

PROPOSAL FOR A MASTER PLAN

# Hakone Gardens

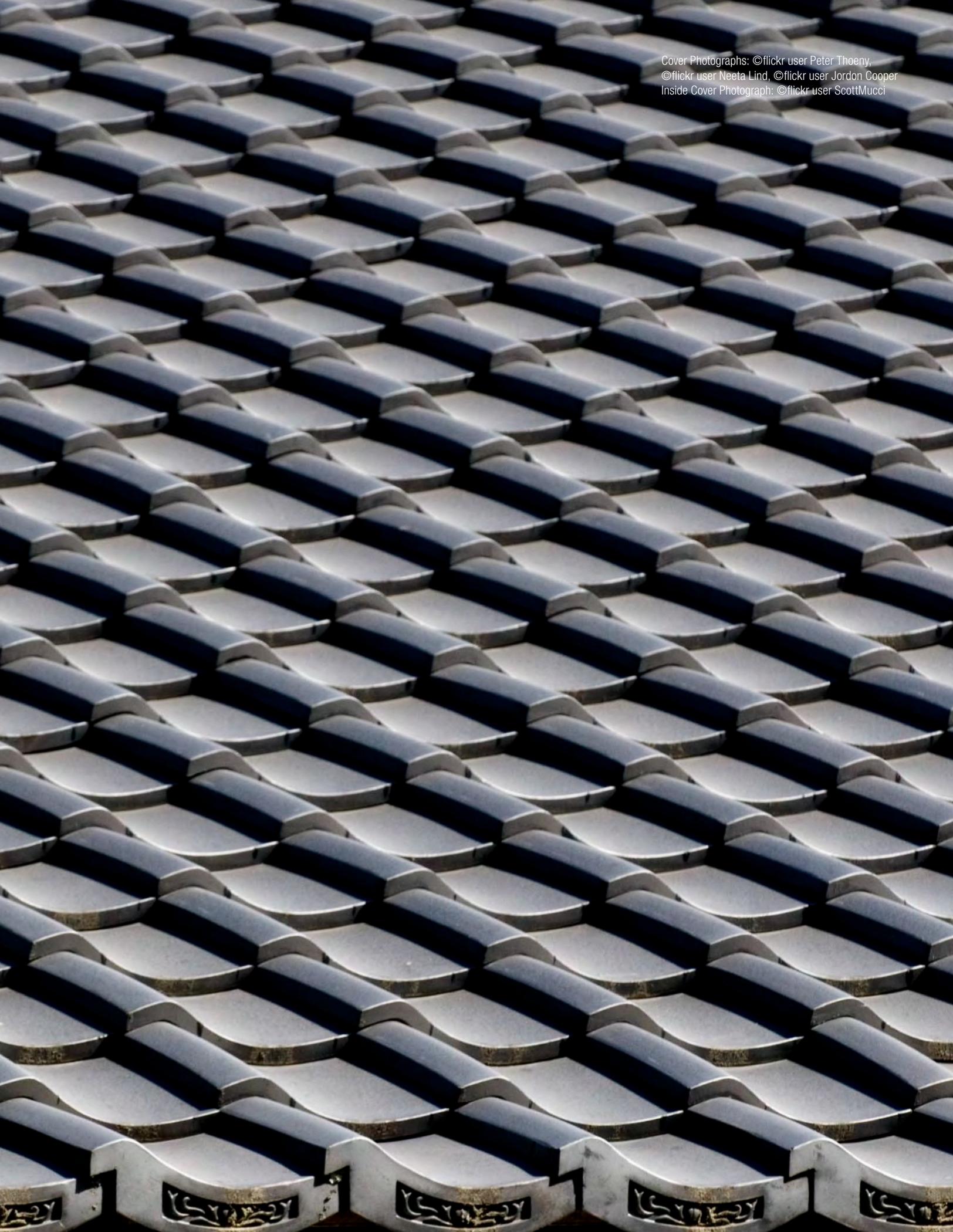
August 28, 2014



THE  
PORTICO  
GROUP



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August 28, 2014

John Cherbone  
Public Works Director  
City of Saratoga  
13777 Fruitvale Avenue  
Saratoga, California 95070

Dear John Cherbone and the Hakone Gardens Master Plan Selection Committee,

The City of Saratoga has a treasure in the Hakone Estate and Gardens, and is one of only 12 historic sites to receive the National Trust for Historic Preservation's top grant award: Save America's Treasures. Visiting the Gardens it is clear that it is a truly cherished place that provides a serene and authentic experience for visitors of all ages and cultures. While we were there, a young couple posed for a photograph at the Japanese foot bridge, a memorial service was being held in the Cultural Exchange Center and later, a Tai Chi class was held in the same building.

We recognize that the Hakone Estate and Gardens is a place that wishes to maintain its historical presence and at the same time stay vital for the many visitors it will host in the future. Our team respects the sense of place that the Garden have nurtured and want to keep alive. By engaging in this next step of the Master Planning process, the City of Saratoga and the Hakone Estate and Gardens are making a commitment to several key goals:

- » the preservation of a national and global treasure
- » the desire to create a self-sustainable facility
- » and the necessity to maintain a smoothly operating cultural complex, while placing aesthetics and design as the highest priority.

Our team will assist you in achieving these goals. The Portico team is comprised of professionals with expertise and experience that will help guide you through the next level of the Master Planning process. Dennis Meyer, Principal-in-Charge and Paul Sorenson, Project Architect, have worked closely with Steve Bloom on the Portland Japanese Garden Master Plan, a project very similar to yours that currently is seeking funding. Additionally, Paul received a Monbusho scholarship and studied architecture with Hiroshi Hara at the University of Tokyo. Johanna Schorr, Project Manager, was a Monbusho Scholar who studied architecture and worked with Tsutomu Shigemura in Kobe, Japan. She established the University of Washington Kobe (Seattle's Sister City) Exchange Program in the Department of Architecture. We have added a specialist to our team, Ken Tadashi Oshima, a Japanese architectural historian and the first vice president of the Society of Architectural Historians.

This unique Master Planning process is the type of opportunity that our design team embraces: upholding and enhancing the beauty of the existing garden; providing a refreshed environment for the precious Koi; maintaining a sense of place for visitors that reverberates with history (and a compelling story); and simultaneously providing much needed new facilities. We value your goal of enriching the cultural vitality of the South Bay region and your commitment to a global presence. It would be an honor to work with you, the City of Saratoga and the Hakone Foundation, as you continue to establish the path to keeping this National Historic Treasure alive for generations to come.

Sincerely,

The Portico Group

Dennis Meyer, ASLA, LEED AP  
Principal

Johanna Schorr, AIA  
Senior Associate



SECTION ONE

Background



SECTION ONE

# Background

Celebrating 30 years of design, The Portico Group specializes in spaces for community, interpretation and informal education. Our firm is comprised of architects, landscape architects, exhibit designers, and interpretive planners, allowing us to explore and illuminate the relationship between the built and natural environments.

**Our body of work includes:**

- » Public Gardens
- » Parks and Open Spaces
- » Zoos and Aquariums
- » Museums and Visitor Centers

As an interdisciplinary firm, we capitalize on the creativity and dynamic energy inherent in collaboration – within the firm and with our clients and consultants. Our finished projects express our approach to design, which is place-based: our designs are dependent on the physical, environmental, and cultural characteristics of the place in which they reside. Each place, and each person who cares about that place, has a story. We are committed to telling those stories, and providing places for our clients to tell those stories, through design. By fostering stewardship of places, people, and cultures, this approach naturally results in a professional philosophy that favors sustainable, ecologically sound design.

*The Portico Group is a design firm creating opportunities to connect people with nature and culture in meaningful ways.*

Our professional goals for each project emerge from our extensive experience with projects that are driven by the combined forces of mission and public visitation.

**We are committed to:**

- » Incorporating the client’s requirements, viewpoints, and preferences
- » Synthesizing the unique aspects of the project, including the program goals, site characteristics, and organizational requirements
- » Selecting materials and systems to support natural resource conservation and the principles of sustainable design
- » Advancing the “state of the art” for the project type
- » Promoting life-long learning and the joy of discovery through design

The Portico Group is a “full-service” firm, and as such we are results-driven as well as people- and process-oriented. We provide planning, programming, design and construction observation to mission-driven clients with specific project requirements. We are skilled project managers, allowing us to facilitate the work and cooperation of a wide array of consultants and project stakeholders.

## The Portico Group’s Team Approach to Hakone Gardens Master Planning

The Portico Group’s approach to master planning for the Hakone Estate and Gardens can be simply expressed as incorporating the **“Spirit of Place.”** This desire, goal, and approach is at the core of each of our projects.

We use interpretation as a driving force to extract and illuminate this spirit of place. Our understanding of the power of each place and the people who inhabit it evolves through a process of:

- » Immersing ourselves in the Garden’s natural and cultural history
- » Embracing the organization’s mission and vision for the project
- » Identifying for whom this project is designed
- » Working in a truly collaborative and transparent process where the information is collected and synthesized, and where we develop creative solutions that are available for immediate review and response.



Los Angeles Zoo Golden Monkey

Portico is guided by design principles that spring from a sense of belonging to a larger community. For this reason, we feel that the preservation of our natural and

cultural heritage is as important as the use of appropriate technology as we work in support of conservation, education and inspiration. Our community has grown – we do work in our region, throughout the United States, as well as around the world – but we bring our commitment to teamwork and design quality whether we travel across town or across the ocean.

Our prime responsibility as “experience designers,” is creating settings for discovery on and within the landscape. We will combine our skills as landscape architects, horticulturists, architects and interpretive planners to develop and refine master plan concepts for the Hakone Estate and Gardens.

## Stakeholder Involvement

### A Workshop Approach

During the preparation of the master plan, The Portico Group will lead a series of interactive project workshops with you.

We believe that these workshops are not just presentations by the design team. Our expectation is that you, as the client, will fully participate with us over the course of the multi-day sessions in proposing, critiquing, and evaluating proposals.

This emphasis on site-based workshops does not diminish the requirement of any successful professional relationship to maintain frequent telephone contact to assure communication and understanding regarding expectations, content and products of the design.

Nearly all of The Portico Group’s projects are public, requiring, and desiring, community input and review. We are equally experienced with projects that include



*Assiniboine Park and Zoo South Entry*

multiple stakeholders, and in the case of the Hakone Estate and Gardens we welcome all levels of staff and community involvement in this project. This participation and ownership will insure that the Gardens continue as a vital part of the community. In many projects with a strong public orientation, involve a broad set of stakeholders.

For your project, a preliminary list includes:

- » The City of Saratoga representatives
- » The Hakone Foundation and Board Members
- » Japanese Garden Specialist, and other key Staff Members
- » Guides and Volunteers
- » Multi cultural representatives
- » Donors
- » Residents of the surrounding Saratoga neighborhood

- » Sister institutions or cities representatives (such as from Muko-shi).

## Conceptual Sustainability Approach

Sustainability means meeting the needs of the present

without compromising the ability of future generations to meet their needs. Thought of in this way, designing and building new facilities takes on increased importance as a part of how we pass on a legacy to future generations. Centers of learning in particular have made lasting contributions to society, and the physical places associated with them also enjoy the legacy of a long life. Sustainable design practices are based on the premise of nature as the underpinning for all design. These practices take



*Canoe Island French Camp*

their cues from natural systems to provide for the needs of both humans and nature. By promoting site preservation, energy and water conservation, and the protection of environmental quality, sustainable design can set new precedents for development coupled with environmental stewardship.



*Canoe Island French Camp Tower*

opportunities for visitors to learn experientially from the very buildings and places they inhabit. The Hakone Estate and Gardens offers a unique opportunity to bring together sustainable design education and practice in a place that reveals the web of ecological connections between the built

The Gardens and its facilities conceived in this way could become part of the educational mission, providing

environment and the ecological environment.



*Los Angeles Zoo Golden Monkey Overlook*

## Creating a Self-Sustaining Facility

Visiting the site, and listening to the ambitions outlined by John Cherbone and Lon Saavedra it is clear that you want to build on the success of your current visitation, and respect the legacy that has been established and recognized, and at the same time wish to enhance the Gardens. The key questions the master plan will address

are: the siting of a new Retreat Center; the new Tea Room/Gift Shop; how to update the Entry sensitively in the Japanese Edo style of architecture; the renovation of the Koi Pond; maintaining and rejuvenating the Gardens into the future; and how to address the demand for parking within the overall context of Hakone

Estate and Gardens. Our goal, like yours is to maintain the integrity and beauty of the Gardens, respecting its quiet and naturally detailed places, while ensuring that it is a place that will welcome visitors from around the world and the region for years to come. The approach to the Master Planning process will incorporate all functional considerations that we discover and discuss with you, and at the same will never lose sight of the cherished the historic context and the serene qualities that are inherent in the existing Hakone Estate and Gardens.

