

## OFFICE NEWS



### CUDE AWARDS

Yaggy Colby Associates is pleased to announce four projects that have received The Rochester Committee on Urban Design and Environment (CUDE) 22nd annual merit awards.

This award is given to individuals, businesses, and organizations. Their projects are recognized for their outstanding environmental, functional, and aesthetic improvements to the Rochester, Minnesota community.

#### Residential Development: Weigel Place Condominiums-

Formerly the site of a trouble-ridden residence, the Weigel Place Condominiums feature an architectural character that makes them an asset to the stability of the Kutzky Park neighborhood.

**Commercial Development: City Centre** - Attention to architectural details blends this project into Rochester's historic downtown.

**Community Site Enhancement: Peace Plaza** - Renovation and extension of the Peace Plaza has given a huge shot of vitality to Rochester's downtown.

**Landscape: Shoppes on Maine** - This retail complex goes above and beyond the call of duty in planting trees, flowers, and even a rain garden.

#### LEED® AP STAFF GROWS TO NINE

Yaggy Colby Associates is pleased to announce the designation of **Andy Masterpole, ASLA, LEED® AP**, of the Rochester office as a Leadership in Energy and Environmental Design Accredited Professional (LEED® AP). This brings the total of firm-wide accreditations to nine.

#### CONGRATULATIONS...

**Ryan Crooks (MC)** has passed his Survey Intern exam and **Katie Blake (E)** has passed her Land Survey Exam and is now a Licensed Land Surveyor in Minnesota and Wisconsin.

## HIGHLIGHTS SEPTEMBER 2009

Published quarterly for Yaggy Colby Associates' clients and friends. For information, contact:

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Join us on the web located at: [www.yaggy.com](http://www.yaggy.com)  
The site includes an overview of the firm and its services. Current projects, site photographs, and employment opportunities are also presented.

# HIGHLIGHTS

## ROCHESTER 2ND STREET TRANSIT UPGRADES



Rendering courtesy of Duan Corporation

Yaggy Colby Associates recently completed the design for the reconstruction of Second Street SW between First Avenue SW and Sixth Avenue SW in Rochester, MN. The firm was hired by the City of Rochester Public Works Department to assist with all phases of the project from conceptual planning through final design.

The project corridor is situated within a heavily traveled downtown business district that includes large volumes of both vehicular and pedestrian traffic, as well as the Rochester City Lines transit hub. Yaggy Colby Associates worked closely with city staff and project stakeholders, such as Mayo Clinic, to develop consensus in creating an inviting streetscape and transit experience through the heart of downtown Rochester.

Major project elements include new concrete pavement, sidewalk, lighting, signals, utilities,

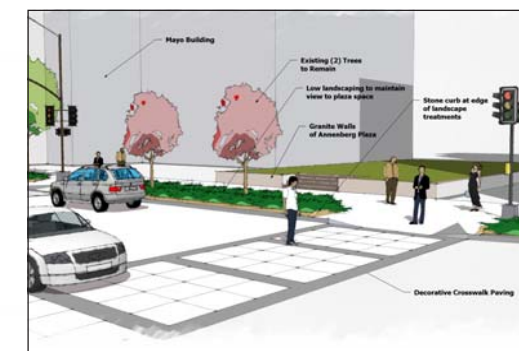
storm sewer, a landscaped median island (between Fourth Avenue SW and Sixth Avenue SW), updated bus shelters with artwork and electronic signage, increased landscape space and colored crosswalks.

To complete a project of this size and magnitude, Yaggy Colby Associates relied on its diverse staff of engineers, architects, landscape architects and surveyors to work in close conjunction with city staff, project funding agencies, and regulating agencies responsible for reviewing the project environmental documents.

Because federal funding was utilized, the project plans and specifications were prepared to meet all federal aid guidelines. The estimated construction cost is \$4.9 million with construction scheduled to begin in spring 2010 with a fall 2010 completion.



Bus Shelter Rendering



Streetscape Rendering



**YAGGY COLBY**  
ASSOCIATES

ENGINEERS

ARCHITECTS

LANDSCAPE ARCHITECTS

SURVEYORS

PLANNERS

SEPTEMBER 2009

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ASSOCIATES  
**YAGGY COLBY**



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ROCHESTER, MN  
PERMIT NO. 4



Sussex Public Safety Building

## SUSTAINABILITY BEGINS WITH RE-USE

Considering the negative impact building construction and demolition have on our landfills and environment as a whole, giving new life to existing public infrastructure is one of the greenest ways for communities to positively impact the environment and their bottom line. Two recent projects designed by the firm highlight the value of re-using and adapting existing buildings for new and expanded use.

### Sussex, Wisconsin

Scheduled for completion this fall, the Sussex Public Safety Building consists of a 6,200 square foot addition to a 1960's fire station. The addition will combine two important public services under one roof, while maintaining separate identities of the police and fire departments. YCA's design solution respected the architecture of the existing fire station by incorporating the use of regional materials like Lannon stone quarried just a few miles from the site, as well as other sustainable materials such as concrete, concrete masonry, and steel with a high recycled material content.

