

## DEVELOPMENT PROCESS

The design of Jackson Meadow began in the mid 1990s, with the ground-breaking ceremony for the community held in October 1998. The Jackson Meadow design team worked diligently with citizen groups, the Marine Planning Commission, and the City Council to design the most appropriate development for this unique site and historic community. Through this process, the city – historically resistant to new development proposals – was encouraged to rewrite its ordinances to achieve greater performance from future developments.



*A view of the bluffs along the St. Croix River near the city of Marine on St. Croix.*

This process, however, required a great deal of effort by all parties. More than 40 meetings were held before the plat received final approval. And, as with all developments, certain compromises were made. For example, the design team had hoped to include town house units, garage apartments and limited office spaces both for affordable housing and a mixture of uses. These requests were denied. Like many new developments in the urban fringes, the housing is beyond the means of many homebuyers. In addition,

though sensitive to the site, the project still adds more traffic to Marine's streets and furthers Marine's transformation to a commuter community. However, with Jackson Meadow, the city of Marine struck an important balance between adding additional housing units to the city while simultaneously preserving its small-town identity.

One of Jackson Meadow's greatest lessons is that the design process can often combine many different strategies to preserve open space and achieve the desired housing densities. For example, the design team clustered homes to save open space within the development, they acquired adjacent sensitive woodlands with the assistance of the Department of Natural Resources and they employed a unique variation of Transfer of Development Rights (TDR) to preserve adjacent farmland. The use of this density transfer was an unusual and successful strategy. The design team desired to increase the number of housing units within the neighborhood cluster while simultaneously preserving the farmland that borders the development, but no bonus density was permitted in the ordinance. Therefore, in order to achieve this goal, the developers agreed to pay the adjacent landowners fair market value for their development rights, which would in turn be transferred from the farmland to the development parcel itself. Conservation easements held by the Minnesota Land Trust and the city of Marine ensure that the open space within the development and the lands from which development rights were sold, will never be developed.



*“The vision is to develop a neighborhood within an existing community which people will treasure for generations. Where the wisdom of preservation blends seamlessly with a vibrant community.”*

– Jackson Meadow literature

## PROJECT STATUS

As of May 2001, 22 of the 32 phase one homes and two lots for the phase two homes had been reserved or sold. Full build-out of all 64 homes is expected in 2002. Lot prices currently range from \$60,000 to \$149,000, with a minimum home plus lot cost beginning at \$350,000.

## PROJECT PARTNERS

Jackson Meadow Company  
Anderson-Sorenson Homes, Inc.  
Cates Construction, Inc.  
Coen+Stumpf+Associates  
David Samela Architect  
Durfey Company  
Lake Elmo Bank  
Minnesota Land Trust  
North American Wetland Engineering

## JACKSON MEADOW

*JACKSON MEADOW provides one of the most complete examples of conservation design in the state. It sets a high standard for the quantity and quality of protected open space, innovative infrastructure systems and unique architectural design. Jackson Meadow illustrates how new developments can respect the unique sense of place of a river community and simultaneously preserve the natural setting of the bluffs for all residents to enjoy.*

## PROJECT OBJECTIVES

Located to the north and east of the Twin Cities near Highway 95, Jackson Meadow is nestled in the rolling farmland and wooded bluffs directly west of the historic village center of Marine on St. Croix, Minnesota. The site's great natural beauty and unique cultural setting prompted the design team to take a different approach to developing the site. The design team first identified the resources they hoped to preserve, and then laid out the 64 clustered home sites in a pattern influenced by the city of Marine and adjacent St. Croix river. The unique home sites are surrounded by 275 acres of protected woodlands, restored prairies, and farmland.

The preserved land within Jackson Meadow takes on even greater significance given its context: it is part of a river city with historic character; it is adjacent to William O'Brien State Park; and it is located along the bluffs of the St. Croix River, which is a designated Wild and Scenic River. With this context in mind, the project team had the following goals for the development:

- Respect the sense of place of Marine on St. Croix by using its historic architecture and form to influence the project's housing styles and layout
- Minimally impact the bluffs and forest, restore native vegetation, and maintain an agricultural buffer around the development
- Provide an extensive pedestrian trail system and other amenities, and
- Use innovative stormwater and wastewater treatment techniques to minimize water resource impacts



Jackson Meadow has received several planning and architectural awards, thanks in large part to its conservation efforts and attention to design. Perhaps more than any other conservation development in Minnesota, Jackson Meadow's signature architectural style redefines the aesthetics and functions of the home and places an extreme emphasis on creating a unique sense of place.

## SPECIFICATIONS

### SITE SIZE:

315 acres total; 145 within development boundaries

### NUMBER OF UNITS:

64 single family homes

### LOT SIZES:

.3 – 1.75 acres

### OPEN SPACE:

275 acres total (87%); 105 owned by HOA; 170 by adjacent landowners

### WASTE TREATMENT:

Two constructed wetland systems

### WATER:

Central well system

### TRAILS:

Five miles of public trails with connections to city and state park

### NATURAL FEATURES:

70+ acres hardwood forest;  
25+ acres restored prairie



## ARCHITECTURE

All 64 homes will be individually designed by renowned Minnesota architect David Salmela. The housing forms take cues from the rural vernacular traditions in Marine (such as white color, front porches, picket fences and detached garages) and gives them a uniquely modern, Scandinavian twist.



## CIRCULATION

The unique layout of the roadways provides both a rural, curving driving experience and a neighborhood grid experience. Once home, residents are encouraged get out of the car and into the landscape. More than five miles of public trails wind throughout the project, linking the homes to the open space and ultimately to the city of Marine and to William O'Brien State Park.



