Metro Regional Parks And Greenspaces

Proposal #2-1015

Recreation Facility and Public Art Design for

Smith & Bybee Lakes Wildlife Area

May 17, 2002

Lango Hansen Landscape Architects
Fernanda D'Agostino
Valerie Otani
Pacific Habitat Services
Grummel Engineering

lango . hansen | 239 nw 13th #311 portland OR 97209 T 503 295.2437 F 503 295.2439 | LANDSCAPE ARCHITECTS

May 17, 2002

Lora Price, Project Manager
Metro Regional Parks and Greenspaces Department
600 NE Grand Avenue
Portland, Oregon 97232

RE: Design Services Proposal
Recreation Facilities & Public Art
Smith & Bybee Lakes Wildlife Area

Dear Lora:

We are excited to join with Artists Fernanda DÁgostino and Valerie Otani, Grummel Engineering, and Pacific Habitat Resources in submitting this proposal for site design and art services for the Smith & Bybee Lakes Wildlife Area project. We have assembled a creative team with the talent and commitment to face the challenges of this project. Among us we have a significant collective knowledge and understanding of the specific design and technical issues facing the Smith & Bybee Lakes Area from direct experience with closely related projects.

We applaud the collaboration of Metro and RACC in creating a project where artist and designers work together at the inception of the project. Our team is comprised of talented designers, artists, engineers, and specialists who will bring their respective expertise to the project in concentrated design workshops, or charrettes. The team members are not only experts in their own fields, but have proven their ability to think beyond their profession to create dynamic and complex projects. Fernanda D'Agostino and Valerie Otani have created poetic spaces in the landscape that have depth, clarity, and power. Bob Grummel redefines the term "civil engineer" with his experience collaborating with artists and ability to think beyond the parameters of the engineering profession. Patricia Farrell is both a landscape architect and habitat specialist and understands the complexities and relationships between habitat and design. Finally, team members of Lango Hansen have experience working with all these individuals and have a particular interest in creating landscapes that are expressive, innovative, and unique to each site.

Per the Request for Proposals, this proposal will remain in effect for sixty days after receipt by Metro and Kurt Lango will be the lead contact person authorized to represent the firm in any negotiations and sign any contract. Also, the enclosed material has been printed on recycled paper as requested.

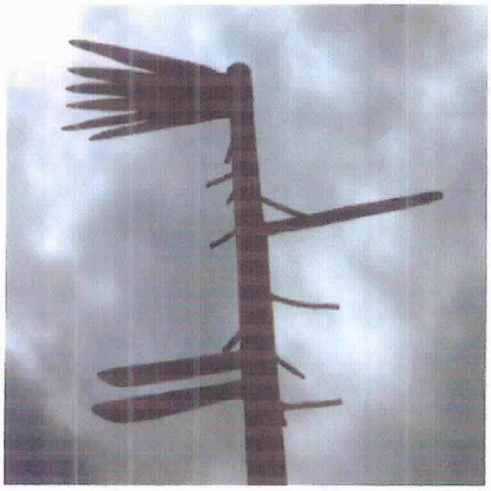
Thank you again for the opportunity to submit this proposal that describes our capabilities, project team and approach. We look forward to the opportunity to meet with you to share our experience, enthusiasm, and commitment to this project.

Sincerely,

Kurt Lango

Kurt Lango
Principal
Lango Hansen Landscape Architects P.C.
239 NW 13th Avenue, Suite 311, Portland, OR 97209
P. 503.295.2437
F. 503.295.2439
E: kurt@langohansen.com

Nanda D'Agostino - Unseen Worlds



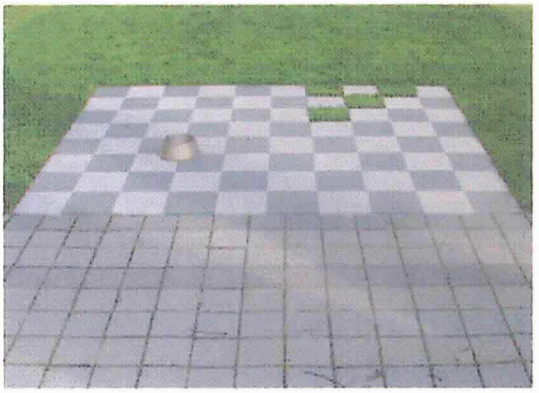
The Bureau of Enviornmental Services
Columbia Slough Trail/Canoe Launch

BACKGROUND AND QUALIFICATIONS

PROJECT TEAM

Individually, we are landscape architects, ecologists, engineers and artists that recognize the inherent power and beauty that can result from the composition of a shared vision. Collectively, we believe that a project can heighten a person's awareness and perceptions of the ecology, history and physical form of a site. This can often bring a sense of public stewardship and make the user more aware of the complexities of landscapes that he or she routinely experiences. Our individual team members, share this belief and have collaborated successfully on local projects in the past where such a vision was an integral part of the project.

Lango Hansen Landscape Architects, P.C. / (LHLA) was founded in 1998 with the aim of creating enduring and evocative landscapes that have a strong sense of place. LHLA approaches each project as a unique opportunity to develop designs that address the particular character of the site, the specifics of the program, and the needs of individuals and communities. Using a variety of media, such as models, sketches and computer-aided tools, the firm explores integrated design solutions. With a commitment to detail and craftsmanship, the firm creates long-lasting designs that express the innate character and value of each landscape.



LHLA is a four-person firm located in northwest Portland providing services in landscape architecture, planning, green building, and urban design. Over the past decade, the firm's members have successfully designed parks, urban plazas, school and university campuses, corporate headquarters, and public facilities. LHLA has successfully collaborated on numerous site design projects with engineers, architects, ecologists and artists.

The firm's principals, Kurt Lango and Jane Hansen, have had a strong history of collaborating with artists on public and private projects. They have worked with national and international artists such as Douglas Hollis and John Aiken, and local artists such as Jerry Mayer and team members Nanda D'Agostino and Valerie Otani. The firm has also worked with the Pearl Arts Foundation locally in providing project management, design and construction document services for the Kenny Scharf Tikitotems and the William Wegman Dog Bowl in the North Park Blocks. LHLA is currently providing planning services for future Portland artworks by Jean-Michel Othaniel, Maya Lin and Jenny Holzer.

Lango Hansen Landscape Architects is certified as an Emerging Small Business (ESB) and as a Women Business Enterprise (WBE) in the State of Oregon.

