



Request For Qualifications Professional Services for Star Pathway Master Plan

Attention: Shawn Nickel/City Planner
snickel@staridaho.org
cc: rmorgan@staridaho.org
10769 W. State St., Star, ID 83669

Statement of Qualifications for:

The Land Group, Inc.

Address: 462 E Shore Drive, Suite 100 Eagle, Idaho 83616

Phone: (208) 939-4041

Authorized Responder Contact: Douglas Russell, PLA

Email: doug@thelandgroupinc.com

Title: Principal | Landscape Architect

Fax Number: None

1. INTRODUCTION

Dear Star City Staff,

The Land Group has been a valued partner in the Treasure Valley on city projects as well as many other private, public, and non-profit developments since 1988. Our firm is proud to have helped shape Idaho's landscape through smart and thoughtful designs, meeting client goals and providing solution-based positive interaction with city staff and the community.

The TLG team is a comprehensively staffed multi-disciplinary design firm, able to provide critical design support to the City of Star and its partners as the community grows. Through this RFQ, TLG seeks to be an integral part of the City of Star's future by collaborating with staff, sharing ideas, fostering communication, and providing precise deliverables with high-levels of graphic quality to develop a pathways master plan. Our teams work with efficiency through projects drawing on years of experience creating wonderful spaces to live, work and recreate, that are constructible, functional and enjoyed by the public.

Let's partner to achieve Star's vision!

RFQ Acknowledgments:

b. The Land Group Inc. is licensed to work in the state of Idaho under EIN: 350029.

c. TLG acknowledges its complete responsibility for the entire contract, including payment of any and all charges resulting from the contract.

d. If sub-consultants are required for this project the following are anticipated:

Atlas | Geotechnical Engineering; Ecosystem Sciences | Environmental Engineering

e. n/a

f. See below for Responder signature.

BY THE NUMBERS

11

Idaho Licensed
Professional
Landscape
Architects

9

Idaho Professional
Civil Engineers

2

Idaho Professional
Land Surveyors

8/31/2023

DOUGLAS RUSSELL | PRINCIPAL & LANDSCAPE ARCHITECT

DATE





2. Firm Experience and Qualifications

The Land Group, Inc. was founded in 1988 and from the start, the firm's reputation has been based on providing technically-sound and cost-effective services tailored to meet the individual needs of each project. The Land Group has grown into a multi-disciplinary firm where a critical focus remains on working among varied disciplines as a cohesive team.

From our home office at 462 E Shore Drive in Eagle, Idaho, our mix of Civil Engineers, Landscape Architects, Surveyors, and Land Planners brings a breadth of varietal design experience to every project. Working together, we strive to exceed each client's expectations while continually developing a reputation for working within the opportunities and limitations of our regional climate, environment and cultural landscape. This focus on context-sensitive design assures that each project is uniquely tailored to be the most-appropriate solution available.

The Land Group does not have "Disadvantaged Business Enterprise" status, but we are an equal opportunity employer. Whether the project involves a small-scale planting plan or an extensive roadway project, our focus is on achieving clients' goals while paying close attention to detail and applying the highest standards of design.

PROJECT MANAGEMENT & EXPERIENCE

The TLG team is a partnership of 48 multi-disciplinary design professionals working collaboratively in a cohesive and transparent process. Our team for this project has worked together on multiple master planning and pathways projects, refining an efficient project delivery process optimized to comprehensively tackle a project of this size, budget, schedule, and complexity.

The TLG team has led multiple pathway master plan and multi-modal projects, most notably including the following:

- City of Meridian Bicycle Master Plan Implementation | Meridian, ID
- Boise State University Pathways Master Plan | Boise, ID
- CCDC Fulton Street Improvements | Boise, ID
- CCDC Capital Boulevard Improvements | Boise, ID
- St. Luke's Health System Bike Infrastructure, Micropaths & Multi-modal Improvements | Boise, ID
- City of Eagle - Highway 44 Pedestrian Crossing Assessment | Eagle, ID
- City of Eagle - Linder Street Sportsman's Access | Eagle, ID
- City of Boise Greenbelt Infrastructure Improvements | Boise, ID
- Garden City Greenbelt Extension: 44th to 52nd Street | Garden City, ID



