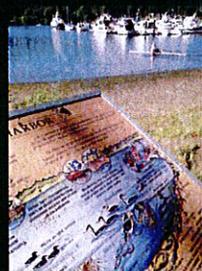




Waterfront Park/City Dock Design
City of Bainbridge Island



July 15, 2013

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Ms. Heather Beckmann
City of Bainbridge Island
280 Madison Avenue North
Bainbridge Island, WA 98110-1812

Subject: Statement of Qualifications for Waterfront Park/City Dock Design

Dear Ms. Beckmann:

Thank you again for taking the time to meet with me on July 11 and with other members of our team on July 10. We are very excited at the opportunity to offer our services to you for your Waterfront Park/City Dock design, and we believe we and our team of affiliated consultants offer the experienced project staff, creativity, attitude, and demonstrated abilities to deliver the services the community needs.

Our work will produce a design that fits the City's localized and regional requirements, establishing a realistic and compelling vision through a process that engages the public, interest groups, agencies and City staff in highly effective ways. We are well-versed in strategic, land use, recreation and waterfront planning, and we understand the connections between the policy environment, economic prosperity, and community support. We have won numerous awards for our planning innovation - all anchored in a comprehensive understanding of environmental, civic and agency contexts.

Our team is familiar with Winslow – and we understand the intricacies and nuance involved in this community. We believe our local experience and approach to this effort offers unique opportunities to leverage greater value and product effectiveness for the City's contract dollar. LMN, PND, HBB and Studio Cascade have all worked in Winslow before, and we hope to do it again!

We can and will work with you to prepare a cost-effective design, using a variety of techniques to deliver exactly what you need. Please feel free to contact me to discuss our qualifications further at the phone number below, or via e-mail at bgrimes@studiocascade.com. Thanks in advance – we look forward to hearing from you!

Sincerely,


William Grimes, AICP
Principal, Studio Cascade, Inc.

Qualifications

Understanding

Bainbridge Island received \$2 million from the State of Washington's ferry system, and the City Council has elected to dedicate the lion's share of it to improvements at the five acres of open space at Waterfront Park and City Dock. And the community's ready for it. A walking audit and two public workshops, sponsored in partnership with Sustainable Bainbridge, drew up to 100 participants. This process will test and revise the 1997 and 2004 master plans, drawing up a new plan reflecting contemporary community desires and the best that today's art and science of planning and design can offer.

According to the RFQ, the consultant team will work with City staff to:

- 1) Develop an innovative and inclusive outreach program to continue to engage community members throughout the design process.
- 2) Develop park design recommendations that are responsive to the community's visions and goals.
- 3) Provide periodic updates to the City Council and community during the development of design alternatives.
- 4) Present final design recommendations to the Council and community with recommendations on



Figure 1.1 - More information on our qualifications is available on our website, including full resumes and details about relevant projects. Scan the QR Code (smart phones) above, or visit: www.studiocascade.com/general/Winslow



Figure 1.2 - Bainbridge Island has worked hard to clean up and celebrate Eagle Harbor, increasing its recreational use by locals and visitors while retaining elements of its maritime legacy. Future park plans can also honor the area's cultural resources and increase the park's usability for all segments of the island's population. (Images: Studio Cascade, Inc.)

priority of opportunities based on input, budgets, constructability and regulatory considerations.

- 5) Provide overall and per-phase construction costs.
- 6) Prepare grant applications to support implementation of park improvements
- 7) Possibly prepare development permit applications and associated documentation.

This project will be oriented to maintaining an active community discussion, reinforcing the connection between the community's voice and the future of the park and dock. The process must be open, accessible, and exciting.

