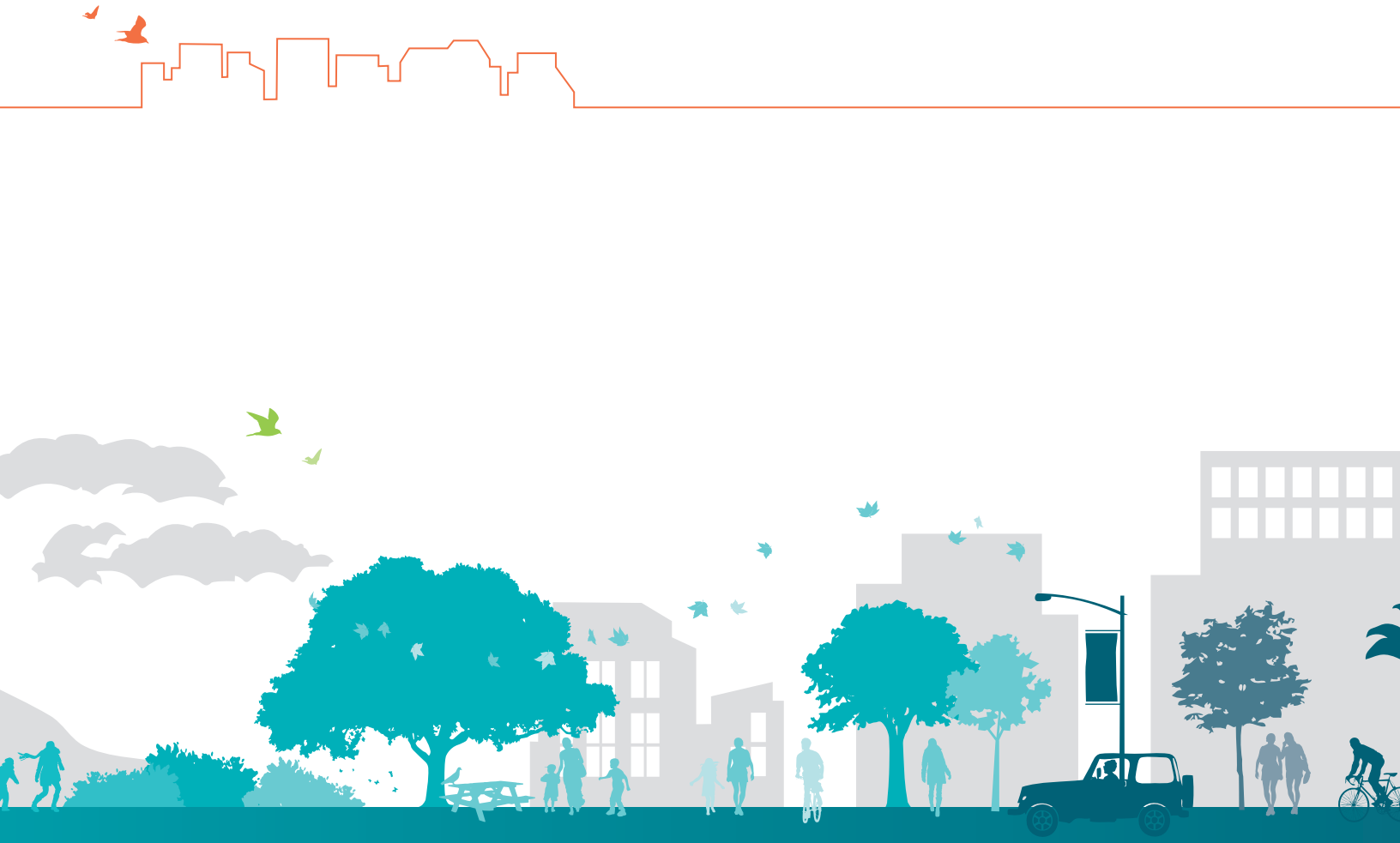




Statement of Qualifications | January 23, 2024

On-Call Landscape Architecture Services

for the City of Emeryville





January 23, 2025

Michael Roberts, Senior Civil Engineer
City of Emeryville
1333 Park Avenue
Emeryville, CA 94608

Subject: Emeryville On-Call Landscape Architecture Services

Dear Michael:

Please accept the attached submittal as PlaceWorks' Statement of Qualifications to provide on-call landscape architecture services for the City of Emeryville.

PlaceWorks is a 100 percent employee-owned planning, design, and environmental consulting firm founded in 1975. We have a breadth of experience implementing plans and projects in the Bay Area and beyond. Our portfolio spans all phases of the design process from conceptual design, community outreach and consensus building, through construction documents, cost estimating, and construction administration. Our team includes a core staff of seasoned professionals with a broad range of experience and expertise in various types of projects at large and small scales, and in a diversity of settings. Our collective experience with the planning and development of parks, streetscapes, trails and open space facilities, water conservation, accessibility, and stormwater design make the PlaceWorks team well qualified to serve the City in an on-call capacity.

With several licensed landscape architects on staff, we are able to manage multiple on-call contracts at one time. Our ability to successfully work with public-sector clients over the years is evidenced by the number of repeat clients and on-call contracts we hold with many agencies.

I am authorized to represent our team in any negotiations and sign any contract that may result from our submittal. Please do not hesitate to contact me if you need more information. The PlaceWorks team looks forward to working with you on future projects.

Respectfully submitted,

PLACEWORKS

Sarah Sutton, Principal, Landscape Architect #PLA 4219
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1. TEAM/FIRM QUALIFICATIONS SUMMARY

Project Understanding

The City of Emeryville is soliciting proposals from qualified landscape architecture firms to serve as on-call consultants to assist the City with a variety of projects, particularly updating and upgrading parks throughout the city. Park and public landscape renovations differ significantly from projects constructed on undeveloped land in that there are existing utilities, both above and below ground, existing structures and pavement that may require partial or complete upgrades, and existing planting – especially trees for much needed shading – to protect.

A successful project renovation will require accurate design planning and detailing within these constraints and a clearly defined scope of work and bid documents for the contractor to avoid costly change orders in the field. Key components of our proposed approach to addressing these challenges include:

- Accurate site survey
- Thorough investigation of existing utilities, infrastructure, and tree health.
- Comprehensive ADA assessment
- Detailed cost analysis
- Permit evaluation and processing
- Understanding of the City's maintenance needs and budgets

Successful completion of these projects will rely on a comprehensive, integrated approach with a team experienced with similar types of projects, frequent and clear communication with the City, timely and engaging community interaction, as well as clear design and construction documents.

In addition, as these projects will enhance the quality of life for the citizens of Emeryville, each project should draw from and reflect the setting and unique sense of place, whether a shoreline playground or inner neighborhood mini-park. The following describes our team's experience and capabilities to address these goals.

PlaceWorks

PlaceWorks is a 100 percent employee-owned planning, design, and environmental consulting firm. The firm serves both public- and private-sector clients in the fields of comprehensive planning, urban design, landscape architecture, environmental analysis and sciences, and geographic information services (GIS). Founded in 1975, PlaceWorks now employs a staff of approximately 140 people in 6 offices.

Team/Firm Qualifications and Summary

PlaceWorks is all about places and how they work geographically, environmentally, functionally, aesthetically, and culturally. We are also passionate about how we work with our clients. PlaceWorks brings together people from diverse practice areas, offering best-of-all-worlds capability and connectivity. Just as each place we work is distinctly different, so is our thinking.

To complement our in-house services and best meet the needs of the City, PlaceWorks is partnering with TranSystems, Brookwater Irrigation Consultants, and Environmental Collaborative. We have many strong relationships with additional specialty consultants, including architectural historians, geotechnical engineers, certified playground safety inspectors, and certified arborists, that can complement our core team, if needed, for a particular project.

Landscape Architecture Services

From conceptual planning to site-specific design and details, PlaceWorks creates landscapes that are sustainable, context sensitive, and inspiring. Our work in parks, trails, creek restoration, streetscapes, and other landscape zones balances community needs with protection and enhancement of the natural environment. Our projects reflect locally appropriate design patterns and include innovative uses of plants and constructed elements.

PlaceWorks brings a natural systems perspective to our site planning and design. We believe that successful development must respond to and be respectful of the unique ecology of each site.

Our firm's specialized experience in many subject areas will complement and add further value to the diversity of on-call projects for the City. Key qualifications include:

- **High-Quality Design.** PlaceWorks prides itself on designing beautiful, accessible, and resilient public spaces that reflect the site's and region's sense of place. We offer full-service landscape design experience, including park, streetscape, and trail design and construction services. Our landscape architecture and graphic design team employs a variety of techniques to present landscape concepts, including rendered site plans and sections, concept diagramming, photo simulations, and 3d modeling.



- **Design that Celebrates and Protects Natural and Cultural Resources.** Our landscape portfolio includes passive recreational open spaces, regional park and trail facilities combined with resource protection and enhancement. Our projects include creative adaptations to climate change impacts, including sea level rise, habitat disruption and restoration, biodiversity enhancements, and extreme heat mitigation. We focus on creating spaces and experiences that are accessible and educational for as many community members as possible, while also ensuring that sensitive resources are protected.



- **Regenerative Design and Water Conservation.** PlaceWorks is a leader in the field of regenerative planning and design and has worked closely with many agencies and organizations, including Build it Green, ReScape, and the California Water Efficiency Partnership (CalWEP, formerly the California Urban Water Conservation Council) to develop guidelines, design templates, and maintenance manuals that address water conservation, stormwater management, and high-efficiency irrigation. We are very familiar with and actively involved with several communities, assisting them in planning for and complying with the state Model Water-Efficient Landscape Ordinance (MWELO) and the new statewide mandates for converting all nonfunctional turf to low-water alternatives (Assembly Bill 1572). As on-call consultants for StopWaste.Org and active members/instructors for ReScape for over 15 years, we strive to “push the envelope” on regenerative practices and nature-based solutions, to rebuild resiliency in our landscapes and communities.



- **Award-Winning Public Participation.** PlaceWorks has won numerous awards for our outreach and public participation. We create and carry out a broad range of outreach strategies that are customized to meet the needs of the client, the budget, and the project. We are very flexible in our approach to public participation and pride ourselves on our ability to build consensus and support, which translates into a longer-term stewardship by both participants in the process and the end users.



- **Innovative Outdoor Environments.** PlaceWorks works closely with staff, stakeholders, and the surrounding communities when developing park and public space designs to envision and create outdoor environments

Team/Firm Qualifications and Summary

that are flexible, engaging, unique, and inspiring. We work closely with the community to seek opportunities for interpretive and educational themes and the various park elements in our park designs.

- **Environmental Graphics and Wayfinding.** Wayfinding is much more than a series of well-placed signs and location maps. Pathway hierarchies, including width and materials, can offer an organizing framework for pedestrians, while plantings, earth forms, and structures can emphasize distinct site lines and create a clear sense of orientation. The PlaceWorks team designs graphics that capture community identity, explore new materials, and deliver important messages while considering the unique needs of bicyclists, pedestrians, and motorists. Our in-house graphics team has worked with numerous jurisdictions on a variety of projects including transit station wayfinding, community branding, signage guidelines and standards, and safety by applying Crime Prevention Through Environmental Design (CPTED) principles.
- **Realistic Phasing, Prioritization, and Cost Estimation.** Designs for public spaces must be buildable, affordable, and maintainable within the established budgets and thresholds. Our team includes landscape architects, civil engineers, a certified irrigation designer, and cost estimating expertise to assist in assessing priorities and costs to ensure a successful outcome. Our approach will include facilitating discussions with staff of basic programs, operations, and maintenance practices at the outset of the project. PlaceWorks also has a solid track-record of estimating project costs.

Environmental Services

PlaceWorks has four decades of experience in environmental planning and science, with a long-term perspective and technical expertise in shaping responses to the dynamic State and federal regulatory environment. We have handled a wide range of project sizes and types, and our reputation is built on our consistent production of effective and defensible environmental documents.

PlaceWorks has completed thousands of environmental documents and risk analyses. Our dedicated in-house team consists of project managers, environmental planners and scientists, licensed engineers, and air quality/greenhouse gas (GHG) and noise modeling experts. Our broad experience and technical proficiency have given us a keen understanding of the complexities of both public policies and project designs for sustainable development. In addition to providing the requisite technical support for wide-ranging tasks, we often serve as a sounding board for clients to explore design strategies and their environmental and regulatory implications.

PlaceWorks' in-house Environmental Planners routinely prepare and process the required California Environmental Quality Act (CEQA)/National Environmental Policy Act (NEPA) documents for our landscape design and urban planning projects and bring a depth of knowledge and expertise to the urban context. In addition, working side-by-side with our designers and planners during the entire process, from a clear project description to early identification of potential, avoidable environmental impacts, and viable mitigation measures results in a seamless and cost-effective process.

TranSystems

Gannett Fleming TranSystems (TranSystems) is a privately held, best-in-class architecture, engineering, and construction (AEC) firm partnering closely with their clients on some of the most complex challenges facing our communities today. For over two decades, PlaceWorks has teamed with TranSystems on numerous

public sector design and improvement projects throughout the Bay Area, including Lakeside Green Streets/Snow Park Renovation along Lake Merritt for the City of Oakland, Dona Spring Animal Shelter for the City of Berkeley, and currently on MLK Tidewater Park for the East Bay Regional Park District.