Principal in Charge: Doug Russell, PLA

Land Planning &

Project Management: Tamara Thompson

Landscape Architecture: Chad Lorentzen

Entitlement/Application Management: Macy Liu

Civil Engineering Support: Chad Rietze

Graphic Illustration: Dylan Hull

Lead Survey: Michael Femenia



OUR FIRM

The Land Group team is made up of 48 in-house professionals, who work collaboratively, supported by proven subconsultants (when needed) with the agility to quickly respond to project needs. Our team includes 10 Principals that are active in the day-to-day operations of the company and the projects.

We are a multi-disciplinary firm that provides a full range of professional services in landscape architecture, civil engineering, land surveying, and land planning.

With decades of experience working in the Treasure Valley, this team has the requisite expertise to execute the project scope. Furthermore, our team has the necessary relationships within the local engineering and construction market to effectively resource general contractors, architects, engineers, and product representatives & suppliers to answer critical design questions along the way.

SERVICE CATEGORIES & PROFESSIONAL LICENSING

The Land Group, Inc. currently holds professional licenses in the following states:

- Landscape Architecture: Idaho | Washington | Oregon | California | Nevada | Utah | Arizona | Wyoming
- Civil Engineering: Idaho | Washington | Oregon | Nevada | Utah | Arizona | Montana | Wyoming | Alaska
- Land Surveying: Idaho
- 11 Professional Landscape Architects
- 9 Professional Civil Engineers
- 2 Professional Land Surveyors





4. Project Approach

The Land Group has assembled a proven project team with the experience to work with City Staff, public agencies, and private stakeholders to competently manage and complete the tasks described in the RFQ. Through a strategic approach to the project, TLG's team will assist the City of Star in achieving the objectives and scope outlined in the RFQ. To attain consensus on a preferred outcome, our team will develop a tailored approach to stakeholder outreach that emphasizes anticipating and coordinating the needs of the citizens of Star in tandem with public agency expectations.

PROJECT UNDERSTANDING

Design starts with listening. TLG's team will conduct a thorough site assessment with city and stakeholder interviews to identify constraints and opportunities along pathway corridors. The physical analysis will be grounded in a detailed site survey including a drone flight to ascertain existing topography, existing right-of-way, utilities, storm water/drainage facilities and existing adjacent structures. While we work on the analysis of the site's physical conditions, we will meet with City of Star Staff, property owners, essential citizen groups, public agencies, and other stakeholders to identify critical social conditions; listening to needs and expectations. This exploration will include a thorough review of relevant planning and development documents and standards.

- City of Star
 - Pathways Master Plan 2/11/22
 - Comprehensive Plan Future Land Use Map 6/7/22
 - Natural Features Map 04/23/19
 - Natural Features Map 04/23/19 Printable
 - Recreation & Alternate Transportation Plan 03/20/19
 - Recreation & Alternate Transportation Plan 03/20/19 Printable Version
 - Survey Report 03/21/19
 - Traffic Analysis 04/30/19
 - Traffic Analysis Maps 04/24/19
 - Traffic Analysis Maps 04/24/19 Printable Version
 - Downtown Revitalization Plan 2011
- ACHD Roadway to Bikeway Master Plan
- ACHD Policy Manual
- ITD Guidance Documents (if there are applicable crossings)
- AASHTO Standards
- ISPWC Standards

5. Project Schedule

Agency, stakeholder and neighbor participation, review, engagement and approval are among the most challenging aspects of the process. To mitigate for the negative impacts of these challenges, we will take an inclusive approach to project management. We will assimilate the TLG project team early in the process to understand and proactively communicate with stakeholders to understand their expectations for the project. TLG will clearly identify a strategy for project review and approvals across all agencies having jurisdiction that will ensure the project is completed on schedule. It will be essential that TLG remain engaged with City of Star staff on a weekly basis via phone and email, to transparently steer the project to approval and completion.

