

Statement of Qualifications | City of Orting

MAIN PARKS MASTER PLAN

Submitted by
MacLeod Reckord



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CKORD

MacLeod Reckord PLLC

Landscape Architecture ■ Planning ■ Urban Design

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May 27, 2022

Scott Larson, City Administrator

City of Orting

104 Bridge Street South

Orting, WA 98360

RE: REQUEST FOR QUALIFICATIONS FOR MAIN PARKS MASTER PLAN

MacLeod Reckord is pleased to submit our qualifications for the Orting Main Parks Master Plan. The Main Parks blocks, including City Hall and the Public Safety Building, have the potential to become an elegant, iconic, and connected civic space where the community comes to celebrate, recreate, mingle, picnic, play, relax, listen to music, and do business at City Hall. Supporting these activities and community values is paramount to our public recreation and civic work.

MacLeod Reckord is a well-established Northwest landscape architecture firm with over fifty years of experience in planning and design exclusively for public spaces, parks, and trails. We bring to this project a unique combination of expertise in both park planning and design, and regional trail design.

MacLeod Reckord has worked on numerous park projects similar in scale and importance including Downtown Bellevue Park, Covington Community Park, Millennium Park Plaza, and many others. Each of these projects gracefully balanced competing program elements into a single vibrant, coherent, and connected space.

MacLeod Reckord is also responsible for many of the iconic regional trails in the region including the original section of the Burke Gilman Trail in Seattle, the Centennial Trail in Snohomish County, and the Interurban Trail through multiple jurisdictions. We are currently working on the Pipeline Trail in Pierce County which ultimately will connect to the Foothills Trail. These trail projects included design of trailheads with parking, restrooms, information kiosks, and wayfinding signs, as well as integration with surrounding parks and open space.

We have extensive experience as a prime design consultant, leading full-service teams, on many similar local and community park and civic design projects throughout Washington and Oregon.

Given the scope and conceptual nature of the Main Parks Master Plan, MacLeod Reckord will perform most of the work, however we will have the following expertise available on an as-needed basis:

PACE Engineers, Inc. providing civil and structural engineering and environmental and land-use permitting as required. PACE has been a longtime partner with MacLeod Reckord providing these same services for parks and trails in the region for over 20 years.

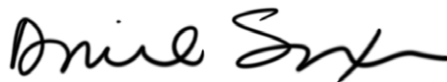
As the program requires, we can also call upon other team members to provide master plan level services for architectural evaluation, design, and cost estimating, geotechnical evaluation and engineering, traffic study, and cultural resource evaluation.

The Main Parks blocks are a tremendous asset for the Orting community. We would welcome the opportunity to work with the City of Orting's staff and citizens to develop a plan that celebrates the vision and importance of Orting's Main Parks.

Sincerely,



Connie Reckord
Principal



David Saxen
Associate



Arielle Farina Williams
Associate

□ EXPERIENCE

Design excellence in the public realm has been a hallmark of MacLeod Reckord's work for over 50 years. We have worked in a great variety of circumstances in the Northwest and have a sense of the appropriate balance between innovation and pragmatism. We have worked on many notable regional and local landscape architecture projects and are confident in our ability to meet client needs. Thoughtful and experienced planning and design, combined with proven managerial and technical skills, ensures success in all our projects.

MACLEOD RECKORD PLLC is a recognized Northwest design firm, established in 1968, and founded with the purpose of specializing in planning and design of public spaces. Our expertise spans an extraordinary range of landscapes including recreational parks, conservation lands, urban centers, campuses, and multi-modal corridors of all size and scale. Our success in public space design is a result of meeting changing needs of the public while maintaining our core values of design excellence, balance between innovation and pragmatism, and professional service. Based in Seattle, we have successfully completed several hundred projects in Washington, Oregon, Idaho, California, Alaska, and British Columbia. Our firm maintains a comfortable and responsive principal-staff ratio allowing all principals direct involvement in project design, evolution and management.

Over the past two years our firm has successfully transitioned to a hybrid model and expanded to include team members not only in Seattle, but also Eastern Washington and the Olympic Peninsula, giving us greater access to projects and clients we've had in these regions for years.

MacLeod Reckord is a state certified Women's Business Enterprise (WBE) and Disadvantaged Business Enterprise (DBE), a Small Business Enterprise (SBE), and a certified SCS firm recognized by King County, Port of Seattle, Sound Transit and others. For applicable contracts, we have an approved audited FAR overhead rate.

LANDSCAPE ARCHITECTURE PLANNING AND DESIGN

The firm provides full project design services including project programming, feasibility and alternatives analysis, master planning, preliminary and final design and documentation, cost opinion, phasing analysis, and construction support. Past and current work ranges in scale and scope and includes: large multi-use parks as well as regional, community, and small neighborhood parks; regional and local trail systems; urban parks, plazas and downtown redevelopment projects; and campus planning that includes academic, business, civic, and community facilities.

PARK PLANNING

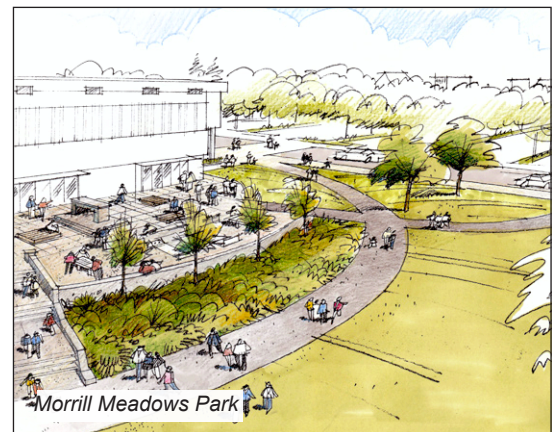
MacLeod Reckord has a long history of successful park planning that includes integrating an array of program elements in a manner that is well defined, safe, legible, and informative. We have been fortunate to design several parks on lakefronts or along riverfront shorelines that include protection and enhancement of critical areas, including streams, shorelines, and wetlands such as Deception Pass State Park, Everett Riverfront Development, and Lake Goodwin Park. Many have included integrating park program elements with surrounding mixed uses such as single and multi-family residential, community centers, regional trails, commercial and active recreation facilities such as Angle Lake Park, YMCA at Morrill Meadows Park, and Sammamish City Hall. Park program elements have included trails, picnic areas, play areas, splash parks, interpretive loops and viewpoints, and more. We understand the challenges and see the opportunities of resolving a park program that meets overarching goals while satisfying the interests of a range of individual users.



