



WOLLINS
GERMAN

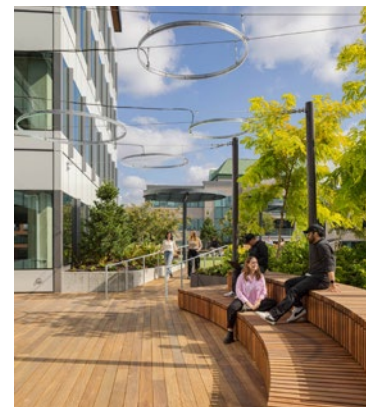
Planning Qualifications

We believe that **great design** drives **extraordinary value**.

FIRM OVERVIEW

- Founded in 1988 by Arlan Collins and Mark Woerman
- By design, we are a mid-sized firm of 50+ professionals practicing regionally
- Our markets are Office, Commercial/Mixed-use, Multi-Family Residential, Healthcare, Planning, Interior Design, Tech/Industrial, and Sustainability. All areas of practice overlap to the benefit of each other
- We are horizontally structured. Firm management is lead by a business management team, and six initiatives teams implement the firm's practice agenda
- Our work is built to stand the test of time. Over 90% of our work comes from repeat customers or by referral through our network
- We offer the experience of a larger firm with the service ethic of a smaller firm

If you'd like more information about our firm and our capabilities, please contact Mark Woerman, Co-Founder and Principal at mwoerman@collinswoerman.com or by phone at 206.245.2027.





Chelan PUD Fifth Street Campus Redevelopment Planning

WENATCHEE WA

CollinsWoerman led a team to advise Chelan PUD, the Chelan Douglas Regional Port Authority, Wenatchee Downtown Association, Wenatchee Valley Chamber of Commerce and the City of Wenatchee to develop a new future for the old Chelan Public Utility District headquarters in downtown Wenatchee.

Through public participation, design charrettes and public outreach the goal is to use the opportunity of the redevelopment as a catalyst for increasing value, increasing downtown business revenues, and increasing livability in Wenatchee.

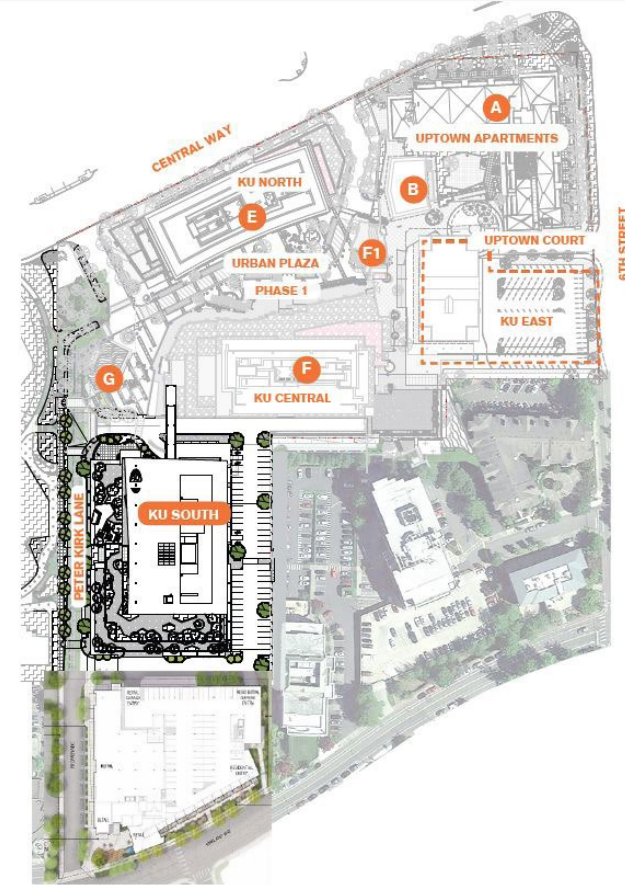
Woodin Creek Village

WOODINVILLE WA

Woodin Creek Village is a mixed-use residential and pedestrian-oriented community in Woodinville's award-winning wine country. Designed with walkability in mind, Woodin Creek Village served as a catalyst for the City of Woodinville's goal to activate and expand their downtown to meet their growth management act targets.

CollinsWoerman created the overall master plan for the project and led the development agreement process, setting the stage for 50,000 SF of pedestrian-oriented retail and 1,000 residential multi-family units. The village features a variety of local restaurants, wine, and coffee shops.





Kirkland Urban Master Plan

KIRKLAND WA | 12 ACRES

CollinsWoerman led the Kirkland Urban Master Plan and Design Guidelines to form the existing suburban-style office park and retail area into a lively, integrated mixed-use center. As part of this process, CollinsWoerman led a multidisciplinary team from start to finish, including the entitlements, master plan, design guidelines, and implementation of 1.13 million SF of mix of uses over three phases.

Kirkland Urban provides a vibrant gathering place for Kirkland residents, office users, and retailers that encompasses the city's unique attributes, takes advantage of the site's location, and provides retail that draws office users, the public, and permanent residents. The project features tree-lined streets, landscaped open spaces, offices and residences overlooking public plazas, and a wide variety of shopping, dining, entertainment, and recreation experiences.