Task Name	Duration	Start	Finish	Half 2, 2023					Half 1, 2024				
				A	S	O	N	D	J	F	M	A	
City of Star Pathways Master Plan	131 days	Tue 10/3/23	Tue 4/2/24										
Notice To Proceed (Tentative pending Oct. Council Meeting)	1 day	Tue 10/3/23	Tue 10/3/23										
City of Star Kickoff Meeting	5 days	Mon 10/9/23	Fri 10/13/23										
Neighborhood Meetings	5 days	Mon 10/23/23	Fri 10/27/23										
Stakeholder/Property Owner Meetings	5 days	Mon 10/30/23	Fri 11/3/23										
Topographic Survey & Boundary	8 days	Mon 10/23/23	Wed 11/1/23										
Drone Flight Survey & Photography	5 days	Mon 10/23/23	Fri 10/27/23										
TLG Team Production Time	1.5 mons	Mon 11/6/23	Fri 12/15/23										
Schematic Plan 1 Deadline	1 day	Mon 12/18/23	Mon 12/18/23										
City of Star Milestone Meeting 1	5 days	Tue 12/19/23	Mon 12/25/23										
Stakeholder Milestone Meeting 1	5 days	Tue 12/19/23	Mon 12/25/23										
TLG Team Production Time	1.5 mons	Tue 12/26/23	Mon 2/5/24										
Revised Schematic Plan 2 Deadline	5 days	Tue 2/6/24	Mon 2/12/24										
City of Star Milestone Meeting 2	5 days	Tue 2/13/24	Mon 2/19/24										
Stakeholder Milestone Meeting 2	5 days	Tue 2/13/24	Mon 2/19/24										
TLG Team Production Time	1.5 days	Tue 2/20/24	Wed 2/21/24										
Revised Schematic Plan 3 Deadline	5 days	Tue 2/20/24	Mon 2/26/24										
City of Star Milestone Meeting 3 & Capital Improvement Review	5 days	Tue 2/20/24	Mon 2/26/24										
Detail Refinement, Design Standards and Material Selections Meeting 4	4 wks	Tue 2/27/24	Mon 3/25/24										
Final Master Plan Approval Milestone Meeting 5	5 days	Tue 3/26/24	Mon 4/1/24										
Public Hearing Presentation & Approvals	1 day	Tue 4/2/24	Tue 4/2/24										

Relevant Experience

The following reference projects reflect a limited portfolio of the extensive experience our project team has working on similar projects within Southern Idaho. From this experience, we have developed the skills and relationships to execute the tasks outlined in the City of Star Pathways Master Plan RFQ.



CCDC FULTON STREET IMPROVEMENTS | BOISE, ID

Summary:

As one of the last unimproved right-of-ways in Downtown Boise, TLG has worked with CCDC on a two block section of Fulton Street to develop a streetscape plan that prioritizes the pedestrian experience by creating more space for sidewalk cafe's, generous sidewalks to move people and increased street tree canopy cover for shade and visual interest.

Date: 2021-Present

Reference: Zach Piepmeyer/Kassi Brown, Project Manager, CCDC
208.384.4264

Relevance:

- Site Specific Understanding of Existing Conditions
- Downtown Boise Streetscape Standards
- CCDC Project
- Existing Conditions Evaluation & Integration
- Property Owner Engagement
- AHJ Coordination & Permitting
- Utility Coordination
- Green Stormwater Infrastructure





ST LUKE'S DOWNTOWN CAMPUS | BOISE, ID

Summary:

The Land Group has partnered with St. Luke's Health System on multiple mobility improvement project on their Downtown Boise campus over the past several years. In all of these projects, an emphasis has been placed on improving pedestrian and cyclist mobility while maintaining vehicular access and essential campus operations.

