

PROJECT APPROACH

Our understanding is that the Birch Bay Design Standards and Guidelines project is meant to provide tangible outcomes from previous community planning efforts including:

- Birch Bay Community Plan – Kask Associates
- Birch Bay Community Plan and Urban Design Recommendations of the Western Washington University Study of the Spring 2006.
- Whatcom County’s GMA Planning Policies

Specifically this study is to further engage the community at the detailed level of design standards and guidelines. There is a need to begin shaping the physical character of Birch Bay because the pace of growth may preclude some desired community goals such as street character, pedestrian qualities, and commercial building standards.

Greg Waddell suggested that the two priority elements of a project such as this are:

1. The quality of the work.
2. Involvement of the Community.

And these are the major challenges to the success of this project. We are sure that our ANC Team can provide you with the quality work provided there is the time to develop original and authentic standards and guidelines. It is our “seasoned opinion” that 6 months would be the minimum time required to listen to the community, absorb the previous work and regulations, delineate the urban design at a finer level, design site specific standards and guidelines and have them reviewed, refined and approved.

Having just reviewed the Urban Design Concept and the Visual Preference Survey we believe that the concept is very strong, and that there are distinct aesthetic qualities that have been identified in the VPS to begin guideline studies. We are sure that there are questions that will arise concerning the development of the bold street grid proposal and the whether the design guidelines should be performance based or prescriptive as to style. Many communities like to have a visual hook, or style to provide a uniqueness to their venue.

Our ANC Team members have worked with both private and public entities in shoreline projects both in master planned projects and in existing towns. Davidya Kasperzyk is currently working with the resort city of Long Beach in a comprehensive plan study that has a comparable scale. Previous projects include: Shelton Town Plan, Bremerton Waterfront Study, Waterfront Seattle 2020, and the Woodinville Tourist District Master Plan. Don Carlson and Greg Waddell have many such projects including a new “seaside village” at Port Ludlow, the Squalicum Peninsula Master Plan, and the Oak Harbor Waterfront Plan. Our experiences in problem solving are varied, but would be characterized as focused on quality communications and striving to meet financial, design and public demands.

We anticipate using base digital maps provided by Whatcom County, but our experience is that the final project deliverables will drive what level of GIS support is required. A firm that we have admired is CommEn Space GIS which would be our choice for independent mapping work.

EXPERIENCE

We would ask that you refer to our Cover Letter and Team Synopsis sections preceding this section for a selective set of our maritime experience. Our resumes list a comprehensive range of projects, which we feel places us collaboratively among the premier planning and design teams in Washington. Our list of references will be able to speak to our performance on our listed projects and include project information.

Our ANC Team is a custom collaboration of small firms and independent consultants. We would be glad to provide you with more detailed information on further project specifics before an interview if we are so selected.

PROJECT STAFFING

Davidya Kasperzyk	Project Principal and Project Manager Urban Design, Development Standards
Don Carlson	Urban Design and Architectural Guidelines
Greg Waddell	Urban Planner and Policy Lead
Pam Beyette	Arts Standards & Inspiration
George Potratz	Graphic Design and Publications – as required.

(See Resumes for project roles and longevity)

SUBCONTRACTING

A Northwest Collaborative (ANC) has provided public and private services from 1991 in a series of successful “joint ventures”. ANC with Davidya Kasperzyk as financial Principal provide project management and team coordination. For this project I have asked Carlson Architects to join with me, also the independent artist/consultant Pam Beyette. If necessary I would use CommEn Space GIS for specific mapping.

There are a variety of methods for sharing information. Digital text and images flow through e-mail connections and the use of CD discs. I prefer to have common studio sessions to produce original design products, which are then commonly formatted.

Sub-Contracts are developed from the original Scope of Work for each sub-contractor with deliverables and time-lines. I have established relationships and quality communications with my team members.

CLAIMS AND LITIGATION

Neither A Northwest Collaborative nor Davidya Kasperzyk has ever had settlement claims, alternative dispute resolutions, or litigation against them.

REFERENCES - ANC

Patrick Doherty (253) 835-2612

Economic Development Director, Federal Way

Project Manager Seattle Design Review (8 yrs. Of design review completed)

Donald Harris (206) 684-8018

Seattle Pro Parks Levy Director

Ballard Neighborhood Plan – Open Space Projects (1997 – 2006)

Fees: \$28,000 Ballard Commons, Salmon Bay Natural Area, Burke-Gilman Trail, Webster Park, Crown Hill Natural Area, Ballard Corners parks completed or in-progress. (Approx. \$8 Million dollars in acquisition, design, and development funding)

Michael Dorcy (206) 615-1393

Seattle Planning Department/Green Lake Neighborhood Association Chair

Green Lake Neighborhood Plan – (completed 1999 – 2001)

Fee: \$24,000

Rob Chaves (425) 771-0220

Edmonds Planning Director

Edmonds 4th Ave. Arts Corridor – (completed 2006)

Fee: \$36,000 with Crea Affiliates as the Principal.

Frances Chapin (425) 771-0228

Project Manager

(See Carlson References following page)

CONTACT ANC

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