Kurt Lango, Principal

Kurt is a Registered Landscape Architect and principal of LHLA. Throughout his 14 years of professional experience in landscape architecture, Kurt's work has focused on effective project management and the creative design of public spaces. Kurt received his Bachelor of Landscape Architecture degree at the University of Oregon in 1988 and spent 5 years at Hargreaves Associates in San Francisco. While at that firm, he was the lead designer and project manager for the Guadalupe River Park in San Jose, California.

Kurt then spent six years at Walker Macy in Portland where he was lead designer and project manager on the Southwest Community Center, a collaboration with BOORA Architects and artists Valerie Otani and Fernanda D'Agostino. He was also involved in the Hebb Park Master Plan and Carver Boat Launch Master Plan, both projects that included the design of boating facilities in Clackamas County.

Since founding Lango Hansen Landscape Architects in 1998, Kurt has continued to collaborate with artists and has designed projects with elements similar to those in the Smith & Bybee Lakes project. These include the Zenger Farm Master Plan, the Portland Waterfront Park Master Plan, and the Block 47 Temporary Landscape. Kurt has also spent two years working as a private consultant for Portland Parks & Recreation managing a team of architects, landscape architects, biologists, and an artist for the Heron Lakes Conditional Use Master Plan and Environmental Review. Having experience within the Natural Resources Management Boundary, he has particular knowledge of issues within the Columbia Slough area.

Kurt's experience in design and the arts extends far beyond his work. He is currently a member of the Pearl Arts Foundation Design Committee and is on an in-situ panel for the Regional Arts and Culture Council. Kurt has given lectures and critiques related to his design work and has been the recipient of numerous awards for visionary and designed landscapes.

Todd Borkowitz, Landscape Architect

Todd is a Registered Landscape Architect with six years of professional experience in landscape architecture, having worked both in Chicago and Portland on numerous parks and urban open space projects. He was involved in the lagoon restoration in four of Chicago Park District's historic parks and Senka Park, a large inner-city park that was developed on an abandoned railway switchyard. Each project involved extensive research and analysis on past site conditions and collaboration with other disciplines in the design concept. In Portland, Todd spent three years at Atlas Landscape Architecture where he was involved in the Milwaukie Waterfront Master Plan and The Cove at Henry Hagg Lake Master Plan, both of which had waterfront recreation planning components, including boat or canoe launch sites. Since joining Lango Hansen, he has been involved in the Zenger Farm Master Plan and conceptual design and construction documents for public spaces such as the William Wegman Dog Bowl Fountain, Block 47 Temporary Landscape and Ashley Meadows Park.

Todd is also active in local environmental community. He is assistant coordinator of Portland Greenmap, an organization that is mapping ecologically sustainable resources in Portland and providing educational assistance to individual neighborhoods that are producing similar maps on a neighborhood scale. He has also obtained continuing education in environmental sustainability and ecological design.

References:

Paige Powell
Pearl Arts Foundation
503.222.1068

Zari Santner
Portland Parks & Recreation
503.823.5119

Daniela Brod
Bureau of Environmental Services, City of Portland
503.823.7226

Images:

Heron Lakes Master Plan, Portland, Oregon, LHLA, (opposite top).

William Wegman Dog Bowl Fountain, Portland, Oregon, LHLA, (opposite middle).

Sculpted Berms, Guadalupe Riverfront Park, San Jose, California, Kurt Lango at Hargreaves Associates, (opposite bottom).

Waterfront Park Master Plan, Portland, Oregon, LHLA (top)

Zenger Farm Master Plan, Portland, Oregon, LHLA, (bottom)

Fernanda D'Agostino & Valeri Otani, collaborating artists
Fernanda and Valerie have collaborated on numerous public art projects since 1994, when they were each selected to be part of a four person design team for the Hillsboro section of the Westside MAX light rail project. Both artists share a background as installation artists and an interest in creating poetic spaces within the landscape. As collaborators, each partner brings to the design table her own unique perspective and set of skills and strengths. Their working relationship is dynamic and multifaceted. Through the collaborative process, concepts and designs gain depth, clarity and power.

Working together, Fernanda and Valerie have created work that is characterized by a thoughtful connection between the site and its users. Research into history and uses of a site, plus interviews that illuminate important elements of the site, inform the artwork and manifest it into a spiritual expression of the site. The desire is to make the beauty of science visible and to create work that is in harmony with its natural setting are common fundamental values that both Fernanda and Valerie individually share.

Fernanda D'Agostino, Artist
Fernanda has been a collaborator on design teams throughout the Northwest including the Hillsboro extension of the Westside Light Rail Project, the "Voice of the River" Master Plan for the National Park Service in Baker, Oregon, Southwest Community Center in Portland, Tacoma Link Light Rail, a major Environmental Services of Portland restoration project, and the Weller Street Pedestrian Bridge in Seattle. Her work has been exhibited throughout the United States and has been included in group shows in Europe and Asia. She has been the recipient of many grants and fellowships for her work as an installation artist, including an NEA Regional Initiatives Grant in 1996 and a Flintridge Foundation Career Fellowship in 2002. Combining landscape and art has been one of the main directions of her work for the last decade. In 2001 she was a speaker on Art and Restoration at the Society for Ecological Restoration Conference in Seattle, Washington. She was recently recognized for her work combining art and landscape design in Peter Walker's book, *Design Landscape Forum* and in a feature article in LandForum Magazine.

Valeri Otani, Artist
Valerie has extensive experience in public art projects where art expresses cultural, economic and natural history in a way that adds layers of meaning to the experience of a place. As a design team artist for seven stations of light rail in Hillsboro and ten stations of Interstate MAX, and artist at Southwest Community Center, Doernbecher Children's Hospital, bollards at the Performing Arts Center and Weller Street Pedestrian Bridge and King County Water Quality Lab in Seattle, she has experience in using a wide range of materials to engage the public in a way that deepens their connection to the site.

Valerie Otani is certified as a Disadvantaged Business Enterprise (DBE).

