

Statement of Qualifications for McCormick / Rotary Bark
Park Multi- Use Trails, Specification #2025-08A

McCormick / Rotary Bark Park Multi-Use Trails



J.A. Brennan Associates, Landscape Architects & Planners

Cover Letter

March 12, 2025
Peninsula Metropolitan Parks District
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RE: Statement of Qualifications for McCormick/Rotary Bark Park Multi-Use Trails, Specification No. 2025-08A

Dear Peninsula Metropolitan Parks District Selection Committee:

J.A. Brennan Associates, Landscape Architects & Planners, works with agencies, stakeholders, and the public to develop master plans and designs for regional parks that build on the unique attributes of sites and communities. Our team is very interested in collaborating with Peninsula Metropolitan Parks on the Multi-Use Trails at McCormick /Rotary Bark Park.

Project Understanding | Peninsula Metropolitan Parks District (PenMet Parks) is soliciting consulting services to provide community outreach and conceptual planning services for multi-use trails at McCormick /Rotary Bark Park located on the west side of Bujacich Road at 10100 Bujacich Road NW, Gig Harbor. The project is limited to the west side of the road and does not extend across Bujacich Road to the east side of McCormick Forest, though a broader connection opportunity to Sehmel Homestead park may be explored.

The goals of this project are to engage the community regarding the importance and benefits of developing multi-use trails for park users within our District as identified in our Parks Recreation and Open Space (PROS) Plan, further evaluate the feasibility and community support for developing multi-use trails at the McCormick Forest/Rotary Bark Park location, that includes assessing a broader connection to Sehmel Homestead park. The design team will assess potential environmental impacts and carefully develop a conceptual design(s) to avoid any environmental impacts, preserving sensitive areas such as wetlands, old-growth forests, and other ecologically significant habitats, identify Pierce County parking requirements, and prepare a preliminary parking design with cost estimate. Tasks will include project management, community outreach, environmental assessment and tree assessment, multi-use trail conceptual design, and parking area design to 30%.

Firm Background | J.A. Brennan's practice has been successfully facilitating park and trail planning projects for over 35 years through-out Washington state. Located in the Bell town neighborhood of Seattle Washington, our boutique firm of 9 staff is focused on the planning, design, preservation and restoration of open space, parks and recreation facilities. We develop facilities of all sizes, from neighborhood play areas to regional parks and trails. Our experience includes a variety of trail systems including non-motorized uses and ADA accessibility.

We consider history, culture, the natural environment and local site conditions to design successful places for recreation, gathering and universal access. Parks are places for people to enjoy the outdoors and partake in healthy activities—active and passive play areas, trails, viewpoints, interpretive signage, ADA/universal access, parking, pic-nic and restrooms are crucial design elements that we integrate into our projects. Our experience with parking and trailhead design, trails, critical area mapping and team management will bring value-added services to the county.

Experienced Project Team | We provide expertise in multi-disciplinary collaboration and leadership, combined with creative problem-solving to achieve successful projects that are attractive, affordable and maintainable. Jim Brennan, rla will serve as principal in charge, providing his expertise in trail master planning and public involvement. Drew Coombs, rla will be the project manager, bringing extensive experience managing park and trail planning and design, parking lot design, and critical area studies. Our team also include engineers, scientists and other specialists to support us in preserving and protecting the site's natural features, critical area studies, geotechnical analysis, survey and addressing regulatory requirements while providing a feasible, yet exceptional, recreational experience.

Public Involvement | Our goal in public involvement is to ensure that all parties get a chance to be heard, to provide meaningful input, and to realize that they are a part of the design process and a vital part of the community. It will be necessary to balance the demand by users for a variety of trail uses. We will work with you to navigate competing interests and build—through an inclusive process—the momentum for implementation. We often work with volunteer groups and stakeholders as part of the process. Many of our trail projects have been implemented by stakeholder groups.

Schedule | We can work with Pen Met Parks to assess the schedule and the specific milestones for the project to ensure a timely process and work plan for the project.

Availability | Our team is available and eager to collaborate with you on this amazing project. We will provide a comprehensive design package, from interpretive plaza and storytelling design to bid and construction documentation. We are excited to collaborate with you to provide and implement this unique outdoor interpretive experience.

Thank you for considering J.A. Brennan team's qualifications. We look forward to working with you on the master planning and design for this outstanding property. The resulting master plan has the potential to bring the community together with an appreciation for the fun and beauty available at McCormick /Rotary Bark Park.

Sincerely,
Jim Brennan, rla, Principal



Project Understanding and Approach

Peninsula Metropolitan Parks District (PenMet Parks) is soliciting consulting services to provide community outreach and conceptual planning services for multi-use trails at McCormick /Rotary Bark Park located on the west side of Bujacich Road at 10100 Bujacich Road NW, Gig Harbor. The project is limited to the west side of the road and does not extend across Bujacich Road to the east side of McCormick Forest, though a broader connection opportunity to Sehmel Homestead park may be explored.

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Approach | J.A Brennan's trail and viewpoint designs bring identity to a community and enrich the pedestrian experience. During the planning and design process for trails and trailheads, we interact with users to identify important routes, destinations, sights, and services along the way.

The community's character is brought out in the design through materials, spatial organization, and trail layout, making the pedestrian experience attractive, safe, and functional. Our goal is to design trails that safely build linkages within a community and provide attractive connections to existing pedestrian and non-motorized infrastructure, enhancing trail use opportunities and providing unifying characteristics to a trail system.

Breathtaking viewpoints, wetlands, ponds, and seeps offer opportunities for providing overlooks and educational/interpretive features. While design can bring visitors into contact with these natural areas, we strive to protect and enhance the beauty and functions of these unique places.

Protection of critical areas is key to the sustainability of our work. In many cases we look for opportunities for restoration of key habitat features. Forest management is another strategy that can be developed in our sustainable approach. Another sustainability consideration is the integration of the park into the existing and future regional trail network. Links such as this can help encourage park users to ride or walk to the park reducing energy use and keeping parking lots smaller. We are also experts in low impact development which will be key for parking lot development and for the protection of the watershed. We can consider bioretention cells, bioswales, filter strips and cartridges to stop pollution of the watershed.

Scope: Project Management and Coordination Services | Drew Coombs, RLA will be the project manager for our design team responsible for direct coordination with PenMet Parks' project manager, meeting coordination and facilitation, project reporting, and managing the project scope, schedule and budget.

J.A. Brennan has completed numerous park and trail master plans and have an efficient step-by-step process to successfully complete the project. Each phase concludes with a deliverable for review, and the next phase does not begin until you approve the design presented in the deliverable. Prior to the project kickoff meeting we will create a Preliminary Project Management Plan (PMP), which is essentially a "road map" for the project. This planning step is intended to help you identify milestones for decision-making and keep the project moving forward. At the project kickoff meeting held within a week of contract approval, we will review the plan with you and modify it subject to comments. This road map provides a framework for communications, schedule and quality control methods to minimize changes. Development of project goals, design objectives and themes will also be initiated at the kickoff meeting. To enable a good design process, we will work with the County to develop design objectives that synthesize site findings with project programming and goals.

After the kickoff meeting, project participants will have a clear understanding of project goals and objectives, of project schedules and work products and of the requirements for the participation of all project participants. The team will communicate regularly in a collaborative approach with the County's project team to provide updates on progress and to discuss issues that arise. We keep an issues log that we share with the team to ensure that issues are resolved, and the project moves forward.

Project Management and Coordination Services Deliverables

- Project Management Plan and
- Design criteria memorandum
- Monthly progress reports that describe the scope of work completed, problems and corrective actions taken, and the status of the schedule and budget.

Scope: Community Outreach | The J.A.B team will support PenMet Parks with Community Outreach, Jim Brennan in collaboration with Drew Coombs will lead public outreach for the project. Our team will engage with local residents, environmental groups and stakeholders to address concerns and solicit feedback. Community outreach and engagement services will include organizing public meetings and surveys to gather input on community desires and concerns for a multi-use trail design at McCormick Park/Rotary Bark Park. JAB will provide presentations at public open houses and at PenMet Parks' Board meetings. Outreach services will include activities aimed at raising awareness, gathering input, fostering commu-

nity involvement, and promoting safe and sustainable trail use. Our team will prepare a report documenting community outreach completed, community input received and incorporation of input during design.