Multiple Projects:

- Bannock Corridor Multi-Modal Improvements
- Fort Street Roundabouts & Multi-use Pathway
- Micro-Pathways
- Phase 1 Campus Development

Date: 2000 - Present

Reference: Steve Sell, Director of Planning, Design, Construction.
208.381.7861

Relevance:

- Bicycle Facility Design
- Shared Transportation Infrastructure Design
- Adjacent Property Owner Relationship
- Adjacent Property Design Knowledge
- Utility Coordination
- City of Boise Coordination and Permitting
- ACHD Coordination and Permitting



CCDC 6TH STREET IMPROVEMENTS | BOISE, ID

Summary:

To create more pedestrian-friendly street with a distinctive identity, TLG worked with CCDC to implement the Downtown Boise Streetscape Standards on 6th Street from Main St to Front Street. Integration of a table top intersection at Grove Street and 6th Street provided the opportunity to improve street function while seamlessly integrating the improvements into the Boise Block and future improvements to the east on Grove Street.

Date: 2018-2020

Reference: Karl Woods, Senior Project Manager, CCDC
208.384.4264

Relevance:

- Downtown Boise Streetscape Standards
- Shared-use Public ROW
- Property Owner Engagement
- AHJ Coordination & Permitting
- Utility Coordination
- Green Stormwater Infrastructure
- Table Top Intersection





PIONEER PATHWAY MASTER PLAN

Summary:

The Land Group has partnered with many private contractors and completed a plethora of projects in the downtown Boise area. These projects create pedestrian-friendly streets by implementing the Downtown Boise Streetscape Standards. The Pioneer Pathway is a primary connectivity corridor between the Boise Greenbelt and Boise Downtown.

Date: 2015 -2018

Relevance:

- Downtown Boise Streetscape Standards
- Bicycle Facilities Design
- AHJ Coordination and Permitting
- ACHD Coordination and Permitting
- Utility Coordination
- Green Stormwater Infrastructure



CCDC BOISE CITY CANAL MULTI-USE PATHWAY PROJECT | BOISE, ID

Summary:

To improve mobility in East Boise, TLG has partnered with CCDC to develop plans for a multi-use pathway along the Boise City Canal from 3rd Street to Broadway Avenue. With the historically significant Boise City Canal sharing this corridor, our team aims to leverage this asset as a unique placemaking opportunity for project, while maintaining the utilitarian function of the multi-use path as a shared transportation facility.

Date: 2022 - Current

Relevance:

- Bicycle Facilities Design
- Stakeholder Engagement
- Integration into Existing Site Improvements





Douglas Russell

Principal | Landscape Architect, PLA

PROFILE

Doug joined The Land Group in 1994 and currently serves as principal landscape architect and project manager on many projects. Doug's experience embraces a wide range of work including large scale land plans, new communities, commercial and industrial developments, urban districts, institutional facilities, park planning and residential design. Doug's primary role with the firm is design based, working closely with clients and related professionals to formulate conceptual ideas and refine them as required, creating a framework for construction documents and ultimately implementation. His approach is to guide the conceptual design process with focus on sustainability as an integral component of design.

Educated at the University of Georgia, Doug strongly believes in collaboration amongst various design disciplines involving planners, landscape architects, and design engineers. This integrated approach drives project design towards solutions with functional, cost effective, and aesthetically pleasing results.

B.S. Landscape Architecture,
School of Environmental Design,
University of Georgia
Professional Landscape Architect
Idaho-No. LA-251
Washington-No. LA-1013

