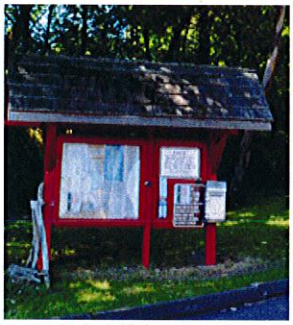
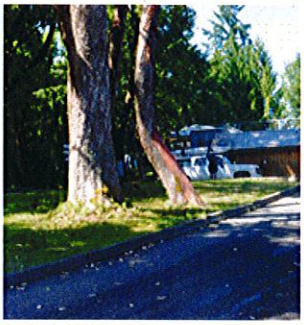
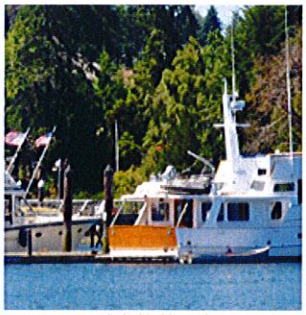
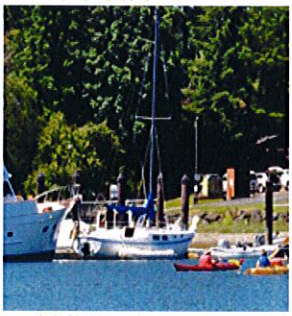
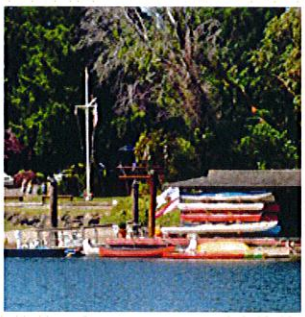
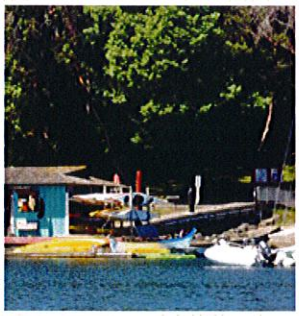
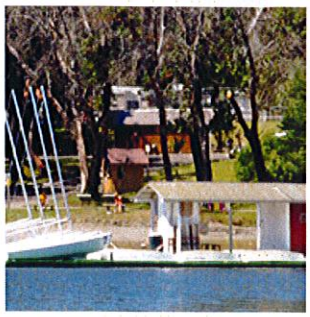
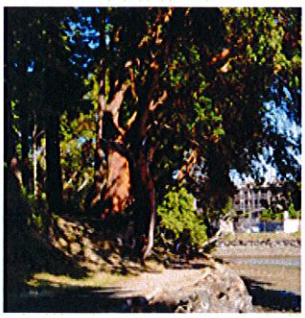
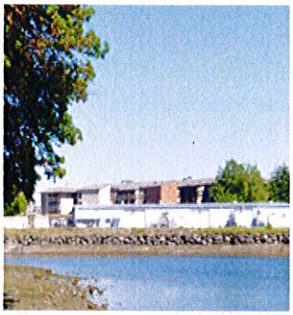
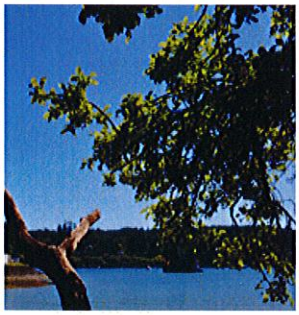
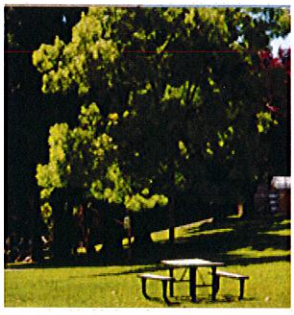
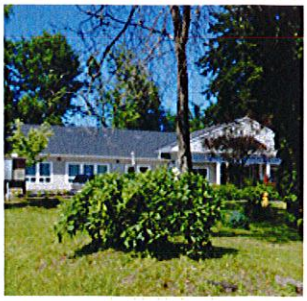
City of Bainbridge Island

Waterfront Park / City Dock Design



j.a. brennan associates PLLC

landscape architects and planners

100 S. King St., Suite 200 | Seattle, WA 98104 | 206.583.0620 | 206.583.0623 fax | www.jabrennan.com

July 15, 2013

July 15, 2013

City of Bainbridge Island
Department of Planning and Community Development
Heather Beckmann
280 Madison Avenue N.
Bainbridge Island, WA 98110-1812

j.a. brennan associates PLLC

Dear Heather:

People gather to reflect and recharge where water ebbs and flows along the shore. Natural places of serenity and beauty provide the perfect place for renewal. Bainbridge Island has such a place, just steps away from its downtown core. By enhancing its existing waterfront park and expanding boating and overwater facilities, the City of Bainbridge Island has a unique opportunity to better connect to Eagle Harbor and Puget Sound, creating diverse ways for all residents and visitors to enjoy the waterfront. At the same time, park improvements can express a commitment to the stewardship of Puget Sound.

Our Passion

Our passion is working at the water's edge to create beautiful places for people to enjoy water-related activities. Downtown parks are ways to express a community's identity. We want to help you develop your Waterfront Park and City Dock in a way that signifies downtown Winslow and Bainbridge Island.

We understand the dynamic relationships involved with public projects. We approach site planning in a collaborative manner, working with our clients, stakeholders and the public to develop creative, site-responsive designs. Our passion for our work, our leadership skills as prime consultants on complex projects, and our extensive experience in community and stakeholder facilitation helps keep a project moving in a productive and creative fashion, resulting in a design that is community-driven, and that meets the needs of a wide array of users and interested parties. Our enthusiasm for the work helps build support for the design and we have a proven track record of moving projects toward implementation.

Firm History

J.A. Brennan Associates, PLLC (formerly Lee & Associates, from 1979 to 1999) has over 33 years of experience planning and designing waterfront park projects. Dedicated to the health and restoration of the environment for the benefit of people and ecosystems, our work has focused on the design of challenging projects in sensitive environments. As waterfront park design specialists, we have considerable experience designing and managing waterfront park projects and resolving complex permitting and scheduling challenges, in order to realize the client's and community's vision.

Technical experience includes the design of public access areas, waterfront parks, and marinas. Seventy percent of our projects combine recreational features such as docks, view decks, waterfront plazas, boardwalks, and hand carry boat launches, with habitat enhancements such as natural beach creation, wetland and intertidal marsh restoration, riparian vegetation plantings, and bio-engineering solutions to shoreline erosion. We have proven experience designing drainage and water quality improvement elements such as rain gardens and bioswales that are attractive and highly functional in removing pollutants from stormwater.

