



# KIRKLAND PARK BOARD

Date: October 14, 2015

Time: 7:00 p.m.

Place: Council Chambers, City Hall

*The mission of the Park Board shall be to provide policy advice and assistance to the Department of Parks and Community Services and City Council in order to ensure the effective provision of Parks and Community Services programs and facilities to the residents of the City of Kirkland.*

## AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES**

September Park Board Meeting Minutes

*5 minutes*

4. **ITEMS FROM THE AUDIENCE**

*5 minutes*

5. **REVIEW OF ACTION ITEMS**

6. **PRESENTATIONS**

7. **COMMUNICATIONS**

*15 minutes*

- a. Correspondence – Letter from Jeffrey Highland
- b. Staff Reports – October update
- c. Committee Reports
- d. Comments from the Chair

8. **UNFINISHED BUSINESS**

- a. Green Kirkland Partnership 20-year Plan Draft

*10 minutes*

Topic: Receive updated 20-Year Forest and Natural Areas Restoration Plan

Action: Provide recommendation to City Council

9. **NEW BUSINESS**

- a. Peter Kirk Park Easement Request

*30 minutes*

Topic: Receive request for utility easement at Peter Kirk Park

Action: Provide feedback to City Council

- b. Juanita Beach Bathhouse Replacement Project

*30 minutes*

Topic: Receive introduction to Juanita Beach Bathhouse project

Action: Discussion only

10. **GOOD OF THE ORDER**

*5 minutes*

11. **ADJOURNMENT**

*Estimated meeting completion: 8:40 p.m.*

Next meetings:

November 18, 2015, Special Meeting

December 9, 2015

**Alternate Formats:** Persons with disabilities may request materials in alternative formats. Persons with hearing impairments may access the Washington State Telecommunications Relay Service at 711.

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# **KIRKLAND PARK BOARD**

## **Minutes of Regular Meeting**

### **September 9, 2015**

#### **1. CALL TO ORDER**

The September 9, 2015, Park Board Regular Meeting was called to order at 7:01 p.m. by Chair Adam White.

#### **2. ROLL CALL**

Members present: Chair Adam White, Vice Chair Kevin Quille, Jason Chinchilla, Sue Contreras, Kelli Curtis and Jim Popolow.

Rosalie Wessels was excused.

Staff present: Michael Cogle, Jason Filan, Linda Murphy and Jennifer Schroder

Recording Secretary: Cheryl Harmon

#### **3. EMAIL TRAINING**

Email training was provided by Service Desk Supervisor Matt Cruz and City Clerk Kathi Anderson.

#### **4. APPROVAL OF MINUTES**

The minutes of the June 10<sup>th</sup> meeting were reviewed. Mr. Quille moved to approve the minutes as presented. Mr. Chinchilla seconded. Motion carried (6-0).

#### **5. ITEMS FROM THE AUDIENCE**

Dorothy Lautman spoke regarding the proposed Aquatics, Recreation and Community Center.

Linda Chapman spoke regarding the proposed Aquatics, Recreation and Community Center.

Patrick Harris spoke regarding the proposed Aquatics, Recreation and Community Center.

#### **6. REVIEW OF ACTION ITEMS**

No items

#### **7. PRESENTATIONS**

No items

## **8. COMMUNICATIONS**

### a. Correspondence

No items

### b. Staff Reports

Ms. Schroder reported on recreation revenue, kids' triathlon. Questions were asked regarding staffing beaches earlier in the summer. Comments were made about corporate volunteer groups in the parks, and Kirkland Stand-Up Paddleboard "SUP Cup" race.

### c. Committee Reports

Ms. Contreras reported on South Rose Hill/Bridle Trails neighborhood meeting.

Ms. Curtis attended the Google Park opening and the Central Houghton neighborhood meeting.

Mr. Quille reported on the Google celebration at Everest Park.

### d. Comments from the Chair

Mr. White commented on the Google Park opening, an invitation from the Kirkland Alliance of Neighborhoods, and participation in the Rave 9k race.

## **9. UNFINISHED BUSINESS**

### a. Park Impact Fee Rate Study and Policy Discussion

Mr. Cogle presented the results of a Park Impact Fee rate study and shared related policy matters under consideration by the City Council.

### b. 2015-2020 Capital Improvement Program (CIP) Update

Mr. Cogle discussed the proposed preliminary Capital Improvement Program (CIP) presented to the City Council which included recent additions. Ms. Schroder and Mr. Cogle discussed an additional potential project to be added to the CIP in the Finn Hill neighborhood.

## **10. GOOD OF THE ORDER**

Mr. Quille commented on the upcoming Juanita Bathhouse replacement project.

Ms. Contreras commented on the Park Board vacancy, Totem Lake Park and Pike Place Market.

## 11. ADJOURNMENT

Ms. Curtis moved to adjourn the meeting. Mr. Chinchilla seconded. Motion carried (6-0).

The meeting was adjourned at 8:32 p.m.

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Jennifer Schroder, Director  
Parks and Community Services

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Adam White, Chair  
Park Board

DRAFT

September 14, 2015

Mr. Adam White, Chair  
City of Kirkland Park Board  
505 Market Street, Ste. A  
Kirkland, Washington 98033

Dear Mr. White:

On behalf of the descendants of Ole and Marit Josten, I write to express our family's grateful appreciation to members of the City of Kirkland Park Board for its recommendation to name, in their honor, the reclaimed North Juanita Open Space Tract, located on property they once owned. We are surprised by this unexpected recognition of one of Juanita's pioneer families, and we are gratified that the City of Kirkland has taken this opportunity to preserve and honor the heritage of the community.

Members of the Josten family will certainly want to be present for the Josten Park's naming ceremony. If and when such a naming ceremony is scheduled, I would appreciate being notified, so that I can be in touch with other Josten descendants in the area. I include my contact information below. Our family is in conversation regarding a donation to the Department of Parks and Community Service in support of Josten Park.

I add that our family is also grateful to the Kirkland Heritage Society for its advocacy of the preservation of the history of the City of Kirkland and its surrounding area.

Sincerely,

A handwritten signature in black ink that reads "Jeffrey R. Highland". The signature is written in a cursive style and is followed by a long horizontal line.

Jeffrey R. Highland, Ph.D  
76 Utsalady Road  
Camano Island, WA 98282  
360-387-5285  
highland@smumn.edu



**CITY OF KIRKLAND**  
**Department of Parks & Community Services**  
**505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300**  
**www.kirklandwa.gov**

**To:** Park Board  
**From:** Jennifer Schroder, CPRP, Director  
**Date:** October 9, 2015  
**Subject:** October Staff Update

## RECREATION DIVISION

- The department's recreation registration and facility booking software system is in need of replacement. Dawn Wilander, a Senior Applications Analyst in the City's Information Technology department, will lead a project team to purchase and implement a new system. The current software will no longer be supported by its creator Active Networks by the end of 2017. There are many options to explore, including cloud-based options. Staff will keep the Board updated as the project moves forward with the goal of having the new system implemented by August, 2017.
- Below is the month-to-month revenue report. Note that the months the recreation brochure is mailed, March and August, saw significantly higher 2015 registrations than in 2014. As of the date of this report, the recreation revenue receipts are over \$120,000 higher than last year. Staff expects this trend to continue trend through year end.

	JAN	FEB	MAR	APR	MAY	JUN
<b>2014</b>	\$46,858	\$37,019	\$357,148	\$150,639	\$122,939	\$125,830
<b>2015</b>	\$79,882	\$47,661	\$406,953	\$135,182	\$131,254	\$127,418
<b>variance</b>	<b>\$33,024</b>	<b>\$10,642</b>	<b>\$49,805</b>	<b>(\$15,457)</b>	<b>\$8,315</b>	<b>\$1,588</b>

	JUL	AUG	SEP	TOTAL
<b>2014</b>	\$71,072	\$137,798	\$163,764	<b>\$1,213,068</b>
<b>2015</b>	\$82,034	\$152,807	\$170,297	<b>\$1,333,488</b>
<b>variance</b>	<b>\$10,962</b>	<b>\$15,009</b>	<b>\$6,533</b>	<b>\$120,420</b>

## North Kirkland Community Center

- Ten weeks of summer camps were offered through North Kirkland Community Center. Out of the 10 weeks of camp, there were 38 different varieties to choose from with an age range of 3 to 17 years. A total of 526 children participated in camps ranging from preschool theatre and art, to cheerleading, engineering, jump roping, and weekly themed all-day camps.
- The dance programs at NKCC have started strong in the fall with over 60 adult participants enrolled in September for partner dancing, belly dancing, and hula. Over 175 preschool and youth participants have signed on to participate in short sessions of mom-and-me dance, and also for 13 weeks of pre-ballet, tap/ballet and youth ballet classes.
- New programs introduced this fall include Knee Hi Investigators, a fun educational program for 3 and 4 year olds that explore the mysteries of hummingbirds, seahorses, fireflies, and more; Young Rembrandts after-school art series for elementary youth include workshops in drawing, pastel,

cartooning, painting, and mixed media; and the popular Dream Team Cheer Squad, where 7 to 18 year olds can learn dances, cheers and beginning tumbling skills

### **Youth Sports & Aquatics**

- Registration for Youth Basketball is now open through October 26<sup>th</sup>. Currently, 350 3<sup>rd</sup>-6<sup>th</sup> grade boys and girls are registered for the program which begins the week of November 30<sup>th</sup>. Practice and games are held at local schools within the Lake Washington School District.
- New for this fall, the City of Kirkland is utilizing a new flyer distribution system within the Lake Washington School District, Peachjar, sending program flyers directly to all parents and guardians whose children attend the schools selected. With this system when users click on the orange "sign up now" button, it links directly to the City's online registration site, <http://www.kirklandparks.net>
- Preschool - PeeWee Basketball registration is open with over 100 children ages 2 ½ to 6 currently registered for the fall program, which begins on Saturday, November 7<sup>th</sup> and runs for six weeks. This program takes place at Finn Hill Middle School. PeeWee Basketball is designed to provide social develop and preschooler's basketball skills and interest. This program is a great first step into preschool sport!