### a. Office Location

The Portico Group is in downtown Seattle at 1500 4th Avenue, 3rd Floor 98101. All work on this project will be performed here, except when we are on site (at workshops and meetings).



*Cultural Event Center at Beaver Lake*

### b. Summary of Work Performed by our Sub Consultants:

#### 1. Japanese Architectural Historian – Ken Tadashi Oshima

Ken will attend one site visit, Workshop #1 and several internal meetings at The Portico Group. Ken will contribute to and review the Draft and

Final Master Planning Reports. Ken Oshima is a Japanese Architectural historian and a professor of Architecture. He will provide the team with precedents for design, and enhance our knowledge and sensitivity to Japanese design principles as we establish the locations and design of the new structures.

#### 2. DD&A—CEQA and Environmental Considerations—Leianne Humble, PE.

DD&A will prepare an Initial Study/Mitigated Negative Declaration for the Master Plan in accordance with the requirements of the California Environmental Quality Act (CEQA) and the City of Saratoga. DD&A's work includes Project Initiation, Draft Initial Study, Revised Draft Initial Study Per City, prepare Screen-Check Public Draft IS/MND, Mitigation Monitoring Program, respond to Public comments on Initial Study/Final IS/MND and attend meetings.

#### 3. Hexagon Transportation Consultants, Inc.—Gary Black, President

Hexagon will assist DD&A in preparing the traffic study included in the IS /Mitigated Negative

Declaration of the Master Plan. Hexagon will conduct Data Collection, Trip Generation, Traffic Analysis, Driveway Analysis and Documentation (no meeting attendance).

**4. PCA Global—Water Quality and Filtration**

Paul Cooley and PCA Global will focus on the Koi Pond restoration. He will attend one site visit and Workshop #1, and provide the team with a Water Quality Assessment and Narrative, including operational requirements for the LSS system. PCA’s analysis will be included in the Facility Program, the Final Draft memorandum and the Preferred Design Option final report.

**5. Oppenheim Lewis, Inc—Scott Lewis**

Scott will attend one workshop and one Hakone Foundation Board meeting. Scott Lewis will work with us throughout our master planning design process to confirm our design is within the scope and budget of the Hakone team. Scott will provide the team with an Estimate of Probable Construction Costs for the Preferred Design Option.

**6. Clevenger Associates—Commercial Kitchen Design—Antony Clevenger and Brent Hall**

We are adding a Food Service consultant to our team in response to your desire to “improve and increase year around food service for visitors”. Clevenger Associates will develop an information gathering questionnaire to allow an overview of food operations/facilities and design/operational criteria. Their roles include: participate in an interview (via conference call) with decision makers and record findings; develop food facility space program in consideration of the Hakone Estate and Gardens’ vision, site/space constraints and The Portico Team design concepts; and assist

Portico with pre schematic design study plans and review with the Client using web based video conferencing. Clevenger Associates will also obtain local Health Department regulations and share them with the design team.

**7. Partners by Design – Retail Consultant – James Synder, President**

Partners by Design will conduct one site visit to do an assessment of issues and will attend one Workshop #2. They will assist in Programming to ensure that we consider appropriate space allocation and circulation for the Retail portion of the Tea Room/Gift Shop, and will provide guidance for design layout of the Gift Shop and will also work closely with our cost consultant.



*Hurricane Ridge Visitor Center*



SECTION TWO

## Related Experience



SECTION TWO

## Related Experience

### Master Site Planning Context

We have experience in Master Planning for complex sites. We understand that each project comes with known constraints of the site and the context, and some that we will discover with you.

Your desire to protect and enhance your historical legacy of gardens and buildings, while expanding and developing new structures, presents an opportunity to seamlessly integrate new and sensitively designed buildings with the exquisite existing Japanese historic structures that are in the Gardens. To do so, the Portico team will consider the entire Hakone Estate and Gardens site, its panoramic and framed vistas, the serenity of the gardens and the maintenance of the “hide and reveal” aspect of the existing

garden. Our efforts in developing master plans for the Portland Japanese Garden, the Pacific Connections Garden (adjacent to the Japanese Garden as part of the renovation of Seattle’s Washington Park Arboretum), and the San Francisco Botanical Garden Interpretive Master Plan demonstrate examples of successful directions you may wish to pursue.

We have expanded our team to include Ken Tadashi Oshima so that our decisions, from the Master Plan level to the detail level, are in keeping with traditional Japanese design and are enhanced by Ken’s perspective and knowledge. We welcome the opportunity to work with an architect or designer with experience designing traditional Japanese architectural structures and gardens as the process allows.



*Rendering of Kopje Lodge Fresno Chaffee Zoo African Adventure*



*Rendering of Overlook, Houston Zoo Gorillas of the African Forest*

**List of Similar Projects by our Team Completed in the Last 5 Years:**

1. **Portland Japanese Garden Master Site Planning**  
Portland, Oregon  
Steve Bloom 503.223.1321  
A Master Plan that addressed the desire for greater visitorship while maintaining its intimate sense of place.
2. **Descanso Gardens Long Range Conceptual Plan**  
Lã Canada Flintridge, California  
David R. Brown 818.952.8887  
A Garden Master Plan that addressed natural heritage, the legacy of the gardens and visitor experience, including incorporation of existing Japanese Garden, New Entrance, Retail and Food Service.
3. **Happy Hollow Master Plan and Design**  
San Jose, California  
Shannon Heimer 408 794 6406

- A Master Planning process that incorporated a CEQA process. Portico worked with DD&A, Hexagon, Partners in Design and Clevenger Associates on this project.
4. **Jilkaat Kwaan Cultural Heritage Center and Bald Eagle Observatory**  
Klukwan, Alaska  
Lani Hotch 907.767.5485  
This project is an example of Portico’s work with an active and vital cultural community, connecting with nature and a desire to preserve their cultural heritage.
  5. **Assiniboine Park Zoo, South Entry**  
Winnipeg, Manitoba  
Rick Chopp 204.927.6044  
An Entry building to the Zoo that addressed the sense of arrival, visitor services, ticketing and incorporated a gift shop.

**Other Relevant Projects:**

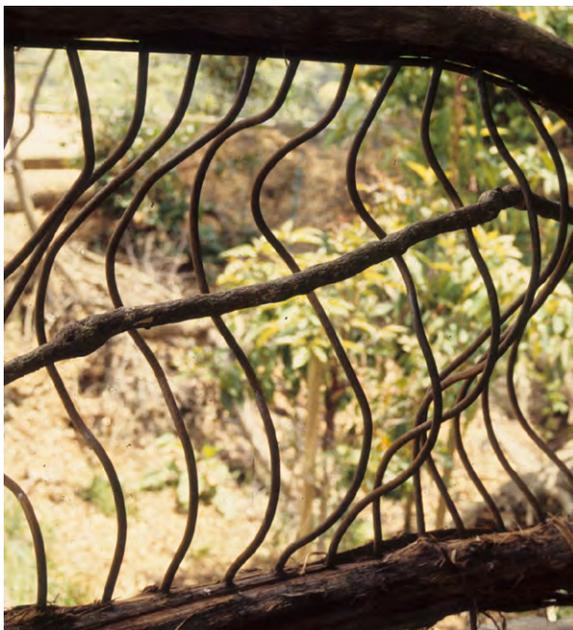
6. **Washington Park Arboretum Pacific Connections Garden**  
Seattle, Washington  
Sarah Reichard, Ph.D 206.616.5020  
A implementation of our previous Master Planning work, that incorporates five geographic regions of the world, including Asia.
7. **Washington Park Arboretum Master Plan**  
Seattle, Washington  
Sarah Reichard, Ph.D 206.616.5020  
Master Planning for 200 acre park in the middle of Seattle. An example of working successfully with a variety of stakeholders (including existing Japanese Garden).
8. **San Francisco Botanical Garden Master Plan Refinement and Interpretive Master Plan**  
San Francisco, California  
Scott Medbury (Former Director) 718.623.7269  
Portico did a refinement to the existing Master Plan. The Botanical Garden included 22

geographic gardens, one of which was an Asian Garden.

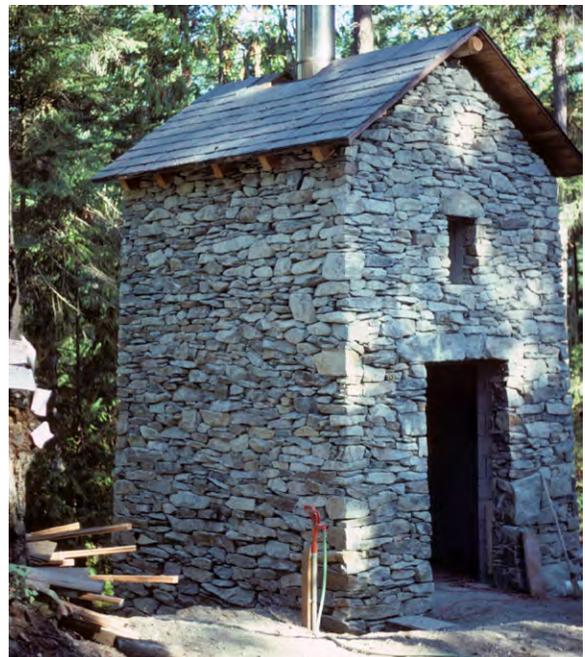
9. **Los Angeles Zoo Golden Monkey**  
Los Angeles, California  
Dr. John Lewis 323.644.4261  
An example of Portico's design sensitivity reflecting cultural influences.

**Other Selected Portico Group Projects in California:**

10. **Hughson Botanical Garden, Hughson, CA**
11. **The Huntington Conservatory Exhibits, San Marino, CA**
12. **Mendocino Coast Botanical Gardens Master Plan, Fort Bragg, CA**
13. **Quarryhill Botanical Garden Concept Plan, Glen Ellen, CA**
14. **San Francisco Zoo Tropical Rainforest & Indian Monsoon Exhibit, San Francisco, CA**
15. **LA Zoo and Botanical Garden**  
Los Angeles, CA
16. **San Francisco Conservatory of Flowers**  
San Francisco, CA



*Boardwalk at Auckland Zoo Tropical Rainforest*



*Canoe Island French Camp Tower*



# Portland Japanese Garden Master Site Planning

Portland, Oregon

## Portland Japanese Garden Master Site Planning Portland, Oregon

**Client:**

The Japanese Garden Society of Oregon

Stephen Bloom  
503.223.1321

**Role:**

Architects  
Landscape Architects  
Interpretive Planners

**Status:**

Completed 2009

### Project Description

Working with The Japanese Garden Society of Oregon's Master Site Planning Task Force, The Portico Group developed a plan that shows how this internationally recognized garden can be updated to accommodate greater visitorship while maintaining its' intimate sense of place.

A major component of the plan is a new entry and arrival route for pedestrians and the garden's tram. The new entry facilities will include guest services, education center, public tea room, village center, and maintenance and training facility arranged around a village courtyard.



*Existing antique gate.*

# Portland Japanese Garden Master Site Planning Portland, Oregon



With a new configuration for parking and separate pedestrian and garden tram routes: the design takes advantage of the topographically unique spaces.



Existing Sand and Stone Garden.

# Portland Japanese Garden Master Site Planning Portland, Oregon



*A new village courtyard with tea house, ticketing, and retail will be open to all visitors arriving at the Garden.*



*Existing ticketing entry (eaves and bulletin board pictured extreme right in watercolor illustration at top of page).*



# Golden Gate Park: San Francisco Botanical Garden and Conservatory of Flowers

San Francisco, California

## San Francisco Botanical Garden at Strybing Arboretum San Francisco, California

**Client:**

Strybing Arboretum Society

City of San Francisco

Scott Medbury (Former Director)  
718.623.7269

**Role:**

Interpretive Planners  
Landscape Architects

**Status:**

Completed 2001

**Size:**

55 acres

### Project Description

Located at San Francisco's Golden Gate Park, the master plan for the Botanical Garden illustrates how the enthusiasm generated by a master plan process can lead to extraordinary new garden experiences. The work at the Gardens included master plan refinement and interpretive plan. The mild, fog-bound climate of Golden Gate Park allows the Garden to grow and display plants that are rare and unusual for central California. Significant portions of the master plan have been implemented including designs for a new entry and perimeter improvements; the Center for Sustainable Gardening; a major trail system; and renovation of the Eastern Australian Garden.