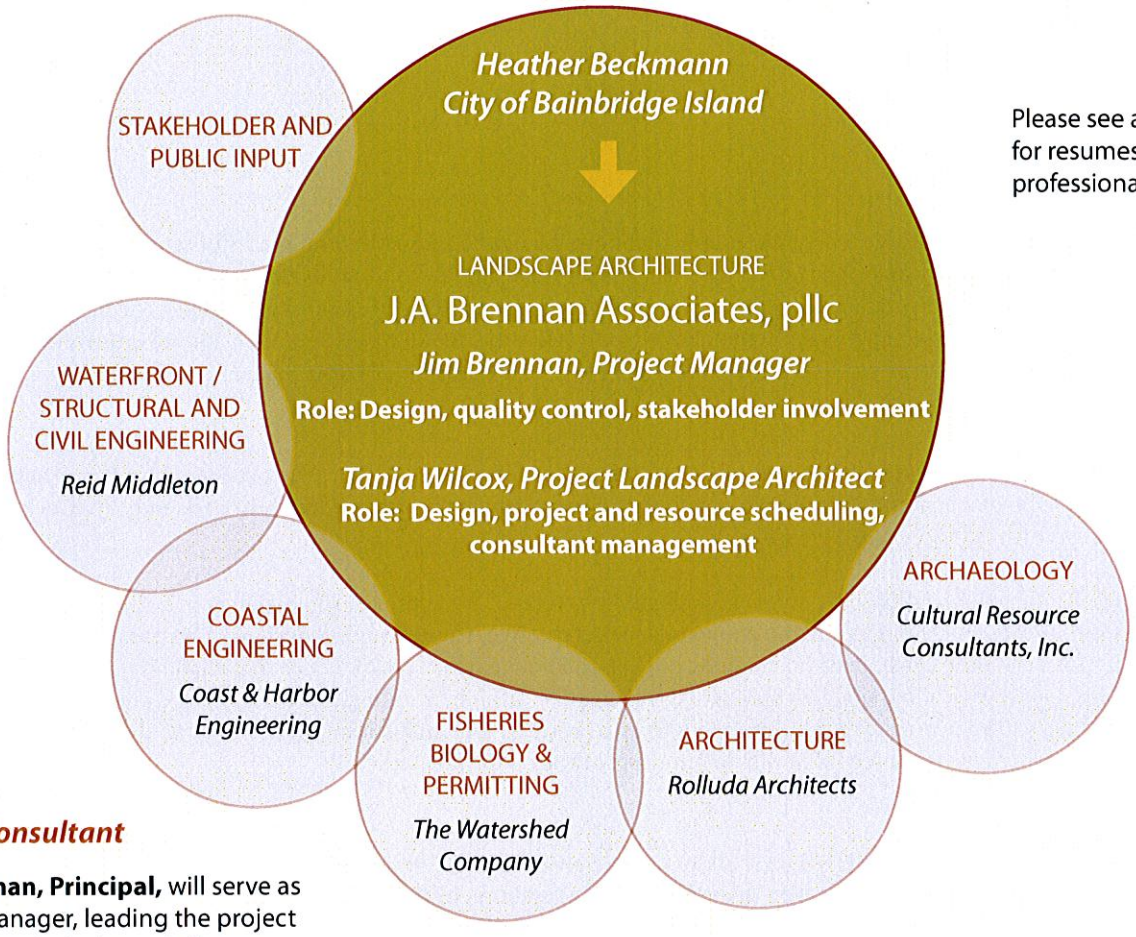
Our studio-sized firm specializes in creating places that capture a community's vision. We hand-picked this team, which is comprised of experts in each needed discipline. J.A. Brennan has worked with our team members on numerous similar projects. We provide expertise in multi-disciplinary collaboration and leadership, and combine that with creative problem-solving to achieve successful projects that are attractive, affordable and maintainable, and that will exceed your expectations. We are confident that we can provide excellent consulting services for this project. Thank you for your time in reviewing the following submittal. Our team looks forward to talking with you in the near future.

Sincerely,
J.A. Brennan Associates, PLLC

Jim Brennan, ASLA
Principal

Description of Team

Waterfront Dock / City Dock Design



Please see appendix for resumes and professional licenses

Prime Consultant

Jim Brennan, Principal, will serve as project manager, leading the project from site analysis through the master plan and follow-on work. Jim and Tanja Wilcox will work seamlessly to ensure that the process is efficient and runs smoothly.

Jim's park design work focuses on creating opportunities for recreation and building healthy communities.

He understands the technical disciplines required to create successful projects of all sizes. His designs balance recreational, aesthetic, and maintenance cost considerations.

Jim's friendly and open communication style allows him to easily communicate with clients, team members, and the public. He often works with city councils, managers and commissions in his design work.

Subconsultants

We have completed many past projects with our team members. In addition to award-winning landscape architects, our team is made up of leaders in the fields of marine structure design, habitat enhancement design, coastal engineering, and architecture.

Reid Middleton designs overwater structures of all sizes, ranging in scale from Shilshole Marina to swimming docks at Pine Lake Park in Sammamish.

Coast & Harbor Engineering will provide an understanding of sediment transport issues as they relate to dock expansion and any beach enhancements that we propose. We will collaborate with our scientists and environmental planners to understand relevant aquatic habitat issues.

The Watershed Company completed the Shoreline Management Master Program (SMP) for Bainbridge Island and has a unique understanding of Eagle Harbor's shoreline environment and its regulatory issues.

Rolluda Architects has designed park structures for numerous projects with J.A. Brennan. Rolluda Architects is an MBE certified enterprise.

Glenn Hartmann of **Cultural Resource Consultants Inc.** completed the previous cultural resource study for Waterfront Park in 2005.

Our team will build on work already completed by the City of Bainbridge Island.

Shoreline Park Design Experience

As park designers who specialize in improving existing – or – creating new waterfront parks, we consider recreational use, intensity of use, access points, site context, water quality, fish and wildlife habitat, water depth, substrate material, and regulatory constraints when designing. Balancing human interests and desires with environmental concerns takes a commitment to public process and a clear vision that can only come from working closely with clients.

J.A. Brennan works with clients to synthesize competing public interests and create successful waterfront parks and recreation projects in all types of shoreline environments. We understand unique water recreation activities and facilities related to rowing and small boat activities.

CASE STUDY: Don Morse Park and Marina, Chelan, WA

Pre-Renovation Conditions:

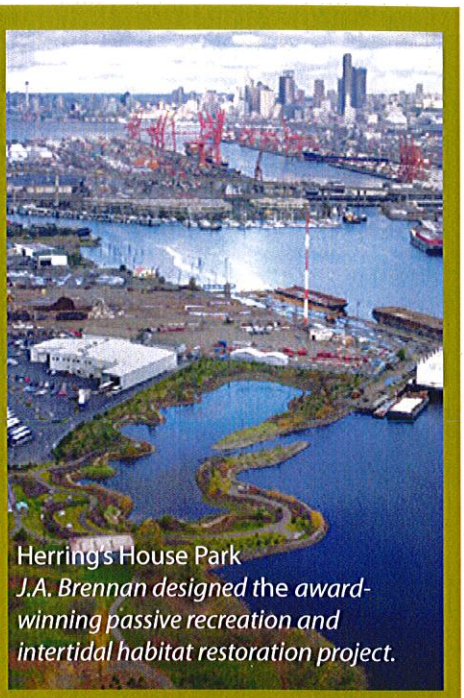
- Complicated shoreline processes had eroded the beach
- The Port of Chelan County desired 42 new moorage slips, which would require expansion of an existing breakwater.
- The boat launch wasn't usable year-round
- A six-foot high bulkhead separated the public from the eroded-away swimming beach
- Lack of integrated kayak, personal watercraft, powerboat, sailboat, and stand-up-paddle rental facilities
- Limited funding

Post-Construction

Our team, including The Watershed Company, Coast & Harbor, and Reid Middleton, worked with the public and stakeholders through a series of workshops and meetings, as well as eight city council presentations, to develop a design that met the final vision of the community and client as well as the requirements of regulatory agencies. Today:

- 42 moorage slips await boaters behind a new breakwater
- A pea gravel and sand swimming beach is open for swimmers; the bulkhead is gone
- The four-season accessible boat launch is open
- Boat rental facilities are situated in an amenable beach-side spot
- A pedestrian-friendly path system leads park visitors to the shore

J.A. Brennan helped the City of Chelan win $1.5M in Recreation and Conservation Office (RCO) grants by writing grant text, preparing graphics and PowerPoint shows, and presenting in Olympia to the RCO's decision makers.

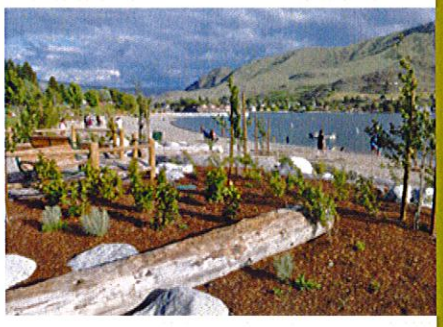


Herring's House Park
J.A. Brennan designed the award-winning passive recreation and intertidal habitat restoration project.