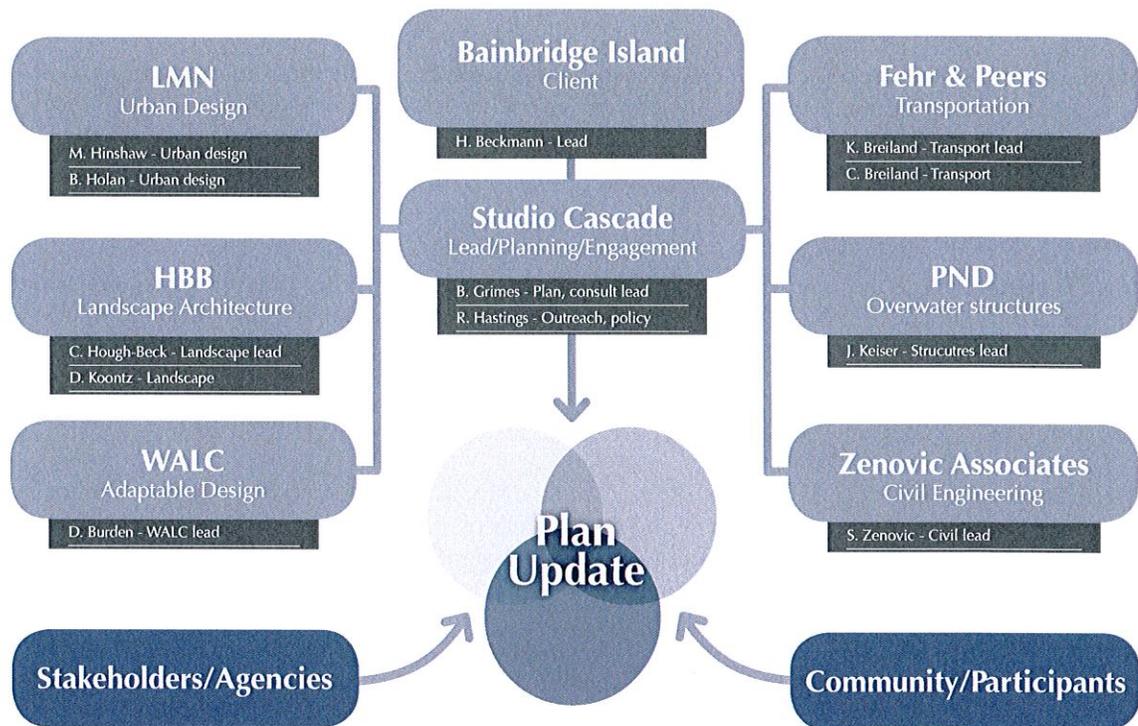
That is our understanding of this project, and we've built a team to deliver. Table 1.01 lists project references, and it keys our team's previous experiences to the RFQ's scope and experience elements, as appropriate.

Team & Approach

Our team consists of representatives from seven firms. The breadth of the community's expectations and the complexity of Winslow's waterfront warrant the inclusion of specialists from multiple fields. We have planners, urban designers, landscape architects, transportation planners, marina engineers, civil engineers, and sustainable design specialists on our team, each contributing to the community discussion and the resulting designs. Our focus is every bit as much on facilitation as it is on technical problem solving.

Key to our proposed approach is a four-day park/dock planning forum. This event invites the community to contribute directly to the evolution of design concepts. Our first day will feature a park and dock planning fair, where panelists will make brief presentations and then interact individually with participants. An evening studio will follow, working to develop initial alternatives. The second day will concentrate on design in response to community feedback, with a daytime walking audit and an evening presentation of our work to that point. Ensuing studio days will refine concepts, with public events each evening to consult with the community and test our thinking. We're considering tapping local pools of talent, too, inviting Sustainable Bainbridge, landscape architects, artists, user groups and maintenance staff to meet with us in intensive work sessions. We ran an ARTSlam in Port Angeles with members of the local arts community, and we think something like that can work in Winslow, too.





The forum can be held in a small public space near the waterfront, given over entirely to the event. Public participants can come and go during the day and evening, speaking directly with team members - with many of their ideas then incorporated into the project vision. These events work. They create a buzz in the community, they're documentable, and they help the community create, own and support what the process produces.

The interactive design process will continue beyond the week-long forum, too, with public workshops and seminars to present, vet and refine the draft concepts. The final design will emerge from this comprehensive public process, endorsed by the community stakeholders who will have shaped it and who will use it.

We believe the Bainbridge Island community will enjoy this process, based on our earlier work in Winslow and based on similar experiences of our LMN, HBB and PND teammates. We look forward to matching a design process that suits your talented, committed and contributing public.

Here's a brief introduction to our team, with short bios for each key team member. Understanding the value of conserving paper with these SOQs, we've elected to make full resumes available on line at <http://www.studiocascade.com/general/Winslow>:



William Grimes, AICP

Studio Cascade - Planning

Mr. Grimes will be the project director and principal in charge. He is the founding principal of Studio Cascade, bringing more than 24 years of experience to bear on this project. He will participate actively in the process, leading public workshops and representing the consulting team to the City.

