

GLUE: *Mention.*

PRINCIPLES.

DEMONSTRATIONS.

PROJECTS.

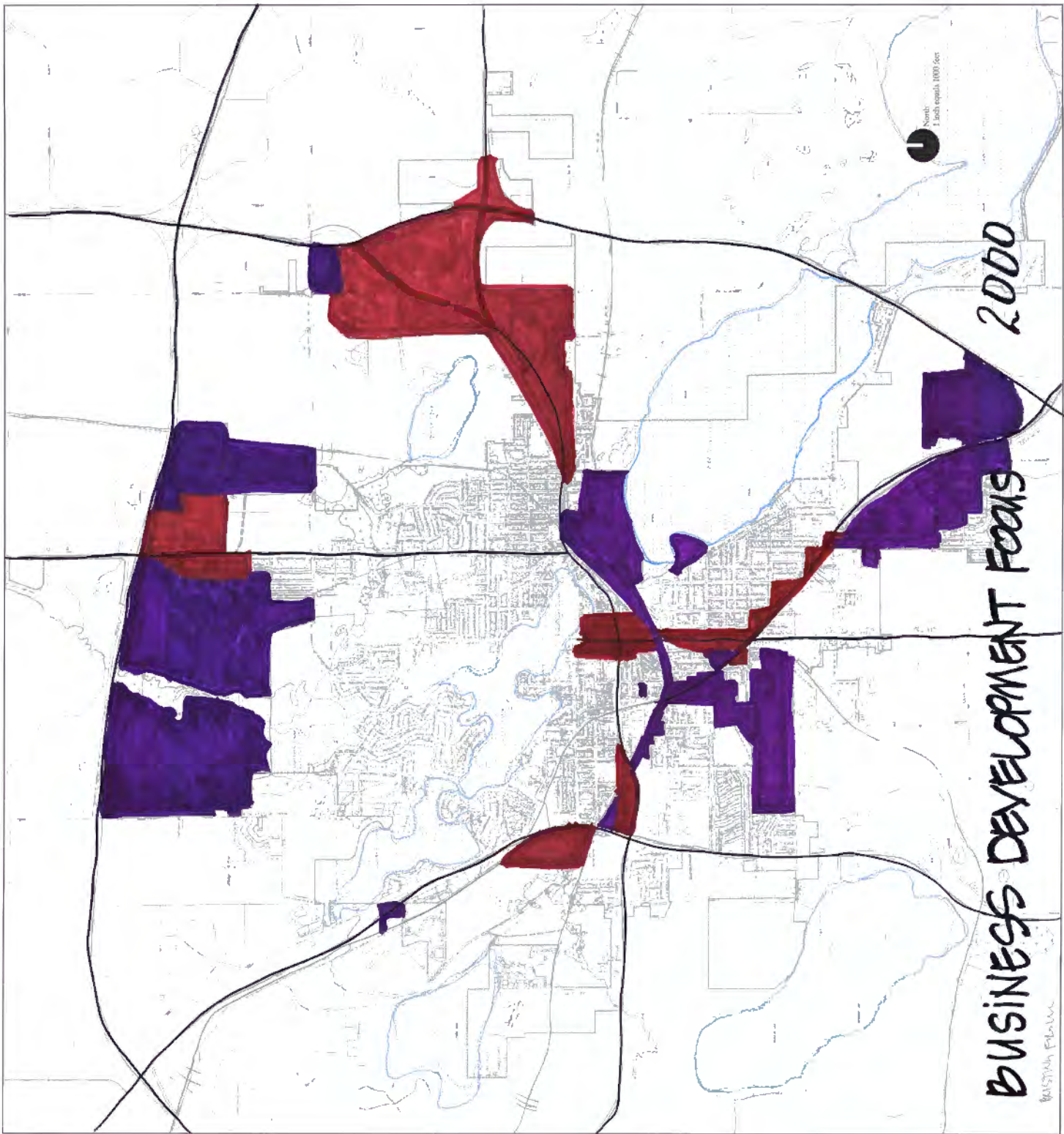
FRAMEWORK.



- ALBERT LEA IS THE LAND BETWEEN THE LAKES
- EMBRACE DIVERSITY
  - CULTURAL, ECONOMIC, BIO, GENERATIONAL
- HEALTHY LAKES EQUAL A HEALTHY ALBERT LEA
- EVOLUTION, NOT REVOLUTION
- ALBERT LEA IS BEST EXPERIENCED BY WALKING, BIKING, OR PADDLING
- PLAN AHEAD AND PLAN BEHIND
- RESTORE AND RE-USE YOUR TREASURES
- MAKE CHANGE ON YOUR TERMS
- KEEP EDGES CLOSE
- ENRICH PUBLIC LIFE
- ASK YOUR NEIGHBOR

PRINCIPLES.

