



Proposal for

# Hillmoor Conceptual Plan RFP 2025

City of Lake Geneva

October 8, 2025

**uplandDesign Ltd**

park planning and landscape architecture

24042 Lockport Street, Suite 200 | Plainfield, IL 60544  
815.254.0091 | mkelly@uplandDesign.com



**Project Lead: Maria Blood**



**We create great outdoor spaces.**

We create spaces that  
connect people outdoors.

Places to play,  
to learn,  
to work.

Places where people want to go.  
**Go outside with us.**





**Catalpa Avenue Plaza: City of Chicago**

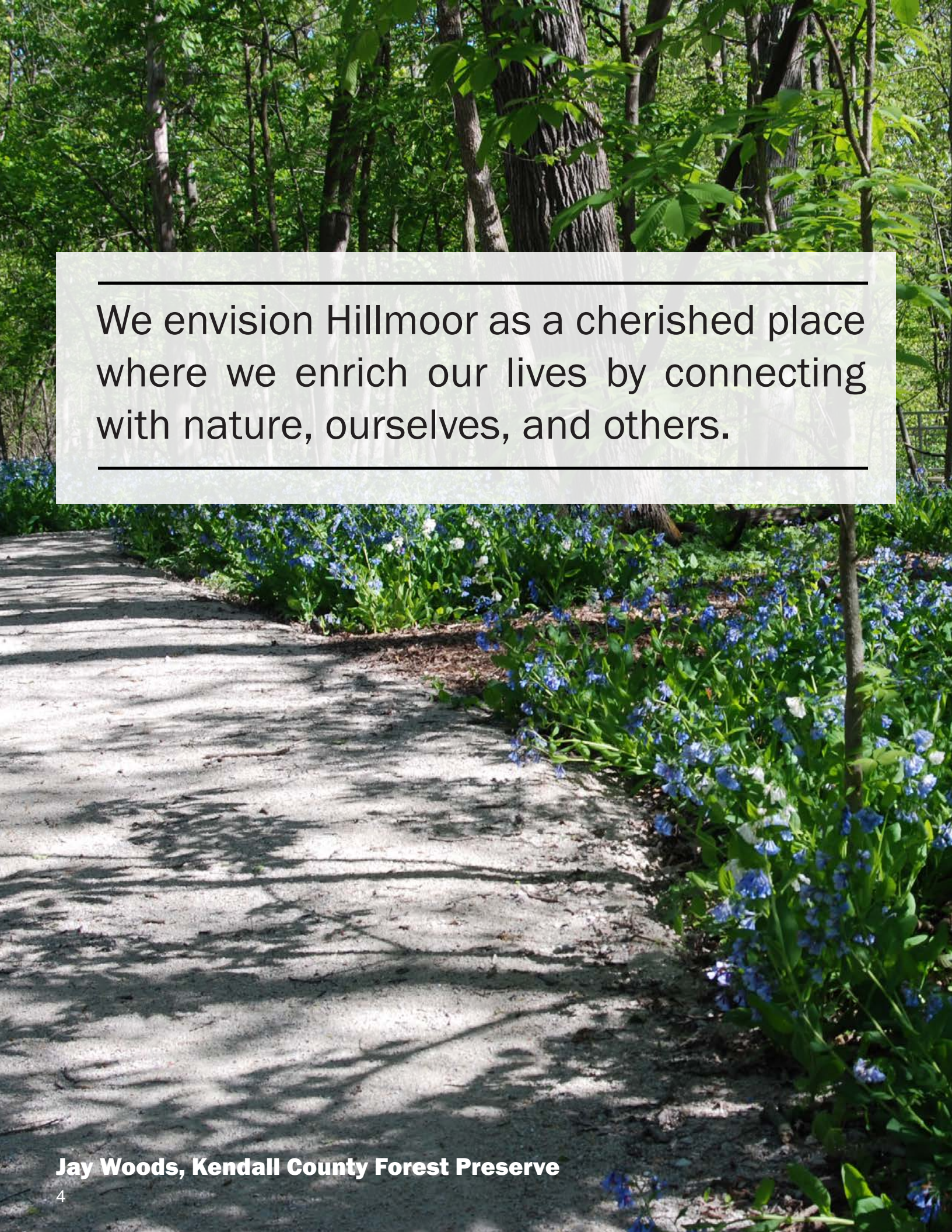




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A photograph of a dirt path in a forest. The path is in the foreground, leading into the distance. On the right side of the path, there are large, vibrant blue flowers with green leaves. The background is filled with tall trees and dense green foliage. A semi-transparent white box with a thin black border is overlaid on the upper part of the image, containing text.

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We envision Hillmoor as a cherished place where we enrich our lives by connecting with nature, ourselves, and others.

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October 8, 2025

David De Angelis  
City Administrator  
City of Lake Geneva  
626 Geneva Street  
Lake Geneva, Wisconsin 53147

RE: Proposal for Hillmoor Conceptual Plan RFP 2025

Dear Mr. De Angelis,

We are honored to submit our proposal to assist the City of Lake Geneva and the Hillmoor Commission in shaping the future of Hillmoor Park through the development of a conceptual master plan for Zone 1 – the White River Corridor. We understand the importance of this project as the first built step toward realizing Hillmoor's vision in creating a cherished place where residents and visitors alike can connect with nature, each other, and the unique spirit of Lake Geneva.

Upland Design Ltd, landscape architects and park planners, has been using its expertise in parks and public spaces for more than 27 years, delivering thoughtful, sustainable, and community-supported plans across the Midwest. Bringing on an ecological viewpoint, Hey and Associates will assist the team with their staff that is focused on natural areas, protecting habitats and sensitive landscape design for the project. Together, our team brings experience in balancing natural preservation with recreation and connectivity, ensuring that new designs respect the landscape while enhancing health, wellness, and social belonging.

Maria Blood, Principal Landscape Architect, will lead our team along with Michelle Kelly as Quality Control and our Project Manager, Tom Dvorak. Tim Pollowy and Ryan Alexander will assist from Hey & Associates. Together, they will guide the planning process by starting with a kick-off meeting and site analysis. Through the development of three conceptual plans, and culminating in a detailed master plan that reflects Lake Geneva's priorities and quality-of-life goals. Each step of the process will integrate public engagement and Commission input, ensuring the final plan is both technically sound and widely supported.

Here are a few reasons why Upland is uniquely suited to partner with the City of Lake Geneva:

- Extensive experience creating master plans that harmonize natural preservation with outdoor recreation
- Proven ability to engage communities in meaningful dialogue, translating public input into authentic, implementable designs.
- Strong record of aligning projects with grant programs to maximize funding opportunities.
- Expertise in developing parks and green spaces that celebrate local character while supporting long-term sustainability and stewardship.
- Our approach combines technical precision with a deep appreciation for how outdoor spaces enrich lives aesthetically, socially, culturally, and environmentally. We are prepared to listen intently and design thoughtfully, ensuring Zone 1 becomes the model for future phases of Hillmoor.

Thank you for this opportunity to partner with Lake Geneva on such an inspiring project. We look forward to working together to bring the community's vision for Hillmoor to life. I hereby certify that the information contained in this proposal is true and complete to the best of my knowledge and belief, and that I am authorized to submit this proposal on behalf of Upland Design Ltd.

Sincerely,

**Michelle A. Kelly, PLA | Principal Landscape Architect**  
24042 W. Lockport Street, Suite 200 | Plainfield, IL 60544  
(815) 254.0091 x727 | mkelly@uplandDesign.com

**Upland Design Ltd**

Chicago 312.350.4088 uplandDesign.com 815.254.0091 Plainfield





# Firm Profile

## UPLAND DESIGN LTD

Upland Design Ltd was established 27 years ago with a focus on creating great spaces for communities to **go outside**. Our work includes pedestrian spaces, streetscapes, plazas, park development and renovation, community wide recreation and park planning, playgrounds, campus spaces, and natural areas along with connections to indoor spaces. With each project, we focus on how the end user will experience the places we design.

We deliver fresh ideas to community park planning with a practical approach customized for each client. Upland Design succeeds in bringing together many interests by envisioning cohesive plans that implement a solid planning process. Our team encourages staff, Board and community engagement throughout the planning process to garner the best possible results. Through continual communication with clients, we ensure that goals, schedules and budgets are closely tracked, and lasting solutions obtained.

The Upland Design team is made up of over twenty-five professionals across our offices in Chicago and Plainfield. Our team includes landscape architects, horticulturalists, construction administrators and an exceptional administrative support team.