References:

Rebecca Banyas
Public Art Consultant
503.239.2146

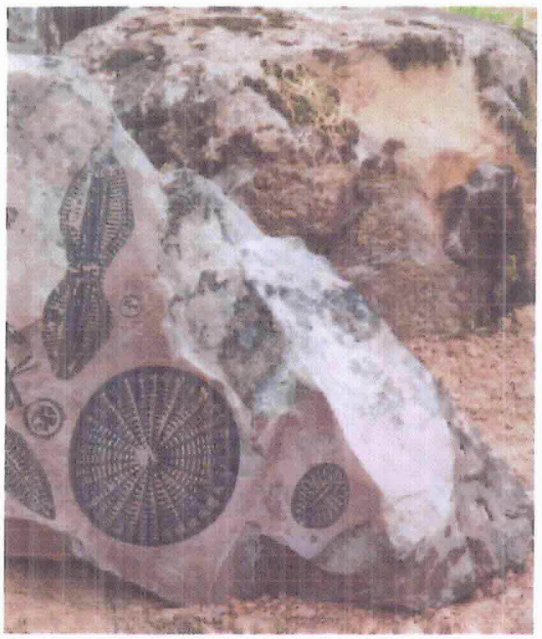
Cath Brunner
King County Public Art Program
206.296.8680

Bill Flood
Oregon Art Commission
503.986.0083

Images:

Sandblasted boulders at "Flow" Plaza , MAX Light Rail Station, Hillsboro, Oregon, Fernanda D'Agostino (top)

"Cannery Row Catch", City of Monterey, California Valeri Otoni (opposite bottom)



References:

Jane Hart
Metro
503.797.1585

Debra Lev
Portland Parks & Recreation
503.823.6183

Irene Ulm
Oregon Department of Transportation
503.986.6571

Images:

Sandblasted boulders at "Flow" Plaza , MAX Light Rail Station, Hillsboro, Oregon, Fernanda D'Agostino (top)

"Periscope Stone", part of "Unseen Worlds", Portland, Oregon, Fernanda D'Agostino (bottom).

Pacific Habitat Services, Inc. / (PHS) is a multidisciplinary environmental consulting firm established in 1993. The firm provides a wide range of services to the public and private sector, ranging from natural resource assessments, to environmental design and construction. Their staff offers professional expertise in the disciplines of wetland science, wildlife biology, hydrology, soil science, environmental toxicology, botany, and environmental planning. PHS specializes in natural resource assessments, habitat restoration, wetland delineations, regulatory permitting, and ecological planning.

The knowledge PHS has of state and federal wetlands regulations, water quality standards, and endangered species issues can help minimize costly impacts and anticipate regulatory requirements to effectively meet mitigation goals. The firm has excellent working relationships with the regulatory agencies, enabling them to efficiently guide our clients through the necessary federal, state, and local permit processes.

PHS has extensive experience collaborating with project teams and interfacing with the regulatory agencies. The firm provides input on all phases of projects, ranging from initial site analysis, design alternaitves analysis, permitting, construction documents and project implementation. As biologists PHS often interprets natural resource issues for landscape architects, architects, engineers, surveyors, planners and the general public.

Patricia Farrell, Wetland Scientist & Landscape Architect
Patricia is an Associate with Pacific Habitat Services. She holds an undergraduate degree in biology and an M.L.A. in Landscape Architecture from the University of Virginia. She is also holds certification as a Registered Landscape Architect in the state of Oregon. Patricia's professional affiliations include the Society of Wetland Sciences, the Native Plant Society, the Wetlands Conservancy and the Yamhill Basin Watershed Council. She is also the director of the Yamhill County Soil and Water Conservation District.

Patricia has extensive experience in both wetland science and environmental planning and has provided wetland and riparian designs, project management and coordination of mitigation planting plans. Having worked on collaborative projects along both the Columbia and Willamette Rivers, she has a comprehensive understanding of the ecological habitat and systems of the area and the permitting that is required for projects within and along these waterways.

Fred Small, Wetland Scientist & Botanist
Fred has over ten years of training and experience in botany and plant ecology, wetland science, and natural resource assessment. He has a strong knowledge of native and invasive plant species and has done assessment on numerous wetland projects in the Pacific Northwest. Fred has been involved in the design implementation and monitoring of numerous wetland mitigation projects. He also has been involved in wetland delineation and permitting.

Dale Groff, Restoration Horticulturalist & Soil Scientist
Dale has earned five years of experience in habitat restoration providing technical support on wetland mitigation, constructed wetlands for wastewater treatment, erosion and sediment control and stream restoration projects. He has expert knowledge of current bioengineering techniques for the stabilization and control of lakeshores and stream banks.

Grummel Engineering / Grummel Engineering was founded in 2001 by Bob Grummel, an engineer who has a broad range of experience in both civil and structural engineering. The firm is dedicated to designing multifaceted projects where it can provide the project with the highest level of engineering, problem-solving and intuitive insight. Grummel Engineering provides pre-engineering services for owners, developers, architects and contractors who seek a variety of creative options for developing successful projects that are balanced with both community needs and environmental sensitivities.

Bob has a 15-year professional relationship with artist Ed Carpenter, with whom he has developed internationally located community art projects. This partnership has built a connection between the work of the engineer and the artist. Bob has the ability to span the gap between engineering and art in an effort to bring out the inherent beauty in a work. Through collaboration, art becomes integral to the design, not merely artifice.

Bob Grummel, Principal
Over the past 16 years, Bob was a principal and owner of KPFF Consulting Engineers. During this time, he managed and directed the efforts of 47 employees providing planning, civil engineering and surveying services. Bob has professional experience in both civil and structural engineering and now provides pre-engineering services, planning, civil and structural engineering for Grummel Engineering.

Bob has been involved in numerous large-scale site design collaboratives. While at KPFF, Bob was the principal-in-charge for the Eastbank Riverfront Park, providing technical support and construction overview of a mile long esplanade linking the Oregon Museum of Science and Industry with the Rose Garden Arena in Portland. Other collaboratives while at KPFF include the Mount Tabor Master Plan and Phase 1 Improvements (a collaborative with Kurt Lango while at Walker Macy), Washington Park Master Plan and Improvements, and South Waterfront Park Improvements. With Grummel Engineering, Bob is currently working on the Tom McCall Waterfront Master Plan with LHLA and with Ed Carpenter on a project in Culver City, California.

Bob has worked successfully worked with Kurt Lango and with LHLA on numerous projects. He passionately shares the common philosophies and visions common to the project team and, as a result, will be a great technical asset to bridging the technical and artistic elements that the Smith and Bybee Lakes project entails.

Additional Team Members / Additional members of our design team include R&W Engineering for electrical services and Crane & Merseth for surveying of the area within the proposed canoe launch.