TranSystems has the depth of staff and breadth of experience to provide their clients with integrated services on projects of any size while remaining agile and focused on our clients' needs. Their professionals include planners, scientists, engineers, architects, and construction managers who are innovators, problem solvers, thought leaders, trainers, authors, and educators working together to deliver excellence on your projects. Bringing the specialized expertise that their clients need to thrive in a rapidly changing world, Gannett Fleming TranSystems focuses on making communities and infrastructure better connected and safer, as well as more resilient and sustainable.

Brookwater Irrigation Consultants

Brookwater Inc. is an Irrigation Consulting and Design firm that works on varied projects such as streetscapes, waterfront parks, sports and entertainment facilities, commercial and industrial projects, residential communities, and transportation projects throughout California and the United States.

Brookwater was established in 1987 by Ann Runley Carroll. They have completed thousands of projects in California and several in other states and countries as well. Brookwater takes a hands-on approach to our designs by going into the field for site visits and observation. Because of this, their projects have all been successful. Through field interaction, Brookwater verifies that products they have specified operate correctly, and evaluate any new application of new or existing products. The field observation is an integral part of Brookwater's design work and its continued improvement.

Brookwater approaches all projects with a water management philosophy as an element of design. They exceed water conservation standards while ensuring that the landscape planting receives proper irrigation needed to sustain life and beauty and maintain its initial creative inspiration.

Brookwater is well versed in AutoCAD and Vectorworks. They also have Microstation software if required. Other capabilities, in addition to design of irrigation systems, include irrigation master planning, water usage analysis, LEED WE1.1 calculations and documentation, irrigation operation schedules, renovation of existing systems, feasibility studies, water audits, and construction observation.

In addition to the following projects, Brookwater has supported PlaceWorks on numerous projects in recent years:

- Shields-Reid Park (Richmond, CA)
- Richmond Wellness Trail (Richmond, CA)
- Jean Sweeney Open Space Park and Cross-Alameda Trail (Alameda, CA)

Environmental Collaborative

Environmental Collaborative specializes in providing biological resource consulting as part of environmental assessments, natural resource management plans, park and open space improvement plans, and resource agency permitting. Established by James Martin in 1983, assessments performed by the firm include

Team/Firm Qualifications and Summary

general vegetation and wildlife surveys, detailed surveys for special-status species, wetland delineations, and habitat restoration plans for sites throughout northern California. The firm has been involved in conducting biological assessments for a wide range of planning documents and development applications, from county General Plans and master plans for new communities, open space management plans and park master plans, to individual development plans for residential, commercial, and industrial projects. Mr. Martin has been involved in securing agency authorizations for a wide range of habitat restoration projects, park planning, development applications, and drainage, flood reduction, and erosion-control improvements.

Relevant Projects

This section contains examples of our relevant landscape architecture work, as well as our collaborative efforts with TranSystems and Brookwater.

CITY-WIDE STREET TREE PLANTING | CITY OF EMERYVILLE

The City of Emeryville hired PlaceWorks to prepare a detailed GIS-based tree survey and report to prioritize where to densify the urban tree canopy in the city's right-of-way. The tree canopy will reduce the heat island effect caused by increased extreme heat events and protect the community, especially vulnerable members, from these hotter temperatures, poor air quality, and flooding impacts. The study identified potential planting sites throughout the city by considering a number of environmental justice and equity scores to assist in identifying the vulnerable communities that would benefit most from increased tree canopies.



Following completion of this study, the City hired PlaceWorks to prepare the construction documents for tree installation at multiple sites throughout the city. These documents specify state-of-the-art urban tree planting practices to ensure the trees will thrive and provide the needed shade canopy within these paved and constrained settings.

MARTIN LUTHER KING JR. TIDEWATER USE AREA | EAST BAY REGIONAL PARK DISTRICT



PlaceWorks and TranSystems are working with the East Bay Regional Park District (EBRPD) to plan, design, and construct a new 8-acre park on the site of a former industrial trucking facility. Located within the Martin Luther King Jr. Regional Shoreline, the renovated 741-acre tidal and seasonal wetlands open space area site will establish an expanded passive recreation amenity and staging area on the shore of the Oakland Estuary in San Leandro Bay. As part of this project, the PlaceWorks team has developed a phased construction approach including raising the

grade of the site and surcharging the soil to ensure the longevity and reduce maintenance of the constructed park components. Building off EBRPD's conceptual master plan, the design and construction documents will include picnic facilities, natural areas, pathways, parking, restrooms, a playground, shoreline access for fishing, and a new maintenance facility. Additionally, the future park will strengthen spatial and contextual connections to the broader Martin Luther King Jr. Regional Shoreline, the estuary, and the San Francisco Bay Trail.

TOM BATES REGIONAL SPORTS COMPLEX | CITY OF BERKELEY



The Tom Bates Regional Sports Complex has two full-size synthetic turf soccer fields with high mast lighting, several natural grass baseball/soccer fields, and North and South Parking Lots. The City contracted with TranSystems and PlaceWorks to provide environmental and final design services to add a 1,400-square-foot Storage/Multiuse Room, five-restroom building, eight pickleball courts, and a youth-sized soccer field. Improvements include a 6-foot-high retaining wall to provide a level area for the building and outdoor plaza, 20-foot-high soccer field fencing, 10-foot-high pickleball court fencing, 6-foot-high security fencing, utility services including sanitary sewer lift station, parking lot restriping, stairs and ADA ramp, landscaping and C.3 stormwater management bioretention pond. Given that the site was underlain with compressible soils (Bay Mud), the main challenge was determining the most appropriate foundation for the retaining wall and building. The geotechnical engineer recommended using either a grid of cast-in-place shallow piles or surcharging the area with off-site soils for at least a year to consolidate the weak soils. Construction is scheduled for 2025 with a construction budget of approximately \$5M.

JEAN SWEENEY OPEN SPACE PARK | CITY OF ALAMEDA



PlaceWorks prepared design development and construction documents for this unique 27-acre community park in the heart of Alameda. Brookwater, as a subconsultant to PlaceWorks, provided complete irrigation construction documents, including plans, specifications, and water use calculations.

The design process built on a masterplan developed by the City with input from residents. PlaceWorks conducted community outreach with residents and stakeholders to ensure that the final project fulfilled their vision for the site. A phasing plan was developed separating construction and bidding of the park into

four phases. The first phase of construction includes the Cross-Alameda Trail, a shaded Class I bike trail that runs along the northern edge of Jean Sweeney Open Space Park.

The second phase of construction includes the eastern end of the park, with a large nature playground, great lawn, picnic pavilion, parking lot, and stormwater treatment planting. The park incorporates elements from the site's previous use by the Beltline Railway, including a historic train shelter and interpretive signage about Jean Sweeney's legacy as an open space advocate. The nature play area incorporates natural elements, such as boulders and logs repurposed from City tree maintenance, with playground equipment to create a unique and memorable play experience for both young children and older youth. The third and fourth phases of the park will expand the park by adding a large community garden, demonstration orchards, a bicycle skills course, habitat planting areas, and hiking trails with ongoing opportunities for outdoor education and nature-watching.



BERKELEY MARINA SOUTH COVE IMPROVEMENTS | CITY OF BERKELEY



PlaceWorks assisted TranSystems engineers in developing construction documents for improvements to the South Cove Dock at the Berkeley Marina. The improvements included an enhanced staging area for wind surfers, an amended parking lot layout for large trailers, an upgrade to an existing bathroom, and an increased focus on landscape and stormwater management. PlaceWorks worked with TranSystems to see the project through to completion by assisting with construction document submittals and construction administration. PlaceWorks' landscape plans

work with a salt-tolerant plant palette to ensure longevity and duration of the landscape improvements and incorporate planted biofiltration areas to filter stormwater before it enters the Bay.

BIG BREAK REGIONAL SHORELINE RESTORATION AND PUBLIC ACCESS PLANNING PROJECT | EAST BAY REGIONAL PARK DISTRICT

PlaceWorks, as subconsultant to Moffat & Nichol Engineering, is currently working with EBRPD on planning efforts for Big Break Regional Park to conduct public outreach, evaluate existing infrastructure and public access opportunities to the Delta and provide recommendations for future improvements to enhance the visitor's experience. The proposed improvements for this 1,648-acre park, located along the shore of the Delta, will greatly improve water access for kayaks and other people-powered crafts while also enhancing the educational and recreational experiences throughout the park, including viewing platforms, ADA-accessible nature trails, and expanded gathering areas for groups. A key component of this study is to assess and plan for future impacts of sea level rise while also protecting and enhancing high-level native habitat for numerous special-status species found in the park and the region.



TRIBAL LANDS ACKNOWLEDGMENT | CALIFORNIA STATE PARKS

PlaceWorks is supporting California State Parks with the Tribal Lands Acknowledgement, and Interpretation, and Exhibits Improvement project. Through this project, California State Parks seeks to strengthen tribal partnerships and connect the public with diverse tribal histories, cultures, and contemporary experiences of California Native Americans. The project includes co-creating with tribes and tribal communities to develop meaningful land acknowledgements in parks throughout the State and improve interpretation programs and exhibits in approximately 20 prioritized parks. PlaceWorks is assisting with project management for this five-year (2022-2027), \$10M project. PlaceWorks is supporting the project's outreach and engagement to tribes,

Team/Firm Qualifications and Summary

tribal communities and other partners and serving as a liaison between the Tribal Affairs Program at State Parks headquarters, the 21 local districts and the consultant team to guide this effort. Through this project, PlaceWorks is helping California State Parks to recognize the original stewards of park lands and better contextualize history of California Native Americans through updated interpretive content for exhibits in museums and outdoor displays.

MARKHAM ELEMENTARY LIVING SCHOOLYARD | TRUST FOR PUBLIC LAND

The Markham Elementary Living Schoolyard project is a collaborative effort between the Trust for Public Land (TPL), Oakland Unified School District (OUSD), and Markham Elementary community. This renovation project transforms underutilized asphalt play courts into a living schoolyard with major features, including an outdoor classroom, numerous nature play areas, an expanded community garden, and an orchard which offers students opportunities for outdoor education and experience working in the garden.



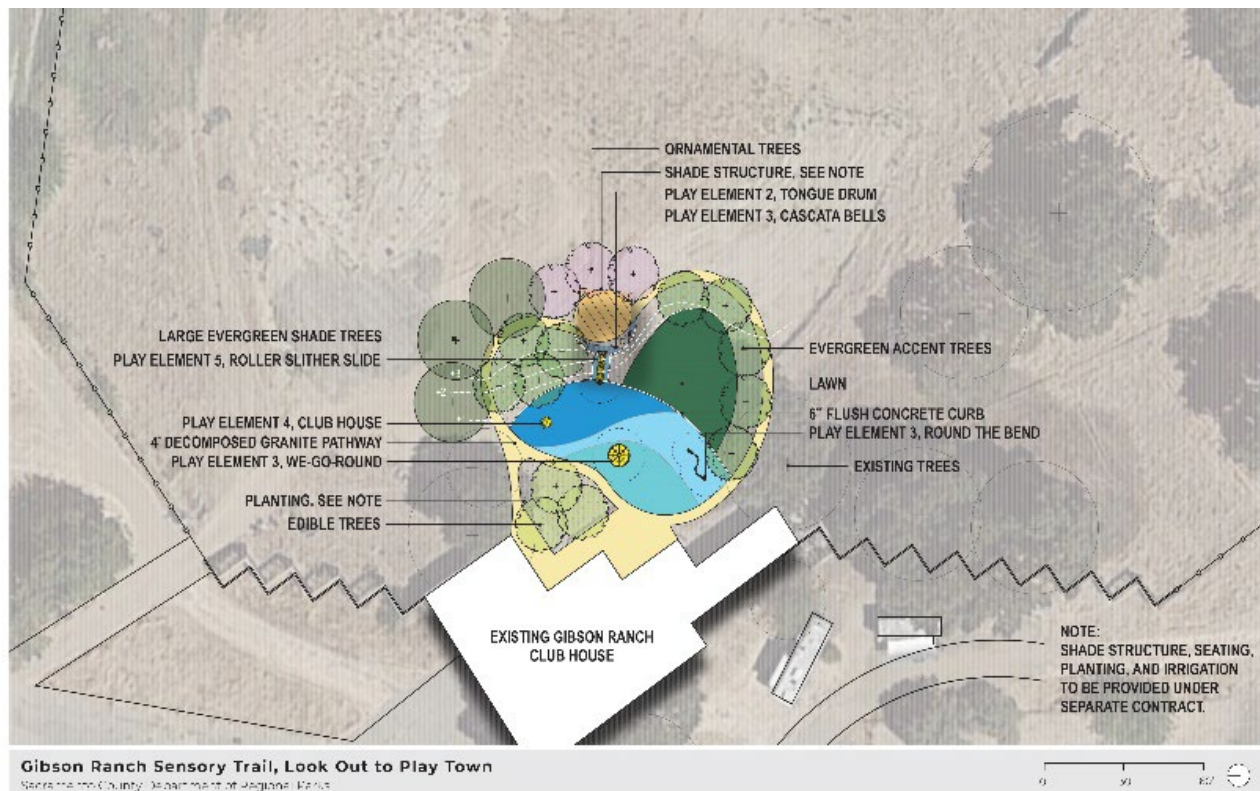
Located in East Oakland, the schoolyard and surrounding neighborhood suffer from poor air quality, noise pollution, and a general lack of green space. A priority for this project was to create a living schoolyard that promotes outdoor play in a hardy, sustainable, and safe landscape. A review of the OUSD plant palette and design guidelines helped inform and identify the planting materials chosen for the project. Based on design ideas developed in a community-outreach process with teachers, students, the garden coordinator, and the larger school community, PlaceWorks developed a site master plan and construction documents.