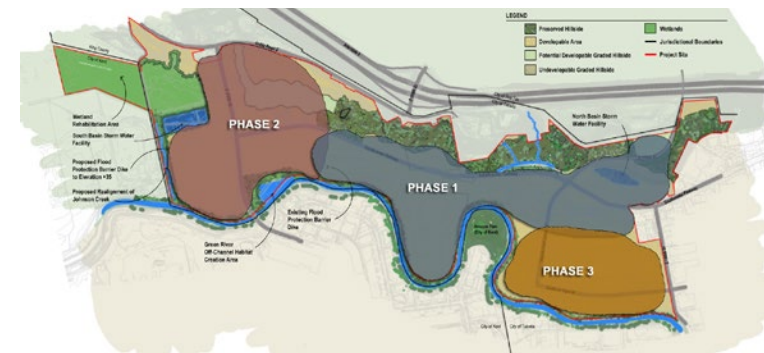
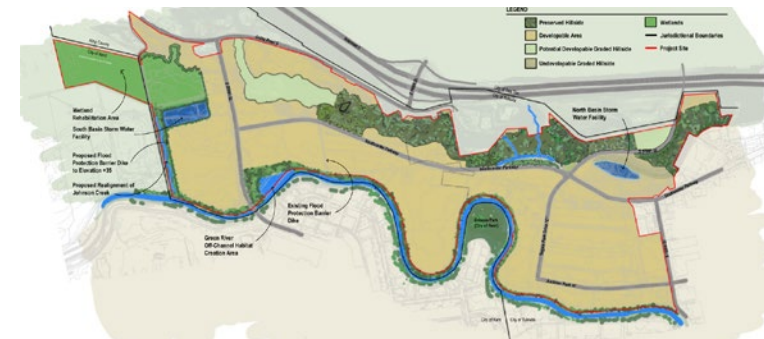
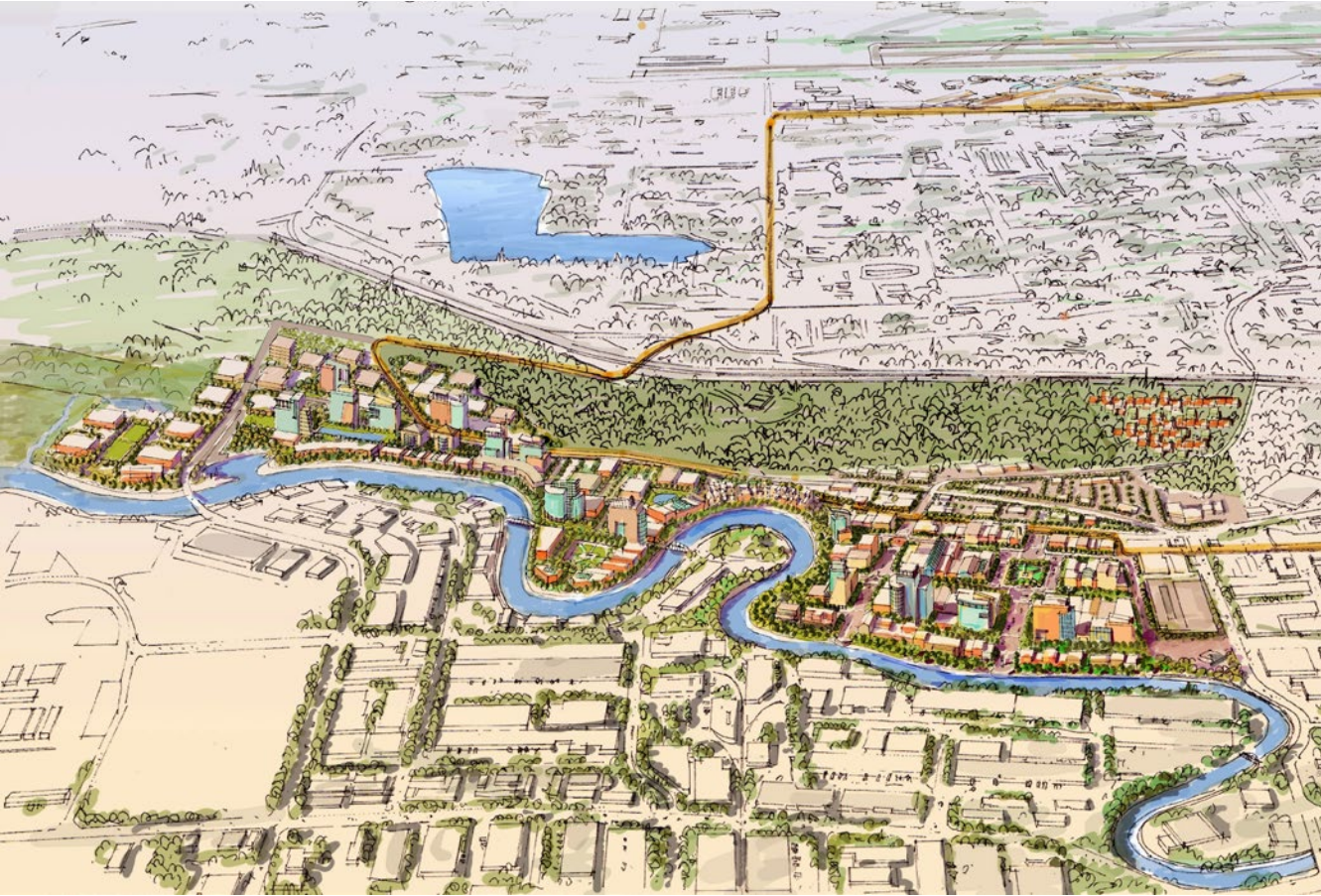
Avalon Redmond Tech Station

REDMOND WA | 30 ACRES

CollinsWoerman managed and compiled a complete Master Plan Development application with the city of Redmond for AvalonBay Communities. Our team conceptually designed a new roadway and infrastructure grid inclusive of revised existing site entrances and newly designed additions to the development

We reviewed and summarized newly adopted multi-family mixed-use residential zoning code requirements to ensure our Master Plan was compliant while being sure to consider over 10 acres of designated critical areas on site.

Our team was responsive to AvalonBay's needs, adapting quickly to changes in direction, new opportunities, and evolving information. By remaining flexible and solution-oriented, we maximize the value of the program, providing our client with ideal site solutions for future growth.