References:

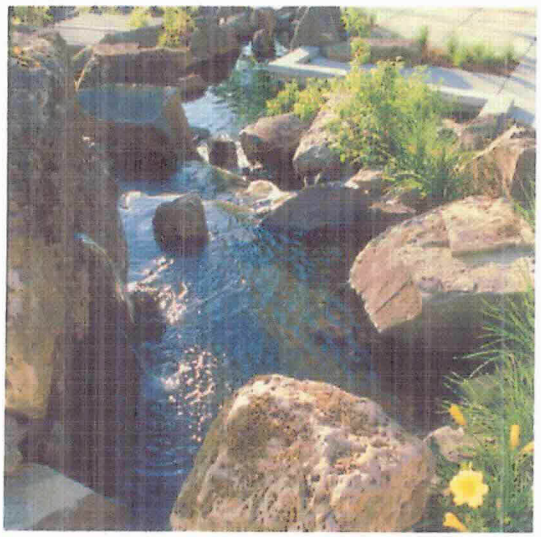
Ed Carpenter
Ed Carpenter Studio
503.224.6729

Jacinta MaCann
EDAW. Inc.
415.433.1484

Doug Macy
Walker Macy
503.228.3122

Images:

River access; South Waterfront Park, Portland, Oregon, Bob Grummel at KPFF, Client: Walker Macy



SELECTED PROJECT

Southwest Community Center
Portland Parks & Recreation
Janet Bebb, Project Coordinator
503.823.5883
Completed fall 1998

While working at Walker Macy, Kurt Langa collaborated with artists Fernanda D'Agostino and Valerie Otani on this multi-faceted project within Gabriel Park, a 90-acre park in Southwest Portland. Working with the artists from the inception of the project, careful attention was placed on integrating art, landscape and architecture into a rich and meaningful project.

Adjacent to one of the tributaries to Fanno Creek, the site design for Portland Park's Southwest Community Center introduces ecological features such as bioswales and detention facilities that are expressive of both architecture and the landscape. Concrete weirs that extend from the building act as markers that gauge the water's level during storm events. "The Stream of Life" water feature leads visitors to the entry of the building, visually interlacing the urban plaza, the water quality pond and the larger landscape of the park together. The stream uses native grasses and sedges to filter the site's water and creates a visual continuity of the landscape that delineates, highlights and integrates the ecological processes that occur on the site.

Within the building, Fernanda and Valerie completed several sculptures including "Water Life" and "Gabriel Park Journal". "Water Life" is comprised of three cast glass panels placed in the front desk at the Southwest Community Aquatics Center. Images of microscopic water life are cast in the glass.

Each panel represents a different magnification of a drop of stream water, from microscopic to life size. The drops are then split into a 'clean' and 'polluted' side, showing organisms that the city water bureau uses to determine water quality.

"Gabriel Park Journal" takes the form of twelve diary pages in cast bronze, bronze cloth and etched copper. Imagery and text were developed for the piece by the artist walking the park on a regular basis and doing research into local and natural history.

Within the larger park, Kurt Langa worked on restoration plans and new trails along Vermont Creek in Gabriel Park. These plans include new check dams in the creek to prevent scouring, footbridges, trail design, and planting plans for the restoration efforts.

SELECTED PROJECT

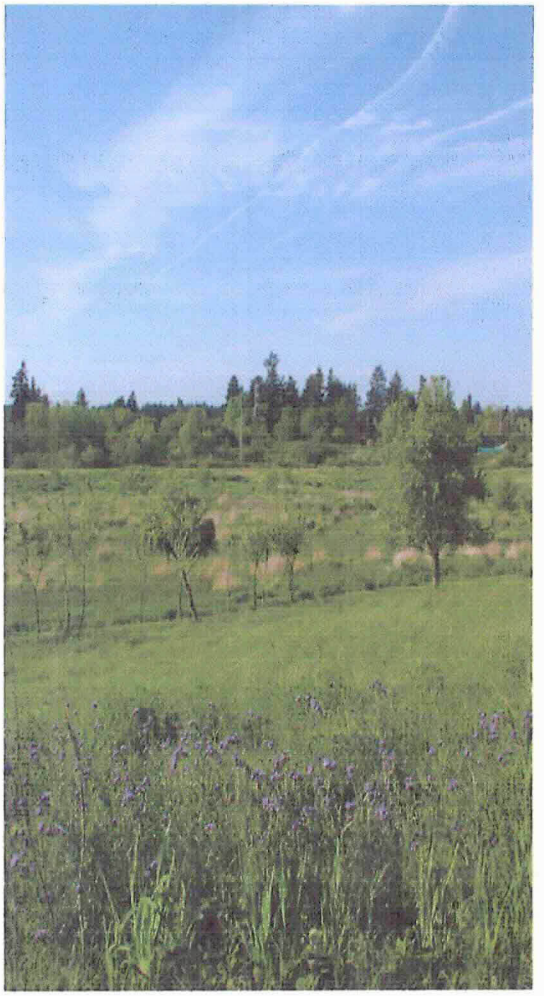
Zenger Farm Master Plan
Portland Bureau of Environmental Services
Erica Frenay, Project Coordinator
503.282.4790
Completed Spring 2002

Zenger Farm is a unique urban resource, encompassing both farm and wetland and is currently one of the few working urban farms in the Portland city limits. To preserve this irreplaceable site, protect its value, and involve the local and surrounding community, LHLA is working with the Friends of Zenger Farm and the Bureau of Environmental Services, who owns the site, to create a master plan for the 16-acre open space.

The goal of the Zenger Farm Master Plan is to transform the farm into an education and job-training center, to teach and display sustainable techniques for wetland restoration, stormwater management, floodplain management, and agriculture on a "campus" renovated to meet these needs.

The proposed improvements include a new classroom and office building, trails and interpretive overlooks, additional community farming areas, and parking. LHLA prepared the Conditional Use Master Plan and Environmental Review application that is currently under review.

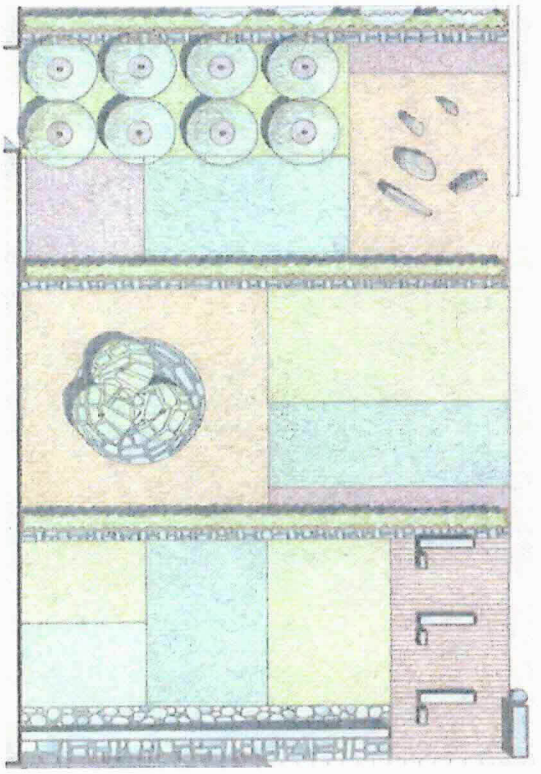
Kurt Lango worked extensively over the past two years as head of the multi-disciplinary team of architects and engineers, with citizen groups and with Friends of Zenger Farm, whose input was critical to the completion the Zenger Farm Master Plan. Kurt then led the permitting effort to legally allow the newly proposed uses to occur. Todd Borkowitz also had a significant role in this project by producing Master Plan concepts and graphics and assisting in the creation of the Zenger Farm Conditional Use Master Plan and Environmental Review application.