*Cover Photo: Majestic Monterey Cypress anchors the Great Meadow*

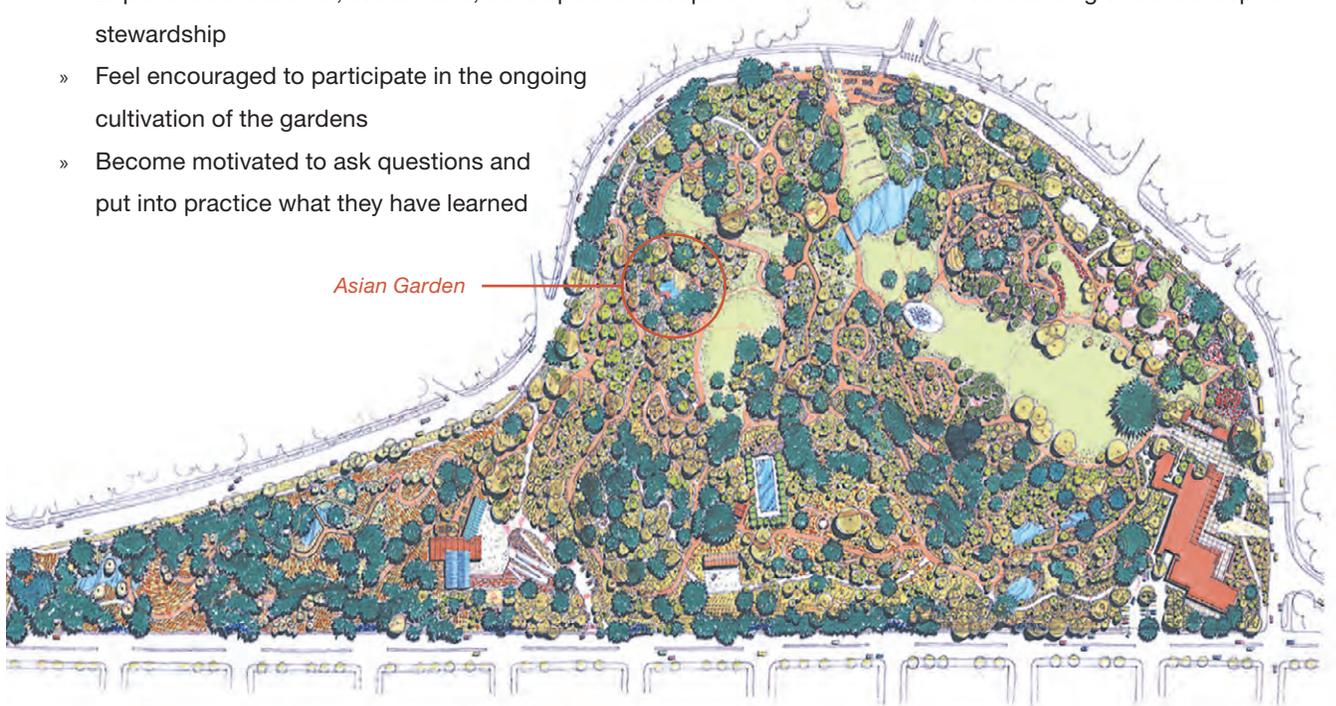


## San Francisco Botanical Garden at Strybing Arboretum San Francisco, California

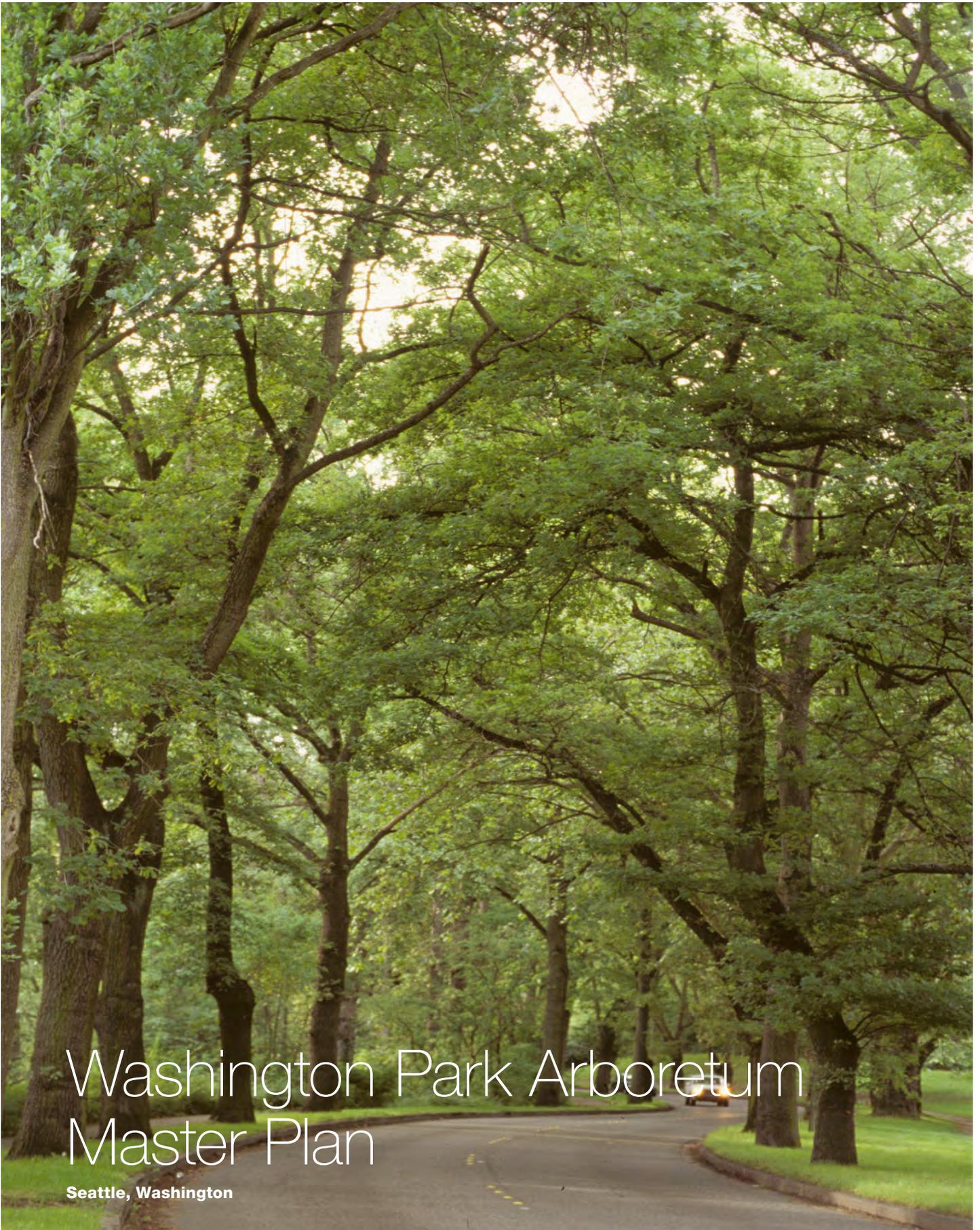


Garden-wide interpretive plan objectives are that visitors will:

- » Understand that unique combinations of plants and landscapes mantle the earth
- » Understand that these gardens offer a distinct set of growing conditions, which are similar to those found in other parts of the world
- » Experience elements of surprise in the gardens and become receptive to new ideas and possibilities
- » Experience a beautiful, sustainable, developed landscape that reinforces their understanding of the concept of stewardship
- » Feel encouraged to participate in the ongoing cultivation of the gardens
- » Become motivated to ask questions and put into practice what they have learned



*Strybing Arboretum overall site plan*



# Washington Park Arboretum Master Plan

Seattle, Washington

# Washington Park Arboretum Master Plan Seattle, Washington

**Client:**  
Seattle Department of Parks and Recreation  
  
Sarah Reichard, Ph.D.  
206.616.5020  
  
University of Washington  
Botanic Garden  
  
Arboretum Foundation

**Role:**  
Architects  
Landscape Architects  
Interpretive Planners

**Status:**  
Master Plan completed 2001  
Implementation Plan completed 2003

## Project Description

The Portico Group worked with the Arboretum Foundation, the University of Washington and the City of Seattle Parks & Recreation Department on the creation of a visionary Master Plan and a detailed Implementation Plan for the Washington Park Arboretum.

The Master Plan identified long-range strategies to manage the living museum of plant collections. Specifically, the plan addressed management issues, physical conditions, circulation concerns, garden displays, and plant collection guidelines — as well as education, research, and advocacy programs. All of these areas will make the facility more relevant to the Puget Sound region. Since ecology, conservation, and education are more compelling issues today than in 1934, when the Arboretum was originally designed by the Olmsted Brothers, the value of a world-class arboretum to the community has greatly increased.

Portico’s approach included a “vision team” workshop series composed of recognized national experts from other world-class public arboreta and gardens as well as a panel of local special interest groups and public meetings to generate interest, feedback and support.

North Entry







*The Great Lawn at the Graham Visitor Center*



*Current view of the roadway and Graham Visitor Center*



*Photo simulation of the expanded Graham Visitor Center complex*



# Washington Park Arboretum Pacific Connections Garden

Seattle, Washington

# Washington Park Arboretum Pacific Connections Garden Seattle, Washington

**Client:**  
Seattle Department of Parks and Recreation

Sarah Reichard, Ph.D.  
206.616.5020

**Role:**  
Architects  
Landscape Architects  
Interpretive Planners  
Exhibit Designers

**Size:**  
14 acres

**Status:**  
Completed in 2008

## Project Description

As the first major undertaking of the Washington Park Arboretum Master Plan, the Pacific Connections Garden project displays plants selected from five geographic regions of the world for their ecological appropriateness to Seattle and the Puget Sound region. The geographic collections allow the visitor to compare and contrast plant communities of the Pacific Northwest cool winter-rain, summer-drought climate with other similar climates found in Cascadia (Northern California, Oregon and Washington), central Chile, eastern Asia, New Zealand, and southeastern Australia.

The interpretive approach for the Pacific Connections Garden was a response to the University of Washington’s desire to grow and display plants and interpret them as a larger ecological system. This led to the idea of gradually moving away from the arboretum’s origins as a taxonomic collection toward a collection based on ecological connections within plant communities.

The design of the garden integrates wayfinding and interpretive delivery methods in ways that allow the natural environment to be the primary visitor experience. The majority of the interpretive messages are located at the interpretive shelter and at a central interpretive node within each of the five immersive forest exhibits. Cut-out metal screens, using the pattern of the Pacific Northwest’s iconic western red cedar, provide the substrate for



*A geographic exhibit on the edge of the Pacific Rim Meadow*



*An organizing Pacific Rim Meadow includes open space for informal gatherings, an interpretive shelter, a trailhead, and collection preview plantings for each of the geographic collections that act as an introduction to the larger adjacent exhibits.*