### **Sports and Fitness**

- The indoor volleyball league began its season the second week of September boasting 37 teams. Five divisions will compete through November, vying for their division title. Winter season, which won't start until after the New Year, is garnering interest with three out of the five divisions already full.
- The fall Preschool - PeeWee Soccer league has also started. A new fall participation record was set with 400 children participating. In addition, the program has 57 coaches volunteering their time to lead a team. The next opportunity to participate will be in spring, 2016. Registration for spring will open on February 1<sup>st</sup>.
- The summer adult softball league finished their playoff tournaments the third week in September. The two two winning teams, one from each division, were: Off the Lights, Men's Low/Mid division; and, the Schmidty Hitters, Men's Open Rec division. Both teams are pictured below. Staff is already looking forward to the 2016 season, which is slated to open the first week of May.



2015 Summer Softball League Champions: Off the Lights (L), Schmidty Hitters (R)

### **Peter Kirk Community Center**

- The Finish Line Celebration for the Kirkland Steppers took place on September 29<sup>th</sup>. Fairwinds Redmond sponsored the event by providing a delicious lunch buffet for everyone who had participated. There were over 80 participants in this year's program, and staff is looking forward to another successful season next year.

- Fall classes have begun and we are pleased with the participation numbers. Staff is excited to report that most of the PKCC van trips are sold out through the end of the year.
- Recruitment for the Peter Kirk Advisory Board is underway. The Center has six vacant seats to fill for the 11-member Board.

## **COMMUNITY SERVICES**

### **Special Events**

- September Highlights
  - The Kirkland Wednesday and Juanita Friday markets have wrapped up their seasons. Vendors from both markets welcomed the opportunity to donate fresh produce and other items at the end of each day to Community Resource Network. The non-profit organization collects and delivers donated items to those in need.
  - The Susan G. Komen 3-Day successfully navigated over 700 walkers, all decked out in pink, through multiple construction projects with the help of Kirkland's ever-ready police officers.
  - Sadly, after 14 years, the Kirkland Triathlon says good-bye. Unfortunately, as the race industry continues to experience growth, increased competition has resulted in an on-going decline in registration for this long-running event, forcing the event organizer to pull the plug. Not to worry though, there are several new events waiting patiently to take its place.
  - Practically perfect weather gave Kirkland Oktoberfest organizers one more reason to celebrate a very successful event. Festival attendance doubled from last year with nearly 10,000 attendees enjoying the three day event.
- The Special Events Team (SET) didn't meet in October so team members could use the time to work on the annual comprehensive review of the Special Event Guide for 2016 policy updates. There are many updates, from the plastic bag ban to reduced liquor liability limits, in the works.
- The SET has been asked to consider options for easing the burden and permitting process for small events which have limited attendance and minimal impacts. The team is currently working on identifying criteria for permit and fee exemptions.
- Due to unforeseen circumstances, the street banner program lost two sites over the summer. Currently, there are no plans to replace the sites which now leaves the program with six locations for over-the-street banners.

### **Youth Services**

- Youth Council Updates
  - Recruitment was just completed. There were 50 applications received, 38 youth interviewed and 16 new members were selected bringing current Kirkland Youth Council (KYC) membership to 41.
  - Monthly Teen Traffic Court continues on the first Friday of every month. The average caseload has been eight respondents.
  - Work has begun on brainstorming the next topic for the *We've Got Issues* video project.
  - KYC members are beginning plans for the 2016 Youth Summit set for spring, 2016.

## **MAINTENANCE DIVISION**

### **Notes from the Field**

- As summer comes to a close staff begin to focus on repair. Turf projects at ballfield sites and busy waterfront park sites are at the top of the list with renovations planned that include: coring, over-seeding and top-dressing. This investment in resources and time will help to keep the turf areas safe, attractive and healthy for next year.
- Special thanks to parks staff for their efforts after last month's storm. Not only did they clean every park site, they removed three tons of milfoil from Juanita Beach's shoreline. The milfoil project became a priority because it's a ready food source for the geese. It also gets to be pretty smelly if allowed to decompose. Great job from staff on a not-so-desirable job.

- With North Juanita Open Space officially being named Josten Park, it was only fitting to install a new park sign. The volunteers continue to do a great job removing invasive plants with plans to plant natives this fall. In addition to the plantings, staff will also be adding playground equipment to the site this winter.
- September 18<sup>th</sup> Day of Caring events throughout the park system were a huge success. Staff worked with employees from Microsoft at North Rose Hill Woodlands Park, and Astronics at South Rose Hill Park. Over 70 volunteers invested four hours of their day helping staff remove invasive plants at the two sites.
- This year, November 1<sup>st</sup> marks the beginning of Daylight Saving Time and is the date the operation shifts to its winter staffing schedule which involves 15 team members working Monday through Friday, while eight people cover the weekends.
- November 1<sup>st</sup> is also the day that the boat launch bollard is lowered for the winter season. Complimentary to this lowering is the closing of the O.O. Denny boat launch, which always makes the adjacent neighbors happy.



Josten Park sign installed September, 2015

**GREEN KIRKLAND PARTNERSHIP**

- In September, the Partnership hosted 11 volunteer events. These events included Steward-led events at Crestwoods, Kiwanis, Juanita Heights, Juanita Beach, Josten and Watershed parks; staff-led events at Heronfield Wetlands and Everest Park; and a contractor-led event at Carillon Woods.
- The following table summarizes GKP events and other activities conducted by volunteers in August. It includes volunteer information from events led by Stewards, staff and contractors; and ongoing volunteering.

Event Type	Number of Events	Number of Volunteers	Volunteer Hours	Dollar Equivalent <sup>1</sup>
August Steward Led Events	3	10	21	\$578.34
August Contractor Led Events	1	12	48	\$1,321.92
August Staff Led Events	1	16	48	\$1,321.92
August Ongoing Volunteering	NA	14	89.4	\$2,462.08
All August Volunteering	5	52	206.4	\$5,684.26

**Groups Engaged:** Smartsheet Interns, EarthCorps, YMCA BOLD/GOLD, French American School

<sup>1</sup> Dollar Equivalent = Hours x \$27.54

### **Day of Caring Highlight**

- On September 18<sup>th</sup> the Green Kirkland Partnership hosted **four** volunteer events for United Way's Day of Caring. These four events were held at Crestwoods Park, Juanita Heights Park, Heronfield Wetlands\*, and Carillon Woods. Combined, these events engaged 265 volunteers from Women of AT&T, Microsoft, Nordstrom, and Forest Ridge Academy.

\*The event at Heronfield Wetlands was held in partnership with KDOG and Park Maintenance, with a total of over 100 volunteers from Microsoft working in Jasper's Dog Park and the Heronfield Wetlands mitigation site.



Microsoft volunteers at Juanita Heights Park on September 18

### **Community Highlight**

- GKP partnered with YMCA BOLD/GOLD for the first time by jointly hosting a group of French American School students at Everest Park. GKP staff led students in invasive plant removal in the morning while YMCA staff led the students in team building initiatives in the afternoon.

### **Restoration Highlight**

- Seattle Tilth will begin to direct a small portion of their volunteers to do restoration in the natural forested area of McAuliffe Park. Volunteers will be led by Seattle Tilth's Environmental Programs Manager, Chris Hoffer, with initial work scheduled for Green Kirkland Day, November 14<sup>th</sup>.
- Phil Harvey, Green Kirkland Steward, will begin hosting events in the east portion of Juanita Bay Park (along Forbes Creek Drive). His first event is scheduled for October 10<sup>th</sup> 9:30am-11:30am.

### **Other Notable Items**

- On October 6<sup>th</sup>, GKP partnered with the Planning and Building department to receive an Arbor Day proclamation from Kirkland's mayor. Mayor Walen declared October 17<sup>th</sup> as Kirkland's official Arbor Day in 2015.
- A GKP grant was submitted to the King Conservation District seeking funding for 11 contractor-led volunteer events and five event preparation days in 2016.

### **What's Coming up**

- Upcoming Events
  - **Arbor Day Event:** Saturday, October 17<sup>th</sup>, 10am-2pm at Watershed Park, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - **Green Kirkland Day:** Saturday, November 14<sup>th</sup>, 10am-2pm at Crestwoods Park and 10am-1pm at Juanita Beach Park, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Monday, Oct 26<sup>th</sup> 9am-11am at O.O. Denny Park. RSVP at [greenkirkland@kirklandwa.gov](mailto:greenkirkland@kirklandwa.gov).
  - Wednesdays, October 21<sup>st</sup> and 28<sup>th</sup> at Cotton Hill, 9:30am-11:30am. RSVP at [gkirkland@kirklandwa.gov](mailto:gkirkland@kirklandwa.gov)
  - Fridays, October 2<sup>nd</sup>, 9<sup>th</sup>, 16<sup>th</sup>, 23<sup>rd</sup> and 30<sup>th</sup> at Juanita Bay Park, 10am-noon. RSVP at [greenkirkland@kirklandwa.gov](mailto:greenkirkland@kirklandwa.gov)
  - Saturday, October 10<sup>th</sup> at Kiwanis Park 9am-noon, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, October 10<sup>th</sup> at Juanita Bay (east) 9:30am-11:30am, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, October 10<sup>th</sup>, Juanita Beach Park 10am-noon, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, October 24<sup>th</sup>, Juanita Heights Park 9am-11am, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, October 24<sup>th</sup>, Josten Park 10am-1pm, register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Saturday, October 24<sup>th</sup>, Juanita Bay Park 10am-1pm register at [www.greenkirkland.org](http://www.greenkirkland.org)
  - Sunday, October 25<sup>th</sup>, Watershed Park 1pm-3pm register at [www.greenkirkland.org](http://www.greenkirkland.org)
- Photos of recent volunteer events can be viewed at [www.facebook.com/GreenKirkPartnership](https://www.facebook.com/GreenKirkPartnership)



**CITY OF KIRKLAND**  
Department of Parks & Community Services  
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300  
www.kirklandwa.gov

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## MEMORANDUM

**To:** Park Board

**From:** Sharon Rodman, Green Kirkland Partnership Supervisor

**Date:** October 7, 2015

**Subject:** Green Kirkland Partnership 20-Year Forest and Natural Areas Restoration Plan:  
Final Draft

## **RECOMMENDATION**

That the Park Board receive the final draft of the City's 20-Year Forest and Natural Areas Restoration Plan and prepare a recommendation to the City Council regarding the Plan's adoption.