Our team will prepare programmatic activities list or images, dot referencing tools, draft design principles, and site investigations and mapping as preliminary tools to facilitate input from the community and stakeholders to discern preferences for trail development opportunities. Preparing a couple of different conceptual trail alternatives will help bookend a range of opportunities to assist in narrowing down a preferred approach for implementation. If desired, we can implement an interactive alternative screening process to determine additional insight into needs, desires, strengths, and opportunities.

The J.A. Brennan team will work closely with PenMet Parks staff to develop a public involvement process that will include community members and stakeholders in the process of selecting the preferred trail network design. Over the years we have developed a number of strategies to reach the broadest range of people we can during a project. These include:

- Online surveys
- In-person, one-on-one outreach to residents and businesses
- Distributing fliers, mailers, and other printed and electronic outreach media
- Posting regular Listserv announcements and website updates and distributing electronic newsletters
- Holding small group meetings, and meetings to attract different groups
- Attending regularly scheduled community meetings and events
- Hosting workshops and community meetings
- Translating outreach materials to multiple languages

We will build on the community and stakeholder outreach work already completed by PenMet and as identified in the PROS plan and further engage with interested parties in a number of interactive ways. A design charrette or workshop would allow focused discussion with stakeholders to collaboratively assess trail use, conflicts, alignments, wildlife corridors and key wildlife habitat considerations and look for ways to enhance wildlife habitat connectivity.

Community Outreach Deliverables

- Public involvement plan and schedule
- Presentation materials including items such as slide presentations, boards, handouts, meeting minutes

Scope: Environmental Assessment | Our team, lead by Confluence will complete an environmental assessment to identify wetland areas, trees of significance, potential impacts to habitat, and other concerns to provide a comprehensive evaluation of the site's ecological features. The assessment will be completed to ensure environmentally sensitive areas are protected, and multi-use trail development respects the integrity of the forest ecosystem. Services will include wetland reconnaissance, tree assessment to evaluate the presence of trees of significance, and wildlife habitat evaluation to identify potential impacts to habitats for wildlife species including rare or endangered species. Consultant's assessment will analyze and document any potential environmental impacts from multi-use trail development and describe mitigation strategies to avoid or minimize harm. Tree assessment will be performed by our arborist Tree Solutions, we recommend a limited review and look at strategic areas for implementation like the parking area.

SITE ANALYSIS AND CONTEXT

Rotary Bark park hosts a dog park and an existing extensive trail network through a beautiful mature forest stand, with intermittent critical area wetland and perennial streams or drainages. Our site tour in preparation for this proposal introduced us to a representative from the Master Gardener Native Plant group that was walking the site with a petition for no Mt Bike trails. Immediately we have become aware of finding an appropriate balance for different users will be critical in the community outreach and planning. The shared trail network present user conflicts, and appropriate mapping and site understanding will be key to disseminating information to the community and stakeholders, and to ensure preservation of the natural resources of the site.

The J.A. Brennan project team analysis work will start by reviewing any historic site documentation or site analysis already completed by Pen Met Parks and the project stakeholders. We will assess whether additional survey or base mapping is required to begin. It is assumed that an additional survey is likely to take place later in the process for target areas to locate critical area delineations and to develop parking lot and select trail design.

Our work will build on the extensive foundation Parks has established for the project and primarily be based on the existing trail and GIS data and new critical area and geotechnical mapping. We want to understand historic conversations Parks and the stakeholders have been discussing related to trail network improvements and opportunities for the multi-use trail system.

Early in the scoping process we will identify data gaps and work collaboratively with the Parks team to determine how we obtain missing data. We will ensure project direction and concepts align with the desires of the community and any potential project stakeholders, and other concerned partners. We will incorporate access routes that must be maintained for current and future forest management. Our work will also address ADA (retrofits or new facilities) to increase opportunities for accessibility and to make future projects eligible for grant funding.

Our approach may also consider grants and funding throughout the process and create valuable design graphics that will be useful in funding applications. Once we understand the existing trail system and the established alternatives, we can identify parking lot locations, trailheads, key connections, drainages and sensitive areas, trail standards and uses, new trails to consider, existing trails to close, viewpoints, gateways, river access and points of interest to explore. This will be recorded on a draft concept plan. The draft concept plan may be based on one of the existing alternatives or a combination. We have a familiarity with USDA National Forest trail standards and can include those design requirements.

We will seek to balance capital expenditure with maintenance costs to ensure the sustainable operation of the park. We will collaborate closely with Parks maintenance staff in the process.

ISSUES AND OPPORTUNITIES

Confluence, our environmental assessment team members, understands that substantial background exists in the stated park goals and high-quality environmental information available for the site. We are well versed in utilizing these sources of information and coordinating with and welcoming involvement of staff and stakeholders in the team's work and products.

Confluence brings over 20 years of expertise in permitting multimodal trails similar to those proposed at McCormick Park/Rotary Bark Park. Our proven track record includes successful collaborations with municipalities to navigate complex permitting processes, ensuring the successful completion of environmentally and community-focused projects. Our recent efforts include collaboration with the City of Olympia to secure permits for a multimodal trail and parking lot at

Grass Lake Nature Park. This project features a 350 linear foot boardwalk traversing a Category I wetland, showcasing our ability to integrate infrastructure development with environmental stewardship. Additionally, we are currently aiding the City of Yelm in permitting the extension of the Yelm Prairie multimodal trail across the Nisqually River, further demonstrating our commitment to advancing sustainable transportation options in the region.

Confluence possesses a comprehensive understanding of the permitting landscape, enabling us to expertly guide projects through the approval process. Our longstanding relationship with the Pierce County Planning & Public Works department enhances our ability to navigate their online permitting system effectively. We have extensive experience in the Gig Harbor area, having successfully completed multiple projects, including developments in Burley Lagoon and around Henderson Bay and Carr Inlet. Our familiarity with local conditions, regulations, and community needs position us well to address the unique challenges of the proposed multi-use trails for PenMet Parks. Our strong working relationships with state and federal agencies further bolster our capacity to advocate for both wetland enhancement and community investments. We understand the importance of balancing environmental concerns with the needs of the community, ensuring that our projects benefit both nature and residents. We are excited about the opportunity to assist with the permitting of multimodal trails at the McCormick Park/Rotary Bark Park. Confluence's extensive experience, established relationships, and commitment to sustainable development make us an ideal partner for this endeavor. We look forward to discussing how we can help turn this vision into reality.

GEOTECHNICAL PROJECT UNDERSTANDING

Knowing the geotechnical site conditions is key to a successful design of trail development and the parking area. A preliminary review of geologic mapping for the project area indicates that subsurface conditions in the higher elevation areas of the site consist of glacial till, whereas the lower elevation areas of the site are underlain by advance outwash. Glacial till generally exhibits very low infiltration feasibility due to its high fines content and its extremely compact nature. Advance outwash typically contains fewer fines than glacial till, however it is similarly compact and is sometimes saturated. When not saturated, advance outwash typically exhibits moderate infiltration feasibility. Where possible, infiltration facilities should be located in the lower elevation areas of the park, in order to access the potentially better infiltrating soils. If it is necessary to locate infiltration facilities in areas where relatively impermeable glacial till is present at the ground surface, it is possible that infiltration may be achieved by extending the facility deeper to the contact with the advance outwash soils through the use of infiltration trenches, pending field verification. Regarding geologically hazardous areas, no geologically hazardous areas map currently exists for the project area, therefore a site-specific evaluation will be required to determine steep slope impacts.

Environmental Assessment Scope and Deliverables

- Prepare a Site Analysis and critical area memorandum summarizing research, recommendations and site development limitations
- Critical Area Studies performed at water crossings for proposed trails;
- Critical Area Reconnaissance performed in all other locations;
- Produce Critical Areas/Sensitive Areas map for Master Plan Update.
- Prepare a reconnaissance report that summarizes our findings and identifies permitting needs for future construction of the trail system, and participate in a team planning meeting.
- Geotechnical Study of selected area and access road to identify and map site drainage

Geotechnical Issues | The primary geotechnical issues associated with this project that will need to be addressed during design are anticipated to include dealing with moisture sensitive soils, determining the depth to bedrock and groundwater in the vicinity of the proposed improvements, soil suitability for trails, pavement design, and determining if it will be feasible to incorporate sustainable stormwater treatment methods into the project design.