## Washington Park Arboretum Pacific Connections Garden Seattle, Washington

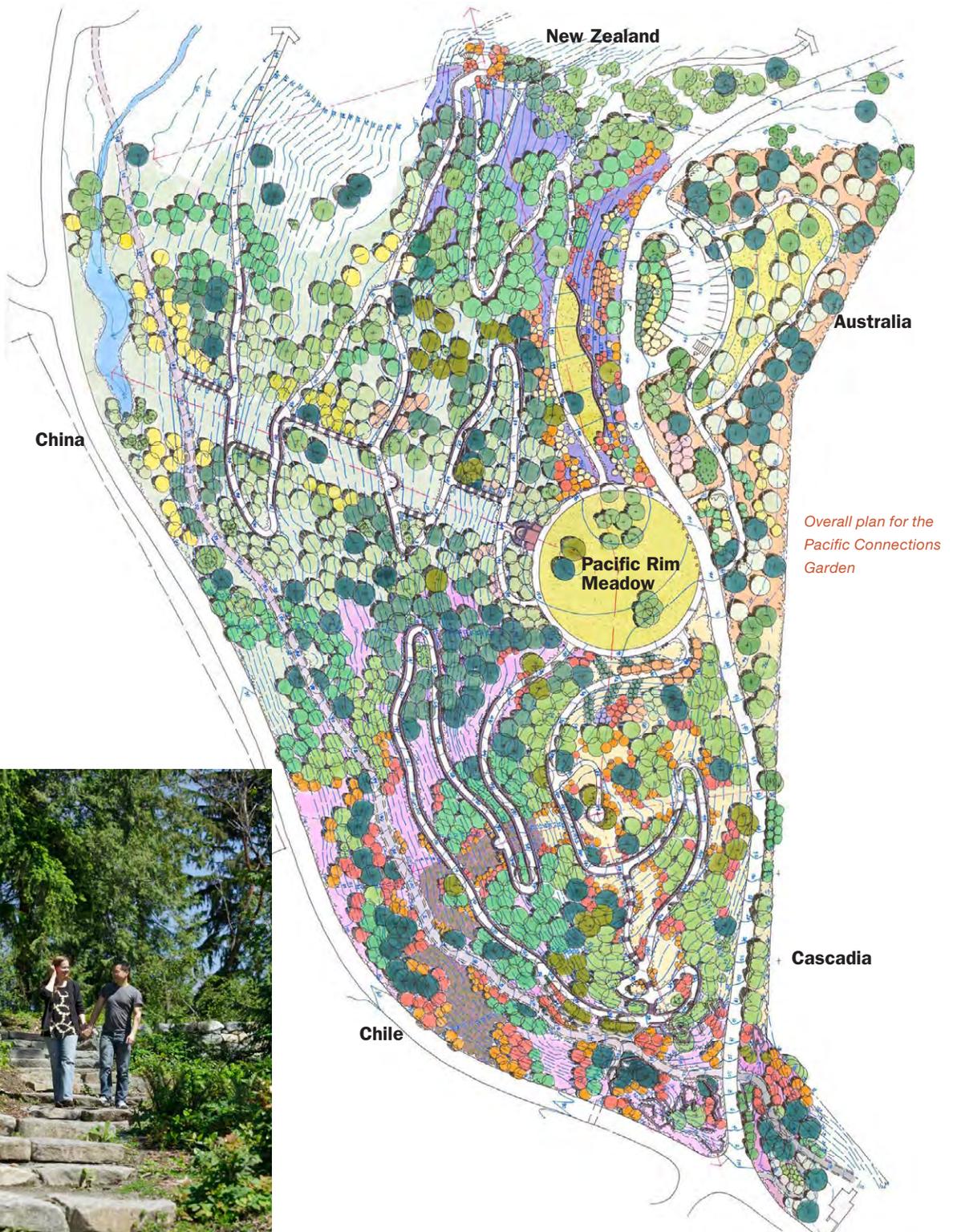
the interpretive panels. The panels convey the nature of a place, compare each of the five geographic regions, describe the sustainable approach to the collections, and illustrate human use of plants.

In addition, a comprehensive wayfinding plan provides orientation and direction to arboretum visitors. A hierarchy of sign types addresses various scales and speed of movement from boulevard identification signs, to pathway identification, pedestrian orientation, and pathway directional signs.



*A shelter provides rain protection, a focal point for field trips, and interpretation of geographic exhibits. As a demonstration of sustainability, the green-roof shelter incorporates western red cedar logs and timber from prior storm damage, harvested on site.*

# Washington Park Arboretum Pacific Connections Garden Seattle, Washington





# Descanso Gardens Long Range Conceptual Plan

La Cañada Flintridge, California

# Descanso Gardens Long Range Conceptual Plan La Cañada Flintridge, California

**Client:**

Descanso Gardens

David R. Brown  
818.952.8887

**Role:**

Architects  
Landscape Architects  
Interpretive Planners

**Status:**

Completed 2009

*Cover Image: Existing Japanese Garden*

## Project Description

The long-range conceptual plan for Descanso Gardens builds on the institution's recently completed strategic plan, which identified some of the key challenges shared by many public gardens in the 21st century:

- » Preserving and rehabilitating their natural heritage
- » Continuing the legacy of gardens as a place of beauty, respite, and health
- » Creating a positive visitor experience that allows people to enjoy these informal educational settings

A significant goal of the long-range conceptual plan is to help the gardens achieve virtual self sufficiency in water and energy use, and be self-contained in terms of waste disposal and recycling. For a garden as beautiful as Descanso, to be a demonstration of sustainability is truly a worthy vision. The Portico team assessed the feasibility of all aspects of self sufficiency by identifying potential methods and technologies, assessing their application to specific site and operations, and identifying

costs – capital and life cycle – to arrive at the true value and cost of accomplishing the garden's vision.



*Existing Rose Garden Trellis*

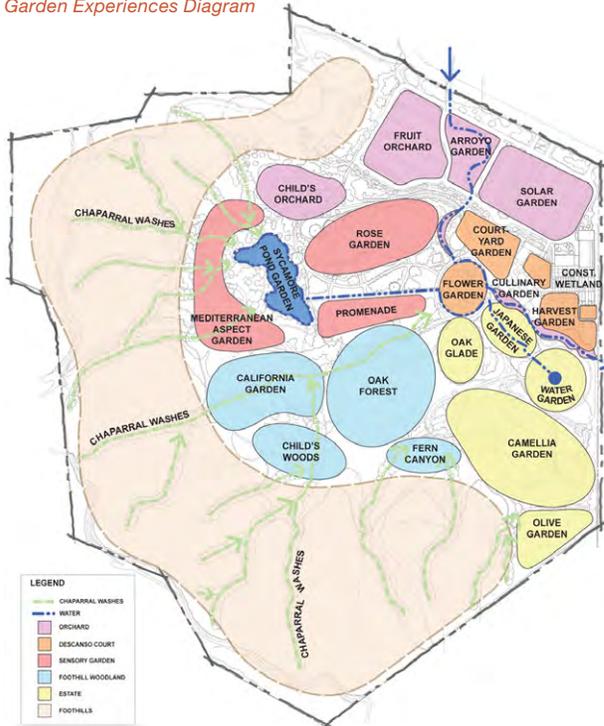


*Existing Garden Display*

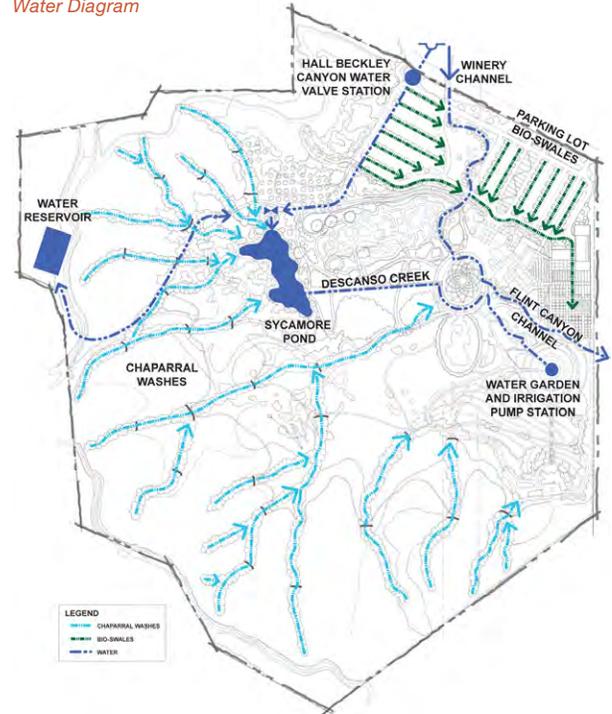


# Descanso Gardens Long Range Conceptual Plan La Cañada Flintridge, California

Garden Experiences Diagram

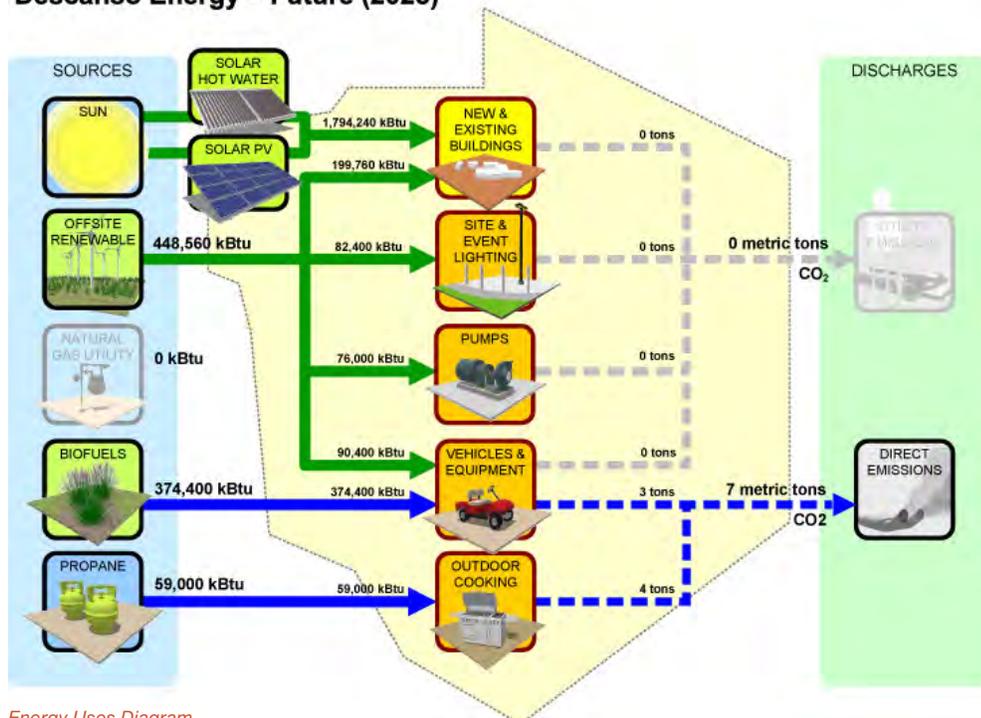


Water Diagram



The long-range conceptual plan identifies garden experiences that not only demonstrate botanic and horticultural experiences, but also utilize green LEED (Leadership in Energy & Environmental Design) principles that have been effectively incorporated throughout the site, offering a fully operational showcase for understanding sustainability.

## Descanso Energy – Future (2025)



Energy Uses Diagram



# Happy Hollow Master Plan

San Jose, California

# Happy Hollow Park San Jose, California

**Client:**

San Jose Public Works  
 Shannon Heimer  
 408.794.6406

**Role:**

Architects  
 Landscape Architects  
 Interpretive Planners  
 Exhibit Designers

**Status:**

Opened March 2010

**Awards:**

Acterra Business  
 Environmental Award –  
 Sustainable Built Environment

**Status:**

Completed in 2010

## Project Description

In November, 2000 the City of San Jose passed a \$228 million Parks Bond, of which \$74 million was earmarked for Happy Hollow Park & Zoo Parks Bond Project. The project directed improvement to existing features and new development in Happy Hollow.

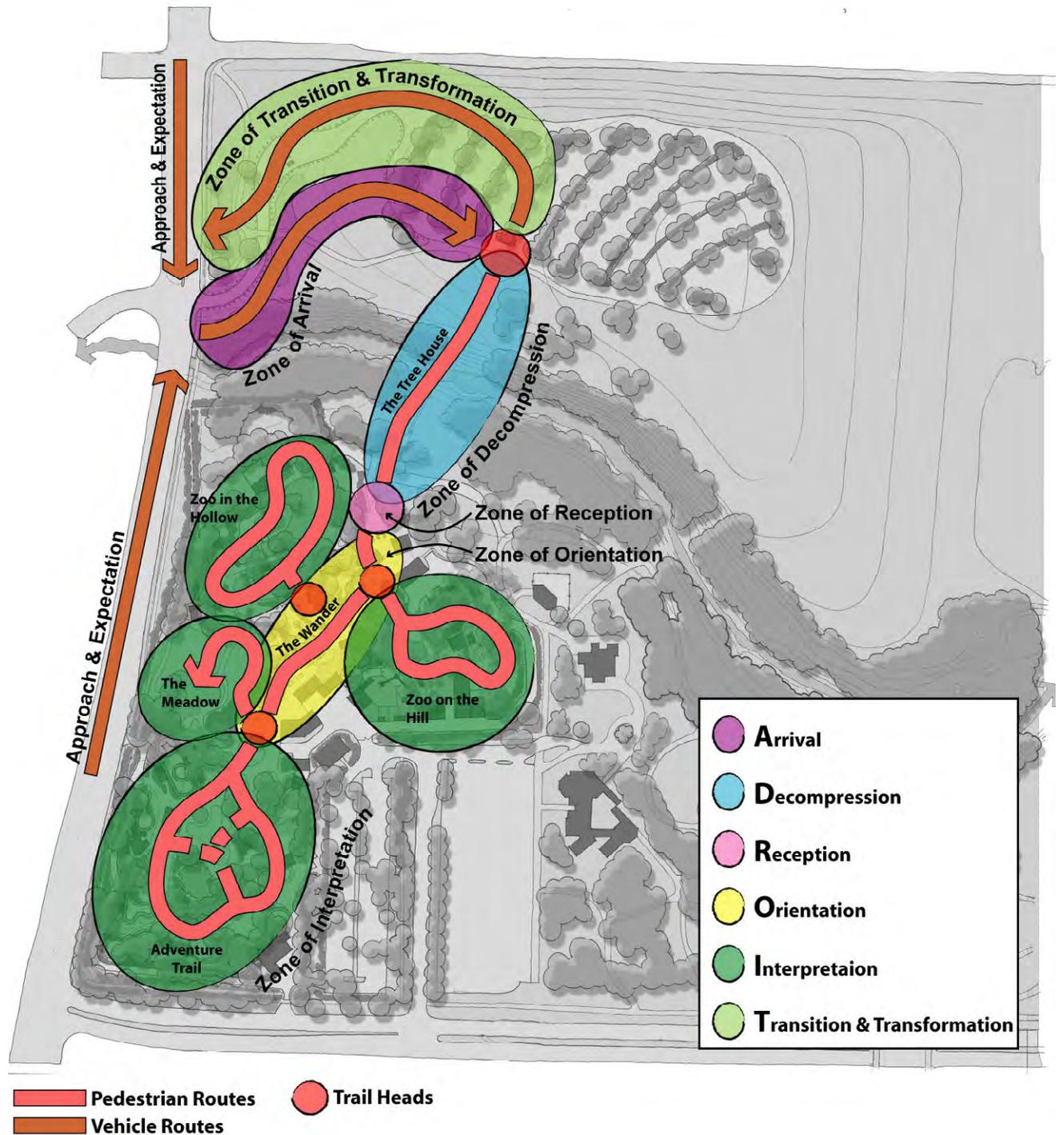
The design team consisted of landscape architects, exhibit designers, architects and interpretive planners from The Portico Group. A consultant team assisted Portico in the master plan evaluating constraints and opportunities for site and building engineering, environmental feasibility assessment, biotic and arborist assessment studies, and business revenue and expense planning. The master plan comprehensively integrated physical design, CEQA requirements and permitting, interpretive planning, and project and construction phasing strategies.