Rick Hastings

Studio Cascade - Engagement

Mr. Hastings is a senior planner with Studio Cascade, holding a master's degree in architecture from the University of Texas at Austin. Rick specializes in urban design, public policy development and citizen engagement, leading that component of SCI's work since joining the firm in 2003.

Mark Hinshaw, FAICP/FAIA

LMN Architects - Urban Design

Mr. Hinshaw brings over 35 years of experience to LMN as an architect, city planner, and urban designer. He has provided urban design and community planning services to local governments, prepared master plans for public facilities, developed design guidelines and streetscape improvements for public agencies, and created comprehensive commercial district plans.

Brianna Holan, AICP

LMN Architects - Urban Design

Ms. Holan brings over 35 years of experience to LMN as an architect, city planner, and urban designer. He has provided urban design and community planning services to local governments, prepared master plans for public facilities, developed design guidelines and streetscape improvements for public agencies, and created comprehensive commercial district plans.

Colie Hough-Beck, ASLA

HBB - Landscape Architecture

Ms. Hough-Beck brings 34 years of continuous project management, urban design, planning, and landscape architecture experience. Her extensive experience with governmental agencies, public institutions, and architecture and engineering firms has resulted in project designs that are responsive to community expectations. Her professional approach to encourage creative exploration of project challenges has contributed significantly to development of successful projects.



Figure 1.3 - For our recent waterfront (and downtown) plan for Port Angeles WA, identical presentations were held evenings and mornings, allowing many busy downtown businesspeople to take part. Here, Colie (HBB) and Mark (LMN) describe conceptual design alternatives. (Images: Studio Cascade, Inc.)



Table 1.01 – Experience and client references

Agency	Project	Client Contact	Outreach	Shoeline park design	Overwater structures	Renewable/Sustainable	Construction costs	Grant applications	Shoreline regulations
City of Port Angeles (SCI, LMN, HBB, F&P, ZA, WALC)	Waterfront & Transportation Plan 2010 – present	Nathan West 360-417-4751 nwest@cityofpa.us	■	■	■	■	■	■	■
City of Normandy Park (SCI, LMN, F&P)	Subarea plan, FIS 2010 – 2012	Doug Schultze 206-842-2545 cityadmin@bainbridgewa.gov	■			■			
City of Bainbridge Island (WALC, LMN, SCI, PND)	Walking audit 2013		■	■		■			
	Downtown design guidelines and development code 1995 - 2008	Kathy Cook 206-780-3750	■			■			■
	Winslow Tomorrow 2006		■			■			
	City Dock evaluation 2008	Tami Allen 206-786-7627		■	■		■	■	■
Port of Anacortes (PND, HBB)	Master plans, Seafarer's Park, Cap Sante Marina 1992 – 2012	Becky Darden 360-293-3134	■	■	■	■	■	■	■
Port of Friday Harbor (PND)	Port engineering 2001	Steve Simpson (Former) Friday Harbor Port Executive Director 360-378-3313		■	■	■	■	■	■

Dean Koonts, ASLA
HBB - Landscape Architecture

Mr. Koonts has twelve years of experience in park, planning, and landscape architecture. His diverse expertise forms the foundation of an integrated approach to project design and management. With an interest in creating spaces designed for people, his built work has focused on parks and open spaces. Having contributed to numerous articles, lectures, and presentations, he applies his skills to develop urban design solutions applicable to multiple projects in the public realm.

Jon Kaiser, PE
PND - Marina Engineering

Mr. Keiser specializes in project management for waterfront redevelopment projects, including marinas, recreational boating facilities, and marine terminals. He has 21 years of experience providing planning and design of ADA-accessible marina float layouts, docks, and gangways, as well as conceptual design alternatives and cost estimates for moorage re-configuration. His design experience includes condition assessment, structural engineering, marina float layout planning and design, piers, coastal engineering, physical modeling, construction contract administration, fabrication inspection, and construction inspection.



Steve Zenovic, PE

Zenovic Associates - Civil Engineering

Mr. Zenovic's depth of experience in civil engineering, mechanical engineering, land surveying, and construction makes him a "go-to" resource who can get things done. His areas of expertise include project planning, infrastructure design, structural analysis, and project management. His practice has focused on redevelopment projects, particularly those where changes to the built environment reduce overall environmental impacts.

