

# Board of Harbor Commissioners

## Crescent City Harbor District

April 9, 2025

# Special Harbor Commission Meeting



# Special Meeting

## Board of Harbor Commissioners of the Crescent City Harbor District

Chair Gerhard Weber, Vice Chair Annie Nehmer  
Commissioner Rick Shepherd, Commissioner Dan Schmidt, Secretary John Evans

### AGENDA

**Date:** Wednesday, April 9, 2025

**Time:** Open Session 1:00 p.m.

**Place:** 101 Citizens Dock, Crescent City, CA, and via Zoom Webinar,

### VIRTUAL MEETING OPTIONS

#### TO WATCH (via online)

<https://us02web.zoom.us/j/6127377734>

#### TO LISTEN (via telephone)

Dial (669) 900-6833, please enter 612 737 7734# (meeting ID)  
or, one tap mobile: +16699006833,,6127377734#



## **1. Preliminary Items**

- a. Call to Order**
- b. Roll Call**
- c. Pledge of Allegiance**



## **1. Preliminary Items**

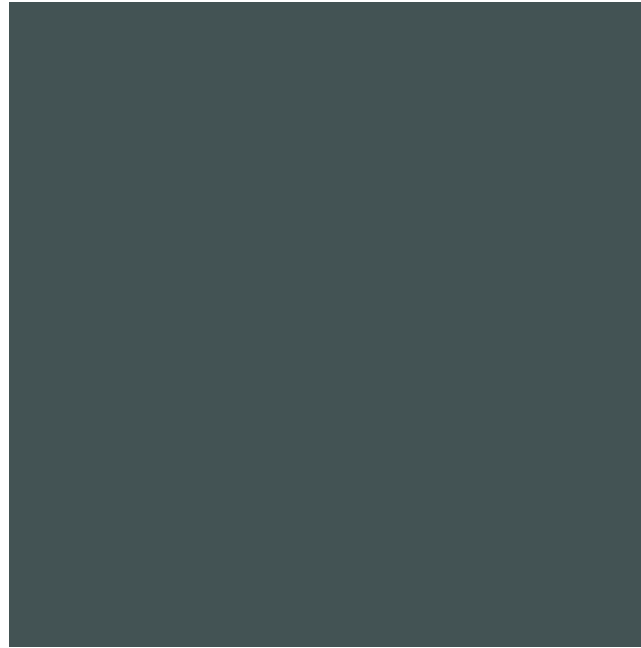
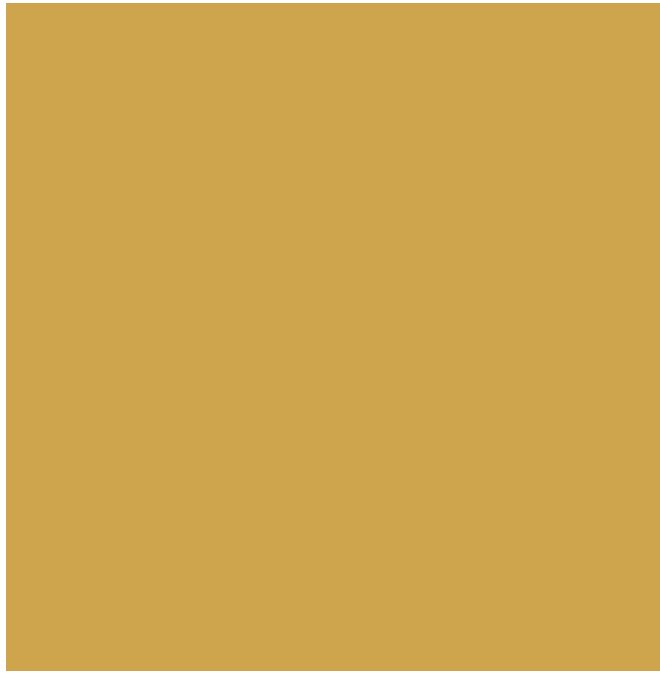
### **d. Public Comments**

*The Special Meeting comment period is provided for subjects on the agenda. Each person is limited to a maximum of 3 minutes of speaking time.*



## **2. Update from TCA Architects and CREDE on Master Planning Project**

***Public Comment?***



# CRESCENT HARBOR VISION PLAN

Crescent City, CA

PROPOSAL FOR VISION & PLANNING SERVICES

February 20, 2025

Submitted by:



18821 Bardeen Ave.  
Irvine, CA92612  
949/862-0289  
www.tca-arch.com




# Planning Studio

## Master Planning

Master planning is the critical first step and the creation of a framework in which the whole project proceeds. We understand how placemaking can shape the future of a location, and develop high quality designs that respond to local conditions, and make a positive contribution to the public realm, the private domain, and the interface between them. We are passionate about sustainable land development. With urban environments becoming increasingly complex; issues such as, land scarcity, air-quality, noise and other environmental challenges require innovative solutions. Our technical understanding of all layers of the built environment allows us to redefine urban living and working practices. Our master planning principles are built on our insight into the way places influence wellbeing, work and lifestyle, as well as technical understanding of interconnected systems such as transport, energy, waste and information.

**1 OPPORTUNITIES & CONSTRAINTS**




Gather available data that can influence a project.

**2 PROJECT VISION**



Determining preliminary overarching design concept and basis.

**3 CONCEPT PLANNING/Framework**




Bubble diagrams, street and pedestrian framework, landscape, and circulation.

**4 MASTER PLANNING**



Development features defined.

**5 YIELD ANALYSIS**



Provide client with basis for preliminary cost analysis.

**6 FINAL PLAN**



Final vision of the development character of a community.