With its opening in March 2010, the newly renovated park and zoo continues its nearly 50-year legacy of integrating children’s rides, a puppet theater, play areas, and an accredited zoo into one exciting attraction. The new Happy Hollow combines innovative green architecture with whimsical fun and was awarded LEED® Gold Certification from the U.S. Green Building Council.



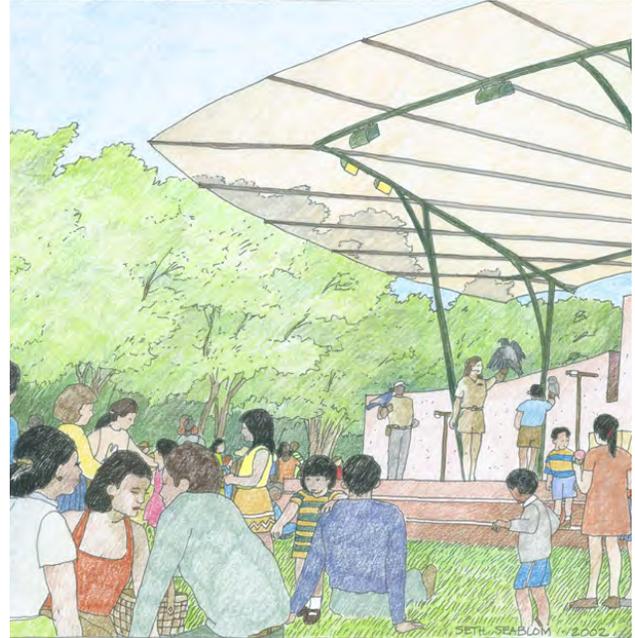
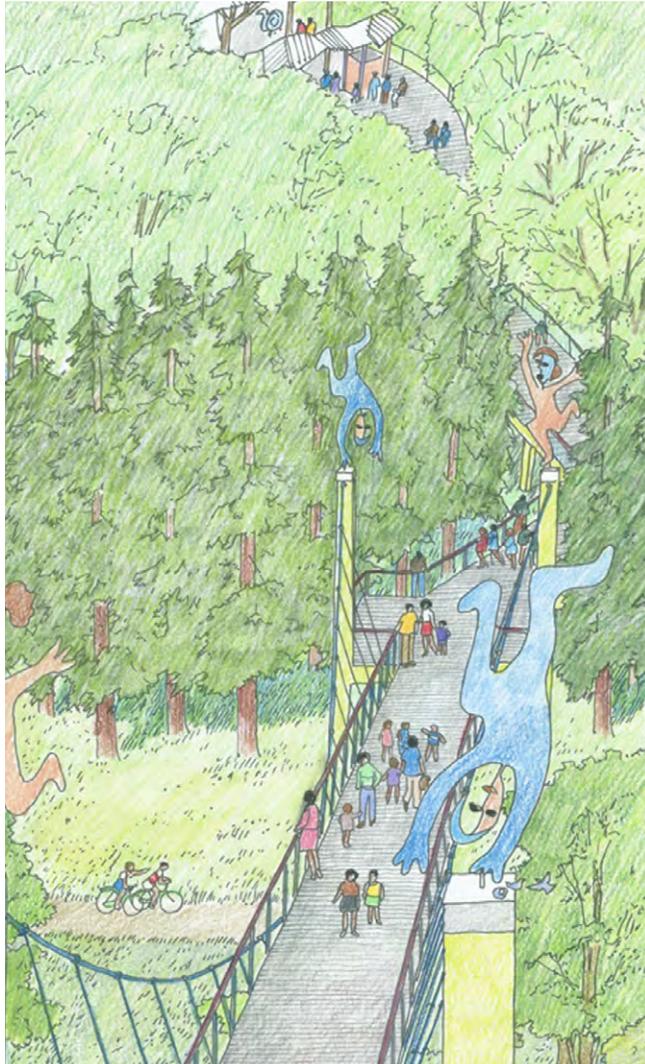
*Visitors arrive at the “Welcome Plaza” to be greeted by staff and orientated to the day’s special activities and programs, purchase of tickets or memberships, and then passing through the gateway to fun and interactive experiences.*

# Happy Hollow Park San Jose, California



The \$72 million project included renovation of the 12 acres of existing ride areas and zoo, as well as addition of four acres to the facility, which features several new animal exhibits, veterinary and commissary buildings, an education center, guest services and gift shop, concessions, new parking lot, and pedestrian bridge.

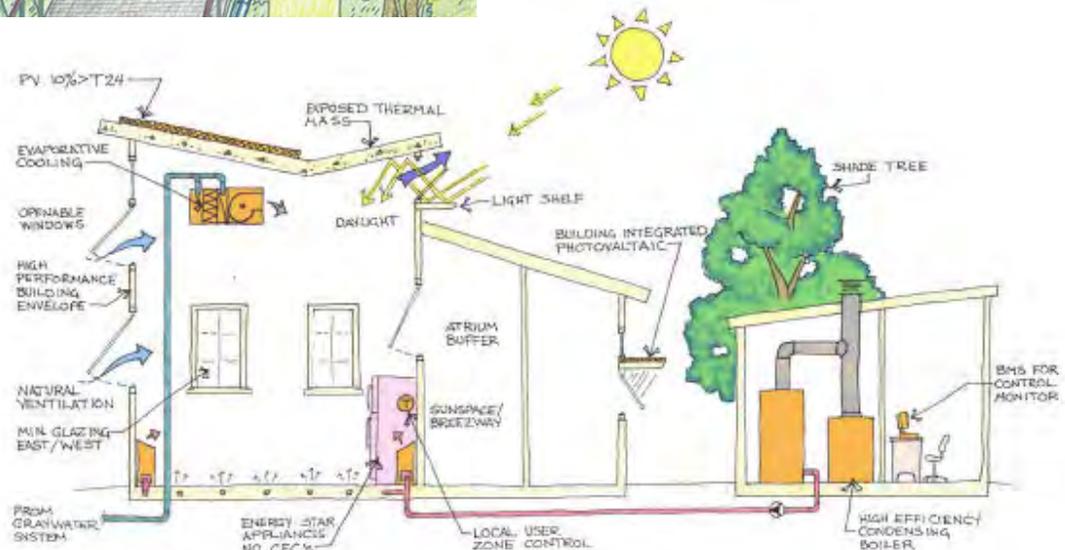
Happy Hollow Park San Jose, California



Above: A canopy floats over the Meadow Stage where music, animal presentations and plays entertain; and where sun and shade invite visitors to run, relax and picnic.

Left: A dizzying drop of sixty feet greets visitors at the Tree House Suspension Bridge over Coyote Creek. Ahead lies the Welcoming Plaza, with art work by Red Grooms.

Below: Sustainable strategies show opportunities for buildings to incorporate water and energy conservation, and daylighting and natural ventilation possibilities.





# Jilkaat Kwaan Cultural Heritage Center and Bald Eagle Observatory

Klukwan, Alaska

# Jilkaat Kwaan Cultural Heritage Center and Bald Eagle Observatory Klukwan, Alaska

**Client:**

Chilkat Indian Village  
Lani Hotch  
907.767.5485

**Role:**

Architects  
Landscape Architects  
Interpretive Planners  
Exhibit Designers

**Status:**

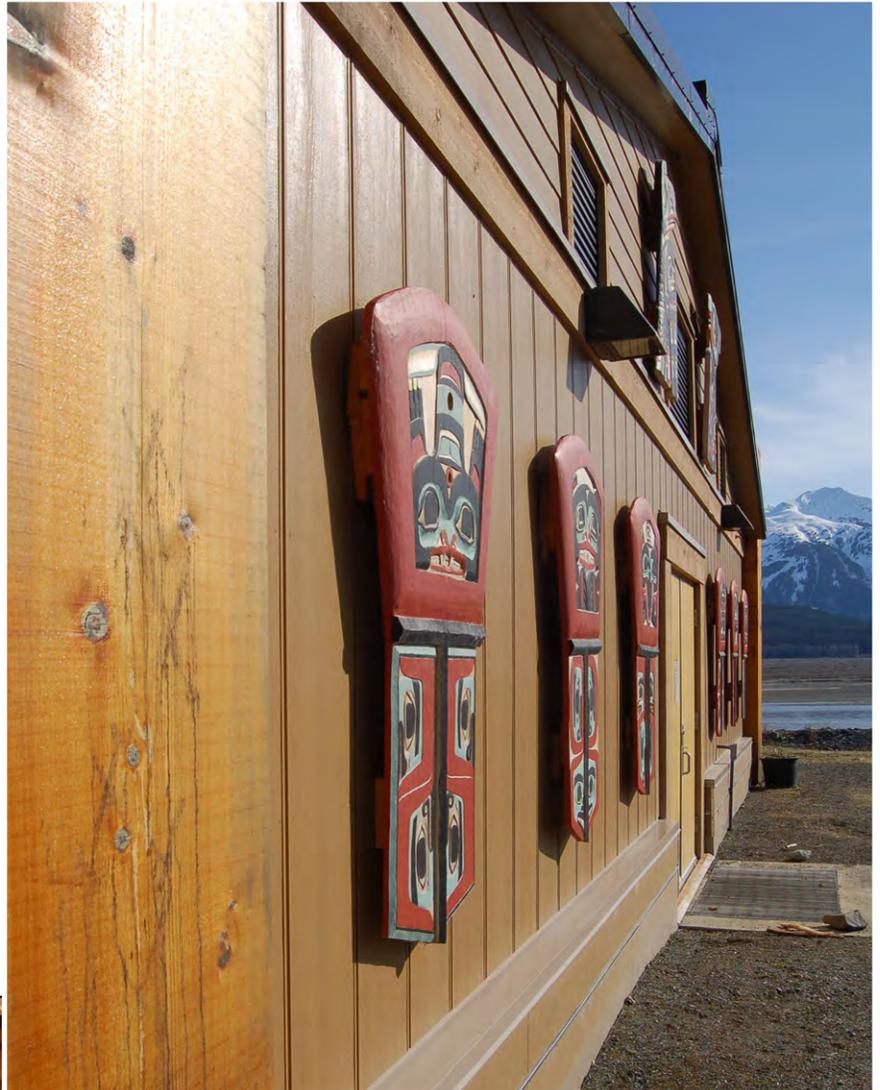
Phase 1 Completed in 2011

## Project Description

Most of our projects find us helping our clients create opportunities to connect people with nature and culture in meaningful ways. Occasionally, we are privileged with the opportunity to witness and assist a client rediscover and reconnect with their own culture and environment. The Jilkaat Kwaan Heritage Center and Bald Eagle Observatory project is one of those rare and wonderful occasions. We are helping the Chilkat Indian Village develop a center where they can relearn, promote, and preserve their heritage. We are honored to be a part of this endeavor.



