



BOARD MEETING AGENDA SUBMITTAL

TO: GCSB Board of Directors

FROM: Peter Kampa, General Manager

DATE: October 13, 2020

SUBJECT: Agenda Item 6A: Adoption of a Resolution Awarding a Consulting Services Contract to WRT Engineering for the Preparation of a Park Amenities Study and Plan

RECOMMENDED ACTION:

Staff recommends the following action:

I move to approve Resolution 45-2020 awarding a Consulting Services Contract to WRT Engineering for the Preparation of a Park Amenities Study and Plan.

BACKGROUND:

Groveland Community Services District Park Committee has been working together over the last few years to engage the community in the efforts of enhancing the District Park Facilities. In 2018, the committee formed the GRACE subcommittee and has since held several community events gathering the public's input on recreational wants and needs.

The committee met on July 16, 2020 with the staff additions of General Manager Pete Kampa, Administrative Services Manager Jennifer Flores, and Admin Services Tech Rachel Pearlman and reviewed the information that was gathered through these events and developed a list of the community's recreational priorities. In order for the District to be successful in its pursuit of grant funding, the District needs to be able to provide solid plans for the proposed projects. The Board approved and directed staff to send out a Request for Proposal (RFP) for the Park Amenities and Plan Study on September 16, 2020. The RFP was issued directly to four (4) firms, as well as listed on the CSDA and the District website. The District received seven (7) proposals in response.

The committee reviewed the proposals by using a scoring method; pass/fail, qualifications and experience, approach/service/delivery and methodology, and cost and met on October 5, 2020 to discuss their individual scores. The committee narrowed the proposals down to two (2) firms and staff conducted a follow up Q&A on October 6, 2020. Staff performed reference checks and the committee met again on October 7, 2020 and concluded that WRT was the best choice and fit for the District and its needs.

FISCAL IMPACT:

The Proposal cost is under the approved FY Budget.

ATTACHMENTS:

1. WRT Proposal
2. Resolution 45-2020



PROPOSAL FOR PROFESSIONAL SERVICES

GROVELAND PARK AMENITIES STUDY AND PLAN

SUBMITTED TO THE CITY OF GROVELAND COMMUNITY SERVICES DISTRICT / SEPTEMBER 25, 2020

Submitted by WRT

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COVER IMAGE:

*Glen Canyon Park Improvement Plan, ASLA-NCC Merit Award, 2019
San Francisco's 66-acre Glen Canyon Park provides a variety of amenities to visitors including a 3.7 mile trail network. WRT worked with the City and the Trust for Public Land to enhance the park's core use area at the foot of the canyon. The very well-received improvements include an expanded, more inviting entrance; rebuilt tennis courts better integrated into the hillside; a larger playground; refurbished playfields with improved drainage; recreation center renovation and enhancements; passive recreation / picnic area upgrades; and improved trailhead access.*



July 17, 2020

Rachel Pearlman
Administrative Services Technician II
Groveland Community Services District
18966 Ferretti Road
Groveland, CA 95321
(209) 962-7161 ext. 1011 / rpearlman@gcsd.org

**Re Response to Request for Proposals - Groveland Park Amenities Study and Plan
WRT #P8541.01**

Dear Rachel:

The WRT team is pleased to present the enclosed materials for the Park Amenities Study and Plan. We have carefully considered the feedback from our conversations with you and enjoyed digging into this RFP and coming up with unique and creative ways to address the opportunities and challenges present in Groveland. The proposal describes the approach we propose to realize this potential, and our work plan to initiate the effort within the District's budget.

This approach centers on distilling the current community context, site and recreation opportunities, and potential funding sources, presenting a preliminary vision for Mary Laveroni Park and the larger GCSD property, and charting a path to realize specific actionable improvements. We welcome further refinement in collaboration with you.

WRT is an interdisciplinary practice of planners and designers practicing across a range of project areas including parks and open space and community design. We bring a passion for the bigger picture of community resilience and design with nature, and a careful attention to the conditions of each place and its people. With a majority of our work serving public agencies, we are experienced at crafting and executing outreach strategies that effectively communicate project goals and provide meaningful opportunity for input. Through our work in rural communities and the Sierra foothills we have gained an understanding and stake in the issues affecting communities like Groveland-Big Oak Flat, and the great potential to combine local recreation needs with natural land conservation and economic development.

The **WRT team** will be led by John Gibbs and Andy Dawson. John, a principal in the firm, brings relevant planning and design experience from numerous projects including master planning and design for San Francisco's Glen Canyon Park, conducting a transportation and visitor experience study for Muir Woods National Monument, and leading the planning and design process for a new Prop 68-funded park in Alameda County. A landscape architect by training, he also is an experienced facilitator and community engagement leader. Andy Dawson will serve as project manager, and brings his experience on the Mariposa Creek Parkway Master Plan, among many other landscape design efforts, to this work. Andy will serve as the day-to-day contact. We also present in this proposal other members of WRT who are ready to contribute their skills in planning, mapping, condition assessment, and park design as the project matures.

We would also like to introduce you to potential partners who could play vital roles depending on the direction the effort goes. Michael Osborn is a civil engineer with **Provost & Pritchard** in Fresno, and can assist the team with the design of specific park improvements. Paul Jewel (**Fehr & Peers**, Sacramento) is a trusted partner in understanding and solving transportation issues for gateway communities. **Steven Spickard** is a national leader in the economics of performance venues, and can be a valuable asset in understanding feasibility and planning implications for an amphitheater or similar destination. As a longer-term scope of work develops, we can define supporting roles to best serve the project goals.

Thank you for considering us to be your partner in making the most of the valuable resources GCSD manages. We hope you find our team and approach aligned with your objectives. We welcome any feedback from you that would inform our next steps.