## IRWIN YAU, AIA, LEED AP

PRESIDENT, PRINCIPAL IN CHARGE - OC

Irwin Yau is President of TCA and the Principal-In-Charge of TCA's Orange County office. With over 20 years of architectural design experience, he works closely with multiple Studio Directors and Designers, focused on high density housing projects throughout the state. As President, Irwin runs the day to day operations of the firm, managing multiple departments and collaborating with the company leaders. As Principal-In-Charge, Irwin oversees the operations and profitability of the OC office and works closely with the team to ensure the success of their projects. Irwin started at TCA as a designer and is still heavily involved with the design process and guides multiple projects with national clients from initial conceptualization through design and completion of construction. He enjoys the challenge of designing complex projects and obtaining approvals from demanding municipalities that can positively affect local communities.

Since he began his tenure at TCA, Irwin has designed and built over 20 projects and 5,000 units. He is a proponent of collaborative design and teamwork by working closely with TCA's design staff to explore all possible avenues and options. He is skilled in analyzing sites to develop a product that balances the needs of the client's program with the community's desires.

Aside from his project responsibilities, Irwin is a Partner at TCA, involved in multiple facets of the firm's business, internal structure and future planning. In addition to recruiting and leading the Orange County office, he is engaged in the training, mentoring and professional development of the teams.

Irwin is a graduate of California State Polytechnic University, Pomona with a Bachelor of Architecture degree. He continued his education with postgraduate work at Columbia University in New York, earning a Master of Science in Advanced Architecture degree. His combined education and experience have provided the requisite design skills to create dynamic architecture through a hybrid process of hand drawings and computer 3D visualization.



### Contact:

iyau@tca-arch.com  
Orange County Studio  
18821 Bardeen Ave.  
Irvine, CA 92612  
949/862-0270

### Architecture Licenses:

CA (C-31634)  
NV (8617)  
AZ (74922)

### Education:

Masters of Science in Advanced Architecture  
Columbia University  
New York, NY

Bachelor of Architecture  
Cal State Polytechnic University  
Pomona, CA  
CSU International Program  
Florence, Italy

### Professional Affiliations:

American Institute of Architects (AIA)  
National Council of Architectural Registration  
Boards (NCARB)  
Urban Land Institute (ULI)

### Project Experience:

1900 Fourth, Berkeley, CA  
888 San Mateo, San Mateo, CA  
AVA Little Tokyo, Los Angeles, CA  
BranchWest, Orange, CA  
Burbank Town Center, Burbank, CA  
Millennium, San Diego, CA  
Canvas LA, Los Angeles, CA  
Eleven 10 West, Orange, CA  
JIA, Los Angeles, CA  
Lewis - The Resort, Rancho Cucamonga, CA  
Picerne Blu, Laguna Niguel, CA  
Picerne Lomita, Lomita, CA  
Picerne Uptown, Newport Beach, CA  
Galloway Hacienda, Pleasanton, CA  
Galloway Owens, Pleasanton, CA  
Reata, Laguna Hills, CA  
Santa Barbara, Rancho Cucamonga, CA  
Merriweather Apartments, Columbia, MD



## CHRIS WILLIAMS

ASSOCIATE PRINCIPAL, PLANNING DIRECTOR

Chris Williams is the Director of Planning at TCA with over 25 years of experience in planning, architecture and landscape architecture design. Dedicated to pushing a project forward, problem solving and efficiently achieving the client's goals, his contacts within the land development industry and knowledge of Building, City and County codes help to propel a project through the entitlement process with minimal interruptions.

Prior to joining TCA, Chris worked as an Associate Partner with MVE & Partners, focusing on high density and high profile multifamily and mixed-use projects. He has successfully guided more than 400 projects through entitlement for clients. Because the details are what ultimately bring a project together, he works closely with clients to understand their goals and studies the site to create designs that maximize potential. Chris has developed a deep knowledge of the entitlement process through his extensive experience in the field of design and land development.

Chris received a Bachelor of Science in Environmental Design from the University of Oklahoma. He currently resides in Santa Ana and enjoys world adventures such as Running with the Bulls in Pamplona and treks in the Himalayas.



### Contact:

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### Education:

B.S., Environmental Design  
University of Oklahoma  
Norman, OK

### Professional Affiliations:

Urban Land Institute (ULI)  
Building Industry Association  
55 Plus Housing Council  
55 Plus Housing Council Membership  
Sub-Committee

### Project Experience:

Old Town Kern Vision Plan, Bakersfield, CA  
Lake San Marcos Masterplan, San Marcos, CA  
201 Sotello, Los Angeles, CA  
Kaidence Perris, Perris, CA  
Shea Portola, Livermore, CA  
Shea Roseville Master Plan, Roseville, CA  
Richmond Master Plan, Richmond, CA  
Kaonohi Master Plan, Honolulu, HI  
NewPark Master Plan, Newark, CA  
Pearl Ridge Master Plan, Honolulu, HI  
Roquet Ranch Master Plan, Colton, CA  
CSUMB 2nd Ave. Master Plan, Marina, CA  
The Quarry Master Plan, CA  
Tustin Legacy Master Plan, Tustin, CA  
Westminster Mall Redevelopment Master  
Plan, Westminster, CA  
Melrose Senior Housing, Oceanside, CA  
Memorial Senior Housing, San Clemente, CA  
Agate Affordable Housing, Palm Desert, CA  
Santa Ana Vision 100, Santa Ana, CA



# Approach & Methodology

## Crescent City Harbor District

Crescent City, California, a small coastal town where towering redwoods meets the rugged Pacific Ocean, offering breathtaking natural beauty and outdoor adventures. As the gateway to Redwood National and State Parks, it boasts ancient forests, dramatic shorelines, and landmarks like the historic Battery Point Lighthouse, which stands as a testament to the town’s resilience after surviving a devastating tsunami in 1964. At its heart, the Crescent City Harbor District serves as both an economic and recreational hub, supporting a thriving commercial fishing industry and welcoming boaters, kayakers, and visitors drawn to its maritime charm. Rebuilt and modernized after past tsunamis, the harbor blends industry and nature, offering fresh seafood, scenic waterfronts, and some of the best fishing and boating experiences in Northern California.