Phase 1 of the project was completed in the summer of 2019 and included the expanded garden space, the fruit tree orchard, and the shaded seating area. Construction documents for Phase 2 included coordination with the California Department of State Architect (DSA) and construction was completed in 2022. Both phases were funded through grants from the California Coastal Conservancy along with private donations and capital funds from OUSD. PlaceWorks worked with TPL to ensure that the project is consistent with the grant requirements and all construction requirements mandated by OUSD.

GIBSON RANCH SENSORY TRAIL | SACRAMENTO COUNTY

PlaceWorks developed the conceptual design and preliminary cost estimate for the Gibson Ranch sensory trail and playground for the Sacramento County Regional Parks Department. PlaceWorks worked closely with the Sacramento County Regional Parks Department to ensure the project aligned with programmatic design priorities as well as the project funding budget. The Gibson Ranch sensory trail and playground is an inclusive playground that will foster a safe and supportive play experience for all children, with special design features for children on the spectrum.

The playground area will enhance and activate the existing Gibson Ranch community building. This playground will feature a main trail loop that will hug a new lawn area and central playground space. The playground will include a rubberized play surface to ensure durability and safety well as specially selected play equipment that will expose children to a variety of sensorial play experiences, such as opportunities for socialization play, body awareness play, sheltered play, music play, and active play.



Team/Firm Qualifications and Summary

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2. PROJECT APPROACH

Scope

This chapter describes the overall scope of services anticipated to be completed by the PlaceWorks team during completion of a typical park and/or playground project. Once a specific project and context are defined, we will work with you to prepare a more detailed scope when we enter into a contract. We also recognize that it may be necessary to alter the scope as the project progresses and would be happy to work with you to ensure the successful completion of the project.

Task 1. Project Management and Quality Assurance/Quality Control

1.1 Project Management

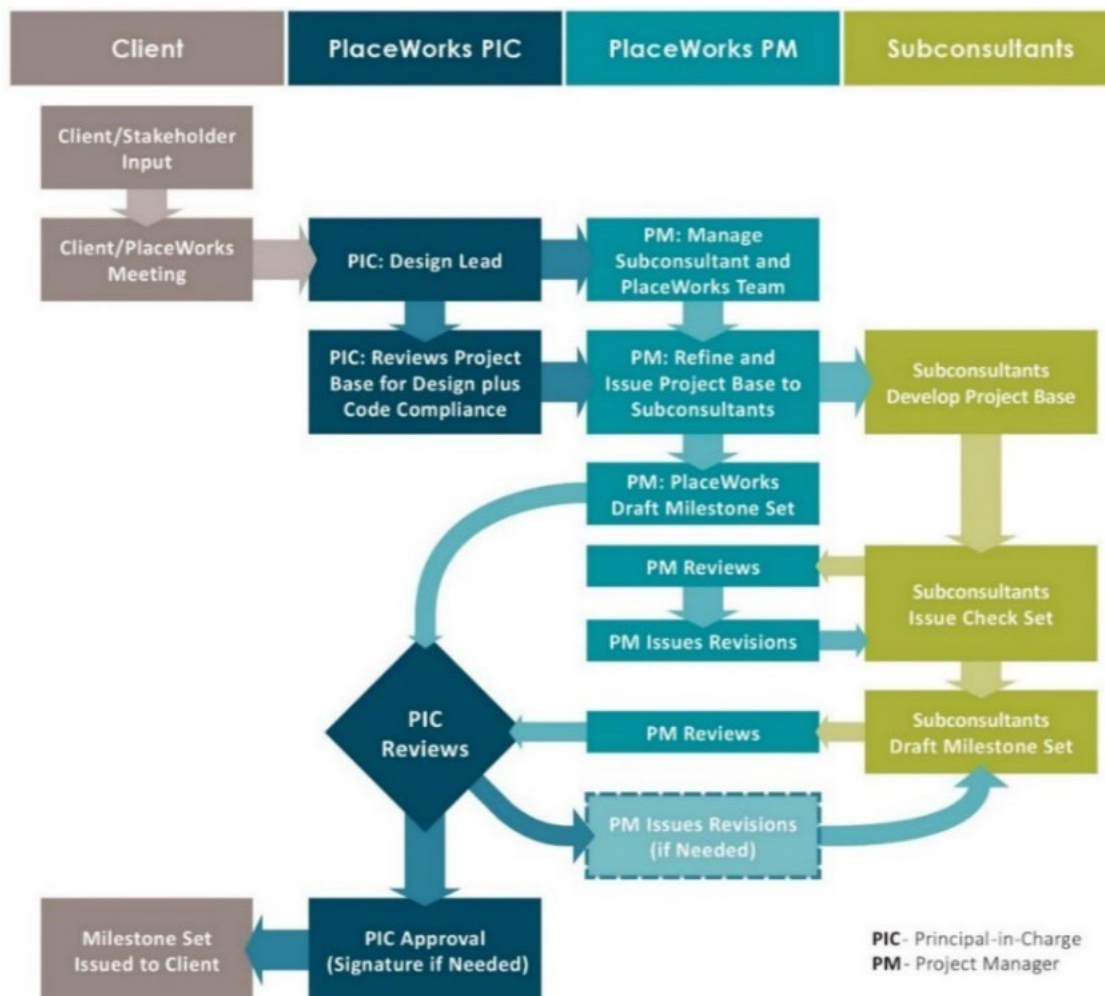
PlaceWorks will provide project management and quality assurance/quality control (QA/QC) services throughout the duration of each project, including bi-weekly check-in calls approximately a half hour in length, coordination with subconsultants, and monthly budget and schedule updates via email. This ongoing management will keep the project on schedule and ensure decisions are made in a timely manner.

1.2 Quality Assurance/Quality Control

Over years of managing complex projects, PlaceWorks has developed effective strategies for guaranteeing that our work products are of the utmost quality, are completed within the agreed-upon time frame, and are aligned with the established budget. We work with our clients to develop complete critical path schedules in the initial project stages and establish meeting and workshop dates as early as possible to allow everyone involved to monitor the project's progress. We schedule dates for written deliverables to allow adequate time for internal review for consistency, style, and completeness and to ensure that each product we give our clients is polished. All PlaceWorks deliverables are reviewed by both technical and grammatical readers, as well as formatted by in-house word processors.

The diagram on the following page shows a typical internal review process. The Principal in Charge (PIC) is the design lead and shapes the project's overall look, feel, and programming. Project managers (PMs) coordinate the day-to-day work of the team, under the oversight of their PIC. Work from subconsultants is carefully reviewed and refined within the team by the PM and PIC as part of this ongoing cycle of plan development. At the end of each milestone cycle, all team deliverables are reviewed at least once more by the PIC, an experienced, licensed landscape architect, prior to delivery to the client.

Project Approach



Deliverable(s):

- » Monthly invoices, with budget and schedule updates via email
- » Check-in call summary emails

Task 2. Community Participation

2.1 Outreach and Engagement Plan

We anticipate that an early task will be to develop and document a customized, creative Engagement Plan that combines the knowledge and experience of the City and the PlaceWorks team. The Engagement Plan will include a menu of outreach and engagement strategies that will be used during the course of the project. It will include a timeline for how and when stakeholders and the community will be engaged; roles for City staff and the PlaceWorks team; and a list of, and descriptions, of community stakeholders to be contacted and asked for input.

Deliverable(s):

- » Outreach and Engagement Plan

2.2 Community Engagement Activities

PlaceWorks will conduct the community engagement activities described in the outreach and engagement plan. This may include the following:

Project Website. PlaceWorks will design a website for the project with general information about the project, a description of the process, community event dates and materials, and project updates as major milestones are achieved. The website will also offer City staff contact information and a quick and easy way to sign up for a mailing list and submit comments or questions.

Online Survey. Online surveys are a way to solicit input and feedback on proposed changes, possible design components, and user priorities. PlaceWorks will prepare a series of questions to be included in an online survey. We will host the survey and summarize results.

In-person or virtual workshop. PlaceWorks will plan and facilitate a community workshop or series of workshops. The workshops will provide opportunities to provide the public with an overview of the effort, to share information about the project goals, and to seek input on the important aspects of the project. A workshop may include interactive exercises that allow groups of participants to work together to develop design ideas, provide input on or refine project alternatives, or identify project priorities.

Pop-up events. PlaceWorks will design event materials to be visually eye-catching, informative, and interactive using activities or games that allow participants to quickly learn and provide feedback. We will design a set of project information boards and supporting materials that can be taken on the road for a series of pop-ups at community events or at a community location that receives a lot of foot traffic.

Deliverable(s):

- » Outreach and engagement materials as needed, including flyers, online materials, posters and/or banners, and community meeting and workshop materials.

Task 3. Existing Conditions

3.1 Topographic Survey

Unless a current as-built plan is available identifying grades, drainage, site elements, and existing planting, we will engage a licensed surveyor to prepare a complete topographic survey of the site, including existing planting and site elements. This document will be formatted into the base plan for all design and construction documents, and ensure that any obstructions to accessibility, including breaks or uplifting pavement, are identified for repair.

3.2 Site Visit and Assessment

Using the topographic survey prepared in subtask 3.1, the PlaceWorks team will visit the site to review the condition of existing elements, features and plantings, irrigation system, grading and drainage, and electrical. We will also identify any additional information to be added to the survey/base map for future design and construction. Our findings will be summarized in a site analysis diagram and report. City staff

Project Approach



are encouraged to join this initial site visit to provide input on site conditions, irrigation and utilities, program needs, and other specific details.

Deliverable(s):

- » Topographic Survey
- » Existing Conditions Memo and Diagram

Task 4. Conceptual 35% Designs and Initial Estimates

PlaceWorks will develop a 35% concept design and initial cost estimate for review and input by City staff. Depending on the type of project and site context, two to three options may be prepared.

4.1 Preliminary Concept Design and Estimate

Preliminary design concepts will be prepared with input by City staff to address the project vision, program needs, and available budget. The illustrative concept plan may be accompanied, as needed, with sketches, sections, and/or images of proposed site elements for review. The estimate will provide sufficient detail for staff to determine budget priorities.

4.2 Staff Review and Feedback

Following a review period by City staff, PlaceWorks will attend a meeting in person or online to discuss comments, priorities, and next steps. Following this review, the concept plan and estimates will be updated for Task 5, Approvals.

Deliverable(s):

- » Preliminary 35% Design Memo with cost estimate and plans
- » Final 35% Design Memo with cost estimate and plans

Task 5. Approvals

Prior to initiating 65% plans, specifications and estimates (PS&E), PlaceWorks will present the concept plan and estimate to the community for input and the City for review and approval.

5.1 Community and City Review

PlaceWorks will present the concept plan and cost estimate to City staff, the community (online and in person as determined), and to the Parks and Recreation Committee, Transportation Committee, and City Council for approval. Plans and the estimate will be updated as directed by staff and the City Council.

Deliverable(s):

- » Up to six slideshow presentations for public meetings
- » Updated plans and estimate

Task 6. 65% Plans, Specification and Estimates (PS&E)

Following approval of the 35% Concept Design and Estimate, the PlaceWorks team will prepare 65% PS&E for the project.

6.1 65% PS&E

Plans will be prepared in AutoCAD and specifications will follow the City's standard format. While the content of these documents will vary with the type of project, they typically include, at a minimum:

- Cover sheet
- Demolition Plan/Tree Protection
- Layout Plan
- Grading Plan, including ADA path of travel
- Utilities and Stormwater Plans
- Planting and Irrigation Plans
- Site Details

6.2 Staff Review

After an agreed-upon staff review period, PlaceWorks will meet with staff in person or online to go over specific comments, obtain input for the subsequent 100% PS&E, and verify costs and project priorities.

Deliverable(s):

- » 65% PS&E
- » Summary memo of review comments and next steps

Task 7. Environmental/Permitting Assessment

The PlaceWorks team will begin assessing potential CEQA and permitting requirements at the outset of the project, including any biological resources or other studies that may be required. These tasks will be factored into the overall project timeline.

7.1 CEQA Review

The PlaceWorks team will review the project description, site context, and agency jurisdictions and prepare a summary memo describing the likely path and steps for environmental clearance through CEQA (and NEPA, if applicable), based on the project scope, location, and previous environmental documents, if available.

The PlaceWorks team can also prepare and submit the required documents for the City, or support the City as needed.

7.2 Regulatory Permits

PlaceWorks will research local jurisdictional rights and regulations for permits required from various agencies, including BCD, Caltrans, and East Bay Regional Park District, etc.

Should permit review and approvals be required, PlaceWorks will assist the City with the application process, including preparing needed exhibits, and attend review meeting(s) for approval.