## **BACKGROUND DISCUSSION**

In 2013 the King Conservation District approved a grant application from the Green Kirkland Partnership (GKP) division for \$50,000 to update the City's 20-Year Forest Restoration Plan that had been approved by City Council in February, 2008. The 2008 Plan has been updated to include neighborhoods that were annexed in 2011, and the new Plan includes a reassessment of areas currently enrolled in restoration.

GKP staff gathered feedback from the City Council, the Park Board and community members at a number of meetings and events throughout the spring and summer. That feedback has been incorporated into the Plan's final draft.

Following the Park Board's recommendation, the Plan will be presented to City Council for adoption by resolution at its November 17<sup>th</sup> meeting.

Attachment: 20-Year Forest and Natural Areas Restoration Plan final draft



**CITY OF KIRKLAND**  
Department of Parks & Community Services  
505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300  
www.kirklandwa.gov

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## MEMORANDUM

**To:** Park Board

**From:** Michael Cogle, Deputy Director

**Date:** October 8, 2015

**Subject:** Peter Kirk Park Easement Request

### **RECOMMENDATION:**

That the Park Board review a request from the developer of Kirkland Urban (formerly Kirkland Parkplace) for a permanent utility easement and a temporary construction easement at Peter Kirk Park. Feedback from the Board will be forwarded to the City Council for consideration.

### **BACKGROUND:**

Talon Private Capital is redeveloping Kirkland Parkplace, to be now called Kirkland Urban. They have proposed to the City that water and sewer utility lines for their project be routed underground along the eastern edge of Peter Kirk Park. In addition, Talon is requesting temporary use of a portion of the park during construction of their project. In return, Talon is proposing to make certain park improvements, including restoration of disrupted lawn areas, landscaping and irrigation, relocation or replacement of affected trees, and construction of pathways that will reconnect the park's pedestrian system with those of the new development.

Attached are some graphics which describe the current conditions and the proposed improvements. Staff from the City's Public Works Department will attend your meeting to discuss the request in more detail and gather feedback.

A decision to grant the easement, as well as any appropriate mitigation and/or compensation, will be considered by the City Council later this year.

Attachments



VIEW 2



VIEW 1



VIEW 3



VIEW 4



VIEW 5



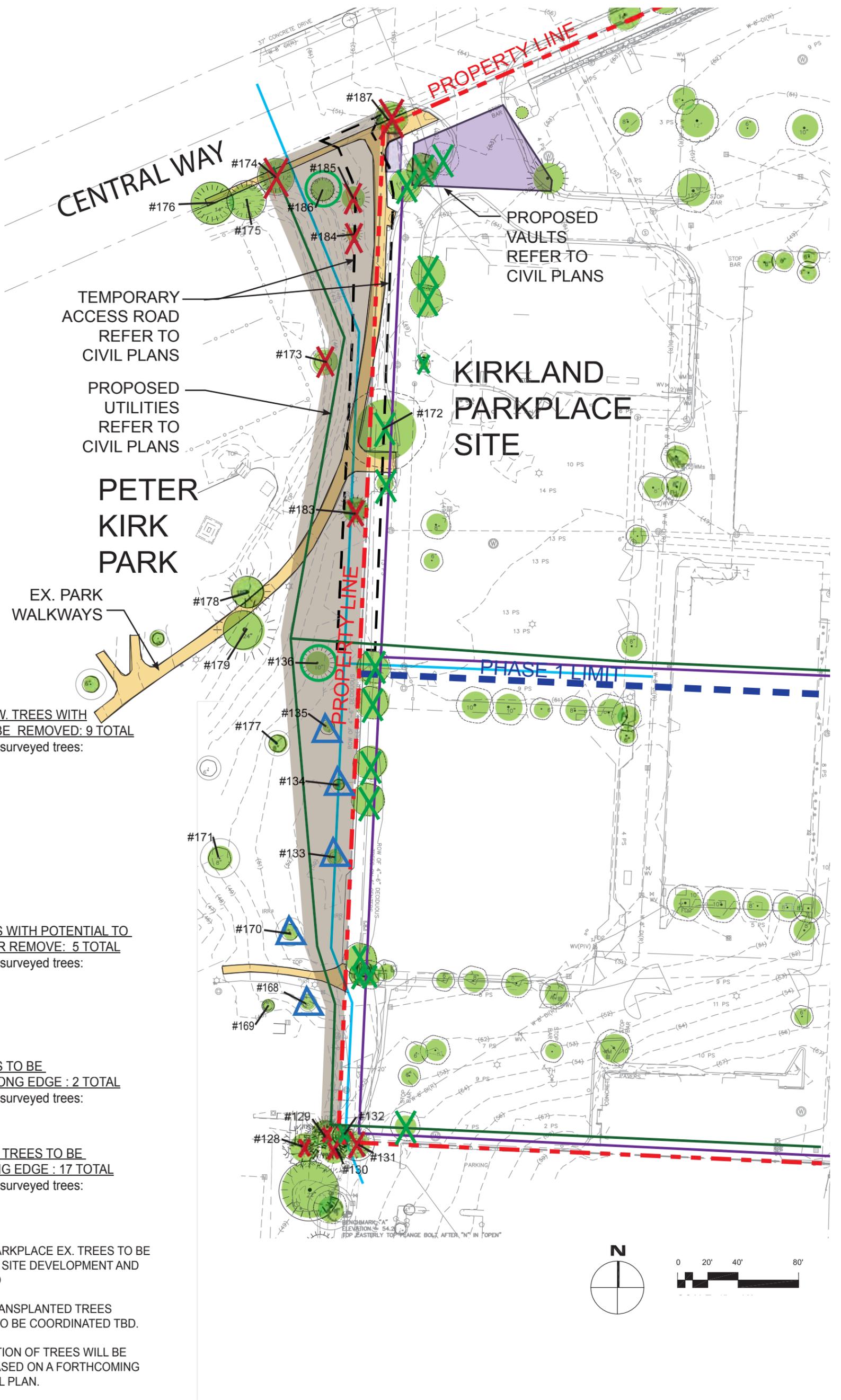
VIEW 6

**KIRKLAND PARKPLACE | UTILITY RE-ROUTE AND TEMPORARY ACCESS DRIVE**  
 EXISTING CONDITIONS DIAGRAM AT PETER KIRK PARK EDGE

**HEWITT**

Talon

September 28, 2015



**X** EX. PARK / R.O.W. TREES WITH POTENTIAL TO BE REMOVED: 9 TOTAL  
Including arborist surveyed trees:

- #128 16.3" DBH
- #129 11.1" DBH
- #130 17.3" DBH
- #131 26.2" DBH
- #173 7.6" DBH
- #174 14.5" DBH
- #183 25.1" DBH
- #184 23.9" DBH
- #185 21.2" DBH
- #187 25.4" DBH

**△** EX. PARK TREES WITH POTENTIAL TO TRANSPLANT OR REMOVE: 5 TOTAL  
Including arborist surveyed trees:

- #133 4.7" DBH
- #134 4.9" DBH
- #135 5.1" DBH
- #168 5.4" DBH
- #170 11.1" DBH

**○** EX. PARK TREES TO BE PRESERVED ALONG EDGE : 2 TOTAL  
Including arborist surveyed trees:

- #136 26.2" DBH
- #186 19.8" DBH

**X** EX. PARKPLACE TREES TO BE REMOVED ALONG EDGE : 17 TOTAL  
Including arborist surveyed trees:

- #132 8.3" DBH
- #172 28.9" DBH

Notes:

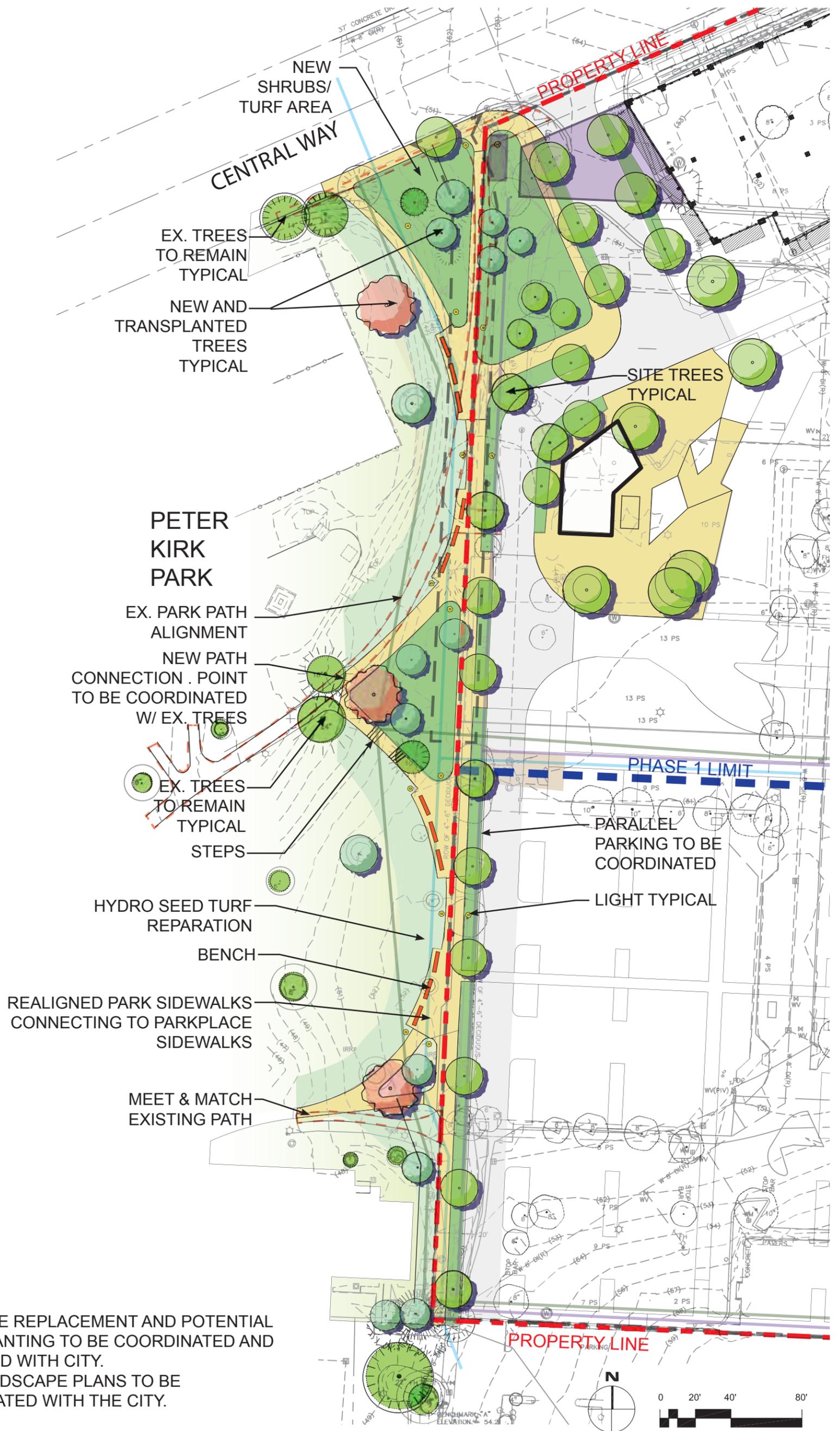
1. ADDITIONAL PARKPLACE EX. TREES TO BE REMOVED FOR SITE DEVELOPMENT AND NOT INDICATED
2. POTENTIAL TRANSPLANTED TREES RELOCATION TO BE COORDINATED TBD.
3. FINAL DISPOSITION OF TREES WILL BE PERMITTED BASED ON A FORTHCOMING TREE REMOVAL PLAN.