Our technical design expertise for waterfront park amenities includes:

- Plazas and promenades
- Docks and marinas
- Boating concessions and small boating facilities
- Marine habitat restoration and mitigation
- Trails and boardwalks
- Park structures, including restrooms, picnic facilities, and revenue generating amenities
- Native plant restoration
- Interpretive / educational programming
- ADA design, access and parking
- Sustainable, ecological design
- Beach design

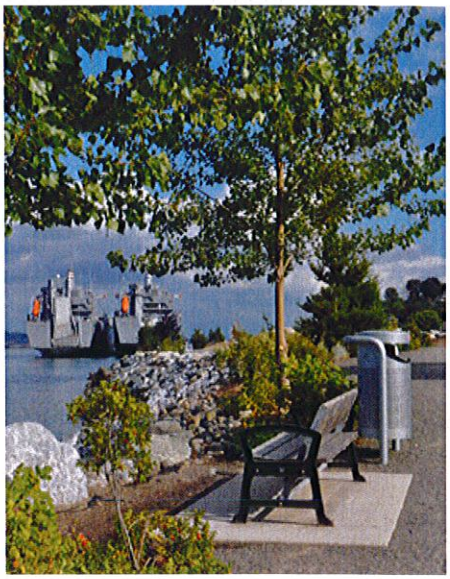
***Reid Middleton** designed a new breakwater and moorage.*



Renovations allow park visitors to enjoy the views and easily access the water.

Similar, Recently Completed Projects

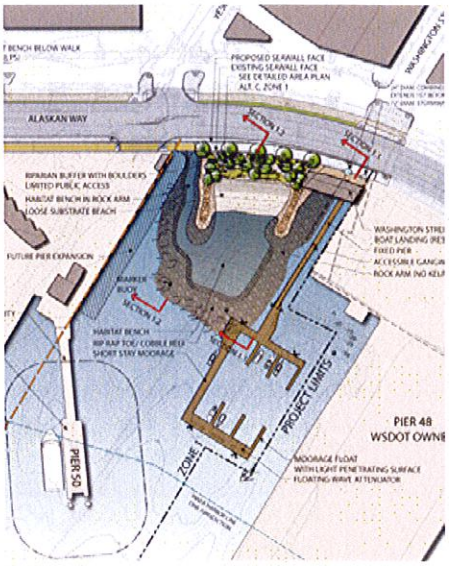
Tacoma Chinese Reconciliation Park Master Plan and Multiple Phases
Tacoma, WA



J.A. Brennan coordinated with the City of Tacoma and the Tacoma Chinese Reconciliation Foundation to develop a master plan for the waterfront park that interweaves art and interpretive elements into the site. The park offers a physical setting for telling the story of the expulsion of the Chinese community from Tacoma in 1885.

Design development of the park includes the shoreline, which now consists of restored near-shore aquatic and terrestrial habitat. Amenities for enjoying the Puget Sound views include a Chinese Pavilion, seating, and a shoreline path system. The addition of an intertidal marsh, a restored cobble beach, and shoreline vegetation integrates the Chinese garden with its unique Pacific Northwest environment. J.A. Brennan provided RCO grant support and developed construction documents for three phases.

Elliott Bay Seawall Replacement Project | Seattle, WA



J.A. Brennan provided 35% design services for creating innovative urban and ecological shoreline conditions for 1.5 miles of Seattle's downtown waterfront from Washington Street north to the Olympic Sculpture Park.

The vision for this dense urban shoreline is a habitat friendly environment within a world-class urban waterfront destination. Pebble beaches, habitat benches, off-shore reefs, and improved aquatic day lighting are proposed to simulate natural intertidal and subtidal habitat, increasing aquatic plant and animal populations, and enhancing crucial salmon migration. Integrated into this environment will be an architecturally detailed seawall and waterfront promenade reflecting Seattle's history, character, and culture. Overlooks and plazas defined by planters, railing, and furnishings activate and illustrate Seattle's rich relationship to Puget Sound. The design integrates touch points and boating facilities.

With an extensive stakeholder and public outreach process, the project highlights the City's commitment to Puget Sound stewardship, economic development, and collaborative design.

Juanita Beach Park Master Plan & Phase I | Kirkland, WA

J.A. Brennan worked with the City, stakeholders, and the public to express the community's vision for improvements to this 29-acre waterfront park. The new master plan and first phase of implementation improves connections between the separate park sectors and Juanita's retail district.

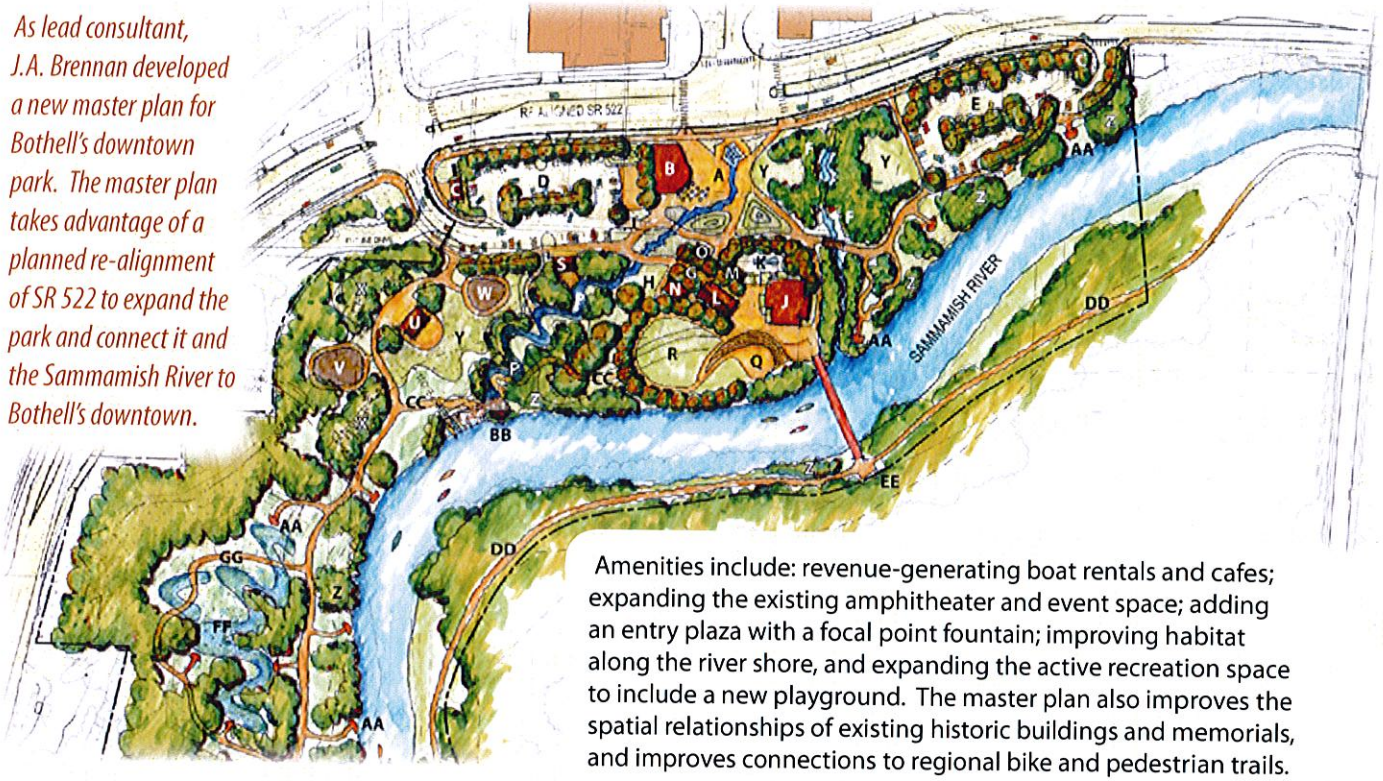
J.A. Brennan led the design of Phase I park improvements (14 acres), developing enhancements to the beachfront and improving water quality function, habitat features, pedestrian and parking circulation, and stormwater management.