Sincerely,

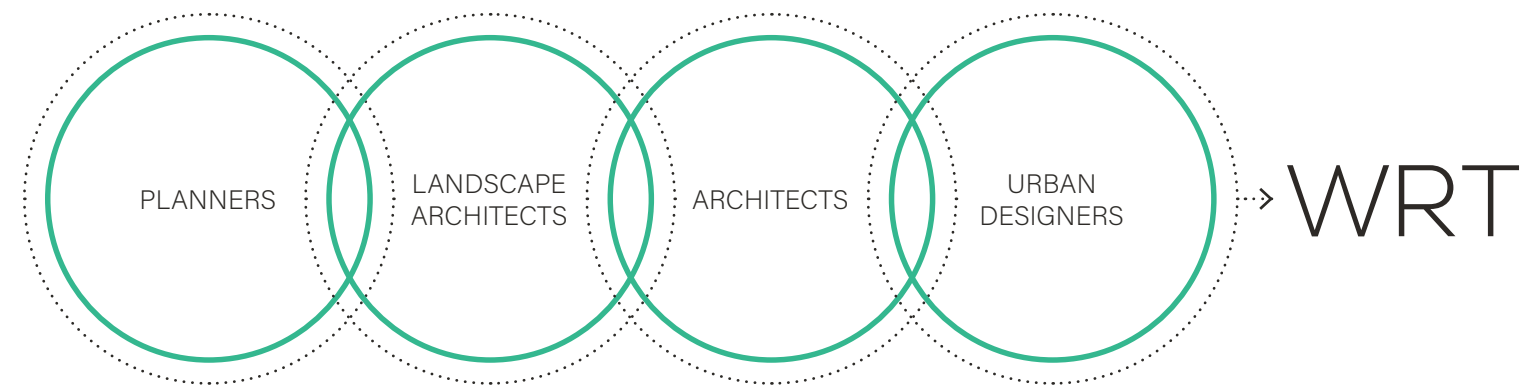
John R. Gibbs, ASLA, LEED AP

Principal-in-Charge

(415) 229-2806 / jgibbs@wrtdesign.com

01. QUALIFICATIONS AND EXPERIENCE

WRT is a national, integrated practice of planners, urban designers, architects, and landscape architects. Because placemaking is a complex venture, our conviction is that an interdisciplinary approach to planning and design is essential, extending to clients an informed and balanced perspective.



Since the firm's inception in 1963, we have been dedicated to improving the quality of the natural and built environments by applying principles of sustainability to the planning and design of regions, cities, landscapes, and buildings. We bring this ethos to our belief that **open space systems shape regions and are vital infrastructure and a catalyst for community improvement.**

This philosophy lives in our 200+ parks and open space assignments.

Our approach to completing our park, recreation, and open space projects has been rooted in our experience working closely with community members, commissions and city/agency staff. WRT believes strongly that our expertise is most valuable when paired with the community stakeholders who ultimately champion and implement the policies in a plan. While we

cater to local issues and needs, WRT brings state and national expertise. We understand national trends in recreation demand and programming and can share solutions to finance and operational challenges evaluated by similar municipalities.

The Park Amenities Study and Plan will require multiple skills and expertise to be successfully accomplished. Our team brings a solid depth of experience on projects that are directly related to recreation, engagement, and grant funding. We offer this background to you as partners to help you achieve your goals. The work on the following pages demonstrates our ability to develop strategic and implementable ideas in collaboration with clients and their communities.

Effectively distilling the input of the community and illustrating the possibilities of future investment, renderings in the Master Plan like the one below have supported Mariposa County's successful efforts to apply for and win grant funding.



Mariposa Creek Parkway Master Plan

Mariposa, CA

The Mariposa Creek Parkway Master Plan is positioned to meaningfully address a wide range of issues, from placemaking and cultural programming, to improved bike and pedestrian circulation, to expansion of recreational and tourism infrastructure. For residents and visitors alike, the Parkway carries tremendous potential as a recreational, cultural, and transportation corridor, capable of offering a vibrant social corridor and bike and pedestrian linkages both within the town of Mariposa and outward to regional trail networks.

To gain insight into the hopes, ideas, and concerns surrounding the Parkway's development, WRT's project team held an intensive series of meetings with residents and stakeholders who, collectively, gave voice to a broad spectrum of community interests and organizations. The WRT team also toured the project site and its surrounding Sierra foothill landscape, building their understanding of the context, detail, and potential of the Parkway Master Plan to positively impact both the Town and County of Mariposa. The master plan will provide the basis for grant funding for the eventual construction of a 4 mile trail along Mariposa Creek.



Muir Woods National Monument: Transportation and Access Plan

Muir Woods National Monument / Marin County, CA

A multidisciplinary team - including WRT, Nelson\Nygaard, and ORCA - assisted the Golden Gate National Recreation Area (GGNRA) in improving visitor experience in one of our nation's most highly sensitive natural and cultural resource contexts, Muir Woods National Monument. Our work responded to the park's growing visitation and need to better manage those visitors. The objective was two-fold: address passenger overcrowding on the Muir Woods Shuttle and resolve the traffic queuing problem at the main entrance on Muir Woods Road. Expanding existing facilities was not feasible due to environmental constraints. Instead, the plan explored innovative reservation based systems and enhancements to shuttles, drop off, and transit. The planning team developed several alternatives, all of which consisted of reducing or eliminating the dangerous and unsightly parking along Muir Woods Road. The resulting infrastructure recommendations allowed a rethinking of stormwater in the hydrologic context of Redwood Creek as well as new access boardwalks to immerse the visitor in the park experience during their walk to the monument. The transportation consultant analyzed the existing transportation system and factors in order to understand the opportunities and constraints of current infrastructure. Their analysis provided clear implementation strategies and goals for an improved shuttle experience and reservation parking



involved coordination with staff from multiple parks agencies, including the NPS, the Parks Conservancy, and California State Parks, as well as an extensive public engagement process. The GGNRA has moved forward with the recommendations of the team and continues to use these recommendations as a basis for the analysis in their Environmental Impact Review.

system. Another consultant determined the facilities and layout necessary for the ideal present and future visitor experience. Their analysis of the relationship between attendance levels and visitor experience became an integral part of the project's Environmental Assessment and public relations strategy, leading to the final decision to move forward with the parking and reservation system. WRT synthesized the analyses of each subconsultant and stakeholder into site plans and design explorations, such as those of the entry plaza where visitor orientation, education, and staging occurs. The project





Ashland Common (Prop 68)

Ashland, CA

WRT developed a concept plan for a new, amenity-rich park in the unincorporated community of Ashland, located between Hayward and San Leandro in the East Bay. The design was developed in close collaboration with Hayward Area Recreation & Park District (HARD), Trust for Public Land (TPL), and the people of Ashland.