**KIRKLAND PARKPLACE | UTILITY RE-ROUTE AND TEMPORARY ACCESS DRIVE**  
EXISTING TREE DIAGRAM AT PETER KIRK PARK EDGE

**HEWITT**

Talon

September 28, 2015



**NOTE:**

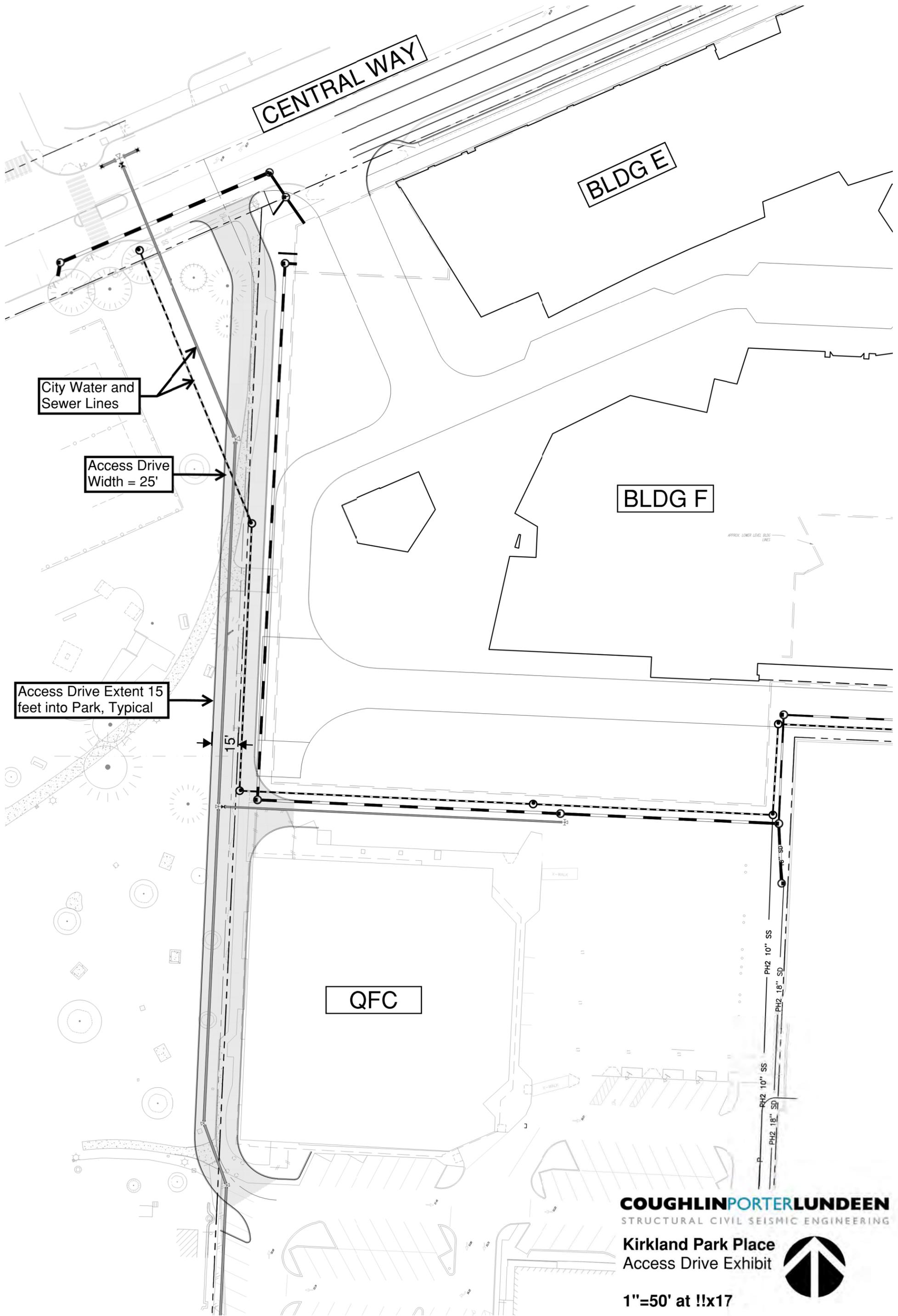
1. PARK TREE REPLACEMENT AND POTENTIAL TRANSPLANTING TO BE COORDINATED AND PERMITTED WITH CITY.
2. FINAL LANDSCAPE PLANS TO BE COORDINATED WITH THE CITY.

**KIRKLAND PARKPLACE | UTILITY RE-ROUTE AND TEMPORARY ACCESS DRIVE**  
 LANDSCAPE PRELIMINARY CONCEPT DIAGRAM AT PETER KIRK PARK

**HEWITT**

Talon

September 28, 2015



**COUGHLINPORTERLUNDEEN**  
STRUCTURAL CIVIL SEISMIC ENGINEERING

**Kirkland Park Place  
Access Drive Exhibit**

1"=50' at !!x17



**CITY OF KIRKLAND****Department of Parks & Community Services**

505 Market Street, Suite A, Kirkland, WA 98033 425.587.3300

[www.kirklandwa.gov](http://www.kirklandwa.gov)

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**To:** Park Board

**From:** Michael Cogle, Deputy Director

**Date:** October 9, 2015

**Subject:** Juanita Beach Park Bathhouse Replacement Project

**RECOMMENDATION:**

That the Park Board receive an introduction to the Juanita Beach Park Bathhouse Replacement Project. No action is requested from the Board at this time.

**BACKGROUND DISCUSSION:**

Beginning this month, the Department of Parks and Community Services will be developing and implementing a plan to replace the bathhouse at Juanita Beach Park, consistent with the park's approved Master Plan.

The existing 3,500 square feet facility was built in approximately 1965 and provides restroom, dressing room, maintenance, storage, lifeguard, and concession spaces. The park master plan calls for the existing facility to be removed and a new bathhouse constructed nearby. The park's master plan provides the following guidance on the architectural character for park structures:

*"Buildings are developed with a craftsmen style architectural character that strongly ties to the parks natural landscape, open lawn character and the historic recreational use of the site. The buildings are sited at the edges of the lawn and plaza areas to assist in defining the spaces. The building scale and locations complements and reinforces the landscape character and provide focal points for park visitors. Buildings are tucked into gentle landforms or vegetation edges."*

In addition to the new bathhouse building, the program for this project will include relocation and replacement of the park's existing children's playground and a new group picnic shelter.

The consultant selection team has selected the architectural design firm of Patano Studio Architecture for this project. Patano has designed park facilities for a number of local communities, and most recently completed a new bathhouse facility at Lake Sammamish State Park in Issaquah. A copy of their Statement of Qualifications is attached, which provides more information about their firm and their sub consultant team. This project is funded in the amount of \$1.2 million from the 2012 Parks Levy. We anticipate finalizing a design by the end of the first quarter of 2016, with construction scheduled to begin next fall.

Attachment



**PATANO STUDIO** ARCHITECTURE

SOQ: **CONSULTING SERVICES FOR  
CITY OF KIRKLAND -  
JUANITA BEACH BATHHOUSE**

RFQ: CONSULTING SERVICES FOR  
JUANITA BEACH PARK BATHHOUSE  
REPLACEMENT PROJECT

**JOB NUMBER 39-15-PK**

**THE CITY OF KIRKLAND WASHINGTON**

June 1st, 2015  
4:00 p.m.



Michael Cogle  
Deputy Director, Department of Parks and Community Services  
City of Kirkland  
123 5th Ave  
Kirkland, WA 98033W



**PATANO STUDIO** ARCHITECTURE  
patanostudio.com  
603 Stewart St. Suite 207  
Seattle, WA 98101

June 1st, 2015

Dear Mr. Cogle and the Selection Committee;

Patano Studio Architecture along with SvR Design Company, Quantum Consulting Engineers, Coffman Engineers, Shannon & Wilson and Rainbow Consulting Engineers are thrilled to present our team and qualifications for the Juanita Beach Park Bathhouse Replacement Project #39-15-PK. The **p+ Team** brings an award-winning regional design reputation and specific expertise building park architecture and bathhouses. The **p+ Team** is committed to the success of the project and will work tirelessly to deliver a project that connects the Bathhouse to the park landscape, waterfront and the community of Kirkland.

### AWARD WINNING PARK ARCHITECTURE

Patano Studio Architecture have been leading and collaborating on park projects throughout the Puget Sound region since winning the Lake Sammamish State Park Design Competition in 2003. That competition win led to the successful completion of the Lake Sammamish State Park Master Plan in 2007 and recently, the completion of the Lake Sammamish Bathhouse Replacement Project in 2015. The Lake Sammamish Bathhouse won a **Seattle AIA Committee on the Environment Top Ten "What Makes it Green" Award in 2008**. Our design for the Percival Landing renovation in Olympia, WA created a new 'front porch' for Olympia while garnering a **LEED Gold** certification. Patano Studio creates durable park structures crafted from locally sourced materials that feature innovative technologies such as photovoltaic panels, green roofs and reclaimed wood. Project types range from iconic structures that create environments unique to the individual park to contextual comfort stations, shelters, signage and infrastructure. Patano Studio is currently working on parks projects for the City of Bainbridge Island and the City of Bellevue. Additionally, Patano Studio has received national design recognition for our Reveley Classroom Building for the University of Idaho that was completed in September 2014 and has been awarded the **National Green Building with Wood Award as part of the 2015 Wood Design Awards presented by WoodWorks**. The project has also garnered an **2014 AIA Honor Award** and an **2014 AIA Best Use of Wood Award**.