### UPLAND DESIGN LTD

Park Planning and Landscape Architecture  
Contact: Michelle A. Kelly  
312.350.4088 and 815.254.0091  
uplandDesign.com

CHICAGO  
1229 N. North Branch St.  
Suite 220A  
Chicago, IL 60642

### SERVICES

Comprehensive Master Planning  
Streetscape Design  
Amphitheaters and Festival Spaces  
Park and Playground Design to Development  
Sports Field and Sport Court Design  
State Grant Writing & Implementation  
Accessibility Improvements  
Pedestrian, Bicycle, and Multi-Use Trail Design  
Permeable Paving - Parking & Pedestrian Use  
Signage & Wayfinding Placemaking Design  
Site Planning & Circulation  
Landscape Design  
Bio-Swales and Rain Gardens  
Native Landscape Design

### QUALIFICATIONS & CERTIFICATIONS

Registered Landscape Architects:  
Illinois, Iowa, Indiana, Michigan, Texas and  
Minnesota  
ISA Certified Arborists  
NRPA Certified Playground Safety Inspectors  
LEED AP Staff  
Certified in Landscape Architecture with Illinois  
Department of Transportation Pre-Qualified  
WBE Certified

PLAINFIELD  
24042 Lockport Street  
Suite 200  
Plainfield, IL 60544





# Hey and Associates, Inc.

Water Resources, Wetlands and Ecology



## SERVICE AREAS

### Engineering

- Civil Engineering
- Stormwater & Floodplain Management
- Water Quality Planning
- Soil Erosion & Sediment Control
- Construction Engineering

### Ecology

- Wetland Delineation & Permitting
- Ecological Restoration & Management
- Wetland Mitigation Design
- Lake Assessment & Management
- Ecological Inventories/Surveys

### Landscape Architecture

- Site Design
- Green Infrastructure
- Natural Areas
- Transportation
- Parks and Recreation

### Support Services

- Subsurface Drainage Analysis & Design
- Certified Arborist Services
- Unmanned Aerial Reconnaissance
- Topographic & Bathymetric Studies
- Presentation Graphics

## ABOUT HEY AND ASSOCIATES, INC.

Hey and Associates, Inc. (Hey) is a professional engineering, ecological consulting, and landscape architecture firm founded in 1976 to deliver comprehensive solutions to complex water resources and natural resources challenges. Over the last 49 years, the firm has grown to offer a full range of professional services.

Hey's multi-disciplinary staff of engineers, scientists, landscape architects and support staff collaborate to identify opportunities, design creative solutions, and implement projects that are grounded in the fundamental principles of water resources, environmental science, and sustainability. Regulatory requirements, constructability, cost effectiveness, and long-term management requirements are thoughtfully considered for all projects to ensure we meet our clients' expectations.

## ENGINEERING

Our talented engineers are trained in traditional civil, ecological, and water resources engineering. Experienced in planning and designing stormwater management and flood control projects, green infrastructure, streambank and shoreline projects, conveyance improvements, site improvements, and utilities, Hey's engineering staff provides civil engineering services for institutional, public, and private sectors.

## ECOLOGY

Staff ecologists and environmental scientists have an excellent working knowledge of the wetland and water quality regulations of the federal, state and local governments and are some of the most experienced practitioners in the Midwest. They continually strive to be at the forefront of ecological restoration principles in order to deliver superior results. We work closely with our clients to identify restoration goals, and then tailor restoration plans to meet specific site opportunities, constraints, budgets, and schedules.

## LANDSCAPE ARCHITECTURE

Parks and recreation, green infrastructure and resilient design, streetscapes and transportation, habitat restoration, and hardscape and landscape design are specialties of Hey's landscape architects. We address our clients' diverse needs throughout the analysis, planning, design, implementation, and maintenance stages of each project to create unique and consistently successful design solutions that are comprehensive, cost-effective, and environmentally sound.

## SPECIALTY AND SUPPORT SERVICES

Additional specialty staff round out our team. These specialty departments include surveying, lakes management, erosion and sediment control planning, GIS, drain tile services, and CAD.



# Project Team Overview

## Team Lead & Landscape Architects



### uplandDesign Ltd

Landscape Architecture & Park Planning



#### **Maria Blood, PLA**

Principal Landscape Architect  
LEED AP BD+C  
Role: Project Manager  
Registered in IL, OH, WI | NPRA CPSI  
Bachelor of Landscape Architecture  
University of Illinois Urbana-Champaign

Maria has over 15 years' experience working in parks and recreation and comprehensive park master planning. Maria will be the Principal Landscape Architect in Charge on the project.



#### **Michelle Kelly, PLA**

Principal Landscape Architect  
Role: Lead Landscape Architect  
Registered in IL, MI, IN, IA | NPRA CPSI  
Bachelor of Landscape Architecture  
University of Illinois, Champaign-Urbana

Michelle will be the team lead for this project. She brings over 30 years of experience developing beloved parks and recreation spaces that keep community interests at heart. Michelle will provide quality control on the project



#### **Tom Dvorak, RLA**

Landscape Architect  
Role: Project Manager  
Registered in IL | NPRA CPSI  
Bachelor of Landscape Architecture  
University of Wisconsin, Madison

Tom has been with Upland Design since he graduated over seven years ago. With a diverse background in park planning and development, Tom will contribute the to project with his skills in project management.

## Engineering & Ecology

### *Hey and Associates, Inc.*

Water Resources, Wetlands and Ecology



#### **Timothy Pollowy, RLA**

Landscape Architect  
Role: Ecologist  
Registered in WI  
Master of Landscape Architecture  
University of Illinois

Areas of expertise include natural and nature-based solutions, sustainable and resilient site design, green infrastructure, and the restoration and management of natural areas



#### **Ryan Alexander, RLA**

Landscape Architect  
Role: Project Manager  
Registered in IL  
Bachelor of Landscape Architecture  
Ball State University

Areas of practice include green infrastructure and sustainable design, natural area restoration, planning & analysis, transportation, grant writing, and plan review & inspections.

## Surveying



JLH Land Surveying Inc

JLH Land Surveying, licensed in Wisconsin, will provide a topographic survey of the property. The survey will be used as a base for planning.





# Maria Blood

## Principal Landscape Architect in Charge

### Registered Landscape Architect, LEED AP BD+C

Wisconsin #1017-14 Illinois #157.001511

Ohio #LA.2401683

### Certified Playground Safety Inspector, since 2009

**Education:** Bachelor of Landscape Architecture

University of Illinois Urbana-Champaign, 2008



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#### Professional Activities:

South Suburban Parks and Recreation Professional Association, Member

**Experience:** Maria has been a professional in public park and landscape planning for over fifteen years. Her project experience includes comprehensive district-wide master planning, site design using IDOT specifications, and Phase III construction for landscapes, playgrounds and sports fields. Maria has assisted with field work and in-office incorporating GIS data for right of way natural area conditions. Her career has been focused on serving public clients, and she enjoys being involved in the creation of spaces with multiple challenges for wonderful outcomes.

**Project List:** Below are projects Maria has worked on:

- Mike Rylko Park Amphitheater Master Plan and Phase I Construction: Buffalo Grove Park District
- Wolf's Crossing Park Master Plan and Park Development: Naperville Park District
- Wheeling Town Center Streetscape, Town Center and Landscape: Wheeling, Illinois
- Hickory Knolls Nature Center Master Plan and Visioning: St. Charles Park District
- Engstrom Park Playgrounds Master Plan and Development: Batavia Park District
- Thatcher Woods Master Plan and Parking Lot Renovation: Forest Preserves of Cook County
- Grove Road Park Master Plan and Site Access Development: Joliet Park District
- Green Lake Park Master Plan and OSLAD: Buffalo Grove Park District
- Wynwood Park Master Plan and OSLAD Grant: Winfield Park District
- University of Illinois Hydrosystems Lab Streetscape: Urbana, Illinois
- Fairview Park Master Plan and Renovation: St. Charles Park District
- Dayton Bluffs Master Plan: City of Ottawa
- Wood Dale Public Works Facility Addition/Renovation: City of Wood Dale
- Comprehensive Master Plan: Batavia Park District
- Comprehensive Parks Master Plan: Village of Carpentersville
- Comprehensive Master Plan: Glencoe Park District
- Parks Comprehensive Plan: Sandwich Park District
- Comprehensive Analysis Plan: Dundee Township Park District
- Comprehensive Parks Master Plan: Calumet Memorial Park District
- Recreation Department Districtwide Comprehensive Master Plan: City of Romeoville
- Outdoor Intramural Recreation Facility: Northern Illinois University
- Montgomery New Public Works Facility: Village of Montgomery





# Michelle A. Kelly

Quality Control & Principal Landscape Architect

## Registered Landscape Architect

Illinois # 157-001002 Michigan # 3901001226

Iowa # 00699 Indiana # LA21200027

## Certified Playground Safety Inspector, since 1995

**Education:** Bachelor of Landscape Architecture with High Honors  
University of Illinois at Urbana-Champaign, 1992



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### Professional Activities:

American Society of Landscape Architects, Member    Midwest Institute of Park Executives  
Lambda Alpha International, Ely Chapter, Member    National Park and Recreation Association

**Experience:** Michelle has been designing parks, outdoor recreation spaces and landscapes for the past 30 years. From public meetings through design development and construction observation, she succeeds in creating great outdoor parks and recreation spaces. Her professional work includes landscape planning for park districts and municipal sites, as well as design of dynamic playgrounds, sports fields, natural areas, and community centers. She has led communities through numerous renovations with a commitment to sustainable design, efficiency and keeping community interests at heart.