Bellevue Downtown Park



Foothills Park



Morrill Meadows Park

COMPLETE STREETS, TRAIL, AND NON-MOTORIZED PLANNING AND DESIGN

MacLeod Reckord has been at the forefront of Smart Mobility Design, a practice and strategy of implementing smart and sustainable solutions that transform communities into more livable, walkable, and secure environments. We are leaders in local and regional multimodal corridor planning, with unmatched experience in the planning and design of trail and greenway projects such as the Kitsap Trail and Greenway Master Plan, the Centennial Trail, Green Lake Path, Seattle's and King County's Burke Gilman Trail, the Snoqualmie Valley Trail Master Plan, the Iron Horse Trail Master Plan, and Interurban Trail components throughout several jurisdictions. The firm authored the chapter "Bicycle Facility Design" in Time Saver Standards for Landscape Architecture. We have developed non-motorized plans, implementing the principles of Smart Mobility Design and developing policy and design standards for Complete Streets, for Island County and the cities of Mercer Island, Renton, Lake Forest Park, Maple Valley, Kingston, and Twisp.



Lake Goodwin Park



Centennial Trail



Port Townsend Streetscapes

URBAN DESIGN

Integrating our interest and expertise in park and transportation planning, MacLeod Reckord has notable achievements in the design and implementation of a variety of major urban design projects. We have lead design efforts for such iconic urban venues as Bellevue's Downtown Park, Port Townsend Urban Design, Millennium Plaza Park, Sammamish Commons, and the Lake Oswego Downtown Redevelopment. We have provided urban design support for Seattle's Freeway Park and Seattle's Mercer West Corridor. Many of the firm's urban design projects have involved challenging programming conflicts and extreme physical constraints in historic downtown cores, waterfront communities, and evolving retail or mixed-use developments. MacLeod Reckord brings a creative approach and extensive project construction experience to these challenging and important civic projects.

PUBLIC INVOLVEMENT

Planning and design of public spaces requires an open and collaborative exchange with the local community and involved agencies. MacLeod Reckord recognizes the importance of bringing key stakeholders into the decision-making process at critical times as well as providing project information to a wider community audience in a meaningful way. We have experience guiding the public through the process of visioning, goal setting, understanding the site, exploring alternatives, and resolving a final preferred plan, and are prepared to support clients through these steps and into final design and construction.

COST ESTIMATING

MacLeod Reckord has established a reputation with clients over the years for providing accurate project cost estimating. Working primarily in the public sector, MacLeod Reckord has an understanding of, and appreciation for, the critical issues that affect construction costs, and we strive to design and detail our projects with these issues top of mind. Quantity take-offs and pricing are prepared in-house for all MacLeod Reckord projects. A database is used to track costing trends and is continually updated to reflect recent bidding history, unit pricing, and changes to methods and materials within the construction industry.

GRANT APPLICATION SUPPORT

MacLeod Reckord can provide clients with a wide range of services supporting grant application. We can identify grant opportunities for trail and park improvements and provide technical reports and project descriptions that focus on specific criteria for a particular grant. We can provide both engineered and illustrative plans, sketches, and sections to more completely define a project and support formal presentation, and we are available to complete the necessary forms, cost estimates, and schedules that agencies request in various formats, whether AutoCAD, GIS, Excel, Microsoft Project, PRISM, or other. We have been successful in obtaining multiple grants from RCO for park and trail construction; Stormwater Quality Implementation grants from WSDOE for shoreline trail projects; and FAST Act federal grants for on- and off-road trail development.

GRAPHICS/PRESENTATIONS

MacLeod Reckord has developed, in the course of planning and design work in the public arena, the graphic skills to present proposed design solutions and alternatives to the public in a way that advances the public understanding and expedites the process. These skills include both the more traditional concept “rendering” and sketching techniques as well as the ability to use a range of software programs to create imagery that informs the public and energizes the process of design and discovery.

PACE ENGINEERS, INC. (PACE) is an employee-owned company providing professional civil and structural engineering, planning, surveying, geographic information system (GIS), and construction management services with offices in Kirkland and Wenatchee, Washington, and Lake Oswego, Oregon.

CIVIL ENGINEERING

PACE's site civil engineers specialize in consulting and design services for projects involving all civil aspects of park master planning, including sports fields, playgrounds, park facilities, trails, pedestrian bridges, parking lots, and ADA accessibility. PACE offers a variety of project capabilities, specializing in erosion and sediment control, Stormwater Pollution Prevention Plans (NPDES permitting), grading, drainage, water, sewer, and road improvement design. PACE uses low impact development design techniques and has LEED accredited and LID certified staff.

STRUCTURAL ENGINEERING

PACE's structural services include preliminary planning, final design, and construction phase services for park and recreational structures, buildings, building components, pedestrian bridges, and other site structures. PACE offers feasibility studies, seismic evaluations, and seismic upgrade designs for existing building and non-building structures.

ENVIRONMENTAL

PACE offers permitting and environmental compliance services in coordination with support from other team members and as required by the City. PACE is familiar with all facets of current federal, state, and local permitting requirements. They routinely design and implement projects to comply with the myriad of environmental regulations facing land improvement projects under today's agency regulations. PACE is available to provide support with SEPA and with identification of the permitting and regulatory requirements associated with park and frontage improvements.



Island County NMTP Open House



Lake Goodwin Park



Mukilteo Lighthouse Park

KEY PERSONNEL



Connie Reckord, PLA, LEED AP **Principal, Landscape Architect** **MacLeod Reckord PLLC**

Connie has 40 years of experience in landscape architecture with an emphasis on civic planning, park planning and design, and local and regional trail design. She has managed a range of project types from planning through design and construction administration, giving her a pragmatic understanding of how early planning decisions affect the success of later project implementation. Connie assists clients and communities in finding effective solutions to challenging problems through an understanding and balance of agency mandates, physical constraints and opportunities, and user demands.

Education

Bachelor of Science
Landscape Architecture
University of Virginia

Registration

Landscape Architect
Washington, Oregon
CLARB Certified
LEED Accredited

Professional Affiliations

American Society of
Landscape Architects
CLARB
US Green Building Council
Greenroads

Project Role: Project Manager

Connie's responsibilities will include contracting, client correspondence, staffing and schedule management, involvement in project programming and alternatives development, supporting public outreach effort, and QA/QC.

Project Specific Capabilities

- Accomplished project manager and designer of parks, Complete Streets, and non-motorized facilities for multiple public agencies
- Collaborative leadership style ensures all project/community issues considered
- Engaging public outreach facilitator with a range of strategies to achieve consensus
- Flexibility in project approach and deliverables to meet challenging deadlines and budgets

Representative Projects

Morrill Meadows / East Hill Park and YMCA City of Kent / YMCA of Greater Seattle

Project Manager for the City of Kent's first YMCA activity center at the Morrill Meadows/East Hill Park site overseeing master planning, design documentation, and construction. The master plan included the new building, parking, and outdoor sport courts, an expanded play area, including separate age-appropriate areas, integration of selected play elements into the wooded surroundings, drainage improvements, and parking lot expansion. A range of low-impact development measures are incorporated into the plan to address the site's significant location in the watershed.