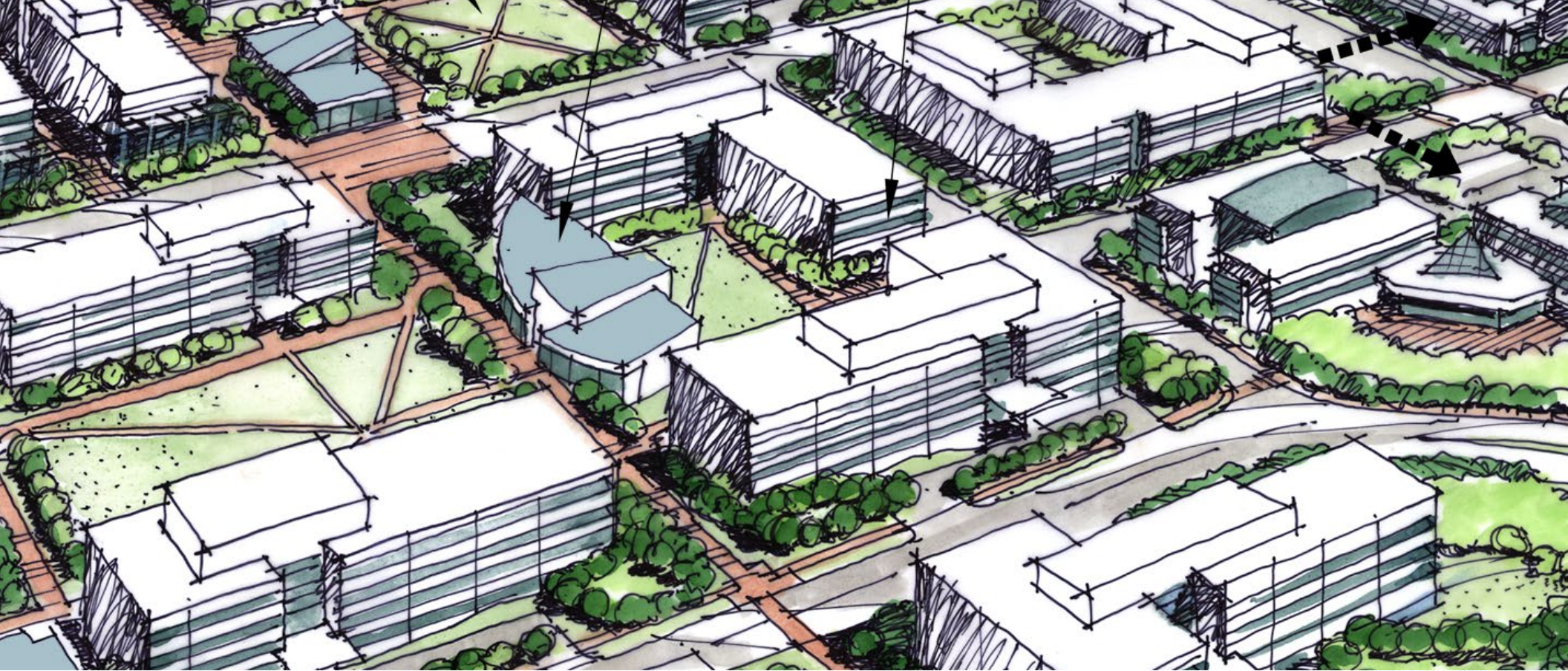


Segale Properties

TUKWILA WA | 500 ACRES

CollinsWoerman led the master plan efforts and crafted design solutions to overcome the complexities of wetlands, transportation, soils, infrastructure and adjacent land uses. We have been working with a multi-disciplinary team of consultants to complete a draft Environmental Impact Statement and further negotiate entitlements with the City of Tukwila.

With nearly 500 acres of land under single ownership, the Tukwila South project site is the largest private development parcel in the greater Seattle area. The site is conveniently located five minutes from SeaTac International Airport and adjacent to the Interstate 5 freeway corridor. Adjacent land uses impacting the project include light industrial and manufacturing and a regional destination shopping center.



Microsoft Campus Master Plan

REDMOND WA

CollinsWoerman worked with Microsoft to define the strategic principles to inform the company's planning process and enable them to be more economically competitive, attract and retain the best talent, build upon their culture, and enhance the functionality of their campus.



South Lake Union Master Plan for Vulcan-Owned Properties

SEATTLE WA | 125 ACRES



2200



428 Westlake



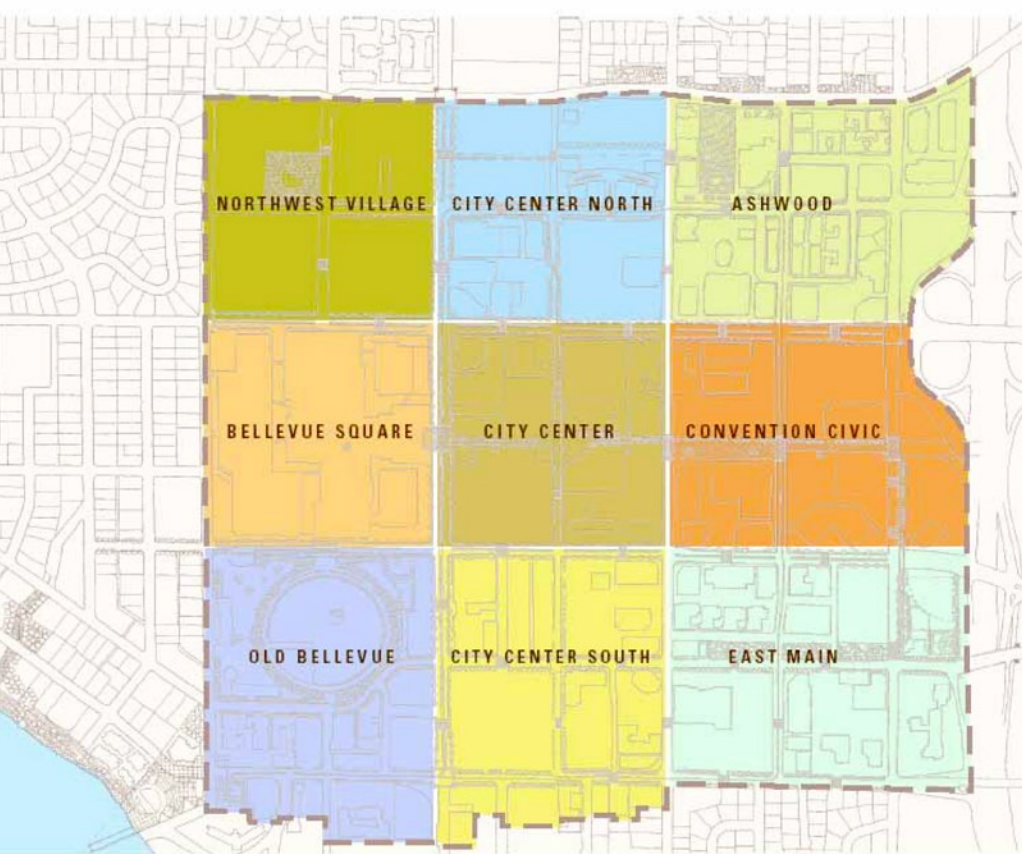
*UW School of Medicine Institute for
Quantitative Systems Biology*



*Center for Infectious
Disease Research*

CollinsWoerman helped Vulcan, Inc. explore the potential of its properties within the South Lake Union neighborhood.