**Project List:** Below are projects Michelle has led for Upland Design:

- Wolf's Crossing Park Master Plan and Park Development: Naperville Park District
- Mike Rylko Park Amphitheater and Site Planning: Buffalo Grove Park District
- Central Park Phase II Master Plan: Oak Brook Park District
- Marshall Park Concept Plan & OSLAD Development: Elk Grove Park District
- Wheeling Town Center Streetscape, Town Center and Landscape, Wheeling, Illinois: Lynmark Group
- Glenbriar Park Phase I, II, & III Master Plan: Butterfield Park District
- Central Park Phase II Master Plan: Oak Brook Park District
- Hickory Knolls Nature Center Master Plan and Visioning: St. Charles Park District
- Orland Park Nature Center Development: Village of Orland Park
- Engstrom Park Playgrounds Master Plan and Development: Batavia Park District
- Blackberry Farm Master Plan and Development: Fox Valley Park District
- Milwaukee Alley Plaza Design: Chicago Department of Transportation
- Thatcher Woods Master Plan and Parking Lot Renovation: Forest Preserves of Cook County
- Fairview Park Master Plan and Renovation: St. Charles Park District
- Parks Master Plan, Mapping and National/State Recommendations: Oak Lawn Park District
- Parks Master Plan: Village of Homer Glen
- Century Park OSLAD Development: Bolingbrook Park District
- Lawn Manor OSLAD Development: Oak Lawn Park District
- Parks Analysis, National/State Recommendations and Mapping: City of Mansfield, Connecticut
- Historic Adams Park Renovation: Phase I and Phase II: Wheaton, Illinois
- Downtown Peotone Streetscape Master Plan: Village of Peotone





# Tom Dvorak

## Project Manager

### Registered Landscape Architect

Illinois # 157.011928

### Certified Playground Safety Inspector, since 2003

**Education:** Bachelor of Landscape Architecture

University of Wisconsin - Madison, 2018

### Professional Activities:

American Society of Landscape Architects, Member



**Experience:** Tom joined Upland Design Ltd upon graduation and has found his niche in park and recreation design. His experience includes park master planning through construction document preparation, playground design, sports fields and courts, grant writing, and audits. He enjoys engaging with each community during the planning process and his focus is on designing exceptional recreation opportunities that cater to community needs.

**Project List:** Below are projects Tom has assisted with:

- New Dog Park: Elmhurst Park District
- Wolf's Crossing Community Park Master Plan: Naperville Park District
- Centennial East Park Master Plan: Oak Law Park District
- Mansfield Park Playground Renovation: Morton Grove Park District
- Oak Meadows OSLAD Development: Oak Lawn Park District
- Maine Park Renovation: Park Ridge Park District
- Borse Park: Village of Hinkley
- Irwin Park OSLAD Development: Homewood-Flossmoor Park District
- Flowers Park OSLAD Development: Village of Lincolnwood
- Grey Park Improvements: City of Evanston
- Cartwright Park Improvements: City of Evanston
- Lakeshore Park OSLAD Development: Oak Lawn Park District
- Winding Creek OSLAD Development: Geneva Park District
- Hamline Phase III: Chicago Public Schools
- Lawn Manor Park Master Plan: Oak Lawn Park District
- Aux Sable Springs Community Park Master Plan and OSLAD Development: District of Minooka
- Hinkley Park OSLAD Development: Park Ridge Park District
- Glenbriar Phase III DECO/ OSLAD Development: Butterfield Park District
- Clissold SIT: Chicago Public Schools
- Maine Park Playground Planning: Park Ridge Park District
- Marshall Park Renovation & Pickleball: Elk Grove Park District
- Cambridge Crest Park Playground Renovation: Lockport Township Park District
- Milwaukee Alley Plaza Design: Chicago Department of Transportation
- Eagle Ridge Tot Lot Accessibility Ramp: Oak Lawn Park District





#### Education

Master of Landscape Architecture,  
University of Illinois, 1992

Bachelor of Landscape Architecture,  
University of Illinois, 1990

#### Previous Employment

Consulting and Design Manager, Landscape  
Resources, Inc., Montgomery, IL, 1999-2003

Staff Ecologist, Applied Ecological Services,  
Inc., Brodhead, WI, 1996-1999

Associate Staff, Otis Associates, Inc.,  
Schaumburg, IL, 1994-1996

Landscape Planner, Village of Schaumburg,  
Schaumburg, IL, 1993-1994

Associate Staff, Johnson Johnson & Roy,  
Chicago, IL, 1992

#### Registration & Certification

Illinois Registered Landscape Architect  
157001200

Wisconsin Registered Landscape Architect  
594-014

## Timothy R. Pollowy, RLA (IL & WI)

### Senior Landscape Architect

Built upon an education in landscape architecture and natural resources from the University of Illinois, Mr. Pollowy has over 30 years of experience in landscape architecture, environmental planning, and ecological restoration. Areas of expertise include natural and nature-based solutions, sustainable and resilient site design, green infrastructure, and the restoration and management of natural areas. He is an experienced project manager, using his organizational and communication skills to keep projects on track and within budget. Mr. Pollowy has a thorough hands-on understanding of construction management, and has overseen the successful implementation of a wide variety of projects. Mr. Pollowy has successfully completed FHWA Context Sensitive Solutions (CSS) training for public consensus building, and is a Registered Landscape Architect in Illinois and Wisconsin.

#### Representative Projects

**Kane County**—Fab Fox! Water Trail Access Infrastructure Project, Kane County, Illinois. Project manager during community outreach, design, permitting, and construction of a federally-funded project to provide universal access to the Fabulous Fox! National Water Trail.

**Village of Orland Park**—Village Center and Police Department Landscape Renovation, Orland Park, Illinois. Project manager and landscape architect during planning and design of native landscape renovation at the Village's municipal center and police station. Also provided construction phase support.

**Village of Wilmette**—Edens Corridor Pollinator Project, Wilmette, Illinois. Project manager for native planting project targeting habitat for pollinator species.

**Waste Management** – North Branch Canal/The Wild Mile, Chicago, Illinois. Led planning, design, and permitting for bank stabilization, habitat improvements, water quality protection, and public awareness for the largest privately-owned portion of The Wild Mile on the North Branch Canal at Goose Island.

**Park District of Highland Park** – The Preserve, Highland Park, Illinois. Project manager and landscape architect during design and construction to convert a public golf course to a passive recreation natural area with trails, scenic overlooks, specialty gardens, and related site amenities.

**Forest Preserve District of Kane County** – Lake Patterson Public Access Improvements at Oakhurst Forest Preserve, Aurora, Illinois. Project manager during design and construction of new trails, parking lot expansion, and replacement of aging site amenities including a picnic shelter, bathroom facility, boat ramp and dock, and fishing stations.

**Lake Forest Open Lands Association** – Carruthers Nature Preserve, Lake Forest, Illinois. Project Manager during planning, design, and permitting of trails, boardwalks, parking, public gathering areas, overlooks, and ecological restoration at this unique site dominated by wetlands.

**John Deere** – John Deere Horicon Works, Horicon, Wisconsin. Completed two phases of biotechnical shoreline stabilization featuring native vegetation to protect property at manufacturing facility adjacent to the Horicon Marsh National Wildlife Refuge and State Wildlife Area.





## Ryan Alexander, RLA

### Landscape Architect

Mr. Alexander has over 16 years of experience in landscape architecture with extensive work in parks and recreation including playgrounds, passive recreation, and athletic fields. Additional areas of practice include green infrastructure and sustainable design, natural area restoration, planning & analysis, transportation, grant writing, and plan review & inspections. He has spent his career in multi-disciplinary firms working closely with ecologist and civil engineers. As a project manager, he has worked closely with owners and contractors to guide the implementation of park and landscaping projects.

### Representative Projects

**The Karmapa Center 16** – Landscape Design Services, Wadsworth, Illinois. Advanced the landscape plans for facility celebrating the life of the 16th Karmapa including naturalized landscaping, parking lot landscaping, and ornamental landscaping.

**Lake County DOT** – Permeable Parking Lot Renovation, Libertyville, IL. Prepared the landscape planting plan for parking lot, rain garden, and foundation plantings featuring native plants to serve as public demonstration landscape.

**Waukegan School District** – Outdoor Classroom, Waukegan, IL. Developed Schematic Design and Construction Documents for a new outdoor classroom featuring lab and lecture spacing, a walking path, and naturalized landscaping.

**Geneva Public Works** – Bent Tree Drive Landscape Master Plan, Geneva, IL. Developed a master plan for the rejuvenation of landscape buffer between residential and commercial areas with a focus on reduced maintenance and native species.

**Northbrook Park District** – Northbrook Activity Center, Northbrook, IL. Assisted in schematic design, design development, construction documentation and detailing, construction observation, and prepared the landscape plans including ornamental plantings and stormwater mitigation areas of a new activity center.

**Orland Park Public Library** – Children's Reading Courtyard, Orland Park, IL. Assisted in conceptual plan development, construction documentation and detailing of an outdoor learning environment.

**Plainfield Park District** – Prairie Activity and Recreation Center (PARC), Plainfield, IL. Assisted in schematic design, design development, construction documentation and detailing, and construction observation of a new activity center. Prepared the landscape plans including ornamental plantings and stormwater mitigation areas.

**Dundee Township Park District** – Bonnie Dundee Master Plan, Carpentersville, IL. Participated in the development of the Park Master Plan with tasks including concept plan development, narrative writing, implementation strategies and costs, and production of hand and computer generated graphics for redeveloping an under-used golf course a community park and sports complex.

**Brother Rice High School** – Campus Entrance and Parking Renovation, Chicago, IL. Assisted in design development, construction documentation and detailing, and landscape plan development of a parking lot renovation with perimeter landscaping, custom monument signs, and enhanced pedestrian plaza.

**Village of Plainfield** – West Electric Park, Plainfield, IL. Developed schematic design and construction documents for a passive recreation space along the Lower DuPage River with several seating areas and naturalized landscape restoration.