# Jilkaat Kwaan Cultural Heritage Center and Bald Eagle Observatory Klukwan, Alaska



# Jilkaat Kwaan Cultural Heritage Center and Bald Eagle Observatory Klukwan, Alaska



SECTION THREE

## Staff Experience



## SECTION THREE

## Staff Experience

## Dennis Meyer, ASLA, LEED AP

## Principal

**Registration**

Landscape Architect  
in Alabama, Arkansas,  
California, Georgia, Idaho,  
Iowa, Kentucky, Louisiana,  
Michigan, Nevada, New  
Mexico, New York, North  
Carolina, Ohio, Oklahoma,  
Oregon, Pennsylvania,  
Tennessee, Virginia, West  
Virginia, Washington

CLARB Certification

LEED Accredited Professional

**Education**

Core Competencies for  
Principals Course, ACEC,  
2012

Bachelor of Fine Arts,  
University of Washington,  
1985

Bachelor of Landscape  
Architecture, University of  
Oregon, 1979

**Affiliations**

American Society of  
Landscape Architects

**Practice**

1996, Principal, The Portico  
Group

1988, Associate, The Portico  
Group

1986, Associate, EDAW, Inc.

1984, Staff Designer,  
Jongejan, Gerrard, McNeal

1979, Associate, Robert  
Shinbo Associates



As principal of The Portico Group, Dennis Meyer has played a key leadership role in a multidisciplinary firm of landscape architects, architects, designers, and interpretive planners. Over his 33-year career, 26 years with Portico, Dennis has demonstrated incredible versatility and skill in rising to the diverse challenges offered by botanic gardens, zoo animal exhibits, public parks, and cultural sites. By cultivating long-term client relationships, he is able to

capture a deep sense of place and apply innovative sustainable design to create spaces that meet the needs of people as well as plants.

**Relevant Project Experience:****Public Gardens**

Portland Japanese Garden Master Site Plan, Portland, OR Principal-in-Charge

Washington Park Arboretum Master Plan, Seattle, WA Co Principal-in-Charge / Project Manager /  
Project Landscape Architect

Washington Park Arboretum Pacific Connections Garden, Seattle, WA Principal-in-Charge

Botanical Garden at Oklahoma State University Master Plan, Stillwater, OK Principal-in-Charge

Buffalo & Erie County Botanical Gardens Exhibit Design Concept Master Plan, Buffalo, NY  
Principal-in-Charge

Descanso Gardens Long-Range Conceptual Plan, La Cañada Flintridge, CA Principal-in-  
Charge

Descanso Gardens Entry and Operations Center, La Cañada Flintridge, CA Principal-in-Charge

Garvan Woodland Gardens, Tree Houses for The Children's Adventure Garden, University  
of Arkansas, Hot Springs, AR Principal-in-Charge

The Holden Arboretum Master Plan, Kirtland, OH Principal-in-Charge

Hughson Botanical Garden, Hughson, CA Principal-in-Charge

The Huntington Conservatory Exhibits, San Marino, CA Environment Designer

Louisiana State University AgCenter's Burden Center Master Plan, Baton Rouge, LA  
Principal-in-Charge

Mendocino Coast Botanical Gardens Master Plan, Fort Bragg, CA Principal-in-Charge

Quarryhill Botanical Garden Concept Plan, Glen Ellen, CA Design Principal

San Francisco Botanical Garden Interpretive Master Plan and Master Plan Refinement,  
Golden Gate Park, San Francisco, CA Principal Landscape Architect

# Johanna Schorr, AIA

Senior Associate

## Registration

Architect in Washington

## Education

Masters of Architecture  
University of Washington,  
1985

College of Engineering Kobe,  
Japan, 1984

Monbusho Scholarship to  
Japan, awarded by the  
Japanese Government, 1984

Boston Architectural Center,  
1979

Bachelor of Arts in History  
University of Washington,  
1977

## Affiliations

American Institute of  
Architects

American Library Association

## Practice

2009, Senior Associate The  
Portico Group

2007, Project Manager  
Clark/Kjos Architects

2000, Principal Prentiss  
Architects

1999, Senior Associate The  
Portico Group

1995, Associate The Portico  
Group

1994, Project Architect  
Loschky, Marquardt &  
Nesholm

1993, Project Architect  
Prentiss Associates, Inc.



Johanna is a registered architect with over 27 years of experience. As an architect, Johanna’s emphasis is on integrating elegant design with the pragmatic discipline that is required to guide a project to completion. Johanna’s experience studying architecture in Japan influenced her practice both from understanding the relationship between “inside and outside” and thoughtful attention to design detail. Client participation, programming, sustainability, structure, and natural site considerations are all part of a balance she seeks in the design process of each project. Johanna has strong skills in project management, design, and construction administration.

## Relevant Project Experience:

### Zoos and Aquaria

Assiniboine Park Zoo Journey to Churchill, Winnipeg, Manitoba, Canada Project Manager

Assiniboine Park Zoo South Entry, Winnipeg, Manitoba, Canada Project Manager

Dallas Zoo Children’s Zoo, Dallas, TX Project Manager / Project Architect

Hatfield Marine Science Center, Public Research Aquarium Exhibit, Newport, OR Project Architect

Lowry Park Children’s Zoo, Wallaroo Station, Tampa, FL Project Manager / Project Architect

National Zoo Grasslands Exhibit, Washington, DC Project Architect

Oregon Zoo Great Northwest Exhibit, Portland, OR Architect / Exhibit Designer

San Francisco Zoo, South American Gateway Exhibit, San Francisco, CA Project Architect

Woodland Park Zoo Tropical Rain Forest Welcome Gate, Seattle, WA Project Manager / Project Architect

### Design Studies / Programming

SAM Western Heritage Center (Stampede), Calgary, Alberta, Canada

Study for Camp Solomon Schechter Dining Hall

### Education / Libraries

Sammamish Library, Seattle, WA Project Manager / Project Architect

West Woodland Elementary School, Seattle, WA Project Captain

# Paul Sorensen, AIA, LEED AP BD+C

## Senior Associate

### Registration

Architect in New York, Ohio,  
Oregon, Washington

LEED AP BD+C Accredited  
Professional

### Education

Ministry of Education  
Research Fellow - University  
of Tokyo, 1993

Masters of Design Studies,  
History and Theory of Urban  
Form - Harvard University,  
1987

Masters of Architecture  
- Georgia Institute of  
Technology, 1986

Bachelor of Science  
- Georgia Institute of  
Technology, 1981

### Affiliations

U.S. Green Building Council

American Institute of  
Architects

### Practice

2000, Associate Principal -  
The Portico Group

1996, Senior Associate -  
The Portico Group

1996, Architect - JGA/DLR

1995, Urban Designer -  
Mayer / Reed

1993, Architect - SMH  
Architecture

1991, Architect - Azusa  
Sekkei, Japan

1987, Designer - Wallace  
Roberts & Todd



Paul is an urban designer, architect, and student of life. His watchful, thought-provoking and often humorous and affectionate view of the world gives Paul a unique perspective on how people create, adapt or use design and the design process to better their environment. He embraces an ethic that combines sustainability and practicality with the best of the human spirit. Paul's interest in community issues, development economics, and government policy – components that shape the built environment – flourished while he earned a Masters

in the Theory of Urban Form, and continues to enhance his design response to people and their experience of structures and spaces.

In 1989, Paul received a Japanese Government Monbukagakusho Scholarship to attend the University of Tokyo and affiliation with Hiroshi Hara's architectural laboratory. The purpose of the study was to observe many of Tokyo's contemporary large-scale urban complexes and explore the multi-faceted programmatic uses and activities that emerged during the urban bubble economy.

### Relevant Project Experience:

#### Civic and Urban Facilities

\*J.D.Z. Middle School Conversion, Camas, WA Project Manager / Architect

Kent Town Square Park, Kent, WA Urban Design Architect

\*Liberty Harbor, Jersey City, NJ Urban Designer

\*Liberty Marina and Retail Village, Philadelphia, PA Urban Designer

Seward Waterfront Study, Seward, AK Project Manager / Architect

\*Shinkoyasu Office Development Project Master Plan Report, Yokohama, Japan Designer

\*Tri-Met Lightrail Systemwide Signage and Graphics, Portland, OR Project Manager

\*Tri-Met Lightrail Information Pylon, Portland, OR Project Manager / Designer

#### Interpretive Facilities

\*Aspen Historical Society Museum, Aspen, CO Architect

Bear Paw Battlefield Visitor Facilities Feasibility Study, Nez Perce National Historical  
Battlefield, MT Architect / Project Manager

Coos Head Eco-Tourism Feasibility Study, Charleston, OR Architect

# Allison Craig Sundine

Senior Associate

## Education

Bachelor of Fine Arts,  
Graphic Communications  
Design, School of Art,  
University of Denver, 1988

## Affiliations

Association of Children's  
Museum

American Alliance of  
Museums

American Institute of Graphic  
Art

Society of Environmental  
Graphic Design

Visitor Studies Association

## Practice

2000, Senior Associate -  
The Portico Group

1999, Associate - The  
Portico Group

1998, Exhibit Designer -  
Hayashibara Museum of  
Natural Sciences

1991, Exhibit Graphic  
Designer - Denver Museum  
of Nature and Science

1997, Contract Graphic  
Designer - Denver Art  
Museum

1991, Designer - Tackett  
Advertising and Design



Allison Craig Sundine has over 23 years of experience in exhibit graphic design. She has developed exhibit graphic systems that creatively solve interpretive goals while maintaining a high level of scientific accuracy. Allison has been responsible for graphic design and production of numerous exhibits from concept through installation. Allison's skill in exhibit graphic design has secured both awards and accolades for the projects she has worked on. In addition to her exhibit design she also brings extensive paleontology field experience to augment her work in natural history.

In 1998, Allison lived and worked in Okayama, Japan for the Hayashibara Museum of Natural Sciences creating conceptual designs for exhibits focusing on Earth's History. She was inspired by the beauty of Koraku-en Gardens and the gardens in Kyoto and Nara.

## Relevant Project Experience:

### Arboreta and Botanic Gardens

San Francisco Conservatory of Flowers Exhibits, Golden Gate Park, San Francisco, CA

Graphic Designer

Turtle Bay Exploration Park, Redding, CA Graphic Designer

Washington Park Arboretum Pacific Connections Garden, Seattle, WA Graphic Designer

### Museums and Interpretive Facilities

Arctic Interagency Visitor Center Exhibits, Coldfoot, AK Graphic Designer

Flying J Tribute Gallery, Ogden, UT Project Manager / Graphic Designer

Hands On Children's Museum, Olympia, WA Project Manager / Exhibit and Graphic Designer

Issaquah Hatchery Facilities Phase II, Issaquah, WA Project Manager/Graphic Designer

KidsQuest Children's Museum, Bellevue, WA Graphic Designer

Snohomish River Estuary Interpretive Trail, Everett, WA Graphic Designer

Tillamook Forest Center, Tillamook, OR Project Manager / Exhibit and Graphic Designer

Utah Field House of Natural History Phase I "Uintah Fossil Journey" Exhibits, Vernal, UT

Project Manager / Exhibit and Graphic Designer

"Lets go to the Gobi" Exhibit, Hayashibara Museum of Natural Sciences, Okayama,

Japan Exhibit and Graphic Designer

"Over 500 Million Year History" Exhibit, Hayashibara Museum of Natural Sciences,

Okayama, Japan Exhibit and Graphic Designer

SECTION FOUR

# Organizational Chart



SECTION FOUR

# Organizational Chart

## Hakone Gardens

### The Portico Group

*Master Plan: Architects and Landscape Architects*

**Dennis Meyer**, ASLA, LEED  
*Principal-in-Charge /  
Landscape Architect*

**Johanna Schorr**, AIA, LEED AP BD+C  
*Project Manager / Architect*

**Paul Sorensen**, AIA, LEED AP BD+C  
*Project Architect*

**Allison CraigSundine**  
*Interpretive Planner / Exhibit Designer*

### Consultants

**Ken Tadashi Oshima**  
*Japanese Architecture Historian*

**Anthony Clevenger**, FCSI

**Brent Hall**, FCSI  
*Food Service Consultant  
Clevenger Associates*

**Scott Lewis**  
*Cost Estimator  
Oppenheim Lewis, Inc.*

**Paul Cooley**, PE  
*Water Quality and Filtration  
PCA Global*

**James E. Snyder**  
*Gift Shop Designer  
Partners by Design*

**Leianne Humble**  
*Environmental CEQA Planner  
Denise Duffy Associates*

**Gary K. Black**, AICP

**Trisha Dudala**, PE  
*Transportation Engineering  
Hexagon Transportation  
Consultants, Inc*



SECTION FIVE

Subconsultants



## SECTION FIVE

## Subconsultants

**KEN TADASHI OSHIMA**

Associate Professor

Ken Tadashi Oshima is Associate Professor in the Department of Architecture at the University of Washington, where he teaches in the areas of trans-national architectural history, theory, representation, and design. He has also been a visiting professor at the Harvard Graduate School of Design and taught at Columbia University and the University of British Columbia. He earned an A.B. degree, *magna cum laude*, in East Asian Studies and Visual & Environmental Studies from Harvard College, M. Arch. degree from U. C. Berkeley and Ph.D. in architectural history and theory from Columbia University. From 2003-5, he was a Robert and Lisa Sainsbury Fellow at the Sainsbury Institute for the Study of Japanese Arts and Cultures in London.