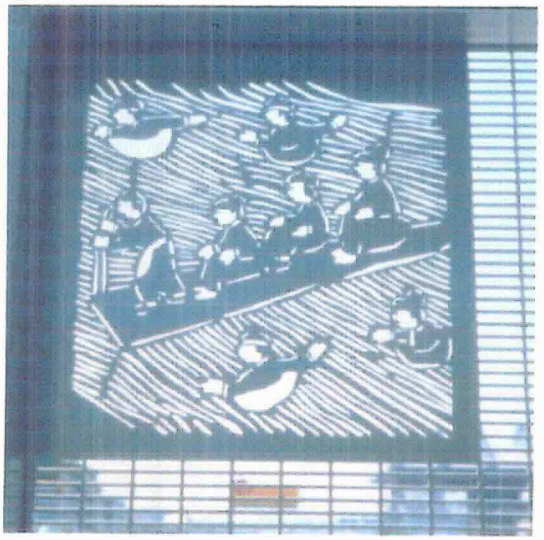


ADDITIONAL PROJECT

Block 47 Temporary Landscape, Portland, Oregon

The Block 47 Temporary Landscape is a unique site design for a Portland Development Commission. The project, located at the crossroads of Martin Luther King Boulevard and the MAX Light Rail line and across the street from the Oregon Convention Center. The design, which is meant only to last 5 to 10 years is visually engaging for both motorists and pedestrians. The design concept creates an urban mosaic, incorporating historical land-use patterns of the site, including its pre-settlement land-use, and explores what one perceives as *temporary*. The design divides the site into a series of patterns that represent the many land divisions that have taken place on the site over the last century. Recycled materials for irrigation, headers, tree wells and broken concrete walls, in addition to use of native grasses were all used to represent historical patterns on the site and to create a landscape that is meant to restore itself over time. Although the landscape pattern will be formal at the inception of the project, over time, the native grasses will resseed into adjacent beds creating an organic pattern. Both Kurt Lango and Todd Borkowitz were involved in the concept design, selection of materials and production of construction documents for the Block 47 Temporary Landscape.





SELECTED PROJECT

Hillsboro Section of the Westside MAX Light Rail Project
Rebecca Banyas
503.239.2146
Completed Fall 1998

Fernanda and Valerie were each selected to be part of this four-person design team for the Hillsboro section of the Westside MAX light rail project that was awarded the Presidential Design Award.

Hillsboro Central Station is the largest station on the Hillsboro light rail line. Its massing is formed by combining two standard electrical equipment buildings. The monolithic brick on the building walls are broken up by bays of "Niches" containing cast bronze objects or photographs enameled on glass and floated above a polished bronze backing plate. First hand "Voices" of life in Washington County are sandblasted into granite paving inlays. Research and interviews were conducted to collect images, objects and quotes that represent the collective memory of the community.

"Merlo Nature Trail" and "Merlo Wetlands Station" Westside Light Rail Project involved the creation of a half-mile long, handicap accessible nature trail. Fernanda designed fifteen sandblasted boulder "trail-markers," seven bronze braille trail markers, as well as a handicap accessible "Tree House" viewing blind, and "Sculptural Perches".

"Flow" plaza at Quatama Station is an exposed aggregate plaza representing a branching river serving as concrete drop-off plaza. Columbia River boulders act as seating for the drop-off area and the fossil fragments sandblasted onto the plaza form archaeological images that surface like fossils in a riverbed.

Two projects, the "Rings of Memory' plaza and the "Witness Tree Rest" plaza, both located at Orenco Station are works which attempt relate the historical roots of the location through the form of new tree growth. The "Rings of Memory" are constructed out of granite tree ring inserts that are marked by passages by poet Kim Stafford. This poem compares ringsof a tree, as a measurement of time and memory, to the measurements of time and memory in a human's life. The "Witness Tree Rest" is a one-acre restored native landscape located directly across from the Orenco Station platform. The "Rest" lays under 200 year old Oregon Garry Oaks.

ADDITIONAL PROJECT

Weller Street Pedestrian Bridge, Seattle, Washington

Fernanda D'Agostino and Valeri Otani callaborated on the design of a pedestrian bridge that joins Seattle's International District to historic Pioneer Square. Utilizing transparency and manipulating light and shadow in both day and night, Fernanda explored the metaphor of a bridge crossing that occurs as immigrants assimilate to mainstream American culture and as this culture is, in turn, influenced by the traditions that immigrants bring with them. By day, images cut into metal grillwork interpret how different cultures connect in a new world. At night, gateway "Sconces," borrow motifs from the grillwork to create large scale dream-like images.

PROPOSED APPROACH TO SCOPE OF WORK

VISION

Our team shares a vision for the Smith&Bybee Lake project that begins with the process by which the design is created. Although each firm is an expert in their own field, collectively we will strive to create a landscape that embodies art, science, and habitat. It has been our experience that a rich, expressive and layered landscape is created within a design environment that promotes the free exchange of ideas and concepts among team members.

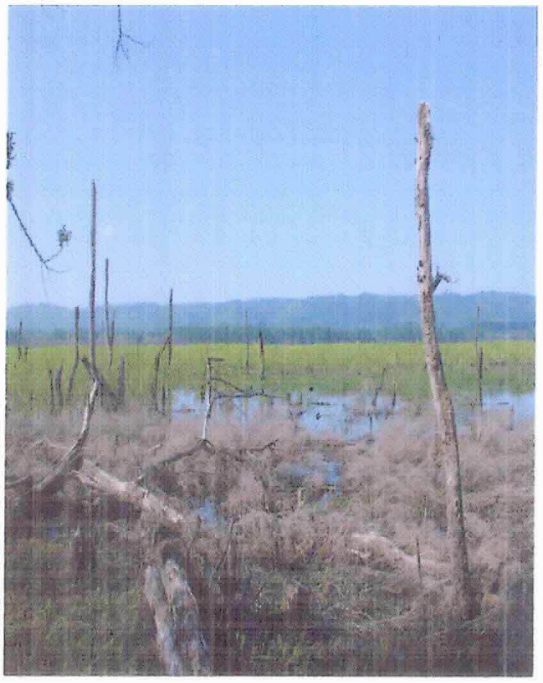
To that end, we have structured our approach around 'team charrettes', intensive workshops that explore ideas from all of our team members. These charrettes will take place both within our office and at the site to fully assess the site's context, conditions and design parameters. Within this design environment, we feel it is critical to explore ideas in model form. The complexity of the site requires that it be studied beyond the two dimensions that maps and photographs provide. We feel that to fully engage the user of the site and heighten his or her experience of the place, we must explore design ideas through the user's eyes, by using three-dimensional forms.