Deliverable(s):

- » CEQA/NEPA documents
- » Required permit applications

Task 8. 100% PS&E

8.1 Final 100% PS&E

The PlaceWorks team will complete the PS&E to a 100% level and submit to the City for final review and permits. If edits are required after the permit review, PlaceWorks will update and resubmit the documents. The PlaceWorks team will also prepare and submit all C.3 post-construction stormwater permit documentation as required.

Deliverable(s):

- » 100% Design Plans and Specifications
- » Updated set in response to permit comments, if needed

Task 9. Bidding Assistance and Construction Administration

The PlaceWorks team is available to assist the City in the bidding process and construction administration.

9.1 Bidding Assistance

PlaceWorks will attend an on-site pre-bid meeting with the City and potential bidders, if appropriate to the project, to review the plans and describe and discuss the scope of the project. PlaceWorks will also assist the City with answering contractor questions and preparing content for the City to issue in addenda, if required.

9.2 Construction Administration

The PlaceWorks team will conduct site visits, review submittals/shop drawings, respond to Requests for Information, prepare clarification drawings, and coordinate regularly with the City, contractor and project team, including pre- and final-punch list visit.

Deliverable(s):

- » Addenda (if required), PDF
- » Construction set (conformed) documents, PDF
- » Responses to RFIs, submittals, shop drawings, clarification drawings, three site visits, site observation notes, and preliminary/final punch list, PDF

3. PROJECT TEAM

PlaceWorks has assembled a highly qualified team to provide landscape architecture services for the City of Emeryville. This chapter describes the key personnel that will be assigned to the project. Within PlaceWorks, we are listing key staff members who have experience in the various types of constructed projects listed in the Request for Qualifications (RFQ) throughout the Bay Area, as noted in Chapter 1: Team/Firm Qualifications Summary, and in the individual staff descriptions.

We are including the primary subconsultants who would be providing services as needed, and have completed multiple built projects together, as a consistent team, for over 20 years. Additional subconsultants, if needed for specific projects, will be added to the PlaceWorks team pending City approval. In particular, we can include the City's arborist, SBCA, on our projects as a subconsultant or through the City. SBCA recently completed the Tree Opportunity Inventory and Recommendations for Emeryville, as a subconsultant to PlaceWorks, and is currently supporting the team on the City-Wide Street Tree Planting construction documents for the City.

Resumes for the key staff identified are included in an appendix at the end of this proposal. Additional materials are available upon request.

PlaceWorks

Sarah Sutton, Principal



Sarah Sutton will serve as Principal in Charge (PIC) for select projects and brings over 40 years of experience with built public works projects, including parks, playgrounds, and streetscapes in the Bay Area. She is currently the PIC for the Emeryville City-Wide Street Tree Planting construction documents. Key park and playground projects include Snow Park Renovation and Lakeside Green Streets in Oakland, Jean Sweeney Open Space Park in Alameda, and Dona Spring Animal Shelter for the City of Berkeley.

Sarah advises teams on landscape architecture, sustainability, and innovative stormwater management practices and is an expert in regenerative planning, design, and construction practices. With a background in shoreline and riparian corridor protection and restoration, Sarah has been responsible for the development of many parks and trails, including navigating the permitting process within these sensitive habitats. As a leader in the firm's continuing commitment to environmental stewardship in planning, design, and project implementation, Sarah receives frequent invitations to present at conferences and to various organizations on these topics.

Spence Koehler, Associate



Spence Koehler is a lead Project Manager for numerous built public sector projects in the Bay Area and beyond. Recent built projects include Lakeside Green Streets and Tidewater Park for the City of Oakland, Jean Sweeney Open Space Park for the City of Alameda, Downtown Plaza Improvements for the City of Glendora, and Iris Chang Park for the City of San Jose. He is also the project manager for the Emeryville City-Wide Street Tree Planting construction documents. Spence focuses his creativity on parks, trails, and public places, benefitting our communities and natural surroundings. His familiarity with plants in the California landscape, combined with experience in the construction field, guides his approach.

Crystal Arellano-Garibay, Landscape Designer



Crystal assists the Design Team with the preparation of illustrative and graphic materials and brings solid experience in the preparation of construction plans and details. She is currently working on the Emeryville City-Wide Street Tree Planting construction documents and completed bid documents for several built parks and playgrounds, including Dirt World and Shields Reid parks for the City of Richmond. Crystal is also currently working with California State Parks on the Big Basin Facilities Management Plan and the Colonel Allensworth State Historic Park Visioning and Concept Plan.

Isabelle Minn, ASLA, LEED AP, Principal



Isabelle will serve as Principal in Charge of planning, trail and interpretive design projects and has over 20 years of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design projects. She strives to create a balance between protecting resources and increasing public access. Isabelle has developed multidisciplinary studies addressing physical, biological, cultural, and policy issues that affect watersheds. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents, and she is an expert on the development of urban greening projects. Recently, Isabelle's work has emphasized meeting park and open space needs in park-poor communities. Recent projects include the Tribal Lands Acknowledgment for California State Parks, McKay Avenue/Crown Memorial State Beach Master Plan in Alameda, and Borel Agricultural Park in Danville for the East Bay Regional Park District.

Isby Swick Fleischmann, LEED AP, Associate Principal



Isby specializes in landscape design, resource planning, community outreach and interpretive planning and design and would serve as a lead team member for projects with interpretive planning, wayfinding, and signage. She has significant experience in managing master plans for parks and open spaces, including the Concord Hills Regional Park Land Use Plan and Environmental Impact Report (EIR) for the East Bay Regional Park District, the Mount Tamalpais East Peak Facilities Management Plan for California State Parks, the San Vicente Redwoods Public Access Plan for the Land Trust of Santa

Cruz County, and the Sanborn County Park Conceptual Use Plan for Santa Clara County Parks and Recreation Department. Complementing her focus on large parks and open spaces, Isby brings expertise and experience in trail planning, interpretive programming, urban forestry, and urban greening projects with relevant projects that include the Salinas Urban Greening Plan for the City of Salinas, the San Carlos Hillside Trails Plan for the City of San Carlos, and the El Monte Community Urban Forest Management Plan for Amigos de los Rios. She has a strong background in public outreach, having worked as an outreach coordinator and as an environmental educator throughout California with a range of nonprofit and public entities.

Joe Sison, Planner



Joe is a designer and educator passionate about increasing equity, access, and resilience across California's urban systems and diverse landscapes. He will support the PlaceWorks team as key staff with the planning and design of various projects, including wayfinding and signage as well as community outreach and engagement. Joe specializes in outdoor education, as evidenced by his key contributions to the Re-envisioning the Statewide Junior Ranger Program, Historical Interpretation Evaluation and Program Material Updates, and the Tribal Lands Acknowledgement - Historical Interpretation Evaluation for

California State Parks.

Amanda Tsang, Planner



Amanda Tsang is a designer and planner exploring and working at the intersection of climate resilience, multimodal human-centric cities, and systems thinking. She supports the landscape and planning teams with design development, construction documentation, and multi-project grant implementation, including the TCC-funded Richmond Rising program, a diversity of California State Parks projects, and inclusive community engagement across the Bay Area. Current projects include Big Break Regional Shoreline Park and Borel Agricultural Park for the East Bay Regional Park District and the

Richmond Wellness Trail and Shields-Reid Park for the City of Richmond.

Terri McCracken, Principal



Terri will serve as the Principal in Charge for all required CEQA tasks, as needed, for the City of Emeryville. She is an extremely organized and efficient planner with a detailed understanding of the environmental review process. With 20 years of environmental planning experience, she is a valuable asset to any project team. Terri is responsible for the day-to-day management of environmental review projects, maintaining regular contact with clients, coordinating subconsultants, and attending meetings. Terri's work at PlaceWorks has focused on the application of CEQA, NEPA, as well as other State and federal environmental regulations and guidelines. Terri effortlessly manages, coordinates, reviews, and conducts research for various types of environmental review documents for a broad range of projects, including long-range plans, municipal codes, residential, commercial, industrial, recreational, resort, and public works. She is responsible for the preparation of environmental constraints, feasible mitigation measures, and viable project alternatives, as well as for responding to public and agency comments on environmental documents. She is also responsible for facilitating public meetings and managing project schedules to provide work products on time and within budget. Recent public sector projects include Iris Change Park for the City of San Jose, Trancas Crossing Park for the City of Napa, and Big Break Regional Shoreline Restoration and Public Access Planning Project for the East Bay Regional Park District.

Jennifer Kelley, Senior Associate



Jennifer is a skilled environmental professional with nine years of experience leading CEQA and NEPA analyses for development and infrastructure projects and will assist Terri McCracken with the development and processing of any needed environmental projects. Jennifer has managed Categorical Exemptions, Mitigated Negative Declarations, and Environmental Assessments for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs. Jennifer's management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff. Prior to joining PlaceWorks, Jennifer served in environmental planning and management roles where she used her background in urban planning and environmental design to lead numerous comprehensive land use and aesthetics compatibility analyses and produced supporting visual graphics. She is also proficient in producing quantitative studies to measure cumulative impacts on public services and utilities using local, regional, and state-level data.

TranSystems

Jerome de Verrier, PE, Assistant Vice President, Senior Civil Engineer

Jerome has served as project manager and lead civil engineer for numerous projects throughout Northern California predominantly in site development, roadway design, flood control, and stormwater management. He has a wealth of experience and knowledge with full project implementation from concept to completion. His particular areas of expertise include storm drainage design, flood control and stormwater management techniques; roadway design and pavement rehabilitation; utility design, including pump stations; traffic handling; and construction phasing. At TranSystems, Jerome is responsible for project management and civil engineering for a wide range of transportation and municipal projects.

James Smith, PE, RCDD

James has 25 years of experience as an electrical and communications engineer. He is a licensed Professional Engineer (PE) and a Registered Communications Distribution Designer (RCDD). James strives to generate designs that are cost-effective, easily constructible, and maintainable with minimal cost to the owner over the life of the systems. His experience as a construction administrator has given him the expertise required to produce constructible designs, making him an asset to any project design team. His specialties include low voltage – 100 to 600 volt, both wireless and wired communication systems, and control systems design, including PLC programming.

Brookwater

Janet Luehrs, President and Owner

Janet has nearly 50 years of experience in the irrigation industry and is certified by the Irrigation Association as a Commercial Irrigation Designer and a Water Auditor and has served as the primary irrigation designer with PlaceWorks for over 20 years. Recent projects with PlaceWorks include Jean Sweeney Open Space Park for the City of Alameda, Dirt World and Shields Reid parks for the City of Richmond, and the Martin Luther King Jr. Tidewater Use Area for the East Bay Regional Park District. She is also a Certified Professional Irrigation Consultant by the American Society of Irrigation Consultants (ASIC). Ms. Luehrs is an Environmental Protection Agency Water Sense Partner, an executive board member of the National American Society of Irrigation Consultants, and President of the Northern California Chapter of ASIC.

Environmental Collaborative

Jim Martin, Principal

Jim has over 40 years of experience as a biologist and environmental consultant, preparing biotic resource assessments for proposed open space, residential, industrial, and commercial projects. He has extensive experience conducting biological and wetland assessments, including multiple projects with PlaceWorks for over 25 years throughout the Emeryville and Alameda County areas, and providing biological consulting and resource management services to local agencies. This includes CEQA review and permit assistance for sites in Emeryville, Berkeley, Oakland, Albany, Orinda, El Cerrito, and San Leandro, among many others. He served on the Emeryville Planning Commission for almost 10 years and participated in the General Plan Update and the

Cost Estimate



Park and Recreation Strategic Plan process, so he is intimately familiar with the existing conditions of the City and the goals laid out in these planning documents. He is currently working with the Alameda County Flood Control and Water Conservation District on a maintenance project for Temescal Creek through the Bay Street area, which will include compensatory mitigation as part of regulatory agency authorization. He is working with the Alameda Flood Control District on a five-mile habitat restoration effort for Alameda Creek downstream of the Bay Area Rapid Transit (BART) weir, among many other projects for the District where he is providing CEQA review, conducting systematic studies, preparing wetland delineations, and assisting in regulatory agency permitting. Built projects Jim has completed with PlaceWorks include Trancas Crossing Park for the City of Napa and 66th Avenue Gateway and Cryer Site Park, both along the Oakland Estuary.



RESUMES







SARAH SUTTON

Principal

Sarah advises teams on landscape architecture, sustainability, and innovative stormwater management practices. She is an expert in regenerative planning, design and construction practices with over 35 years of experience in public and private sector design, including parks, trails, streetscapes, and creek and habitat enhancements. Sarah has a strong background in stream and riparian corridor protection and restoration and has been responsible for the development of many parks and trails that include stream realignment and revegetation within these sensitive habitats. Sarah applies her knowledge of native plant communities and habitat enhancements to ongoing planning and design projects, including site assessments and visual simulations. As a leader in the firm's continuing commitment to environmental stewardship in planning, design, and project implementation, Sarah receives frequent invitations to present at conferences and to various organizations on these topics.

Sarah authored *The New American Front Yard: The Complete Guide for Creating a Beautiful, Eco-friendly, Water-wise, Low Maintenance Front Yard* (2013), co-authored the stream restoration section of the stormwater management chapter in *Landscape Architectural Graphic Standards* (Leonard J. Hopper, editor) and taught an annual course entitled "Site Planning for Creeks, Riparian Corridors & Wetlands" as a part of the Sustainable Water Resources Management Program at the University of California Davis Extension Program.