### DESIGNING BUILDINGS THAT MEET THE 2030 CHALLENGE

Patano Studio Architecture is a signing member of the 2030 Challenge. The goal of the 2030 Challenge is to design carbon neutral buildings by 2030. This commitment is well beyond LEED and supports the Living Building Challenge. Our design for the Lake Sammamish State Park Bathhouse Replacement features photovoltaic arrays and an Intensive Green Roof. This bathhouse will produce more energy than it uses from May to October. We are meeting the 2015 goal of 70% carbon neutral building design as part of the 2030 Challenge. Patano Studio also emphasizes life-cycle costs. This is important for public parks projects that have to withstand high use rates and stand the test of time. Construction costs are not the only costs associated with owning and operating buildings - operating costs will far exceed the initial construction costs for an owner over the lifespan of the facility. We work with our public clients to make decisions that result in a durable, energy efficient (or energy producing) building.

### WHY WORK WITH THE PATANO STUDIO TEAM?

Scale and balance are important not only for buildings, but for a client and their design team. The **p+ Team** is efficiently structured to deliver the Juanita Beach Park Bathhouse Replacement Project to the City of Kirkland. We have recently completed the exact project type in Issaquah, we can bring our award-winning experience to Kirkland. Patano Studio commits our best talent to your project from start to finish. We look forward to discussing the project in more depth with the Selection Committee.

Sincerely,

Christopher Patano, AIA

### Contact Information:

Christopher Patano, AIA  
christopher@patanostudio.com  
206-734-3870







## PATANO STUDIO ARCHITECTURE ARCHITECTURE / TEAM LEAD

### Christopher Patano, AIA

Position: Studio Director - Design Lead / Team Lead

#### EDUCATION

University of Pennsylvania, Master  
of Architecture II 1997

University of Idaho, B.Arch 1995

#### LICENSED ARCHITECT

State of Idaho #984385

State of Washington #8425

State of Oregon - pending

#### EMPLOYMENT

Patano Studio Architecture LLC.  
12 years

Other Firms  
8 years

#### PROFESSIONAL AFFILIATION

American Institute of Architects,  
Idaho and Seattle Chapters

Christopher grew up in Coeur d'Alene, Idaho and studied architecture at the University of Idaho where he was awarded the Henry Adams Medal for excellence in the study of architecture. Christopher began working at the internationally known Miller/Hull Partnership in Seattle, WA. After two years as an intern, he headed off to the University of Pennsylvania in Philadelphia to complete his Master in Architecture II degree before returning to Seattle to open Patano Studio Architecture in 2003.

As Studio Director Christopher leads the feasibility, planning and design efforts on waterfront parks projects throughout the Puget Sound region. His focus centers on developing clear, innovative concepts that integrate the landscape and building form. Energy and resource use are highlighted in his parks projects, from on-site energy production to sourcing reclaimed materials and creating site specific experiences. Christopher is involved throughout the project in order to provide clients the highest level of service. Over his 20 year career he has delivered over \$180 mil in successful projects. He is licensed in Washington and Idaho.

#### RELEVANT EXPERIENCE

- Lake Sammamish State Park Master Plan and Beach House, Issaquah, WA,  
**2008 What Makes it Green Award, Planted roofs, PV panels**
- Percival Landing Harbor House and Picnic Shelters, Olympia, WA, LEED Gold
- Bainbridge Island Waterfront Park, Bainbridge Island, WA
- Airfield Park Concessions, Restroom and Picnic Shelters, Bellevue, WA
- Sehurst Park Restroom Structure, Picnic Shelters / Pump House, Burien, WA
- Maydenbauer Park, Bellevue, WA
- University of Idaho College of Natural Resources Reveley Classroom Building, Moscow, ID,  
**2014 AIA Honor Award, 2014 AIA Best Use of Wood, 2015 WoodWorks National Green Building with Wood Award**
- Watson Furniture Factory & Headquarters, Poulsbo, WA
- Port of Seattle - Smith Cove Cruise Ship Terminal - Pier 91, Seattle, WA
- Port of Bellingham Blaine Web Locker, Blaine, WA
- U.S. Naval Air Station – Aircraft Hanger Upgrades, Whidbey Island, WA
- Sea Coast Towing, Inc., Corporate Headquarters Design, Seattle, WA
- Port of Seattle - Piers 90/91 Master Plan - Seattle, WA
- University of Idaho Innovation Lab Building, Moscow, ID,  
**Net-Zero Energy Project**

## Erik Barr, AIA

Position: Director of Practice - Project Manager

### EDUCATION

University of Idaho, B.S.  
Architecture, Alpha Rho Chi Medal,  
1995

Pennsylvania College of Technology,  
Assoc. Architectural Technologies,  
1990

### LICENSED ARCHITECT

State of Washington #9665

### EMPLOYMENT

Patano Studio Architecture LLC.  
6 years

Other Firms  
14 years

### PROFESSIONAL AFFILIATION

American Institute of Architects,  
Seattle

NW Home of the Month Committee  
Member

As the Director of Practice Erik is in charge of all document production, detailing and specifications for Patano Studio. Erik has been managing our Port of Seattle projects for the past 6 years. With a background in commercial and institutional construction, casework design/production and furniture design and assembly, Erik brings a versatile perspective to the p+ Team. Quality Control and Quality Assurance processes are implemented by Erik as well. A licensed architect, Erik has over twenty years of architectural experience on the east coast, inland northwest and the Pacific Northwest. Erik has been involved in the design, planning, documentation and construction administration of numerous public and private entities and project types, including education facilities (day care, primary, secondary and college master planning), health care facilities (clinics, hospitals, treatment centers), laboratories (bioengineering), civic (convention centers), office buildings, theaters, and National Park facilities. Erik leads the in-house effort producing the AutoCAD and BIM construction documents. Erik is a gifted technical architect with years of experience on construction sites that results in cost effective architectural solutions for our clients.

### RELEVANT EXPERIENCE

- Percival Landing Redevelopment, Olympia, WA
- Bainbridge Island Waterfront Park, Bainbridge Island, WA
- Lake Sammamish State Park Master Plan and Beach House, Issaquah, WA
- **2008 What Makes it Green Award, Planted roofs, PV panels**
- Desert View Entrance Station, Grand Canyon National Park, AZ
- Backcountry Permit Registration Building, North Rim, Grand Canyon National Park, AZ
- Seattle-Tacoma International Airport Architectural Design Services IDIQ, 2013-2015
- Seattle-Tacoma International Airport Architectural Design Services IDIQ, 2010-2012
- University of Idaho College of Natural Resources Classroom, Moscow, ID
- **2014 AIA Honor Award, 2014 AIA Best Use of Wood, 2015 WoodWorks National Green Building with Wood Award**
- Riverstone Development, Coeur d'Alene, ID
- U.S. Naval Air Station – Aircraft Hanger Upgrades, Whidbey Island, WA

## Colin Walker

Position: Project Architect

### EDUCATION

California College of the Arts, B.Arch  
Cascadia College, Environmental  
Technology and Sustainable Practice

Colin has been with Patano Studio Architecture since April of 2014. With over nineteen years of architectural experience in California, Washington & Idaho, Colin brings critical design and construction knowledge to the studio. Colin's responsibilities at Patano Studio Architecture include design, technical detailing, project management, documentation and construction administration.

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

### EMPLOYMENT

Patano Studio Architecture LLC.  
1 years  
Other Firms  
20 years

### RELEVANT EXPERIENCE

- Country Village Day School, Mercer Island, WA
- DOMA Coffee Roastery, Post Falls, ID
- Sea-Tac International Airport IDIQ Contract, Seattle, WA
- Terminal 5 Substation, Port of Seattle, Seattle, WA

### EDUCATION

University of Washington, MLA  
University of Washington, Historic  
Preservation and Planning  
Certificate

### REGISTRATIONS

Registered Landscape  
Architect, Washington #1147  
LEED Accreditation  
Certified Playground Safety  
Inspector

### EMPLOYMENT

SvR Design Company  
8 years  
Other Firms  
12 years

### PROFESSIONAL AFFILIATIONS

Member, Board of Seattle Parks  
Commissioners, 2012-2015  
Seattle Public Realm Task Force,  
2013  
Member, Seattle Green Ribbon  
Commission, 2012

## SVR DESIGN COMPANY LANDSCAPE ARCHITECTURE/ CIVIL ENGINEERING

### Brice Maryman, ASLA, PLA, LEED AP, CPSI Position: Senior Landscape Architect - Landscape Architect

Brice is an award-winning landscape architect focused on designing and planning great places and green infrastructure systems. Whether working on children's playgrounds or public streetscapes, he is passionately concerned with the vitality of urban ecosystems and the health of human environments. In addition to his work at SvR, he recently completed service on the Board of Seattle Parks Commissioners and as the Technical Advisory Committee Chair for Planning and Design for the STAR Community Index. He co-founded the University of Washington's Urban Green Infrastructure Certificate Program and co-directed the ASLA award-winning Open Space Seattle 2100 project. Brice has been involved with several local organizations including Great City, the Arboretum Foundation, and the Friends of Seattle's Olmsted Parks that continue his deep commitment to balancing environmental and cultural values within the urban environment.

### RELEVANT EXPERIENCE

#### Beacon Mountain at Jefferson Park, Seattle, WA

Project Manager / Landscape Architect. Brice worked closely first with the Beacon Hill neighborhood, then with Seattle Parks and Recreation to create powerful play experiences that draw people from across the region. Throughout the process Brice attended DPR, King County and City of Seattle review and permitting meetings and helped overseeing construction administration reviewing submittals, responding to RFIs and attending weekly site meetings during a 9 month construction process.

#### Senator Henry M. Jackson Park, Everett, WA

Project Manager / Landscape Architect. Honoring Senator Henry M. Jackson the park design explicitly connects Jackson's living legacy with the lives of kids in the neighborhood today. Brice served as lead site designer and project manager, facilitating architectural, electrical, mechanical, structural and interpretive subconsultants. Brice coordinated project deliverables for four subconsultants, working to create a unified design approach that also met a particularly demanding 6-month, grant-driven schedule.