The design is notable for providing ample open green space and intensive programming that serves the diverse needs of this community. Design features such as the market plaza encourage local commerce in the process of delivering fresh food to residents. The diversity of the neighborhood will be celebrated through events programming and incorporated into the design of park features in partnership with local artists.

The concepts were developed as part of a grant application effort, through which more than \$7 million has been awarded to fund this project. WRT is working with TPL and HARD to further develop the design and construction documents.



Reimagine San Geronimo

San Geronimo, CA

WRT is assisting the Trust for Public Land to develop a Vision Plan for 157 acres of a former golf course property in the San Geronimo Valley in Marin County, CA. The project is guided by three key principles: Protect, Connect and Restore.

Protect: The project will preserve the property as open space, and will lay the foundation for climate resiliency. It will prioritize fire safety and provide safe access to schools.

Connect: The project will ensure access for all and provide continuous and safe regional trail connections to major National Park lands. It will provide safe connections within San Geronimo Valley across Sir Francis Drake Boulevard, a major thoroughfare running through Marin County. The property will continue to serve as a social hub by building amenities that bring the community together.

Restore: The project will focus on restoring the region's biodiversity for climate resiliency. It will restore the Bay Area's last great salmon run, and the Lagunitas Creek watershed. It will complete critical wildlife linkages by creating and enhancing wildlife corridors.

The process has involved extensive engagement of stakeholders and local community to gather input and will continue to engage them in the development of the Vision Plan.



Tracy Citywide Parks, Recreation & Trails Master Plan and Nature Park Master Plan

Tracy, CA

After years of growth and diversification, Tracy seeks to strengthen its identity as an affordable, more tranquil alternative to the cities of the Bay Area and a place where people and businesses put down roots and prosper.

WRT (with PROS Consulting) is leading a multidisciplinary team in updating the City's Parks, Recreation and Trails Master Plan. The Plan will provide direction on creating a diverse parks system that provides a range of experiences. It will describe a network of parks and trails, enabling active transportation and links between downtown, neighborhoods, and surrounding open spaces. The Master Plan Update will also play an important role in helping the City's park system gain firm financial footing, with a detailed evaluation of funding sources and opportunities and an impact fee analysis.

In addition to the Citywide Parks Master Plan, WRT also created a conceptual master plan for an 86-acre natural park in Tracy.



Strawberry Community Vision Facilitation

Strawberry, CA (Marin County)

WRT facilitated a visioning process for the unincorporated community of Strawberry, working with County Staff and a Vision Committee comprised of local residents to engage their neighbors in dialogue about the future of Strawberry. WRT facilitated Vision Committee meetings as well as a community-wide open house event for over 150 residents that helped identify priority opportunities and issues of concern for maintaining and enhancing quality of life in the community. The visioning process culminated in a Strawberry Community Vision document prepared by WRT that will serve as an important reference for planning efforts in the future.

02. REFERENCES

MARIPOSA CREEK PARKWAY MASTER PLAN

Mikey Goralnik - Community Design and Development Planner / Mariposa County Planning Department / 5100 Bullion Street, Mariposa, CA 95338 / (209) 742-1222 / mgoralnik@mariposacounty.org

MUIR WOODS NATIONAL MONUMENT: TRANSPORTATION AND ACCESS PLAN

Brian A. Aviles - Senior Planner / Golden Gate National Recreation Area / Building 201 - Fort Mason, San Francisco, CA 94123 / (415) 624-9685 / Brian_Aviles@nps.gov

ASHLAND COMMON (PROP 68)

Meghan Tiernan - Director / Hayward Area Recreation + Park District - Capital Planning and Development (HARD) / 1099 'E' Street, Hayward, CA 94541 / (510) 881-6712 / tiem@haywardrec.org

TRACY CITYWIDE PARKS, RECREATION & TRAILS MASTER PLAN AND NATURE PARK MASTER PLAN

Brian MacDonald - Director / City of Tracy Parks & Recreation Department / 333 Civic Center Plaza, Tracy, CA 95376 / (209) 831-6233 / Brian.MacDonald@cityoftracy.org



03. APPROACH

WRT works with communities in California and beyond to reveal opportunities and the means of attaining them. Recent work in Mariposa, Ashland, rural Marin County and elsewhere has helped these communities obtain significant grant funding that is driving projects forward. We understand that Groveland is looking for a partner to unlock its potential and bring capacity to get things done. WRT has the experience and the expertise to help guide the community of Groveland toward these goals.

As a gateway to Yosemite, Groveland has distinct advantages but also faces numerous challenges. The ability to create and maintain a public open space system that can serve the community members, as well as the throngs of summer tourists, will require a strategic framework that is visionary while still implementable.

As the community hub for Groveland, Mary Laveroni Park is a focal point of this initial effort. At the same time, the Groveland Community Services District needs to be able to set the stage for additional improvements on

the larger GCSD property. Our work in other gateway communities, especially Mariposa, has shown that specific piecemeal interventions need to be considered in their context, as they relate to longer term or larger capital expenditures that make up the wider community vision.

In Groveland, there is significant potential for additional facilities as well as programs that would boost quality of life for residents and second-home owners while accommodating rewarding experiences for visitors. In our discussions with you, we've come to understand the layers of thinking around public open spaces and recreation facilities and we're confident that as your partner we can help set a course for impactful improvements. Successful grant applications often need to demonstrate a significant level of involvement from the surrounding community, and GCSD has already made significant headway in this. WRT brings experience and passion to engagement, and can work with you to continue to ground work in community's vision.

◀ **SAN LORENZO CREEKWAY VISION + PLAN (HARD)**
ALAMEDA COUNTY, CA

We also bring partners to the table, in the form of civil engineers that can efficiently and effectively implement project ideas; transportation planners; and economic development consultants who focus on events and event venues. Working with you to identify early stage action items, we can begin to lay the groundwork for bigger programs, activation, and connection, while being sensitive to the charm and character of Groveland as a bit of a hidden gem.

Work Plan

We envision this process moving forward in a way where each step supports the next, adding up to support the realization of the community's potential. As an initial light touch, we would work with you to summarize and synthesize the ideas and challenges on the table. This would help the team to get clarity around possible next steps and timeline for planning purposes. This would also help identify smart early investments and create a trajectory of projects that accumulate according to the plan. By researching and aligning with the right funding opportunities, we could help you better understand the level of investment or internal capacity required to facilitate these changes. Our team of experts pulls together pragmatic thinking around transportation, economics, and engineering for gateway communities. We will be able to hit the ground running as successive projects are identified.