Geotechnical Project Approach | Based on our understanding of the proposed project and our knowledge of the geologic conditions in the project vicinity, it is anticipated that the above-described geotechnical issues could be addressed by conducting a geotechnical investigation that includes the following elements:

- Collecting and reviewing readily available geologic and geotechnical data for the project area
- Determining subsurface conditions at the project site by advancing a series of exploratory test pits
- Collecting soil samples and conducting laboratory testing on representative samples
- Performing in situ infiltration tests
- Compiling and evaluating the data from the field and laboratory testing programs
- Assessing the moisture sensitivity of the soils at the project site and developing appropriate geotechnical recommendations
- Developing geotechnical recommendations related to dealing with the potential for encountering bedrock in proposed excavations along with information regarding the rippability of the rock if it is anticipated proposed excavations could encounter bedrock
- Developing geotechnical recommendations related to the design of stormwater infiltration facilities if it is determined that the site conditions are appropriate for this method of treatment and disposal
- Preparing a written report summarizing our findings and geotechnical recommendations

Scope: Design Services

MULTI-USE TRAIL CONCEPTUAL DESIGN

The J.A. Brennan team will evaluate safety concerns, overcrowding, and other potential concerns or conflicts with shared trail use during design. Conceptual plan(s) will consider potential trail user conflicts during design, evaluating the need for shared trails and separated trails within the park for pedestrians, cyclists, dog walkers, and equestrians. Our team will also explore the feasibility of a trail connection to Sehmel Homestead Park. The J.A.B team will develop conceptual plan(s) to avoid any environmental impacts and preserve sensitive areas such as wetlands, old-growth forests, and other ecologically significant habitats. Community input will be incorporated into conceptual plan(s). Our team will provide draft conceptual plans with cost estimates for PenMet Parks review, incorporate comments, and present concepts to the community and Park Board.

PROGRAM

The concept design starts with understanding the trail program opportunities. What is the balance of activities and amenities for the site? Programmatic ideas drive the design into spatial understanding to help enhance the experience of the trail system and how users interact with the place they are occupying. Our collaboration with staff, community members and stakeholders can express how best to manage the potential trail users and help guide the program development.

The team will provide a comprehensive review of the established program elements and look for opportunities to enhance if appropriate. Understanding the final program and desired outcome will shape the design and trail alignment that will enhance the user experience at the Rotary Bark park site.

Programmatic items may include:

1. Entry and parking sequence
2. Arrival plaza
3. Accessible route and site circulation
4. Expressing a sense of place that celebrates the park
5. Gathering hub
6. Trail hierarchy and users
7. Separation of trail users
8. Nature play
9. Creating moments of pause on the trail
10. Enhance community connection

ALTERNATIVES

Our process recommends developing a range of options to review with staff, stakeholders and the community. The program elements and trail density may vary with each option to weigh the value of each. The design team will assist in establishing the evaluation criteria and design objectives and meet with Parks and stakeholders to screen the alternatives.

We can support in listing the advantages and disadvantages of the two alternatives and integrate public and stakeholder input if desired. This will support decision makers in the selection of the preferred alternative trail system and lead the way to the draft Conceptual Plan.

DESIGN CONSIDERATIONS

- Increased connections will improve use, awareness, and opportunities
- Consideration of trail standards and separation or combination of uses
- Protection of critical areas and wildlife habitat
- Quality of trail experience
- Site carrying capacity
- Parking lot location and size
- Wayfinding improvements: signature signage that conveys identity and easily leads the trail user to their destination.
- Allow for exploration and discovery.

Concept Plan Scope and Deliverables

- Review project materials including but not limited to previous work, GIS layers and maps, stakeholder meeting materials and notes, public meeting survey results and comments, traffic studies, trail count studies
- Assist Parks staff and stakeholder group in drafting the Preferred Alternative for the Trail Use System
- Assist Parks Staff and stakeholders in assessing trail opportunities
- Attend quarterly stakeholder meetings and two (2) future public meetings
- Park and Trail Program development: Prepare Alternatives Draft Concept Plan and maps for final report
- Final Concept Plan: Update report and Trail System Map

DRAFT CONCEPTUAL TRAIL PLAN

Develop the draft concept plan including the plan document narrative, maps, trail descriptions, cost, trail standards, maintenance, best practices, and implementation matrix. We will synthesize Pen Met staff and community input and take the best from each alternative. After completion of the draft plan and cost estimate, we will present it to the county staff for comment. We will develop a preliminary cost estimate at the draft master plan phase to assess overall project costs and to begin the discussion on funding opportunities. After review and discussion of the master plan we will refine the design to create a final master plan and cost estimate. We have a thorough understanding of trail design standards including the US forest service system and can bring that expertise into the design of the project.

Plan Contents |

- Analysis and description of trail needs, issues, and opportunities
- Summary and documentation of citizen outreach meetings and inputs demonstrating that recommendations are based on community vision and goals
- Recommended trail/corridor design standards for type of use, best practices, and maintenance recommendations
- Other concepts/images for design features of trail heads, signage, wayfinding, landscape features, that will help to integrate the master trail plan into the community
- Identify possible grant and foundation funding sources for the project
- GIS Maps:
 - Community activity areas, key open space areas, wildlife habitat or other sensitive areas
 - Inventory of existing trails and related facilities in and around the project area, trail heads, parking areas, and existing corridors for community connectivity
 - Proposed future recreational trails system, trailheads, community connectivity corridors, and wildlife corridors
- Identify existing roads and trails in the area that are not part of the signed system, (e.g. local community access routes, and trails leading to private parcels where public access is prohibited)
- Identify existing roads and trails with erosion issues or other resource management problems to be re-routed or decommissioned after the stacked loop system has been constructed
- Highlight locations in the project area where noxious and invasive weeds are observed during field work

PREFERRED TRAIL PLAN

This will be a refinement of the draft master plan based on County edits and public and stakeholder input. The final plan will be feasible and definitive. If desired, we will provide a phasing strategy that breaks the components into logical segments that can be implemented in a phased approach. The J.A. Brennan team will provide cost estimates for implementation and funding. As we develop the master plan update, we will need to explore the carrying capacity of the site, the appropriate level of development, and the balance between local and regional use. We will work with you to capture your vision for the project and that of the community's and integrate those visions into the design at every step of the process.

PARKING DESIGN

The JAB team will provide engineering and landscape services to prepare a 30% design plan and cost estimate for a parking facility to support park and trail use. Our team will identify feasible locations and meet with Pierce County and other agencies as needed to identify all current code requirements that may impact the design and construction of the parking facility including property rights, setbacks, stormwater management, etc. Our survey team member Berglund Schmidt will complete field survey as needed, and our team of landscape architects and civil engineers will prepare a schematic design for PenMet Parks review. Following incorporation of review comments, our team will prepare and present the 30% design to the community and Park Board.

A new and improved entry can draw visitors to the park and enhance accessibility, setting the tone for a high-quality recreation experience in the park. A new site entry also presents an opportunity to explore an enhanced identity to the park with a new “front door” welcoming visitors to the site. A parking area can include a unique gateway element to be repeated at other entries and establish a sense of celebration and identity upon arrival to the park.

Parking Expansion and Road Repair Access and circulation are significant design considerations in the development of parks. Typical issues include peak recreational use, site carrying capacity, adjacent land uses, and neighborhood context. Anticipated traffic volumes and routes can be evaluated related to existing and future road capacity, along with peak traffic impacts and hours of use. Potential access points will need to be evaluated for impact to the adjacent land, road network, and safety. Additional design considerations include locating parking in a safe manner that minimizes impacts to the site and considers site lines for access and CPTED safety view corridors. Access for emergency vehicles, horse trailers and maintenance vehicles is also often a design consideration. Horse loading facilities can also be considered. We have graded parking lots and roads to integrate them into the landforms of the site.

DESIGN DEVELOPMENT

The 30% design development submittal for the parking area will be an evolution that builds off the preferred concept plan to hone the design expectations for the parking area and arrival sequence. Our design will apply technical expertise to create solutions to the concept design problems. The design process may produce a couple of options with a focused scale appropriate to the parking area, to confirm the correct location for the parking area. The site design will include all proposed design elements of the preferred parking area plan. The site plan and design details will start to evolve into a fixed size and will be developed into CAD drafting, although some information may be hand-drawn. The character and finish of design features will start to be determined to resolve a cohesive design aesthetic to the space. The design team will finalize the program elements. Design development will include site design, civil engineering, utility improvements, landscaping, and potential for interpretive and kiosk signage.