## TCA’s Approach to Enhancing the Crescent City Harbor District

TCA is dedicated to enriching the local culture of Crescent City through a thoughtful and intentional design approach that will lead to a successful site design. The approach and methodology are outlined as follows:



## INFORMATION GATHERING

TCA will conduct a comprehensive search for all relevant information concerning the property. This search will encompass not only regulatory details impacting the property but also historical data, mobility patterns, and demographic information affecting the area. This phase will provide TCA with a thorough understanding of the site and its regional context. The gathered information will lay the groundwork for creating exhibits that explain constraints and aid in developing initial concepts prior to the Charrette.

- Meet with the Harbor District and City to review and discuss the proposed project while acquiring and assembling relevant background information.
- Identify physical site conditions that may influence planning and design decisions for the property, such as existing improvements, and entry sequence.
- Analyze visual aspects, including significant on-site features, adjacent land uses, edge conditions, and view opportunities.
- Elk Valley Rancheria History
- Assess the value of visual elements, including views of surrounding influences.
- Review the current Crescent City code governing the subject property, including development standards and design guidelines.

- Conceptually review soils report, highlighting issues that may affect the development.
- Understand site and regional history, news articles, major events.
- Demographics
- Current mobility

Using the gathered information, TCA will develop planning-oriented Opportunities and Constraints Exhibits that highlight key factors shaping planning decisions. These exhibits will serve as a foundation for guiding planning and design choices throughout the process.

In addition, TCA will create summary exhibits of relevant developments, drawing comparisons to the Crescent City Harbor District. To further inform the vision, TCA will curate image boards that showcase architectural styles and development character from other communities. This research will include site plans, figure-ground comparisons, and photographic references from similar projects.



# Approach & Methodology



## GRAPHIC EXHIBITS AHEAD OF CHARRETTE

TCA will develop exhibits ahead of the charrette to support presentations and work sessions, facilitating feedback and discussion. These exhibits will be informed by insights gathered during the research phase. Additionally, TCA will prepare presentations for both the opening and closing sessions of the charrette. The graphic exhibits will include:

- Opening day presentation to public and community stakeholders
- Opportunities and Constraints Exhibit
- High Level Master Plan Diagrams
- Inspirational Imagery - Display potential development character and style.
- Figure grounds of comparable projects
- Product research and typologies imagery
- Project base maps
- Identify focus areas - Areas of importance that are identifying place making areas for the vision plan.
- SketchUp will be used to mass out the vision plan area and show master plan alternatives. Additionally, specific focus areas within the model will showcase more detail for renderings produced during the charrette process.



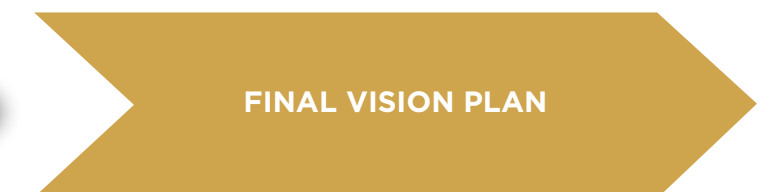
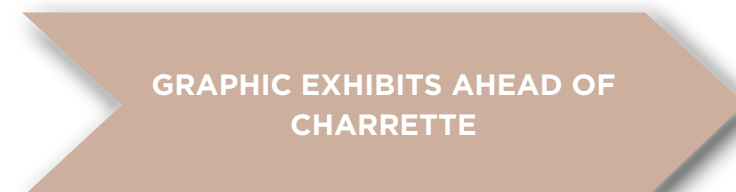
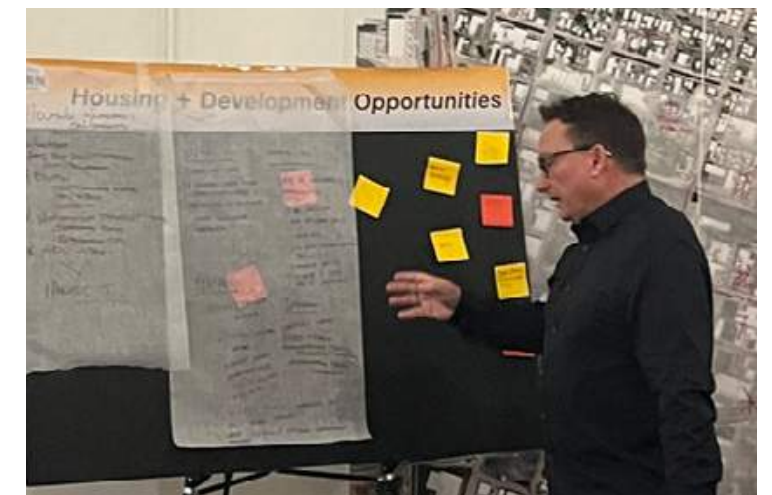
## CHARRETTE

TCA will conduct a two-day charrette in Crescent City in collaboration with the Harbor Master and city officials. This interactive event is designed to engage the public and stakeholders, fostering the exchange of ideas, concerns, and opportunities. Participants will have the opportunity to share their input during breakout sessions, where stakeholder groups will focus on key topics that need attention. These discussion areas will be identified in advance to ensure a productive and focused conversation..

### Day 1 - Community Forum

TCA to work with the City and Harbor Master on location that is central to site.