HIGHLIGHTS OF EXPERIENCE

Trails Planning and Design

- Trancas Crossing Park and Napa River Trail | Napa CA
- Novato Bay Trail Feasibility Analysis | Novato CA
- Wildcat Creek Trail Study | San Pablo CA
- Cross Alameda Trail at Jean Sweeney Open Space Park | Alameda CA
- Devil's Slide Coastal Trail | San Mateo County CA
- Wavecrest Coastal Trail | Half Moon Bay CA
- Pleasant Hill Road Multi-Purpose Trail | Lafayette CA
- Mori Point Trail Planning and Design | Pacifica CA

Open Space, Creek and Habitat Restoration

- Fitzgerald Marine Reserve Habitat Restoration | Half Moon Bay CA
- Cerrito Creek Restoration | El Cerrito CA
- Jean Sweeney Open Space Park | Alameda CA
- Lake Merritt Bird Island Enhancements | Oakland CA
- Comanche Creek Vegetation Management Plan | Chico CA



EDUCATION

- BA, Landscape Architecture, University of California, Berkeley

REGISTRATIONS

- California Licensed Landscape Architect No. 4219

CERTIFICATIONS

- Leadership in Energy and Environmental Design Accredited Professional
- Professional Green Roof Professional
- ReScale Qualified Professional and Rater
- Certified Green Building Professional
- Certificate in Therapeutic Garden Design

AFFILIATIONS

- American Society of Landscape Architects
- Build it Green
- California Park and Recreation Society
- Green Roofs for Healthy Cities
- University of California, Berkeley, Instructor

Team member since 2003



PLACEWORKS



SARAH SUTTON

Principal

ssutton@placeworks.com

- Sycamore Creek Annual Status Report | Danville CA

Sustainable Planning and Design

- Stormwater Handbook Planting Guidelines | Alameda County CA
- Bay-Friendly Landscape Design Resources On-Call Services | Alameda County CA
- California Urban Water Conservation Council (CUWCC) Smart Urban Landscapes
- Residential Landscape Design Templates and Guidelines | Statewide CA
- Technical Services and Training for Build it Green | Statewide CA
- Rooftop Resources Assessment | Oakland CA

Parks and Civic Landscapes

- Quarry Park Phase 1 Improvements and Interpretive Signage | Saratoga CA
- Iris Chang Park Master Plan | San Jose CA
- Watershed Interpretive Signage for Lake Merritt | Oakland CA
- Snow Park and Lakeside Green Streets | Oakland CA
- Dona Spring Animal Shelter and Bicycle/Pedestrian Bridge Plaza | Berkeley CA
- Pierce Street Neighborhood Park and Trail | Albany CA
- Duck Pond Park and Frog Pad Park | Hercules CA
- Dutch Slough Community Park and Public Access Conceptual Master Plan | Oakley CA
- Potrero Hill Recreation Center/Playground | San Francisco CA

Streetscapes

- Lakeside Green Streets | Oakland CA
- Decoto Green Streets | Union City CA
- Foothill Boulevard Streetscape Design Project | Oakland CA
- John Muir Parkway | Hercules CA
- 66th Avenue Streetscape Improvements | Oakland CA
- Foothill/High/Melrose Streetscape Design | Oakland CA

SPEAKING EXPERIENCE

- “The Firescaping/California Natives Habitats/Water Conservation Nexus”; Slow the Burn Symposium, Fall 2022, California Chapter of the Association of Professional Landscape Designers
- Landscape Design with Water in Mind: Plant Selection and Design; online course launched March 2022. (<https://www.loripalmquist.com/p/landscape-design-with-water-in-mind-plants>)
- Lawn Conversion Workshop (full-day course); PG&E Pacific Energy Center; December 7, 2021
- “Planting Design Strategies”; Model Water Efficient Landscape Ordinance (MWEL) and the New Normal for California Landscaping; PG&E Pacific Energy Center, October 22, 2021
- “Planting Design: A Regenerative Approach”, ReScape Design Qualification Training, April 15, 2021

AWARDS

- 2015 Implementation Award: Large Jurisdiction, Award of Merit, California Chapter, American Planning Association, Devil’s Slide Coastal Trail, Pacifica CA
- 2014 Project of the Year for Environment/Parks: Under \$2 Million, American Public Works Association, Silicon Valley Chapter, Devil’s Slide Coastal Trail, Pacifica CA



SPENCE KOEHLER

Associate

Spence's lifelong fascination with art, music and nature inspire his work at PlaceWorks. He grew up in the Sierra Nevada foothills, then came to the Bay Area, where studies in Industrial Design and an affinity for the natural landscape merged, leading him to the field of Landscape Architecture. He focuses his creativity on parks, trails, and public places, benefitting our communities and natural surroundings. His familiarity with plants in the California landscape, combined with experience in the construction field, guides his approach. Spence applies his design and rendering skills to conceptual plans, planting plans, visual simulations and construction drawings. A few of his past projects include: Lakeside Green Streets and Tidewater Park for the City of Oakland, Jean Sweeney Open Space Park for the City of Alameda, Downtown Plaza Improvements for the City of Glendora, Crow Canyon Gardens for the City of San Ramon, and Iris Chang Park for the City of San Jose.

EDUCATION

- AA, Landscape Architecture
Merritt College of Oakland
- BA, Industrial Design
San Francisco State University

Team member since 2017

HIGHLIGHTS OF EXPERIENCE

PARKS AND PUBLIC LANDSCAPES

- Tidewater Use Area at MLK Jr. Regional Shoreline | Oakland CA
- Lakeside Green Streets & Snow Park | Oakland CA
- Jean Sweeney Open Space Park | Alameda CA
- Iris Chang Park | San Jose CA
- California Indian Heritage Center | Sacramento CA
- Crow Canyon Gardens Master Plan | San Ramon CA
- Downtown Plaza Improvements | Glendora CA
- Family Harvest Farm Master Plan | Pittsburg CA
- Hoover Elementary Outdoor Classroom | Palo Alto CA
- Oxford Day Academy Design & Training Program | East Palo Alto CA
- Sulphur Creek Nature Center Master Plan | Hayward CA
- Concord Naval Weapons Station Specific Plan | Concord CA
- Reimagining Big Basin Redwoods State Park | Santa Cruz CA
- City Hall Demonstration Garden | Emeryville CA

TRAIL PLANNING AND DESIGN

- Saratoga-to-the-Sea Trail Design and Interpretive Signage | Saratoga CA
- San Pablo Creek Restoration and Trail | Orinda CA
- Wavecrest Coastal Trail | Half Moon Bay CA
- Cross Alameda Trail at Ralph Appenzato Memorial Parkway | Alameda CA
- San Vicente Trail System | Big Sur CA



SPENCE KOEHLER

Associate

skoehler@placeworks.com

STREETSCAPE IMPROVEMENTS

- Richmond Wellness Trail | Richmond CA
- Milvia Bikeway Improvements | Berkeley CA
- Hopkins Corridor Improvements | Berkeley CA
- Ohlone Greenway BART Station Area Access, Safety and Placemaking Improvements Project | El Cerrito CA
- East 14th Street Streetscape Project | Alameda CA
- I-80/Gilman Intersection Improvement Project | Berkeley CA

VISUAL SIMULATIONS

- Crow Canyon Gardens | San Ramon CA
- Downtown Plaza Improvements | Glendora CA
- City Hall Demonstration Garden | Emeryville CA
- Terra Vi Lodge | Tuolumne County CA



CRYSTAL ARELLANO-GARIBAY

Designer

Crystal assists the Design Team with project tasks such as creating illustrative and graphic materials for plan documents and landscape design documents. Crystal is currently working with California State Parks on the Big Basin Facilities Management Plan and the Colonel Allensworth State Historic Park Visioning and Concept Plan.

Crystal recently graduated from the University of California, Berkeley, where she received her Bachelor of Arts degree in landscape architecture and a minor in city and regional planning. At UC Berkeley, Crystal served as Secretary for the National Organization of Minority Architects and was an active member of the organization, Hermanas Unidas de UC Berkeley. She has Spanish translation abilities and technical software experience working with Adobe Creative Suite, AutoCAD, ArcGIS, and Rhino.

EDUCATION

- BA, Landscape Architecture, University of California, Berkeley

Team member since 2023

HIGHLIGHTS OF EXPERIENCE

- Big Basin Facilities Management Plan | Santa Cruz County, CA
- Crow Canyon Garden Facilities Improvement Project | San Ramon CA
- Shields-Reid Park Revitalization | Richmond CA
- Green Space Strategies | Richmond CA
- Beaumont Stewart Park Improvement Project | Beaumont
- Colonel Allensworth State Historic Park Visioning and Concept Plan |
- Green Schoolyards Grant Support | Statewide CA
- Santa Cruz County North Coast Facilities and Management Plan | Santa Cruz County CA

LEADERSHIP & COMMUNITY

- Secretary, National Organization of Minority Architects (NOMAS) at UC Berkeley, 2022 - Present
- Active Member, Hermanas Unidas de UC Berkeley, 2019 - Present



CRYSTAL ARELLANO-GARIBAY

Designer

carellanogaribay@placeworks.com



ISABELLE MINN ASLA, LEED AP

Principal



Isabelle has over twenty years of experience in community-based design and planning. Her work has focused on landscape architecture and urban design, with an emphasis on the protection of open space and natural resources, as well as on improving and greening our urban areas. She has managed a wide range of projects from large, open space master plans to urban forestry plans and site planning and design projects. She strives to create a balance between protecting resources and increasing public access. Isabelle has developed multi-disciplinary studies addressing physical, biological, cultural, and policy issues that affect watersheds. She has also managed many trail planning and design projects, from large-scale trail master plans to construction documents, and she is an expert on the development of urban greening projects. Recently, Isabelle's work has emphasized meeting park and open space needs in park poor communities.

HIGHLIGHTS OF EXPERIENCE

Open Space and Trails

- San Vicente Redwoods Public Access Plan, Santa Cruz County CA
- Los Angeles County Trails Assessment and Mapping, LA County CA
- Cloverdale Ranches Alternatives Planning, Pescadero CA
- La Honda Creek Open Space Preserve Master Plan, La Honda CA
- Laguna de Santa Rosa Protected Lands Trail Plan, Sonoma County CA
- Wavecrest Concept Plan, Half Moon Bay CA
- Mori Point Trail Planning and Design, Pacifica CA

Parks and Civic Landscapes

- Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment, LA County CA
- Master Plan for Sustainable Parks and Recreation, LA County CA
- Saratoga Quarry Park Master Plan, Saratoga CA
- Martial Cottle Park Master Plan, San Jose CA
- Trancas Crossing Park and Napa River Trail, Napa CA
- Windsor Gateway Mixed-Use Development Project, Windsor CA

Habitat Restoration and Resource Planning

- Los Angeles River Ranger Establishment Plan, Los Angeles CA
- Benicia Urban Waterfront Enhancement and Master Plan, Benicia CA
- WaterTalks: Planning for Water in Underserved Communities, Los Angeles and Ventura Counties
- Lake Merritt Bird Island Enhancements, Oakland CA
- Comanche Creek Vegetation Management Plan, Chico CA
- Trancas Crossing Park and Napa River Trail, Napa CA

EDUCATION

- MS, Resource Ecology and Management, University of Michigan, Ann Arbor
- Master of Landscape Architecture, University of Michigan, Ann Arbor
- BS, Environmental and Resource Science, University of California, Davis

REGISTRATIONS

- California Licensed Landscape Architect No. 5248

CERTIFICATIONS

- Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- American Society of Landscape Architects
- California Urban Forests Council, Board Member
- Bay Area Trails Collaborative, Member

LEADERSHIP AND COMMUNITY

- Board Member, California Urban Forests Council, 2011- 2016

Team member since 2001



ISABELLE MINN

Principal

imininn@placeworks.com

- Breuner Marsh Restoration EIR, Richmond CA
- Lower Peninsula, West Valley, and Guadalupe Watershed Stewardship Plans, Santa Clara County CA

Urban Agriculture and Urban Forestry

- Salinas Urban Greening Plan, Salinas CA
- Oroville Urban Area Master Greening Plan, Oroville CA
- Urban Farm and Garden Master Plan, Alameda CA
- El Monte Urban and Community Forestry Management Plan, El Monte CA
- Agricultural Park Consulting Services, Davis CA
- Urban Farm Design Services, Treasure Island, San Francisco CA

Site Planning and Design

- San Leandro Boulevard-BART Pedestrian Interface Plan, San Leandro CA
- Bay Clarke-Weeks-Pulgas Conceptual Plan, East Palo Alto CA
- North Redwood Boulevard Planning Study, Novato CA
- Southwest Chico Neighborhood Plan, Chico CA
- Sonoma Plaza Pedestrian Corridor and Land Use Study, Sonoma CA
- Bolinas Lagoon Preserve Conceptual Site Plan, Bolinas CA
- North Broadway Neighborhood Plan, Bay Point CA
- Windsor Gateway Mixed-Use Development Project, Windsor CA