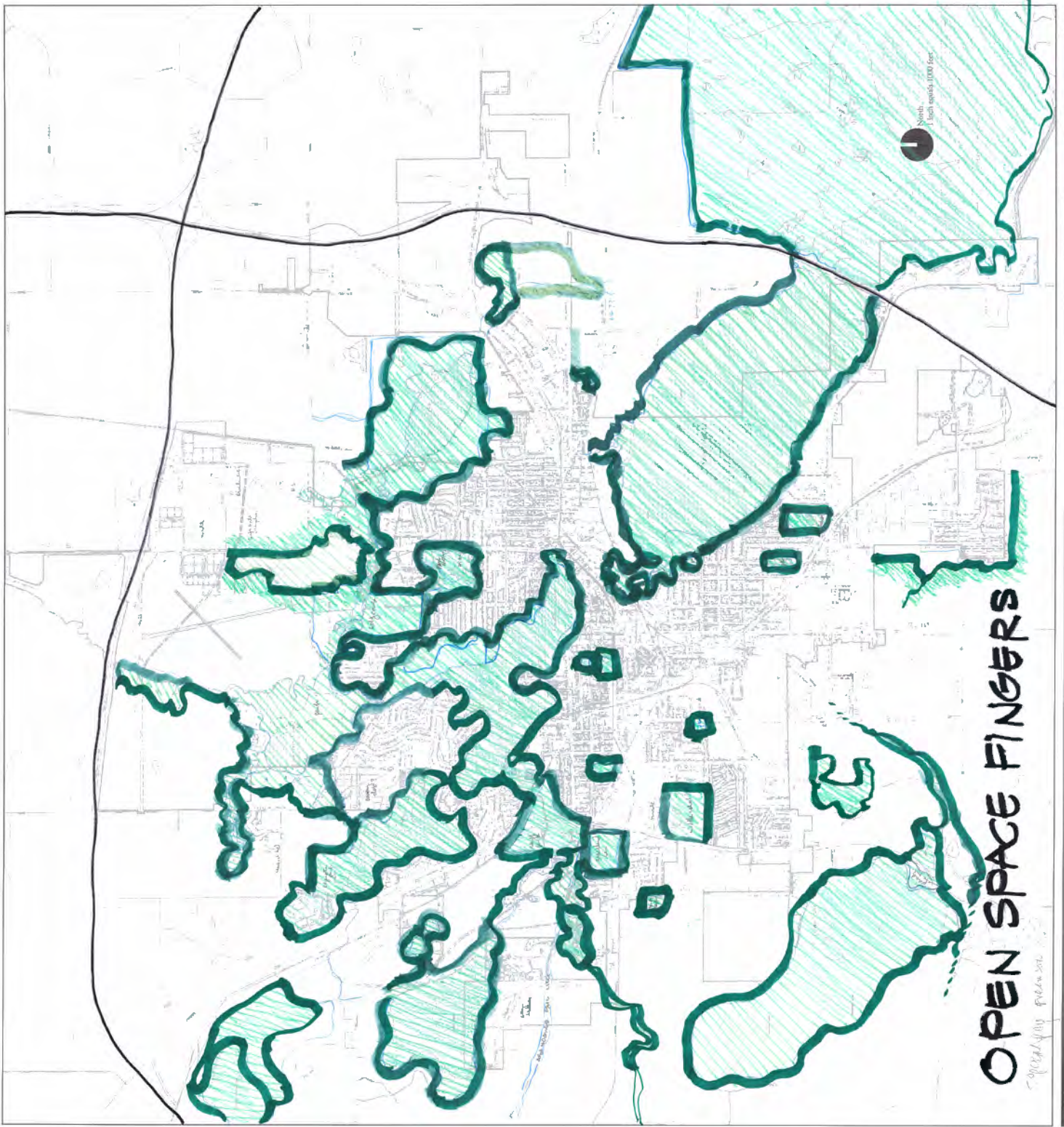




2000

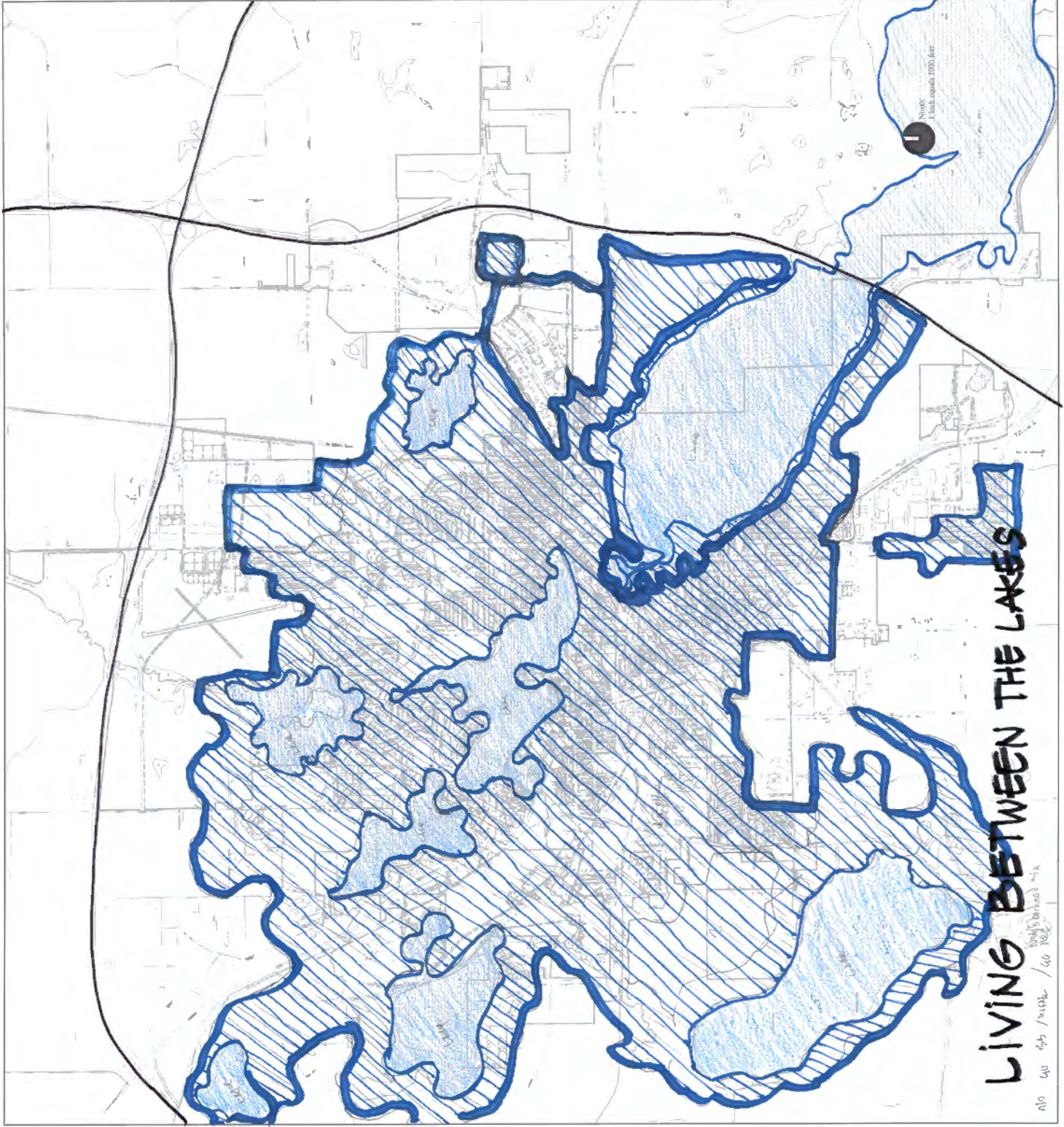
# BUSINESS DEVELOPMENT FOCUS

MINNESOTA PLANNING



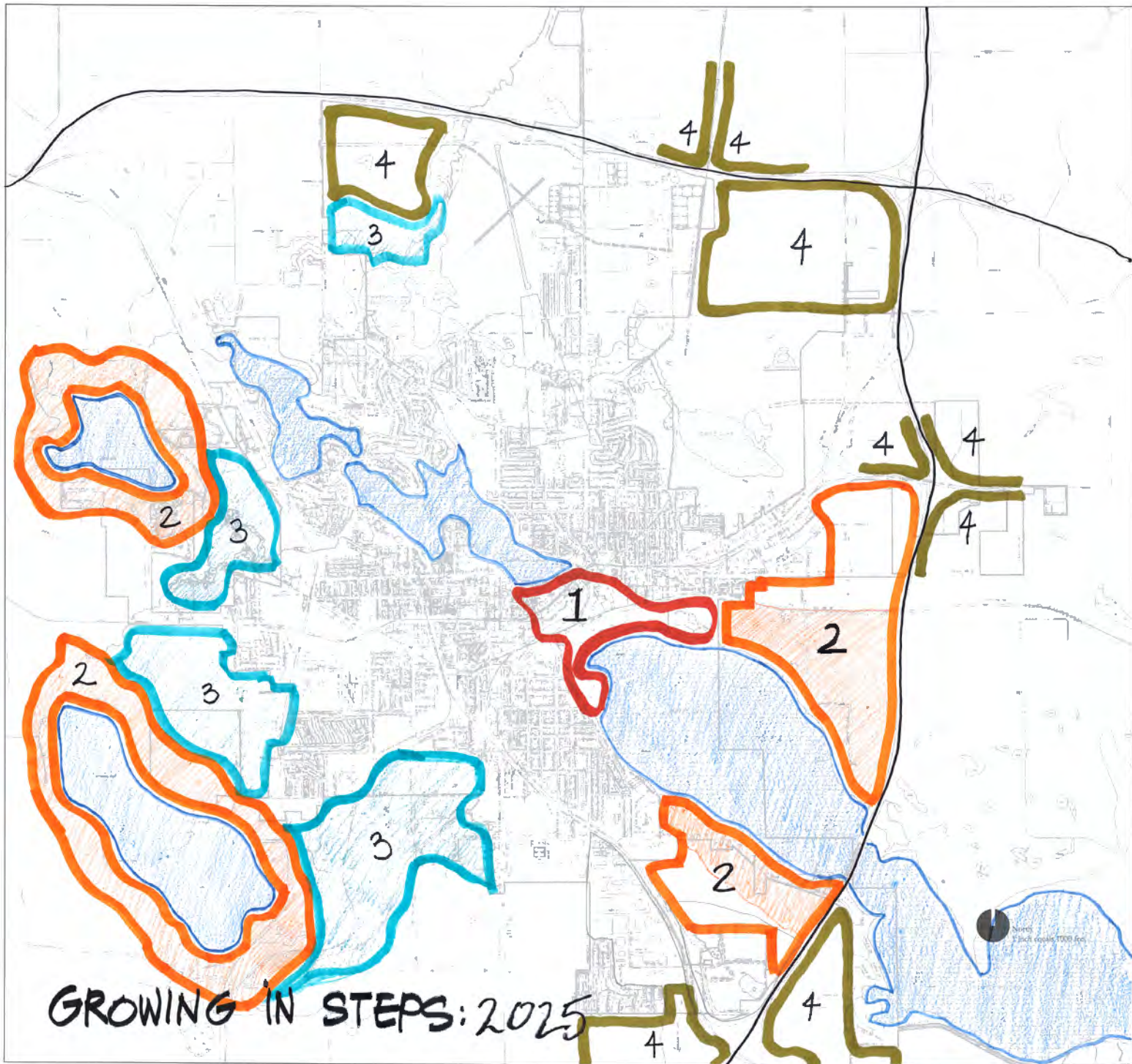
**OPEN SPACE FINGERS**

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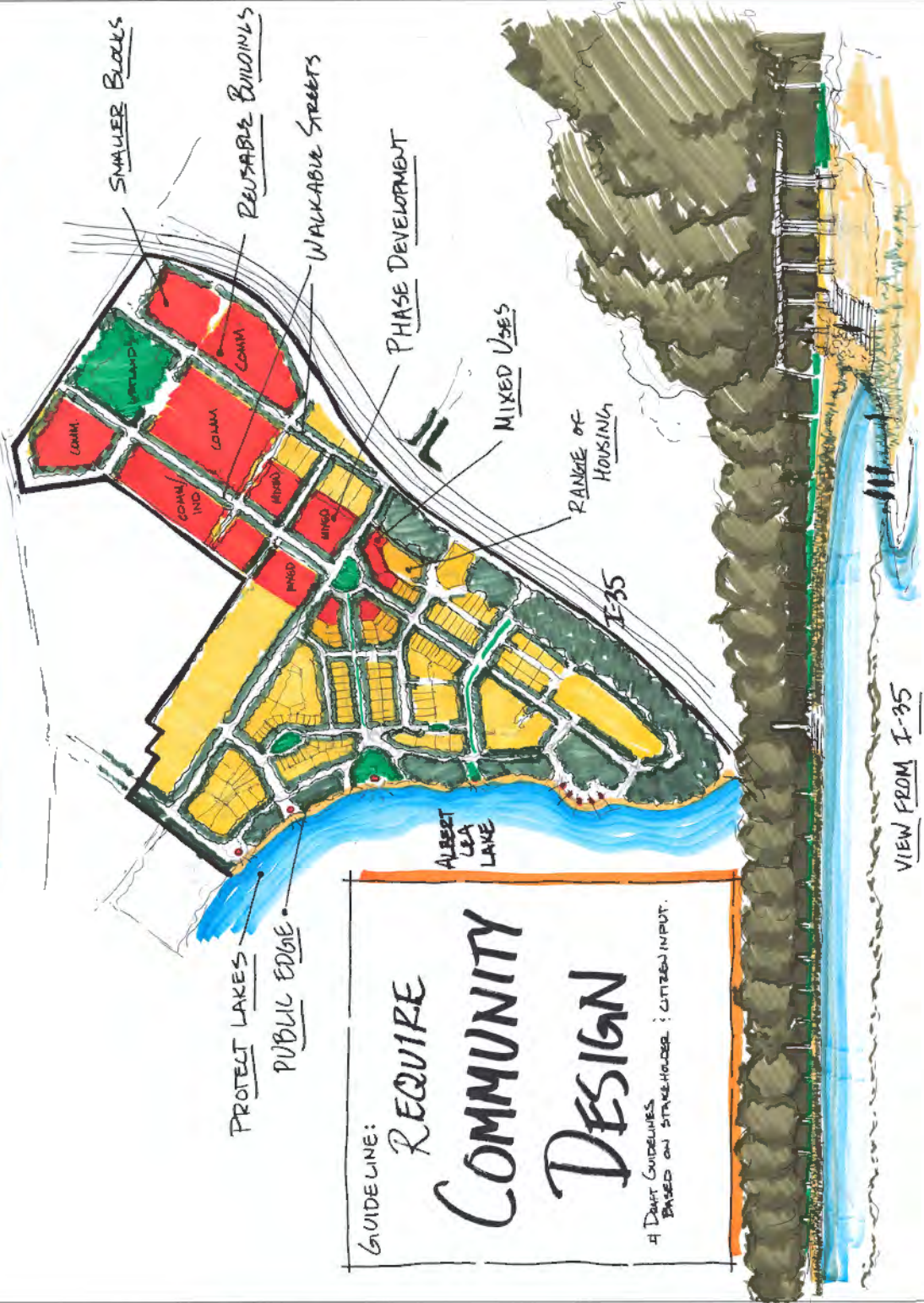


# LIVING BETWEEN THE LAKES

0 1/4 1/2 3/4 1/2 mile



# SAMPLE SECTOR PLAN



GUIDELINE:  
**REQUIRE  
COMMUNITY  
DESIGN**  
DRAFT GUIDELINES  
BASED ON STAKEHOLDER & CITIZEN INPUT.