Juanita Beach Park's new waterfront promenade and circulation system provides universal access that leads from the parking area and park entries to the beach. Low Impact Development stormwater management techniques treat run-off from the new parking lot, path surfaces and lawn areas.

Similar, Recently Completed Projects

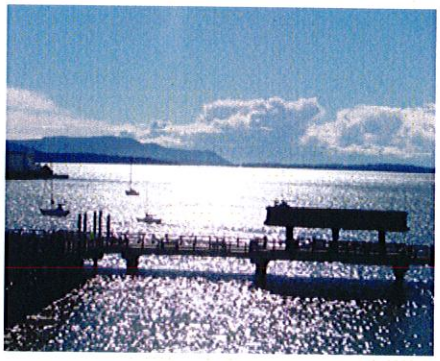
Park at Bothell Landing Master Plan | Bellingham, WA

As lead consultant, J.A. Brennan developed a new master plan for Bothell's downtown park. The master plan takes advantage of a planned re-alignment of SR 522 to expand the park and connect it and the Sammamish River to Bothell's downtown.



Amenities include: revenue-generating boat rentals and cafes; expanding the existing amphitheater and event space; adding an entry plaza with a focal point fountain; improving habitat along the river shore, and expanding the active recreation space to include a new playground. The master plan also improves the spatial relationships of existing historic buildings and memorials, and improves connections to regional bike and pedestrian trails.

Taylor Dock & Upland Park Master Plan and Phase I | Bellingham, WA

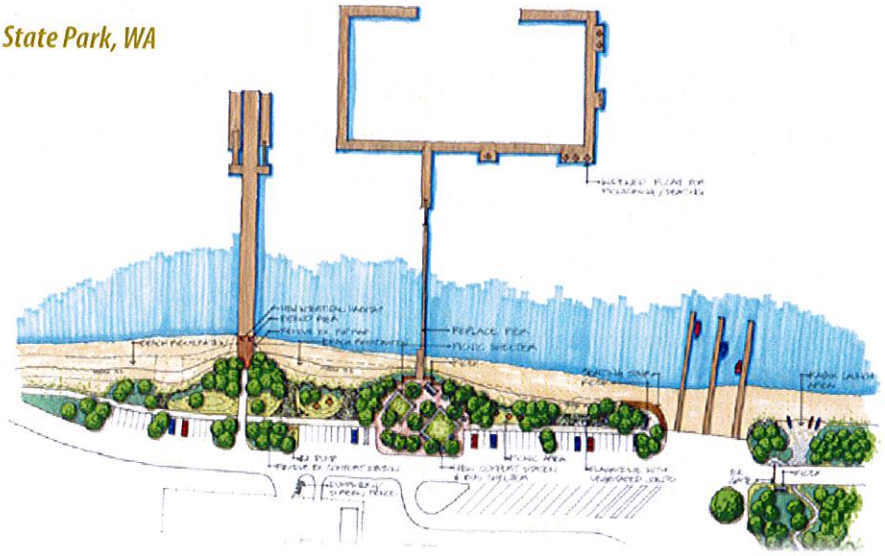


Renovating the historic wharf on Bellingham Bay and creating a pedestrian link between Boulevard Park and the South Bay trail was a high priority for the city of Bellingham. **J.A. Brennan** developed a master plan and detail design for wharf aesthetics, upland park elements, waterfront access, and streetscape improvements.

Design elements include a wharf entry gateway, parking, pavilion, railings, site furniture and upland plaza with planters, community gathering space, and waterfront promenade. The completed project won an International Waterfront Center Honor Award and a Washington Recreation and Park Association Spotlight Facility & Park Award.

Cornet Bay Day Use Area, Deception Pass State Park, WA

J. A. Brennan provided design services for improving visitor amenities and restoring the beach at the park. The new parking area offers ample room for large recreational vehicles and boat-trailers. A new restroom, picnic area, and plaza area (now constructed) provide gathering areas for park visitors. J.A. Brennan site planned the structures for improving circulation and visitor convenience. The restroom and picnic shelter were designed to honor the park's historic structures while integrating modern amenities.



Waterfront Park Master Planning Experience

Juanita Beach Park Master Plan

Prime Consultant: **J.A. Brennan**

Langley Boat Harbor & Environs Master Plan

Prime Consultant: **J.A. Brennan**

Lake Wilderness Park Master Plan

Prime Consultant: **J.A. Brennan**

Beebe Springs Natural Area Master Plan

Prime Consultant: **J.A. Brennan**

Tacoma Chinese Reconciliation Park Master Plan

Prime Consultant: **J.A. Brennan**

Herring's House Park Master Plan

Prime Consultant: **J.A. Brennan**

Overwater Structures

Reid Middleton has designed hundreds of waterfront projects in Puget Sound in its 60-year history. Transient moorage is an element at Shilshole, Edmonds, Everett, Des Moines, John Wayne, and Port Ludlow marinas, all designed by Reid Middleton. The firm has also designed marinas exclusively for public short term moorage for the Washington State Department of Parks and Recreation and several municipal and private freshwater parks.

Designs have become increasingly sustainable to improve habitat and manage natural resources. One of Reid Middleton's recent designs used an innovative HDPE pipe system for flotation with a fully grated deck to improve environmental conditions at the site. In addition, the shoreline mitigation / restoration included approximately 120 linear foot of bulkhead wall and sidewalk removal and creation of a more natural shoreline. The shoreline restoration included site grading, soil amendment, and planting of several different types of native vegetation.

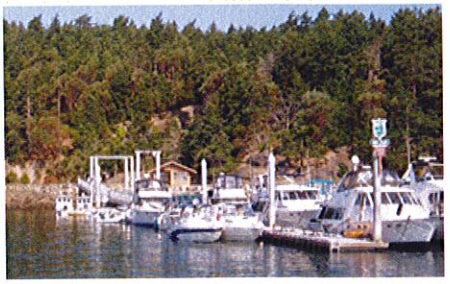
Nearly all public improvement projects have been funded by grants at the local, state, or federal level. Reid Middleton's waterfront designers are experienced in working with grant requirements and have been integral to securing many of these grants on behalf of project owners.

Shilshole Bay Marina, Seattle, WA

Reid Middleton provided marina planning and design services for the renovation and expansion of an existing 1,500-slip marina at the Shilshole Bay Marina. The project included a phased replacement and expansion of 21 floating-dock systems over a three-year period. The planning and design focused on providing a state-of-the-art, customer-service-oriented marina that will last the next 50 years

Jones and Sucia Island State Park, Sucia Island, WA

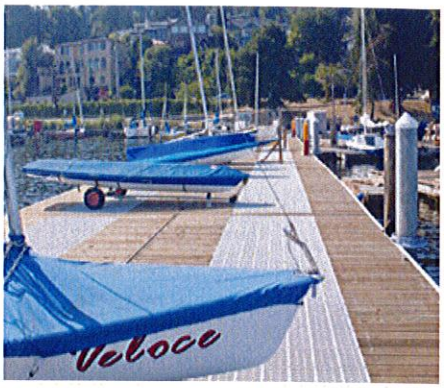
Reid Middleton provided engineering design for improvements to the highly utilized San Juan Island State Park at Jones and Sucia Islands to provide ADA accessibility. Project elements include improving ADA access to the island in the form of new floating docks, new gangway systems, two new ADA compliant sleeping shelters, an ADA compliant campsite, making the ramp to one restroom ADA compliant, and an ADA compliant drinking fountain.



Thea Foss Waterway Esplanade, Wharf and Marina Design, Tacoma, WA

Reid Middleton was prime consultant for the design of a pedestrian esplanade, wharf, and marinas along the Thea Foss Waterway between 15th and 21st Streets. The esplanade included a sheet pile bulkhead, pedestrian walkway, wharf, restroom, urban park features, lighting, and utility improvements. The marina elements included three marinas (totaling 70 new slips), a concrete wharf with fish passage grating, and a marine support building.