Dan Burden, LEED AP

Walkable and Livable Communities Institute - Sustainable/Adaptable Design

Mr. Burden has 35 years of professional planning experience and is the co-founder and spiritual leader of the Walkable and Livable Communities Institute. His work has taken him throughout the English-speaking world, leading walking audits and helping communities learn how to incorporate adaptable, multi-modal and sustainable development practices in pragmatic, effective ways. He's led community-based walking audits in Bainbridge Island, Port Townsend, Port Angeles, Vancouver, BC and in scores of other places, frequently working with Studio Cascade and LMN in the process.

Kendra Breiland, AICP

Fehr & Peers - Transportation Planning

Ms. Breiland is a Senior Transportation Planner with the Seattle office of Fehr & Peers. Kendra specializes in all aspects of transportation planning, including comprehensive planning, multi-modal planning, fee program development, and transportation finance. She has worked on a variety of projects ranging in scale from regional transportation plans to campus master plans and waterfront studies.

Chris Breiland, PE

Fehr & Peers - Transportation Engineering

Mr. Breiland is an Associate with Fehr & Peers' Seattle office and is an active member of Fehr & Peers' Travel Demand Forecasting and Climate Change Analysis research and development teams. Chris has served as the project manager for several significant land use and transportation projects in the region and is an expert on transportation and climate change.

Relevant Experience

The RFQ asks for "*description of experience in shoreline park design and planning, design and construction of overwater structures and landscape design.*" We have that type of experience, and we've identified a handful of our projects in response. We've also identified those projects where we've worked with Bainbridge Island before, as well as those where we've written grants, dealt with shoreline regulations, incorporated renewable energy/sustainable design concepts and designed and implemented compelling public engagement efforts.

Shoreline park design and planning

HBB and PND are leaders in the field of shoreline park design and planning, integrating terrestrial and over-water experiences throughout the Puget Sound. Studio Cascade, LMN and HBB are collaborating on the Port Angeles commercial waterfront redesign now, featuring the creation of a naturalized beach in an area that was previously industrial. Studio Cascade and HBB also work with local agencies to develop comprehensive parks and open space plans, working with communities to develop long-range and regionalized perspectives on parkland and then developing individual master park plans to fulfill the vision.



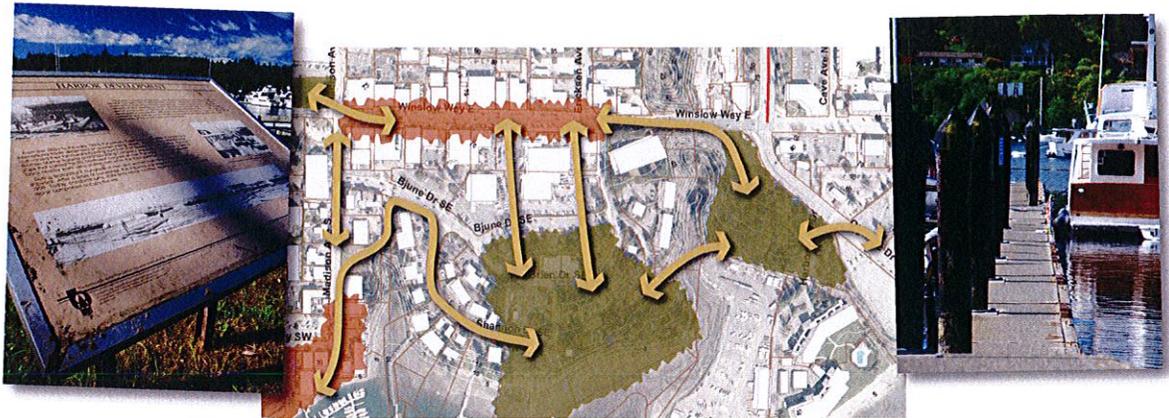


Figure 1.4 - *This project is about more than simply designing a park, its also about taking advantage of connections to the community's heritage, economy and its collection of public spaces - both recreational and commercial. Winslow's history is a rich tapestry, and Waterfront Park's design must reflect and honor it - while still being relevant today. (Images: Studio Cascade, Inc.)*

Grant writing

All of our team members have written, won and implemented grant programs funded by agencies such as the Recreation and Conservation Office (RCO), Community Economic Revitalization Board (CERB), WA Department of Ecology, WA Department of Transportation, Transportation Improvement Board, WA Department of Commerce, US Department of Housing and Urban Development (HUD) and others. Studio Cascade and HBB staff have also served on RCO evaluation committees for local parks and water access grant applicants, working with the granting agencies to develop and apply evaluative criteria for competitive submittals.