Covington Community Park City of Covington

Principal in Charge for master planning and Project Manager for site design of this 30-acre community park in Covington. The master plan incorporates an expansive program of state of the art active recreation facilities, passive amenities, regional trail connections, and wetland protection and mitigation, all with multiple layers of protective easements and environmental constraints. Recreational improvements include lighted, multi-purpose fields for baseball, softball and soccer, community buildings to support those facilities, an educational shelter, performing arts stage, picnic facilities, trails for both pedestrians and bicyclists, and a destination multi-aged children's play area.

Riverfront Development City of Everett

As Project Manager for the master plan of the public amenities portion of a planned mixed-use commercial and residential development on a 200-acre brownfield site along the Snohomish River, Connie guided the master planning and implementation of multiple phases of this project. Program included extension of the regional Snohomish Riverfront Trail, street improvements to link with a new transit facility, expansive wetland creation and enhancement, and creation of a signature park that serves as a destination and focal point for the new community.

Ebey Waterfront Park Expansion City of Marysville

Connie was Project manager for this updated and expanded Master Plan. The project includes development of a major new urban waterfront park on Ebey Slough with a watercraft center and hand carry boat launch facilities, large venue performing stage, flexible open green space, connection to the regional Qwuloolt Trail, and street frontage plaza designed for multiple uses including fairs, festivals, and other community gatherings. The park is the first newly redesigned facility as part of a comprehensive City plan to redevelop and revitalize the historic downtown core of Marysville. The park design creates opportunity for urban connections to the park and waterfront from the downtown.

Centennial Trail and Trailheads Snohomish

Over a 20-year period Connie was Project Manager and trail designer for 20 miles of this award-winning regional trail in Snohomish County. As part of the design and construction, MacLeod Reckord provided concept design for 8 trailheads ranging in size from ½ acre to over 100-acres, and final design for initial phases of each. Trailheads included parking for standard vehicles and horse trailers, restroom facilities, campground areas dedicated for non-motorized and equestrian visitors, ADA-only access and parking for remote access to lakefront, viewpoints and boardwalks, equestrian hitching and gathering areas, interpretive signage, historic orchard restoration, and extensive wetland and critical area enhancement and mitigation.



David Saxen, PLA
Associate, Landscape Architect
MacLeod Reckord PLLC

David is a landscape architect and urban designer with over 20 years of experience working on trail and streetscape projects in Washington, California and Idaho. He has worked with a broad range of stakeholders in developing trail, urban design, and non-motorized facility plans, and has authored many master plans and feasibility studies. David takes a pragmatic approach to design of the public realm, striving to balance the competing needs of residents, visitors, business and property owners, transit agencies and utility companies. He employs a relaxed and unbiased approach to community involvement that honors the perspective of each stakeholder.

Education

Master of Landscape Architecture, Certificate of Urban Design
University of Washington

Bachelor of Arts, Art History and Visual Arts
Princeton University

Registration

Landscape Architect
Washington

Professional Affiliations

Association of Pedestrian and Bicycle Professionals
 League of American Bicyclists
 Cycling Instructor

Project Role: Urban Designer and Non-Motorized Planner

David's responsibilities will include urban and non-motorized trail planning and design, streetscape planning and design, public engagement questionnaire development and implementation, base mapping, and writing the master plan report.

Project Specific Capabilities

- Expertise in non-motorized trail planning and design
- Accomplished technical writer and editor for design reports and master plans
- Accomplished planner and knowledgeable in GIS mapping, data evaluation, and public survey software
- Expertise in developing public opinion survey questions and summarizing data

Representative Projects

Second Street Corridor Plan, City of Snohomish

Project Manager and Lead Designer for a transformative plan to redesign and revitalize the Second Street Corridor, a 15-block long primary corridor through historic Downtown Snohomish. The planning and design effort explores a range of Complete Street concepts to shift the balance among autos, bicycles and pedestrians, enhance cross-corridor connections between historic business and residential districts and suggest a range of urban design. Project development included full PS&E documentation through 90% at which point the City began to implement utility upgrades throughout the corridor that are necessary prior to the final streetscape improvements.

Kingston Complete Streets Plan, Kitsap County

Project Planner and report author for the initial phase of this study which provided assessment and conceptual project design for Complete Streets in the Kingston community. The plan makes recommendations for policy, site specific improvements, destination connectivity, and design standards. The initial phase of work was completed while with another firm but provided preliminary information for MacLeod Reckord's final Plan and Report.

Discovery Road Bikeway and Sidewalk Project, City of Port Townsend / SCJ Alliance

Project Manager supporting the larger team for the Discovery Road improvement project in Port Townsend. Tasks include assisting with community involvement and providing conceptual plans, final design and construction documents for new sidewalks, bicycle facilities, pocket parks and green stormwater facilities. The project included an alternatives analysis of potential bicycle facilities that will support cyclists of all ages and abilities. The alternatives analysis reinforced community consensus and helped the city secure a \$2.6 million grant from the State Transportation Improvement Board. The project will complete a critical gap in the city's bicycle network and provide safe and comfortable access to a new elementary school for families biking and walking.

Bayview Trail Connector, Cities of Marysville and Lake Stevens

Project Manager for the Marysville to Lake Stevens Connector Trail and providing site inventory and analysis, alternatives evaluation, conceptual design of preferred plan, trail design, bike lane and sidewalk design, confirmation of ADA compliance, public outreach lead, and final documentation.

Eastrail Trail Crossings, City of Woodinville / KPFF Consulting Engineers

Project Planner supporting the team lead and responsible for assessing alternative crossing and mixing zone designs for this intersection of three major regional trails at WSDOT SR 202. David also developed conceptual design for trail and wayfinding signage that will reflect the importance of accommodating growing tourism in this winery and brewery district.

Mercer Island Parks, Recreation and Open Space Plan, City of Mercer Island / Conservation Technix

Project Planner for assessment of Mercer Island's developed and undeveloped parks, open spaces, and trail system throughout the city. The scope included evaluating existing conditions, identifying potential improvements, and developing planning level cost opinions. The evaluation provided information and data supporting park level of service assessments, informed a needs assessment and a prioritization strategy for development, and provided information for the Capital Improvement Program.