Leschi Marina Renovations, City of Seattle Parks & Recreation, WA



Reid Middleton was responsible for the renovation of existing boat moorages, including repairs and/or replacement of piles, caps, stringers, decking, and breakwater structures. The firm provided professional services, including facility assessment, renovation alternatives, design, and contract administration of the described project, within the identified budget.

The project elements included a new floating pipe breakwater system and anchor piling, repairs to an existing vertical wall breakwater, new floating moorage docks and dinghy floats, and shoreline restoration. The project provides new facilities for an active small boat center. The shoreline restoration replaced 150 linear feet of rock bulkhead with a sloped vegetative and gravelled natural shoreline area. **J.A. Brennan** assisted with shoreline riparian design.

Grant Support Experience

J.A. Brennan has over 20 years of experience helping prepare successful Recreation and Conservation Office (RCO) and other grant applications and presentations. We have assisted many of the same clients design and build those projects.

Often the nature of projects can constrain funding opportunities; for example, permanent moorage facilities can be excluded from eligibility. We work with our clients to develop a design that meets the requirements of applicable grants. Our project approach ensures that our work products can be easily integrated into grant applications. We use the RCO's format for cost estimates and work to build strategic funding alliances throughout the planning process. We know that exceptional graphics and written products must provide exciting introductions and overviews of the project to generate enthusiasm. Our team member, Reid Middleton, has also provided many clients with boating facility grant support.

J.A. Brennan's RCO Funding Success Stories	JAB Completed Master Plan	Grant $ Received	Implementation Grants	JAB Provided Grant Writing Support	JAB Produced Graphics	JAB Presented to RCO
Don Morse Park Beach Restoration & Marina		$1,500,000	Boating Facilities , Water Access	●	●	●
Juanita Beach Park Master Plan & Phase 1	●	$500,000	Water Access	●	●	●
Beebe Springs Natural Area	●	$1,692,000	ALEA	●	●	
Tacoma Chinese Reconciliation Park	●	$1,451,000	Water Access, ALEA	●	●	●
Squalicum Creek Park	●	$300,000	Local Parks	●	●	
Mathison Park Development Plan	●	$210,000	Local Parks	●	●	●

Shoreline Regulations

Our team's experience in the development and application of shoreline regulations and shoreline permitting for park projects at the water's edge in Washington is extensive. **The Watershed Company** is one of the Pacific Northwest's leaders in shoreline assessment and restoration design, much of it in parks.

The Watershed Company has assisted 48 Washington cities and counties, including **Bainbridge Island**, with a state-required update of the Shoreline Master Program (SMP). This work gives the firm intimate knowledge of shoreline habitat conditions, public perceptions, land use and various regulatory requirements and incentives. The work completed for Bainbridge Island included a report on the cumulative impacts growth and change will have on the city's shoreline resources.

Design and permit work on shorelines has included more than 300 beach restorations, including projects in both salt and fresh water. Some of this work has been as mitigation for new dock construction and bulkhead removal. Other projects have been habitat enhancement for fish and wildlife. Clients have included city, county and state parks departments and private individuals with diverse shore habitats – everything from rocky and sandy beaches to unstable feeder bluffs and areas heavily impacted by urbanization.

The Watershed Company prides itself on its technical skills and its ability to provide responsive and excellent service. It is well respected by regulators, local governments and property owners, offering creative solutions to natural resource challenges that allow projects to meet and exceed regulatory requirements and move forward in a timely and cost-conscious manner. Projects balance the interests of people and nature to create sustainable solutions for the environment.

Familiarity in Renewable Energy / Sustainable Design Concepts

Our design team is committed to sustainable design. We incorporate energy-and resource-efficient elements into each of our projects. We have designed projects to all levels of LEED. Even when our projects do not have a LEED goal, we explore options for our clients to reduce use of energy, promote integration of renewable energy systems, and create functional landscapes, while providing environments that are comfortable, durable, easy to maintain, and cost effective to operate.

Examples:

J.A. Brennan participated in an eco-charrette and developed a functional and sustainable site design for the Whatcom Community College Auxiliary Services Building, which achieved LEED Gold Rating in 2012.

Rolluda Architects (RAI) worked with its mechanical engineers to develop energy saving upgrades, including adding attic insulation, replacing windows and minor upgrades to the HVAC system at the King County Work Release building. These changes have shown a reduction in energy use by 12%.

RAI's design incorporated reclamation of old growth lumber framing in a demolition project for King County Solid Waste.

RAI is currently working on solar hot water panels at John Hay Elementary School.

Sustainable Sites Initiative Guidelines

Our team creates designs utilizing the following principles:

- Doing no harm
- Designing with nature and culture
- Using a systems thinking approach
- Using a collaborative and ethical approach
- Fostering environmental stewardship
- Provide regenerative systems

Experience Developing and Implementing Public Outreach Programs

Public agencies represent the majority of our clients. As a result, most of our projects include involvement with community groups, non-profit organizations, and other stakeholders. This background has allowed us to develop excellent communication skills and consensus building experience. We believe that involving as many interested individuals as possible in the planning and implementation of a project creates successful projects. We are experienced listeners, interested in responding to the community and stakeholders with appropriate design development.

Our long history in supporting clients with projects that involve local communities includes projects such as the Juanita Beach Park Master Plan, where J.A. Brennan worked closely with a citizen's advisory committee, mayor and Council to develop a suitable public outreach program, which ensured owner, stakeholder, and public concerns were all considered. We provided decision makers with the tools they needed to make well-informed decisions.

Public Involvement Process

Our process for conducting successful public meetings and gathering input includes:

- Developing a public involvement plan
- Setting clear goals and criteria at the outset
- Soliciting input
- Approaching design collaboratively
- Handling inappropriate comments
- Supporting clients in decisions
- Providing an unbiased professional opinion

References for Similar Projects

Don Morse Park
Charles Sablan
City of Chelan Parks Director
(509) 682-8015

Park at Bothell Landing Master Plan
Pat Parkhurst
Public Works Superintendent
(425) 489-3380

Tacoma Chinese Reconciliation Park
City of Tacoma Community and Economic Development Department
Lihuang Wung, Project Manager
(253) 591-5682

Juanita Beach Park
Michael Cogle
Park Planning & Development Manager
(425) 587-3310

Appendix

Resumes

J.A. Brennan Associates, PLLC | Landscape Architecture & Site Planning

Key Personnel

Principal-in-charge: Jim Brennan, Landscape Architect

Jim has over 20 years of experience developing park designs with an emphasis on educational, recreational, and play facilities. He specializes in shoreline park master planning and design. His experience includes active and passive recreation facilities, educational trail systems, marinas and small boat facilities, picnic shelters and restrooms, plazas, shoreline enhancement, and improvements in sensitive areas. Jim served as the principal-in-charge for the Don Morse Park project.

Public Enjoyment of the Waterfront | Jim's shoreline designs incorporate appropriate park amenities in maritime focused communities. Past projects have included gateways and focal points that beckon visitors to the waterfront, as well as boat rental facilities and fishing piers. In Jim's design for the City of Eureka, nautical focal points draw visitors to the city's waterfront from the nearby highway, and connect the city with Humboldt Bay through pedestrian plazas and waterfront boardwalks. In other waterfront projects, Jim has found that the addition or expansion of transient moorage creates a livelier waterfront milieu and supports economic growth in a positive manner.

Public Involvement | Jim has focused his career on projects that are in sensitive environments where communication and involvement with public groups and individuals is critical to the project's success. Facilitation of public meetings, working with stakeholder groups, and resolving critical community issues are all areas of Jim's expertise.

Project Experience

Don Morse Park Beach Restoration and Marina Expansion , Chelan, WA | Jim managed a team that included coastal engineers, environmental specialists, civil engineers, geotechnical engineers and archaeologists for a project that restores Don Morse Park's shoreline and provides an enlarged marina at Chelan's signature waterfront park. The design restores the park's sandy swimming beach, offers an expanded marina with new moorage slips, enhances the tourism economy, and improves park connections with a new esplanade.

