and the physical context of the park. Based on that input, we will develop three thoughtful and distinctive concept alternatives that reflect community values and promote year-round recreational use.

We will organize and attend a public open house to present the alternatives and gather feedback directly from residents and stakeholders. This input will guide the refinement of a preferred plan, which may be one of the original concepts or a hybrid. We will ensure the plan includes clear diagrams, engaging graphics, and high-level cost estimates to communicate design intent and implementation considerations.

We will compile a comprehensive final master plan document that integrates community feedback, City priorities, and achievable outcomes. This document will be visually rich, actionable, and aligned with the vision of the Park & Recreation Committee. In parallel, we will identify viable funding sources, including grants and partnerships, to support phased implementation and align with the City's annual park budget. Our team's experience in similar park and lakefront projects ensures we will bring creativity, clarity, and lasting value to the planning process.

PROJECT SCHEDULE



*This is a proposed schedule, but we are open to customizing it to meet the needs of the City.

COST FEE ESTIMATE

| Task | Description | Fee (Lump Sum) |
|---|---|-----------------|
| Task 1 | Site Visit, Meeting with Park & Recreation Committee, and Master Plan Concept Alternatives. Public Open House Presentation. | \$12,500 |
| Task 2 | Compiling of the Master Plan (Document & Graphics). Present Park and Recreation Committee. | \$11,500 |
| Task 3 | Identify Future Funding Sources. | \$3,600 |
| Subtotal (Tasks 1-3) | | \$27,600 |
| A1 (Optional) | Additional surveying of the site. *Allowance only; final fee may vary based on scope of survey needed.* | \$5,000 |
| A2 (Optional) | Additional public input session.. | \$5,200 |
| A3 (Optional) | Additional in-person meeting with Park & Recreation Committee. | \$2,800 |
| Total (Including Optional Tasks) | | \$40,600 |