

July 26, 2006

Re: ~~CB-Wharf Comprehensive Master Plan; Professional Service Proposal~~

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DRAFT

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Terry Galvin, Director

~~Planning &~~ Community Development Department

City of Blaine

344 "H" Street

Blaine, WA 98230

Re: ~~Marine Drive~~ CB-Wharf District Comprehensive Master Plan;
Professional Service Proposal

~~Dear Terry:~~ Terry and Sylvia:

~~Thank you, again, for the opportunity to help you and the Port of Bellingham with this project. The~~ Following is a fee proposal based on conversations with you and Sylvia Goodwin, a site visit and the written "Scope of Work" below. Additionally, earlier studies, including the Charette Master Plan Summary (June 2001) the Port's earlier master plan studies and community charette input from the ~~Cain's~~ Wharf Planning Charette.

Project Description

This project includes professional services to create illustrative graphics ~~and narratives~~ for the masterplan development for the Marine Drive planning area, to be included in both the City and Port Comprehensive Plan documents.

- A Draft and Final Master Plan Concept Drawing for development uses, densities, open space, public amenities, building heights, etc.
- A Draft and Final illustrative Master Site Plan for an example of a finished development pattern.
- Perspective illustrations and/or sections illustrating the master plan concepts. Scope of Services.
- Recommended changes to City Development Regulations and Shorelines Program to accommodate the Master plan concepts.

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1.1 ADVANCE COORDINATION MEETINGS

The Consultant shall attend up to two (42) coordination meetings with City and Port Staff prior, and during the master plan for the purpose of defining the goals and establishing the specific illustrations and narratives.

1.2 COORDINATION WITH CITY & PORT STAFF

Following the draft graphic deliverables, the Consultant will meet with staff to review comments and revisions from the draft designs, and finalize the plans for inclusion in a final public document.

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1.3 INVOICING

Invoicing shall be prepared by the Consultant for work activities under this agreement listing the amount charged to each of the specific tasks. Included with the invoice will be a short description of the work performed by the Consultant during the billing period.

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~~Terry Galvin, Director~~

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2.1 ~~MARINE DRIVE WHARF DISTRICT~~ MASTER PLAN DRAWINGS & NARRATIVES

The Consultant shall prepare an electronic copy as well as a full sheet color & B&W plan view concept drawing of the entire Marine Drive area that show as a minimum the integration of the following major elements:

1. Multiple mode cConnectivity to Downtown Boardwalk via BNSF RR overpass of the Wharf district and the Market District.
2. Pedestrian ~~Boardwalk~~ _railroad overpass to Marina
3. Park, trail and open space system that includes the 2 mile "Boardwalk to Pier" pedestrian loop, the enhanced wetland area, Marine Park, Milhollin park w/restroom, public launch area, Marine Drive promenade, Pier park, lighthouse park,
- ~~4.Enhanced wetlands areas~~
- ~~5-4.~~ Ferry boarding areas
- ~~6-5.~~ Marine Park
- ~~7-6.~~ Parking areas for Marine Park
- ~~8-7.~~ Public access areas to the water including Pocket beaches in Marine Park
- ~~9-8.~~ Marine oriented tourist commercial anchor
- ~~10-9.~~ Bird Shelters/viewing areas
- ~~11.Lighthouse structure~~
- ~~12-10.~~ Wastewater Reclamation Facility (WRF) (Integrate design by others)
- ~~13-11.~~ Marine Drive road improvements
- ~~14.Boardwalk (North side of Marine Drive out to Public Pier)~~
- ~~15.Port Public Pier~~
- ~~16-12.~~ Mixed use marine Commercial/Industrial district
- ~~17-13.~~ Potential Dakota Nautical Museum and Pier
- ~~18-14.~~ Port Marina
- ~~19-15.~~ Hotel near Marina
- ~~20-16.~~ Public Restrooms
- ~~21-17.~~ View corridors and open space preservation areas
- ~~22-18.~~ Brief Narratives describing each area and key development pattern requirements. (Detailed regulatory Language by Planning staff and/or others)

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2.2 ~~MARINE DRIVE~~ WHARF DISTRICT SITE PLAN CONCEPT AND PERSPECTIVE DRAWINGS

The Consultant shall use the concepts and plans developed during meetings with staff to prepare a color and B&W plan view concept drawing of the following areas:

1. Overall master plan of the entire site ~~from the Western end of the Public Pier to Peace Portal Drive on the East~~ identified as Wharf District and PUB (marine park).

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2. Enlarged, detailed site plans of the following areas:

- a) Port, City and private lands east of the Marina up to Peace Portal Drive.
- b) Passive recreation areas in the open space NE of Marine Drive
- c) WTF with public open space areas North of Marine Drive
- d) Commercial development on Port Land South of WTF.
- e) Marine-related Light Industrial Port land area, south of Marine Drive between marina & pier
- f) Public Pier

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~~Terry Calvin, Director~~

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2.21 PERSPECTIVE ILLUSTRATIONS

- 1. The Consultant will also prepare one illustrated section and perspective vignette for each of the enlarged planning areas described in 2.2 above.
- 2. Aerial illustration looking westerly of a potential development pattern.

3.2 PRESENTATION TO COUNCIL & PORT COMMISSION (JOINT MEETING)

The Consultant shall participate with City and Port Staff in presenting to the Blaine City Council and Port Commission during a regular evening Council Session the above listed Concept Drawings.

Professional Fee Proposal:

| | |
|---|----------|
| Overall & detailed Master Plans (Item 2.2): | \$12,000 |
| Illustrations (Item 2.21): | \$12,000 |
| Council Presentation, Item 3.2: | \$500 |
| Estimated reimbursable expenses: | \$300 |

Total Fees: \$ 24,800

The fees assume the scope of work as outlined above. The above fee does not include typical reimbursable expenses, such as

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reprographics, travel, film, etc. Services beyond the scope of that outlined above will be on an hourly basis, or by fixed fee, with prior written approval. ~~A 25% retainer is requested prior to commencement of services~~ Note: the city cannot provide the retainer.

I am very excited about this project and working with the City and Port. I look forward to an exciting concept design process! If you agree with this proposal, sign and fax back a copy to my office. Call if questions.

Sincerely,

David E. Christensen AIA, LEED AP
Architect and Planner
DC

APPROVED

DATE