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

APA-Washington Chapter  
Transportation Planning Award.  
SeaTac Safe and Complete Streets  
Plan, 2013

Co-Founder, UW Certificate in  
Urban Green Infrastructure, 2010

Planning and Design Technical  
Advisory Committee Chair, STAR  
Community Index, 2008-2012

Presenter, "Dual Performance or  
Duelling Performance: Sustainable  
Sites and Urban Design," University  
of Washington Symposium, 2011

Co-Director, Open Space Seattle  
2100, 2004-2005

### **Meridian Habitat Park Sensory Playground, Puyallup, WA**

Project Manager/Landscape Architect. Brice led the team to conduct a targeted design improvement program that reinvigorated efforts to transform Meridian Habitat Park into an oasis for deep natural play in Pierce County's suburbs. The site was difficult from both a geotechnical and permitting perspective, making interventions need to be targeted and focused. Play—for all ages—drove the program creating spaces of wonder and delight, while amplifying the experience of nature in this spectacular place.

### **Green Stormwater Infrastructure (GSI) in Parks, Seattle, WA**

Landscape Architect/Project Manager. As part of the Seattle's initiative to treat 700 million gallons of stormwater through green stormwater infrastructure (GSI) by 2025, SvR worked with Seattle Parks and Recreation (Parks) to develop a program to design and install GSI facilities at Parks maintenance sites. Through charettes and field investigation, the Parks and SvR used LID principles to create construction documents for two sites. The GSI projects just received notice that it was on the draft list of Ecology stormwater grant projects. Brice assisted in project management and landscape architecture services at the interface with Seattle Parks and Recreation administrative and operations and maintenance staff.

### **Appleway Trail, Spokane Valley, WA**

Landscape Architect/Project Manager. SvR led the master planning, public outreach and design for the Appleway Trail, a shared use path on County-owned 2-mile, 25-acre stretch of former rail and utility corridor. Construction of the first entry plaza and trail work began in 2015. Though a regional active transportation facility, the corridor also features neighborhood destinations like interpretive panels, art, community gardens, play spaces and a mountain bike trails course. Brice has led project management, and all aspects of the design from master planning to construction.

## **Laurel Kunkler, PE**

**Position: Civil Engineer**

### **EDUCATION**

University of Colorado at Boulder -  
College of Engineering and Applied  
Science, BS, Engineering

### **REGISTRATIONS**

Registered Professional Engineer,  
Washington #43675

Lolly has fourteen years of engineering experience specializing in parks, public green infrastructure, stream daylighting and restoration engineering, and porous pavements. She has designed large creek daylighting projects and right-of-way infrastructure layouts, including underground utilities, vault sizing, stormwater system design, and franchise coordination. She also has experience with construction administration and field observation. Lolly's projects include:

### **RELEVANT EXPERIENCE**

#### **Green Stormwater Infrastructure (GSI) in Parks Seattle, WA**

Civil Engineer. As part of the Seattle's initiative to treat 700 million gallons of stormwater through green stormwater infrastructure (GSI) by 2025, SvR worked with Seattle Parks and Recreation (Parks) to develop a program to design and install GSI facilities at Parks maintenance sites. Through charettes and field

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

### EMPLOYMENT

SvR Design Company

11 years

Other Firms

14 years

### PROFESSIONAL AFFILIATIONS

Member of Seattle Design  
Commission, 9/2009-3/2014

Light Rail Review Panel, 5/2009-  
3/2014

Public Art Advisory Committee  
3/2013-3/2014

ASCE/EWRI Permeable Pavement  
Technical Committt 2008-present

Member, Public Art Advisory  
Committee, 2013 - present

Engineers Without Borders, Seattle  
Chapter

“Design and Construction  
Consideration of Permeable  
Pavements,” WSU Puget Sound  
Partnership Pavement Workshop,  
Puyallup, 2010-2012

“Design and Construction  
Consideration for Permeable  
Pavements,” Sightline Learning  
Cohort, Seattle, 3/2012

“Public Boards and Commissions”,  
Seattle Works, The Bridge, May  
2014

investigation, the Parks and SvR used LID principles to create construction documents for two sites. The GSI projects just received notice that it was on the draft list of Ecology stormwater grant projects.

#### **Lower Mapes Creek Daylighting & Restoration At Beer Sheva Park Seattle, WA**

Civil Engineer. With SPU and Seattle Parks, SvR restored habitat for juvenile Chinook salmon along Lake Washington at the mouth of Mapes Creek. SPU designed a dedicated pipe system for Lower Mapes Creek through the developed Rainier Valley that transitions to an open creek channel in Beer Sheva Park with over 400 feet of stream habitat. SvR led the consulting team for the design of the creek channel in the waterfront park, including the design of grading, utilities, paving, landscape and riparian planting, irrigation, and creek restoration, as well as coordination with the project artist. The project includes addressing Parks’ concerns for maintenance, safety, and the needs of park users, and providing Chinook salmon habitat enhancements.

#### **Thornton Creek Water Quality Channel Development, Seattle, WA**

Civil Engineer. Carved out of an abandoned parking lot, the Thornton Creek Water Quality Channel is a water treatment facility and public open space that connects the surrounding community while restoring the environment. SvR designed and engineered this 2.7-acre urban respite with an artfully meandering channel that treats runoff from 680 acres. The channel creates a graceful, natural space at the heart of the mixed-use development that features condominiums, apartments, restaurants, retailers, and a movie theater. There is a continuous expression of water flowing, pooling and cascading in the channel, but during and after storms the full capability of the broad channel bottom is engaged for water quality treatment. The design and grading of this narrow site addresses significant topographic changes between the channel and street. Overlooks and bridges allow pedestrians to enjoy the channel habitat and wildlife. Form meets function at the channel, becoming a truly high performance landscape.

#### **Bell Street Park, Seattle, WA**

Civil Engineer. SvR led the urban design and engineering of this innovative park where single-purpose right-of-way was transformed into a vibrant, safe, and green public space. Street and park materials were woven into a wall-to-wall tapestry of shared space with meandering paving, planting and seating forming a unifying “circuitry” for the park. Lolly’s work focused on infrastructure design including storm drain utilities, paving, construction administration and grading.

#### **Senator Henry M. Jackson Park, Everett, WA**

Civil Engineer. This 4 acre park was transformed into an accessible, neighborhood-friendly park with a new playground, restrooms, shelter, community gardens and gardeners structure, and walking and jogging paths. The park will also feature a central gathering plaza with interpretive exhibits highlighting outdoor recreation, the environment, and the legacy of Everett native, U.S. Senator Henry M. Jackson. Lolly performed infrastructure planning, design, detailing and cost estimating for the 4+ acre park site. Design included low impact development strategies and green stormwater infrastructure.



## SHANNON & WILSON, INC. GEOTECHNICAL ENGINEER/ WETLAND SCIENTIST

### Martin W. Page, PE, LEG

Position: Geotechnical Engineering

#### EDUCATION

University of Washington, MSE,  
Geotechnical Engineering, 1990

University of Alaska, BS, Geological  
Engineering, Fairbanks, 1987

#### EMPLOYMENT

Shannon & Wilson, Inc.  
27 years

Other Firms  
0 years

#### REGISTRATIONS

Registered Professional Civil  
Engineer, WA, 30308, 1993

Licensed Engineering Geologist,  
WA, 1120, 2002

Martin Page is a geotechnical engineer with 27 years of experience in site explorations, engineering analyses, and geotechnical design responsibilities related to construction and rehabilitation of a variety of infrastructure structures. His responsibilities include geotechnical project management and engineering for recreational facilities, commercial developments, municipal sewer systems, pump stations, pipelines, roads, bridges and maintenance facilities. He has prepared foundation engineering recommendations for a large number of diverse geologic conditions including preloaded mat foundations, shallow footings, deep driven pile and drilled pile foundations, ground improvements, detention ponds and embankments.

#### RELEVANT EXPERIENCE

##### Lake Sammamish State Park, Phase I Facility Improvements, Washington State Park and Recreation Commission, Issaquah, WA.

Martin served as project manager for geotechnical services related to Phase I improvements to Lake Sammamish State Park. Our services included characterization of the subsurface conditions based on literature review, subsurface explorations, and laboratory testing. The proposed Phase I facility improvements included a boat dock and public pier at Sunset Beach, a Lake Shore Esplanade with ADA-compliant boardwalk, beach improvements and a single-story bathhouse/concession building. The Lakeshore Esplanade will be an at-grade walkway with an elevated boardwalk at the north end where the ground surface is at or just above lake level, and is periodically flooded. Shannon & Wilson evaluated subsurface soil and groundwater conditions to aid in design and planning for the proposed structures and site grading. Our scope of services included limited access exploratory methods that were well-suited to the environmentally sensitive waterfront location of the site. These included cone penetrometer testing (CPT), and hand-augered soil borings that minimized disturbance of the surface vegetation and soils. During the summer of 2013 Shannon & Wilson staff worked closely with the project design and construction team during construction of the elevated boardwalk. The structure is supported on helical piers drilled 10 to 12 feet into the ground. We conducted load testing on several helical piers to verify that they had the vertical capacity required. The boardwalk project was completed successfully. In 2014 our staff worked closely with Patano Studio Architecture and the project contractor during construction of the new Sunset Beach Bath House. Our services included testing and evaluation of soil bearing surfaces and subgrade for the emergency vehicle access road.

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

### **Horse Creek Improvements Project, City of Bothell, Bothell, WA.**

Horse Creek currently flows through the downtown area of Bothell in an underground pipe beneath streets and parking lots. The Horse Creek Improvements Project includes abandoning the pipe and realigning the stream into approximately 2,000 linear feet of new open-channel stream flowing through a redeveloped retail area, public space and a city park alongside the Sammamish River. Martin served as Project Geotechnical Engineer and oversaw the subsurface explorations and engineering analyses to aid in the design of the channel walls, bottom liner, box culvert crossings and streambed aggregate materials. We monitored groundwater levels and performed a Water Budget Study to evaluate the need for an HDPE channel liner.