Lake Wilderness Park & Lodge Master Plan, Maple Valley, WA | As project manager, Jim led a multi-disciplinary design team in developing a master plan that includes improvements to the lodge, an expanded trail system, reconfigured parking, improved picnic facilities and shore-side amphitheater, swimming area and dock replacement, habitat enhancement, and new gathering areas for educational groups.

Tacoma Chinese Garden and Reconciliation Park, Tacoma, WA | Jim spearheaded the creative design of this experiential landscape that integrates landforms, artifacts, iconography, sculpture, and an interpretive display. The project included waterfront enhancements such as an intertidal grotto and a restored cobble beach.

Juanita Beach Park Master Plan and Phase 1 Implementation, Kirkland, WA | Jim, serving as principal-in-charge, led the development of a park master plan and Phase I implementation for the park's rejuvenation. The design creates better connections to the surrounding community, creates new small boat facilities, enhances linkages between separate park segments, enhances stream and shoreline habitat, and improves the recreational features of the park.

Herring's House Park, Seattle, Washington | Jim led a multi-disciplinary team for park design, soils remediation, and intertidal marsh creation. He used an innovative approach to site grading, combining technical grading design and habitat requirements with sculpted, flowing forms to create a uniquely beautiful and functional park and intertidal aquatic habitat.

Education

Bachelor of Landscape Architecture,
University of Washington,
Seattle, WA

Professional Licenses & Memberships

Licensed Landscape Architect,
No. 453, State of Washington

Green Shores for Homes
Technical Team Member

Years with J.A. Brennan

29

Presentations

Greening Our Stormwater at the Shore's Edge, presented at the WASLA's annual conference, Lynnwood, WA, March 2012

From Shoreline to Ridgeline: Closing the Water Loop with High Performance Ecological Design for Shorelines, presentation at the ASLA's annual conference, San Diego, CA, October, 2011.

Experience Managing Multi-disciplinary Teams

Jim has served as project manager for numerous large scale waterfront parks, from conceptual design through construction. He managed a twelve member multi-disciplinary team for Herring's House Park, a design, soils remediation, and intertidal marsh creation project that required shoreline design, grading design, planting design, agency and tribal coordination, cost estimating, and environmental planning.

J.A. Brennan Associates, PLLC | Landscape Architecture & Site Planning

Key Personnel

Principal-in-charge: Jim Brennan, Landscape Architect, continued

Project Experience

Elliott Bay Seawall Replacement Project, Seattle, WA | Jim, as project landscape architect, developed alternatives for the Seattle downtown waterfront's new shoreline edge that celebrate the uniqueness of the City of Seattle and its place on Elliott Bay. The design involves the creation of natural beach touch-points, salmon friendly shallow water habitat, and gathering places. Jim carried the design through 35% design.

Juneau Seawalk Project, Juneau, AK | Jim's design for the downtown Juneau project improves pedestrian connections to the waterfront and provides viewing and gathering amenities. The design incorporates new open space, beach, and habitat areas and provides water access for a kayak and boat rental concession.

Eureka Inner Channel Dock and Boardwalk Revitalization, Eureka, CA | As project landscape architect, Jim led a team for the revitalization of the downtown waterfront in Eureka, California. Jim assisted the city in creating public/private partnerships with adjacent landowners and developers with an eye towards creating a vital waterfront entertainment and recreation area and a working waterfront.

Cornet Bay / Hoypus Point Day Use Area, Deception Pass State Park, WA | Jim served as the lead landscape architect for improvements to the Cornet Bay day-use area. New site amenities include a restroom, waterfront trail, picnic areas, kayak beach launch, and an accessible trail to Hoypus Point. The design plan also includes restoration of a sandy beach.

Langley Boat Harbor & Environs Master Plan, Langley, WA | Jim served as principal-in-charge for the development of a master plan for Langley's waterfront, including an expanded marina with upland park improvements. Jim worked with the City, Port, and stakeholders to design a master plan for a 200-slip marina that is sensitive to environmental concerns and meets the community's future needs.

Terminal 107 Public Access Master Plan, Port of Seattle, Seattle, WA | Jim served as project manager, leading a multi-disciplinary team for the development of a shoreline park that preserves archaeological resources and incorporates art elements. Jim completed site analysis, alternative design development and developed the master plan and construction documents.

Bothell Landing, Park at Master Plan, Bothell, WA | Jim developed a master plan for the City of Bothell's premier park at the entry to downtown Bothell. The plan offers park amenities such as a new entry plaza with fountain focal point, new play areas, improved trail connections, and an expanded amphitheater and event space. Jim led a multi-disciplinary team.

Entiat Community Development Concept, Entiat, WA | Jim, as project landscape architect, assisted the town of Entiat in creating a conceptual design for the redevelopment of the waterfront and town center. Features of the design include a marina, connections to historic Entiat, and incorporation of bike paths and pedestrian trails. Jim presented the project in public forums.

Green Shores

Jim served as a technical team member of the Green Shores Initiative, making recommendations for developing or retrofitting San Juan Islands and Salish Sea shoreline parcels in a more sustainable manner.

He also participated in the development of a guidebook document entitled *Green Shorelines – Bulkhead Alternatives for a Healthier Lake Washington.*

Awards

Herring's House Park
Waterfront Center's International Excellence on the Waterfront, Top Honor Award

City of Eureka Inner Channel Dock and Boardwalk Revitalization, Phase I
Distinguished Project of the Year, North Coast (California) Region American Public Works Association

Taylor Dock and Upland Park
Washington Recreation and Park Association Spotlight Facility & Park Award

Waterfront Center Honor Award

J.A. Brennan Associates, PLLC | Landscape Architecture & Site Planning

Key Personnel

Project Landscape Architect: Tanja Wilcox, Landscape Architect

Tanja Wilcox has a wide range of experience in planning and design, including shoreline planning and parks and recreational facility development. Her responsibilities at J.A. Brennan include site selection and feasibility studies, planning and design, public meeting and workshop facilitation, specification writing, cost-estimating, construction documents, and project management.

Waterfront Park Planning and Design | Tanja has worked as a key team member on many of J.A. Brennan's shoreline projects. Her Puget Sound shoreline work includes park design for Taylor Dock and Cornet Bay and design concepts for the Elliott Bay Seawall. Tanja assisted in designing the waterfront boardwalk and plaza for the Eureka Inner-Channel Revitalization project in Eureka, CA.

Project Experience

Cornet Bay / Hoypus Trail Development, Deception Pass State Park, WA | Tanja developed the design of upland park elements for this shoreline restoration and park enhancement project. Scientists, engineers, architects, and landscape architects worked together to address fisheries, rising sea-level, and tidal flooding concerns.

Juanita Beach Park Master Plan and Phase 1 Implementation, Kirkland, WA | Tanja served as project landscape architect, responsible for programming, site planning, schematic design, and construction documents for the rejuvenation of Juanita Beach Park. The revitalization included LID stormwater features, enhanced recreation opportunities, improved water quality for the swimming beach, an enhanced Juanita Creek, picnic areas, and a community events space.

Taylor Avenue Dock & Public Waterfront Park, Bellingham, WA | Tanja developed a schematic plan for the waterfront park and dock trail. In a later phase of the project, she was project manager for the upland park construction documents, including design detailing of the park, dock gateway, restroom, lighting, railings, upland plaza, and waterfront promenade.

Eureka Inner Channel Dock and Boardwalk Project, Eureka, CA | Tanja was a key designer involved in the award winning design of a boardwalk with floating docks, seating, lighting, banners, sculptural focal points and pedestrian plazas. She also conducted stakeholder meetings.

Terminal 107 Public Access, Seattle, WA | As project landscape architect, Tanja was responsible for site analysis, alternative design development and evaluation, detail design, construction documents, cost estimating and construction observation. Tanja's work included cultural resource protection, extensive shoreline enhancement, native planting design, grading, and incorporating public art.