The design team will prepare scaled drawings, including plans, elevations sections, outline specifications and a square foot level cost estimate for all proposed improvements.

Often, we plan for phased expansion of parking areas since need will likely increase over the next 10–20 years. We will locate parking to avoid impacts to critical areas and to provide the best function and aesthetic quality for users. We will incorporate County design standards early into the layout of parking. Wayfinding will be important to guide users to parking and trails. A kiosk can provide a map with an overview of trails and provide educational information to create a fun and efficient day at the park.

Parking Lot Scope and Deliverables

- Locate areas available and feasible for parking lot expansion
- Draft conceptual layout(s) for feasible areas
- Comply with current fire and zoning code regulations including parking restrictions, routing and signage
- Analyze current conditions of existing access
- Topographic survey for 1-foot contours, property lines, fencing and building improvements of selected area and access road
- Geotechnical Study of selected area and access road to identify and map site drainage and to identify any design impacts
- Feasibility Report with survey and geotech results included, and a conceptual parking lot design for selected location with cost estimates

Experience and Qualifications of Project Team

Team Leaders:

Jim Brennan, Principal-in-Charge | jim@jabrennan.com

Jim Brennan will serve as principal-in-charge. He will also lead public involvement activities including facilitation of public meetings, working with stakeholder groups, and resolving critical community issues.

Drew Coombs, Project Manager | drew@jabrennan.com

Drew has over 20 years of experience at JA Brennan, specializing in open space planning, streetscape design, park design, and sustainability. He will lead the team in creating community gateways, ensuring equitable accessibility, and delivering designs that harmonize with the local context. Drew is skilled in navigating the funding process, including supporting RCO grant submissions and ensuring compliance. He will guide the preparation of cost estimates, specifications, and construction documents while overseeing construction administration to maintain quality and resolve issues in collaboration with clients and contractors.



ENVIRONMENTAL ASSESSMENT - WETLAND RECONNAISSANCE		LANDSCAPE ARCHITECTURE & PLANNING		SITE SURVEY
CONFLUENCE Kerrie McArthur, PWS, CERP, FP-C Senior Biologist		J.A. Brennan Associates, PLLC Jim Brennan, RLA Principal-in-Charge Drew Coombs, RLA Project Manager		Berglund Schmidt Kevin M Schmidt, P.L.S. Project Surveyor
ENVIRONMENTAL ASSESSMENT - PERMITTING	GEOTECHNICAL INVESTIGATION	CIVIL ENGINEERING AND PARKING DESIGN	TREE ASSESSMENT	
CONFLUENCE Marlene Meaders Principal Marine Biologist/ Environmental planner	HWA Sean Gertz, PE PE/ Senior Geotechnical Engineer	KPFF CONSULTING ENGINEERS Alex Sundell, PE Civil Project Manager	TREE SOLUTIONS Sean Dugan Principal Consulting Arborist	

J.A. Brennan Associates, PLLC, has provided landscape architectural and planning services in the state of Washington since 1998 (UBI 601911742). Our team, led by licensed professionals, uses integrity, imagination, and a commitment to conservation and restoration to develop creative and universally accessible design solutions for recreational and open spaces. We develop parks of all sizes, from neighborhood play areas to regional parks and trails. We are experienced in all design phases, including Schematic, Design Development, Construction Documents, Construction Administration, and Environmental Compliance.

We consider recreational uses, the intensity of use, access points, neighborhood context, slopes, water quality, fish and wildlife habitat, and regulatory constraints as part of the design process. J.A. Brennan's design expertise ranges from restoring the natural environment to creating urban landscapes that provide places for people to gather. Our work seeks to capture the spirit of a place.

We create vibrant spaces for recreation and reflection, enjoyment, social gatherings, and pedestrian accessibility by considering the community's needs and the surrounding aesthetics. Our experience in designing park amenities includes:

- Trails, boardwalks, promenades, and viewing points
- Incorporating educational and cultural interpretive elements in recreational areas
- Designing and restoring environmentally sensitive areas

We approach the planning and design process within the context of place. JA Brennan facilitates community involvement, coordinates volunteers, and incorporates user and owner input into plans. We enjoy working with agencies, residents, and stakeholder groups and consider public involvement vital to any park's long-term success.

CPTED | J.A. Brennan uses the principles of Crime Prevention Through Environmental Design (CPTED) in design. CPTED's principles maximize natural surveillance, implement access controls, reinforce territoriality, and encourage natural activities. Utilizing natural crime prevention methods reduces opportunities for crimes to occur, reduces negative visual impacts, and reduces costs. Our designs integrate crime prevention controls early in the design process, eliminating costly post-construction solutions.

UNIVERSAL ACCESSIBILITY | The ultimate goal is to provide safe access, and we work to design trails for barrier-free access where feasible. J.A. Brennan's designs conform to the Accessibility Guidelines for Outdoor Developed Areas in park settings and full Americans with Disabilities Act (ADA) guidelines where required—the firm designs to meet ADA accessibility requirements and provide a positive visitor experience. Design principles include protecting resources and the environment, creating inviting community connections, providing equal opportunity, and maximizing safe accessibility.

1. Prime Consultant | J.A. Brennan Associates, landscape architects and planners are experts in the trail planning, and trail head parking design, and implementation of parks, open space, and recreational facilities with a specialty in multi-use trails. Many of our current and past projects have included the design of regional park facilities that include historic structures, a variety of recreation trails, educational trail systems, trail head access and parking and gathering places in parks. Our expertise lies in working with clients and stakeholders to develop an appropriate design program for recreational trail facilities.

2. Project Manager | Drew Coombs will be the project's lead contact. He has managed large multidisciplinary design teams that include architects, engineers, and environmental and specialty consultants. He is committed to managing teams to provide imaginative solutions that produce the best fit between the project program and objectives and excellence in site planning and design.

3. Community Outreach Lead | Jim Brennan will be the project's community outreach lead. Jim has assisted with a range of project types over his 40-year career and is always be a key component to the success in community and stakeholder outreach. He has supported with several National Park Service and Washington State Chapter of the American Society of Landscape Architects charrettes by facilitating public involvement workshops. These workshops assist small communities in developing park and open space resources and help build consensus for new projects.

4. Project Management | On-site analysis and discussion are instrumental in developing appropriate designs. As the prime landscape architect, JA Brennan will lead the design efforts and schedule and administer all subconsultant work. Our expert subconsultants, each with a well-defined role, will prepare site analysis and design recommendations for site development, which will be used in the environmental

Confluence

Confluence Environmental Company (Confluence) specializes in natural resource services; regulatory strategy, compliance, and permitting; and ecosystem analysis, mitigation, and restoration. The firm's staff includes wetland and fish scientists, permitting and regulatory experts, built and natural environment planners, and GIS and remote sensing specialists. Confluence has provided ecological, planning, and permitting services on numerous infrastructure projects and has extensive experience conducting critical areas studies, developing mitigation plans, and performing mitigation monitoring throughout western Washington. Confluence staff are also experts in preparing environmental documentation for State and National Environmental Policy acts (SEPA and NEPA), Endangered Species Act (ESA) consultation, and permit applications. Confluence is highly regarded by local, state, and federal agencies in the region for our thorough fieldwork, high-quality reports, technically sound analyses, and regulatory and permitting expertise.