CollinsWoerman's 2200, 428 Westlake, UW School of Medicine Institute for Quantitative Systems Biology, and Center for Infectious Disease Research represent the first implemented phases of this work.



Bellevue Downtown Implementation Plan

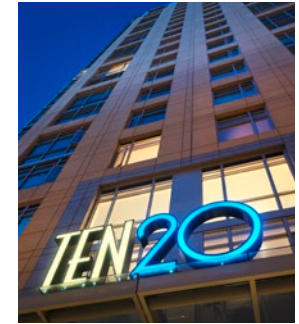
BELLEVUE WA | 410 ACRES



Washington Square



Ashton



Ten20



*989elements and
Elements Too*



GIS European Tower

CollinsWoerman led a tailored process that aligned the city and a wide range of often polarized stakeholders to an authentic solution, comprised of seven distinct mixed-use districts, each supported by amenities and connecting signature streets.

The resulting vision enhances downtown Bellevue's position as the heart of Seattle's Eastside by creating a more pedestrian-oriented environment that reduces the city's "superblock" (600'x600') scale and enhances the identities of its component neighborhoods.



The Waterfront District, Port of Bellingham

BELLINGHAM WA | 250 ACRES

Port of Bellingham hired CollinsWoerman to organize a comprehensive framework of 12 strategic guidelines to help guide the redevelopment of approximately 250 acres of industrial waterfront property into an urban residential neighborhood and destination amenity.

The firm completed an environmental Impact Statement (EIS), which included land use distribution, building density and height, and the composition of the site's primary infrastructure network. A planned action ordinance was adopted to provide redevelopment flexibility for the project.

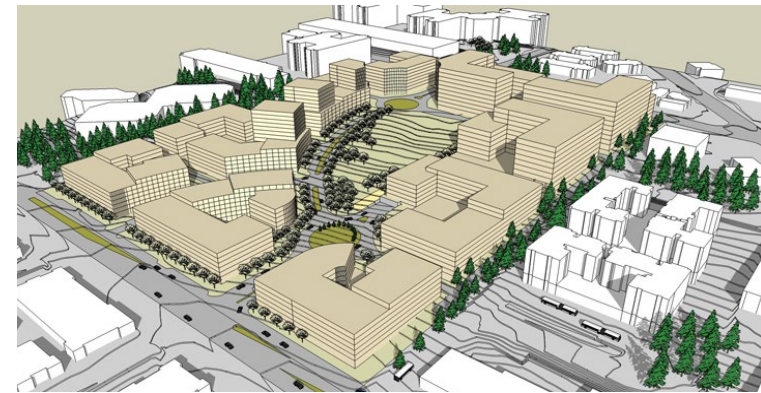


Yesler Terrace Redevelopment Plan

SEATTLE WA | 30 ACRES

CollinsWoerman led the master planning process to transform the Yesler Terrace neighborhood of approximately 1500 residents in 561 apartments into a prototype for urban living in the 21st century. This vibrant, sustainable community emphasizes livability and a complete neighborhood.





Esterra Park Master Plan

(formerly Group Health Overlake)

REDMOND WA | 28 ACRES

The firm created a master plan for an urban, transit-oriented, mixed-use district with walkable streets and a balance of housing and jobs located on the 28-acre former Group Health Hospital Redmond site.

At full build out, the development brought together 1,400 housing units, more than one million square feet of office space, a hotel, and neighborhood-oriented retail space adjacent to the future light rail station that will connect Redmond to Seattle.