PHASE 1: PARK AMENITIES STUDY + PLAN

As our initial phase of work with GCSD, we propose an assessment report that:

- Considers Groveland's context and position in the region
- Summarizes community feedback and priorities from recent engagement
- Documents existing conditions with maps at three scales (Mary Laveroni Park, GCSD property, and the region) that identify natural and built features, relationships to adjacent areas (e.g. downtown Groveland, Pine Mountain Lake), planned projects (e.g. the Resilience Center), and potential opportunities (e.g. Hetch Hetchy railroad grade)
- Defines potential projects for funding and prioritization, including the planned resilience center, a trail along the railroad grade, an amphitheater, a campground, a competitive biking course, and a competitive disc golf course.
- Provides an overall recreational vision for GCSD; and
- Initiates a high-level implementation plan that relates potential projects to partnerships, grants, and other funding sources.

FOLLOW-ON WORK

Based on the initial study, next steps could include more detailed condition assessment of existing park features; detailed more detailed feasibility studies on of specific recreation elements from a site planning, environmental and "market" perspective; and more detailed park master planning and; design of specific park improvements; stakeholder

interviews and community engagement. All of these activities should be considered as steps to achieve community recreation goals and design work to bring all of these together in the context of potential funding and partnership opportunities.

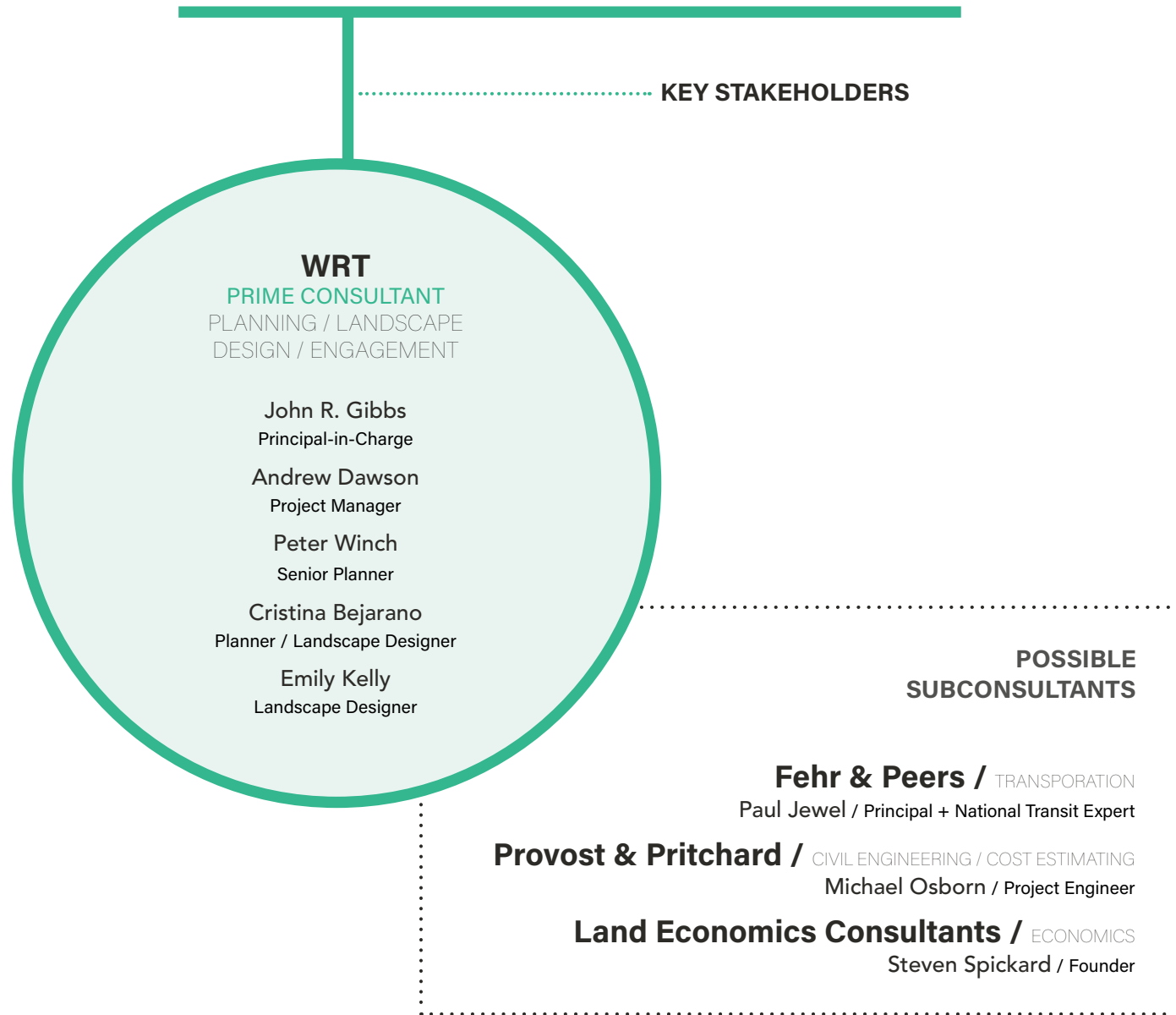
We welcome a dialogue with GCSD about this approach.