SPEAKING ENGAGEMENTS AND TEACHING

- "Maximizing the Benefits of Urban Greening", 2010 APA California Chapter Conference, Carlsbad CA
- "Parks as Resource Management Tools", 2009 APA California Chapter Conference, Squaw Valley CA
- "Site Planning for Creeks, Riparian Corridors, and Wetlands", UC Davis Extension course

AWARDS

- Concord Hills Regional Park Land Use Plan: 2021 Hard-Won Victory Award, California APA, Northern Section
- Los Angeles County Comprehensive Parks and Recreation Needs Assessment: 2017 Public Outreach Award, California Chapter APA; 2017 Public Outreach Award, California APA, Los Angeles Section; 2016 Marketing & Communications Award of Excellence, California Park & Recreation Society
- San Francisco Bay Trail Design Guidelines and Toolkit: 2018 Long Range Plan Award, The Waterfront Center; 2017 Urban Design Award, California APA, Northern Section; 2017 Planning Award of Merit, California Trails & Greenways
- Los Angeles County Master Plan for Sustainable Parks & Recreation: 2019 Award for Excellence in Sustainability, National APA, Sustainable Communities Division; 2017 Sustainability Award: Green Region Initiative, SCAG; 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council; 2016 Innovation in Green Community Planning Award of Merit, California APA, Los Angeles Section
- Quarry Park Master Plan: 2016 Outstanding Planning Document Award, California AEP
- Salinas Forest Assessment and Urban Greening Plan: 2016 Astounding Urban Forestry Project Award, California Urban Forests Council



ISBY SWICK FLESICHMANN, LEED AP

Senior Associate

Isby specializes in landscape design, resource planning, and community outreach. She has significant experience in managing master plans for parks and open spaces, including the Concord Hills Regional Park Land Use Plan and EIR for the East Bay Regional Park District, the Mount Tamalpais East Peak Facilities Management Plan for California State Parks, the San Vicente Redwoods Public Access Plan for the Land Trust of Santa Cruz County, and the Sanborn County Park Conceptual Use Plan for Santa Clara County Parks and Recreation Department. Complementing her focus on large parks and open spaces, Isby brings expertise and experience in trail planning, interpretive programming, urban forestry, and urban greening projects with relevant projects that include the Salinas Urban Greening Plan for the City of Salinas, the San Carlos Hillside Trails Plan for the City of San Carlos, and the El Monte Community Urban Forest Management Plan for Amigos de los Rios. She has a strong background in public outreach, having worked as an outreach coordinator and as an environmental educator throughout California with a range of non-profit and public entities.

HIGHLIGHTS OF EXPERIENCE

Open Space and Trails

- Concord Hills Regional Park Land Use Plan and EIR | Concord CA
- San Vicente Redwood Public Access Plan | Santa Cruz County CA
- Supervisorial District 5 Trails Assessment and GIS Mapping | LA County CA
- Wavecrest Concept Plan | Half Moon Bay CA
- Mori Point Trail Planning and Design | Pacifica CA
- Santa Ana River Parkway & Open Space Plan | Santa Ana CA

Parks and Civic Landscapes

- Los Angeles Countywide Comprehensive Parks and Recreation Needs Assessment | LA County CA
- Master Plan for Sustainable Parks and Recreation | LA County CA
- Saratoga Quarry Park Master Plan | Saratoga CA
- Martial Cottle Park Master Plan | San Jose CA
- Trancas Crossig Park and Napa River Trail | Napa CA
- Windsor Gateway Mixed Use Development Project | Windsor CA

Habitat Restoration and Resource Planning

- WaterTalks | LA and Ventura Counties CA
- Los Angeles River Ranger Establishment Plan | Los Angeles CA
- Comanche Creek Vegetation Management Plan | Chico CA
- Creek Permit for Embarcadero Bridge over Lake Merrit Channel | Oakland CA
- Midpensinsula Regional Open Space District Resource Management Plan Assistance | San Mateo County CA



EDUCATION

- MLA, California Polytechnic State University, Pomona
- BS, Natural Resource Planning and Interpretation, minor in Studio Art, California State University, Humboldt

CERTIFICATIONS

- Leadership in Energy and Environmental Design Accredited Professional

AFFILIATIONS

- American Society of Landscape Architects

Team member since 2007



ISBY SWICK FLEISCHMANN

Senior Associate

ifleischmann@placeworks.com

Urban Agriculture and Urban Forestry

- Salinas Urban Greening Plan | Salinas CA
- Oroville Urban Area Master Greening Plan | Oroville CA
- Urban Farm and Garden Master Plan | Alameda CA
- El Monte Urban and Community Forestry Management Plan | El Monte CA
- Agricultural Park Consulting Services | Davis CA

Urban Design and Streetscape Improvements

- Walnut Creek Sanctuary Transportation Demand Management Plan | Walnut Creek CA
- Pedestrian, Bicycle and Transit Safe Access Plan | Walnut Creek CA
- Davis Tools of Engagement and Concept Plan | Davis CA

Environmental Planning

- Lost Lake Park Master Plan Initial Study and MND | Fresno County CA
- Municipal Services Review | Lodi CA
- Winters Municipal Services Review | Winters CA
- Martial Cottle Park Master Plan | San Jose CA

PUBLICATIONS

- “Transforming Urban Environments for a Post-Peak Oil Future” (in collaboration with members of Cal Poly Studio 606), City of Ventura, 2008

SPEAKING ENGAGEMENTS

- “Transforming Urban Environments for a Post-Peak Oil Future: Research and Design Element,” 2007 Agriculture at the Metropolitan Edge Symposium, Berkeley CA
- “Transforming Urban Environments for a Post-Peak Oil Future: Research and Design Element,” 2007 Southern California Association of Governments Presentation, Los Angeles CA
- “Transforming Urban Environments for a Post-Peak Oil Future: Research and Design Element,” RESILIENCE 2008: Resilience, Adaptation and Transformation in Turbulent Times International Science and Policy Conference, Stockholm, Sweden

AWARDS

- Los Angeles County Master Plan for Sustainable Parks & Recreation: 2019 Award for Excellence in Sustainability, National APA, Sustainable Communities Division; 2017 Sustainability Award: Green Region Initiative, SCAG; 2016 Exceptional Urban Forestry Program Award, California Urban Forests Council; 2016 Innovation in Green Community Planning Award of Merit, California APA, Los Angeles Section
- Quarry Park Master Plan: 2016 Outstanding Planning Document Award, California AEP
- Salinas Forest Assessment and Urban Greening Plan: 2016 Astounding Urban Forestry Project Award, California Urban Forests Council
- Martial Cottle Park, San Jose CA: California Chapter APA Award of Excellence, Innovation in Green Community Planning Award, 2011
- 2007 Honor Award, American Society of Landscape Architecture

LEADERSHIP AND COMMUNITY

- Board Member, California Urban Forests Council, 2016-present



JOE SISON

Planner

Joe Sison is a designer and educator passionate about increasing equity, access, and resilience across California's urban systems and diverse landscapes. Equipped with an interdisciplinary academic and professional background, Joe brings value across a variety of design and planning projects. He specializes in outdoor education, as evidenced by his key contributions to the Re-envisioning the Statewide Junior Ranger Program and Historical Interpretation Evaluation and Program Material Updates. Joe is also an excellent writer, having drafted substantial sections for Vision Documents (Lost Coast Redwoods Visioning Plan), Interpretive signage (White Point Park Site Improvements), Facility Management Plans (Big Basin Redwoods State Park FMP), and Long-Range Planning Documents (Cornerstone Document Preparation, CA DPR). Rounding out his skillset, Joe is also a capable graphic designer with competency in Adobe Creative Suite (Illustrator, Photoshop, and InDesign) and Rhino V7.

HIGHLIGHTS OF EXPERIENCE

- Big Basin Redwoods Facilities Management Plan | Santa Cruz County CA
- Cornerstone Document Preparation | California Department of Parks and Recreation
- Historical Interpretation Evaluation and Program Material Updates Phase 1 | California Department of Parks and Recreation
- Re-Envisioning the Statewide Junior Ranger Program | California Department of Parks and Recreation
- Fort Ross State Historic Park Interpretive Master Plan | Mendocino County CA
- White Pointe Park Site Improvements | Los Angeles CA
- Lost Coast Redwoods Visioning Plan | Mendocino County CA

PRIOR EXPERIENCE

Reclaiming Freeway Lands | University of California, Berkeley (2024)

- Participated in a six-week planning and design studio led by Michael Larice PhD that explored undergrounding and reimagining reclaimed land along an approximately 3 mile stretch of Interstate 80 as it passed through downtown San Francisco.

Terra Teens Program Improvement, Venture Free Foundation | Redwood City, CA (2024)

- Led a redesign of the teen program for the Venture Free Foundation, an outdoor youth education group.



EDUCATION

- B.A. Philosophy, University of California, Berkeley

Team member since 2024



JOE SISON

Planner

jsison@placeworks.com

Philosophy of Sport and Environmental Ethics Courses | University of California, Berkeley (2023-2024)

- Lead instructor and facilitator for two courses during Fall 2023 and Spring 2024 semesters
- Designed and prepared lesson plans/materials



AMANDA TSANG

Designer/Planner

Amanda is a designer and planner exploring and working at the intersection of climate resilience, multi-modal human-centric cities, and systems thinking. She supports the landscape and planning teams with design development, construction documentation, and multi-project grant implementation, including the TCC funded Richmond Rising program, a diversity of California State Parks projects, and inclusive community engagement across the Bay Area. Her background in holistic design, engineering, and data analytics coupled with professional experience across private and public sector organizations informs her interdisciplinary work process towards synergistic climate equity impact.

HIGHLIGHTS OF EXPERIENCE

- Curb Digitization & Management Pilot Project Outreach Support | San Jose CA
- Pleasant Hills Guiding Principles Process | San Jose CA
- Richmond Wellness Trail Phase 2 | Richmond CA
- Sebastopol Main Street Planning and Redesign Project | Sebastopol CA
- Big Break Regional Shoreline Restoration and Public Access Planning | Contra Costa County CA
- Borel Agricultural Park | Danville CA
- Big Basin Redwoods Facilities Management Plan (California State Parks) | Boulder Creek CA
- Historical Interpretation Evaluation and Program Materials Update (California State Parks) | Statewide CA
- Re-Envisioning the Statewide Junior Rangers (California State Parks) | Statewide CA
- Delta Meadows Classification (California State Parks) | Walnut Grove CA
- Richmond Park Equity Project | Richmond CA
- TCC Richmond Rising Grant Implementation | Richmond CA
- City Grant Support | Richmond CA

PRIOR EXPERIENCE

Director | Sustainable Housing at California (2022-2024)

- Joined as lead consultant in 2022, promoted to Director after 1 year to lead continuing projects and expand work scope in equitable, sustainable housing policy and innovation
- Liaison between our student-led design-build teams and external experts for project logistics. Grew interdisciplinary team from 2 to 30 members over 6 months
- Established 4 new client partnership projects; led team to prepare for and achieve LEED accreditations. Developed sustainability framework and built work project lifecycle from precedent and best practice analyses, and roadmap development for its integrated web-tool, led research and writing



EDUCATION

- BA, Landscape Architecture, University of California, Berkeley
- Certificate of Design Innovation, University of California, Berkeley

CERTIFICATIONS

- Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

Team member since 2024



AMANDA TSANG

Designer/Planner

atsang@placeworks.com

process for internal SOP playbook

Sustainable Planning and Environment Designer | Port of San Francisco (2023-2024)

- Researched electrification and alternative fuel strategies for maritime and trucking uses
- Prepared draft materials for CEQA environmental permitting and contract service orders
- Co-designed and executed walkable city wayfinding plan along 7.5 miles of waterfront region
- Conducted community outreach and interviews to inform planning decision-making
- Leveraged Adobe Suite, ArcGIS, AutoCAD to create site plan and construction documents

Technical Sustainability Researcher | Microsoft (2023)

- Researched industry best practices and provide recommendations on sustainability strategy
- Conducted interviews with executives and stakeholders across B2B and B2C supply chains and synthesized key insights and KPIs. Created weighted decision matrix using data found in market research and product life-cycle analysis
- Applied design thinking/prototyping to ideate and test solutions
- Final presentation and deliverable package to cross-departmental Microsoft panel



TERRI MCCRACKEN

Principal

Terri is an extremely organized and efficient planner with a detailed understanding of the environmental review process. With 20 years of environmental planning experience, she is a valuable asset to any project team. Terri is responsible for the day-to-day management of environmental review projects, maintaining regular contact with clients, coordinating subconsultants, and attending meetings. Terri's work at PlaceWorks has focused on the application of CEQA, NEPA, as well as other State and federal environmental regulations and guidelines. Terri effortlessly manages, coordinates, reviews, and conducts research for various types of environmental review documents for a broad range of projects, including long-range plans, municipal codes, residential, commercial, industrial, recreational, resort, and public works. She is responsible for the preparation of environmental constraints, feasible mitigation measures, and viable project alternatives, as well as for responding to public and agency comments on environmental documents. She is also responsible for facilitating public meetings and managing project schedules in order to provide work products on time and within budget.