## PROTECTED BLUFFS

Contrary to many developments in the St. Croix and Mississippi River region, the homes are pushed back from the bluff edge, which preserves the views from Marine and the river, minimizes the potential for erosion and provides views for all residents to enjoy.



## WASTEWATER SYSTEM

The wastewater system in Jackson Meadow is composed of two constructed wetland treatment systems, which helps facilitate the clustering of homes. These environmentally-friendly systems can treat all 64 homes with the wastewater impact of just two homes using conventional septic systems.

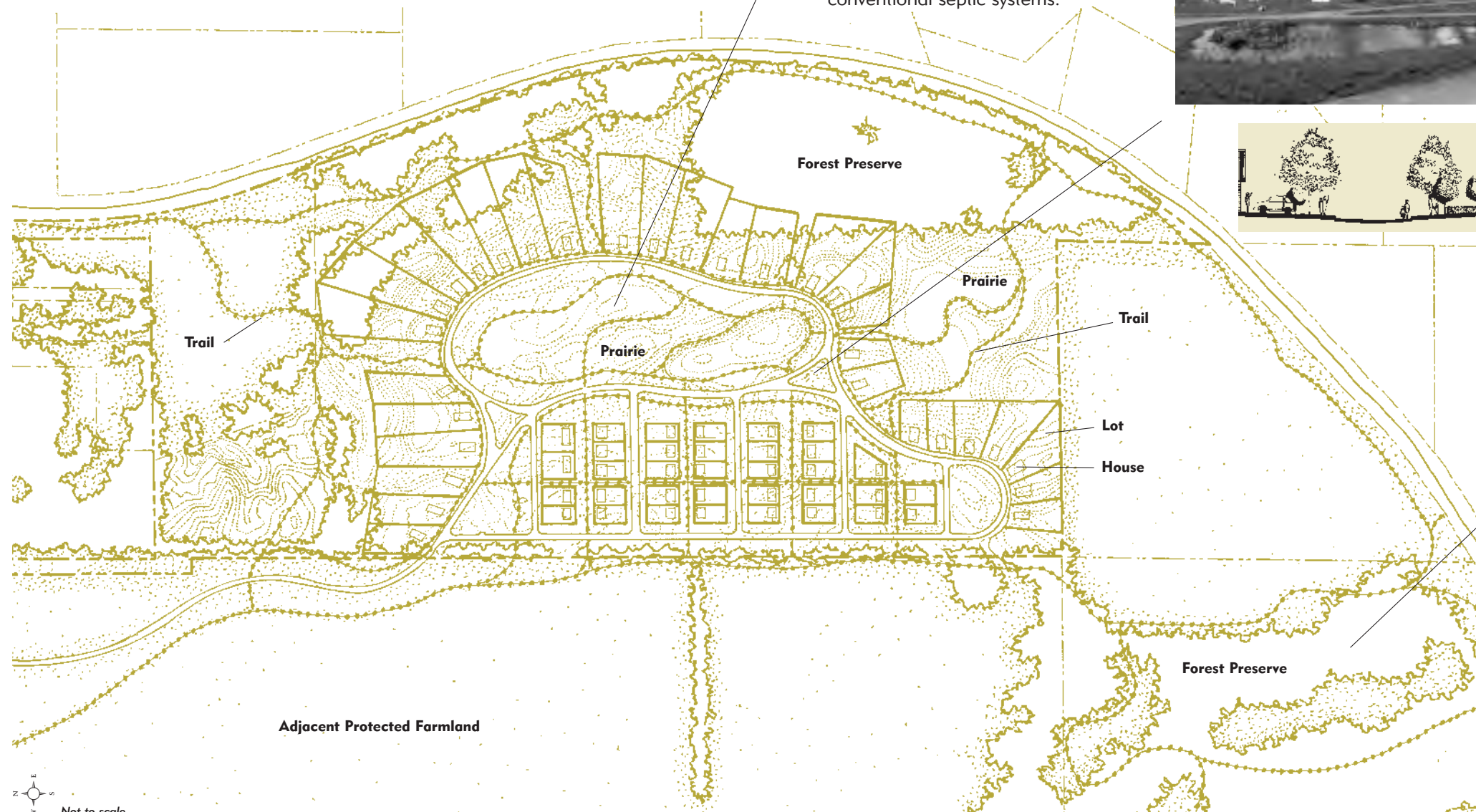
## STORMWATER

Jackson Meadow attempts to treat its stormwater on site, first through prevention by reducing the amount of impervious coverage and then through mitigation by more natural conveyance and infiltration practices. In order to treat runoff that does occur, the project conveys runoff both in road-side swales and in roadways with an inverse crown, which eliminates expensive and unnecessary curb and gutter. The conveyed stormwater is then infiltrated in open space areas, planted with native vegetation.



## NEIGHBORHOOD LAYOUT

The neighborhood grid pattern reverses the common streetscape pattern that emphasizes the automobile. The houses face a common pedestrian-way rather than a car-dominated street. And, the streets serve like alleys, providing less conspicuous access to the backyards and detached garages.



## QUALITY OPEN SPACE

One of the most successful features of Jackson Meadow is the high-quality conservation areas. There are more than 70 acres of mature hardwood forest, and roughly 25 acres of prairie are preserved or being restored in the open space. Approximately 100 acres of productive farmland is preserved on adjacent parcels. The most impressive natural feature is the "Hollow"—a 53-acre steeply-sloped haven that harbors virgin upland prairie grasses and mature woodlands. The developers donated this land to the city.