Attaching the new Police Station to an existing exterior wall provided construction savings and gave our architects an opportunity to design with roofing solutions that maintained a high level of natural light to the existing fire department offices as well as the inner core of the new police department. The

project also extended the expected service life of the existing building by taking care of deficiencies as part of a larger project instead of performing this work as an independent remodeling project.

### St. Charles, Minnesota

In 2008 Yaggy Colby Associates was commissioned to provide services for a similar project in the City of St. Charles, MN. The police department and ambulance services were overcrowded in the limited space they shared at city hall and a freestanding fire station was also in need of repair and upgrade.

After a comprehensive study of different solutions which ranged from remodeling existing city owned buildings to building new facilities for each department, the firm's architects proposed a solution that maximized the opportunity for adaptive re-use and reduced construction cost.

Taking advantage of the clear span structure over the room, the proposed design solution calls for the conversion of the existing fire apparatus bays into shared "people" space for the ambulance and fire department personnel, as well as a new community space/training room. This solution, combined with a less expensive new apparatus room, will provide the city with the greatest value facility while revitalizing the aging structure for the next 30 to 40 years of service.

The project also calls for the remodeling of the city hall space for use as a more appropriate and easily identifiable police headquarters.



St. Charles Public Safety Building

## NEW PROJECTS

### MINNESOTA

*TH 61 and Aspen Ave Signal Design*  
Red Wing, Minnesota



*Elevator Replacement and Studies*  
Rochester, Minnesota



*UPS Facility*  
Eagan, Minnesota



*TH 71 Relocation Assistance*  
Bemidji, Minnesota



*Phase I WWTF Improvements*  
Stewartville, Minnesota



*Pickwick Outlet and Streambank Stabilization*  
Homer Township, Minnesota



*2009 Street Improvements - 7th Street*  
Lake City, Minnesota



*Mrs. Gerry's Foods,  
DAF Pilot Plant*  
Albert Lea, Minnesota

### IOWA

*Franklin County  
Wetland Delineation*  
Franklin County, Iowa



*Jefferson County Courthouse*  
Fairfield, Iowa



*Iowa State University,  
Community Visioning*  
Garner, Iowa



*Wastewater Treatment System*  
Cerro Gordo County, Iowa

### WISCONSIN

*Pick 'N Save,  
Oak Avenue Construction Observation*  
Onalaska and La Crosse, Wisconsin



*Construction Staking Services*  
Watertown, WI



*Kelly Hills Lift Station*  
Rubicon, WI



## "CITY CENTRE" DEVELOPMENT FIRST PHASE IS COMPLETED

In the Fall of 2007, Weis Development Corporation began construction on the first portion of a proposed multi-phased, mixed use development that is the first privately financed commercial project constructed in downtown Rochester, Minnesota in many years.

The proposed development will ultimately consist of 60,000 square feet of class "A" office space and approximately 64 units of market rate, or workforce, housing. Structured and on-grade parking will support the development and surrounding commercial uses. The project is also planned to be connected to the second level skyway system, linking the project to the rest

of downtown Rochester, the Mayo Medical Complex and the University of Minnesota-Rochester Campus.

The first phase of this development named "City Centre", was recently completed as a 45,000 square foot, three story office building. The two upper floors are designed as traditional class "A" office space, while the street level on Broadway is planned for commercial/retail or restaurant uses. The adjacent existing 15,000 square foot office building is currently being offered for remodeling and reuse as office or restaurant space.

Constructed by Weis Companies of Rochester, the City Centre building was

completed in December of 2008 and is ready for tenant improvements. The third floor tenant, RMS McGladrey, successfully built out and recently occupied their 15,000 square foot tenant space.

Yaggy Colby Associates provided or coordinated all of the professional design services for the project, including planning approvals, architectural and structural design and interior design service for the common spaces, as well as RMS McGladrey's office. This project was awarded a 2009 Committee on Urban Design and Environment (CUDE) Award for outstanding design in the commercial/office category.

## SERVICES SUPPORT CLIENTS WITH FLOODPLAIN ISSUES

Yaggy Colby Associates provides a wide variety of services to support clients with floodplain issues. These services range from LOMA's (Letter of Map Amendment), where single properties can be quickly removed from flood insurance requirements, to full scale LOMR's, where large floodplain areas are studied in detail and re-delineated. With many of our clients located in flood prone areas, floodplain issues can be as common as the water resources are abundant.

The Federal Emergency Management Agency (FEMA) has established Flood Insurance Rate Maps (FIRM's) and Flood Insurance Studies (FIS's) that document and regulate the extent of the regulatory floodplain for lakes, rivers

and streams. FEMA and the State of Wisconsin Department of Natural Resources are in the process of a "Map Modernization Program" to update all of the state's floodplain maps and bring them up to speed with today's GIS mapping technology.

Yaggy Colby Associates has experienced professional engineers on staff who are well versed in analyzing and determining floodplain elevations to complete the LOMA process whether it be simple or complicated, and are able to electronically prepare and submit them directly to FEMA.

YCA has numerous examples of successful LOMR's in Wisconsin, including Rosenow Creek in

Oconomowoc, the NOR-X Channel in Germantown, and Oconomowoc River changes in Waukesha County.

With a reputation for on-time quality service, advice, and project management, Yaggy Colby Associates is capable of handling all varieties and situations of floodplain mapping and determinations.