HIGHLIGHTS OF EXPERIENCE

Environmental Review

- Los Banos General Plan 2042 EIR | Los Banos CA
- University of California, Berkeley, Long Range Development Plan and Housing Project #1 and #2 EIR | Berkeley CA
- The Gateway New Academic Building Project, Addendum #1 to the University of California, Berkeley, Long Range Development Plan and Housing Project #1 and #2 EIR | Berkeley CA
- Academic Replacement Building Project, Addendum #4 to the University of California, Berkeley, Long Range Development Plan and Housing Project #1 and #2 EIR | Berkeley CA
- San Rafael General Plan Update and Downtown Specific Plan EIR | San Rafael CA
- San Vicente Redwoods Land Use and Public Access Plan IS/MND | Santa Cruz CA
- Santa Rosa Southeast Greenway General Plan Amendment and Rezoning EIR | Santa Rosa CA
- Butcher's Corner Mixed-Use Project EIR | Sunnyvale CA
- Cupertino General Plan Update and Rezoning EIR | Cupertino CA
- Menlo Park General Plan Update and Zoning Amendment EIR | Menlo Park CA
- 88 Broadway and 735 Davis Street Affordable Housing and Senior Housing IS/

EDUCATION

- BA, Urban Studies and Planning, California State University, Sonoma CA
- BS, Environmental Education, University of Oklahoma, Norman OK

CERTIFICATIONS

- Certified Green Building Professional

AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association
- San Francisco Bay Area Planning and Urban Research Association

Team member since 2010



TERRI MCCRACKEN

Principal

tmccracken@placeworks.com

- MND | San Francisco CA
- Hayward Downtown Specific Plan EIR | Hayward CA
- Millbrae Station Area Specific Plan Update and TOD Projects #1 and #2 EIR | Millbrae CA
- The Forum at Rancho San Antonio Continuing Care Senior Housing Project EIR | Cupertino CA
- Westport Residential, Senior Housing, and Commercial EIR | Cupertino CA
- De Anza Hotel Project IS/MND | Cupertino CA
- Village Hotel Project IS/MND | Cupertino CA
- Marina Plaza Mixed-Use Project IS/MND | Cupertino CA
- The Landing at Walnut Creek Residential EIR | Walnut Creek CA
- Industrial Road Hotel EIR | San Carlos CA
- Hilton Garden Inn IS/MND | San Carlos CA
- The Hamptons Residential Project IS/MND | Cupertino CA
- Canyon Crossing Mixed-Use Project IS/MND | Cupertino CA
- 22690 Stevens Creek Boulevard Residential Project IS/MND | Cupertino CA
- The Northwest Specific Plan EIR | Rohnert Park CA
- Woodbury Highlands Residential Project IS/MND | Lafayette CA
- 640 Morecroft Road Residential Project IS/MND | Lafayette CA
- Lafayette Town Center Phase 3 IS/MND | Lafayette CA
- Cupertino General Plan Amendment, Housing Element Update and Associated Rezoning EIR | Cupertino CA
- BottleRock Festival CEQA Exemption | Napa CA
- Devil's Slide CEQA Documentation Report | San Mateo County CA
- Housing Element Update, General Plan Consistency Update, and associated Zoning Ordinances amendments | Menlo Park CA
- Terraces of Lafayette EIR | Lafayette CA
- Village Entrance Parking Garage Revised EIR | Laguna Beach CA
- Brighton Landing Specific Plan EIR | Vacaville CA
- Vacaville General Plan Update EIR | Vacaville CA
- San Leandro General Plan Update EIR | San Leandro CA

AWARDS

- 2022 Environmental Analysis Award of Merit, California AEP | San Rafael General Plan 2040 and Downtown San Rafael Precise Plan EIR
- 2017 Environmental Analysis Document Award of Merit, California AEP | Millbrae Station Area Plan Specific Plan Update and TOD #1 & #2 EIR

SPEAKING ENGAGEMENTS

- Guest Lecturer, How to Prepare an Environmental Impact Report, 2011 to 2019, Bren School of Environmental Science & Management, UC Santa Barbara CA
- Presenter, Casino Serving Land Uses Panel, 2014, American Planning Association State Conference, 2014, Anaheim CA
- Presenter, Environmental Professional Career Panel, 2014, Association of Environmental Professionals State Conference, 2013, Huntington Beach CA
- Presenter, Basics CEQA Workshop, Association of Environmental Professionals Advanced CEQA Workshop, Eureka CA
- Panel Moderator, Advanced CEQA Workshop, 2011 Association of Environmental Professionals Advanced CEQA Workshop, Eureka CA



JENNIFER KELLEY

Senior Associate

Jennifer is a skilled environmental professional with nine years of experience leading CEQA and NEPA analyses for development and infrastructure projects. Jennifer has managed CEs, MNDs, and EAs for mixed-use, infill development projects from the proposal stage through entitlement, and served as a deputy project manager on large-scale EIRs. Jennifer's management expertise includes senior-level review of documents; coordination with clients, subconsultants, and public agencies; keeping project schedules and budgets on track; and supervising analyses prepared by junior staff. Prior to joining PlaceWorks, Jennifer served in environmental planning and management roles where she used her background in urban planning and environmental design to lead numerous comprehensive land use and aesthetics compatibility analyses and produced supporting visual graphics. She is also proficient in producing quantitative studies to measure cumulative impacts on public services and utilities using local, regional, and state-level data.

HIGHLIGHTS OF EXPERIENCE

- Great Park Phase 2 EIR Addendum | Irvine CA
- La Palma Park Improvements CE (NEPA) | Anaheim CA
- Berkeley High School Parking Structure and Tennis Courts EIR | Berkeley CA
- Gossamer Grove Elementary School Addendum | Norris USD, Shafter
- Los Alamitos High School Gymnasium MND | Los Alamitos USD
- Pioneer Road Complete Streets Project Land Use Study | Los Banos CA
- City of Redondo Beach General Plan EIR | Redondo Beach CA
- San Bernadino High School Cardinal Child Development Center NOE | San Bernadino USD

PRIOR EXPERIENCE

Programmatic

- Downtown Community Plan Update/New Zoning Code EIR | Los Angeles CA
- Los Angeles Sports and Entertainment District Specific Plan Addendum | Los Angeles CA
- The Terraces of Walnut Specific Plan EIR | City of Walnut

Mixed-Use

- 1000 Grand MND | Los Angeles CA
- 11701 Santa Monica Boulevard MND | Los Angeles CA
- 1400 S. Figueroa Street MND | Los Angeles CA
- 777 North Front Street EIR | Burbank CA
- 7985 Santa Monica Boulevard EIR | West Hollywood CA

EDUCATION

- Master of City Planning, Boston University
- Bachelor of Landscape Architecture, California Polytechnic State University, San Luis Obispo

AFFILIATIONS

- Association of Environmental Professionals
- American Planning Association

Team member since 2022



JENNIFER KELLEY

Senior Associate

jkelly@placeworks.com

- City Market of Los Angeles EIR | Los Angeles CA
- Sapphire Project EIR | Los Angeles CA
- Sunset and Gordon EIR | Los Angeles CA
- 801 S. Olive Street MND | Los Angeles CA
- Apex II MND | Los Angeles CA
- G12 MND | Los Angeles CA
- High Line West MND | Los Angeles CA
- Industrial Street Lofts MND | Los Angeles CA
- LA Main MND | Los Angeles CA
- La Tijera/Sepulveda Eastway MND | Los Angeles CA
- Olympic and Olive Mixed-Use Project MND | Los Angeles CA
- Onyx MND | Los Angeles CA
- Panorama City Center EIR | Los Angeles
- The Alexan Addendum | Los Angeles CA
- Valencia Mixed-Use Project MND | Los Angeles CA

Industrial

- 1601 San Francisco Avenue MND | Long Beach CA
- 300 Studebaker Road Industrial Project MND | Long Beach CA

Infrastructure

- Lyons Avenue/Dockweiler Drive Extension EIR | Santa Clarita CA
- Pipeline Safety Enhancement Plan Various | Southern California Gas Company

Residential

- 780-808 Francesca Drive MND | Walnut CA
- Agave at Palm Canyon EA | County of Riverside CA
- Palo Verde MND | El Monte CA
- Rolland Curtis MND | Los Angeles CA
- Winnetka Williams Homes MND | Los Angeles CA
- Willowbrook III MND | County of Los Angeles CA

Schools & Institutional Campuses

- Kaiser Permanente Baldwin Hills Outpatient Medical Facility MND | Los Angeles CA
- Kaiser Permanente West Los Angeles Medical Center Parking Expansion MND | Los Angeles CA
- Santa Monica Community College Malibu Campus EIR | Malibu CA
- Shalhevet High School and Fairfax Mixed-Use MND | Los Angeles CA

Jerome C. de Verrier, PE

Project Manager

Mr. de Verrier has served as Project Manager and Civil Engineer for numerous projects throughout northern California predominantly in roadway design, site development, flood control, and stormwater management. He has a wealth of experience and knowledge of full project implementation from concept to completion. His particular areas of expertise include roadway design and pavement rehabilitation; storm drainage design, flood control and stormwater management techniques; utility design including designing pump stations; traffic handling, and construction phasing. At TranSystems, Mr. de Verrier is responsible for project management and civil engineering for a wide range of transportation and municipal projects.

City of Berkeley, Tom Bates Regional Sports Complex Improvements, Berkeley, CA

Project Manager/Civil Engineer. The Tom Bates Regional Sports Complex has two full-size synthetic turf soccer fields with high mast lighting, several natural grass baseball/soccer fields, and North and South Parking Lots. The City of Berkeley contracted with TranSystems to provide environmental and final design services to add a 1,400 square foot Storage/Multiuse Room/5 Restroom Building, 8 pickleball courts and a youth sized soccer field. Improvements include a 6-foot-high retaining wall to provide a level area for the building and outdoor plaza, 20-foot-high soccer field fencing, 10-foot-high pickleball court fencing, 6-foot-high security fencing, utility services including sanitary sewer lift station, parking lot restriping, stairs and ADA ramp, landscaping and C.3 stormwater management bioretention pond. Given that the site was underlaid with compressible soils (Bay Mud), the main challenge was determining the most appropriate foundation for the retaining wall and building. The Geotechnical engineer recommended using either a grid of cast-in-place shallow piles or surcharging the area with off-site soils for at least a year to consolidate the weak soils. Construction is scheduled for 2025 with a construction budget of approximately \$5M.

Registrations

Professional Engineer (Civil): CA, 2000

Education

B.S., Civil Engineering
Northern Arizona University, Flagstaff, AZ, 1992

M.S., Civil Engineering
Purdue University, West Lafayette, IN, 1994

Certifications

E-Railsafe System

Years of Experience

26

Years with Firm

17

City of Berkeley, South Cove Parking Lot, Restroom and Dock Improvements Project, Berkeley, CA

Project Manager/Lead Civil Designer. TranSystems provided design development, production of construction plans, specifications, cost estimates, regulatory permitting, and public outreach services for improvements to the South Sailing Cove at the Berkeley Marina. Scope of work includes dock replacement, new restroom/shower, water-side facilities, and parking lot expansion. Parking area improvements included: striping / signage / landscaping to expand and improve the lot and provide approximately 200 parking spaces; construction of new wind-surfing and kayak staging area; bio-swale storm water treatment areas for runoff; and ADA accessibility. Construction of the first phase of the project which included the east parking lot, restroom and wind-surf rigging area was completed in May 2018 for approximately \$2,000,000.

City of Berkeley, Bicycle eLocker Site Preparation, Berkeley, CA

Project Manager. TranSystems provided civil engineering and surveying services for design of the Waterfront Electric Bicycle Lockers Project. The City received a \$50,000 construction grant to install 20 solar/battery operated bike lockers. TranSystems developed conceptual layouts at two locations for review and selection, performed a topographic survey, developed construction drawings, and estimates of probable construction cost, and provided limited assistance during construction. The challenge with this seemingly simple project was that the lockers had to be placed on a slope, which led to a unique tiered grading design. Constructed by City Public Works forces in 2021.

City of Berkeley, Dona Spring Animal Shelter and Aquatic Park Eastern Touchdown Plaza, Berkeley, CA

Mr. de Verrier served as Project Manager/Lead Civil Engineer for site design for the new City Animal Shelter and beautification and improvements to a multi-use trail at the north end of Berkeley Aquatic Park Lagoon at the base of the pedestrian/bicycle bridge over Interstate 80. Project included the Eastern Touchdown Plaza, which involved the addition of a circular concrete plaza area, concrete paver pathway and driveway, timber boardwalk, retaining walls, planters, and improvements to the existing pedestrian and bicycle path, and parking lot. For the \$7M two-story animal shelter building, Mr. de Verrier provided input on all civil engineering issues including survey, grading, drainage, pavement design, structural design of retaining walls and fences, site layout and parking layout, site utilities (water, fire, gas, and sanitary sewer), earthwork, erosion control, C.3 stormwater treatment design and associated civil technical specifications, and construction cost estimating. Drainage design required a concrete V-ditch to be constructed on State right-of-way via a Caltrans encroachment permit. Design challenges for the project included layout of a very small, awkwardly shaped site with difficult access and being able to provide sufficient parking and stormwater treatment facilities to meet City requirements, while maintaining appropriate fire department access and turnaround. Challenges for the trail included the design of retaining walls and seat walls along the Aquatic Park periphery, which was underlain by poor, high-plasticity clay soils and high groundwater conditions.