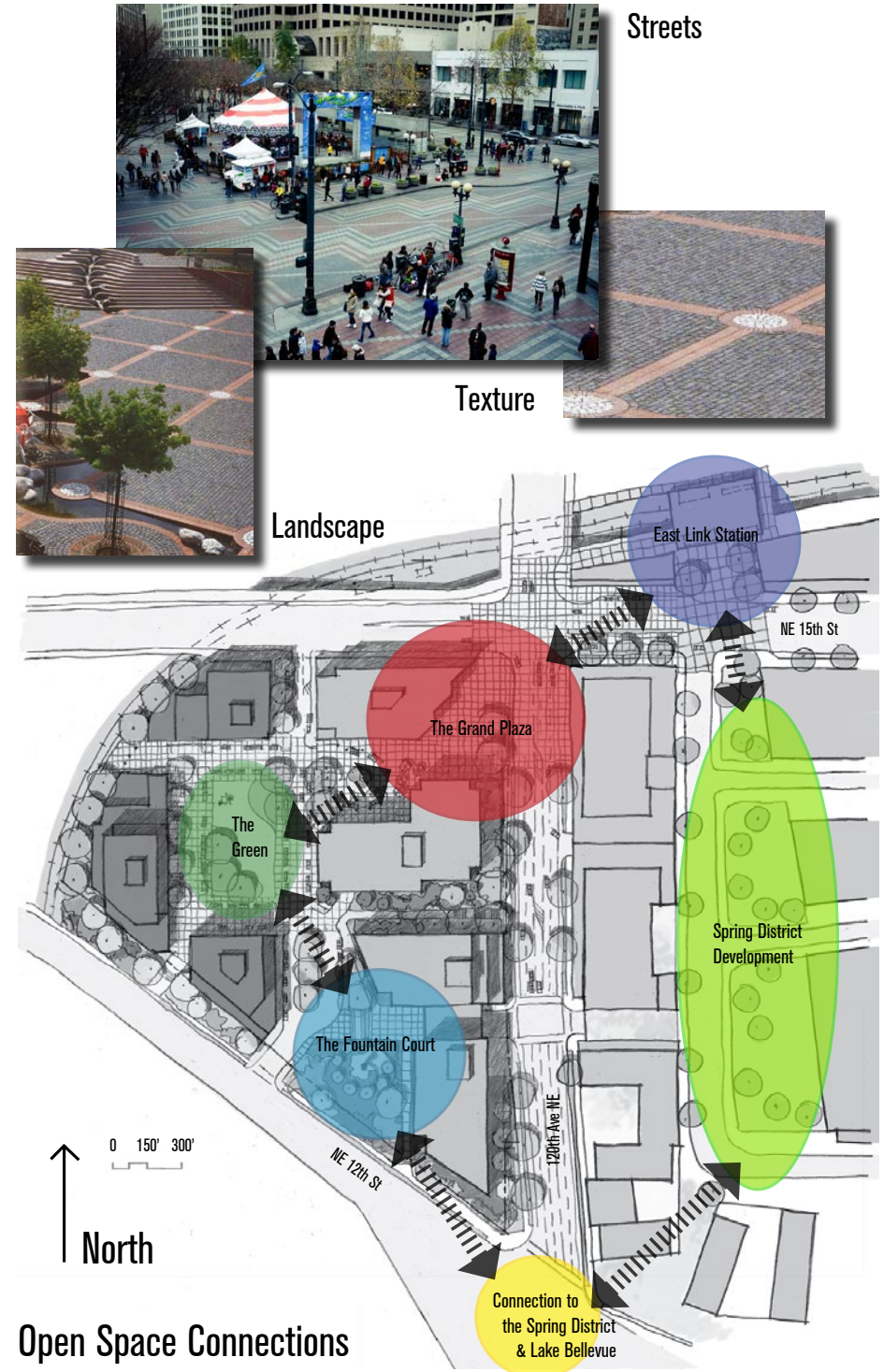


Pine Forest Properties Land-Use Planning

BELLEVUE WA | 11 ACRES

Pine Forest Properties, Inc. asked CollinsWoerman to assist with site planning and development entitlements on their 11-acre property in the Bel-Red Subarea, adjacent to the Spring District. This 11-acre property is being impacted by future right-of-way acquisitions by the City of Bellevue and Sound Transit. Approximately 1/3 of the northern property will be impacted by the future light rail line and the extension of NE 15th Street. This property is adjacent to the future 120th Avenue light rail station.

Plaza Character





Satsop Development Park

ELMA WA | 440 ACRES

The Satsop Development Park master plan site includes 440 developable acres with 300,000 SF of warehouse, 130,000 SF of office buildings, and a turbine building suitable for 500,000 SF high-tech space.



Koll Commerce Center Master Plan

REDMOND WA | 9 ACRES

CollinsWoerman created a redevelopment plan for the Koll Commerce Center Office Park in Redmond Overlake Village. The master plan envisioned a future development fully utilizing the updated Overlake Village zoning to create a mixed-use project.

The finished development will replace the existing office uses in multiple phases with a single office building of 173,000 SF and 901 apartment units in multiple buildings. In addition, the master plan includes 36,000 SF of retail and 66,000 SF of hotel.



Osage Nation Master Plan

PAWHUSKA OK | 92 ACRES

CollinsWoerman assisted the Osage Nation with a master plan, space utilization study and a set of design standards for their government campus in Pawhuska, OK.

The project involved developing a site master plan for Osage Federal programs, executive offices, congressional offices, and Judicial and Minerals Council offices; a Facilities Program to locate departments onto the campus, and an extensive public and stakeholder involvement program.





City of Everett Master Plan

EVERETT WA | 280 ACRES

CollinsWoerman created the master plan for the City of Everett to help define the design opportunities and challenges presented by this 280-acre site along the Snohomish River.

After determining that the predominantly wetland site contained 120 developable acres, the firm's work focused on gauging the impact of site access and circulation on surrounding neighborhoods and the feasibility of specific types of development.



Des Moines Creek Business Park

DES MOINES WA | 87 ACRES

This master plan is a three-phased, 87-acre planned business park in Des Moines, Washington. Phase III includes two distribution facilities, with the entire project totaling over one million sf of space.





SRO Factoria

FACTORIA WA

In 2012, CollinsWoerman worked with an integrated team to design a new five story office building and interconnected five level parking structure to replace the existing AMC Theater on SRO's site in the Factoria neighborhood of Bellevue. In the process, the northern portion of the site was redesigned to address traffic and on-site circulation concerns and create opportunities to lift the value and imageability of the two existing office buildings adjacent to the new development.

A new entry sequence and open green space commons is designed to enhance the tenant's experience for the three office and establish an fresh identity for the overall campus.