The 'no boundaries' approach and collaboration of separate design disciplines within our project team presents the opportunity to create a seamless transition between landscape and art. We firmly believe that the Smith&Bybee Lakes Wildlife Area is not a static environment and that the both the landscape and art can express the ephemeral qualities and energy of the site. We see opportunities in both the large-scale design elements, such as the form of the parking lot or pathways, to smaller details of the canoe launch or the sound buffer along Marine Drive as artistically designed expressions of the site.

With any project, the design must be grounded in the program, history and context of the site, the potential users, and budget.

Our vision for this project is to view the bottomlands at the confluence of the Columbia and Willamette Rivers profoundly and comprehensively. By understanding and studying the various elements that embody the site, we can evoke one's attention and fascination of these elements and create an enduring landscape that successfully responds to one's heightened awareness of these elements.

The Smith & Bybee Lakes Wildlife Area is much more than just an industrial remnant, just an ecological treasure or just an expansion of Portland's recreational resources. We seek to challenge the traditional concepts of what a restored wetland is by invoking the many layers that comprise the historical and contemporary aspects of the site. We seek to creatively define and interpret the site for the public by addressing the natural sciences of wetland ecology with the poetics of legends and folklore, beliefs and traditions, and industrial and maritime cultures that for generations have defined the Columbia River basin.



GREEN SITE DESIGN

Team members have experience in applying a wide range of sustainable design techniques in a variety of projects. We see an opportunity for a variety of measures including bioswales, stormwater planters, pervious paving, and eco-roofs for this project.

The application of these stormwater mitigation systems depend upon a clear understanding of the function and construction of each system, as well as the ability to integrate system components seamlessly into the overall design of the project. Team members seek opportunities to use recycled materials certified sustainable harvested woods and locally sourced materials for all local projects.

STATEMENT OF PROJECT UNDERSTANDING

Based on the review of previous plans for the area, team site visits, and our experience in the Columbia Slough area, we fully understand many of the issues and challenges for the Smith & Bybee Lakes Wildlife Area project.

We recognize the need to create a sense of arrival into the site or a portal that people move through from Marine Drive. The improvements along the entry road to the parking lot can serve not only as a buffer or restoration, but can begin to tell the story of the area through art and site design. The team recognizes the need to review the auto and bus parking and turnabout areas. We will study whether number of parking spaces specified for the area is adequate to meet the needs of potential users, and what options exist for overflow parking. We seek to look at how to minimize safety conflicts that may arise in this area and how the addition of other elements, such as a restroom facility and kiosk, could be arranged so that they are successfully incorporated into the overall design concept.

Many of our team members are not only canoe enthusiasts , but have direct experience with canoe launches. The overall goal for the launch is to make it safe, accessible, and limit the maintenance of the facility. With the new water control structure, issues with the launch accommodating users at different times of the season will also need to be considered. How the launch is integrated into the surroundings or an opportunity for art will also be studied. Access to the launch and potential conflicts with pedestrians or bicyclists is integral to the design decision of where the boat launch should be located.

Our team understands the technical tasks involved in completing the Smith & Bybee Lakes Project, as outlined in the work plan. Our team is familiar with the NRMP and understands the specific criteria for improvements within the Conservation and Protection Zones. The project team also understands the issues with the jurisdictional waters on the project site and the requirements for Removal-Fill permits. As all team members are integrally involved in the design and PAC meetings, the design, permitting and schedule will be coordinated.

WORK PLAN

TASK I - REVIEW EXISTING INFORMATION & FINALIZE WORK SCOPE

The project team has reviewed the available documents and plans relating to the Smith & Bybee Lakes Area. Additional material and resources will be reviewed by team members as necessary.

Meeting with Metro Staff

The first meeting with the Metro Staff will be to discuss the focus, vision and goals for the project. It will be an opportunity to review the work plan and schedule and make revisions as necessary. Of particular importance will be the permitting schedule and coordination between Metro and the project team.

TASK II - SITE ANALYSIS & FEASIBILITY ASSESSMENT FOR CANOE LAUNCH SITE

In addition to the research we've already conducted, the project team will analyze and compile information on recreational use, wildlife habitat, vegetation, soils, hydrology, and surrounding uses. Additional information on zoning constraints and permitting parameters will be identified. We know that the Healthy Streams Initiative proposes to change the zoning adjacent to Marine Drive to Osc within the site. The timing of the Environmental Review and final adoption of this initiative could impact the material and criteria for this application.

Prior to combining this information into a presentable form, we will have a one-day "Project Analysis"" meeting with the project team. This will be an opportunity for all the team members, including artists, engineers, scientists, and landscape architects to share information, history with the area, and specific knowledge of the site with other team members. The morning will be spent discussing the analysis and additional information that may be required, and the afternoon will be spent on-site discussing additional issues and confirming or testing the information that was discussed earlier. The day-long event will be capped off with a late afternoon canoe launch that allows the project team to view the site from the water. Metro Staff is encouraged to participate in the event to share their expertise and insights into the project.

METRO/RACC WORKSHOP

The Design Team will prepare for and facilitate a workshop with Metro, RACC, Stakeholders and other interested parties to discuss the goals and vision for the art. In keeping with our philosophy of a team approach, the team engineer and habitat specialist will also be part of the meeting.

PROJECT ADVISORY MEETING #1

We feel it is important to meet that the first PAC meeting lays the groundwork for future design and art concept presentations. The first meeting will be presenting site analysis information that the team has gathered, the canoe launch feasibility study, and report on the public art workshop. Discussion of project goals and vision will also done at the meeting that will help give form to the project design.

TASK III - SITE & ART CONCEPT GENERATION

Although the Request for Proposals discusses the art concept generation under Task III, we would suggest that the site design, art, civil engineering, and habitat restoration all be thought of as the project design. As a collaborative effort, team members will strive to create a project that is visionary, artful, and respectful of the natural environment. To that end, many of the typical site elements such as the parking lot, pathways, or canoe launch may be designed in such a way that interprets the natural and cultural phenomena of the site while not using art dollars for the improvements. As with the initial Design Team Analysis, the team members will gather together for a half-day charrette to further refine the art and site concepts discussed at the initial workshop.