RESUME

James Smith, PE, RCDD

Principal/ Electrical Engineer/ Telecommunications Designer

SUMMARY QUALIFICATIONS

James has 25 years of experience as an electrical and communications engineer. He is a licensed Professional Engineer (PE) and a Registered Communications Distribution Designer (RCDD). James strives to generate designs that are cost effective, easily constructible, and maintainable with minimal cost to the owner over the life of the systems. His experience as a construction administrator has given him the expertise required to produce constructible designs, making him an asset to any project design team. His specialties include low voltage – 100V to 600V, both wireless and wired communication systems, and control systems design, including PLC programming.

PROJECT EXPERIENCE

Tidewater Use Area at Martin Luther King, Jr. Regional Shoreline, Oakland, CA

Electrical Engineer. TranSystems provided electrical design and construction support services for new park land on East Bay Regional Park District property adjacent to the existing Tidewater Boating Center. The project involves renovating the eight-acre parcel previously leased to Flexi-Van, a truck chassis leasing company, to include Bay Trail realignment, tree massing, picnic areas, meadow areas, a 125-stall parking lot, a boat storage area and a new restroom building. Unique features of this \$12M project included raising site grades to meet year 2070 sea-level rise, providing electric vehicle charging stations, and soil surcharging of the site prior to construction of final improvements. Electrical design services included utility relocation for the initial soil surcharging phase, restroom power service, motorized gate for the boat yard, site lighting, electric vehicle charging station design and new electric service to support the new infrastructure. Communications design included the extension of a new data connection from the adjacent Parks building to serve communications to the restroom, a local CCTV camera, and EV charging station communications.

Point Defiance Zoo & Aquarium – Rocky Shores Exhibit Fractionator Replacement, Tacoma, WA

Renovations to the Rocky Shores life support systems improved health and safety features for the walrus, seal, and polar bear exhibits. The project involved replacement of the two existing fractionators. The design included phased replacement of each fractionator such that the down time was limited to 48 hours. The renovation resulted in



Registration

PE (Electrical): CA, #25415

PE (Electrical): IL, #62.076246

PE (Electrical): IN, # PE12400934

PE (Electrical): MO, #2024046687

PE (Electrical): NV, #33134

PE (Electrical): WA, #40452

Education

B.S., Electrical Engineering,
Rochester Institute of
Technology, 1999

Certifications

NCEES #23-029-18

Reg Communications
Distribution Designer (RCDD):
WA #171127R

Affiliations

Building Industry Consulting
Service International (BICSI)
Member #171127R
Society of American Military
Engineers (SAME) Member

Years of Experience

25

Years with Firm

18

numerous improvements to the existing system and helped improve overall maintainability of the system.

Lake Wilderness Elementary School, Tahoma School District, Maple Valley ,WA

BCE provided electrical engineering designs for the new \$42.8M Lake Wilderness Elementary School. Designs included lighting systems, power systems, low voltage, theatrical lighting, emergency power systems, and on-site electrical lighting. Low voltage systems included fire alarm, security, network communication, intercom, clocks and television. Special attention was paid to creating sustainable designs throughout. James provided independent technical review and design assistance for the low voltage systems.

Athletics & Aquatics Center, University of Puget Sound, Tacoma, WA

BCE provided mechanical and electrical designs and construction administration services for the new \$19.4M Athletics and Aquatics Center at UPS. This project included 24,000 sf of renovations to the Pamplin Sports Center and added 38,000 sf to the Memorial Fieldhouse. The new and renovated spaces now include a 25-yard pool, sports rehabilitation and therapy areas, a new climbing wall, renovated locker areas, a rowing room, meeting rooms, offices, and a sports medicine facility. James was the independent technical reviewer and ensured coordination with the UPS Campus Power Master Plan.

Stewart Middle School Renovation, Tacoma Public Schools, Tacoma, WA

This \$66.5M, 125,000 sf project included a restored exterior, modernization of the interior, a new gymnasium and locker rooms as well as an auxiliary gym, and an increased capacity of 650 students. Classrooms were clustered with flexible learning and hands-on lab space for the school's growing video production and broadcast program and robotics demonstrations. BCE provided electrical and fire protection designs for this project. James provided independent technical review and design assistance for the low voltage systems.



JANET SUE LUEHRS

EMPLOYMENT EXPERIENCE:

- | | |
|------------------|--|
| 7/2002 - Present | BROOKWATER, Pleasanton, CA
PRINCIPAL / PRESIDENT
Project manager; irrigation design, consulting, and water management
Office Management. |
| 9/1994 – 6/2002 | BROOKWATER, San Ramon, CA
SENIOR ASSOCIATE
Irrigation design, consulting and water management for Industrial,
Commercial, Municipal, Park and Residential projects.
Office Management. |
| 8/1990-3/1991 | BROOKWATER, San Ramon, CA
DRAFTSPERSON, DESIGNER
Irrigation design and drafting for Industrial, Commercial, Municipal,
Park and Residential projects. |
| 2/1986-Present | HELPING HAND LANDSCAPE DESIGN, INC, Pleasanton, CA
PRINCIPAL
Landscape and irrigation design and drafting in partnership with Robert
Luehrs (spouse.) Active in company from 1986 to 1991. |
| 4/1975-2/1986 | LUEHRS LANDSCAPE CO., Pleasanton, CA
PRINCIPAL
Residential landscape construction and commercial maintenance in
partnership with Robert Luehrs (spouse.) Worked actively in field part
time. Responsible for office management and accounting. |

CERTIFICATIONS / REGISTRATIONS:

- American Society of Irrigation Consultants: Certified Professional Irrigation Consultant
- Irrigation Association: Certified Irrigation Designer – Commercial
- Irrigation Association: Certified Irrigation Water Auditor
- EPA Water Sense Partner

PROFESSIONAL ORGANIZATIONS

- Member of American Society of Irrigation Consultants
 - Executive Board Member and President of ASIC National
- Member of the Irrigation Association

AWARDS

- Outstanding Partner in Education 2014 from the Association of California School Administrators
- California Legislature Assembly Certificate of Recognition
- Excellence in Irrigation Merit Award 2017 from the American Society of Irrigation Consultants
- Excellence in Irrigation Honor Award 2018 from the American Society of Irrigation Consultants
- Excellence in Irrigation Honor Award 2020 from the American Society of Irrigation Consultants

ENVIRONMENTAL COLLABORATIVE

Consultation • Documentation • Restoration
41 Jeanette Court • Walnut Creek, CA 94596
Phone 510-393-0770 • beach127@aol.com

JAMES A. MARTIN SUMMARY OF QUALIFICATIONS AND EXPERIENCE

Education

B.S. in Biology, 1981, University of California at Berkeley
B.A. in Art Practice, 1981, University of California at Berkeley



Experience

1983 - Date ENVIRONMENTAL COLLABORATIVE, Walnut Creek, California. **Principal.** Principal of environmental consulting and natural resource management firm with office located in Walnut Creek. Providing environmental consulting, planning, research, and documentation for public and private sectors, specializing in biological and wetland resource assessment and management services. Biological and wetland services include assessments for proposed development applications, preparation of habitat conservation and mitigation plans, parks and open space planning, consultation with jurisdictional agencies, resource agency permit assistance, special-status species surveys, wetland delineations, and construction and post-construction monitoring.

Mr. Martin has been involved in the preparation of over 400 environmental assessments, biological resource sections for CEQA, CEQA-Plus, and NEPA documents, mitigation and natural resource management plans, and related documentation. These include county and city general plans, specific plans, new community plans, development applications for residential, commercial, and industrial uses, public facility assessments, and open space and natural resource management plans. Specific experience has varied from conducting and reviewing special-status taxa surveys for large tracts of undeveloped land, preparation of biotic resource assessments for new communities and county general plans, to securing agency approval for wetlands mitigation plans, habitat management, and conservation plans for special-status taxa. Mr. Martin has served as the vegetation specialist and consulting biologist to special districts, committees, and non-profits, and has served in a variety of capacities for governmental agencies.

He has been involved in open space planning, habitat restoration, and resource monitoring programs throughout northern California. Mr. Martin has also been involved in developing habitat restoration plans for aquatic and terrestrial natural communities, including riparian scrub and woodland, marshlands, oak woodland, and native grasslands. He has served as the vegetation specialist for two geologic hazard abatement districts in Contra Costa County, collectively overseeing vegetation management of over 3,000 acres of open space.

JAMES A. MARTIN
SUMMARY OF QUALIFICATIONS AND EXPERIENCE (Continued)

Mr. Martin also has extensive experience in construction inspection for mitigation compliance, resource agency consultation and permit authorization, and long-term monitoring of habitat restoration and mitigation projects. This includes securing authorizations under and ensuring project compliance with the California Endangered Species Act, the federal Endangered Species Act, the Clean Water Act, the Porter-Cologne Water Quality Control Act, the McAtteer-Petris Act, California Fish and Game Code, federal Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, the California Environmental Quality Act, and the National Environmental Policy Act, among others.

Mr. Martin partners with specialists on an as-needed basis where scientific collection permits are required for handling certain special-status species as part of construction monitoring and habitat restoration activities. This includes Dr. Richard Arnold for invertebrates, Mark Jennings for amphibians and fish, and Karen Swaim and Samuel McGinnis for reptiles, among others.

- 1983 ENGINEERING-SCIENCE, Berkeley, California. **Environmental Scientist.** Responsible for data gathering and analysis, preparation of environmental assessments and documents. Authored major proposals prepared out of Berkeley office. Involved in assessments of proposed mixed use projects in Monterey, Napa, Placer, and Solano counties, including Placer Services and Homestake Mining Company large scale mining projects in Sierra Nevada and northern coastal mountains, respectively.
- 1981 - 1983 LARRY SEEMAN ASSOCIATES, Berkeley, California. **Environmental Analyst.** Responsible for preparation of environmental documents and supervision of environmental studies for sites located throughout northern California. Experience included research and data collection, field surveys and reconnaissance, report preparation and review, project management and personnel coordination. Involved in a wide variety of projects which included: vegetation and wildlife assessments for proposed residential, commercial, and industrial projects; special-status taxa surveys for sites in Contra Costa, Marin, Nevada, Placer, San Mateo, Solano, Sonoma, and Yolo counties; timber harvest plans in Sierra Nevada and Cascade forests; and restoration projects in Monterey Bay Area, Redwood City, and San Bruno Mountain.
- 1981 U.S. FOREST SERVICE, Pacific Southwest Forest & Range Experiment Station, Berkeley, California. **Research Technician.** Involved in data collection and analysis, related primarily to use of ornamental vegetation in urban settings. Compiled and evaluated data from urban locations throughout United States. Prepared an inventory and information retrieval system of data collected over a 15 year period.
- 1979 UNIVERSITY OF CALIFORNIA, Los Angeles. **Field Assistant.** Conducted vegetation analysis of California north coast sage scrub vegetation type from San Francisco to Monterey. Involved in field surveys, material identification, laboratory and herbarium research.





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Fee Schedule

Our team's hourly rates are shown below. Our rates increase by a small percentage each year, and if selected, PlaceWorks can provide rates for subsequent years. For on-call services, we are flexible in adjusting our rates depending on the duration of the contract. We bill on a monthly time and materials compensation schedule.

PlaceWorks	
Staff	Hourly Bill Rate
Sarah Sutton, Principal	\$275
Spence Koehler, Associate	\$170
Isabelle Minn, Principal	\$275
Isby Swick Fleischmann, Senior Associate	\$245
Joe Sison, Planner	\$135
Amanda Tsang, Planner	\$125
Terri McCracken, Principal	\$275
Jennifer Kelley, Senior Associate	\$220
Staff Level	Hourly Bill Rate
Principal	\$210-\$345
Associate Principal	\$195-\$285
Senior Associate II	\$170-\$270
Senior Associate I	\$160-\$230
Associate II	\$135-\$200
Associate I	\$125-\$185
Project Planner	\$105-\$175
Planner	\$90-\$155
Graphics Specialist	\$90-\$165
Administrator	\$145-\$245
Clerical/Word Processing/Technical Editor	\$45-\$165
Intern	\$75-\$125

Fee Schedule



Subconsultants are billed at cost plus 10%.

Mileage reimbursement rate is the standard IRS approved rate.

Possible Yearly Increase of 5% on bill rates.

TranSystems	
Staff Level	Hourly Bill Rate
Administrative Manager	\$190-\$225
Analyst	\$125-\$350
Architect	\$145-\$400
Civil Engineer	\$155-\$420
Construction Services	\$120-\$300
Designer	\$115-\$275
Electrical Engineer	\$140-\$300
Administrator	\$100-\$145
Engineer	\$145-\$410
Industry Specialist	\$150-\$275
Mechanical Engineer	\$140-\$375
Planner	\$125-\$325
Structural Engineer	\$155-\$400
Technician	\$100-\$225
Brookwater Irrigation	
Staff Level	Hourly Bill Rate
Principal-in-Charge	\$225
Project Manager	\$184
Designer	\$158
CADD Drafter	\$133
Clerical	\$92
Consultation	\$184
Site Observation	\$184

Fee Schedule

Environmental Collaborative	
Staff Level	Hourly Bill Rate
Principal Consultation	\$200
Contract Research	\$175
GIS/Graphic Production	\$150
Wordprocessing	\$100