### **Katie L. Walter, PWS, CESCL**

**Position: Wetland Scientist/Biologist/Botanist**

#### **EDUCATION**

University of Washington, BA,  
Botany, 1990

University of Washington, BS,  
Psychology, 1990

University of Exeter, Junior Year  
Abroad Program, Exeter, England,  
1987-1988

Katie Walter is a biologist and botanist with 25 years of experience conducting wetland delineations, developing mitigation plans, conducting natural resource inventories, and permitting large complex multi-jurisdictional projects. She has provided support to municipal and government clients conducting reviews of wetland delineation and mitigation projects for compliance with current codes. In addition, her technical expertise in mitigation design and applied ecological concepts has helped clients plan for expected permit requirements, implement permissible project designs, and meet project schedules.

#### **EMPLOYMENT**

Shannon & Wilson, Inc.  
21 years

Other Firms  
4 years

#### **RELEVANT EXPERIENCE**

##### **City of Sammamish Public Works, East Lake Sammamish Parkway Improvements Project, Sammamish, WA.**

As the Natural Resources manager, Katie oversaw the design team and contractor to create wetlands and install habitat features to mitigate for wetland impacts associated with the project. The work included oversight during construction to coordinate the wetland grading, vegetation planting, and large-woody debris placement. When the initial grading daylighted water from an unknown underground stormwater pipe in the hillside, the plan was successfully revised to incorporate large-woody debris and habitat boulders to create a stream-like channel with pools and cascades flowing through the mitigation area.

##### **City of Bothell, Horse Creek Improvements Project, Bothell, WA.**

Horse Creek currently flows through an underground pipe through the downtown area of Bothell. The Horse Creek Improvements Project includes realigning the stream into approximately 2,000 linear feet of new aboveground stream channel. As Shannon & Wilson's Natural Resources Manager, Katie oversaw the environmental and permitting components of the project. This project showcases the City's environmental commitment, daylighting a significant creek through a very constrained urban area and providing new habitat and resources in an area devoid of natural communities. Seattle

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

Department of Parks and Recreation, South Lake Union Park, Seattle, WA. Katie was the Project Manager for the permitting and mitigation design for this park redevelopment project. With extensive shoreline revisions and in-water work, the project was extremely complex to permit. Katie worked with the agencies to resolve their concerns and obtained concurrence on the biological assessment, CWA 401 & 404 permit, HPA from WDFW, shoreline permits, and city approval.

### **Ravenna Creek Daylighting Project, Seattle, WA.**

Permitting Specialist and Wetland Biologist for the Ravenna Creek Daylighting project in Ravenna Park for the Department of Parks and Recreation. Ravenna Creek used to be diverted to the West Point Sewage Treatment plant instead of flowing to Lake Washington. The project redirected flow of the creek back to Lake Washington, saving the city millions of dollars in treatment costs by allowing clean stream water to flow in its former natural basin. Katie completed the wetland delineation and permitting that allowed the creek to be daylighted in the park, and flow back to Union Bay in Lake Washington. Because the connection point at the existing creek was disturbed when it is connected to the new stretch of creek, several state and federal permits were required. We negotiated with regulatory agencies to find ways to avoid long permit delays and the creek was daylighted in 2006.

## QUANTUM CONSULTING ENGINEERS STRUCTURAL ENGINEERING

### **Jack Wiggins, P.E., S.E., LEED AP**

**Position: Principal - Structural Engineer**

### **EDUCATION**

Stanford University, M.S., Civil  
Structural Engineering, 1986

University of California, Santa  
Barbara, B.A. Business Economics,  
1981

### **REGISTRATIONS**

Structural Engineer: Washington,  
Oregon, California, Utah, Arizona,  
Hawaii

### **EMPLOYMENT**

Quantum Consulting Engineers  
12.5 years

Jack Wiggins, S.E. is a Principal with Quantum Consulting Engineers. He brings over 24 years of structural engineering expertise to new and existing buildings. Jack has a wide range of project experience, including designs and renovations for schools, universities, community buildings, religious and government facilities. Jack is actively involved in environmentally friendly design and preservation engineering. He has designed several municipal and parks projects, and regularly provides structural engineering small projects work for the City of Bellevue.

### **RELEVANT EXPERIENCE**

- Logboom Park Restroom, Kenmore, WA
- Angle Lake Large Shelters/Restrooms, Sea-Tac, WA
- Edgewood City Hall, Edgewood, WA
- Moses Lake Civic Center, Moses Lake, WA
- Everett Community College Fitness Center, Everett, WA
- St. John City Hall, St. John, WA
- Yelm Public Safety Building, Yelm, WA

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

Other Firms  
12 years

### PROFESSIONAL AFFILIATIONS

American Society of Civil Engineers,  
Member

Earthquake Engineering Research  
Institute, Member

Structural Engineers Association of  
Washington, Member

American Institute of Architects,  
Allied Member

### EDUCATION

Concordia University, Montreal,  
Bachelor of Building Engineering,  
1993

ASHRAE Continuing Education

### REGISTRATIONS

Professional Engineer (Mechanical),  
Washington State

Professional Engineer (Mechanical),  
State of California

### EMPLOYMENT

Rainbow Consulting  
14 years

Other Firms  
8 years

### PROFESSIONAL AFFILIATIONS

Member of American Society of  
Heating, Refrigeration, and Air

- City of Bellevue, Miscellaneous Projects, Bellevue, WA
  - Northwest Maritime Center, Port Townsend, WA
  - Seahurst Environmental Science Center, Burien, WA
  - Bertschi School Living Building Classroom, Seattle, WA
- WA – AIA What Makes it Green 2012 Award Recipient**  
**WA - AGC LEED Gold Certification**

## RAINBOW CONSULTING MECHANICAL ENGINEERING

### Steven Rainbow PE,

**Position: Principal - Mechanical Engineer**

Steven Rainbow, PE is the principal of Rainbow Consulting. He has over ten years of experience in the mechanical engineering field, which includes working with both consulting and design/build mechanical firms. He is a member of the American Society of Heating, Refrigeration and Air-Conditioning Engineers.

To achieve a successful integrated project, Rainbow Consulting provides proactive involvement in all design phases, and places high importance on meeting project deadlines. Steven Rainbow will be the engineer working on all aspects of the project.

### RELEVANT EXPERIENCE

- Camp Kalsman Infirmary, Arlington, WA
- Country Village Day School, Mercer Island, WA
- Eddon Boat Renovation and Restrooms, Gig Harbor, WA
- Fife Library, Pierce County Library System, Fife, WA
- Fire Station 31, Seattle, WA
- Joe Martin Parks Department Storage Facility, Bellingham, WA
- Kent Town Square Facilities Building, Kent, WA
- Lake Goodwin Park Restrooms, Stanwood, WA
- Lake Sammamish State Park Bathhouse and Picnic Shelters, Issaquah, WA
- Madrona-Sally Goldmark Branch Library, Seattle, WA
- Meydenbauer Bay Park Beach House, Bellevue, WA
- Meydenbauer Bay Park Whaling Building Upgrades, Bellevue, WA
- Mount Baker Rowing and Sailing Center – Multi-Purpose Room, Seattle, WA
- SeaTac International Airport, Air France Office, SeaTac, WA
- SeaTac International Airport, ATR Office Remodel, SeaTac, WA
- SeaTac International Airport, Concourse “A” Air Compressor Project, SeaTac, WA
- Spirit Ridge Restrooms (not built), Bellevue, WA
- University of Washington, Housing and Food Services Audit, Seattle, WA
- Valley Medical Center Laboratory Renovation, Renton, WA

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

- Western Washington University Shannon Point Dormitory Upgrades, Anacortes, WA
- Whidbey Island Center for the Arts, Langley, WA

## COFFMAN ENGINEERS ELECTRICAL ENGINEERING

### Jonathan I. Krombein, P.E., LEED BD+C

Position: Electrical Engineer

#### EDUCATION

Seattle Pacific University, B.S.  
Electrical Engineering, 2002

#### REGISTRATIONS

Washington; Electrical; 2009  
#45929

LEED BD+C; 2011

#### EMPLOYMENT

Coffman Engineers  
3 years

Other Firms  
8 years

Jonathan has eleven years of experience as an electrical engineer for building electrical system design, construction administration and project management in the following market sectors: healthcare, education, civic, commercial and residential. Jonathan's engineering experience has included lighting, power, distribution, special systems, telecommunications, life safety and on-site generation systems as well as energy usage analysis and efficiency auditing.

#### RELEVANT EXPERIENCE

##### **Lake Sammamish State Park Bathhouse, Sammamish, Washington, 2014 - current**

Electrical engineer for the design of a new 3,500 sf restroom and concession building, modification to existing customer-owned primary distribution and re-feed of existing picnic shelter power. The building includes public shower and restroom facilities, a food preparation and concessions sales area, storage and mechanical equipment rooms, outdoor gathering spaces and locker room/ office space. The building also includes a photovoltaic (PV) renewable energy production system and relocation and re-feed of an existing pump station control system.

##### **City of Everett Jackson Park, Everett, Washington, 2014 - current**

Electrical engineer for upgrades and redevelopment of the existing park. Project includes constructing two new picnic shelters, a new restroom building, a new garden shed structure, new play areas, pathways and parking areas.

##### **Deception Pass State Park Cornet Bay Comfort Station, Oak Harbor, Washington, 2010-2011**

Electrical engineer for the design of a new comfort station and retrofit of an existing maintenance building including a cistern and well-pump.. The project included restroom and shower facilities, modifications to the existing customer-owned primary distribution system, and the extension of an existing sewage lift station control panel.

##### **Jefferson Park Beacon Mountain Splash Pad, Seattle, Washington, 2009-2012**

Electrical engineer for the design of a new play area at Jefferson Park. The project included utilizing existing buried raceway to extend existing power elsewhere on site to the project area without impacting newer paving and

## PROJECT TEAM



PATANO STUDIO ARCHITECTURE

landscaping. Within the project area the design included new site lighting, miscellaneous receptacles for “festival power”, power for water filtration, collection and pumps at a new splash pad, and a photovoltaic (PV) renewable energy production system in partnership with the Seattle City Light Community Solar Program at the new picnic shelters.