Education & Certifications

- B.S., Biological Oceanography; Minor in Fisheries, University of Washington
- Professional Wetland Scientist, #2655, Society of Wetland Scientists
- Certified Ecological Restoration Practitioner, #0187, Society for Ecological Restoration
- Certified Fisheries Professional, #3280, American Fisheries Society

Kerrie McArthur, PWS, CERP, FP-C |

Managing Senior Biologist

Specialties

- Fisheries and Aquatic Habitat
- Wetland and Stream Delineations
- Mitigation Design, Monitoring
- Adaptive Management
- Water Quality
- Environmental Permitting



Education

- M.S., Fisheries Biology, Humboldt State University
- B.S., Biological Oceanography, University of Washington

Marlene Meaders | Principal Marine

Biologist/ Environmental Planner

Specialties

- Marine and Freshwater Biology
- Shellfish Ecology
- Endangered Species Act Consultation
- Environmental Permitting
- Habitat Surveys



Relevant Projects

- Yelm Prairie Line Trail Phase 2B, City of Yelm, Yelm, WA
- Grass Lake Nature Park Trail Expansion, City of Olympia, WA
- Environmental Studies for Durkee, Gardner Oaks, and Remy Parks Master Plans, City of Battle Ground, Battle Ground, WA
- Port Susan Trail Wetland Delineation Study, City of Stanwood, Stanwood, WA
- Mitigation Monitoring for Interurban Trail Improvements Project, City of Pacific, WA
- Nelson Nature Park, Wetland Delineation, City of Edgewood, Edgewood, WA
- Muck Creek Bridge Replacement Project Environmental Permitting, Pierce County, WA
- Frederickson Industrial Park Development Permitting, Sierra Pacific Industries (SPI), Frederickson, WA
- Frederickson 7 (Pearson) Property Development Permitting, Logistics Property Company, Spanaway, WA
- Permitting for Port of Tacoma Properties Development, Sierra Pacific Industries (SPI), Spanaway, WA

KPFF

Founded in Seattle in 1960, KPFF Consulting Engineers is one of the West Coast's largest and most established civil and structural engineering firms. With over 400 staff across the Puget Sound area and over 1,390 staff nationwide, they have the resources to keep your projects moving. KPFF has more than 40 years of experience working with local governments and the public to ensure that our public park projects run smoothly, exceed the expectations of all stakeholders, and improve quality of life for the communities they serve. Over the past two decades, KPFF has been involved with over 1000 miles of trail projects across Washington State including Foothills Trail, Easttrail, Interurban, Centennial, Burke-Gilman, and Bay-to-Baker, as well as numerous trail and pedestrian bridges.

Their services include master planning, site evaluation, analysis of civil systems, design, construction permitting, and construction support of erosion control, site grading, utilities, stormwater management facilities, pavement design, and right-of-way improvements. Many of our park projects include parking lot design, where we understand the key components of an effective parking lot, such as convenient and safe access, clear sight distances, ADA accessibility, pedestrian and vehicle circulation, turning movements, durable paving, grading, drainage, and associated utility needs.



Alex Sundell, PE | Associate, Civil Project Manager

Education & Certifications

- MS Hydrology & Hydrodynamics, University of Washington
- BS Civil and Environmental Engineering, University of Washington

Specialties

- Site analysis and planning
- Stormwater Code Compliance
- Utilities, Grading, Storm Drainage



Berglund Schmidt & Associates, Inc.

Berglund, Schmidt & Associates, Inc. is a Professional Land Surveying firm located in Grays Harbor County and has been serving Western Washington since 1956. Our firm provides the skills and services necessary to meet the surveying needs of industry, business, and government of local communities in which we live.

Their key staff professionals have worked successfully on projects for various entities including Tribal, Local and State Government, Port, Public Utility Districts and private clients.



Education & Certifications

- Bachelor of Science in Forest Engineering, University of Washington, 1978
- Professional Land Surveyor, State of WA, No.22967, 1985

Michael L. Schmidt | Principal Surveyor



Relevant Project Experience

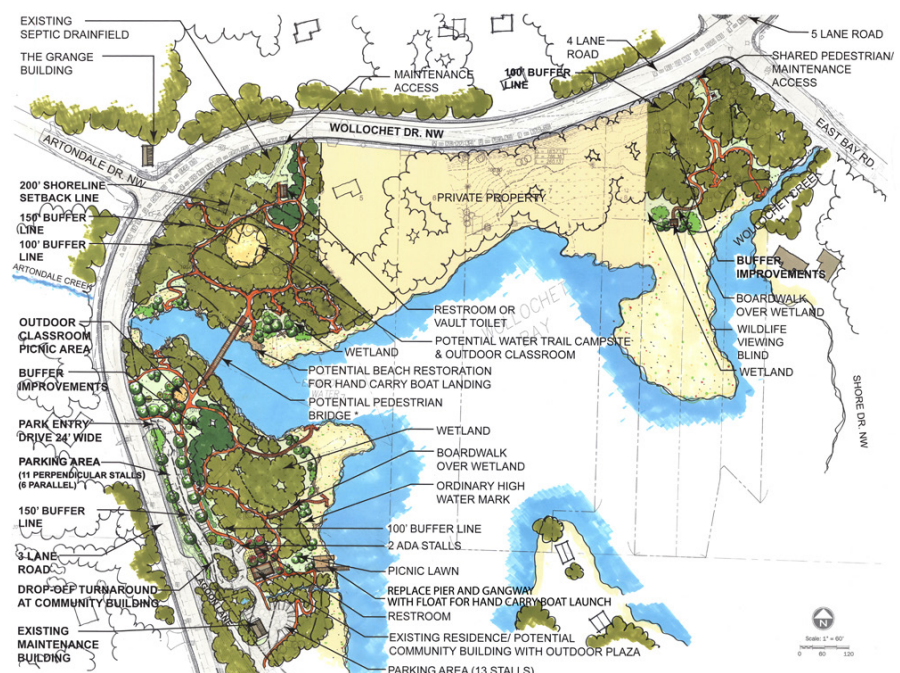
This team brings experience specific to parks, multi-use trail and trailhead parking infrastructure while specializing in creative site design for outdoor gathering spaces that celebrate the unique qualities of the place. J.A. Brennan has extensive experience in developing trail plans that offer a range of experiences in the natural setting ensuring conservation and protection of natural resources while balancing the human experience for people to be able to recreate outdoors in a safe and meaningful way. The following is summary of several relevant projects.

Wollochet Bay Estuary Park | Peninsula Metropolitan Parks District | Gig Harbor, WA

Design Services | \$25,950 *Concept Plan* | **Construction Planning Costs** | \$ 4,367,637.20 (all phases)

J.A. Brennan developed a conceptual plan for this new 20-acre park where Artondale and Wollochet Creeks flow into Wollochet Bay. Park features include trails, view decks, picnic areas, and educational/interpretive signage.

The park aims to preserve the sensitive estuary while improving public access to the shoreline. The estuary serves as important fish and wildlife habitat. A marine trail campsite, non-motorized boat launch, and wildlife viewing areas will provide recreational opportunities and much-desired access to Puget Sound.



Lord Hill Regional Park Preferred Plan Update | Snohomish County, WA, Snohomish County Parks, Recreation and Tourism

Design Services | \$212,350.00 **Construction Implementation Phase 1** | \$676,305.00

Start and Completion Date: January 2020-October 2022`

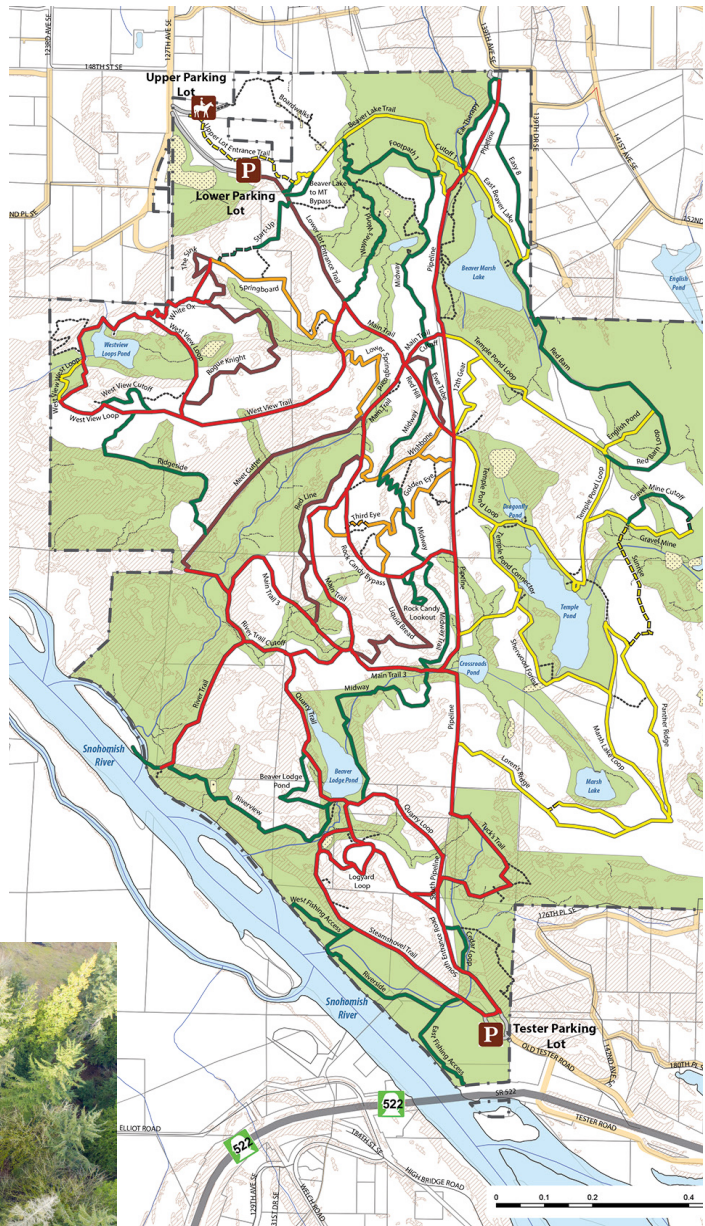
Project Role: J.A/ Brennan Prime Consultant | Jim Brennan project manager, Drew Coombs landscape architect