Arielle Farina-Williams, PLA, LEED AP
Associate, Landscape Architect
MacLeod Reckord PLLC

With 15 years of experience in park and trail planning, design, and construction, Arielle has focused on civic facility design with site-specific, community centered, urban design solutions on projects varying from neighborhood to community scale. She is able to effectively develop a range of compelling and creative design alternatives based on variable program components. Her adaptable design process balances site constraints, ADA access, stakeholder needs, design intent and thoughtful detailing. She efficiently collaborates with team members on integrated design of structures in the landscape and contributes a valuable perspective on ways to achieve more sustainable and context-sensitive solutions. She has been lead designer for numerous successful park, plaza, trail, streetscape improvement, educational campus, and restoration projects.

Education

Master of Landscape Architecture
University of Washington

Career Discovery Program in Landscape Architecture
Harvard University

Bachelor of Arts Sustainable Agriculture
University of Massachusetts

Registration

Landscape Architect
Washington

Professional Affiliations

American Society of Landscape Architects
 LEED Accredited Professional

Project Role: Project Landscape Architect

Arielle's responsibilities will include leading the park planning and design effort, integration of the trail and frontage improvement interface with the park, park program development, graphics production and management, cost estimating and SEPA checklist completion.

Project Specific Capabilities

- Park, civic, and non-motorized facility project management and lead design expertise from early planning through final design and construction
- Adept in managing project budget, team resources, and project schedule
- Provides comprehensive research, analysis, and evaluation for a wide range of project types
- Extensive experience developing thorough final reports that guide future decision making and construction documentation

Representative Projects

Veterans Park Master Plan, City of Mountlake Terrace

Project Manager and Lead Designer responsible for alternatives analysis, supporting public outreach with graphics and on-line narrative, technical memoranda, and final report. As part of the Recreation, Parks and Open Space Plan update, MacLeod Reckord developed a master plan for the City's Veterans Park that will guide future decision-making and development in the park. This treasured park features old-growth natural areas, a children's play area, gazebo, veterans' memorial, picnic areas, and an extensive trail system. Planned improvements include an asphalt ADA-accessible trail with lighting, connecting the Town Center with the future Link light rail station.

Ober Park, Vashon Park District

Project Manager and Lead Designer for a new multi-generational 'Playground for All' at an existing downtown park on Vashon Island. The design provides new play and fitness equipment suited for all age and demographic groups, in particular, youth and seniors which are underrepresented within the community. The project design focused on assessing existing equipment for accessibility and retention, integrating new equipment with pieces to be retained, providing ADA access to all equipment and path systems and minimizing impact to critical areas.

Ebey Waterfront Park Expansion, City of Marysville

Project Landscape Architect responsible for developing alternatives and Project Manager for preliminary and final design, documentation, construction administration, and cost estimating for the first phase. The project includes development of a major new urban waterfront park on Ebey Slough with a connection to the regional Qwuloolt Trail, flexible open green space, a street frontage plaza designed for multiple uses including fairs and festivals, a children's play area, storm water treatment facility, watercraft center with hand carry boat launch facilities, large venue performing stage, and ADA access throughout. The park design creates a central gathering space downtown, celebrates the connection to the waterfront, and is the first newly redesigned facility as part of a comprehensive City plan to redevelop and revitalize the historic downtown core.

Mountlake Terrace Civic Campus, City of Mountlake Terrace

Project Manager and Project Designer providing conceptual design alternatives through preliminary and final design and construction support. The project included a new public gathering space, pedestrian-oriented frontage improvements, new city hall, police station expansion, and parking lot expansion. The civic campus is located adjacent to Mountlake Terrace's planned Town Center and contributes to the City's the goal of providing vibrant, walkable destinations.

Pipeline Trail, Pierce County Parks & Recreation

Project Designer for the early planning phases and Project Manager for the final design and construction phases of this 5-mile trail segment that extends from the existing Tacoma Water Pipeline Trail to Puyallup and large trailhead development at the 160-acre Orangegate Park. Arielle was responsible for developing alternatives, advancing the preferred concept, generating cost estimates and preparing final graphics for public outreach and grant application.



Phil Cheesman, PE
Vice President, Civil Engineer
PACE Engineers, Inc.

Phil has over 36 years of experience in all aspects of land development, including commercial, municipal, street, park, and trail projects. Phil typically designs and manages a broad spectrum of projects, including those with parking, roadway, grading, drainage, and utility improvement requirements depending on specific site needs. Phil has successfully managed PACE's civil design team on a number of park and trail projects, including Covington Park, Angle Lake Park, Cape Disappointment State Park, Martha Lake Airport Community Park, Sand Hill Park, Lake Goodwin Park, Shoreline Interurban Trail, Centennial Trail, Cedar River Trail, North Creek and Nickel Creek Trails. Throughout his diverse project experience, Phil has effectively coordinated complex site issues and addressed regulatory agency concerns leading to expedient project permit approvals on-schedule and within budget.

Education

B.S., Civil Engineering
University of Washington

Registration

PE, Civil Engineer, Wash-
ington, #26901
LID Certification, Post Gradu-
ate Studies, Washington State
University Extension

Professional Affiliations

American Society of
Landscape Architects
LEED Accredited Professional

Project Role: Lead Civil Engineer

Phil's responsibilities will include supporting the preliminary planning with input on stormwater facility design for parking and access road areas, frontage improvements, utility/infrastructure improvements, cost estimating, and SEPA support.

Project Specific Capabilities

- Senior Principal Engineer with time-tested strategies for on-time project delivery to ensure quality control
- Knowledgeable in stormwater facility design and LID park and trail strategies as applicable to design and construction
- Collaborates effectively with surveyors, landscape architects, and environmental scientists from concept level through construction of park, trail, and trailhead related work
- Extensive park and trail design, utility and roadway design, and construction engineering experience

Representative Projects

Covington Community Park, City of Covington / MacLeod Reckord PLLC

Principal Engineer for providing surveying and engineering design for design of this 30-acre park. Improvements included a natural grass soccer field, two parking lots, spectator seating area, street frontage improvements, multiple storm drainage detention ponds, biofiltration swales, all utilities for structures, trails, and pedestrian bridges. PACE provided structural calculations and design review of the pedestrian bridges and prepared final civil engineering plans, specifications, and cost estimates, and provided bidding and construction support.

Angle Lake Park, City of SeaTac / MacLeod Reckord PLLC

Principal Engineer for providing civil design for approximately 8 acres along the shores of Angle Lake. Improvements included a new spray play facility, expanded restroom facilities, new shelters, beach area improvements, and reconfigured parking areas. PACE provided design plans for temporary erosion-sedimentation control (TESC), storm drainage, water, and sanitary sewer services. PACE also provided bidding and construction support and the Notice of Intent and Surface Water Pollution and Prevention Plan for the NPDES permit.