Bingen Community Center and Park Master Plan, Bingen, WA | Tanja was project landscape architect for a new master plan for Bingen's central park. She facilitated a public workshop to develop the park program, then worked with the city to develop a design for park improvements that includes a skate park, a community garden, a new picnic shelter, a covered sport court, a craft/farmer's market flexible use space, and a gathering plaza that connects the community center and city hall with the park.

Wenatchee Waterfront Plan, Wenatchee, WA | As project landscape architect, Tanja helped to develop preliminary waterfront development scenarios that addressed new land uses and public activities, improved street and trail connections, and offered riverfront park and open space improvements. The design reconnects the city to the Columbia River through beach enhancements, trails, an amphitheater, public market, boathouse, and condominiums.

Education

B.S. Landscape Architecture, Cornell University

Danish International Studies Program, Architecture & Design Studies, University of Copenhagen,

Professional Licenses & Memberships

Licensed Landscape Architect, No. 837, State of Washington

Years with J.A. Brennan

22

Presentations

"Gardening for Salmon: A Rain Garden Primer," Salmon Conference, Bellingham, 2007

Green Design

Designing with environmental awareness and for sustainability is of great importance to Tanja. She has provided design services for many projects with LEED requirements. Design expertise includes:

- Native, low maintenance, planting design
- Water-saving temporary irrigation systems
- Decorative permeable paving design
- Design of bio-filtration swales and raingardens
- Use of recycled and/or locally-sourced materials

Reid Middleton | Structural & Civil Engineering

Key Personnel

Dock & Waterfront Engineer: Shannon Kinsella, P.E., LEED AP

Shannon is a civil engineer with 26 years of experience designing and managing park, promenade, and trail waterfront projects for public clients and private developers. She understands how to incorporate the needs of pedestrians, public agencies, business owners, and the boating public into the design of highly prominent projects that play a critical role in a community's long-term development.

Project Experience

Thea Foss Marinas, Tacoma, WA | Project engineer for a complete renovation of a public transient moorage facility and a new permanent moorage facility in the Thea Foss Waterway. The Thea Foss marinas are a key component of the overall waterfront revitalization of the City of Tacoma. The state-of-the art marinas provide first class service for transient and permanent moorage customers through at-the-slip utility systems, including boat sewage pumpout, full water, and electrical service. The marinas also provide moorage for passenger tour vessels to support tourism for such facilities as the new Museum of Glass and mixed-use development along the Thea Foss shoreline.

Jones and Sucia Island State Park, Sucia Island, WA | Project manager for improvements to the highly utilized San Juan Island State Park at Sucia Island to provide ADA accessibility. Project elements include improving ADA access to the island in the form of new floating docks, new gangway systems, and regrading and resurfacing the island's trails to meet ADA requirements. The new dock and gangways are fully grated to minimize the environmental impacts of the new structures. The gangway system was specifically designed to provide ADA access to the islands at all tide elevations.

Don Morse Park Shoreline Restoration & Beach Enhancement, Chelan, WA | Project engineer for the design phase for Don Morse Park located in Chelan, WA. Project elements included expanded marina, new breakwater, boat ramp extension, bulkhead, utilities, and dredging. The dredge material was beneficially reused as beach nourishment material at the uplake portion of the waterfront park to create a new beach area.

Boat Street Marina, University of Washington, Seattle, WA | Project engineer for a complete renovation of a public marina in Portage Bay. Project tasks include planning and marina layout, permitting, and design of a seventy-slip marina. Project included all new piling, float systems, utility, and security systems for the renovated marina. The shoreline mitigation / restoration included approximately 120 linear feet of bulkhead wall and sidewalk removal and creation of a more natural shoreline.

Brackett's Landing Waterfront Park, Edmonds, WA | Project manager for an award-winning waterfront park in the heart of Edmonds. The project included replacement of a linear timber bulkhead with a curvilinear concrete stepped-bulkhead with design elements, including rocks, planters, incorporated art, and ripple pavers.

Libbey Beach Waterfront Park, Whidbey Island, WA | Project manager for waterfront park beach access project in the exposed east shore of Whidbey Island. The project involved replacing an eroding, failed concrete boat ramp with a pedestrian-friendly beach access path and bulkhead system.

Education

Master of Science:
Coastal Engineering,
University of Hawaii

Bachelor of Science:
Civil Engineering & Oceanography,
University of Washington

Registration

Professional Engineer/AK-10221, CA-C68027, HI-15079, ID-14425, OR-66769, WA-30262

LEED Accredited Professional, 2008

Years with Reid Middleton

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Waterfront Facility Design

With Reid Middleton since 1991, Shannon has served as the project manager and lead engineer for projects with construction values ranging from $50,000 to $26 million and understands the multidisciplinary requirements for waterfront facilities.

The design elements have included walkways, piers, boat ramps, access points, marinas, and the related inwater and upland structures and utility systems associated with waterfront development. This experience has given her in-depth knowledge of aesthetics and mixed-use waterfront development.

Shannon leads the waterfront and port engineering team.

Reid Middleton | Structural & Civil Engineering

Key Personnel

Civil Engineer: Jeff Jenks P.E.

Jeff Jenks is a civil engineer specializing in site development including grading, paving, water distribution, stormwater, and sanitary sewer systems. His work has included design of roadways, erosion control plans, storm water detention and water quality, water distribution modeling, construction quantity calculations, cost estimating, specification preparation, and construction support services. Jeff has experience with various computer design software applications including as AutoCAD, Civil 3D, Land Development Desktop, Autoturn, Flowmaster, WaterCAD and Pipe2000 water modeling software, and SUCCESS Cost Estimating Software.

Education

BS/Civil Engineering/University of Washington

Registration

Professional Engineer/WA, 41379

Certified Construction Contract Administrator/2007

Project Experience

Everett Community College Storm Drainage System, Everett, WA | Civil engineer responsible for designing a new storm drainage connection to the city's combined storm and sanitary system. Previous construction had improperly routed too much water to a portion of the city's system causing flooding downstream. The project collected a significant portion of the storm water and directed it to a different portion of the city's combined system with capacity to handle storm flows.

Devils Hole and Cattail Lake Restoration Feasibility Study, Silverdale, WA | Project civil engineer for a study to determine the feasibility of restoring Devil's Hole and Cattail Lake to a salt marsh/estuary habitat. Developed various design options that would convert the lakes into salt marsh/estuary habitat or provide salmonid passage to the lakes and upland streams. Prepared drawings in *AutoCAD* format, report narratives and cost estimates of each design option.

Gold Bar Nature Trails Water Distribution System Improvements, Gold Bar, WA | Design Engineer for domestic water system evaluation for a 1,200 site campground in Gold Bar. The project included researching existing system documentation, creating a system model, using data from meter readings to model system demands, evaluating the current system and suggesting improvements.

Fish Passage Tunnel Culvert Replacement, Shelton-Bangor-Bremerton Railroad, Kitsap County, WA | Project Engineer for replacement of a 48" diameter culvert 250 feet long located at the base of 75 feet of railroad embankment for the tributary to East Fork of Union River in Kitsap County.

Dry Dock Process Water Collection System, Puget Sound Naval Shipyard, Bremerton, WA
Assisted with drainage investigation and drainage calculations for 2-year, 10-year and 100-year storm events and backwater calculations for side channels, and stormwater conveyance systems in the dry docks.

Southeast 16th Street Improvements, City of Bellevue, WA | Prepared plans, specifications and estimates for capacity improvements to SE 16th Street between 145th Place SE and 148th Avenue SE. Design engineer for design of a new waterline to replace existing asbestos cement waterlines. Project included multiple connections to existing water lines and layout of isolation valves

Value Analysis/Engineering Study, Novelty Hill Road, King County, WA | Provided civil engineering for a value engineering team reviewing a roadway improvement project along Novelty Hill Road in Redmond. The project included road widening, roundabouts, storm-drain and utility improvements.