# SECTOR SPECIFIC DEVELOPMENT GUIDELINES



Guideline:

PUBLIC  
EDGE

Guideline:

PROTECT  
LAKES

Guideline:

LEARN FROM  
PAST  
SUCCESSSES

Guideline:

MIX  
USES

Guideline:

PHASE  
DEVELOPMENT

Guideline:

REUSABLE  
BUILDINGS

Guideline:

RANGE  
OF  
HOUSING

Guideline:

WALKABLE  
STREETS

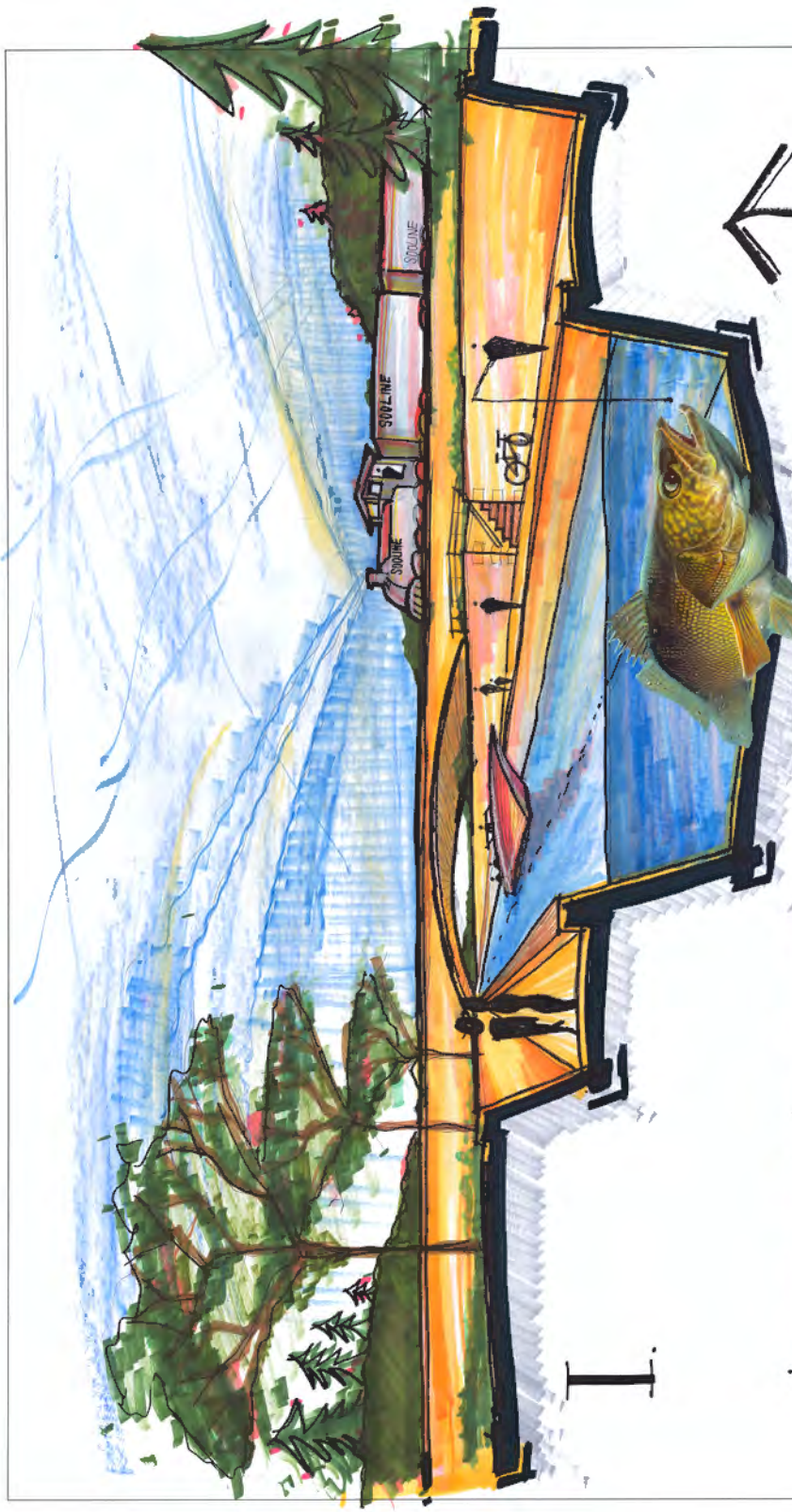
Guideline:

SMALLER  
BLOCKS

SECTOR SPECIFIC DEVELOPMENT GUIDELINES.



# GREENWAY BIKE & PEDESTRIAN TRAILS



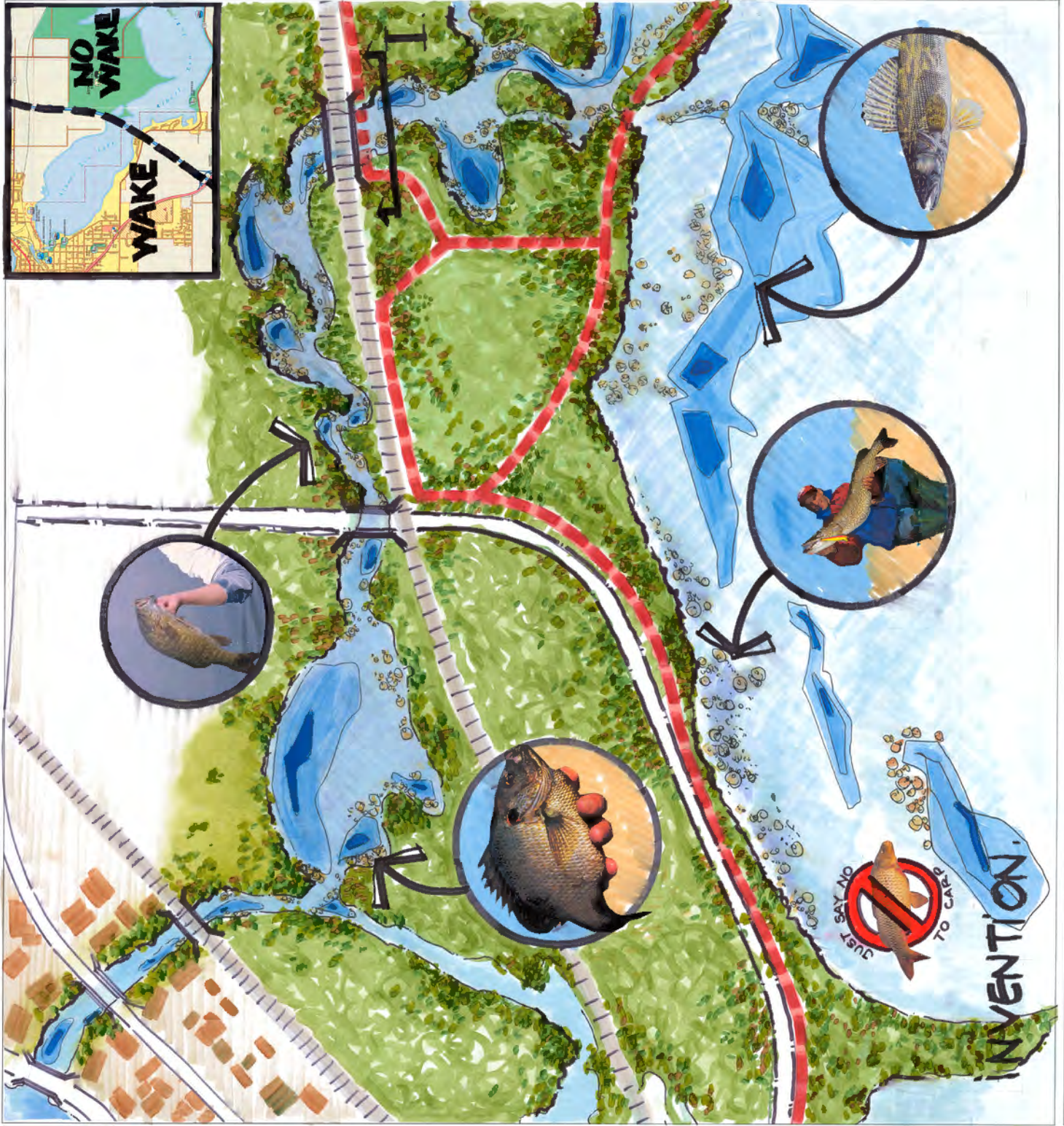
CANAL LINKS ALBERT LEA  
 WITH FOUNTAIN LAKE,  
 WHILE SERVING AS FLOOD  
 CONTROL