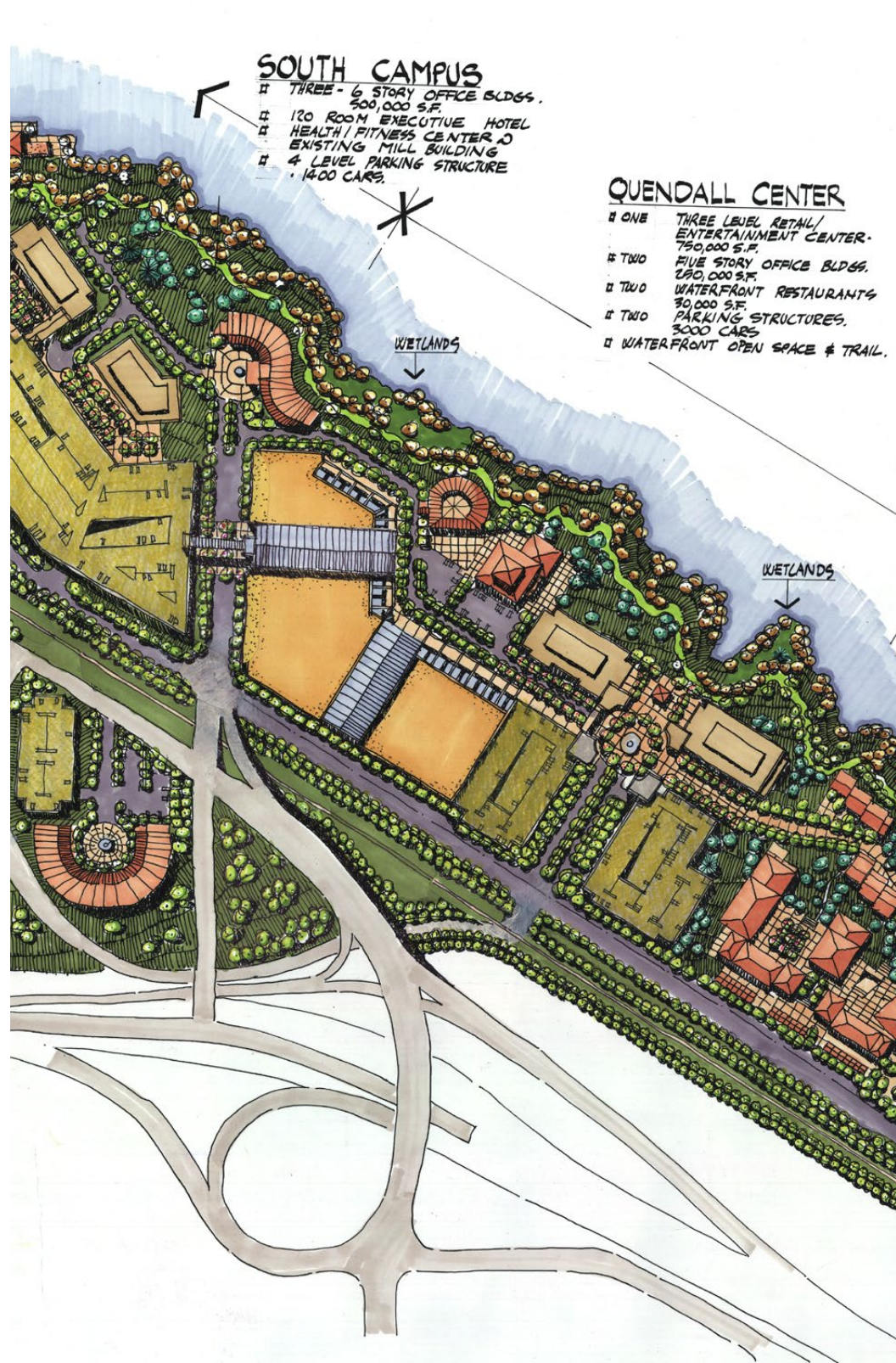


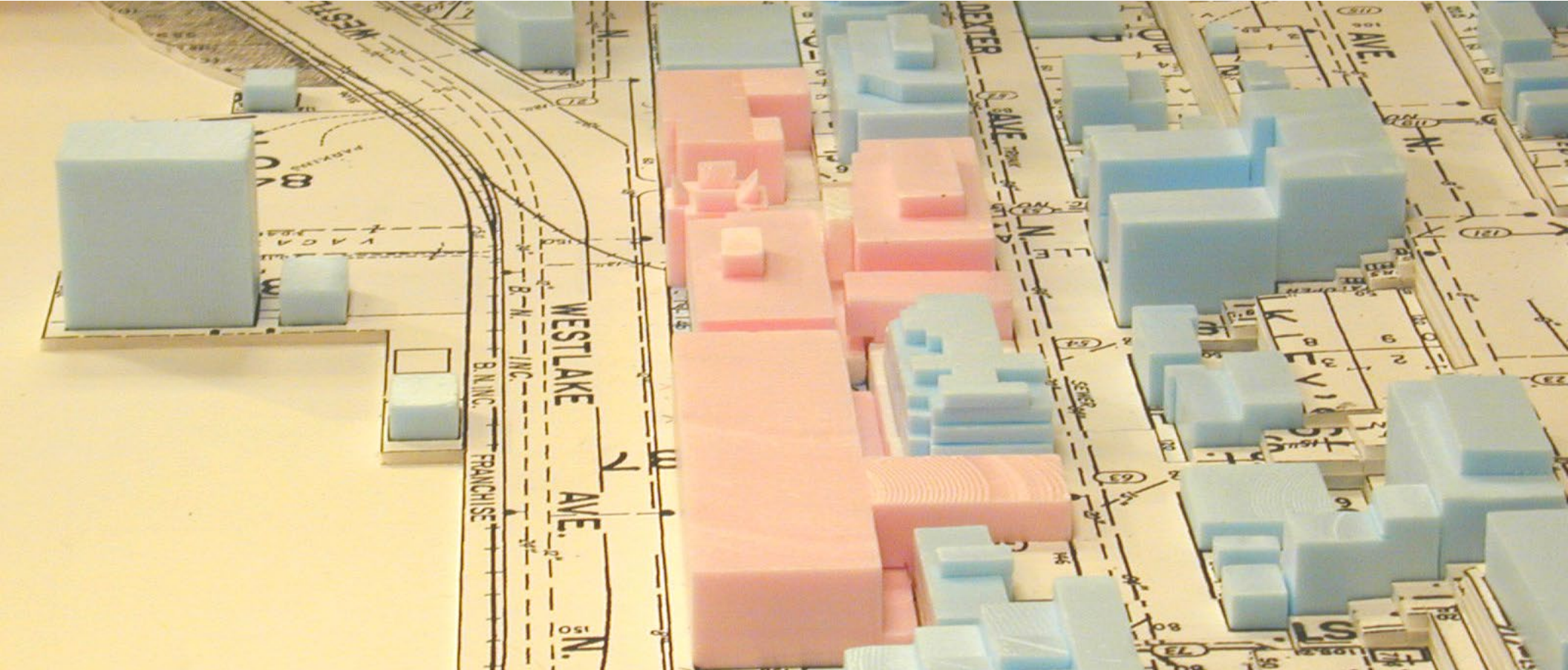
Quendall Landing

RENTON WA | 68 ACRES

CollinsWoerman collaborated with Vulcan Inc. and then Vulcan, Opus Northwest, and the Mills Corporation to explore development approaches for this 68-acre brownfield site on Lake Washington's southeast shore.