State and local shoreline regulations

Studio Cascade has written three shoreline master programs and has assisted multiple Washington communities in implementing shoreline regulations, either from the perspective of development review or from the perspective of project applicant. Our team's work in Port Angeles is a relevant example, where SCI, HBB, LMN and Zenovic wrote and processed a range of shoreline permits, including those within Army Corps of Engineers jurisdiction.

Renewable energy/sustainable design

HBB, LMN and Zenovic specialize in sustainable design applications, incorporating them into their landscape, architectural and civil designs. Our recent work in Port Angeles features "net-zero" storm water impact, rain gardens and the inclusion of energy-conserving light fixtures and energy-generating wind spires. Attention to adaptable, sustainable design underpins all that we do - so much so that it simply becomes a matter of course.

Public outreach

Studio Cascade is a public process specialist, and we've won multiple awards for the programs we implement and the ways in which the results of those programs are incorporated into policy and design. And we've developed a fluidity of communication with our teammates that ensures that our message to the community is consistent. We seamlessly translate what we hear into the policies and designs we produce.

Working together

We've worked with and continue to work with these team members on a range of projects. Our team has developed collaborative relationships, and we've found that our approaches to problem solving, client service, community responsiveness, accountability and cost effectiveness align. We work



well together. We respect each other. We like each other, and we embrace each project as another opportunity to grow.

Here's a brief sample of what we've done. We'll be happy to share more with you during our interview. Summary sheets for these projects and others are available for review and download at <http://www.studiocascade.com/general/Winslow>.

City of Port Angeles: Waterfront plan (SCI, LMN, HBB, F&P, Zenovic, WALC)

Beginning in 2010, Studio Cascade managed a conceptual redesign of the waterfront in Port Angeles WA, leading a multi-disciplinary team - including LMN, HBB, Fehr & Peers, Zenovic and WALC - to implement the direction of an earlier strategic planning study.

Our team's role in this project was to prepare and refine a conceptual design that the community could support. To earn the trust and buy-in of the community, the team conducted hundreds of one-on-one and group interviews and used a downtown storefront as a working studio for a week's worth of interaction, meetings and teamwork. The resulting plan was adopted by unanimous vote, and received urban design awards from APA/PAW and AIA in 2011 and 2012. We prepared construction documents, helped secure grant funding, and worked closely with the City through first phase construction. Phase 1 will be completed later this month.

Port of Everett: Port plans and projects (PND, HBB)

PND, and HBB have worked with the Port of Everett on numerous waterside and landside projects. Specifically, PND led planning, design, and construction administration services for the waterfront portion of the Port of Everett's 65-acre waterfront redevelopment project, teamed with HBB. The team also prepared conceptual design alternatives and cost estimates for the 12th Street Yacht Basin moorage re-configuration.

Port of Anacortes: Port plans & projects (PND, HBB)

Since the early 1990s, PND and HBB have provided numerous planning, design and on-call engineering services to the Port of Anacortes. The team prepared a comprehensive plan and programmatic EIS for the entire land base of the Port of Anacortes, including Cap Santé Marina, the airport, the two marine terminals, the Dakota Creek Shipyard, and other industrial land owned by the Port. They also performed design, conceptual engineering and cost estimating for a pier and bulkhead project at what is now known as the Seafarers Memorial Park area south of Cap Santé Marina. The facilities were designed for public access and the launching of small craft such as skiffs, canoes, kayaks, and rowing shells.

City of Bainbridge Island: Winslow design guidelines (LMN)

Mark Hinshaw, now with LMN, and HBB produced the original, award-winning Winslow design guidelines in the 1990's and recently updated them to reflect current development trends, changes in community preferences and new economic conditions.

City of Bainbridge Island: Winslow Tomorrow (SCI, LMN)

Bill Grimes (Studio Cascade) participated in the Winslow Tomorrow speaker series, presenting topics related to urban design, zoning and implementing design regulations and guidelines.