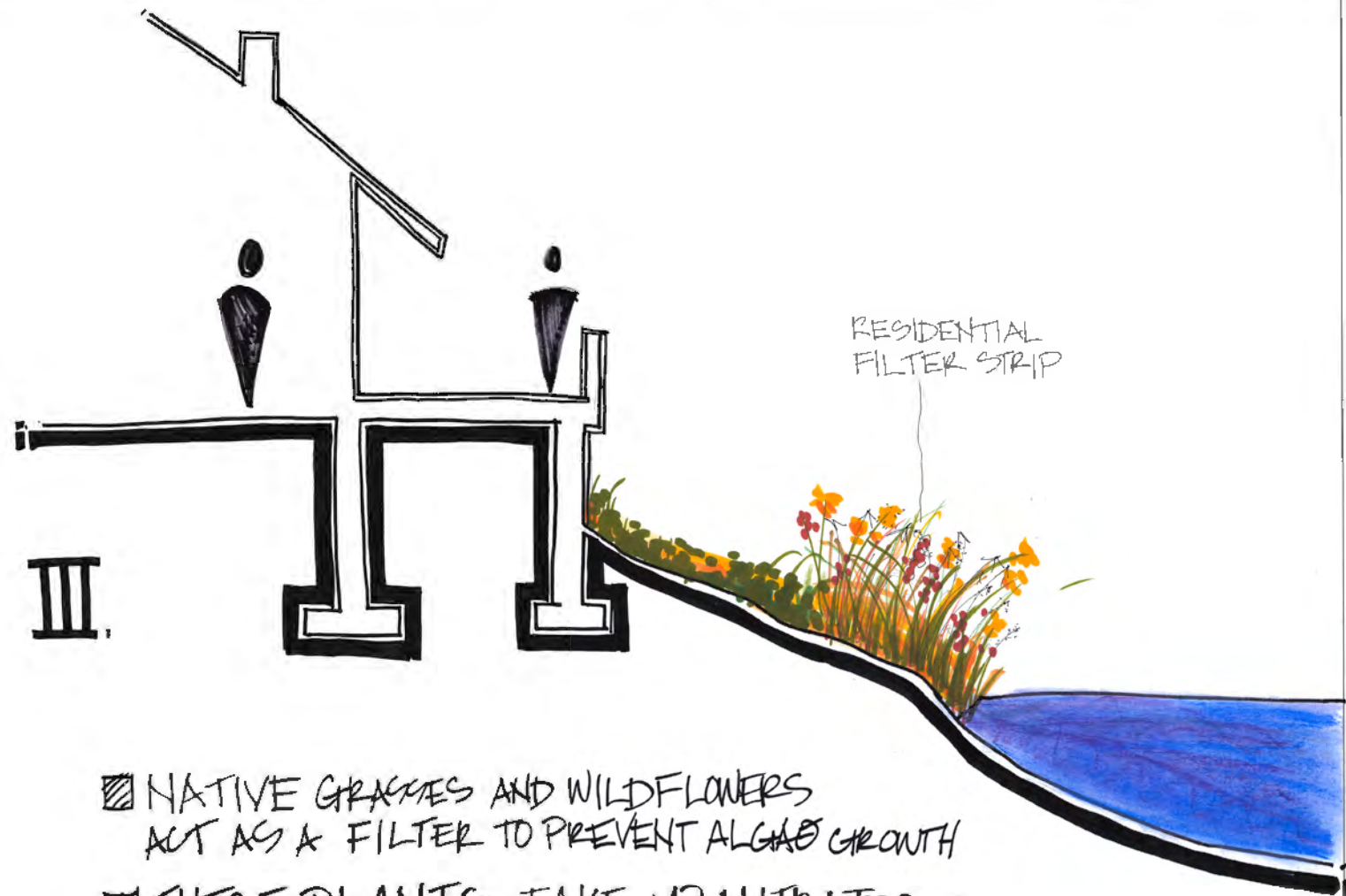
BLAZING STAR TRAIL  
 EXTENDS TO LINK ALBERT  
 LEA LAKES.

LINKS.