Dr. Oshima's publications include *GLOBAL ENDS: towards the beginning* (Toto, 2012), *International Architecture in Interwar Japan: Constructing Kokusai Kenchiku* (University of Washington Press, 2009) and *Arata Isozaki* (Phaidon, 2009). He curated "Tectonic Visions Between Land and Sea: Works of Kiyonori Kikutake" (Harvard GSD, 2012), "SANAA: Beyond Borders" (Henry Art Gallery 2007-8), and co-curator of "Crafting a Modern World: The Architecture and Design of Antonin and Noémi Raymond" (University of Pennsylvania, UC Santa Barbara, Kamakura Museum of Modern Art, 2006-7).

He currently serves as 2nd Vice President of the Society of Architectural Historians and has been an editor and contributor to *Architecture + Urbanism* for more than ten years, co-authoring the two-volume special issue, *Visions of the Real: Modern Houses in the 20th Century* (2000). His articles on the international context of architecture and urbanism in Japan have been published in *The Journal of the Society of Architectural Historians*, *Architectural Review*, *Architectural Theory Review*, *Kenchiku Bunka*, *Japan Architect*, *L'Architecture d'Aujourd'hui*, and the *AA Files*.

University of Washington  
College of Built Environments  
Department of Architecture  
208 Gould  
Box 355720  
Seattle, WA 98195-5720

T 206 221 5681

# ANTHONY CLEVENGER, FCSI

President Principal in Charge

**CLEVENGER ASSOCIATES**  
Foodservice Facility Consulting



Over 40 years of foodservice and laundry design experience. Over 40 years of consultation and project management on more than 2000 project assignments.; Principal, Clevenger Associates from 1972; Principal and founder, Clevenger Nutritional Services 1986-1992 (now CNS FoodSafe); Principal, Clevenger Frable LaVallee, Inc. from 1983; Principal, Chandler Clevenger Associates from 2005; Vice President, Fred Schmid Associates 1962-1972; Past President, Foodservice Consultants Society International (F.C.S.I.) Director, Foodservice Consultants Society International (F.C.S.I.)

Food Facility Design/Consulting is an unlicensed discipline. Foodservice Consultants Society (FCSI) is a professional organization which stipulates experience levels for Consultants and requires continuing education standards to maintain professional status. Clevenger has been an active member of the Society since the late 60's and was on the Board of Directors when the Society was formed and is a past president. There are approximately 1300 members in 46 countries.

The firm offers Food and Beverage Facility consulting and design services. Typically the companies experts participate in the evaluation of appropriate food service concepts and prepare space programs covering both public and back of the house areas. These programs are then translated into layouts and plans meeting end user needs and in support of the rest of the design team. Details and specifications are prepared to competitively purchase then fabricate food and beverage equipment. Support through installation including punch lists is provided.

Since its inception forty years ago, Clevenger Associates ([www.clevengerassoc.com](http://www.clevengerassoc.com)) has grown to be a premier international food service and laundry design and consulting organization with offices in Puyallup, Washington and White Plains, New York ([www.cflsdesign.com](http://www.cflsdesign.com)). The firm's expertise is in both the commercial and institutional arenas. Its diversity keeps the company in touch with the latest trends in food preferences, equipment development, utility conservation and techniques in food handling. The company brings to clients experience learned from literally hundreds of successful facilities designed around the globe. On every continent are facilities where its "heart of the house" solutions help operators keep costs in line. Clientele includes many outstanding operators, developers and architects.

The firm offers a wide scope of consulting and design services appropriate for any foodservice facility.



#### Relevant Kitchen Projects:

- Corkscrew Swamp Sanctuary – *Naples, Florida*
- Fresno Chaffee Zoo – *Fresno, California*
- Happy Hollow Park and Zoo – *San Jose, California*
- Cleveland Museum of Art – *Cleveland, Ohio*
- Anchorage Museum of Art – *Anchorage, Alaska*
- California Academy of Science – *San Francisco, California*
- Metropolitan Museum of Art – *New York, New York*
- Hanford Reach National Monument Cultural Center – *Washington*
- Institute of Contemporary Art – *Boston, Massachusetts*
- Starbucks – *New York, New York*
- Starbucks – *Las Vegas, Nevada*
- Palios Bellagio – *Las Vegas, Nevada*
- Storyville Coffee – *Seattle, Washington*

## Oppenheim | Lewis



### Scott B. Lewis

#### Education:

Rensselaer Polytechnic Institute, 1984  
B.S. Mechanical Engineering



#### Work Experience:

1984 - 1987	Self Employed, San Francisco, CA Cost Consultant
1987 - Present	Oppenheim Lewis, Inc., San Francisco, CA President, Founding Principal

Mr. Lewis provides high level direction to the firm's projects working to develop strategies for overall project development including schedule and cost management strategies and scope definition. He leads the cost consulting effort for all of our projects, and specializes in the development of cultural educational projects including zoos, aquariums, botanical gardens and arts facilities.

#### Select Project List:

San Francisco Botanical Garden | San Francisco, CA

Turtle Bay Park and Gardens | Redding, CA

Descanso Gardens | La Cañada Flintridge, CA

Cleveland Botanical Garden | Cleveland, OH

Naples Botanical Garden | Naples, FL

Biological Park | Albuquerque, NM



**James E. Snyder**

*President, Partners By Design, dba Snyder Westfall Brenneman Inc.*

**EMPLOYMENT**

**HISTORY:** 1989 to Present: Founded Partners By Design.  
 1978 to 1989: Cole Martinez Curtis & Associates  
Vice President, Design Director 1986 to 1993  
Senior Associate, Design Director 1982 to 1986  
Associate, Design Director 1978 to 1982  
 1977 to 1978: The Walker Group, New York, N.Y.  
Design Director Retail Design Division  
 1972 to 1977: Tosh Yamashita & Assoc., Los Angeles, California.  
Senior Designer, Retail Design projects

**CERTIFICATION:** Certified Interior Designer by the State of California, 1993 to 2005.

**EDUCATION:** Rhode Island School of Design 1965-1966 Fine Arts major  
Arizona State University 1967-1970 Fine Arts (Education)

**Denise A. Chaffin Brenneman**

*President, Partners By Design, dba Snyder Westfall Brenneman Inc.*

**EMPLOYMENT**

**HISTORY:** 1989 to Present: Founded Partners By Design.  
 1986-1993: Cole Martinez Curtis Associates, Marina Del Rey, California  
 1979-1984: The Bon/Allied Stores, Seattle, Washington

**CERTIFICATION:** Certified Interior Designer by the State of California, 1993 to 2005.

**EDUCATION:** University of Washington 1965-1966 Bachelor of Fine Art

**PBD PROJECTS**

(Selective) Happy Hollow Park & Zoo, San Jose, California  
 For Joseph, Newport Beach, CA  
 Far East Department Stores, Tai-Chung, Taiwan  
 Brady Brannon & Rich, Talent Group, Los Angeles, CA  
 Explore & More Store, Happy Hollow Park & Zoo, San Jose, CA  
 The Audubon Marketplace, The Audubon Zoo, New Orleans, LA  
 Natexis Banques Populaires, Los Angeles, CA  
 Rainforest Traders, Los Angeles Zoo, Los Angeles, CA  
 MGM Grand Shop, Las Vegas, NV  
 MGM Grand Starlane Shops, Las Vegas, NV  
 Duty Free Shoppers, Hong Kong, China.

**Alex Soto**

*Staff Designer*

**EMPLOYMENT**

**HISTORY (Selective)** 2009 to Present: Partners By Design.  
 2000-2008: C&J Partners, Pasadena, California  
 1995-2000: J.T. Nakaoka Associate Architects, Century City,  
 1988-1993: Interspace Time/Tanseisha Construction, Tokyo, Japan

**ALEX SOTO** Marui Department Store, Tokyo, Japan. (with Nakaoka)  
**PROJECTS (Selective)** Jusco, Sogo, Kintetsu, Tobu Department Stores (with Interspace Time)

# Paul Cooley, PE

*Division Manager PCA a division of rgggroup global,  
National Aquatics Practice Leader*

## **Career Highlights**

Mr. Cooley has 32 years of experience in the aquatic design industry. His background includes meeting the unique challenges of applying sanitary engineering processes to marine parks, aquaculture/aquarium systems, and a variety of zoo projects. His expertise includes both fresh and saltwater systems culturing marine and freshwater mammals and marine fish and invertebrates. Mr. Cooley is a published authority on the design of technologically advanced water treatment plants designed to meet the extreme and diverse needs of a wide variety of aquatic environments. Mr. Cooley has designed systems that treat flows from 0.1-mgd to 100-mgd. He has been responsible for process design, project management, and QA/QC on systems ranging in cost from \$500K to \$250M.

## **Project Experience**

Mr. Cooley has served as principal-in-charge and lead designer on all aquatics projects for PCA and is involved in the conceptual design, quality control, project review and startup of major projects being completed by PCA. These include:

- Discovery Cove – Swim Reef Attraction, Orlando, FL
- Singapore Zoo – River Safari, Singapore
- World of Discovery – Dubai, UAE
- Miami Science Museum - Aquarium Design, Miami Florida
- National Zoo – Seals and Sea Lions, Washington DC
- Birmingham Zoo - Elephants, Birmingham, AL
- Hogle Zoo – Polar Bears/Seas, Salt Lake City, UT
- Calgary Zoo – Penguins, Calgary, Canada
- Milwaukee Zoo - Hippo Habitat, Milwaukee, WI
- Shanghai Disneyland – Shanghai, China
- Sea World Australia – Seal Harbor

## **Years of Professional Experience**

32

## **Education/Licenses**

MS, Civil and Sanitary Engineering,  
University of Idaho

BA, Civil and Sanitary Engineering,  
University of Idaho

## **Affiliations / Certifications / Registrations**

Professional Engineer Civil – CA

Aquatic Animal Life Support Operators  
(AALSO)

Association of Zoos and Aquariums (AZA)

American Society of Civil Engineers (ASCE)

American Water Works Association (AWWA)

Association of Water Reclamation Agencies  
(AWRA)

California Water Environmental Federation  
(CWEF)

American Public Works Association (AWWA)

## **Key Experience**

- Aquarium Design
- Aquatic Exhibit Design (Fresh and Saltwater)
- Aquatic Life Support System Design
- Animal Encounter Habitat Design
- Specialty Water Features
- Urban Runoff Treatment
- Water/Wastewater/Recycled Water
- Master Planning



### Education

Bachelor of Arts, Environmental Studies, University of California Santa Cruz, 1985

### Professional Affiliations

Association of Environmental Professionals

### Work Experience

Senior Planner, DD&A

Project Manager, David Powers & Associates

Planner, Tahoe Regional Planning Agency

## Leianne Humble

Senior Planner / Senior Project Manager

Ms. Humble has been a professional consultant in the environmental field for over 25 years. The majority of her work experience focuses on the management and preparation of environmental assessment documents for projects in the greater San Francisco and Monterey Bay areas, including Monterey, Santa Clara, Santa Cruz, San Benito, and San Mateo counties. Her technical capabilities are as follows:

- Environmental evaluation in accordance with local, CEQA, and NEPA requirements and the latest planning practices and case law – from Categorical Exemptions/Exclusions to Environmental Impact Reports/Statements.
- Expert skills in all aspects of environmental analysis and review, including:
  - Site Constraints Analysis; Policy Application/Interpretation; Baseline Evaluation; Impact Assessment; Alternatives Analysis; Mitigation Development & Implementation
- Experience on broad range of projects - commercial, industrial, redevelopment, residential, and public service development, as well as planning documents such as general plans, specific plans, and regional transportation plans.
- Editing of in-house documents to assure clarity, accuracy, and legal defensibility.
- Preparation of presentations for public hearings and meetings; clarifying technical and procedural issues associated with the environmental process.
- Efficient project management of project team and subconsultants, with focus on high quality documentation that meets critical time schedules.