We helped manage an extensive community outreach effort and developed a plan that resolved permitting issues, established probable environmental remediation costs, gauged economic feasibility, and determined total square footage and use allocations.



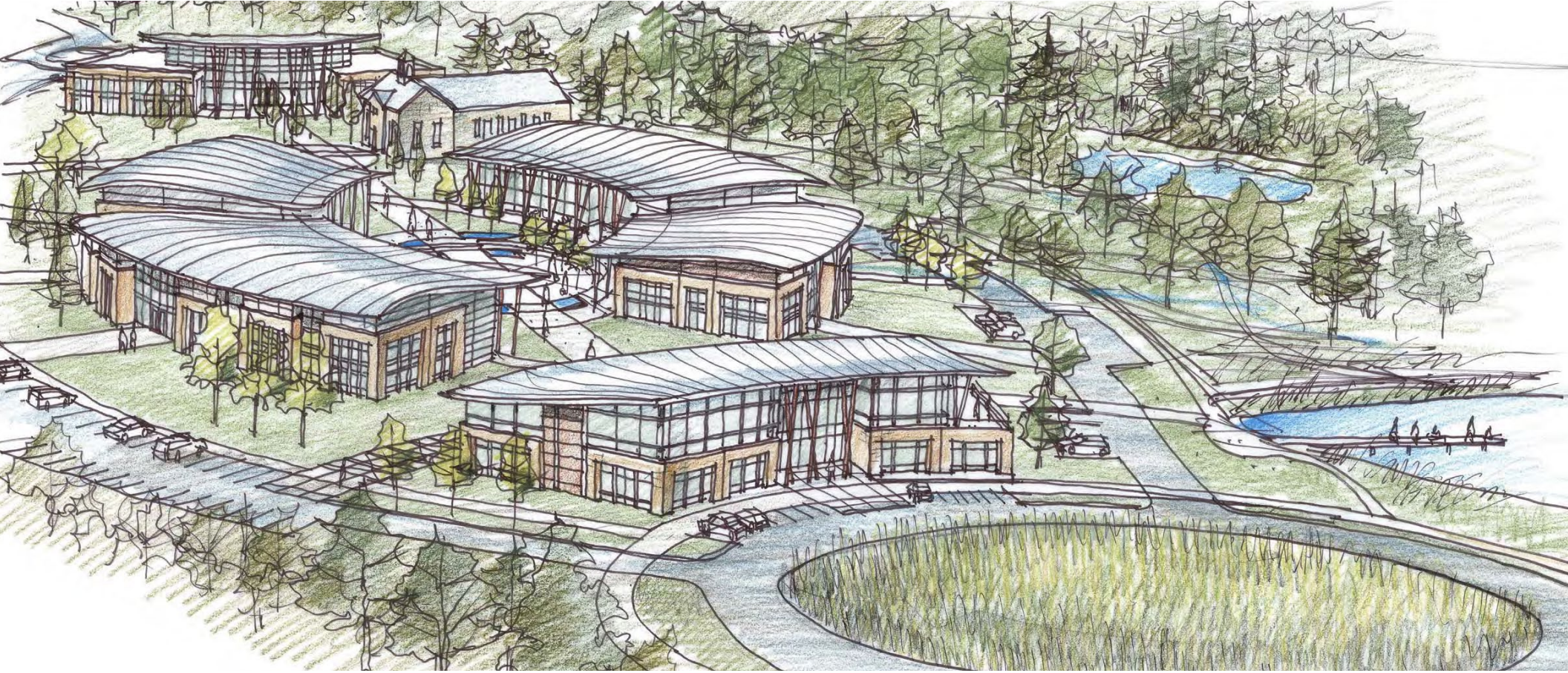


Casey Family Programs

WESTLAKE PROPERTIES, SEATTLE WA

Casey Family Programs (CFP) engaged CollinsWoerman in 2003 to lead the analysis of the development potential of their Westlake Avenue properties on the western shore of Lake Union. During the course of the study we helped reduce the development risk of the property and increased its value for CFP by:

- Determining the property's best interim use
- Developing a clear understanding of its issues, constraints and opportunities
- Defining the process and timeline for entitlements and development implementation
- Identifying and quantifying value creation opportunities such as connections, amenities and street vacations
- Formulating a strategy for purchasing adjacent properties and/or collaborating with property owners to increase the value of the neighborhood
- Creating a master plan identifying connections, amenities and alternative uses for highest aggregate value while maintaining maximum flexibility and development phasing options