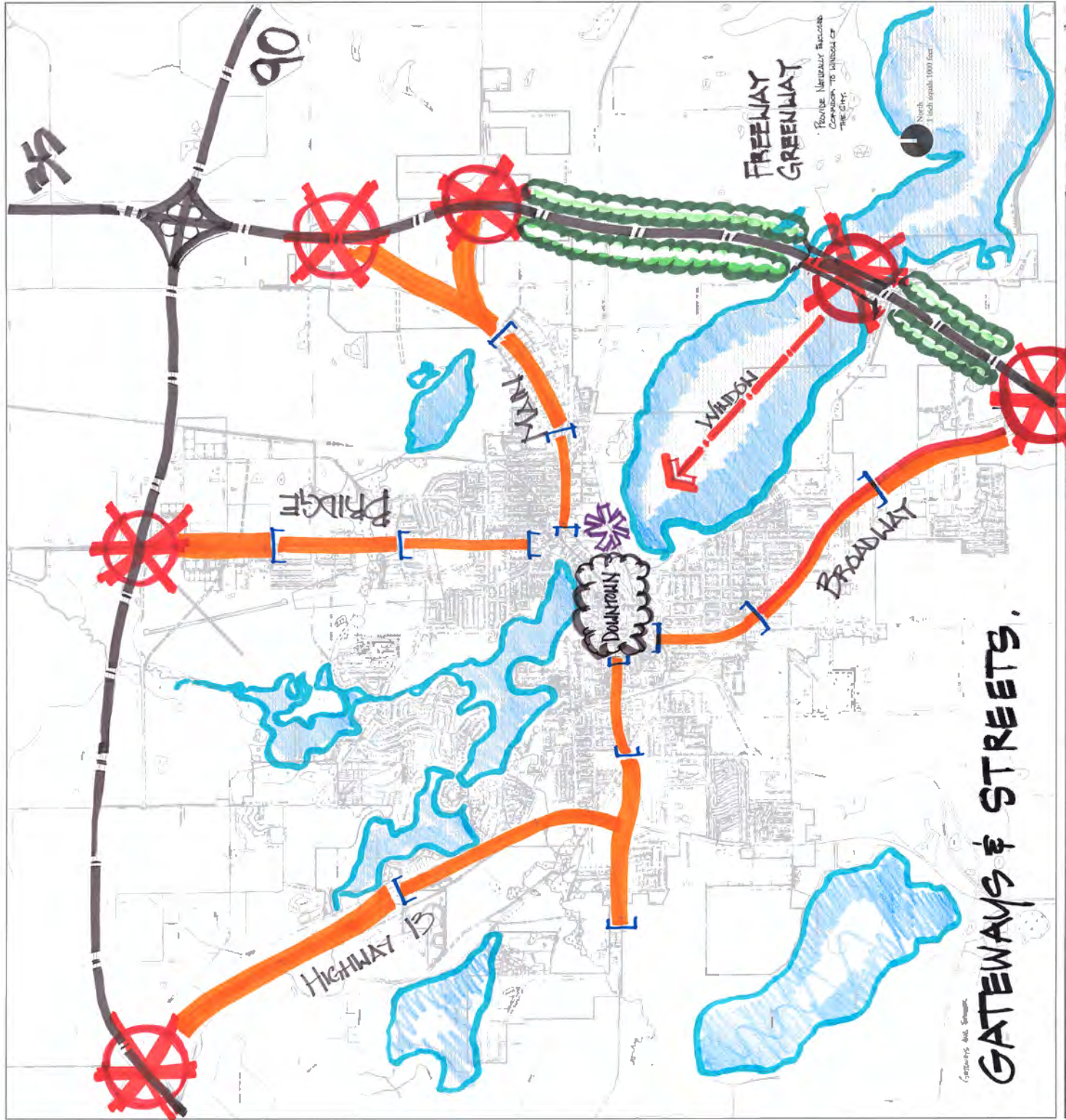
II

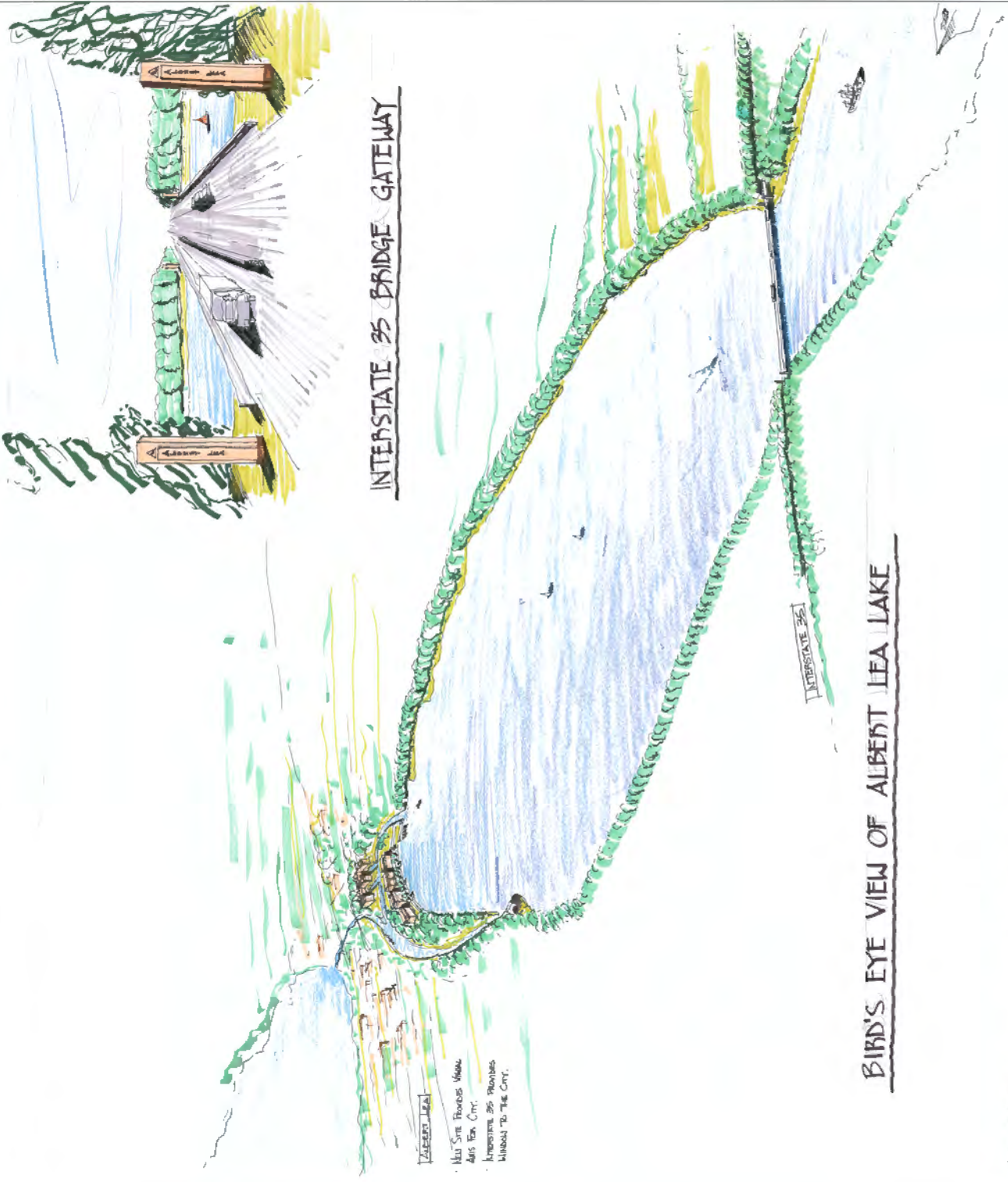




- ▣ NATIVE GRASSES AND WILDFLOWERS ACT AS A FILTER TO PREVENT ALGAE GROWTH
- ▣ THESE PLANTS TAKE UP NITRATES + PHOSPHATES BEFORE ENTERING THE LAKE
- ▣ FILTER STRIP PROVIDES HABITAT FOR FISH AND WILDLIFE AND CREATES A GARDEN

## RESTORATION DETAIL.





INTERSTATE 35 BRIDGE GATEWAY

BIRD'S EYE VIEW OF ALBERT LEA LAKE

ALBERT LEA

- Hill Street Provisions Market
- Albert Lea, City
- Interstate 35 Provisions
- Highway to the City

Albert Lea Gateway

**ALBERT LEA GATEWAY.**





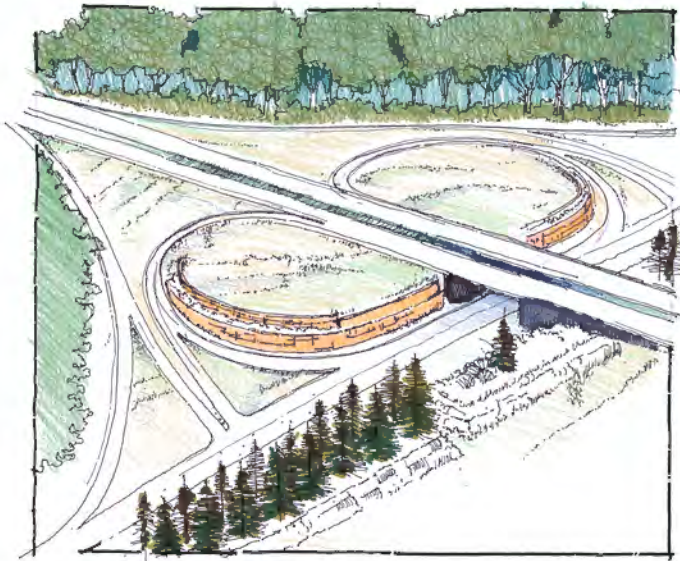
INTRODUCED OAK BORDER TO RECALL ORIGINAL OAK SAVANNAH & CREATE A "ROOM" AT EACH INTERSECTION.

AT MEDIAN & ISLANDS, INTRODUCES PRAIRIE GRASSES & FLOWERING SPECIES.

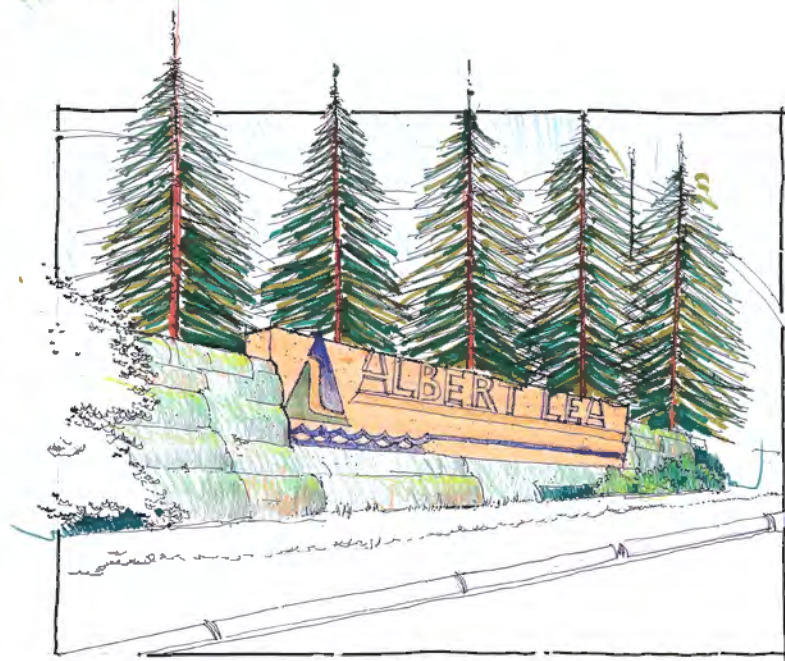
INTRODUCES LAND FORMS THAT SYMBOLICALLY SUGGEST AN ISLAND - A GLACIAL DEPOSITION FORMATION PRESENT IN MYKE-BIG ISLAND BOSS PARK.