- Welcome/ Introduction - PowerPoint Presentation
    - Key stakeholders opening dialogue.
    - Design team opening dialogue about masterplan along with presentation.
    - Prominent community members talk about the location and history.
  - Break Out Session - An opportunity for stakeholders to provide comments and design ideas on the following topics
    - Identifying key focus areas within Crescent City Harbor
    - Land Use
    - Public Realm and Built Environment
    - Mobility
    - Arts and Culture
- \*Dependent upon number of participants for grouping.\*



# Approach & Methodology

## CHARRETTE (CONTINUED)

### Day 2 – City and Consultant Work Session

TCA to work with the City and Crescent City Harbor District Commission to determine Location for a full day work session.

- TCA team work session day in preparation for Day 3 Open House
  - Consolidation of public comments
  - Sketch designs of stakeholder ideas
  - Sketchup renderings of placemaking areas within the vision area
- PowerPoint presentation prepared for Day 3 presentation to the public.



### Day 3 – Open House

TCA to work with the City and Harbor Master to determine location that is central to site.

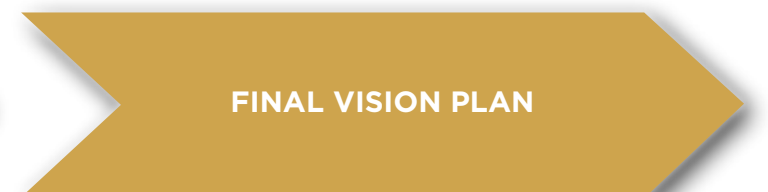
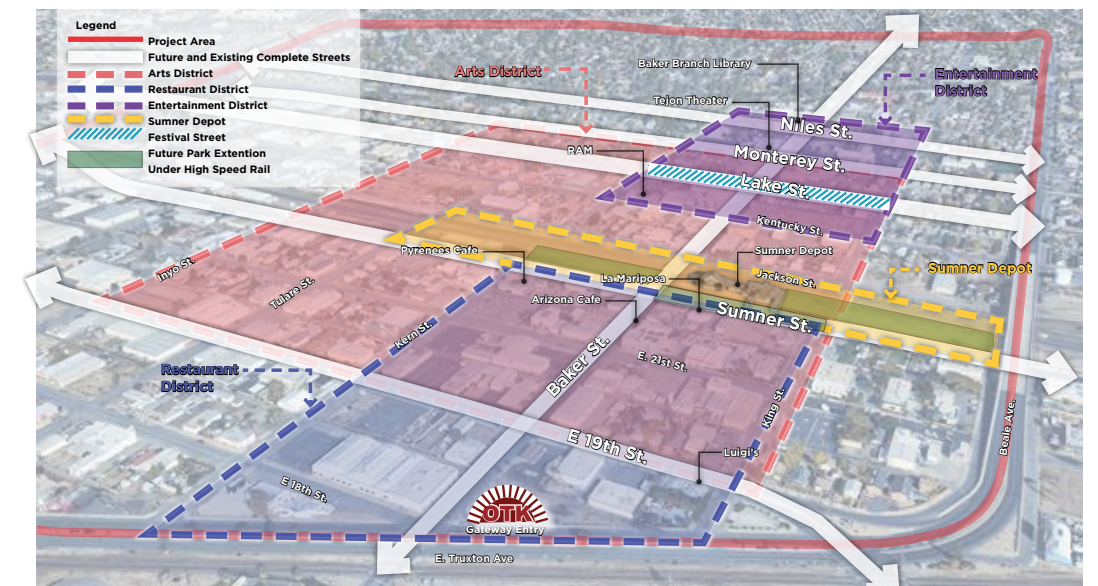
- Presentation to public about findings and ideas – Presentation will focus on the following.
  - Review of Day 1 – Work Session
  - Word Cloud
    - “key words” and themes
  - Goals and Objectives
  - Focus Areas Identified on Day 1
  - Big Ideas for the Following Topics:
    - Land Use
    - Public Realm and Built Environment
    - Mobility
    - Arts and Culture
  - Presentation of SketchUp Model
    - “Artist Rendering” of focus areas
  - Next Steps and Recommendations
- Suggested actions and future directions based on the findings.
- Open forum to discuss design team findings – The comments and feedback received will be used to refine the final vision plan.

TCA will provide all essential materials to support the charrette. On the second day, during the city and consultant work session, TCA will utilize the city’s scanning and copy equipment to compile and organize the collected content.

## FINAL VISION PLAN

The team will develop a finalized version of the vision plan, serving as an implementation guide, marketing tool, and strategic road map. This plan will feature exhibits that inspire a compelling vision for the future of the Crescent City Harbor District. It will integrate content produced in the preceding months and provide a comprehensive summary of the planning process. The final plan is expected to include the following chapters:

- Summary and Introduction
- Vision, Goals, and Objectives
- Preferred Master Plan/ Vision Concept

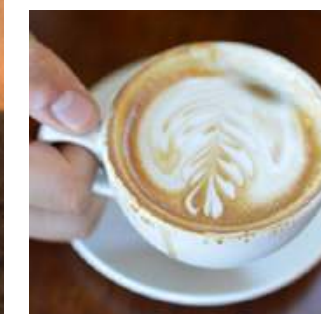


# Placemaking Principals

Placemaking involves creating spaces that are not just functional, but also engaging, vibrant, and reflective of the community's identity and desires.