This 1,480-acre park in central Snohomish County offers approximately 30 miles of trails through the forest, wetlands, and ponds. It's popular with hikers, runners, equestrians, mountain bikers, wildlife watchers, and more. However, the recreation needs of changing demographics and user activities made it necessary to update the master plan.

Scope | The JA Brennan team completed a Critical Areas Reconnaissance and mapping, assessed parking area expansion feasibility, developed an official trail system plan, and identified changes to key trails that would minimize conflicts between user groups and improve the visitor experience.

The master plan includes trail guidelines, wayfinding, and signage plans. The plan takes a long-term approach to improving safety and user experience while minimizing environmental impact.

Public involvement | The plan was refined through extensive public outreach to local stakeholders and the larger community.



Bayshore Preserve | Capitol Land Trust (CLT) | Shelton, WA

Design Services | \$220,433.00 Construction Implementation | \$ 700,000 Start and Completion Date: 2023 - present

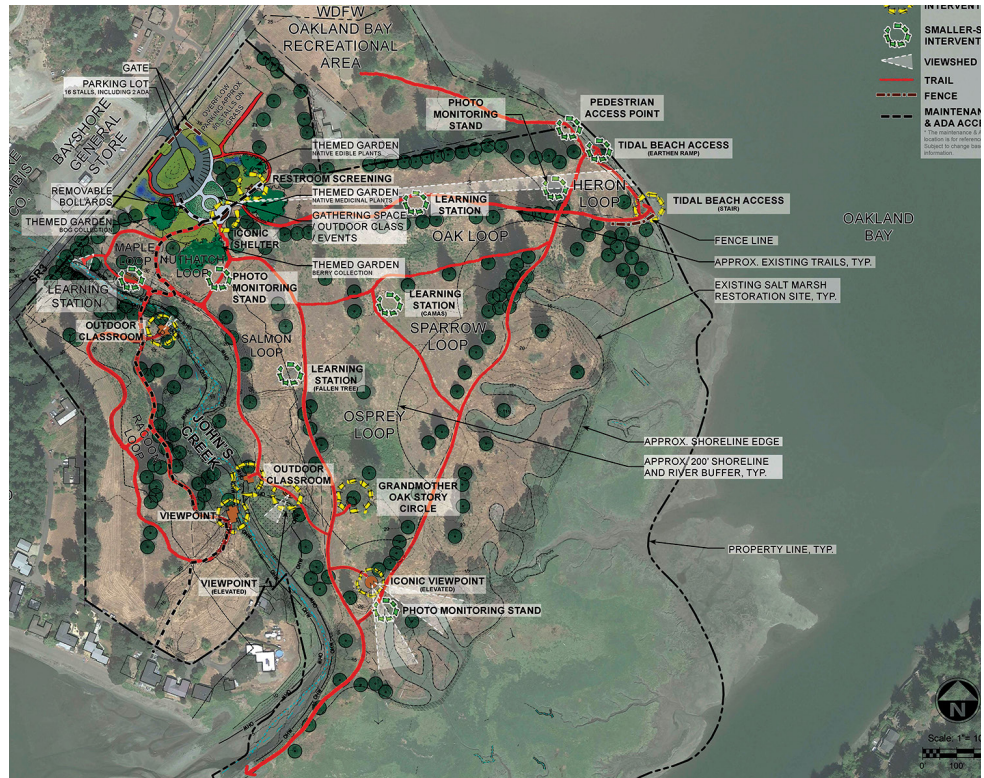
Reference: Laurence Reeves | Conservation Director | laurence@capitolandtrust.org | 360-943-3012 ext. 3

Project Role: J.A. Brennan Prime Consultant | Jim Brennan-principal, Drew Coombs-project manager

J.A. Brennan is leading a multi-discipline team through site master planning, design development, critical areas, cost estimates, permitting, and construction documentation for Bayshore Preserve. The project increases site accessibility and environmental stewardship through improved access, parking, and clear access to the waterfront and John's Creek. The design improvements create a stronger sense of place for the community and focus the restoration effort to protect this invaluable resource.

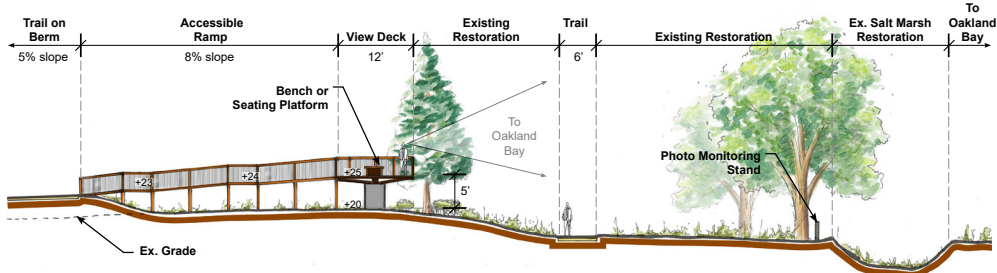
The goal is a design that enhances and supports the site's unique sense of place and honors its special qualities. The long-term plan of the Master Plan Site development guides the preserve's vision and program into the future.

A high level of collaboration between the Capital Land Trust and the J.A. Brennan design team strives to achieve the appropriate level of design for the site. Sensitive site planning for trail connections, a new parking area, arrival sequence, a space to gather with a temporary shelter for outdoor programs, an elevated overlook with boardwalk viewpoints, and improved accessible trails to the Johns Creek bridge work to achieve an enhanced user experience for the preserve and ensure long-term preservation goals.



Master Overall Plan

Bayshore Preserve will be a welcoming, awe-inspiring public-access preserve identified for its exceptional ability to connect people with the land.



Kayak Point Regional Park Master Plan Update | Snohomish County, WA | Snohomish County Parks & Recreation 2016-ongoing | team: J.A. Brennan & Raedeke | Reference: Sharon Swan, Principal Park Planner | 425.388.6616 |

sharon.swan@snoco.org | **Design Services** | \$3,900,000 including all phases **Construction Implementation** | \$7,013,000 Start and end

date: 2018-2023

Project Role: J.A. Brennan Prime Consultant | Jim Brennan-principal, Drew Coombs- quality control landscape architect

The master plan for Snohomish County's premier 421-acre saltwater beach park focuses on building out rustic recreation amenities to fit the needs of the growing population. J.A. Brennan managed a team of interdisciplinary consultants to analyze the site for steep slopes, geologic soil conditions, habitat values and wetland locations, drainage features, and utility planning. The design divided the park into five zones and proposed a range of interventions from more densely designed campgrounds, cabins, and community gathering spaces, to looped trail systems that connect across roads to tie the park zones together.

Zone A connects to the day use beachfront area and provides expanded overnight and event rental facilities, a community center, a new ranger station and a maintenance building.

Zone B focuses on environmental features such as a lake, wetlands, and old growth forests. The site design locates an environmental learning center and play facilities for day camps.

Zone C features a new campground loop, complete with

comfort station and picnic shelters. Trails range from rustic footpaths to mountain biking paths, to wider paved routes for maintenance vehicles, and even a zip line concessionaire.