### **Confluence Park, Issaquah, WA, 2012 - 2013**

Electrical engineer for the design of a new 3000 sf picnic shelter in Issaquah’s Confluence Park area. The design replaced the existing shelter, and included a separate restroom building

## CURRENT AVAILABILITY

Patano Studio Architecture is a regional northwest architecture firm based in Seattle, WA. We have completed projects across Washington, Idaho, Oregon and Nevada. We are currently wrapping up the construction of Lake Sammamish Bathhouse Replacement, which features photo voltaic panels, a green roof and reclaimed redwood siding.

Patano Studio is structured to focus on 3 major projects per year. This allows our Studio Director Christopher Patano, AIA and Director of Practice Erik Barr, AIA to be involved with our clients and projects from start to finish. We are committed to having our top talent take a literal hands-on approach with every project that comes into the studio. Patano Studio is pursuing the Juanita Beach Park Bathhouse Replacement project because it is a perfect fit with our waterfront parks experience and studio approach to architecture.

For 2015 we have one major contract with Seattle-Tacoma International Airport and one with King County Parks. We would complete our 2015 workload with the Juanita Beach Park Bathhouse Replacement project. We dedicate Patano Studio’s full attention and capabilities throughout the project.



## Seahurst Park Restroom Facility

BURIEN, WA

Size: 854 sf  
 Construction Cost: \$498k (2008)

Reference: Doug Lamothe, City of Burien Public Works, 206.439.3156

The City of Burien implemented a new master plan in 2004 for Seahurst Park located along the shoreline of Puget Sound. Over the course of the following fourteen years the City of Burien would implement that plan. Patano Studio Architecture was selected by Anchor Environmental to be the architect for the new public restroom building for the Seahurst Park South Seawall Upland Rehabilitation Phase II Project.

P+ worked closely with the City of Burien and Anchor to execute the architectural components of the master plan. The architect's scope consisted of new a new restroom facility and pump house. Given the location of the park at the base of a hill, the sewage had to be pumped uphill to the city's gravity system. The new restroom facility includes accessible men's and women's restrooms, storage for supplies and maintenance equipment and provisions for a future concession area.

One important park requirement was to have the restroom buildings design fit within the formal and material language of the existing park structures. The design team was able to incorporate natural light and ventilation into the structure. Exterior and interior materials address durability, maintenance issues and safety concerns from park staff. Additionally the design team consulted on the existing pedestrian circulation and picnic shelters.



# Percival Landing

OLYMPIA, WA

Size: Pavilions: 144-576 sf  
Bathhouse: 2,000 sf

Cost: \$22 million

Reference: Kip Summers, OPARD,  
360.570.5834

Patano Studio Architects worked with the City of Olympia Department of Parks and Recreation and Anchor QEA on a significant renovation of Percival Landing on Olympia's waterfront. Percival Landing is the City's front porch on the Puget Sound and one of the most popular outdoor facilities for local residents. However, the site has deteriorated over the years and concern for public safety led to the establishment of a Concept Plan to serve as a framework for phased rehabilitation of the Percival Landing.

Patano Studio designed (4) pavilions along the waterfront promenade; the pavilions are located at street ends. These structures - with exposed timber framing, metal and translucent roofing - create sheltered outdoor gathering places, and serve to frame and orient visitors to views of the Puget Sound. The pavilions are conceived as "living libraries" and will house cultural, historic, artistic and interpretive elements and have drawn upon natural and historic forms as a reference point.

Patano Studio also designed a new Bathhouse building that will serve both park visitors and marina guests, providing the City with a dynamic and welcoming place for meetings, weddings or other community events within the glazed "flex space" at the western edge. The flex space design incorporates language similar to the pavilions, and the bathhouse creates a contemporary connection to Sam Percival's original ticket house. An interactive and interpretive playground will be located adjacent to the bathhouse facility. The scope also includes replacement of the existing boardwalk structure, new floating docks, shoreline habitat enhancements, improved pedestrian and vehicular access, site lighting and coordination with existing and future public art projects.







## University of Idaho Reveley Classroom Building

MOSCOW, IDAHO

- Size: 2130 sf  
Cost: \$1 million  
Awards:  2014 Idaho AIA Honor Award (highest award given)  
 2014 Idaho AIA Best Use of Idaho Wood Award  
 2015 Green Building With Wood Award

Reference: Ray Pankopf, Director of Facilities, 208.885.7817, rayp@uidaho.edu

Patano Studio Architecture just completed the award winning Reveley Classroom Building for the University of Idaho College of Natural Resources. The high-performance classroom building is located at their Pitkin Nursery facility two miles east of the main campus in Moscow.

Patano Studio was chosen for the project because of our high-performance design experience and our ability to develop and deliver a distinctive, low-energy use building on a limited budget.

The project utilizes Idaho Forest Products and is a working example of the variety of raw and engineered wood products that the state of Idaho produces. Additionally, the building is an international symbol for the College of Natural Resources, hosting events with partners from Spain, South Korea as well as within the state. Super insulated walls and roof and high efficiency heating result in a low-energy use building. The proper solar orientation and screening of window openings prevents unwanted solar gain.





## Bainbridge Island Waterfront Park

BAINBRIDGE ISLAND, WA

Size: 5.5 acre

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

Patano Studio was recently selected to design the architectural elements for the renovation of Bainbridge Island's waterfront park - Eagle Harbor. This 5.5 acre park is one of the most popular civil and social gathering spaces on the island. The new plan includes an improved trail system, enlarged green space, performance structure, seating areas and storm water feature that flows along side the primary axis to the waterfront at Eagle Harbor.





## Lake Sammamish State Park Bathhouse Replacement

ISSAQUAH, WA

Size: 5,431 sf

Estimated cost: \$2 million

Awards:  2008 AIA What Makes it Green

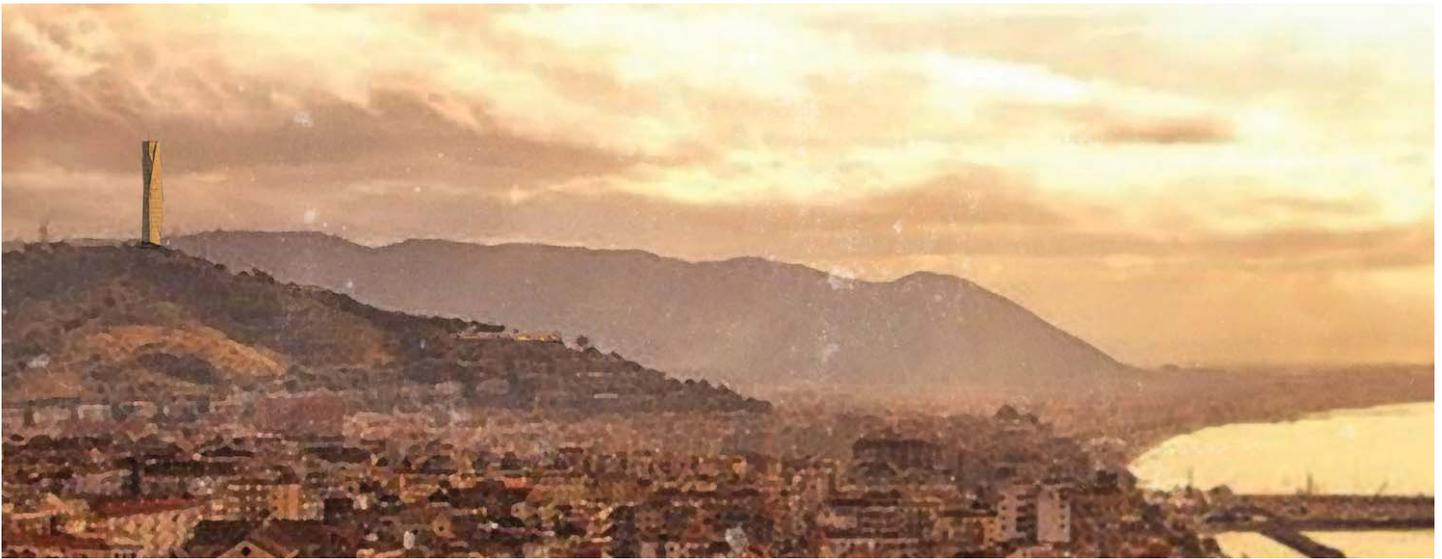
Reference: Peter Herzog, Washington State  
Parks & Recreation, 360.902.8652



The Lake Sammamish State Park redevelopment is organized around the fundamental principal of integrating the buildings with the landscape. Patano Studio Architecture's competition winning entry in 2003 centered on this concept as an opportunity and methodology for unifying the 512 acre park with a consistent and understandable language involving built and landscaped elements. The architectural and landscape elements of the master plan create path and markers that weave the park together utilizing a variety of structures, defined landscape elements and plantings, rain gardens that catch storm water runoff, wetlands, walking paths and boardwalks. The structures are topped with green roofs to blend into the site, catch rain water, feed the rain gardens on site as part of a low-impact storm water system. A photovoltaic array on the roof will generate more energy than the building uses in the summer months. The cladding on the structures is reclaimed redwood siding that will weather and blend into the site over the years. As the project matures the buildings will become more like the site and the landscape will grow and create spaces and experiences linking the structures and the varied environments of the park.







## Bellaria Park and Antenna/ Landmark

SALERNO, ITALY

Structurally unique, lightweight and sculptural, the Antenna Ippocampo sits atop the Colle Ballaria above Salerno, Italy. The concept finds its origins with the mythical Ippocampi (Italian for hippocampus, commonly known as a seahorse) and Salerno's eternal relationship with the sea.

The structural organization of the Ippocampo is fascinating. Incredibly strong yet lightweight, a sectional analysis of the vertebral column yields twenty-five structural profiles. Furthermore, a sectional analysis of the Ippocampo tail provides an ideal antenna morphology - a central structural core protected by lightweight, flexible plates. The twenty-five structural profile rings are then arranged from the base of the antenna to the top of the antenna at intervals of 6 meters for a total height of 150 meters.

The central antenna core is a hollow steel shaft. The steel shaft supports twenty-five steel rings suspended from tension cables. An ETFE membrane is stretched over the external structure providing an ethereal skin that gives the Antenna Ippocampo form. The ETFE membrane has embedded LED lights and photovoltaic panels that create a dynamic illuminated surface that will signify events occurring in Salerno. The telecommunications equipment is attached to the antenna core at varying elevations and orientations. Space has been designated for 75 licenses and broadband internet as well as future expansion. Access to the equipment is through an internal staircase within the hollow steel shaft.