METRO/RACC MEETING

The design team will prepare at least two different alternatives for the project design for Metro Staff and a RACC representative to review and input on. Comments on the design will be incorporated into the plans for the next PAC meeting.

PROJECT ADVISORY MEETING #2

At this meeting, the design options will be presented along with appropriate images, models, sections and supporting materials that clearly illustrate the two options. We see this as an interactive session that encourages a lively discussion on the two options. Preliminary cost estimates will also be provide to ensure that the project design is within budget. At this meeting, representatives of the Smith & Bybee Lakes Management Committee and the Public Art Advisory Committee will be present.

TASK IV - DEVELOP REFINED FACILITIES AND PUBLIC ART CONCEPT PLAN

Based on information that we receive from Metro Staff, the PAC, and RACC, the project team will synthesize the feedback of the two alternatives and develop a single schematic design plan. A refined cost estimate will be developed, as well as phasing strategies, if applicable, for the master plan. Permitting issues will also be addressed.

Meeting with Metro Design Staff and RACC

The project team will meet with Metro Staff and a RACC representative to review the final schematic design plan and cost estimate prior to the final PAC presentation.

PROJECT ADVISORY MEETING #3

The final Refined Concept Plan will be presented at the third PAC meeting. Depending upon the site design and art, samples of proposed materials may also be presented along with final costs. Depending upon the final concept plan and costs, determination of first phase implementation may be necessary.

TASK V --CONSTRUCTION DOCUMENT PREPARATION

CONSTRUCTION DOCUMENTATION

Once the Refined Concept has been approved, the design team will proceed to document the work for construction. We will meet with Metro and RACC to confirm the first phase improvements and identify any issues that may extend the project schedule or have cost impacts. We also suggest a meeting with the Office of Planning and Development Review and other regulatory agencies as necessary to identify permitting or code issues that will be encountered. During the preparation of the Construction Documents, LHLA and the artists will have meetings with Metro at least once a month.

50% Completion Submittal

At 50% completion, LHLA will submit the construction documents, including specifications and cost estimate, for review and comment by Metro. LHLA will meet with Metro to discuss the review.

Develop and submit Land Use Permits

Working with Metro, the design team will provide graphic material for the environmental review and removal/fill permit applications.

90% Completion Submittal

At 90% completion, LHLA will submit the construction documents, including specifications and cost estimate, for review and comment by Metro. LHLA will provide five sets of stamped documents for the Building permit submittal. We will take the lead in monitoring the review and answer any questions during the review process.

100% Completion Submittal

We will incorporate any changes from the Building Permit review into the final documents. We will then submit the construction documents, cost estimate, and Division Two Specifications ready for printing.

BIDDING PROCESS

LHLA will attend the pre bid conference and Bid Opening. We will provide clarifications and/or addenda as necessary and assist the District in the evaluation of bids.

CONSTRUCTION ADMINISTRATION

Submittals

LHLA will process submissions including the receipt, review of and appropriate action on Shop Drawings, Product Data and Samples. We will distribute submittals to Owner, Contractor and or Field Representatives as required.

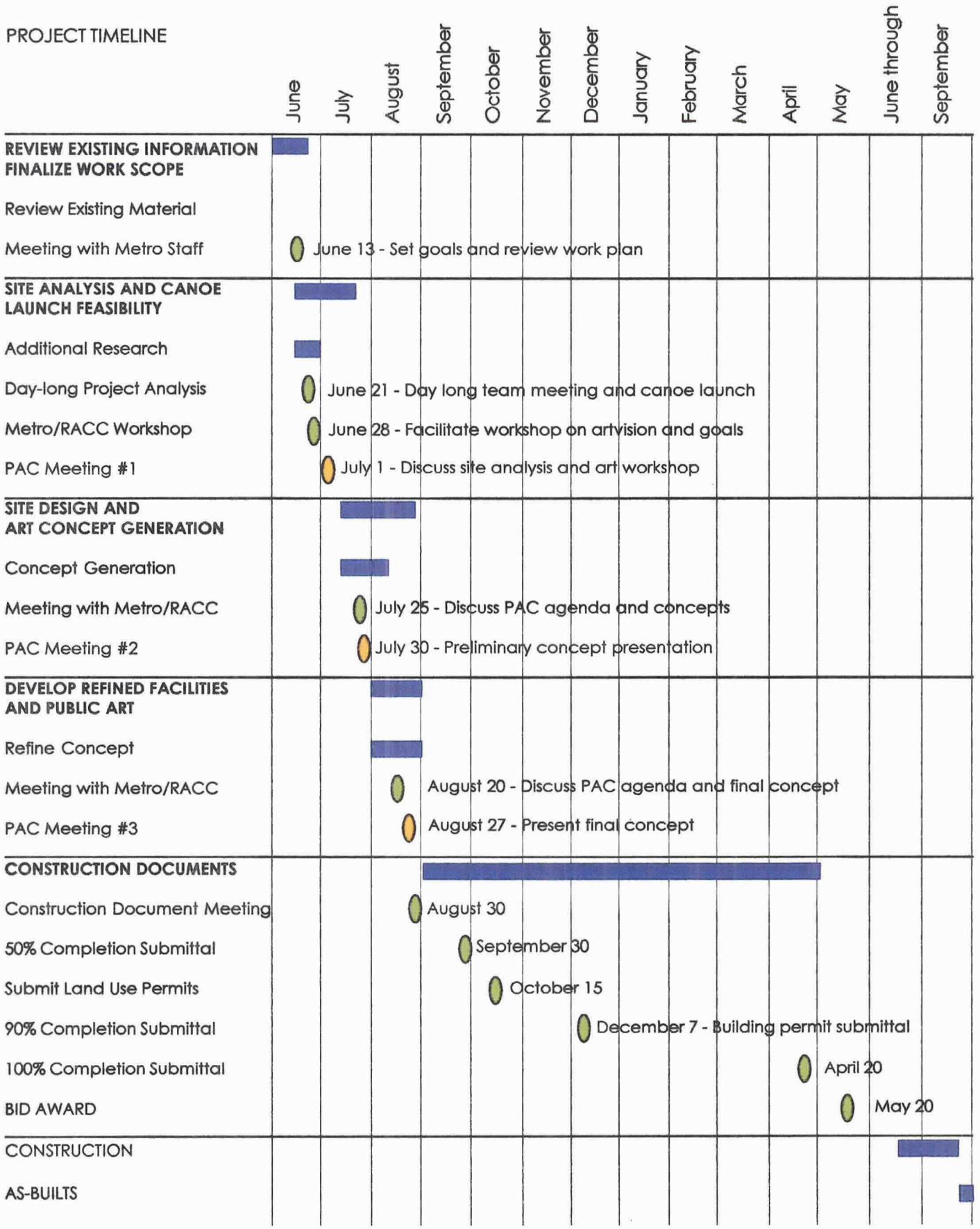
Meetings and Site Visits

LHLA will periodically visit the site to monitor construction at appropriate intervals. We will schedule and attend construction meetings on site including a preconstruction conference and to review the layout of site elements; grading/drainage; soil amendment needs and application procedures; irrigation layout and pressure test; approval of plant stock, locations and groupings prior to planting; completion and acceptance for maintenance; final review and approval at end of maintenance period; review and approve all submittals and conduct substantial completion reviews.