▼ FRESNO PARKS MASTER PLAN FRESNO, CA



04. STAFF TO BE ASSIGNED

GROVELAND COMMUNITY SERVICES DISTRICT



JOHN R. GIBBS

ASLA, LEED AP
PRINCIPAL-IN-CHARGE | LANDSCAPE ARCHITECT + URBAN DESIGNER

SELECTED PROJECTS

* project award

- Mariposa Creek Parkway Master Plan *
Mariposa, CA
- Muir Woods Transportation and Access Plan
Mill Valley, CA
- Ashland Common (Prop 68)
Alameda County, CA
- Hayward Area Recreation & Park District (HARD)
Parks & Recreation Master Plan
Alameda County, CA
- Fresno Parks Master Plan
Fresno, CA
- San Francisco Bay Trail Risk Assessment & Adaptation Plan
Alameda and Contra Costa County, CA
- Tracy Citywide Parks, Recreation & Trails Master Plan
Tracy, CA
- Reimagine San Geronimo
San Geronimo, CA
- Strawberry Community Vision Facilitation
Strawberry, CA (Marin County)
- San Lorenzo Creekway Vision + Plan
Alameda County, CA
- Eastshore State Park General Plan and EIR *
Oakland / Emeryville / Berkeley / Albany / Richmond, CA
- Lake Merritt Park Master Plan & Implementation Projects
(including The Historic Munciple Boathouse Grounds, El Embarcadero Redesign and Lakeside Drive and Lakeshore Avenue Streetscapes, and Park Trails) *
Oakland, CA
- Ellwood-Devereux Coast Open Space & Habitat Management Plan *
Santa Barbara County, CA

John is a landscape architect and urban designer with over twenty years of experience whose work reflects his belief that open space infrastructure, whether at the scale of parks, plazas, or streets, is a crucial and integral part of the human and natural ecology. John leads significant work that resonates with the communities and environments he engages. He has designed a number of parks at scales ranging from neighborhood to national. These include work within Muir Woods National Monument; the Mariposa Creek Parkway Master Plan; Lake Merritt Park in Oakland; Glen Canyon Park and Mariposa Park in San Francisco; Eastshore State Park spanning from Richmond to Oakland; Santa Monica Beach and Palisades Park Improvements in Santa Monica; Ellwood-Devereux Coastal Open Space in Santa Barbara; Nevin Park in Richmond; and park system planning in Fresno. In all of his work, John seeks to engage social culture, ecology, and sustainability in the landscape to promote economic and social vitality, enhance community character, and improve community sustainability. Community outreach is a key component of John's work, and input obtained through stakeholder interviews, focus groups, and interactive workshops has shaped all of his projects.

EDUCATION

University of California, Berkeley, *Master of Landscape Architecture*
University of California, Davis, *Bachelor of Landscape Architecture*

AFFILIATIONS + AWARDS

CA Landscape Architect #4417
American Society of Landscape Architects (ASLA)
U.S. Green Building Council LEED Accredited Professional
Mariposa Creek Parkway Master Plan, APA Honor Award, Small Town & Rural (STaR), 2020;
California State Parks, California Trails & Greenways Foundation, 2020
Lake Merritt Park Master Plan, APA-CC Great Places Award, 2019
Glen Canyon Park Improvement Plan, ASLA-NCC Merit Award, 2019
Mariposa Park, ASLA-NCC Merit Award, 2018

ENGAGEMENT

Frequent Design Critic to UC Berkeley and Academy of Art University
"Landscape Urbanism: A New Environmental-ism for Design" Lecture UC Berkeley
LARE (CA License) Preparatory Course Instructor
Teaching Assistant to UC Berkeley Landscape Architecture and Urban Design Professors
Member Local School District Facilities Steering Committee
Lake Merritt Park: 10 Years Later - National ASLA Presentation





ANDREW DAWSON

ASSOCIATE | PROJECT MANAGER / LANDSCAPE ARCHITECT

SELECTED PROJECTS

Mariposa Creek Parkway Master Plan
Mariposa, CA

Reimagine San Geronimo
San Geronimo, CA

Bucks County Community College
Newtown, PA

FDR Park Master Plan
Philadelphia, PA

Story County Conservation Park Master Plan
Ames, IA

Principal Financial Group Campus Master Plan
Des Moines, IA

Reimagine the Canals Competition
Mohawk Valley, NY

11th Street Bridge Park Competition
Washington, DC

Kemp Mill Urban Park
Silver Spring, MD

Roanoke County Explore Park
Roanoke, VA

Wolf's Hollow County Park
West Chester, PA

Larimer/East Liberty Park
Pittsburgh, PA

With a background in physical geography, Andy has an MCP and MLA from the University of Pennsylvania. His work revolves around navigating the scale shifts between these complimentary disciplines. Since joining WRT in 2013, Andy has been involved with projects in Washington DC, Maryland, Virginia, Iowa, Pennsylvania, and New York. Now based in California, Andy works with the landscape architecture group in both of WRT's offices, guiding strategic approaches to projects and teams. He is currently managing the implementation of a 3-acre public park and a 4-acre community college landscape. His project interests span from urban to rural, and from large-scale master planning to construction details, with an attention to local context and place.

EDUCATION

University of Pennsylvania, *Master of Landscape Architecture*

University of Pennsylvania, *Master of City Planning*

State University of New York (SUNY) Geneseo, *Bachelor of Arts, Geography*

AFFILIATIONS + AWARDS

American Society of Landscape Architects

American Association of Geographers

Mariposa Creek Parkway Master Plan, APA Honor Award, Small Town & Rural (STaR), 2020;

California State Parks, California Trails & Greenways Foundation, 2020

ENGAGEMENT

University of Pennsylvania, Department of City Planning, Lecturer

Penn State University, Department of Landscape Architecture, Visiting Critic

Columbia University, GSAPP Department of Architecture + Urban Design, Visiting Critic

WRT



PETER WINCH

AICP
ASSOCIATE | SENIOR PLANNER

SELECTED PROJECTS

Ashland Common (Prop 68)
Alameda County, CA

Fresno Parks Master Plan
Fresno, CA

Tracy / Citywide Parks, Recreation and Trails Master Plan
Tracy, CA

Hayward Area Recreation + Park District Master Plan
Hayward, CA

San Luis Obispo Parks + Recreation Master Plan
San Luis Obispo, CA

Elm Avenue Brownfields Revitalization Plan
Fresno, CA

Sonoma Developmental Center Master Land-Use and Reuse Plan
Eldridge, CA

Yountville General Plan
Yountville, CA

Yerba Buena Street Life Plan
San Francisco, CA

Strawberry Seminary Planning
Marin County, CA

Portland Residential Infill Project *
Portland, OR

Portland Mixed Use Zones Project *
Portland, OR

Palmdale TOD Overlay Zone and Avenue Q Feasibility Study *
Palmdale, CA

Princeton Planning Updates and Midcoast Comprehensive Transportation Management Plan *
San Mateo County, CA

Lake Merritt Station Area Specific Plan *
Oakland, CA

* Projects completed prior to joining WRT.