### Education

Bachelor of Landscape Architecture,  
Ball State University, 2008

### Previous Employment

Landscape Architect, Wight & Co.,  
Darien, IL, 2017-2020

Landscape Designer, Planning Resources  
Inc., Wheaton, IL, 2008-2017

### Registrations & Certifications

Illinois Registered Landscape Architect  
157001656





**Central Park: Oak Brook Park District**





## Project Experience

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## ROLLING KNOLLS COOK COUNTY FOREST PRESERVE

LOCATION Elgin, Illinois  
SERVICES Project Lead  
KEY PERSONNEL Maria Blood

Upland Design Ltd assisted the Forest Preserves of Cook County in transforming the former Rolling Knolls golf course into a vibrant public recreation space. The project highlights adaptive reuse by converting the former fairways and greens into a disc golf course while restoring the site as a natural and community-friendly landscape.

The design incorporated an 18-hole disc golf course that winds through rolling terrain, offering play for a variety of skill levels while preserving open views and ecological character. Additional site improvements included parking, pathways, and native plantings that enhance habitat and promote sustainability. By repurposing the golf course, Rolling Knolls now provides unique recreational opportunities that connect people to nature while giving new life to a once underused property.







fpdcc.com



# ROLLING KNOLLS DISC GOLF COURSE

## Course Legend:

- Disc Golf Basket
- Throw Route
- Disc Golf Tee
- Mowed Trail
- Paved Trail
- Forest Preserve Facility
- Forest Preserve Property Line



## Course Introduction:

This is an intermediate level disc golf course intended for recreational use by people of all ages.

## Game Objective:

A game of disc golf is played like traditional golf with a flying disc. One point is given for each throw of the disc. The goal is to make the basket in the fewest number of throws. At the end of the course the player with the fewest throws wins.

## Rules of the Game:

- **Teeing Off:** Begin play at each hole by throwing the disc from the "Tee Area".
- **Lie:** The lie is the spot a player's disc landed after the first throw. The second throw takes place from behind this point.
- **Throwing Order:** The player with the fewest number of throws on the previous hole is the first tee off on the next hole.
- **Fairway Throws:** Must be made from behind the lie. A run up and follow through is allowed unless player is within 10 meters (32.8 feet) of the basket.
- **Hole Completion:** A hole is complete when the disc lands in the basket.
- **Out of Bounds:** Discs that land out of bounds are played from a point three feet in bounds from where the disc went out of bounds. Roads and waterways are considered out of bounds.

## Course Rules:

- Course open sunrise to sunset.
- Stand behind the player that is throwing until the throw has been completed.
- Remove disc from disc golf basket after hole has been completed.
- Allow faster groups to play through when possible.
- Wait to throw your disc until other players and other users are out of range.
- Pets must be kept on a leash.
- Permits required for groups of 25 or more.
- No glass containers.
- No motorized vehicles on grass or trails.

**For Emergency Services Call 911**





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## GLENBRIAR PARK PHASE I & II MASTER PLAN & DEVELOPMENT BUTTERFIELD PARK DISTRICT

**LOCATION** Lombard, Illinois  
**SERVICES** Project Lead  
**BUDGET** \$1,250,000  
**TIMELINE** 2019-2020  
**CONTACT** Michael Hixenbaugh  
Executive Director  
mhixenbaugh@butterfieldpd.com  
(630) 858-2229 X12

Upland Design assisted the Butterfield Park District with the development of Phase I & II of the master plan for Glenbriar Park. The project included procuring an IDNR Open Space Land Acquisition and Development Grant in the amount of \$400,000 and a DCEO grant. Working with the community and District staff, Upland prepared this concept incorporating community needs. Upland also prepared construction, permit and bid documents and undertook construction administration for this wonderful park expansion.

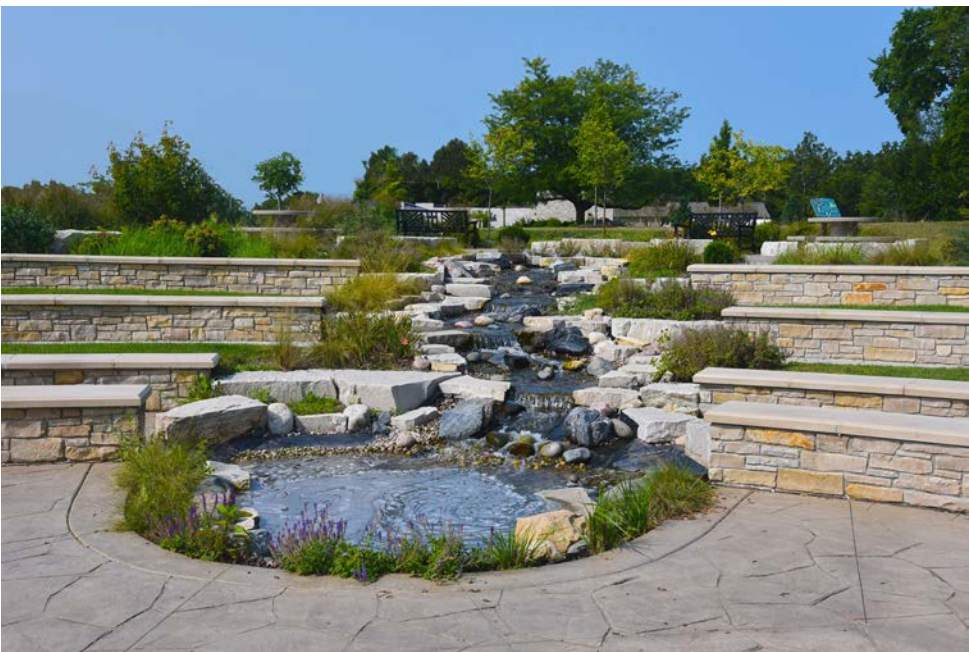
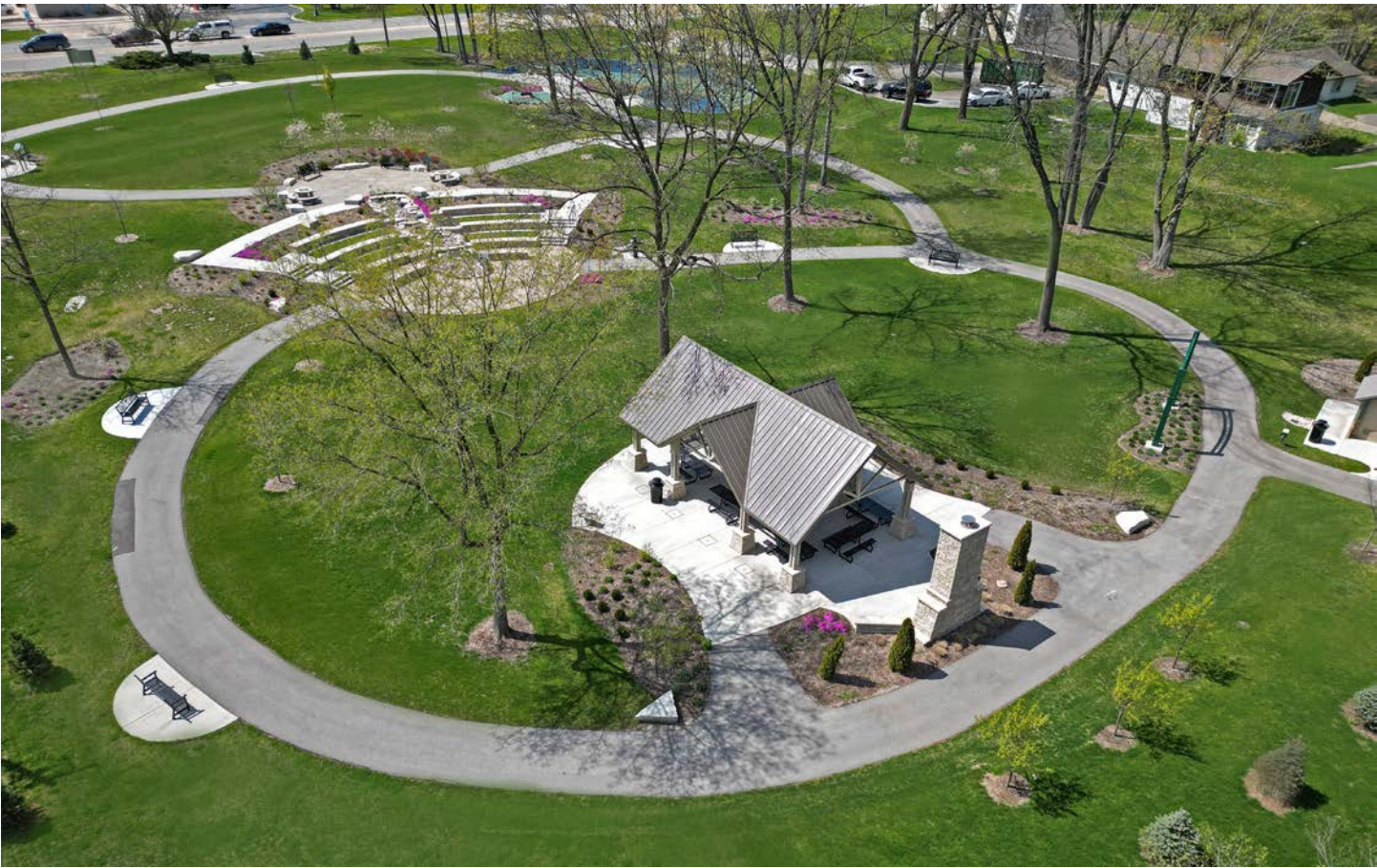