Hickman Park, City of Edmonds / MacLeod Reckord PLLC

Principal Engineer for providing survey, engineering design concepts, design development, and final civil engineering construction documents for developing 5.6 acres of this 11.2-acre park site. Work elements included demolition, TESC, storm drainage, and road frontage improvements. PACE also incorporated a City-designed regional storm drainage flow control system that was constructed as part of this project. Existing conditions presented challenges as an existing water line and gas line were found to be located directly under the proposed gutter line alignment of the 104th Avenue W frontage improvements, thus conflicting with new storm facilities. PACE provided a design for the stormwater conveyance line to be placed behind the sidewalk to avoid the existing utilities and keep storm structure lids out of the bicycle lane.

Reiter Foothills Offroad Parking Lot, Washington State Dept. of Natural Resources / Gold Bar, WA

PACE prepared final plans, specifications and cost estimates for 3-acre paved recreational parking lot, perimeter ditches, storm water detention pond and pad for a prefabricated restroom building. This project area is located on a 191-acre parcel outside of the Urban Growth Area owned by the Department of Natural Resources, located northeast of Reiter Road and southwest of the Austin Creek/Reiter Road culvert crossing. Design consisted of site geometric layout, temporary erosion-sedimentation control, grading, and storm water management. Siting of improvements respected adjacent steep slope, wetland and stream critical area setbacks. As Senior Principal Engineer, Phil was responsible for overall project operations and quality assurance on design elements.

PROJECT APPROACH

Our Project Approach is divided into three parts: Design Issues, Work Plan, and Timeline. In developing a successful project approach, first we identify the **Design Issues**, the key physical challenges posed by the site and program. With this information, a **Work Plan** (with Deliverables identified) and **Timeline** can be developed. The City has outlined a Preliminary Scope of Work in the RFQ which will guide the initial scoping process, but this overall Project Approach serves as a starting point to be refined after more in-depth discussion with the City.

Design Issues

CONTINUITY

The publicly owned parcels ranging from North Park to Charter Park, including City Hall and the Public Safety Building, are a terrific asset and organizing feature for the City of Orting. These parcels form a linear “Civic Square” with a strong community identity and sense of place. However, the continuity of these blocks is disrupted by the wide cross streets, low granite walls, mature trees, and park structures. The channelization, parking configuration, surfacing materials, planting, and lighting along the adjacent streets could be redesigned to provide better continuity between the park blocks while maintaining smooth traffic flow and parking capacity.

The interface between the park blocks and Washington Avenue/SR 162 and Van Scoyoc Avenue could also be more integrated and inviting. Some strategies might include pedestrian improvements along Washington Avenue that provide visual and physical connections to park amenities and the adjacent retail; and traffic calming improvements such as curb extensions or planting that is acceptable to WSDOT throughout the corridor.

The gravel parking lots on the south edge of the Main Park blocks could be redesigned to be more efficient, less visually obtrusive on the park, and ADA compliant. The park’s planting could be modified to visually break up parking, expand the park, and better integrate it with the surrounding city.

MacLeod Reckord’s Second Street project in the City of Snohomish improved the continuity of several disparate downtown blocks by modifying channelization, providing curb extensions, and adding planting and historically appropriate lighting.

HIERARCHY OF SPACES

Since the Main Parks comprise several different blocks in the downtown, defining spatial hierarchy throughout the parks and creating an identifiable center will be an important component of the master plan. The community and stakeholders can help identify such spaces in the design alternatives. For example, the Bell Tower is an important community landmark that the park design could embrace and celebrate. As was mentioned at the informational site visit, one alternative could include vacating Train Avenue at the Bell Tower and developing a multi-purpose plaza and splash pad or another central feature.

MacLeod Reckord has designed splash pads that are incorporated into the urban design of a park, such as at Millennium Plaza Park and Foothills Park in Lake Oswego, Oregon, or can be stand-alone destination features such as the expansive facility at Angle Lake Park in SeaTac.

COHERENCE

The Main Park blocks and Charter Park offer myriad well-used and loved features that have been added over time, but they lack coherence. For example, although the play structure, jungle gym, swings, and merry-go-rounds are in proximity to each other, they are separate playground elements each enclosed by concrete headers that preclude children with limited mobility from easily exploring all areas. Reorganizing these disparate playground elements into a



Hickman Park



Millennium Plaza Park



Ober Park

more coherent play area with an accessible surface will make the space more compelling and accessible to all.

Ober Park Playground for All was a project that re-imagined an existing play area to provide ADA-compliant play and fitness equipment within the footprint of an existing playground. New surfacing and ADA ramps, along with transfer platforms ensured the entire area was accessible to all.

A key objective of the master plan will be to work with the community to better define districts or activity zones within the park that each have a unique character and feeling within the overall framework of the park. There is a broad range of program elements identified in the Parks, Trails, and Open Space Plan including a splash pad, pickleball courts, an enhanced pump track, additional parking, a performance space, plaza at Orting Station. Our team is prepared to work with staff and the community to evaluate, rank, and configure which program elements are most appropriate for this site.

Our Morrill Meadows project successfully integrated several different program elements into the site of a new YMCA facility.

LEVERAGE THE FOOTHILLS TRAIL

The park serves as a trailhead for the Foothills Trail, an important recreational and economic asset for the city, but there may be opportunities to enhance and visually celebrate the trail through the park. The visibility and safety of the trail street crossings, especially at Calistoga Street and Bridge Street/SR 162, could be improved in a variety of ways. In conjunction with reconfiguration of the gravel parking lots, the trail could be realigned to create a wider and more useable green space or provide an adjacent but dedicated path for people on foot to reduce conflicts between people biking and walking on busy days. If enhanced and emphasized, the Foothills Trail can serve as the common thread between the park's different activity zones improving the coherence of the park blocks.

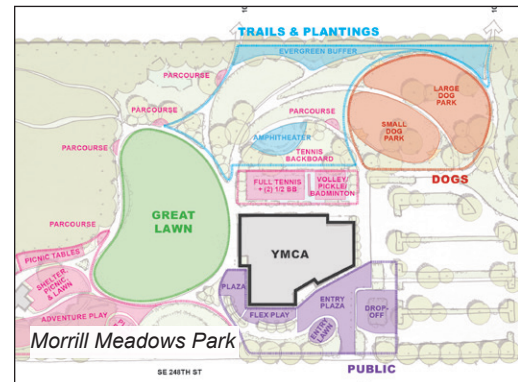
MacLeod Reckord has designed numerous regional trails, including trailheads, trail amenities and branding, and safe trail crossings, such as the Burke Gilman Trail, Centennial Trail, Pipeline Trail, and Eastrail.