TCA is has identified the most fundamental elements of placemaking and carefully applies them to the communities we design. They are as follows:

- 1. Community Engagement:** Community input, and feedback are essential for creating a place that meets their needs and reflects their values.
- 2. Sense of Place:** A successful community has a distinct identity that reflects the unique characteristics, history, and culture of the city and local residents. This can include architectural features, public art, landscaping, and other elements that contribute to a sense of place.
- 3. Accessibility and Connectivity:** Placemaking emphasizes creating spaces that are easily accessible to all members of the community, regardless of age, ability, or socioeconomic status. It also focuses on enhancing connectivity within the community by providing well-designed pedestrian and bike infrastructure.
- 4. Mixed-Use Design:** Integrating a mix of residential, commercial, and recreational, activities, promote vitality and activity. Mixed-use development encourages people to live, work, and play in the same area, fostering a sense of community.
- 5. Public Spaces:** Placemaking prioritizes the creation and enhancement of public spaces, such as parks, plazas, and squares, where people can gather, socialize, and participate in activities. These spaces serve as the heart of a community and contribute to social and economic vibrancy.
- 6. Human Scale Design:** Designing places with attention to pedestrian-friendly features like sidewalks, benches, and trees, enhance the overall experience and encourages pedestrian activity.
- 7. Sustainability:** Integrating sustainable features help improve air quality, and enhance biodiversity. Energy-efficient buildings and renewable energy sources, reduce environmental impact and promote resilience.
- 8. Programming and Activation:** Programming and activation of public spaces through events, markets, performances, and other activities attract people to the area and create a lively, dynamic environment.





# OWNER FEE PROPOSAL

FOR PROFESSIONAL ARCHITECTURAL SERVICES

## CRESCENT HARBOR VISION PLAN

CRESCENT CITY, CALIFORNIA  
2025-024-00

Prepared by:  
CHRIS WILLIAMS

Prepared for:  
MIKE RADEMAKER  
CRESCENT CITY HARBOR DISTRICT

FEBRUARY 20<sup>TH</sup>, 2025

### LOS ANGELES

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Los Angeles, CA  
213/553-1100

### IRVINE

18821 Bardeen Ave.  
Irvine, CA 92612  
949/862-0270

### OAKLAND

1111 Broadway #1320  
Oakland, CA 94607  
510/545-4222

### HONOLULU

733 Bishop St. #1475  
Honolulu, HI 96813  
808/715-2631

TCA-Arch.com

### SCOPE OF THE PROJECT

This article defines the scope of the project under consideration and is the basis upon which the scope of services and fee and payment schedule have been determined.

CRESCENT HARBOR VISION PLAN is collectively referred to throughout this Agreement as (the "Project").

### PROJECT DESCRIPTION

This proposal is intended to describe the services, compensation, and responsibilities of the Owner and Architect for professional planning and design services, for the Crescent Harbor Vision Plan located in Crescent City, California. The approximately 300 acre area will be envisioned under a vision plan that will set the forward trajectory for future development and place making. The vision plan will be a collaborative effort with the city, stakeholders and Crescent City Harbor District.

### SCOPE OF SERVICES

This article defines the scope of basic services which the Architect agrees to perform.

#### 100 MEETINGS

The Architect will attend six (6) meetings with the Owner and members of the design team, and hearings with the local municipality as are determined necessary by the Owner. For Budgetary purposes, team coordination meetings will be held per owners schedule. Coordination meetings to occur via Microsoft Team meetings unless otherwise discussed.

#### 150 INFORMATION GATHERING

Architect to research, meet with Owner and consultant team members to review and discuss the proposed project and acquire/assemble project background information. This phase is used to acquire all pertinent info that can influence visioning and guiding principles.

- Identify physical site conditions – Opportunities and Constraints
- Review and assess recent civil engineering and planning work
- Review issues such as sensitive habitat areas, hydrology, and storm-water detention/retention requirements.
- Assess zoning, general plan, design guidelines – regulatory documents
- Demographics
- Site and area history
- High level mobility along Highway 101

All research/ information gathering to be summarized and documented for use in the charrette and formulation of vision plan.

#### 151 GRAPHIC EXHIBITS AHEAD OF CHARRETTE

The Architect will collaborate on exhibits for review with stakeholders. The exhibits will be utilized for presentation purposes, work sessions and to solicit feedback. The graphic exhibits to include:

- Opening day presentation to public and community stakeholders
- Opportunities and Constraints Exhibit
- High Level Master Plan Diagrams
- Inspirational Imagery - Display potential development character and style
- Figure grounds of comparable projects
- Product research and typologies imagery
- Project base maps

**CHARRETTE**

The Architect will lead a three day charrette in Crescent City. The charrette will engage stakeholders and public to initiate a dialogue for the highest and best uses for the Crescent City Harbor District. The Charrette will include the following:

- **Day 1**
  - Engage public/ community stakeholders in a venue adjacent or central to the site
  - Opening speeches
    - Mayor or harbor master opening dialogue
    - Design team opening dialogue about site and presentation
    - Prominent community members talk about the location and history
  - Break Out Session – Public is given the opportunity to give comments and sketches for vision
    - Land Use Framework
    - Public Realm Framework
    - Built Environment Framework
    - Mobility Framework
  - Presentation of each groups findings
- **Day 2**
  - TCA team work day in preparation for Day 3
    - Consolidation of public comments
    - Sketch designs of stakeholder ideas
    - Sketchup renderings of placemaking areas within the masterplan
  - PowerPoint presentation prepared for Day 3 presentation to the public
- **Day 3**
  - Presentation to public about findings and ideas
  - Open response to design team findings

**SKETCHUP MODEL & RENDERINGS**

The Architect will utilize Sketchup and Enscape rendering software for three dimension modeling of placemaking spaces within the vision area. Prior to and during the charrette focus areas will be selected in which stakeholder input will influence design ideas. Renderings will be produced day 2 of charrette.