AS-BUILTS

Upon completion of construction, the design team will provide two sets of final drawings and an electronic copy in AutoCAD 2000 format.

PROJECT TIMELINE



PROJECT STAFFING SUMMARY

We envision each individual team member to be integral to the overall design concept for the proposed project. The individuals will provide the following tasks:

Kurt Lango, Lead Facilitator & Landscape Architect
Kurt will coordinate the project team and facilitate the overall design effort. He will oversee the feasibility assessment, construction documentation, permitting, project construction while serving as the primary client contact for design issues.

Todd Borkowitz, Project Landscape Architect
Todd will assist in the general coordination of the project team, provide research and analysis and prepare presentation graphics. In addition, he will provide detailed design work and lead the production of construction documents.

Fernanda D'Agostino, Artist
Fernanda will collaborate with the analysis, planning and early design phases of the project. She will attend all meetings with RACC and the Project Advisory Committee and continue to provide consultation throughout all phases of the project.

Valerie Otani, Artist
Valerie will collaborate with the analysis, planning and early design phases of the project. She will attend all meetings with RACC and the Project Advisory Committee and continue to provide consultation throughout all phases of the project.

Patricia Farrell, Wetland Scientist & Landscape Architect
Patricia will provide wetland and environmental permitting expertise to the project team. She will conduct the wetland delineation and prepare planting plans and permit application information associated with wetlands, threatened or endangered species, and habitat restoration. Patricia will also coordinate with the project team for site feasibility, alternatives analysis and regulatory compliance.

Fred Small, Wetland Scientist & Botanist
Fred will provide wetland and botanical expertise to the project team. He will assist in the review of vegetation communities and in the preparation of restoration recommendations. In addition, Fred will conduct the wetland delineation and assist in the permit applications to the regulatory agencies. He will also provide input on the control of nuisance plants.

Dale Groff, Restoration Horticulturalist & Soil Scientist
Dale will provide technical bioengineering expertise for lakeshore stabilization and sediment and erosion control. He will produce needed plans, details and specifications for erosion and sediment control, bioengineering techniques, soil amendments and plant and seed mixes.

Bob Grummel, Civil Engineer
Bob will initially provide consultation for the feasibility assessment of the canoe launch site. He will provide continued consultation of projects costs and provide documentation and construction administration for civil improvements, including stormwater treatment and detention facilities, erosion and sediment control and all utilities.

PROJECT FEES	KL, LHLA-85hr	TB, LHLA-55hr	VO,Artist-65hr	ND,Artist, 65hr	PF,PH-73hr	FS,PH-68hr	DG,PH-62hr	BG,GE-90hr	Electrical	Surveying
FINALIZE WORK SCOPE										
Review Existing Material	4	4	4	4	2			2		
Meeting with Metro Staff	2	2	2	2						
TOTAL	6	6	6	6	2			2		
SITE ANALYSIS/CANOE LAUNCH										
Additional Research/Canoe Launch	12	12	12	12	2	2	2	12		
Day-long Project Analysis	8	8	8	8	8			8		
Metro/RACC Workshop	3	3	3	3	3			3		
PAC Meeting #1	3	3	3	3	3			3		
TOTAL	26	26	26	26	16		2	26		
SITE DESIGN AND ART CONCEPTS										
Wetland Delineation					20	6	10			
Concept Generation	24	18	24	24	1	1	1			
Meeting with Metro/RACC	2	2	2	2	4					
PAC Meeting #2	3	3	3	3	3					
TOTAL	29	23	29	29	28	7	11			
REFINED FACILITIES AND PUBLIC ART										
Refine Concept	4	8	8	8	4			4		
Meeting with Metro/RACC	2	2	2	2						
PAC Meeting #3	3	3	3	3	3			3		
TOTAL	9	13	13	13	7			7		
CONSTRUCTION DOCUMENTS										
Prepare Construction Documents	12	216	34	34	20	8	4	40		
Assist Metro in Permit Preparation	2	8			37		12	4		
BIDDING		4			1			2		
CONSTRUCTION ADMINISTRATION	16	12			16		16	16		
AS-BUILTS										
TOTAL	30	240	34	34	74	8	32	60		
TOTAL HOURS	100	302	108	108	127	17	45	108		
TOTAL DIRECT EXPENSES	25,110		14,000		13,217			9,360	675	500
REIMBURSABLES	1,400				600			100	25	
TOTAL	$60,987									

Additional Projects

Lango Hansen Landscape Architects

The Bureau of Environmental Services
Zenger Farm Master Plan, Portland OR

Unseen Worlds

Portland, Oregon

Sculptural birdhouses and raptor perches draws attention to the many species of birds that inhabit the site.

"Unseen Worlds" is a16- acre environmental restoration project along the Columbia Slough. As part of a collaborative design team, Fernanda participated in the design of the landscape and the creation of artworks. The Portland Bureau of Environmental Servies, the owner of the site, had asked that all of the art be functional. The artworks reveal important aspects of the ecology of the site and the relationship to a nearby sewer treatment plant. Sculptural gateways, birdhouses, raptor perches, sandblasted granite inlays all reveal the ecology and habitat that exist at the site.

Fernanda D'Agostino

Guadalupe River Park

San Jose, California

Over one-mile long, the park's sculpural berms recall natural processes, providing flood protection and habitat value.

The Guadalupe River Park draws a dynamic line through downtown San Jose, California, serving as a three-mile flood control facility, as habitat for migratory birds and animals, and as a human accessway to the river's edge.

Through design metaphor and detail, the park interprets the river's role in the community. Urban and natural markers gauge the river's height and flow while water features portray the mechanics of flood control. For the first phase, one mile of the river bank is sculpted with wave berms that undulate through the landscape. These landforms are planted with native grasses and provide niches for both people and habitat.

Kurt Lango, lead designer at Hargreaves Associates