ENTRY SIGN MONUMENTS

PLAN VIEW: INTERSECTION AT BROADWAY & I-35

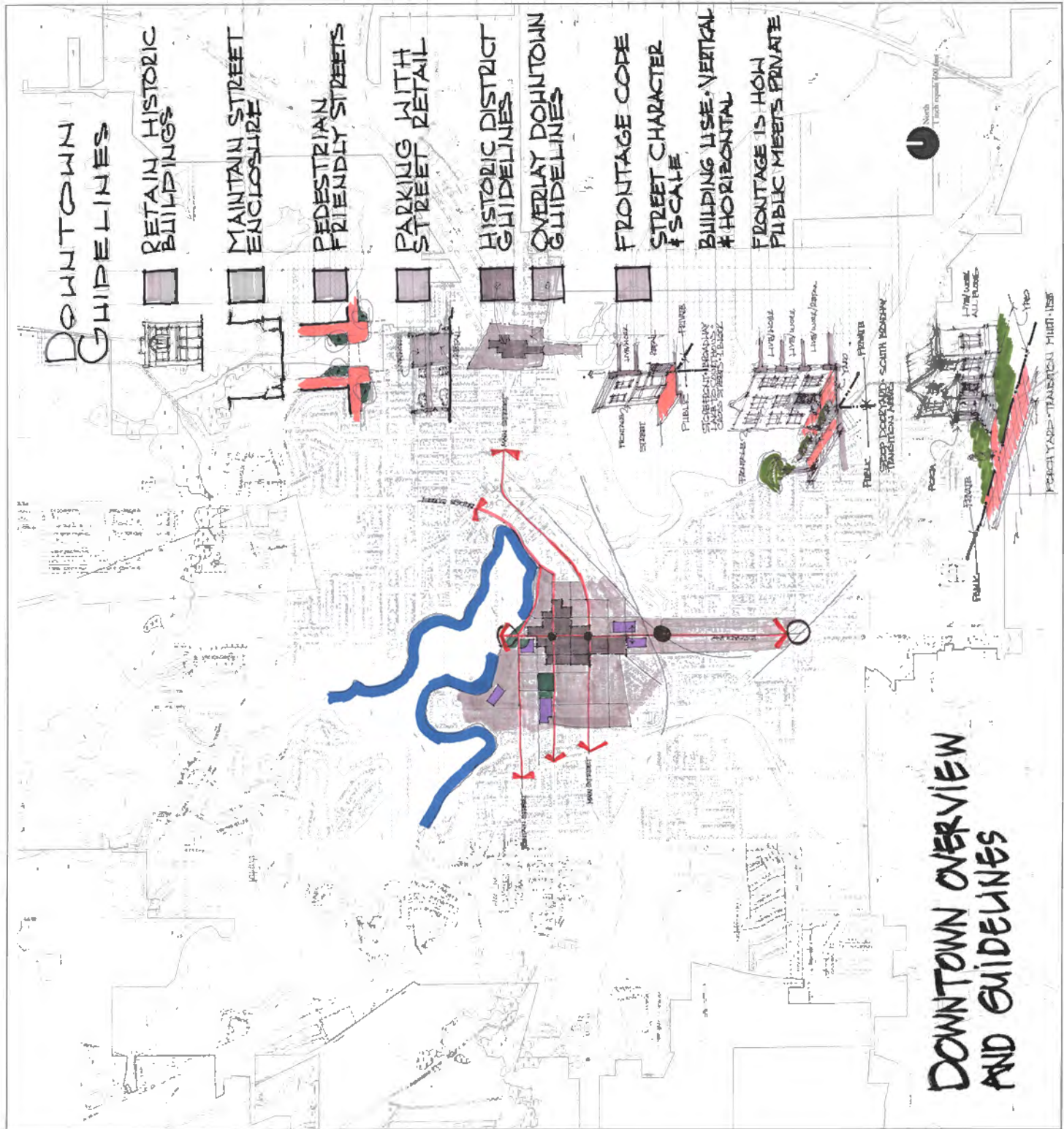


BIRD'S EYE VIEW



ENTRY MONUMENT

# INTERSTATE GATEWAY.



# DOWNTOWN GUIDELINES

RETAIN HISTORIC BUILDINGS

MAINTAIN STREET ENCLOSURE

PEDESTRIAN FRIENDLY STREETS

PARKING WITH STREET RETAIL

HISTORIC DISTRICT GUIDELINES

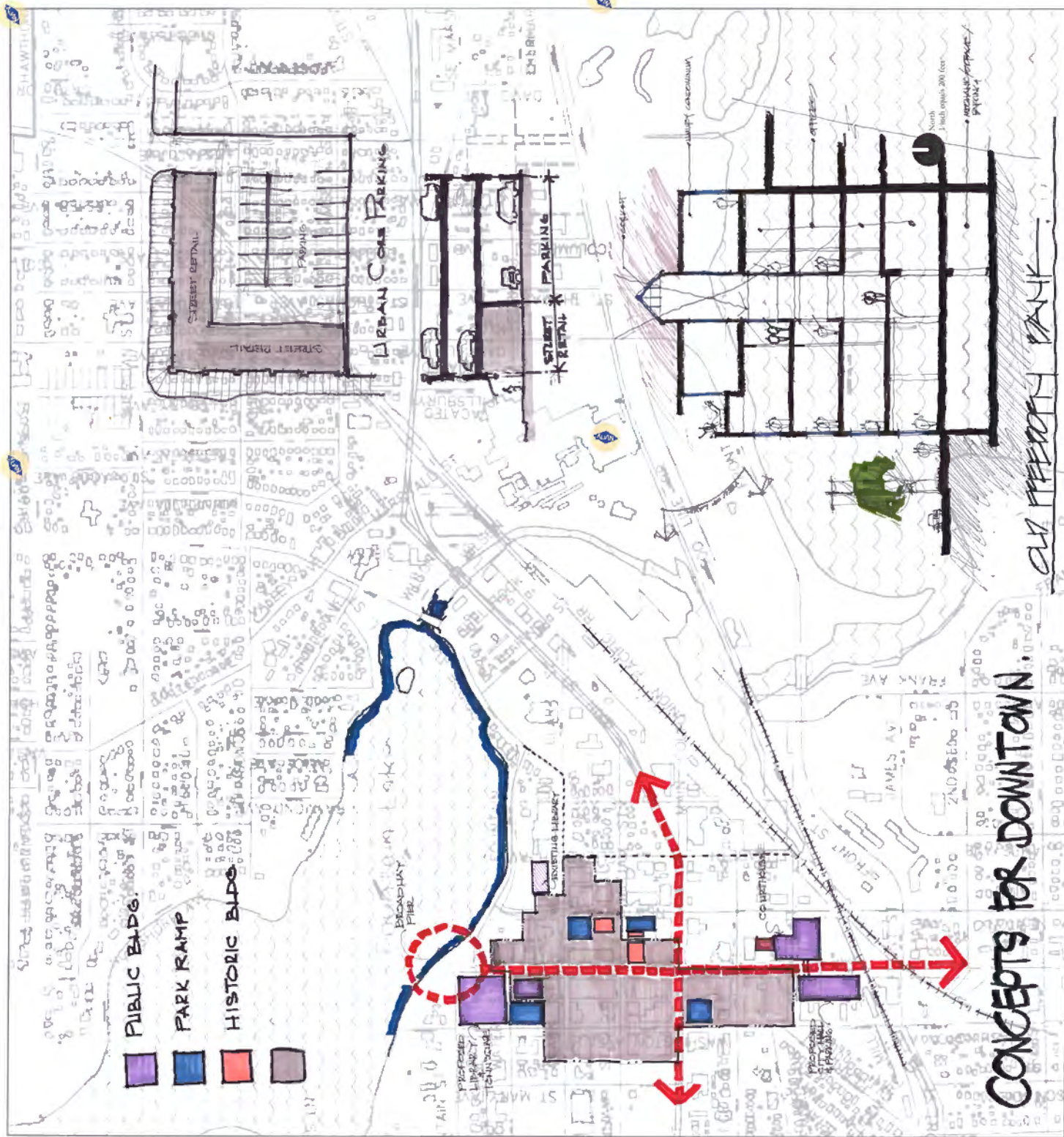
OVERLAY DOWNTOWN GUIDELINES

FRONTAGE CODE STREET CHARACTER & SCALE

BUILDING USE: VERTICAL # HORIZONTAL

FRONTAGE IS HOW PUBLIC MEETS PRIVATE

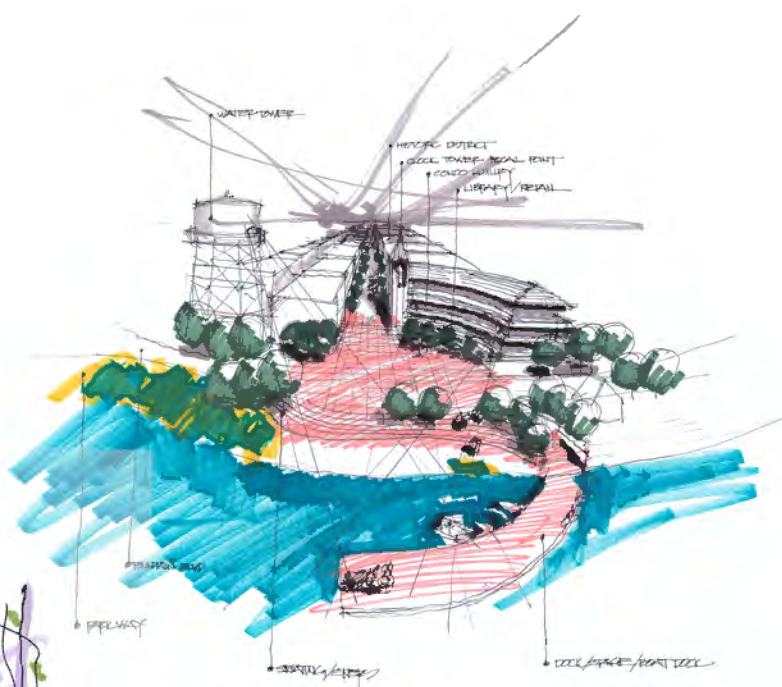
# DOWNTOWN OVERVIEW AND GUIDELINES



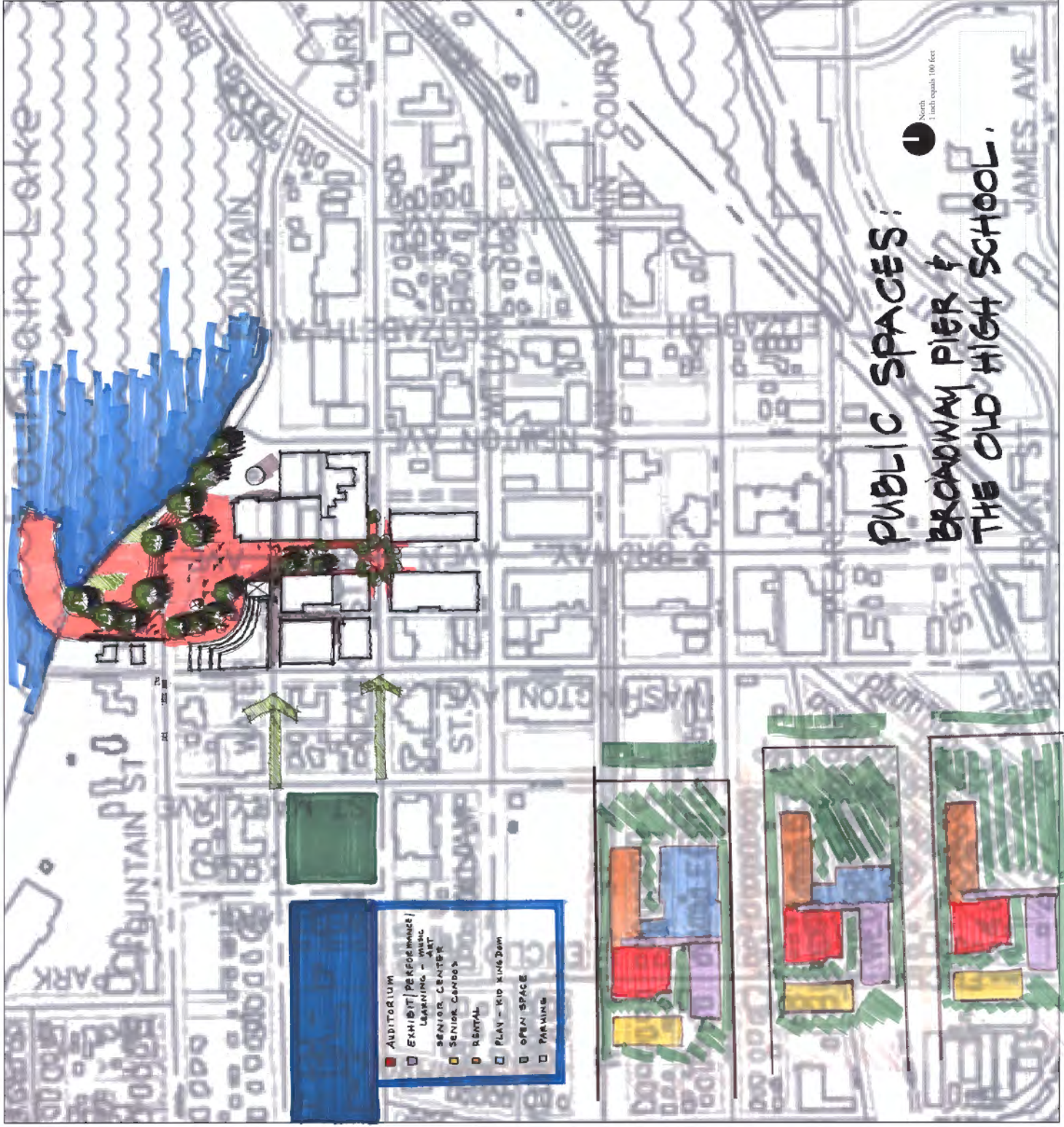
- PUBLIC BLDG.
- PARK RAMP
- HISTORIC BLDG.
- 