Idaho-Montana ASLA President –
2020-2021

American Society of Landscape
Architects Member

Olmsted Group, Chairman, 2000-
2002

Boise City Planning & Zoning
Commissioner, 2003-2012

RELEVANT PROJECTS

Interfaith Sanctuary | Boise, ID

Idaho Outdoor Fieldhouse | Boise, ID

Ronald McDonald House | Boise, ID

Boise State University | Multiple Projects | Boise, ID

Center for the Visual Arts

College of Business & Economics

Alumni and Friends Center

School of Nursing & Health Services

Aquatics Center

West Belmont Street Improvements

SE Campus Irrigation Master Plan

Boise School District | Multiple Projects | Boise, ID

Boise High School Track & Event Facility

Capital High School Master Plan & Remodel

Pierce Park Elementary

Mountain View Elementary School

Kathryn Albertsons Park Renovation Design | Boise, ID

Caine Center Master Plan | Canyon County, ID

Idaho State Veterans Home | Boise, ID

Idaho Veterans Services SW | Boise, ID

Pioneer Pathway | CCDC | Boise, ID

Lewiston High School | Lewiston, ID

NNU Soccer Field Renovations | Northwest Nazarene

University | Nampa, ID

Reed Cycle Bogus Basin Road | Boise, ID

Poison Creek Marina | Cascade, ID

JKAF Idaho Adaptive Field House | Boise, ID

The Mill at Logger Creek | Boise, ID





Tamara Thompson

Principal | Director of Client Services | Senior Land Planner

PROFILE

For over 25 years, Tamara has drawn from her background in construction management to aid clients in navigating the often complex and lengthy real estate development process. She has completed projects in Idaho, Washington, Oregon, Nevada, Oklahoma, California, and Florida.

As Director of Client Services at The Land Group, Tamara is involved in all aspects of real estate development including assisting clients with due diligence investigation, project definition and vision, regulatory agency approvals, zoning, platting, neighborhood and community outreach, public hearing representation and presentation, and general project management.

Tamara understands the uniqueness of each site and builds a development strategy to enhance the intricacies of each project. She builds strong ties with the communities and works closely with municipalities and residents to gain support for our projects.

B.S. Construction Management
Boise State University

Minor Business Administration
Boise State University

Boise State University:
Distinguished Alumni Service
Award (2021)

Idaho Business Review Women of
the Year Award (2015)

Commercial Real Estate Women
(CREW-Idaho) Board of Directors
(2015 – 2022); President (2021)

Boise State University Alumni
Association Board of Directors
(2013- Current); President (2023)

International Council of Shopping
Centers (ICSC): Member

RELEVANT PROJECTS

Norterra Subdivision | Star, ID

St. Luke's Regional Medical Center | Multiple Projects
Nampa, Boise, Meridian, Eagle

Boise State University | Multiple Projects | Boise, ID

Idaho Youth Ranch Master Plan | Canyon County, ID

Albertsons Stores | Multiple Locations | Idaho

Highway 44, Star, ID

Broadway Marketplace, Boise, ID

Barber Valley, Boise, ID

Fairview Marketplace, Meridian, ID

Firenze Plaza, Meridian, ID

Cherry Lane, Nampa, ID

13th and River - Storage and Mixed Use | Boise, ID

Millstone Farm | Eagle, ID

Soterra Subdivision | Caldwell, ID

Stellar Senior Living | Meridian, ID

Revel Independent Living | Eagle, ID

Williamson River Ranch | Eagle, ID

CDG Young Professional Housing | Boise, ID



Michael Femenia

Professional Land Surveyor

PROFILE

Michael has 25 years of land survey experience. Michael is dedicated to providing clients with accurate and efficient boundary surveys, lot line adjustments, ALTA surveys and associated legal descriptions. His experience in the construction area of surveying involves detailed inspection of civil and architectural drawings, coordination with clients, contractors, and property owners. Having spent the majority of his career in the field, but also exceptionally technologically capable, Mike has developed a forward-thinking approach to fulfilling client's requirements for completing large scale projects while managing survey field crews.

A.S. Degree, Land Surveying
Sierra College | Rocklin, CA

Professional Surveyor
Idaho-No. 13550

RELEVANT PROJECTS

Albertsons | Multiple Projects | Idaho

Catholic Diocese of Boise Chancery | Boise, ID

Holy Apostles Catholic Church | Meridian, ID

City of McCall Survey & Boundary | Various Locations

St. Luke's Master Plan | McCall, ID

St. Luke's Boise Downtown Master Plan | Boise, ID

St. Luke's Fort Street Roadway | Boise, ID

St. Luke's Children's Pavilion | Boise, ID

Alzar School Master Plan | Cascade, ID

McCall-Donnelly School District | Various Locations

Owyhee High School | Meridian, ID

Micron ALTA Survey | Multiple Projects | Boise, ID

Boise School District | Multiple Projects | Boise, ID

West Ada School District | Multiple Projects | Boise, ID

Meridian Fire District | Multiple Projects | Boise, ID

Bogus Basin | Boise, ID

Boise Gateway | Multiple Projects | Boise, ID