### Public Infrastructure Projects:

- *Master Contracts with San Jose Public Works Department, City of San Jose*
- *MCWD Water Augmentation Project EIR, Marina Coast Water District*
- *San Lorenzo Valley Water District Olympia Annexation & Improvements IS/MND*
- *San Mateo County Sanitary Sewer CIP, Preliminary CEQA/NEPA*
- *Metrobase Facility EIR/EA, Santa Cruz Metropolitan Transit District*
- *Monterey-Salinas Transit, Environmental Consulting, Monterey County*
- *Pacific Grove Shoreline Repair Project IS, City of Pacific Grove*

### Public Park/Recreation Projects:

- *Happy Hollow Park & Zoo Environmental Consultation & IS, City of San Jose*
- *Los Gatos Creek Trail Master Plan EA/IS, City of San Jose*
- *Coyote Creek Trail Master Plan IS, City of San Jose*
- *Los Lagos (formerly Tuers-Capitol) Municipal Golf Course, City of San Jose*
- *Lake Cunningham Park Landscaping Project, City of San Jose*
- *Almaden Lake Renovation Project Phases I/II ISs, City of San Jose*
- *Lone Bluff Park IS, City of San Jose*

### Redevelopment/Public Planning Projects:

- *Neighborhood Business Clusters Redevelopment Area District EIR, City of San Jose*
- *Story/King Retail Center EA/IS, City of San Jose & HUD*
- *Edenvale Redevelopment Area Supplemental EIR, City of San Jose*
- *Downtown Strategy Plan Supplemental EIR, City of San Jose*



## Gary K. Black, AICP, President

### Education

**Master of City Planning in Urban Transportation**, University of California at Berkeley  
**Bachelor of Arts in Geography**, University of California at Los Angeles

### Professional Associations

**American Institute of Certified Planners**  
**Institute of Transportation Engineers**

### Experience

Since 1982, Mr. Black has directed a number of transportation planning, traffic engineering, parking, and transit studies. He has prepared transportation plans for the Cities of San Jose, Palo Alto, San Mateo, and San Carlos, and areawide plans for reuse of the Bay Meadows racetrack site in San Mateo, the Cargill salt ponds site in Redwood City, and many parts of San Jose (North San Jose, Downtown, Edenvale, and Evergreen). He has prepared traffic studies for new development in most cities within the Bay Area. He also has prepared numerous parking studies, including downtown parking studies for San Carlos, San Mateo, Gilroy, and San Jose.

### Representative Projects

**Happy Hollow Park & Zoo, San Jose, CA** - In conjunction with the Portico Group and DD&A, Hexagon prepared a study documenting traffic impact analysis (TIA) for the Happy Hollow Park and Zoo (HHPZ) with construction of a dedicated guest parking lot east of the HHPZ in San Jose, California. The scope included the study of three intersections.

Specific scope of work included:

Project Trip Generation; Intersection Levels of Service; Site Circulation and Access; Parking; Transit Facilities; Pedestrian Facilities; Bicycle Facilities

#### • Campus Studies:

**IBM Campus** - Hexagon staff was hired to address various problems occurring on the internal roads. Many recommendations came out of the study, including modifying speed limits, narrowing streets, channelizing pedestrian crossings, adding signals, and modifying intersection geometries to improve sight distance.

#### • Site Traffic Analyses:

For offices, hotels, restaurants, residential subdivisions, apartments, schools, warehouses, industrial complexes, and mixed-use developments in San Jose, Santa Clara, Sunnyvale, Milpitas, Los Gatos, Fremont, Monterey, Palo Alto, Menlo Park, Redwood City, San Carlos, San Mateo, Los Altos, Santa Rosa, Napa, Hayward, Bakersfield, Richmond, Concord, and Cupertino, California. These included estimation of future trip generation, impacts on adjacent intersections, and site-specific pedestrian and auto circulation issues such as driveway and crosswalk locations.

#### • Parking Studies:

**San Mateo** – Due to recent and projected growth, many downtown merchants believed that more parking facilities were needed. Surveys revealed that the existing parking situation was adequate, although during peak times customers sometimes had to settle for less desirable spaces because the prime spaces were taken by employees. The study was able to show that a relatively modest increase in downtown parking meter rates combined with a small property assessment could finance an additional parking structure.

SECTION SIX

## Cost of Services



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# Cost of Services

FIRMS	ROLE	LABOR FEE	ESTIMATED EXPENSES	TOTAL FEE & EXPENSES
The Portico Group	Prime Consultant: Project Management, Programming, Site & Building Concept Design, Interpretive Planning	\$130,000	\$11,000	\$141,000
Ken Oshima	Japanese Architecture Historian	\$9,000	\$600	\$9,600
OLI	Cost Estimating	\$10,500		\$10,500
Clevenger Associates	Food Service Planning	\$8,100	\$600	\$8,700
Partners by Design	Gift Shop Designers	\$10,800	\$600	\$11,400
PCA Global	Water Quality/Filtration Engineers	\$7,500	\$350	\$7,850
Denise Duffy & Associates	Environmental Consulting - CEQA*	\$61,000	\$1,000	\$62,000
Hexagon Transportation Consultants, Inc	Transportation Planners - Traffic Study	\$17,000	\$600	\$17,600
		<b>\$253,900</b>	<b>\$14,750</b>	<b>\$268,650</b>

\*Hourly\_ Not to Exceed

## Task Outline Corresponding To Estimated Fee

### PROJECT MANAGEMENT & BACKGROUND INFORMATION

- » Project Definition, Schedule, Coordination, Project Communications
- » Review Background Materials, Base Site Plan, Other Necessary Documents
- » Conduct Coordination with Clients and Sub Consultants; Monitor Contracts and Scope
- » Ongoing Communication, Coordination

### WORKSHOP #1: 2-DAY DURATION

- » Workshop Preparation, Post Workshop Summary Notes
- » First Day, Session #1: Facility and Site Tour
- » First Day, Session #2: Master Plan Goals and Objectives, Budget and Schedule
- » First Day, Session #3: Site Attributes, Opportunities, Constraints, Optimum Locations of Structures and Improvements, Existing Infrastructure & Utility Capacity & Requirements
- » First Day, Early Evening: Board Input Meeting
- » Second Day, Session #4: Facility Program Parameters
- » Second Day, Session #5: Staff Discussions
- » Second Day, Early Evening: Public Meeting

### PROGRAMMING (Consultant Team Independent Work)

- » Site Programming for Garden Enhancements, Koi Pond Renovation, Service Access, Service Yards, and Operational/Maintenance Structures
- » Facility Programming for Retreat Center, Tea Room, Gift Shop and Entry Structure
- » Site and Facility Space and Adjacency Diagrams

### CONCEPTUAL DESIGN OPTONS (Consultant Team Independent Work)

- » Site Diagrams and Plans - Visitor Entry Circulation, ADA Accessibility, Garden Enhancements, Koi Pond, Service Access, Building Footprint Site Plan Options
- » Building Diagrams and Plans
- » Asian Interpretive History Wall Options - Delivery Methods and Graphics

### WORKSHOP #2: 2-DAY DURATION

- » Workshop Preparation, Post Workshop Summary Notes
- » First Day, Session #1: Site and Facility Program Review
- » First Day, Session #2: Site and Building Plans
- » First Day, Session #3: On-Site Consultant Work Period
- » First Day, Early Evening: Board Input Meeting
- » Second Day, Session #4: On-Site Consultant Work Period
- » Second Day, Session #5: Site and Facility Review
- » Second Day, Session #6: Consultant Work Period
- » Second Day, Early Evening: Public Meeting

### PREFERRED CONCEPTUAL DESIGN (Consultant Team Independent Work)

- » Revised Facility Program, Conceptual Site Plans, Conceptual Building Plans, Building Elevations, Asian Interpretive History Wall Sketches
- » Preferred Plan - Estimate of Probable Construction Cost
- » Draft Master Plan Booklet - Narratives Describing Site, Building, Interpretive Elements and Garden Enhancements, Food Service Planning, and Gift Shop Planning

### FINAL REVISION OF MASTER PLAN BASED ON CLIENT COMMENTS

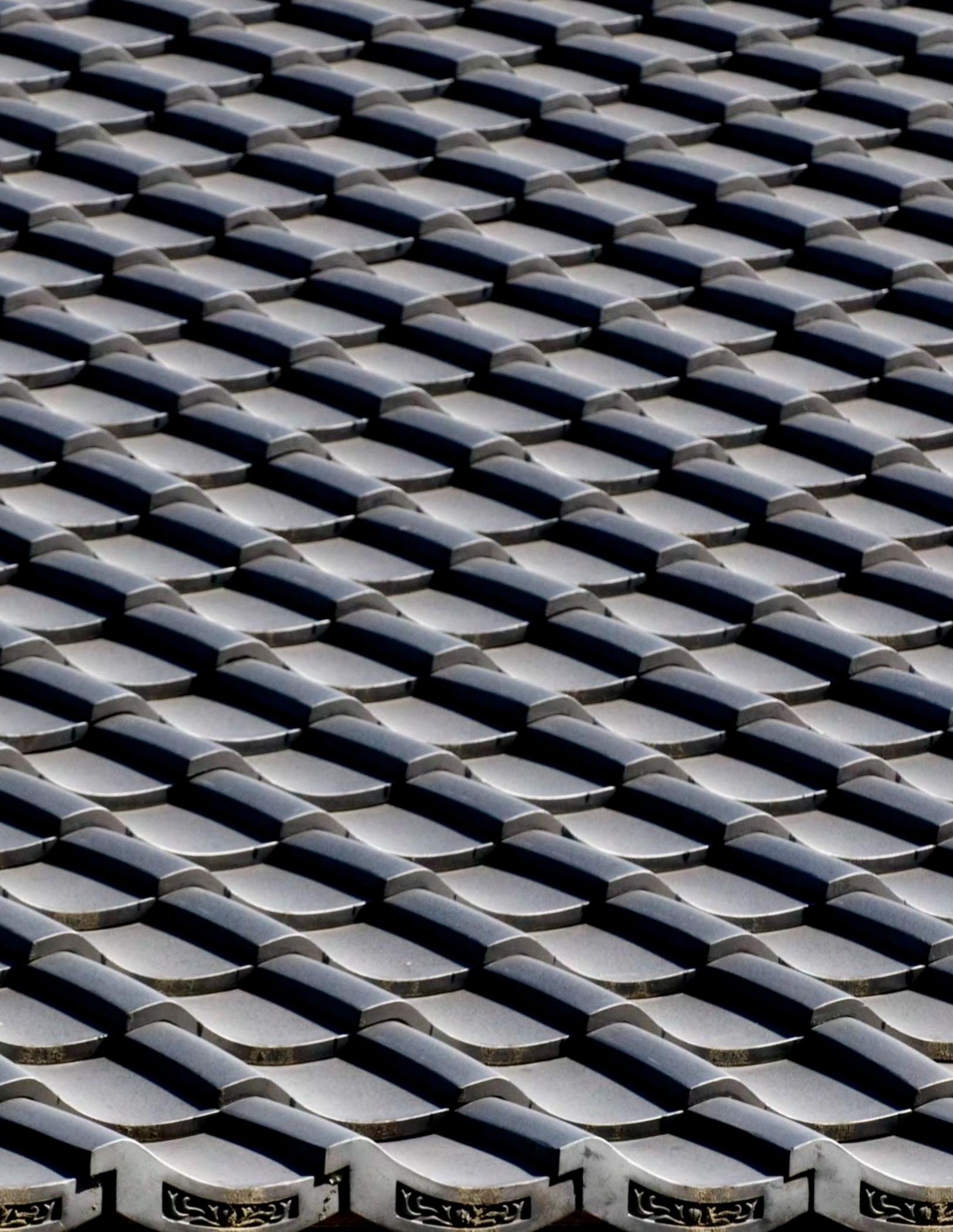
- » Deliverable will be five bound copies and electronic PDF

### ENVIRONMENTAL PLANNING – CONTINUOUS WORK EFFORT

- » DD&A Scope of Work for CEQA –TBD
- » Hexagon Assumption Scope of Work for Traffic Study— TBD
- » CEQA and Traffic Study Documentation will be bound in a Companion Booklet

### MEETINGS

The RFP identifies the need for four public meetings, three board meetings and two city council meetings. We propose two multi-day workshops during the design process for a total of fifteen meetings during the Master Plan process. In an effort to streamline the design process, and minimize project expenses, we propose that the remaining two public, one board and two city council meetings are to be scheduled to coincide on two separate dates.



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