Peter has ten years of urban and regional planning experience, developing general and specific plans, parks system plans, zoning, and urban design studies at a range of scales and settings. He has led or contributed to park system master plans for Fresno, Hayward, and San Luis Obispo; general and community plans for Yountville, Turlock, Visalia, Pacifica, Half Moon Bay, and San Diego; specific plans in Oakland and Antioch; and development standards to improve and incentivize mixed-use development and residential infill in Portland. Peter is interested in diverse development patterns, connective street networks, and the relationship between the two. He seeks solutions that achieve multiple goals, contribute to livable cities, and grow out of the unique problems of each project.

EDUCATION

University of Michigan, *Master of Urban Planning and Master of Urban Design*

Brown University, *Bachelor of Arts, Urban Studies*

AFFILIATIONS + AWARDS

Member, American Institute of Certified Planners (AICP)

California APA San Diego Chapter, Comprehensive Plan Award, Large Jurisdiction, for Southeastern San Diego and Encanto Neighborhoods Community Plans, 2016

California APA Central Section, Outstanding Planning Award of Merit in Comprehensive Planning, Small Jurisdiction, Turlock General Plan, 2013

University of Michigan Taubman College of Architecture and Urban Planning, Raoul Wallenberg Fellowship, 2004

ENGAGEMENT

San Francisco Education Fund, Tutor, 2016-18

WRT



CRISTINA BEJARANO

AICP, ASLA, LEED AP
PLANNER + URBAN DESIGNER

SELECTED PROJECTS

* project award

San Francisco Bay Trail Risk Assessment and Adaptation
Prioritization Plan
San Francisco Bay, CA

Bothin Marsh Adaptation Framework and Conceptual
Design
Marin, CA

Resilient South City, Resilient by Design Adaptation
Planning + Design *
South San Francisco, CA

Point Molate Vision
Richmond, CA

Elm Avenue Area-Wide Brownfields Plan
Fresno, CA

Lehigh University Campus Master Plan *
Bethlehem, PA

World Trade Center Wayfinding Design and
Implementation *
New York, NY

Fort Lauderdale Riverwalk Arts & Entertainment District
Master Plan *
Fort Lauderdale, FL

Four Mile Run Stream Restoration Design Guidelines *
Alexandria, VA

* Work done prior to joining WRT.

YEARS EXPERIENCE

10

LANGUAGES

English / Spanish

Cristina has 10 years of cumulative experience in Planning, Urban Design and Architecture with a focus on environmental site planning, place-making, in-fill transit-oriented development, and climate resiliency. She has worked at a wide-range of scales from wayfinding design, to mixed-use architectural design, and long-term campus planning. Each project contributes to the overarching goal of promoting sustainable development through the design of active, walkable neighborhoods, public transportation, vibrant ecological systems and social equity.

EDUCATION

University of California Berkeley, *Master of City Planning*

University of California Berkeley, *Master of Landscape Architecture & Environmental Planning*

Washington University in St. Louis, *Bachelor of Art in Architecture + Minor in Anthropology*

AFFILIATIONS + AWARDS

American Institute of Certified Planners

American Society of Landscape Architects, Associate

U.S. Green Building Council (USGBC) LEED Accredited Professional

ENGAGEMENT

UC Berkeley, Landscape Architecture and Environmental Planning Reviewer, 2019

UC Berkeley, "Urban Design in a Time of Climate Change" Studio Lecturer, 2018

SPUR, Public Programming Committee, 2019

Love the Bulb, Albany Bulb Art Park, Contributing Artist, 2019

SAVE International, Executive Committee Member, 2016-2019

Ground Up Journal, Managing Editor, 2017



EMILY KELLY

LANDSCAPE DESIGNER

SELECTED PROJECTS

Tracy Citywide Parks, Recreation, and Trails Master Plan /
Nature Park Master Plan
Tracy, CA

Ashland Common
Ashland, CA

Calwa Park Master Plan
Fresno, CA

Riverbank Parks Prop 68 grant Application Assistance
Riverbank, CA

San Geronimo Vision Plan
San Geronimo, CA

Cal Poly San Luis Obispo Landscape Master Plan
San Luis Obispo, CA

San Mateo Avenue Streetscape Plan
San Bruno, CA

Mission Bay Park P27
San Francisco, CA

Oakland Waterfront Trail
Oakland, CA

Joaquin Moraga Intermediate School
Moraga, CA

Hoover K-8 Community School
Redwood City, CA

Windsor Road Intersection Improvements
Windsor, CA

Emily is a landscape designer with experience ranging from master planning to construction administration services. Her recent experience also includes park assessments for the City of Tracy. Drawing on her visual skills, Emily's work brings life to each project that she works on via clear and concise graphics. Her involvement includes site modeling, and package development from concept design through construction documentation.

EDUCATION

Clemson University, *Master of Landscape Architecture*

College of Charleston, *Bachelor of Art - Studio Art*

AFFILIATIONS + AWARDS

Student Awards:

SARA NY - Honor Award - 2019

SERC - Merit Award - 2019

ENGAGEMENT

Contributor, Representing Landscapes: Analogue, Amoroso, Nadia (University of Toronto, Canada) 2019





FEHR & PEERS

Paul Jewel

Principal, National Transit Expert

EDUCATION

Master Public Administration and Transportation,
San Francisco State

Bachelor of Arts, History/Political Studies, Pitzer
College

EXPERTISE

- Transit Planning
- Operations Planning
- Demand Assessments
- Fleet & Facilities Multimodal Integration

ABOUT

Paul Jewel is a Principal Planner and the Key Transit Expert for Fehr & Peers. Paul has nearly 30 years of public transit planning and operations experience. He specializes in fixed-route planning, operations, transit center evaluations, passenger amenity evaluations and visitor experiences. His primary clients are public transit agencies and the National Park Service.

PROJECT EXPERIENCE

Mesa Verde Visitor and Transportation Plan

Principal. Paul completed a two-year planning effort to identify and implement changes to the park to reduce visitor congestion at key sites and improve the visitor experience. The proposed changes included: new ticketing systems, on-line information, changes to traffic operations and a new shuttle program that provides options for a car-free environment.

Sequoia/Kings Canyon National Park Transportation Plan

Paul provided planning expertise for this project that was focused on improving the visitor travel experience and reducing shuttle bus and vehicle congestion at several locations within the Park. Mr. Jewel assessed bus operations, circulation patterns, passenger travel patterns and parking restrictions, to provide input needed to redesign the bus loading facility, parking lots and connecting pedestrian paths.