The following elements were included:

- Enhanced Landscaping
- Drinking Fountain with Dog Bowl
- Pollinator Garden
- Soft Surface at Challenge Course
- Fountain & Landscape Plantings
- Accessible Restrooms
- Outdoor Amphitheater Seating
- Main Shelter & Performance Area
- Trail Connection
- Pickleball & Tennis Courts
- Digital Stone Sign











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## MARSHALL PARK MASTER PLAN & DEVELOPMENT

### ELK GROVE PARK DISTRICT

**LOCATION** Elk Grove, Illinois  
**SERVICES** Project Lead  
**BUDGET** \$2,189,378  
**TIMELINE** 2022-2025  
**CONTACT** Ben Curcio  
Executive Director  
Elk Grove Park District  
bcurcio@elkgroveparks.org  
(847) 437-9494

Upland Design worked with the Elk Grove Park District to create a Master Plan for the redevelopment of Marshall Park. The project included a successful IDNR Open Space Land Acquisition and Development Grant in the amount of \$400,000. Project components included the following items:

- Shelter with Restrooms
- Basketball Court
- Paved Walking Loop
- Fitness Stations
- Natural Lawn Soccer Field with Irrigation
- Rain Garden and Interpretive Signage
- Community Playground
- Splash Pad
- Site Furniture including Benches and Tables

Construction documents, bidding, permitting and contract administration were all provided with the leadership of Upland Design. The park opened in the summer of 2024. Phase II then added 6 new pickleball courts with glass walls and opened in 2025.











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# WOLF’S CROSSING COMMUNITY PARK

## MASTER PLAN & DEVELOPMENT

NAPERVILLE PARK DISTRICT

LOCATION	Naperville, Illinois
SERVICES	Project Lead
BUDGET	\$10,500,000
TIMELINE	Master Plan 2018 Construction 2019-2020
CONTACT	Michael Piszynski mpiszynski@ napervilleparks.org (630) 848-5012

Upland Design collaborated with the Naperville Park District to create a master plan for a new 33-acre community park. We led two public meetings and two focus group meetings to garner input from key stakeholders and the general public. The project included procuring an IDNR Open Space Land Acquisition and Development Grant in the amount of \$400,000. The final plan met the goals and budget, and the team began construction documents including the following elements:

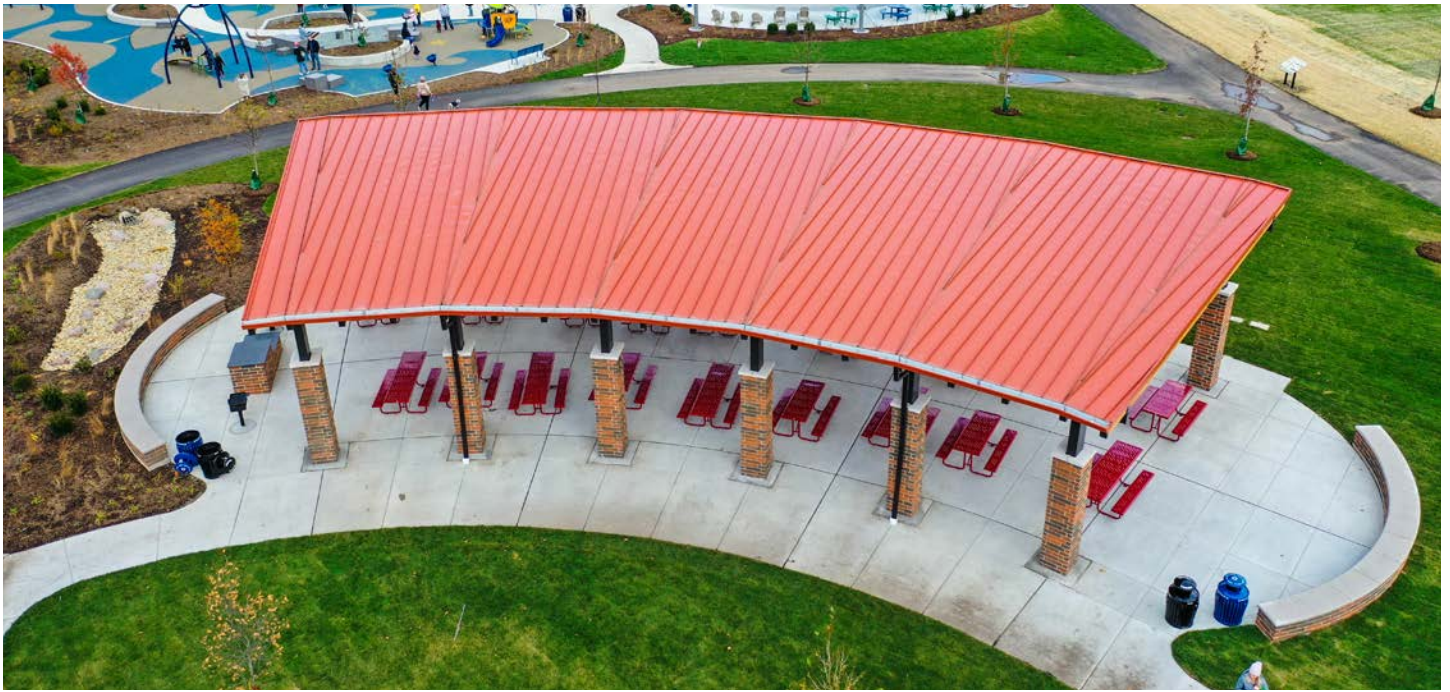
- Community Playground
- Community Picnic Shelter
- Recirculating Splash Pad
- Restroom Building & Storage Building
- Baseball Field
- Multi Purpose Fields
- Basketball Courts
- Pickleball Courts
- Tennis Courts
- Paved Walking Loop
- Challenge Course
- Fitness Stations
- Sled Hill
- Warming Shelter
- Rain Gardens
- Outdoor Classroom
- Parking Lots



A strong focus of the project is the use of rain gardens and native plantings, creating an active park surrounding by nature. The rain gardens are a mix of native plants and stone, creating infiltration areas. The project construction finished in 2020.











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## ORLAND PARK NATURE CENTER

VILLAGE OF ORLAND PARK

LOCATION	Orland Park, Illinois
SERVICES	Project Lead
BUDGET	\$1,208,000
COMPLETION	2019
CONTACT	Sean Marquez smarquez@orlandpark.org (708) 403-6171

The Village of Orland Park and the local non-profit, Open Lands of Orland Park, partnered to develop a 3-acre site facing a large wetland area that will serve the community as a central nature education center. Upland Design Ltd, with engineers at ERA, held numerous focus group meetings with Open Lands and then developed design plans and construction documents for the project. The project construction completed at the close of 2019 and opened in 2020.

Key features include a large permeable paver plaza with hillside amphitheater seating set among prairie plants. A permeable paver parking lot and rain gardens highlight green construction techniques. Multiple areas for viewing neighboring wetlands and open space are incorporated with a high point overlook that includes periscopes and seating. Outdoor shade structures create multiple classroom settings, along with a bird viewing shelter with protective panels to hide the human visitors from the birds. Signage is included, with a kiosk as well as interpretive signs with themed sculptural elements.











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## CENTRAL PARK PHASE I & II MASTER PLAN & DEVELOPMENT OAK BROOK PARK DISTRICT

**LOCATION** Oak Brook, Illinois  
**SERVICES** Project Lead  
**BUDGET** \$2,400,000  
**TIMELINE** 2022-2024  
**CONTACT** Bob Johnson  
Deputy Director  
Oak Brook Park District  
bjohnson@obparks.org  
(630) 990-4233

Upland Design has assisted the Oak Brook Park District with expansion of recreational features at Central Park, their flagship park, for the past five years. This most recent phase completed in summer of 2024 includes a new community amphitheater for the park. Community input guided the addition of amenities to this 105-acre park. The project includes new recreational features to engage both youth and seniors with a challenger course and a game area. These complement the earlier phase components, including basketball and soccer fields. Upland wrote an IDNR Open Spaces Land Development and Acquisition (OSLAD) grant for \$600,000 and an Illinois DCEO Tourism Grant for \$480,000 to assist in funding the project. Components included the following items:

- Community Shelter
- Amphitheater
- Game Area:
  - o Ping Pong
  - o Bocce Ball Court
  - o Painted Games
  - o Game Tables
- Ninja Challenge Course
- Ginger Creek Fishing Area
- Ginger Creek Nature Observation-Interpretive Signage
- Pathway Renovations and Extensions for New Amenities
- Native Landscaping and Shade Trees











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## **HOOVER FOREST PRESERVE**

KENDALL COUNTY FOREST PRESERVE DISTRICT

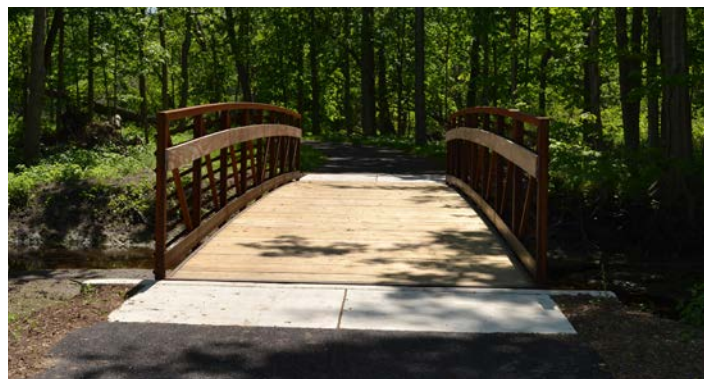
LOCATION	Yorkville, Illinois
SERVICES	Project Lead
BUDGET	\$796,000
COMPLETION	2011
CONTACT	David Guritz dguritz@co.kendall.il.us (630) 553-4131



Hoover Forest Preserve, a former Boy Scout campground, was purchased by the Kendall County Forest Preserve District with the intention of making it an accessible public camp ground, an outdoor education center, and a major link along the regional multi-use Fox River Trail. With over 50' of grade change from the parking lot to the Fox River overlook, ADA design was a big part of the project. Project components include:

- 1- mile trail along the Fox River
- Fishing Deck at the Fox River
- Overlook Deck at Bluff
- Woodland Classroom Area
- Four Group Camp Sites - all accessible
- 20-single camp sites - 2 accessible
- 70-car Parking Lot with Bio-Swales
- Site Way- Finding Signage
- Stormwater Management with Native Plantings

The entire site was designed to meet both State and Federal ADA regulations.