Coast & Harbor Engineering | Coastal Engineering, as needed

Key Personnel
Coastal Engineer: R. Shane Phillips, P.E., Principal

Shane Phillips is a Coastal/Civil Engineer and Principal of Coast & Harbor Engineering (CHE) with 20 years experience related to the marine and coastal engineering field. Specific engineering experience includes the feasibility evaluation, preliminary design, and final design of coastal, structural and civil components of nearshore restoration, coastal processes, and beach design projects.

Project Experience

Rockaway Beach Road Shoreline Stabilization, Bainbridge Island, WA | Shane evaluated three alternatives for stabilizing the road embankment at Rockaway Beach Road, which was being damaged by movement of an unstable bluff. He developed design criteria and evaluated the alternatives relative to construction cost, bank stabilization effectiveness, potential for impacts to adjacent shoreline, maintenance requirements, and environmental issues.

Richmond Beach Park Shoreline Stabilization, Shoreline, WA. | The Richmond Beach Park project consisted of performing coastal engineering analysis and final engineering design to stabilize an eroding City park shoreline.

Port of Poulsbo City Waterfront Park Shore Protection, Poulsbo, WA. | Shane conducted a feasibility evaluation for repair of the City's waterfront park shoreline protection. This task was part of ongoing work being conducted by CHE for evaluating bank stability adjacent to the Port restroom facility.

Bayview State Park Shoreline Stabilization Project, Padilla Bay, WA | Shane provided a feasibility-level coastal engineering evaluation of potential shore stabilization and beach restoration alternatives for the Bay View State Park facility. He collected, organized, and reviewed existing data and reviewed historical survey data for use in geomorphic evaluation. He performed a coastal processes analysis that determined the physical factors controlling erosion at the park site, developed predictions for future shoreline change, and developed baseline information for alternatives evaluation.

Cama Beach State Park Float Dock Evaluation, Camano Island, WA. | Washington State Parks, through its prime consultant, had designed shore and upland improvements to enhance boating access at Cama Beach State Park on Camano Island. CHE's project objective was to develop design criteria for both the operational mode and structural survivability in extreme storms. Shane provided coastal engineering analysis of the site and proposed improvements, and developed design criteria for water levels and wave forces impacting both fixed and floating structures.

Port of Anacortes Scott Paper Mill Shoreline Stabilization/Remediation, Anacortes, WA
Shane oversaw all preliminary and final engineering design of the beach construction and restoration, and shoreline protection. Beach restoration design included optimization of material size for stability as well as to improve habitat function. Coastal numerical modeling and analysis was conducted to determine feasibility and develop conceptual engineering plans for alternative shore protection designs.

Education

Education: B.S., Civil Engineering, Washington State University

Registration

Professional Registrations:
Civil Engineer: WA (34656); CA (57552); TX (90683); LA (30666); FL (64271)

Beach Restoration and Design Experience

Shane has managed and executed feasibility studies, planning studies, engineering design, and bidding and construction management for parks, marinas, ports, boating facilities, and shoreline properties in Washington State.

Projects have included shoreline stabilization, shoreline protection, marinas, boat launches, piers, docks, and dredging. Shane has been responsible for the feasibility analysis and design of over 100 nearshore restoration and beach design projects.

Rolluda Architects, Inc. | Architecture

Key Personnel

Design of Park Building Facilities: Donn Stone, AIA

Donn's architectural career spans over 31 years and includes a wide variety of projects and activities–from teaching in the Department of Architecture at the University of Washington to programming, design and project management of complex and specialized spaces and facilities. Donn has designed structures for many park projects, including Swan Creek Park and the Tacoma Chinese Reconciliation Park with J.A. Brennan.

Donn embraces the challenges and possibilities intrinsic to complex projects. He enjoys working with administrative, technical staff, diverse public groups, funders and clients in the process of integrating their varied needs into the design of the facility. Donn believes the inclusive process of all interested stakeholders is the number one reason his projects have been so successful.

Donn works closely with the client from conception through permitting, design, production of documents and the completion of the project. His thorough and conscientious efforts have resulted in timely, and on budget, completion of each of his projects.

Project Experience

CSO Pump Station/City Park, including Public Toilet Rooms, Snohomish, WA

Swan Creek Park, Metro Parks Tacoma, Tacoma, WA

Burley Creek Salmon Hatchery, Port Orchard, WA

Tacoma Chinese Reconciliation Park/Commencement Bay, Tacoma, WA

Amjuman E-Burhani Mosque, Redmond, WA

University District Public Square, Development Support for UW District Square Committee, Seattle, WA

King County Sheriff's Shooting Park (all-weather structure with new targeting), Ravensdale, WA

King County Animal Shelter, Relocation Study and Survey, Seattle, WA

Cedar Falls Drop-box Improvement Project, North Bend, WA

Harbor Island Fisher Mills Building Demolition, Seattle, WA

State of Washington General Administration

Monroe Correctional Center Security Upgrades, Monroe, WA

Monroe Correctional Center Chapel Upgrades, Monroe, WA

Federal Administration Building Cooling Tower Roof Replacement, Seattle, WA

Custer Elementary School, Ferndale School District, Ferndale, WA

Education

Master of Architecture,
University of Washington

Registration

Architect: WA, #7590

Associations

University of Washington,
Lecturer in Visual
Awareness and Design,
assistant to Professor
Philip Thiel 1982-1988

Cultural Resource Consultants, Inc. (CRC) | Cultural Resources

Key Personnel

Archaeology: Glenn Hartmann, Principal Investigator

Glenn has a long career of providing cultural resources services throughout the Pacific Northwest in the public and private sectors, as an agency archaeologist, and as a consultant. He received his graduate training at Washington State University where he received his MA and did doctoral coursework in anthropology. Glenn has been a Principal Investigator, Co–PI, or Project Director on numerous CRM overviews, surveys, testing, and data recovery projects, and has extensive regional experience in working with state historic preservation offices and tribes, as well as with state, local, and federal agencies.

As President of Cultural Resource Consultants, Inc., Glenn has committed the company to support professional growth and public appreciation of heritage values. CRC staff regularly are supported to obtain additional Section 106/NEPA/SEPA coursework. Glenn is often a public speaker and he has conducted numerous workshops for the local historical society. He has experience teaching several undergraduate and graduate archaeology courses. Glenn consistently looks to apply innovative solutions to cultural resources problems. He has assisted BPA in resolving adverse visual effects of transmissions in western Montana; he recognized the applicability of having a project geomorphologist and project ethnobiologist as part of a large upland inventory effort; he was the first to test the applicability of underwater archaeological methods on a Columbia River inundated site; and, he is presently exploring the applicability of LIDAR to archaeological erosion studies and rock art documentation.

Education

M.A. and Doctoral Coursework, Anthropology, Washington State University, 1975

B.A. Social & Behavioral Sciences, The Johns Hopkins University, 1972

Expertise

- Project Management
- Archaeological Field Investigations and Reporting
- Prehistoric and Historic Archaeology
- Archival Research
- Consultation with Agencies, Tribes, and Government
- Knowledge and Application of relevant Cultural Resource Laws and Regulations
- Extensive Experience Working with Government Agencies

Current On-Call Cultural Resource Agreements

- Grant County Public Utility District
- Chelan County Public Utility District #1
- Chelan County Department of Public Works
- Douglas County Public Utility District #1
- Port of Tacoma On-Call
- Herrera – Pierce County Public Works Environmental On-Call
- Huitt Zollars – King County On-Call
- Herrera – Seattle Department of Transportation On-Call
- Jefferson County Public Works

Prior Waterfront Park Experience

Glenn completed the previous cultural resource study for Waterfront Park in 2005.

Affiliations

Historic Preservation Commission, City of Bainbridge Island

Society for American Archaeology

Association for Washington Archaeology, former Board of Directors

Bainbridge Island Historical Museum, Past-Vice President

SAA Past Committee Member, Committee on Public Archaeology