US Forest Service Mendenhall Glacier Recreation Area 50 Year Concept Plan

Expert Advisor. Paul made recommendations to the design team about new tour bus storage facilities, vehicle parking and circulation and visitor experience improvements (trails, sidewalks, signage and view sheds).

National Park Service Yosemite Lodge Site Plan

Mr. Jewel assessed vehicle and pedestrian circulation needs at the 20-acre Yosemite Lodge. Recommendations were made to fit within the objectives of minimizing vehicle impacts, reducing traffic noise, improving wayfinding and enhancing the overall visitor experience.

Muir Woods National Park Transportation Access Plan

Lead Transportation Planner. Paul completed an assessment of shuttle bus services and developed a range of improvements to the system that would allow the shuttle to accommodate a much greater percentage of patrons traveling to the Park.

Zion National Park Transportation Study

Lead Bus Service Planner. Mr. Jewel developed recommendations related to transit operations both inside and outside the park to relieve parking and traffic congestion problems near the entrance to Zion NPS.

San Joaquin River Regional Park Transportation Plan (Fresno, CA)

Project Manager. Mr. Jewel completed an assessment of needs and designed a transportation improvement program, which included changes to local bus routes, a "kids' program" weekend shuttle service, and better bicycle access.

Michael Osborn, PE, LEED-AP

Senior Engineer

Education

- ✓ B.S. Civil Engineering,
California Polytechnic State University,
San Luis Obispo
- ✓ Caltrans Local Assistance Resident
Engineer (RE) Academy, 2012

Registration/Certifications

- ✓ Civil Engineer, California #66022
- ✓ LEED-AP, 2009

Affiliations

- ✓ Leadership Santa Barbara County, Board
of Directors
- ✓ Leadership Fresno, Class 31
- ✓ American Society of Civil Engineers
(ASCE)

Areas of Expertise

- ✓ Site Grading Design
- ✓ ADA Site Accessibility Design &
Assessment
- ✓ Asphalt Pavement Design, Assessment &
Management
- ✓ Stormwater Quality & Quantity
Management
- ✓ Hydrologic & Hydraulic Design of Storm
Drainage and Sanitary Sewer Gravity
Flow Systems and Basic Pressure Water
Systems
- ✓ Street Design
- ✓ Lot Layout & Subdivision Design
- ✓ Institutional & Commercial Design

Professional Summary

Michael Osborn is a senior engineer at Provost & Pritchard. With nearly 20 years of engineering experience, Mr. Osborn has been involved in a variety of public works, residential and commercial development, and educational facility projects. His areas of expertise include site grading design, Americans with Disabilities Act (ADA) site accessibility design and assessment, stormwater management, storm drainage, sanitary sewer systems design, street design, and site development.

Relevant Experience

Splash Park at Melody Park, City of Fresno, California, Project Manager – Mr. Osborn provided professional services for the engineering design and permitting for the addition of a splash park to Melody Park near Shields and Fowler. The splash park is approximately 2,000 square feet and includes: a main themed feature; one (1) dome or dumping bucket feature; one (1) aim/spray; combinations of hoops, posts, arches; and other miscellaneous upward spray/squirt and mists. The splash park area also includes perimeter seat walls, shaded benches and picnic tables for observer seating in dry areas and an outdoor shower per the County Health Code requirements.

New Challenge Course at Romain Park, City of Fresno, California, Project Manager – Mr. Osborn provided professional services for the engineering design and permitting for the addition of a new Challenge Course at Romain Park originally built in 1942 in Central Fresno, near the eastbound off-ramp from Highway 41 to Stat Route 180. The Challenge Course is to be located on approximately 2,670 square feet of vacant area, formerly Orchard Street, just east of the existing skate park. The site improvements for the course consist of grading and the preparation of a relatively level course surface with adequate drainage and new accessible paved walkways (exterior paths of travel) to connect the course to the existing restroom building and the existing sidewalk along Thomas Ave. A new low voltage electrical power supply was also added to power the course's timer.

Cultural Arts District Park, City of Fresno, California, Project Engineer– Provost & Pritchard, as a sub-consultant to O'Dell Engineering, provided civil engineering design services for the new Cultural Arts District (CAD) Park, which is located at the westerly corner of Fulton Street and Calaveras Street in Downtown Fresno. The site is comprised of four parcels totaling 0.77 acres of land. This is an urban in-fill project, replacing dilapidated buildings with a new public park that includes a picnic area, playground, work-out stations, lawn areas, an exhibition art deck, seat walls, and an interactive array of lighted canopies around a multi-use space. Mr. Osborn was internally managing the project and providing the site grading, drainage and utility design for the proposed park facilities.

Courthouse Park Transit Center Improvements Project, City of Fresno, California, Project Manager – Mr. Osborn was the project manager responsible for the design and engineering of three renovated Fresno Area Express (FAX) transit stations and new shelter canopies located at the system's main transit hub around Courthouse Park. He led a team of architects and engineers to develop the design of the shelters that were independent of the adjacent Bus Rapid Transit (BRT) and Fulton Mall projects, but with an overriding theme that ties all three into one unifying presence that adds to the Courthouse Park setting.



STEVEN E. SPICKARD, AICP, LEED AP, Managing Principal
Work Experience Recreation, Parks and Community Planning

Mr. Spickard has conducted over 400 successful consulting assignments in his 30+ year consulting practice specializing in land use economics and planning. Much of this work has been in service to public agencies and non-profits that provide parks, recreation and other enhancements to communities. The analyses he has completed cover this broad field, from planning and evaluation of public outdoor recreation opportunities to the economic feasibility of commercial concessions to provide visitor services. Mr. Spickard encourages the trend towards providing recreation opportunities through public/private partnerships in order to infuse private capital into recreation and generate revenues for fiscally constrained public providers. A selection of his clients and projects that reflect this specialized experience include the following:

- **Yosemite National Park, Merced River Plan** – Analysis of socio-economic impacts arising from proposed new management plans for the Merced River areas within the park, focused primarily on the economic impacts created by different levels of visitation to Yosemite Valley on gateway communities.
- **Berkeley Tuolumne Camp Reconstruction** – Analysis of the economic implications of rebuilding, or not rebuilding, the City of Berkeley’s family camp in the Sierra foothills after it was destroyed by the Rim Fire.
- **Rim Fire Recovery Plan & Reforestation Plan** – Two separate analyses of economic impacts and preparation of the society, culture and economy sections of the environmental documents supporting the US Forest Service’s plan to recover from the Rim Fire, followed by the plan to reforest 250,000 acres north and east of Groveland.
- **Sequoia National Park Accommodations Planning** – Market and financial feasibility analysis of creating a new lodge concession at Wuksachi Village to replace the visitor village in the Giant Forrest, including analysis of rustic cabins vs. lodge as a means of providing appropriate accommodations.
- **San Joaquin River Conservancy** – Analysis of funding options for long term operations and maintenance for the San Joaquin River Parkway, including review of potential for partnerships with recreation providers, private concessionaires and non-profit educational groups.
- **Nationwide Concession Advisory Services** – Mr. Spickard’s team (while with Economics Research Associates) was selected by NPS to conduct ongoing market and financial feasibility assessments for lodging, RV/camping, food and beverage, tour guides, and other concession operations nationwide, and to assist NPS in assembling prospectuses and analyzing responses.
- **Mammoth Lakes Sustainable Energy Facilities** –Analysis of socio-economic impacts and environmental justice issues for the expansion of a geothermal plant near the Town of Mammoth Lakes.
- **East Bay Regional Park District** – Update of the District’s plan for all forms of camping, including group camping, family camping, backpack camps, cabins or yurts, and potential partnering with the private sector to develop and operate residential summer camps.
- **Squaw Valley** – At the site of the 1960 Winter Olympics, preparation of a tourism strategic plan for the Squaw Valley resort area at Lake Tahoe, California.
- **Tahoe Commercial Area Plans** – Assessment of the economic health and recommendations to enhance the retail, restaurant, and hospitality economies of the commercial areas of Placer County on Lake Tahoe.

Prior to founding Land Economics Consultants, LLC, in October of 2010, Mr. Spickard spent 32 years with Economics Research Associates (ERA) and with AECOM, which acquired ERA in 2007. Prior to that he worked several years at SRI, International, and had job experience in local, regional, state and federal governments. Mr. Spickard graduated Magna cum Laude from the University of California, Berkeley, with a BA in economics. He later returned to Berkeley to earn a Masters degree in City and Regional Planning. Steven E. Spickard, A.I.C.P., is a charter member of the American Institute of Certified Planners, a member of the Urban Land Institute (ULI), and is a LEED Accredited Professional with the US Green Building Council.

05. COST

Basic Scope

WRT, LLC									
Prime Consultant									
Job Classification	John Gibbs Principal	Andrew Dawson Project Manager	Peter Winch Senior Planner	Cristina Bejarano Planner/ Landscape Designer	Emily Kelly Landscape Designer	Administrative Support	Hours by Task	Cost by Task	
Hourly Rate	\$ 245.00	\$ 165.00	\$ 165.00	\$ 145.00	\$ 115.00	\$ 95.00			
Task 1	Park Amenities Study and Plan								
Task 1.1	Project Kickoff							2	\$ 1,690.00
Task 1.2	Base Mapping and Document Review, including Review of 2007 Land Use Study and Recent Community Engagement							0	\$ 2,700.00
Task 1.3	Analysis and Mapping of Existing Site Characteristics							0	\$ 2,120.00
Task 1.4	Analysis and Mapping of Potential Projects							0	\$ 2,120.00
Task 1.5	Conceptual Vision for GCSD Lands							2	\$ 3,170.00
Task 1.6	High-Level Implementation Plan							2	\$ 2,330.00
Task 1.7	Meetings and Project Management							0	\$ 825.00
Sub-Total	6	37	6	6	48	0	103	\$ 14,955.00	

Total Fee
\$ 14,955.00

Potential Future Tasks

- Detailed Condition Assessment of Existing Park Features
- Detailed Feasibility Studies of Specific Recreation Elements
- Park Master Plan
- Design of Park Improvements
- Stakeholder Interviews and Community Engagement



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RESOLUTION 45-2020

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE GROVELAND COMMUNITY SERVICES DISTRICT ADOPTION OF A RESOLUTION AWARDDING A CONSULTING SERVICES CONTRACT TO WRT ENGINEERING FOR THE PREPARATION OF A PARK AMENITIES STUDY AND PLAN

WHEREAS, the Groveland Community Services District (herein referred to as District) is a local government agency formed and operating in accordance with Section §61000 et seq. of the California Government Code; and

WHEREAS Groveland Community Services District Park Committee has been working together over the last few years to engage the community in the efforts of enhancing the District Park Facilities; and

WHEREAS, the committee met on July 16, 2020 with the staff additions of General Manager Pete Kampa, Administrative Services Manager Jennifer Flores, and Admin Services Tech Rachel Pearlman and reviewed the information that was gathered through these events and developed a list of the community's recreational priorities; and

WHEREAS, the Board approved and directed staff to send out a Request for Proposal (RFP) for the Park Amenities and Plan Study on September 16, 2020; and

WHEREAS, the RFP was issued directly to four (4) firms, as well as listed on the CSDA and the District website. The District received seven (7) proposals in response on September 25, 2020; and

WHEREAS, staff performed evaluation of proposals and reference checks and the committee met again on October 7, 2020 and concluded that WRT was the best choice and fit for the District and its needs and interest.

NOW, THEREFORE BE IT RESOLVED by the Board of Directors of Groveland Community Services District adopts Resolution 45-2020 Accepting a Proposal from WRT Engineering and Approving of an Agreement with WRT to Provide a Park Amenities Study and Plan of a Resolution Approving an Agreement with WRT to Provide a Park Amenities Study and Plan.

WHEREFORE, this Resolution is PASSED, APPROVED, and ADOPTED by the Board of Directors of the Groveland Community Services District on October 13, 2020, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Jennifer L. Flores, Secretary

Janice Kwiatkowski, President - Board of Directors

CERTIFICATE OF SECRETARY

I, Jennifer Flores, the duly appointed and acting Secretary of the Board of Directors of the Groveland Community Services District, do hereby declare that the foregoing Resolution was duly passed and adopted at a Regular Meeting of the Board of Directors of the Groveland Community Services District, duly called and held on October 13, 2020.

DATED: _____