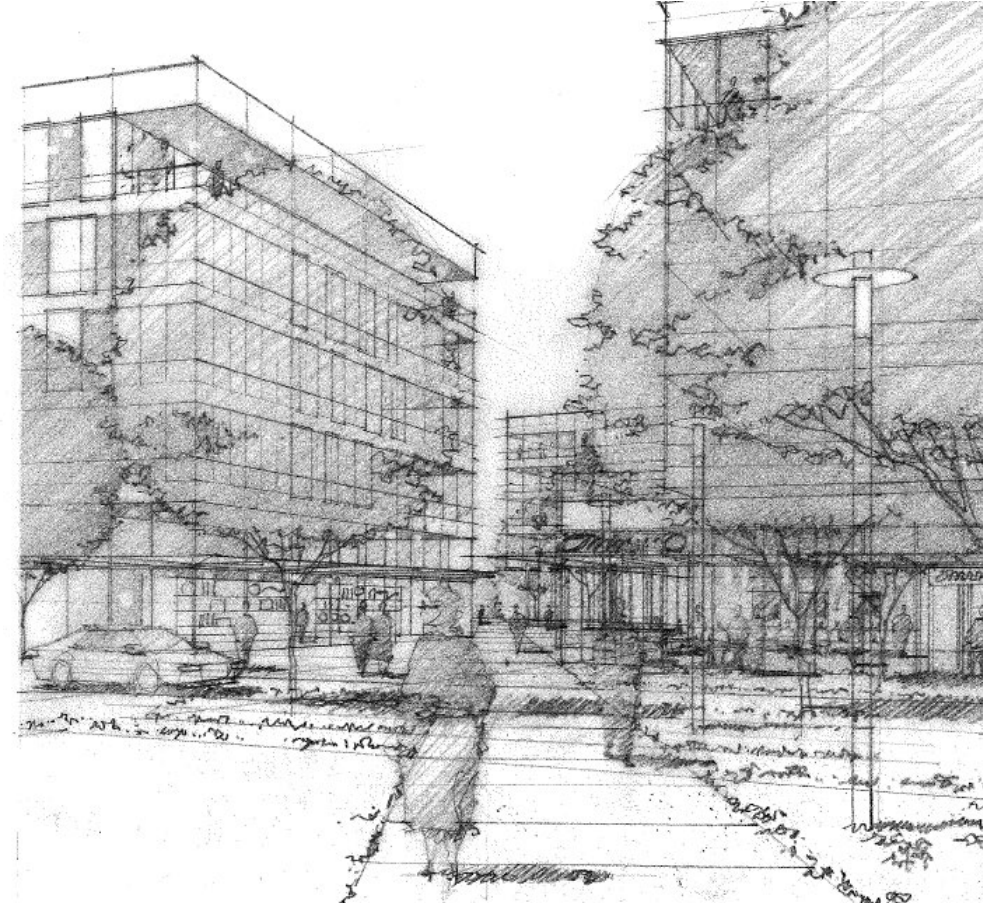
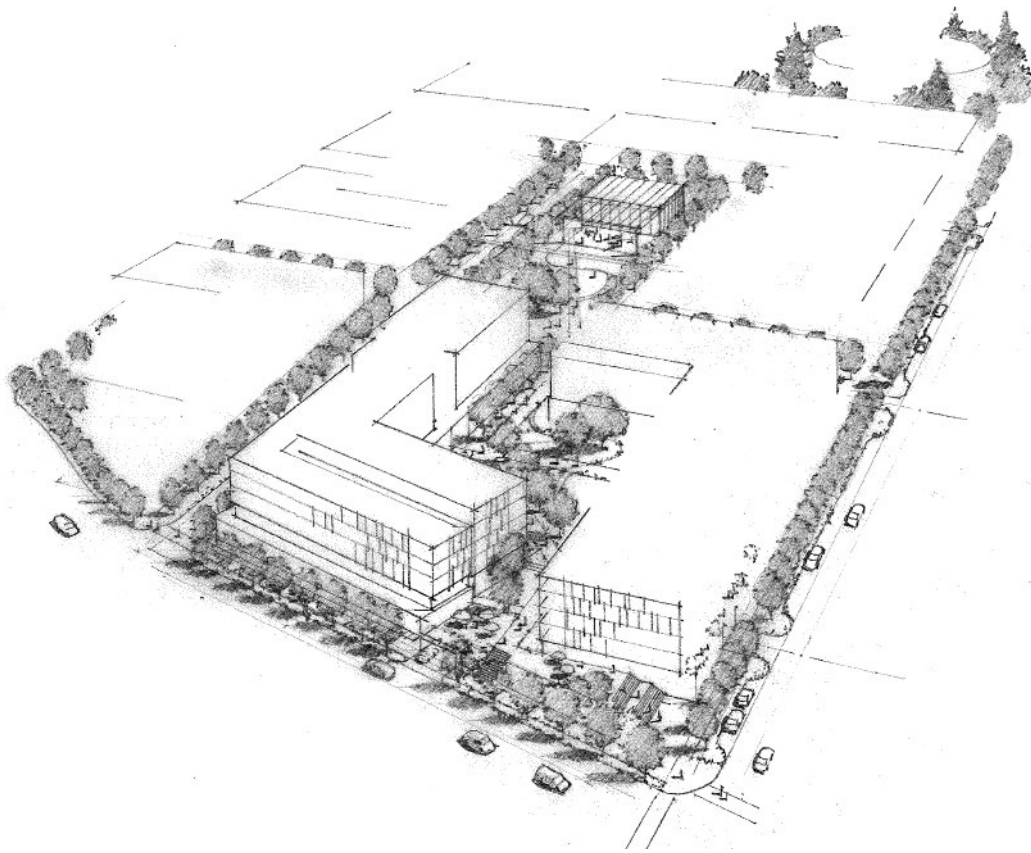
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The Osage Nation government campus buildings contain several new features to enhance the tribe's connection to the land, including an ultrahigh efficiency heating and cooling system that utilizes geothermal wells connected to a central geo-exchange condenser water loop, heat recovery ventilation, radiant floor and beam heating, and a custom rainwater reclamation and reuse system.



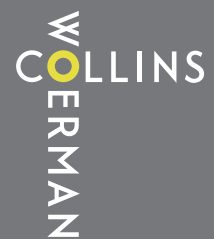
Totem Bowl

KIRKLAND WA | 10 ACRES

Totem Bowl property owners tasked CollinsWoerman with facilitating the planning process and obtaining the necessary approvals for the future redevelopment of the Totem Bowl property and fulfill the Bridle Trails Neighborhood Plan vision.

The City of Kirkland adopted the Bridle Trails Neighborhood Plan in December of 2018. One of its policies aimed to encourage redevelopment of the Bridle Trails Neighborhood Center into a lively, pedestrian-oriented, transit-supportive, mixed-use residential and commercial neighborhood center. This policy anticipated an owner/developer driven planning process that allowed five-story, mixed-use developments after the City Council approved a design program, design guidelines, and development standards for all properties within the neighborhood center.

CollinsWoerman facilitated the extensive public outreach, coordinated with City staff, and led the Citizen Amendment Request to amend the Kirkland zoning code.



ARCHITECTURE PLANNING INTERIORS SUSTAINABILITY

720 THIRD AVENUE • SUITE 1500
SEATTLE, WASHINGTON 98104
206.245.2100