- Overall model of vision area will be prepared for graphic purposes. Model will be prepared ahead of charrette.
- Architect and Client will select up to five (5) focus areas, within the model, to be enhanced for rendering purposes.
- Up to five (5) renderings focused at street level
- One (1) birds eye rendering

**FINAL VISION PLAN REFINEMENTS/ PACKAGE**

Based on feedback received from the Owner, city officials and stakeholders, Architect to make final revisions to the supporting exhibits. Architect will work with the Owner to establish documentation of the results of the charrette. The document will be a synthesized summary that expresses the community/ stakeholder envisioned forward trajectory for the vision area. Exhibits will be formatted and modified for formal presentation purposes. The general outline of final

- Introduction
- Process
  - Stakeholder Input
  - Design team product
- Vision Direction
- Implementation Plan

**FEES & PAYMENT SCHEDULE**

The Architect shall provide professional services for the Project as defined in scope of services. All fees are based on Architect’s standard terms and conditions. The Owner shall compensate the Architect as follows:

**BASIS FOR COMPENSATION**

**BASIC SERVICES**

Reference	Service	Estimated Fee	Basis
100	Meetings	\$ 4,500	Hourly
150	Information Gathering	\$ 5,500	Hourly
151	Graphic Exhibits Ahead of Charrette	\$ 8,200	Hourly
152	Charrette	\$16,600	Fixed
200	Sketchup Model and Renderings	\$11,200	Hourly
201	Final Vision Plan	\$ 9,000	Hourly
<b>Total Estimated Architectural Fee *</b>		<b>\$55,000</b>	

\*Consultant Mark-up – 15% of all negotiated consultant fees for consultants retained by Architect.

<b>Allowance for Reimbursable Expenses</b>	<b>\$ 4,000</b>
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\*\* Estimated budget only. Not to exceed without prior written authorization from Owner.

**Not Included:** Schematic Design; Design Development; Construction Documents; Bidding Services; Value Engineering; Services During Construction; Structural, Mechanical, Plumbing and Electrical Engineering; Soils and Geology; Civil Engineering; Landscape Architecture; Acoustical Engineering; Fire Sprinklers; Traffic or Environmental Services; Models, Renderings, 3-D animations; and any other consulting services, etc.

**.1 FIXED FEES**

Fees noted as "Fixed Fees" are a maximum for the services proposed and will be exceeded only by written authorization of the Owner for Additional Services.

**.2 HOURLY FEES**

Fees noted as "Hourly Fees" are based on hourly compensation and are an estimate for the services proposed. "Budget" amounts, if established, shall not be construed as a guaranteed maximum or not-to-exceed amount. Should the amount of budget be insufficient to complete the work, the Owner will be notified and a new additional budget, if necessary, will be established. Refer to paragraph .3 HOURLY COMPENSATION SCHEDULE below, for the applicable hourly rates. All time expended by Architect on tasks and phases indicated as being "hourly" will be invoiced to Owner. Travel time will be charged "door to door" and billings shall not be limited to 8 hours per day. Actual time expended will be billed.

**.3 HOURLY COMPENSATION SCHEDULE**

All work performed on an hourly basis shall be computed at the following rates for TCA’s architectural. The determination of which job classification will perform any task required by the contract is solely the Architect's. Hourly rates are subject to adjustment on December 31st, 2025, and annually thereafter.

<b>Category</b>	<b>Hourly Rate</b>	<b>Category</b>	<b>Hourly Rate</b>
Senior Principal	\$260	Senior Project Designer	\$170
Principal In Charge	\$230	Senior Job Captain	\$170
Studio Director	\$215	Senior Planner	\$170
Planning Director	\$215	CA Coordinator	\$165
Technical Director	\$200	Job Captain	\$155
Project Design Director	\$200	BIM Manager	\$155
Production Director	\$200	Project Designer	\$145
Senior Project Manager	\$195	Designer II	\$135
Senior CA Manager	\$195	Technical Designer II	\$135
Senior Project Architect/Coordinator	\$190	Designer I	\$120
Senior Design Architect	\$190	Technical Designer I	\$120
Project Manager	\$185	CA Assistant	\$120
CA Manager	\$185	BIM Coordinator	\$115
Project Architect/Coordinator	\$180	Administrative Support	\$ 75
Design Architect	\$180		

**REIMBURSABLE EXPENSES**

Reimbursable Expenses are in addition to the Compensation for Basic and Additional Services and include actual expenditures made by the Architect, his employees, or his professional consultants in the interest of the project for the expenses listed in the following sub-paragraphs:

- .1 Expense of transportation, (mileage at IRS standard suggested rate, air fare at business class or better), meals and accommodations when traveling in connection with the project; conference calls and Online Meetings; postage, shipping costs and delivery charges; and fees paid for securing approval of authorities having jurisdiction over the project.
- .2 Expense of all reproductions including, large format reproductions, computer plotting and or scanning services, postage, deliveries and handling of drawings and other original documents will be billed to the Owner by TCA through a partnership with a local reprographics company. Reprographic expenses will be billed separately from project fees and miscellaneous reimbursable expenses.
- .3 All reimbursable expenses except reprographics shall be billed at cost plus 15% for handling.

**ESTIMATE**

This proposal is an estimate of the fees for services based upon the project description and TCA's normal scope of services. Should the program or design substantially deviate from this proposal the fees will be reviewed and discussed between Owner and Architect and a revised fee will be proposed, if appropriate.

Architects are licensed and regulated by the California Architect's Board located at 2420 Del Paso Road, Suite 105, Sacramento, CA 95834.

*(The remainder of this page has been intentionally left blank.)*

**ACKNOWLEDGMENT**

If the foregoing proposal is satisfactory to you, the Architect will prepare a formal Contract which is mutually agreeable to both parties. Upon execution of the Contract, the Architect will commence work.

TCA ARCHITECTS, INC.