**CONCEPTS FOR DOWNTOWN.**

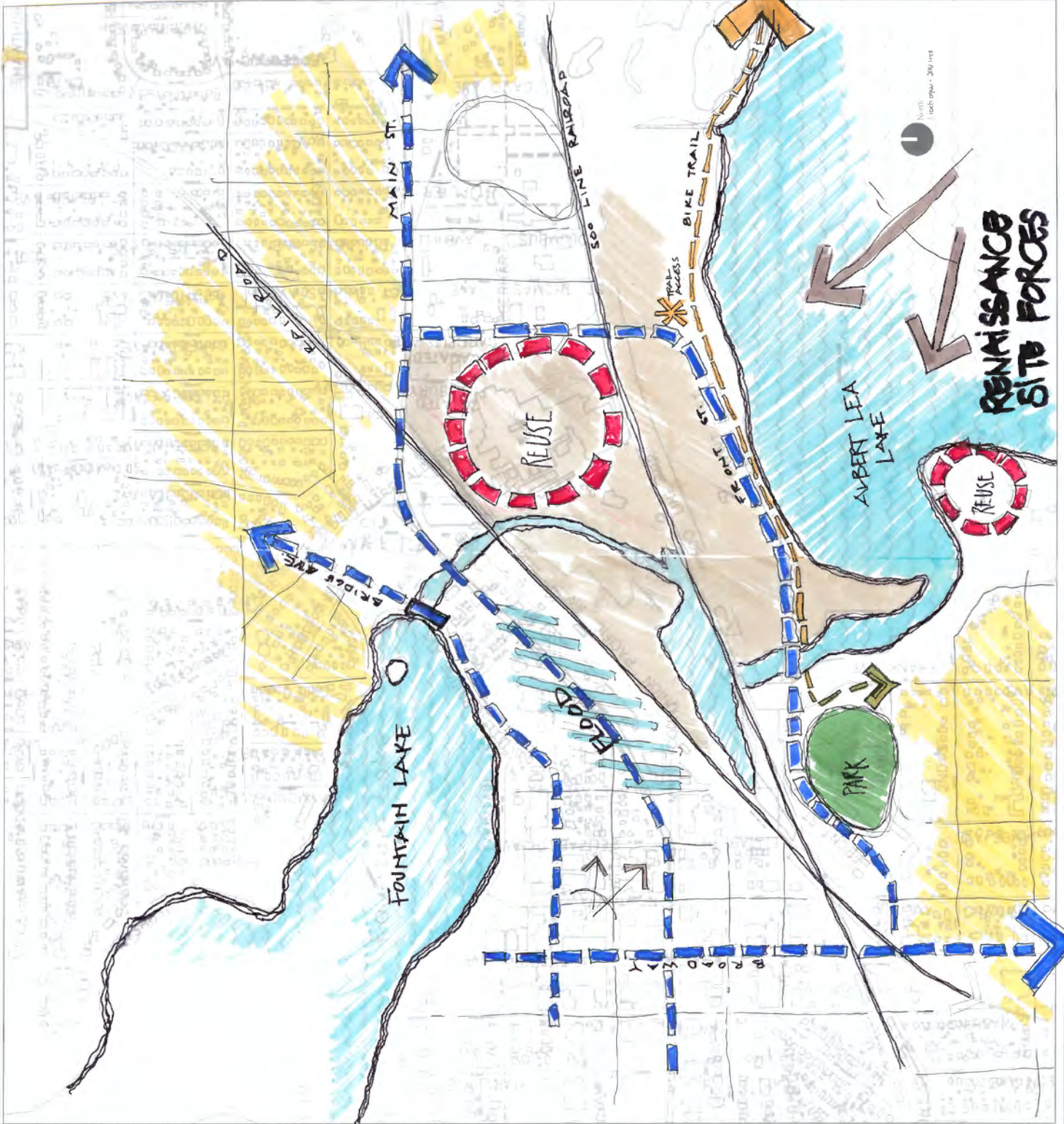
**CLYFFORD BANK**

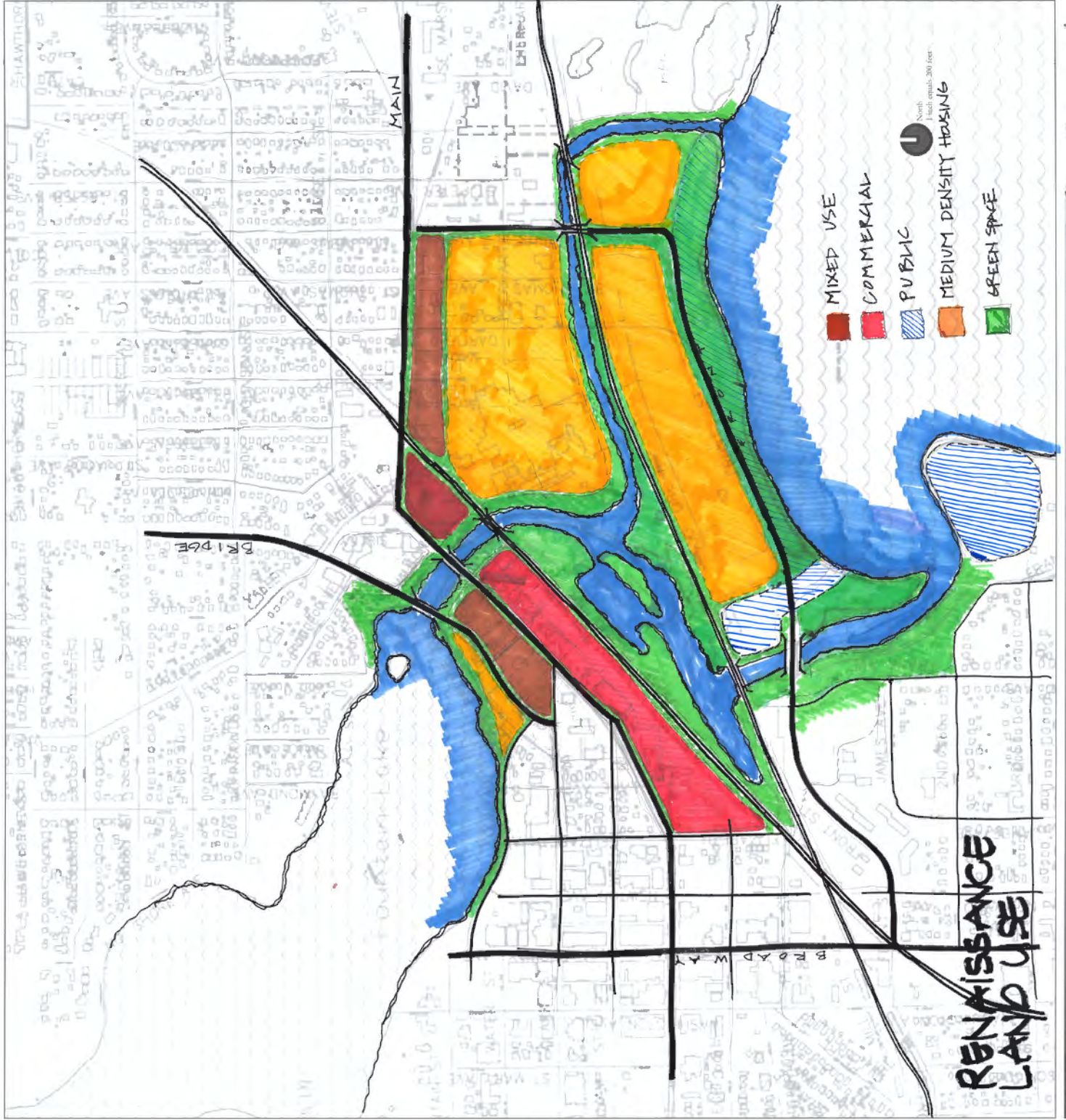


PUBLIC SPACES:  
TOWN SQUARE &  
GATEWAY.