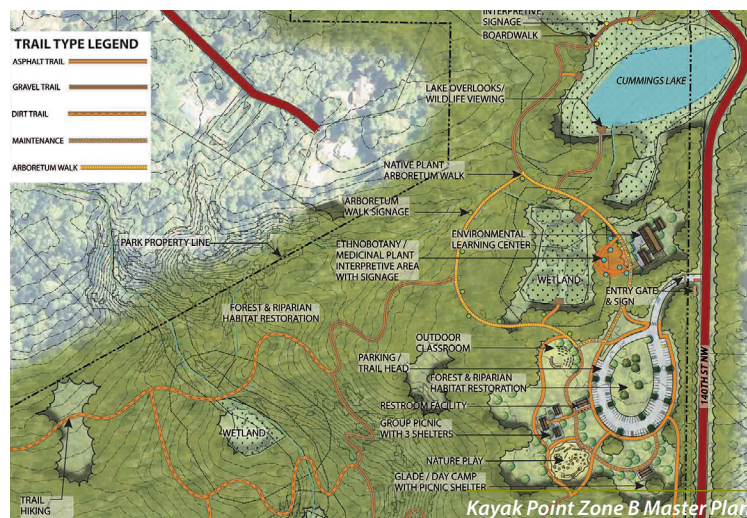
In response to community input, the passive recreation elements focus on meadows, picnic areas, natural area enhancement and trails. Potential revenue producing elements include the camping and event facilities, an amphitheater, and shelters.

J.A. Brennan's master plan fully considers the existing pressures on the currently developed portion of the park, County population growth, and the park's role within the regional recreation context. Public meetings and stakeholder presentations ensured the design responded to local user input and the County's sustainability goals.

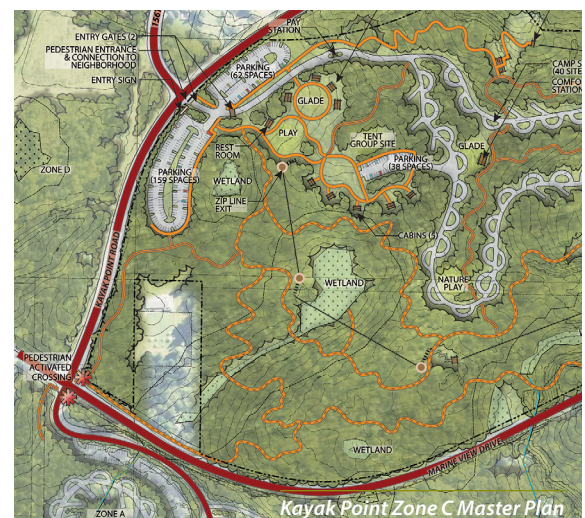
Raedeke delineated and evaluated wetlands, drainage features, marine OHWM, and eel grass beds, and is preparing critical areas documents and a biological evaluation of threatened and endangered species as part of complex federal, state, and local permit applications for upgrades to existing park facilities, development of a new boat launch, and flood protection measures. Raedeke Associates staff provided in-depth analysis and consistency with the park elements to be in compliance with multiple complex design and permitting issues.



Kayak Point Zone A Master Plan



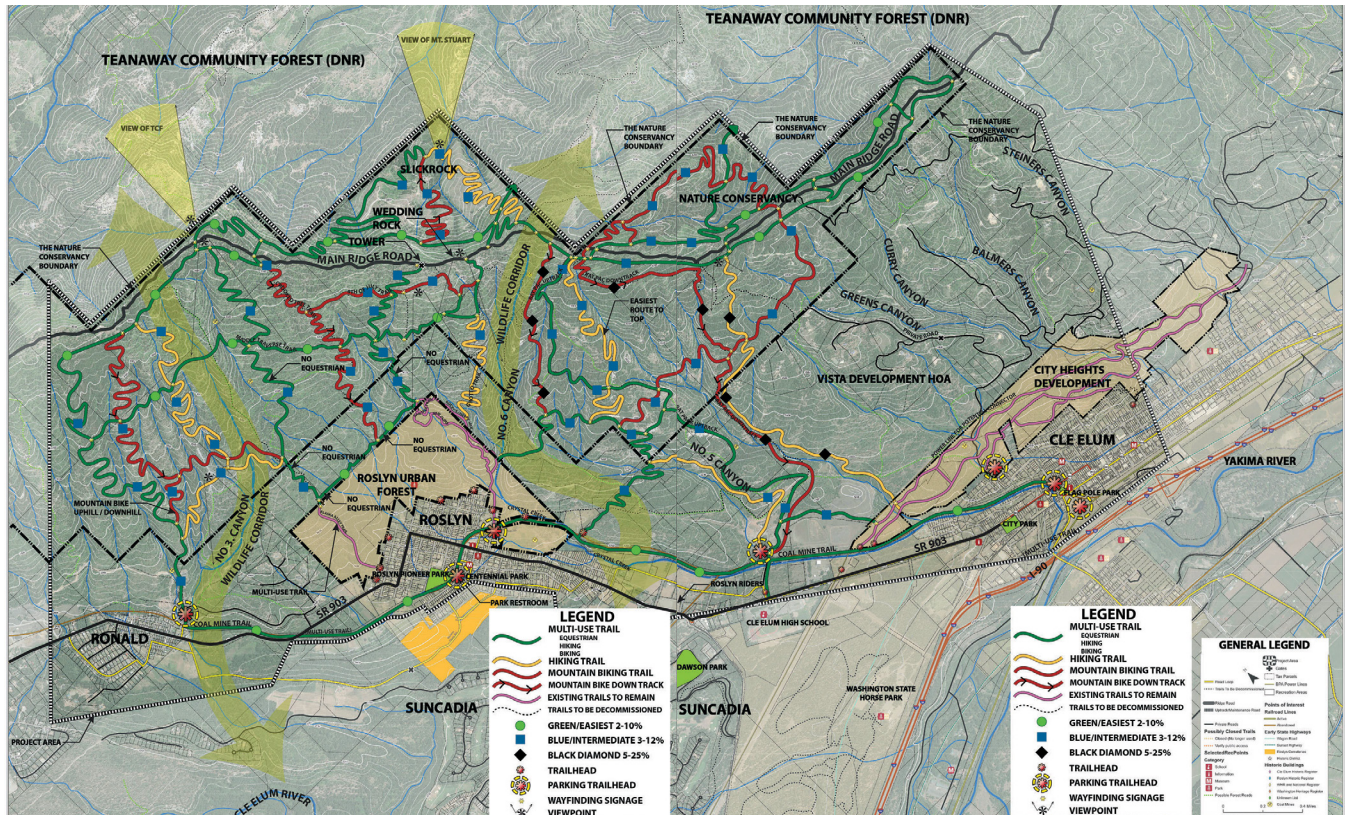
Kayak Point Zone B Master Plan



Kayak Point Zone C Master Plan

Towns to Teanaway Corridor Master Plan and Design | Kittitas County, WA | Kittitas County Parks & Recreation District #1 | 2017-2018 | Reference: Craig Mabie | Former Commissioner | 206.462.9315 | kprdpds2@gmail.com
Design Services | \$70,000 master plan | Construction Planning Costs | \$ 4.8 Million

Project Role: JA Brennan Prime Consultant | Jim Brennan-project manager
Drew Coombs- quality control landscape architect



J.A. Brennan worked with the Towns to Teanaway Project Leadership Group to develop the master plan for a stacked loop trail system connecting the towns of Ronald, Roslyn and Cle Elum with trailheads and signed routes originating in each community. The project area is a popular summer and winter recreation area for biking, hiking, horseback riding, snowshoeing, and skiing.

Outreach to the community was key to gaining insight for project needs, desires, strengths, and opportunities. We created a GIS catalog of existing trails and paths and the condition within the project area. Enhanced wildlife habitat and protected wildlife corridors are critical elements of the plan.

The recreation corridors include the Roslyn Urban Forest, private parcels, and the Central Cascades Forest land managed by The Nature Conservancy. The desire is a world-class non-motorized trail system providing trail experiences for all abilities and fitness levels. This planned system will connect with trails in the Teanaway Community Forest which is being developed by the DNR and other project partners.

The Final Trails Master Plan includes a design narrative, vision and goals, implementation strategy and matrix that identifies projects, priorities, estimated costs and funding plan, volunteer management plan, and management responsibilities over the long term.