## ELMHURST PARK DISTRICT

LOCATION	Elmhurst, Illinois
SERVICES	Project Lead
BUDGET	\$2,231,203
TIMELINE	2023-2024
CONTACT	Angela Ferrentino Executive Director Elmhurst Park District aferrentino@epd.org (630) 993-8900

Upland Design Ltd partnered with the Elmhurst Park District to transform newly acquired land along Old York Road into a vibrant community dog park. The design brings together recreation, sustainability, and comfort for both people and pets, with amenities carefully planned to create a safe, engaging, and welcoming destination.

Extensive site improvements include lawn and landscape restoration, new trees, and a native planting buffer to enhance the natural setting. The Old York Road Dog Park provides Elmhurst residents with a thoughtfully designed space for recreation, relaxation, and community connection. Amenities include:

- Large & Small Dog Area
- Splash Pad with Bubblers
- Natural Agility Course
- Hills & Tunnels
- Limeshote Outcroppings
- Shaded Areas- Shelter & Pergola
- Benches
- Picnic Tables
- Drinking Fountains (Dog & People)
- Restoroom Building with Storage
- Waste Stations







**Owner**

Park District of Highland Park

**Contact**

Dan Voss  
Park District of Highland Park  
847.579.3130  
dvoss@pdhp.org

**Status**

Completed 2021

**Project Highlights**

Golf course to open space  
Trails  
Seating  
Entry plaza  
Overlooks  
Nature play  
Nature maze  
Sensory garden  
Site furnishings  
Habitat restoration  
Water quality protection  
OSLAD and 319 grant funding

## The Preserve of Highland Park HIGHLAND PARK, ILLINOIS

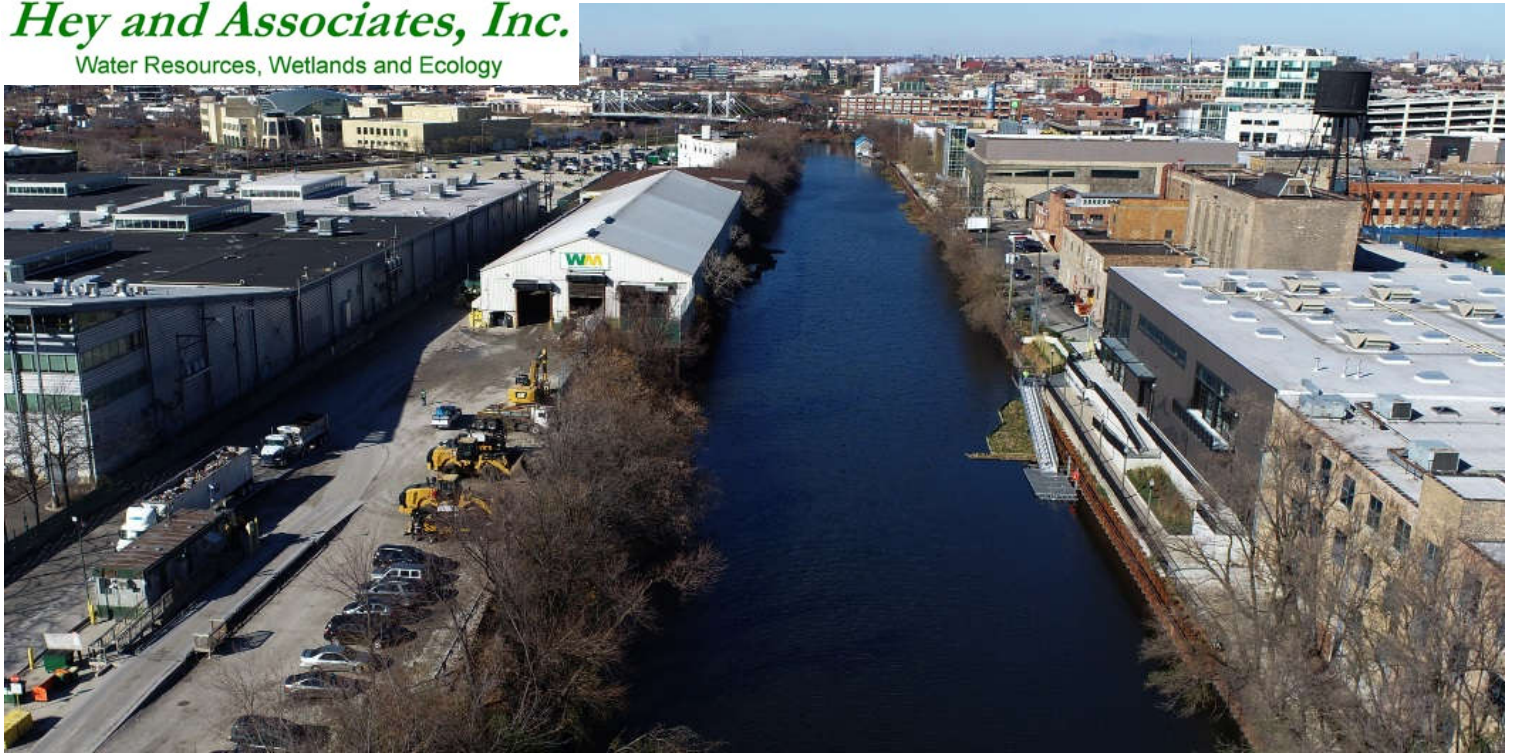
The Preserve of Highland Park converted the landscape of a former golf course to an interactive nature experience and play space for all ages. Existing features help to define activities and are used to create unique experiences as visitors move through the site. As an intergenerational nature playscape, The Preserve offers opportunities to engage with one's environment on varying levels and will include Gateway and Connector multi-use trails, interior destination pathways, and meandering nature trails. Native plantings wind through the park while turf areas provide space for programmed events, special events, and picnics. Situated along the Skokie River, the site responds to fluctuating flood water levels, creating an ephemeral experience that changes with the time, day, and season. Low lying areas, planted with wetland species, offer opportunities for diverse habitat and different visitor experiences.

The Park District of Highland Park retained Hey to design this new park. Hey's scope included leading the design from initial concept development through construction document preparation. An extensive public process was involved to gather community input and build support for the project. In addition to a hierarchy of trails traversing the site, the project also included numerous nature play areas, enhanced wildlife habitat, several overlooks and rest areas, a nature maze, signage and wayfinding, and a sensory garden. The project was funded in part by IEPA 319 and OSLAD grants.

The project site is bisected by the Skokie River with much of the eastern portion of the project area located within the river's floodplain and floodway. The plans carefully considered the floodplain and floodway permitting requirements including compensatory storage and "appropriate uses" within the floodway. Hey also prepared a hydroperiod analysis based on a statistical evaluation of the river's gauge records to determine how frequently and for how long the site was inundated at various elevations. This information helped inform at what elevations to place various plant communities for the best chance of success.

Hey also provided construction administration services.





**Owner**

Waste Management

**Contact**

Lisa Disbrow

ldisbrow@wm.com

**Status**

Ongoing

**Project Highlights**

Planning

Community outreach

Bank Stabilization

Habitat Enhancement

Green Infrastructure

**THE WILD MILE**  
**CHICAGO, ILLINOIS**

The Waste Management (WM) Chicago Metro Transfer Station on Goose Island encompasses approximately one-quarter of the North Branch Canal Shoreline within the limits of the larger Wild Mile Chicago planning area, and the only section without sea walls. Hey was retained by WM to conduct a detailed site inventory and prepare preliminary plans for the WM property. Planning and design efforts focused on four main themes: habitat enhancement, bank stabilization, site drainage, and public engagement. Habitat enhancement included improving opportunities for native plant communities and wildlife. Bank stabilization will reduce erosion, protect adjacent infrastructure, and help achieve habitat goals. Drainage improvements such as controlling runoff from parking/storage lots and building downspouts will contribute to bank stabilization, erosion control, water quality, and habitat. Public engagement concepts identified opportunities for public art and education.