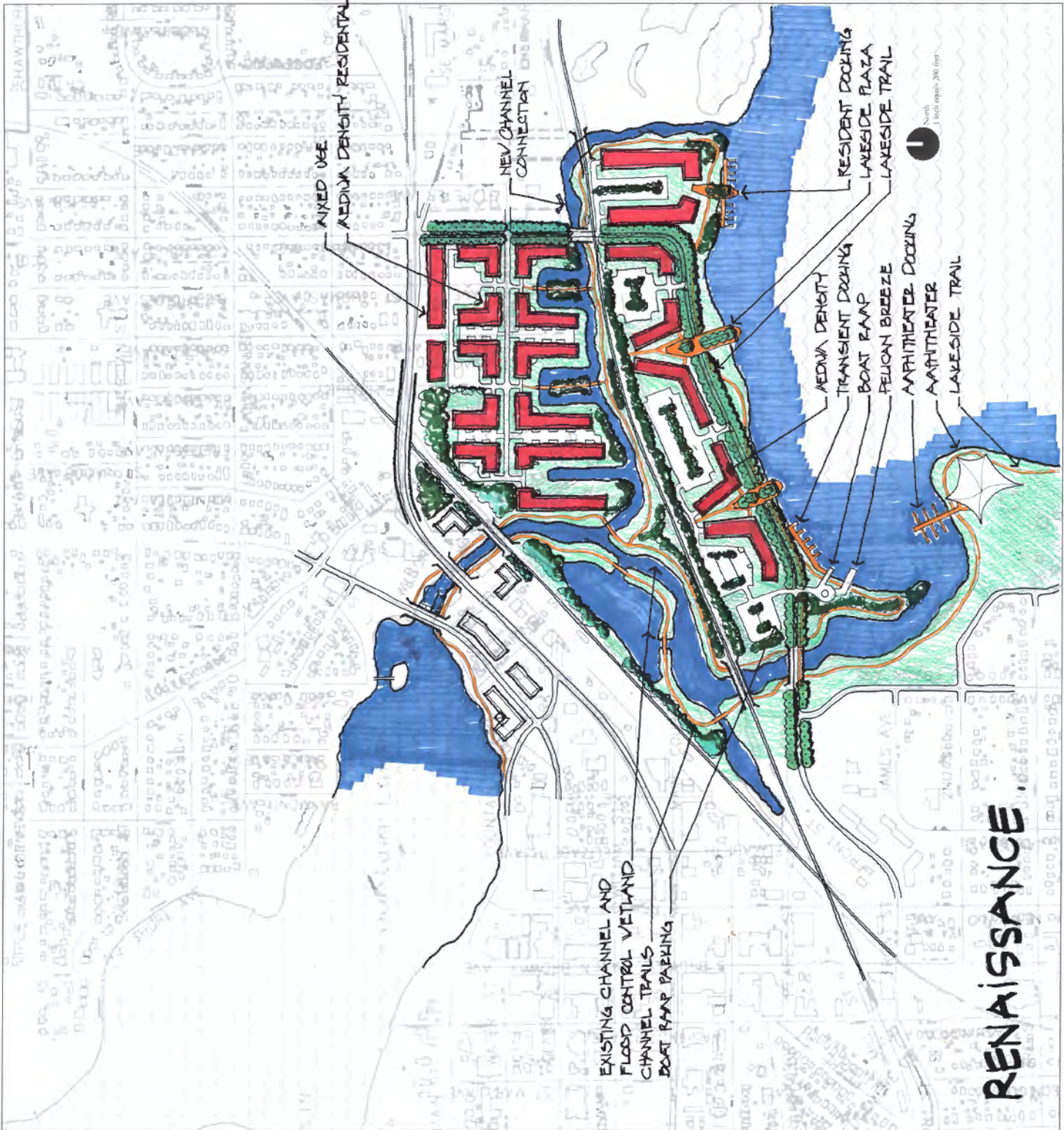
**PUBLIC SPACES:  
BROADWAY PIER &  
THE OLD HIGH SCHOOL.**





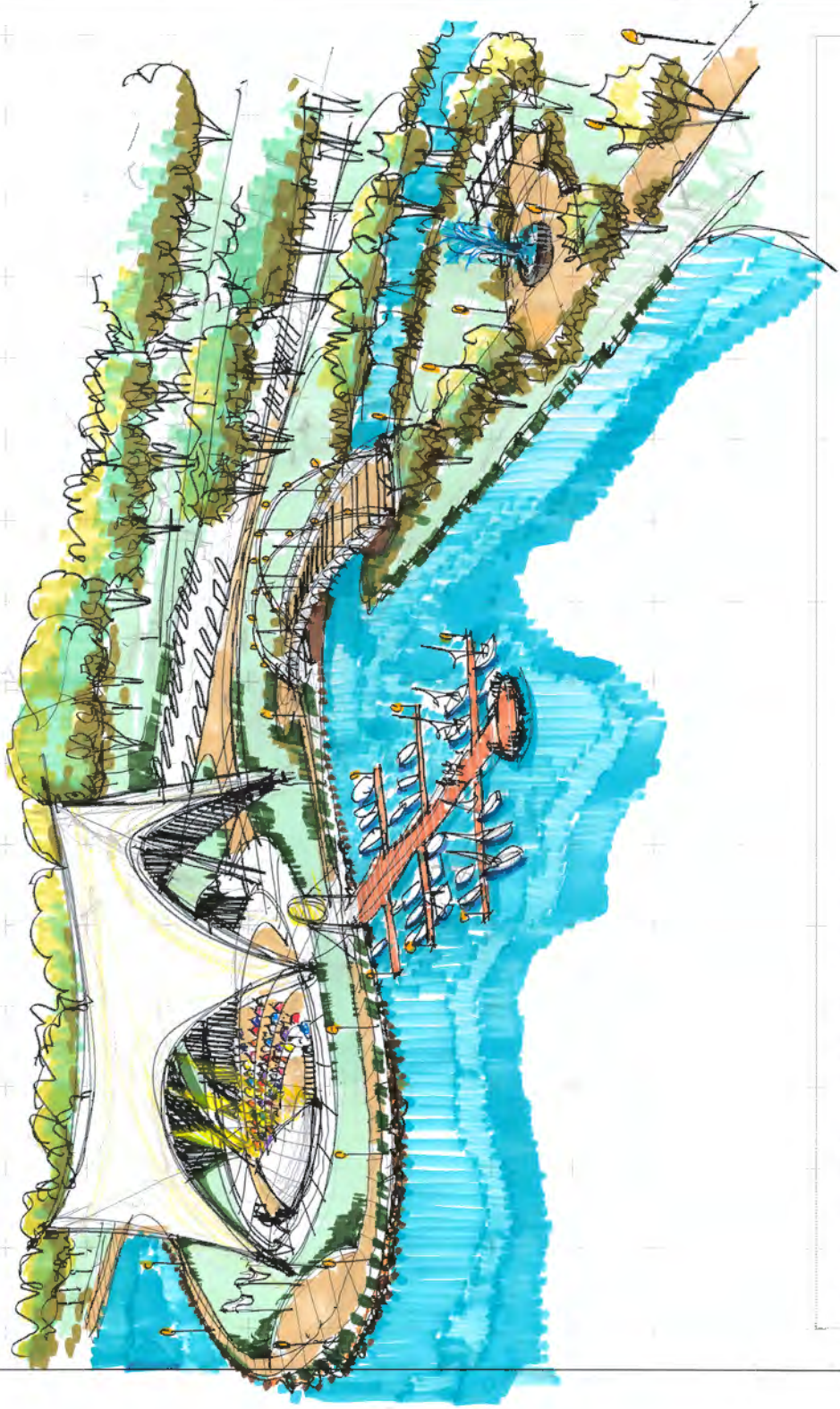
- MIXED USE
- COMMERCIAL
- PUBLIC
- MEDIUM DENSITY HOUSING
- GREEN SPACE

# RENAISSANCE LAND USE



# RENAISSANCE

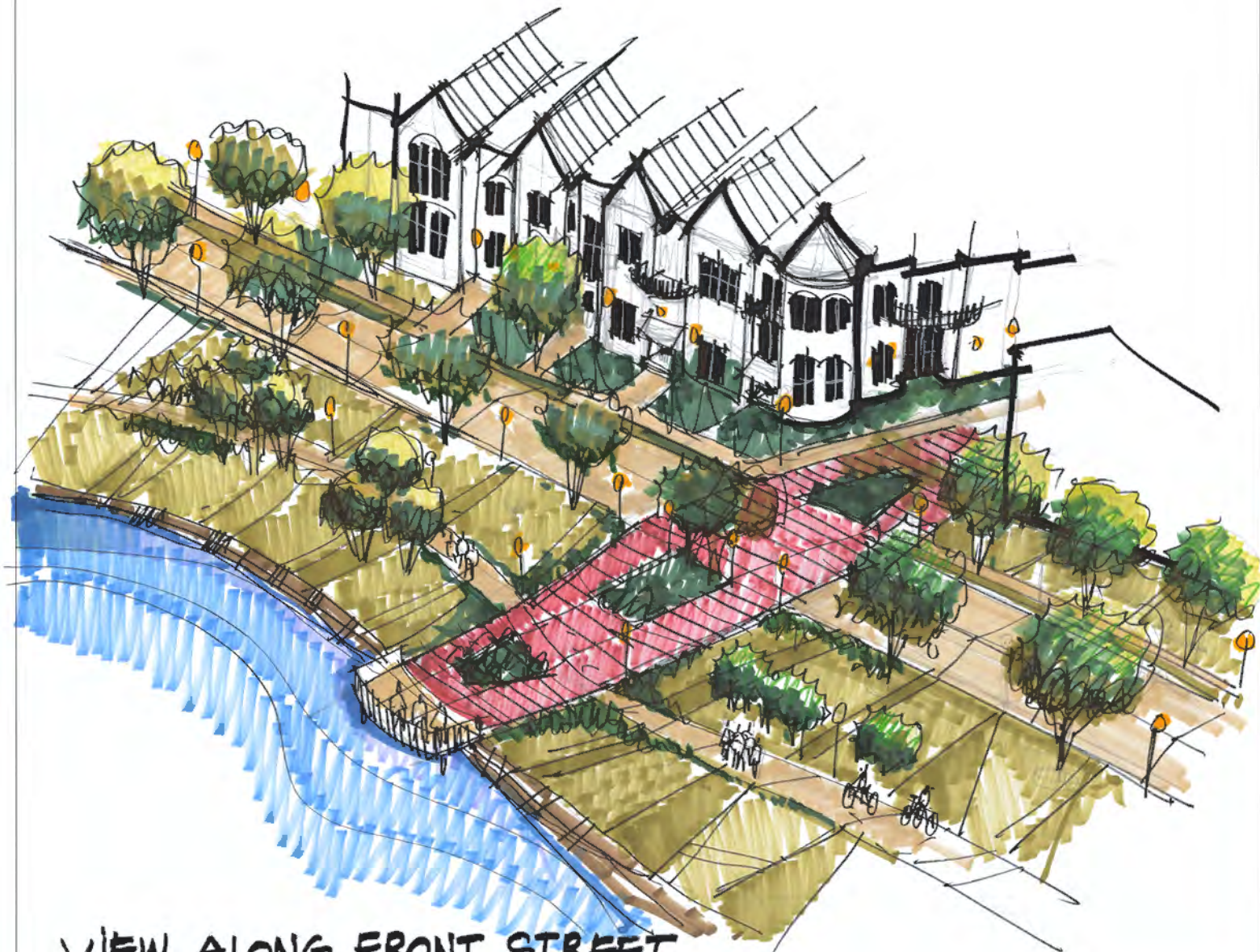




VIEW OF PAVILION.



**VIEW OF CANAL HOUSING.**



VIEW ALONG FRONT STREET