BALANCE OF TREES

The park has an abundance of relatively mature trees that provides character and identity but also creates some challenges. In particular, the row of fir trees in Main Park and the row of cedar trees in North Park trees bifurcate the park into two linear spaces. This row of evergreen trees also blocks views into and across the park creating a visual barrier between the respective blocks in the downtown. While the combination of evergreen and deciduous trees provides needed shade in the summer, the solid row of evergreens shades the north side of the park for much of the year making it less inviting in winter months.

The master planning process should weigh the benefits and disadvantages of these trees and explore alternatives that might improve visibility, open views to Mount Rainier, improve microclimate of some park programs, and define space that might more readily reflect a "town green." Selective tree thinning is also an important strategy to improve the health of dense tree stands to create space for the healthiest trees to mature and expand.

Strategic forest management and selective tree thinning was an important part of MacLeod Reckord's plan for Veteran's Memorial Park in Mountlake Terrace. The trees within the park are a valued part of the landscape but their high density resulted in tall trees with excessive lower branch die off. Selective thinning was proposed to improve the health of the overall tree stand and allow the remaining trees to flourish while creating openings for gathering areas.



Work Plan

The following Work Plan for the Orting Main Parks Master Plan responds to the design issues noted previously and defines tasks and deliverables outlined in the preliminary scope of work in the RFQ.



PHASE 1

- 1 PROJECT INITIATION:** Initiate the scoping and contracting process, establish the schedule, identify project milestones, confirm master plan goals, and confirm City staff, committees, and other agency review process and procedures. Review and synthesize previous planning efforts and recommendations.

Deliverables include Final Scope and Contract, Project Schedule, Summary of Relevant Master Plan Issues, and Goal Statement.

- 2 SITE ANALYSIS AND REPORTING:** Develop a base map from existing surveys and maps, GIS data, aerial photos, and site visits. Complete a site analysis including current uses, views, access, environmental issues, utility assessment, and traffic and parking. Develop Opportunities and Constraints graphic from analysis of inventory.

Deliverables include Opportunities and Constraints Map, Graphics and photographs as needed to convey information.

PHASE 2

- 3 PUBLIC OUTREACH PLAN:** Develop and implement a comprehensive public outreach plan and incorporate a methodology for receiving and presenting feedback.

Deliverables include Public Outreach Plan, Public Outreach Delivery and Summary Materials for the life of the project.

- 4 PROGRAM ALTERNATIVES AND EVALUATION:** Identify an appropriate range of program elements for consideration based on the 2022 Parks, Trails, and Open Space Plan, current public and staff input, and current and relevant park design strategies.

Deliverables include Program Alternatives, Summary of Land Use Analysis, and Recommended Program Statement.

PHASE 3

5 ALTERNATIVE CONCEPTUAL PLANS AND ILLUSTRATIVES: Explore and express three design alternatives for the park based on varying combinations of selected program options. Components likely include existing structures, park amenities, circulation, access and parking, potential phasing, and other elements as appropriate to the program.

Deliverables include Conceptual Design Alternatives, Planning Level Cost Estimates, Evaluation Criteria Matrix, Feasibility Evaluation Matrix, and Illustrative Exhibits for Public Review.

6 DRAFT PREFERRED PLAN: With input from the City and public, refine preferred alternative, provide draft for review by City, then final for public review and input. Identify potential grant/funding opportunities, timelines for grant application, and/or strategies for funding partnerships.

Deliverables include Draft Preferred Plan Graphics and Draft Report, Cost Estimate, and Phasing Plan.

7 FINAL MASTER PLAN: Finalize preferred alternative plan and all graphics, develop draft and final master plan report and define phased development. Support the City with presentation to public and/or Council. Finalize master plan for adoption.

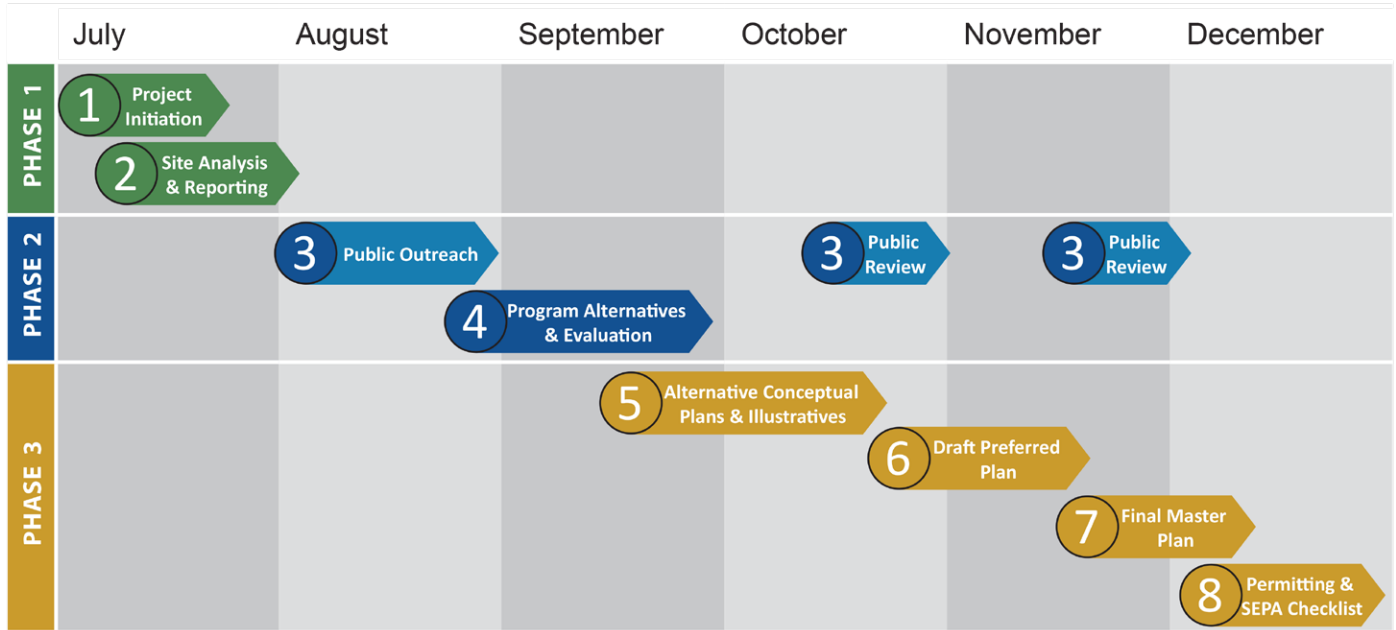
Deliverables include draft and final Master Plan Graphics and Report, Cost Estimate, and Phasing Plan.

8 PERMITTING AND SEPA CHECKLIST: Identify permitting and regulatory requirements and deadlines. Develop the draft and final Programmatic SEPA Checklist for the Final Master Plan.