## Professional References

### Reference #1

**Client Name:** Elmhurst Park District

**Project:** Old York Road Dog Park, Centennial Park, and Glos Park

**Contact:** Angela Ferrentino, Executive Director

**Telephone Number:** 630.993.8900

**Email:** aferrentino@epd.org

### Reference #2

**Client Name:** Elk Grove Park District

**Project:** Marshall Park Master Plan and Development

**Contact:** Ben Curcio, Executive Director

**Telephone Number:** 847.437.9494

**Email:** bcurcio@elkgroveparks.org

### Reference #3

**Client Name:** Naperville Park District

**Project:** Wolf's Crossing Community Park Master Plan and Development

**Contact:** Michael Piszynski, Superintendent of Trades Operations

**Telephone Number:** 630.848.5012

**Email:** mpiszynski@napervilleparks.org

### Reference #4

**Client Name:** Oak Brook Park District

**Project:** Central Park North Master Plan Update and Phase I and Phase II Development

**Contact:** Bob Johnson, Deputy Director

**Telephone Number:** 630.990.4233

**Email:** bjohnson@obparks.org



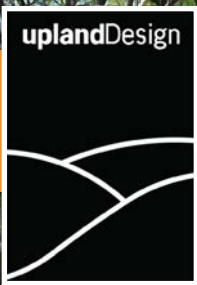






**Glenbriar Park: Butterfield Park District**





# Innovative Approach

## Project Phases:

- Planning Meeting with Hillmoor Commission
- Presentation of Preliminary Plans to Hillmoor Commission
- Saturday Public Input Meeting
- Master Plan Preparation & Presentation to the Hillmoor Commission
- Comprehensive Plan
- Final Plan Presentation to the City Council



# Hillmoor Zone 1

## White River Corridor Conceptual Plan

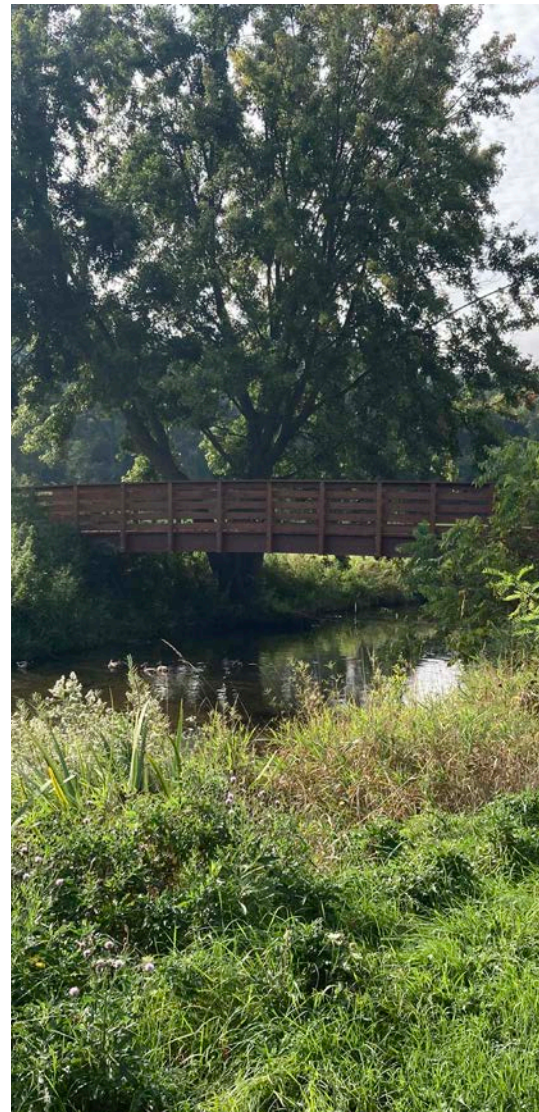
### Project Background

The City of Lake Geneva has taken steps to preserve and enhance the Hillmoor property as a public asset that enriches the lives of its residents. With the acquisition of 189 acres, significant infrastructure investments, and the award of a Knowles-Nelson Stewardship Grant, the City has positioned Hillmoor to become a place where people connect with nature, with each other, and with the cultural spirit of Lake Geneva. With this project, the City is undertaking a planning process to develop a Conceptual Master Plan of the first planning zone as well as a Landscape Implementation Plan.

The natural starting point is Zone 1, also known as the White River Corridor. Its proximity to neighborhoods, schools, and existing recreational amenities, combined with the scenic beauty of the White River make it an accessible and inviting area for community gathering, recreation, and restoration. This project will also set the groundwork for realizing the Commission and City's vision across the property.

Upland Design Ltd, landscape architects and park planners, along with their partners Hey and Associates, who specialize in ecology landscape architecture and civil engineering, proposes to develop a conceptual plan for Zone 1 that not only addresses the physical needs such as trails, amenities, and access but also honors the City's objectives of preservation, recreation, community, connectivity, and quality. By weaving together natural preservation, cultural expression, and opportunities for play and wellness, the Upland team will deliver a plan that reflects Lake Geneva's values and uplifts its sense of place. The site elements listed below will be part of the site program, and can be updated during planning:

- Joint Walking and biking paved paths- 12' width
- Hiking Trails
- Amphitheater/ Band Shell
- Cross country skiing
- Disc Golf Course (redesign)
- Dog Parks-small & large dogs
- Fishing
- Picnic Pavilions-small & large
- Playground
- Splash Pad
- Benches & Picnic Tables
- Sledding Hill
- Parking
- Signage & Lighting
- Restrooms
- Landscape Enhancements
- Environmental Diversification & Native Plantings including Ecological & River Restoration considerations





# Innovative Approach

## Project Scope

Survey & Base Data: JLH Land Surveying Inc., a Wisconsin licensed surveyor, will prepare a topographic survey for the Zone 1 area. Building upon the City's existing GIS and ecological data, Upland will establish a comprehensive base file that incorporates soils, hydrology, floodplain, and adjacent land use information.

### Planning Kick-Off Meeting:

A kick-off meeting will be held with a tentative date of December 11, 2025, and will include a site visit. Objectives of this meeting include:

- Confirm Timeline and Meeting Dates
- Discuss Project Goals and Community Values
- Review Zone 1 Components and Amenitiy Requirements
- Begin Discussion of Site Opportunities and Challenges
- City to Share Public Input to Date

As part of the site visit, the Upland team will document opportunities such as trail connectivity, scenic vistas, and natural features while also addressing challenges like drainage, access, and existing uses. Furthermore, we will review how the site can integrate ecological considerations to ensure biodiversity, resilience, and beauty. The property's context next to schools, residential neighborhoods, and downtown will be carefully considered to ensure that the park becomes an accessible and welcoming extension of the community fabric. The meeting will conclude with a final list of amenities to include in the preliminary concepts.

(1 in Person Meeting with Site Visit)

Site Analysis: A site analysis will be completed using the base data along with on site visit and photographic documentation. A summary analysis plan will be created. This technical and visual foundation ensures Hillmoor's objective of harmony with the natural environment is incorporated in all design solutions while supporting long-term ecological health, climate resiliency, and sustainability.





# Innovative Approach

Site Analysis continued: Our team will document key environmental factors including drainage patterns, soil conditions, tree canopy health, and wildlife habitat areas. Particular attention will be given to the White River corridor to understand opportunities for restoration, hydrological balance, and integration with the future ecological restoration plan.

We will also assess the transition between manicured park areas and naturalized landscapes, noting opportunities to expand pollinator habitats, reintroduce native plant communities, and visually frame gathering areas with resilient, low-maintenance plantings. This detailed ecological inventory will serve as a foundation for trail alignments, amenity placement, and landscaping strategies that celebrate the site's natural heritage while ensuring long-term sustainability and biodiversity.

Zone 1 Concept Park Program: The City and Commission have developed a list of amenities and details of how these amenities will be built to serve the community. Using this data, the Upland team will create two written concept programs for Zone 1. These will be submitted to the City via email for review and comment prior to the design work being started. A virtual meeting can be held to discuss and refine these programs, together. Once the programs are approved, concept planning will commence.

Concept Plans and Cost Estimates: The Upland team will prepare two detailed concepts guided by past work completed by the Commission and the approved park programs. Each plan will explore different approaches to blending recreation, ecology, and community gathering. The plans will also highlight how trails, amenities, and landscaping come together to encourage play, wellness, and social connection. Elements will include:





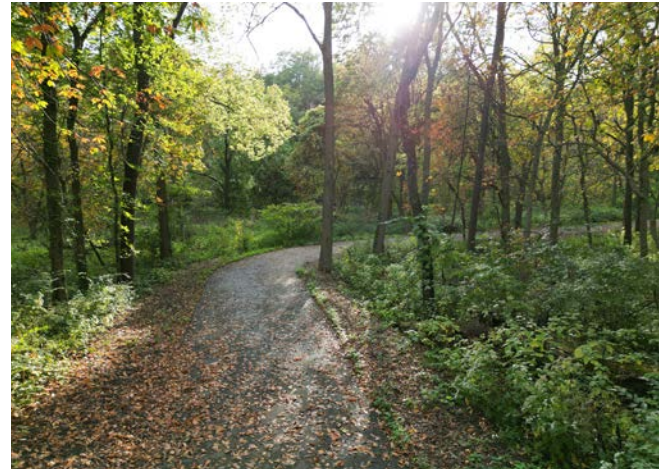
# Innovative Approach

- A 12-foot wide paved main trail with ADA-accessible connectors, designed for both everyday use and peak weekend activity.
- Placement of amenities such as an amphitheater, playground, splash pad, pavilions, and a sledding hill to foster intergenerational recreation and cultural experiences.
- Thoughtful modifications to the existing disc golf course to harmonize with new features, ensuring variety and challenge while leaving room for other park amenities.
- Landscaping that enhances biodiversity and seasonal beauty, creating “moments” that inspire visitors to pause, appreciate, and connect with nature.
- Integration of seating, signage, and lighting to promote safety, comfort, and inclusivity.