By: \_\_\_\_\_  
CHRIS WILLIAMS  
ASSOCIATE PRINCIPAL, STUDIO DIRECTOR

Date: 02/20/2025

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Prepared for

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# The Quarry

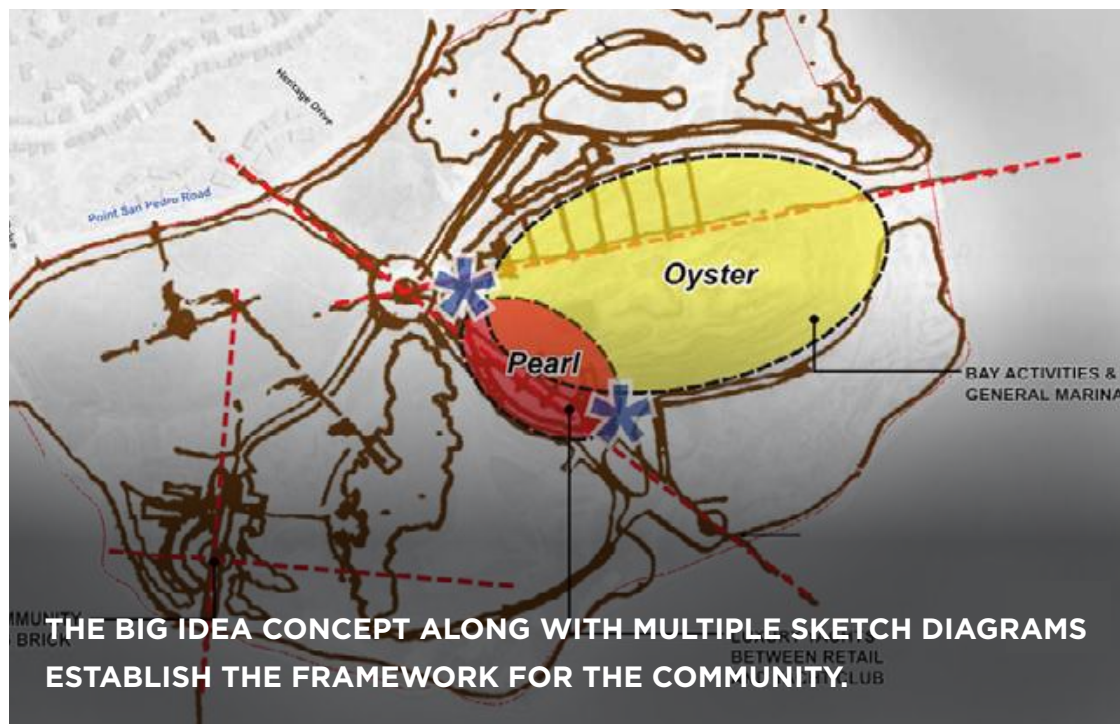
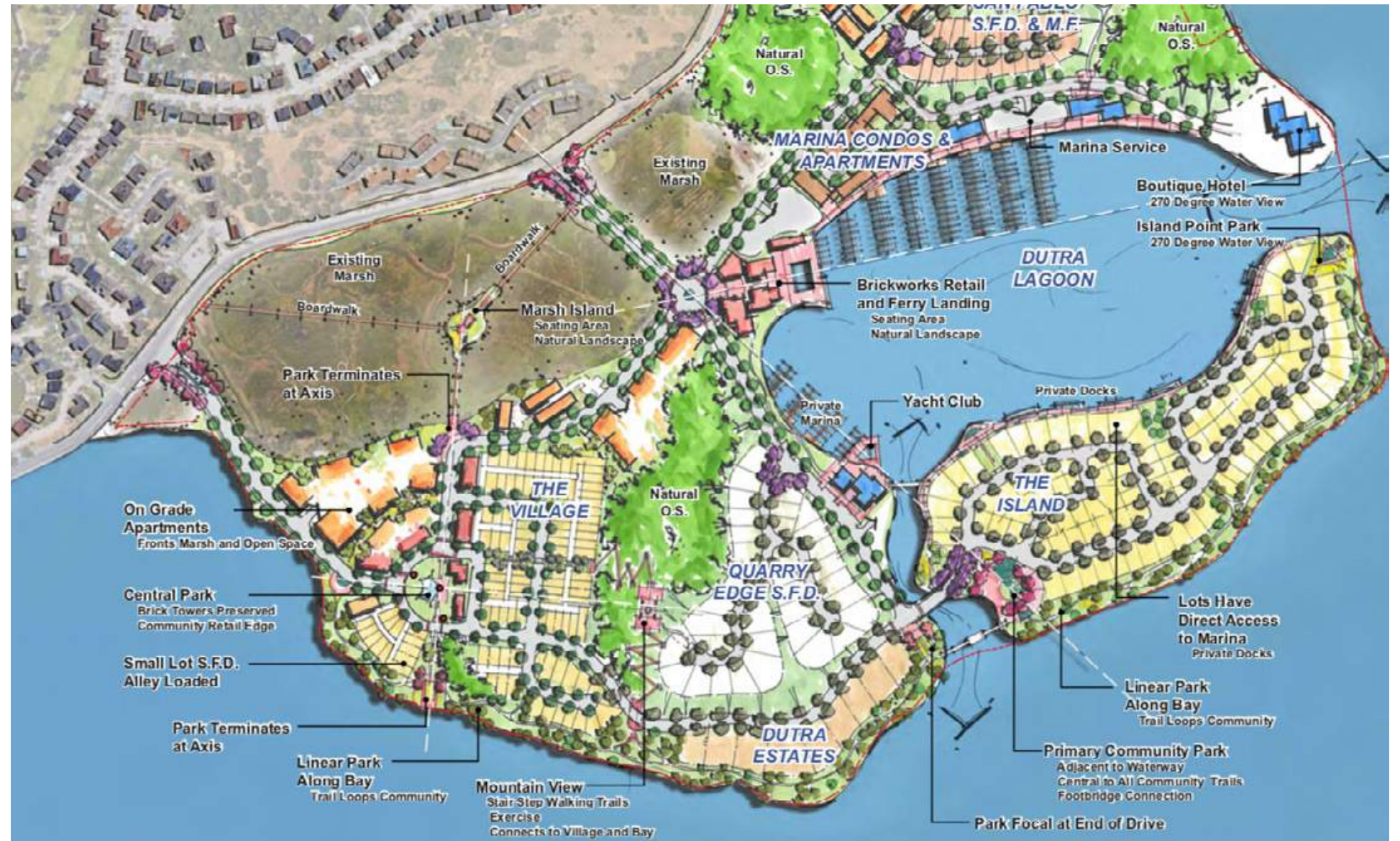
CONFIDENTIAL