Deliverables include draft and final SEPA Checklist.



TIMELINE



PROPOSED BUDGET

| | Personnel | Connie Reckord, Principal | David Saxen, Associate | Arielle Farina-Williams, Associate | James Day, Landscape Designer | Charlene Bujacich, Administration | | |
|----------------------------------|---------------------------------|---------------------------|------------------------|------------------------------------|-------------------------------|-----------------------------------|-------------|-----------------|
| | Role | Project Manager | Planner | Landscape Architect | Landscape Designer | Document Support | | |
| | Rate | \$210 | \$160 | \$160 | \$125 | \$125 | Total Hours | Total Task Fee |
| PHASE 1 | Site Investigation and Analysis | 5 | 24 | 8 | 12 | 3 | 52 | \$8,000 |
| PHASE 2 | Park Program | 9 | 34 | 16 | 0 | 1 | 60 | \$10,000 |
| PHASE 3 | Master Plan Development | 8 | 64 | 38 | 38 | 10 | 158 | \$24,000 |
| Civil & Environmental | | | | | | | | \$3,000 |
| Total | | | | | | | | \$45,000 |

□ REFERENCES

Brian Levenhagen, Deputy Parks Director
City of Kent
(253) 856-5100, BJLevenhagen@kentwa.gov

- Morrill Meadows Park / YMCA
- Lower Russell Road Levee
- Milwaukee II

Jeff Laycock, City Engineer
City of Marysville Engineering Department
(360) 363-8274, jlaycock@marysvillewa.gov

- Ebey Waterfront Park Expansion

Mark Epstein, Engineering Project Manager
City of Bainbridge Island
(206) 780-3721, mepstein@bainbridgewa.gov

- Sound to Olympics Trail

Brianne Blackburn, Trails Coordinator
Pierce County
(253) 798-4261,
brianne.blackburn@piercecounitywa.gov

- Pipeline Trail

Ethan Newton, Director
City of Covington Parks and Recreation
(253) 480-2481, enewton@covingtonwa.gov,

- Covington Community Park

Tom Hood, Senior Engineer
City of Everett Engineering & Public Services
(425) 257-8809, thood@everettwa.gov

- Riverfront Development



□ RELEVANT WORK



Covington Community Park

Covington, Washington

REFERENCE

*Ethan Newton, Parks &
Recreation Director, Covington
Parks & Recreation
253-480-2481,
enewton@covingtonwa.gov*

CONSTRUCTION COST

*\$10.7M - Master Plan
\$1.4M - Phase 1;
\$7.22M - Phase 2*

This 30-acre community park in Covington exemplifies the full range of challenges and the inherent complexity of park planning in today's growing communities. MacLeod Reckord developed a master plan that incorporates an expansive program of state of the art active recreation facilities, passive amenities, regional trail connections, and wetland protection and mitigation, all with multiple layers of protective easements and environmental constraints. Recreational improvements include lighted, multi-purpose fields for baseball, softball and soccer, community buildings to support those facilities, an educational shelter, performing arts stage, picnic facilities, trails for both pedestrians and bicyclists, and a children's play area. Fully half the site, with sensitive areas and mature woodland, is constrained from development with a conservation easement held by Forterra. The master plan successfully provides a transition between active, structured play areas and protected lands with a hierarchy of trails, transitional planting, and appropriate siting of buildings and amenities. The master plan identifies a phased development strategy, and the second phase is complete.

MacLeod Reckord was prime design consultant and PACE Engineers provided survey and civil engineering. Connie Reckord was Principal in Charge for the master plan and Project Manager for design phases; Arielle Farina Williams was Project Designer during final design and supported the Construction Administration effort. Phil Cheesman was Engineer of Record providing all civil engineering for the park and road frontages, and PACE survey provided survey of the park site.



Morrill Meadows Park / YMCA

Kent, Washington

REFERENCE

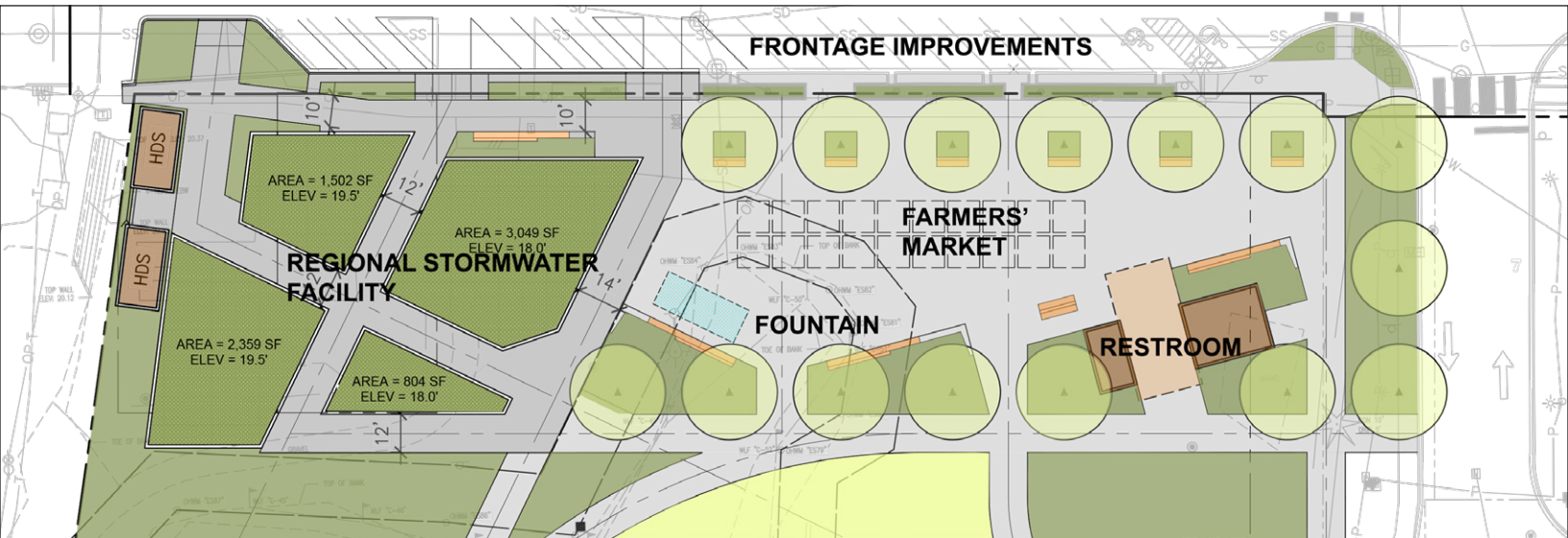
*Brian Levenhagan,
Deputy Parks Director,
253-856-5116bjlevenhagen@
kentwa.gov*