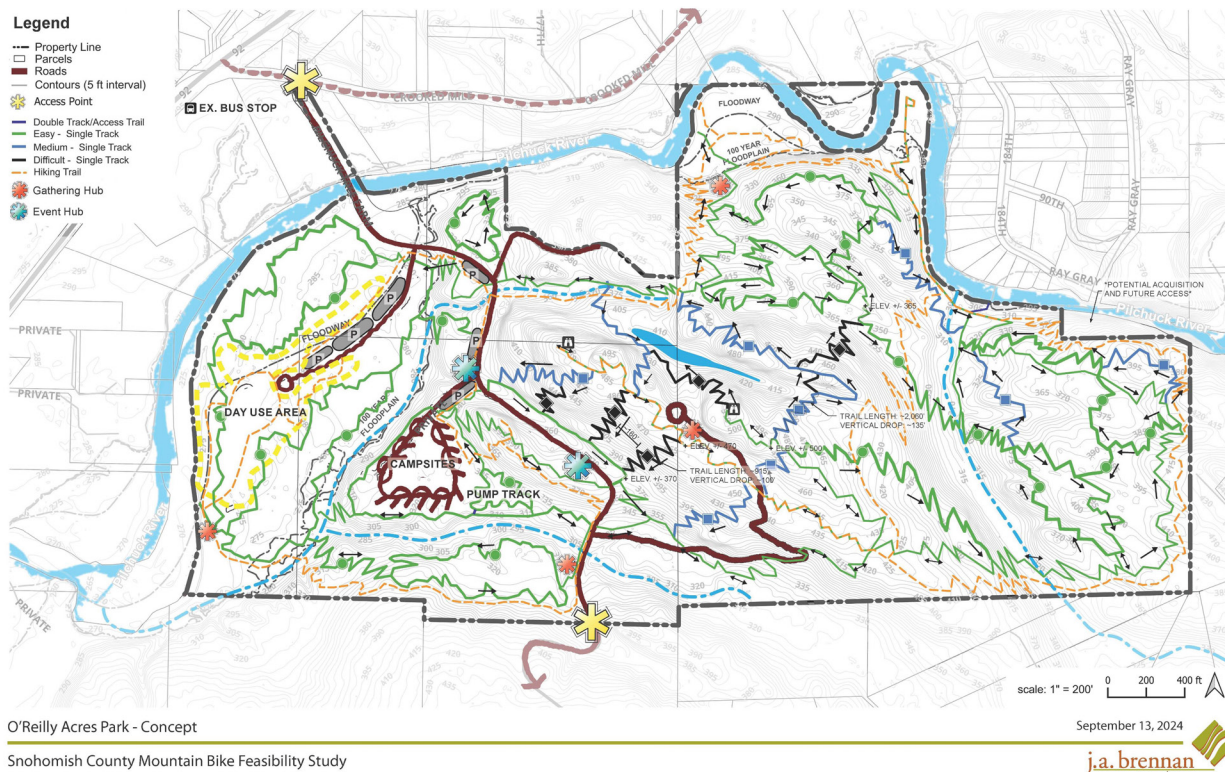
Mountain Bike Feasibility Study

Snohomish County Parks and Rec | Snohomish County WA

Design Services | \$ 171,078.00 Feasibility Study | **Construction Planning Costs** | \$ 16 Million (O'Reilly Site).

Start and Completion Date: 09/2023 – 09/2024

Project Role: J.A. Brennan Prime Consultant | Jim Brennan-principal, Drew Coombs- project manager



Above: Conceptual trail layout of O'Reilly Acres Park, one of three sites selected for further evaluation and a conceptual design.

In conducting this feasibility study, nine potential sites were carefully evaluated and screened using comprehensive design criteria developed with valuable input from staff, stakeholders, and the public. As a result, the decision-makers at Snohomish County Parks and Recreation (Parks) identified three semifinalist sites for further development for mountain bike use.

Initial sites are selected by creating an inventory of potential land appropriate for a state-of-the-art mountain bike riding area or park. The evaluation of each site is based on GIS mapping data and high-level reconnaissance site tours of each location.

Using the site selection criteria, the best three sites were further developed into concept designs including conceptual trail networks, trailheads, parking, camping areas, and more.



Exploring potential sites on mountain bikes with stakeholder group.

Design Services | \$66,100.00 | Construction Planning Costs | \$998,545.00

Project Role: J.A. Brennan Prime Consultant | Jim Brennan-project manager



This project's primary objective is to update, renovate, and redesign the South Beach Trail at Discovery Park. The Friends of Discovery park want to create an exceptional experience that highlights the spectacular shoreline bluff landscape. The trail connects the Loop Trail to South Beach and West Point, traveling through a mixed deciduous and coniferous forest with frequent views to Puget Sound, the Olympics and Mount Rainier.

Friends of Discovery Park hired J.A. Brennan to lead the multi-discipline team for design of the trail including public and stakeholder outreach support. The project need arose as the trail has aged and fallen into disrepair largely due to the effects of time, slope instability and erosion. The project creates a low maintenance trail that offers a variety of views of Puget Sound to be enjoyed by all visitors. It also improves safety and universal accessibility of the trail.

Design Process | The client and design team completed inventory and analysis, identified key design considerations and subsequently developed the Final Concept Plan for the South Beach Trail. The renovation of the trail and viewpoints was guided by input received at two public meetings and two Seattle Parks ProView meetings. Subsequently, a construction cost estimate and phasing plan were developed for implementation of the project.

The two alternative trail design options for South Beach Trail are the "South Edge Explorer" and the "Forest Immersion Trail." Alternative 1, the South Edge Explorer, prioritizes views and stays as close to the water as possible, connecting with several viewpoints along the way. Alternative 2, the Forest Immersion Trail, meanders through the interior of the forest and offers spur trails at various points leading to dramatic views along the bluff.

Permitting Experience

The J.A. Brennan team has worked together seamlessly to permit park design and environmental mitigation projects throughout Western Washington. We work with NEPA, SEPA, ESA, CWA, SMA, and other review and approval processes implemented by federal, state, and local agencies. We have prepared scores of successful JARPA applications, associated wetland determination reports, biological assessments, and mitigation plans.

Permit Processes | Permit requirements are part of developing the design. We are fluent in the SEPA, JARPA, DOE, and local permitting processes. Assessment of cultural resources will be critical to the permit process. The code review prepared early in the project will guide the permitting process.

If the proposed development directly impacts wetlands or buffers at the site, the appropriate permits must be identified at the County, State, and Federal levels. The project will require the County's Shoreline Substantial Development (SDP) permit. Also likely required is hydraulic project approval (HPA) from the Washington Department of Fish and Wildlife. These critical areas permits will involve an assessing ecological function, potential impacts to the existing wetland and riparian areas, and the habitats associated with the shoreline.

References

Collaborated with Tracy, she was our city Project manager while at the City of Tukwila to prepare the Tukwila Pond Park master Plan – Site analysis, extensive public outreach, and master planning for the existing park

Tracy Gallaway

Director of Recreation Services
253-649-5255 | PenMetParks.org
2416 14th Ave NW, Gig Harbor, WA 98335

Tom was our project manager for Snohomish county on the Mt. Bike Feasibility study. Extensive community outreach and stakeholder involvement to review 9 different sites and recommend 3 sites for a future mountain bike facility. Work Included preliminary trail layout and programming for the 3 preferred sites.

Thomas Hartzell, | Senior Planner

Snohomish County Conservation and Natural Resources | Parks & Recreation
6705 Puget Park Dr. | Snohomish, WA 98296
O: 425-388-6695 | C: 425-407-2501 | Thomas.hartzell@snoco.org

Collaborated with Laurence, as our Project Manager from CLT, on Concept Plan and final design for the existing Bayshore preserve to improve public access to Oakland Bay and Johns Creek.

Laurence Reeves

Senior Land Projects Manager
Capitol Land Trust

Project Schedule

We develop the project schedule during fee and scope negotiations to align with your needs and the grant funding timeline, if applicable. Key project due dates and meetings will be promptly added to our master office schedule to eliminate any potential scheduling conflicts.

Our firm utilizes Ajera Complete's project resource scheduling software, fully integrated into our accounting system, to schedule production resources up to 60 months in advance. This tool allows us to schedule on a task basis, with real-time reflection of impacts on task budgets. Minimizing surprises, it provides an overview of office-wide commitments, making it effortless to add reinforcements during peak times.

J.A. Brennan's team can mobilize quickly to develop outreach strategies, conceptual trail design and the 30% parking design work. To keep the project within budget and on schedule, emphasis should be on project goals, design program, prioritization, communication, and efficient coordination.

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