Each concept will be accompanied by imagery and cost estimates, ensuring clear communication of ideas and practical feasibility.

Presentation of Preliminary Plan to Hillmoor Commission: The concepts and costs will be presented to the Hillmoor Commission for review during the scheduled meeting on January 22, 2026. Based on comments from the Hillmoor Commission, the designs will be adjusted and color rendered for the public meeting. (1 in Person Meeting)

Public Input Meetings: Two rendered concepts will be presented to the public at two open houses in February of 2026. One will be a weekday evening while the second will be on a Saturday, giving choices for community members to attend. Upland will prepare a written survey to garner input from meeting attendees. Large format color boards will be prepared and the site analysis will be included. This information may be shared digitally if the Hillmoor Commission would like to add it to the Hillmoor Friends website for additional input and “votes.”





# Innovative Approach

The sessions will be structured as an interactive open house designed to foster inclusivity and transparency. Stations will be organized around key design themes where attendees can review displays, ask questions, and share feedback directly with project team members. Large-format maps, illustrative renderings, and hands-on comment tools will make it easy for all participants to engage, regardless of design or planning experience.

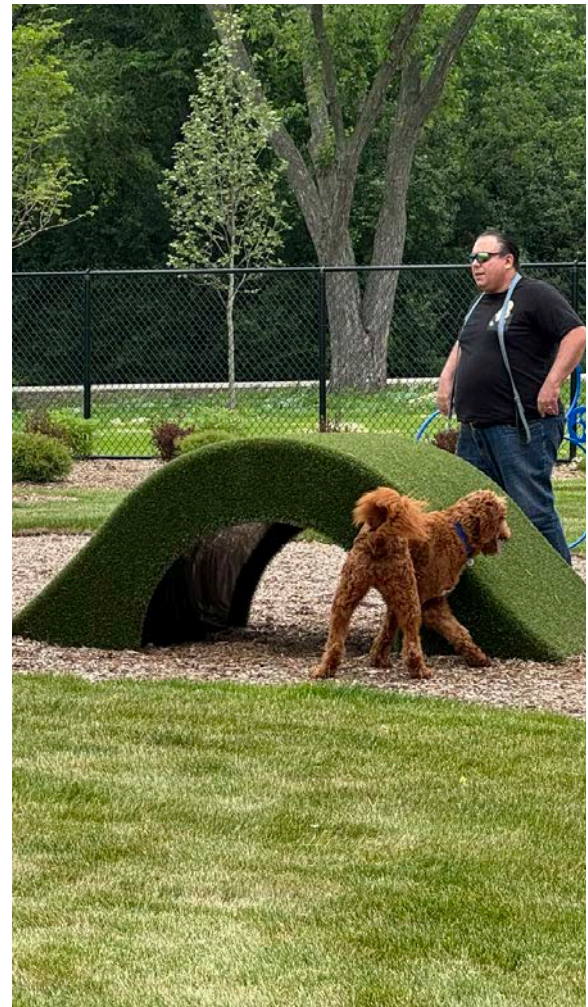
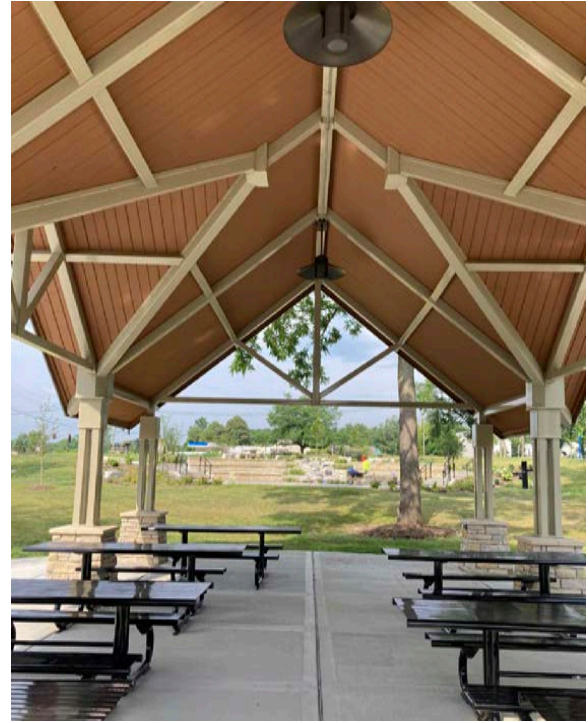
To ensure transparency, we will clearly communicate how community feedback influences the plan. Comment summaries and recurring themes will be compiled after each meeting and shared publicly through follow-up materials, reinforcing accountability and trust in the planning process.

Upland's facilitation style centers on listening first by creating an environment where every voice is valued. This open and equitable process will help ensure that Hillmoor's final design truly represents Lake Geneva's collective vision. (Two Public Meetings- in person)

## Summary of Input and Recommendations:

A summary of input will be prepared along with recommendations to guide the concepts from two options to one preliminary plan. This will be prepared in memo format and shared via email. Then, a virtual meeting will be held to review the memo and discuss any adjustments prior to moving forward.

Master Plan Preparation and Presentation to the Hillmoor Commission: Based on Commission feedback, Upland Design will prepare one preliminary master plan and an updated cost estimate. Color images will be included. This preliminary plan will be shared with the Hillmoor Commission. Based on input Upland will then prepare a final master plan with images and an updated cost estimate. Cost estimates will include disc golf modifications, utilities, and amenities. Recommendations will be made for sustainable energy integration such as solar panels as well as safety assessments including lighting, visibility, and circulation. The plan will be both inspirational and actionable.





# Innovative Approach

These documents will be presented to the Hillmoor Commission. Any input or requested changes will be made prior to the final plan presentation to the City Council. (1 in Person Meeting)

**Trail and Bench Layout:** The master plan will show locations of proposed trails and benches for Zone 1. The design of these will be completed in AutoCAD files on the base site survey and these files will be provided to the City for future construction layout. The plans will not be construction documents and will not have proposed contours or spot grades. The trails will be drawn to scale with the appropriate width per use.

**Landscape Plans:** The landscape plan will incorporate standard specifications for different planting schemes which feature different types and quantities of plants. The plan will show the recommended locations where each type of plant scheme should be used. The landscape plan will include the following:

- Landscape overlay that fits the master plan and shows where plant communities/habitats are to be planted by area.
- A detailed example of each unique landscape including a suggested planting mixes.
- Detailed planting plan for the featured gateway entry including plant list, plan locations, and size at time of installation.
- Tree planting plan: location, botanical/common name and suggested size at installation
- Cost estimate for the purchase and installation of trees
- All landscaping designed to require minimum maintenance

**Final Plan Presentation to the City Council:** The Final Master Plan will be presented at a City Council meeting. This will include a color rendered vision for Zone 1, complete with color renderings, perspective views, phased implementation strategies, and a Landscape Plans. A phasing plan will be presented guided by current funding as well as future funding. Two copies of each 24" x 36" presentation boards will be provided. The board will also be provided with digital copies. (1 Public Meeting- in person)





# Deliverables & Meetings

## Deliverables

- Two (2) preliminary conceptual plans with renderings and cost estimates
- One (1) Preliminary Master Plan with images, perspectives, and detailed cost estimate
- One (1) Final Master Plan with images, perspectives, and detailed cost estimate
- One (1) Landscaping Implementation Plan with phased priorities
- AutoCAD files (trail layouts)
- Public engagement summaries and recommendations
- Eight (4 Originals x 2 Copies) 24"x36" Full Color Presentation Boards that include the Master Plan & Perspective Images

**Meetings:** The following schedule is based on the RFP. We suggest adding 2-4 weeks to complete the planning at the end of March, 2026, to ensure enough time for City/Commission Review and final updates to the plans.

- Planning Meeting & Site Visit with Hillmoor Commission.....December 11, 2025
- Presentation of Preliminary Plans to Hillmoor Commission.....January 22, 2026
- Weekday Evening Input Meeting on Plans.....February 5, 2026
- Saturday Public Input Meeting on Plans.....February 7, 2026
- Presentation of Final Plan Hillmoor Commission.....February 19, 2026
- Final Plan Presentation to City Council.....February 23, 2026

## Our Promise:

Upland Design Ltd. has a proven history of transforming places into vibrant, meaningful spaces that reflect both technical excellence and community spirit. By aligning our approach with Hillmoor's mission and quality-of-life factors, we will deliver a conceptual plan that is both visionary and pragmatic, ensuring that Hillmoor becomes a place of beauty, wellness, and belonging for generations.





# Professional Fees

## Professional Fees: Zone 1 Planning

The following professional fees are lump sum for the work described herein for professional services by Upland Design Ltd and subconsultant Hey and Associates and JLH Land Surveying.

Topographic Survey	\$ 9,000
Master Plan & Landscape Plan	\$39,500
Total	\$48,500

**Additional Concept Plans:** Two conceptual plan options along with finalizing and adjusting into one final conceptual master plan are included. If the City desires additional conceptual plans, those can be completed at our hourly rates or at a lump sum of \$4,800 for black and white and an additional \$1000 for color rendering.

**Estimated Reimbursable Costs:** Reimbursable items will include plotting and printing of drawings, foam core, and delivery of plans/documents at the direct cost to Upland Design Ltd and mileage reimbursement at the current IRS reimbursement rate. These are in addition to the fees above.





go outside