CONSTRUCTION COST

*\$7.3M - Master Plan
\$33M - incl bldg
\$6.6M - Site Work*

The City of Kent worked with the YMCA of Greater Seattle to include the community's first activity center at the Morrill Meadows / East Hill Park site. MacLeod Reckord provided the master plan, design documents, and construction administration services. The master plan included programming, evaluation of a range of alternatives, and a final comprehensive plan for fully integrating the two park sites. The final development plan included the new YMCA building, planned in collaboration with the architect and contractor; a multi-generational game and event plaza with an outdoor fireplace, multi-use sport courts, an off-leash dog park, and open space for festival and market venues. A range of low-impact development measures are incorporated into the plan to address the site's significant location in the watershed and to manage increased stormwater from parking and building development. The greatest challenge, and at the center of the plan's success, is the integration of public with private (membership only) uses of the exterior courtyards, mixed-use plazas, Great Lawn, and sport court facilities. The master planning process included extensive public outreach to ensure the multi-generational and diverse local residential community, as well as the entire Kent community, was involved throughout the process. The project successfully received LEED Silver certification and was opened in Summer 2019 to enthusiastic community support.

MacLeod Reckord was prime design consultant and PACE engineers provided survey and civil engineering. Connie Reckord was Project Manager and Phil Cheesman was Engineer of Record for the project.



Ebey Waterfront Park Expansion

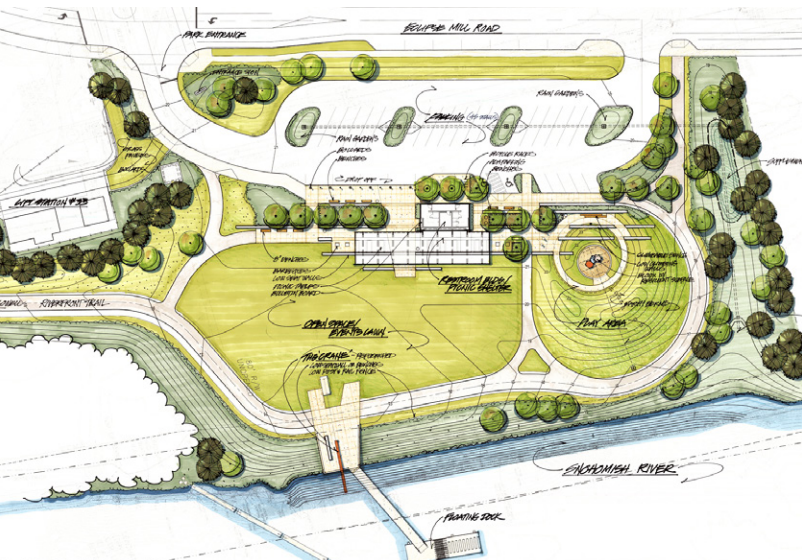
Marysville, Washington

REFERENCE
*Jeff Laycock, City Engineer,
 City of Marysville,
 360-363-8274,
 jlaycock@maryvillewa.gov*

CONSTRUCTION COST
 \$22.5M - Master Plan
 \$455,000 - Ph 1, Landscape
 component only

MacLeod Reckord provided conceptual design alternatives, preliminary design, and permit documentation for an expansion of Ebey Waterfront Park. The project includes development of a major new urban waterfront park on Ebey Slough with a watercraft center and hand carry boat launch facilities, large venue performing stage, flexible open green space, connection to the regional Qwuloolt Trail, and street frontage plaza designed for multiple uses including fairs, festivals, and other community gatherings. The park is the first newly redesigned facility as part of a comprehensive City plan to redevelop and revitalize the historic downtown core of Marysville. The park design creates opportunity for urban connections to the park and waterfront from the downtown. Additional program elements include an expansive regional stormwater facility, increased and reconfigured parking, an expanded waterfront dock and float system, children's play area and waterfront viewing areas.

MacLeod Reckord was prime consultant for the master plan phase as well as a follow up concept alternatives evaluation for an adjacent property that was later added to the project. Connie Reckord was Project Manager and Arielle Farina-Williams was Project Landscape Architect for the master plan. In development of phase 1, Connie was Principal in Charge and Arielle was Project Manager for the final design and construction administration.



Riverfront Development

Everett, Washington

REFERENCE
 Tom Hood, Principal Engineer. Everett Engineering & Public Services, 425-257-8809
 thood@everettwa.gov

CONSTRUCTION COST
 \$35M - Master Plan;
 \$4M - Phases 1 - 3

The City of Everett, in a joint development agreement with a private developer, selected MacLeod Reckord to develop the master plan and phased development plans for the public amenities portion of a planned mixed-use commercial and residential development on a 200-acre brownfield site along the Snohomish River. Project elements included an extension of the regional Snohomish Riverfront Trail, local trail connections, boardwalks and viewpoints, picnic areas, existing park renovation, major wetland enhancement and riverbank stabilization work and street improvements to provide connection with the transit facility. The project included creation of a new signature park that serves as a destination and focal point for the new community with restroom, play area, open space, and a river access dock and float. All improvements integrate with adjacent commercial and residential development.

MacLeod Reckord was prime design consultant; Connie Reckord was Project Manager for the master plan and all phases of development. Arielle Farina-Williams was Project Designer for the play area associated with the signature park.



Bayview Trail Connector

Marysville and Lake Stevens, Washington

REFERENCE

*Steven Miller, Senior Project Manager, City of Marysville Public Works, 360-363-8285
smiller@marysvillewa.gov*

MacLeod Reckord is working with the City of Marysville, in collaboration with the City of Lake Stevens, to develop a 4.7-mile trail extension of the Bayview Trail within Marysville, extending south through Lake Stevens to connect to the Lake Stevens Westside / Powerline Trail. This important segment will complete broader connections to the regional Centennial Trail as well as numerous on-street connections in the Lake Stevens Center and beyond. The project traverses challenging terrain and critical areas with expansive wetlands and fish-bearing streams through multiple power-line corridors with on-street connections. Other challenges include the multifaceted ownership and operation of utility franchises along the corridor. The project will include segments of separated shared use path, on road bike lanes and sidewalks, a range of crossing treatments of major arterials and minor collectors, and selected trailhead improvements as space and budget allow, all designed to accommodate access for the utility providers.

MacLeod Reckord is prime design consultant. Connie Reckord is Principal in Charge and David Saxen is Project Manager.

WEBSITE

<https://www.marysvillewa.gov/1220/Bayview-Trail-Connector>

Community questionnaire site created by MacLeod Reckord
<http://mpt.link/BayviewTrailConnector>