**CLIENT**  
Confidential

**PROGRAM**  
Master Plan  
+-700 Units | +-320 Acres  
S.F.D., Multi Family, Retail, Hotel

A 200 ft deep building materials quarry presents the unique opportunity for a dynamic community to serve the entire area. The vision is to flood the quarry with the adjacent bay, creating a marina that would be the centerpoint for the design. The existing topography, marshlands and industrial architecture, will be utilized to create different districts and product typologies: from the small intimate setting of The Village, to mid-sized lots and Dutra Estates facing towards the bay. The retail core, adjacent to the marina, will be a centerpoint for all pedestrian and vehicular activity in the design. All trails, boardwalks, waterfront and parks are open to everyone inside and outside the community to enjoy.

***A flooded quarry gives life to an envisioned marina community.***







# One San Pedro

SAN PEDRO, CALIFORNIA

**CLIENT**  
HACLA

**DESIGN TEAM**  
TCA Architects  
Urban Fabrick

**PROGRAM**  
21 Acres  
478 Affordable Units, Market-rate Housing  
Retail, Parks, and Community Amenities

Rancho San Pedro is being rebuilt by the One San Pedro Collaborative, a joint effort by National Core, The Richmond Group, and New Century Housing, committed to delivering a revitalized community. Owned by HACLA, 478 affordable units converted to public housing in 1952 will be rebuilt in addition to new market rate housing, retail, and community serving amenities.

***A revitalized mixed-income neighborhood with new housing and opportunities.***





# Coastal Site Master Plan

CONFIDENTIAL

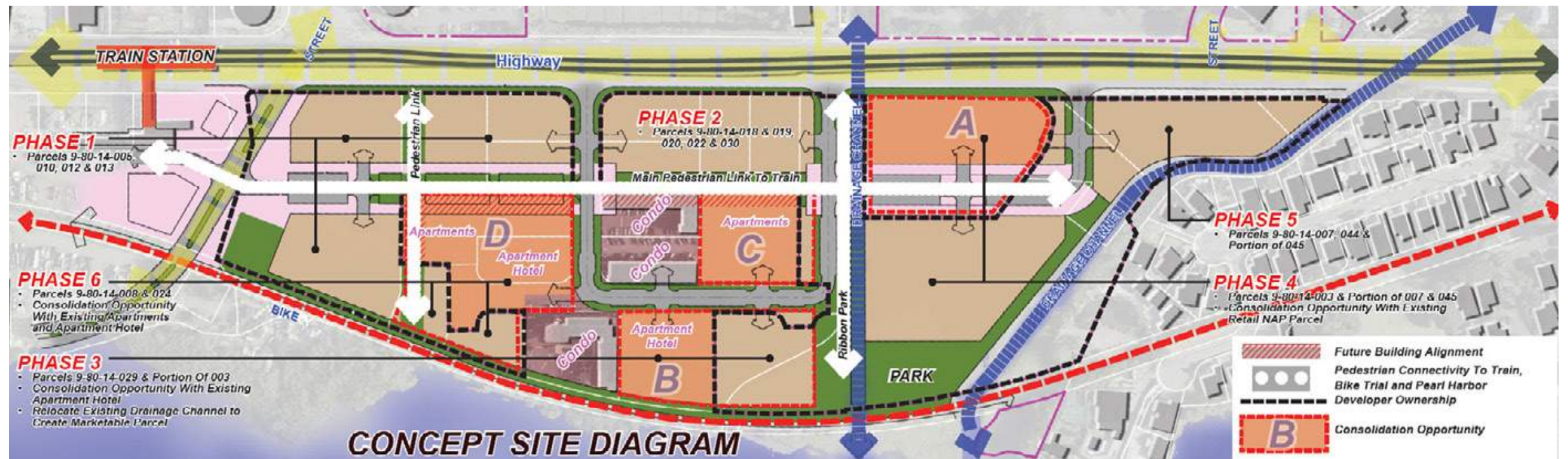
**CLIENT**  
Confidential

**PROGRAM**  
Master Plan

The Coastal Site Master Plan creates a transformative community adjacent to a new high capacity rail line; an epicenter of life in a mixed-use high density concept that will reestablish elements of local culture. The plan is responsive to a transit station with an exciting retail/market district at the crossroads of major streets and the harbor. TCA met the challenge of creating a concept that will be phased over time and can incorporate properties not owned by the client into the concept. The design is also sensitive to the views of surrounding neighbors. The framework sets forth a place where people can live, interact, shop and congregate in a thoughtful and responsive design.



## TOD master plan with sea level rise analysis.



### 3. MEETING ADJOURNMENT

*Adjournment of the Board of Harbor Commissioners will be until the next meeting scheduled for **Wednesday, April 9, 2025**, at 2 p.m. PDT. The Crescent City Harbor District complies with the Americans with Disabilities Act. Upon request, this agenda will be made available in appropriate alternative formats to person with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990 (42 U.S.C. §12132). Any person with a disability who requires modification in order to participate in a meeting should direct such request to (707) 464-6174 at least 48 hours before the meeting, if possible.*

