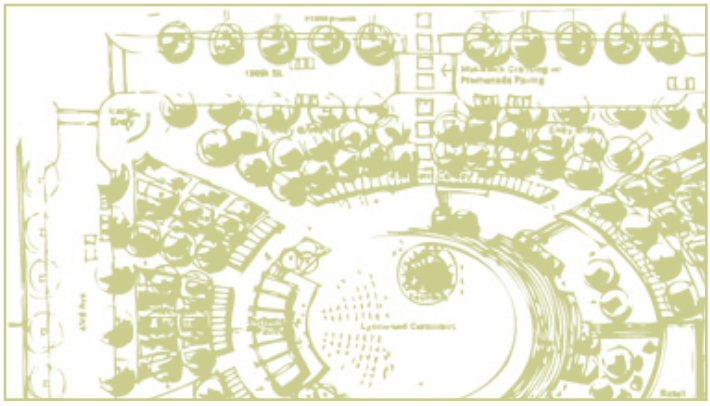
# Lynnwood City Center Parks Master Plan



## City of Lynnwood, Washington

**Prepared by:**

**October, 2007**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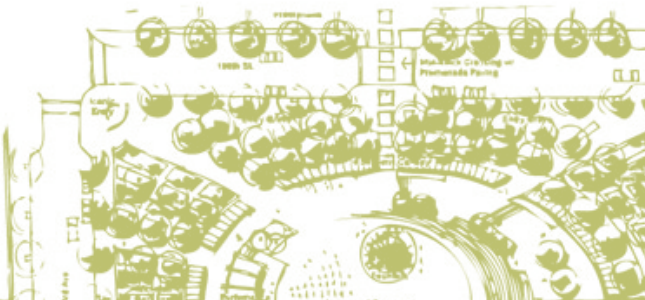
# Lynnwood City Center Parks Master Plan





# Lynnwood City Center Parks Master Plan

## Preface

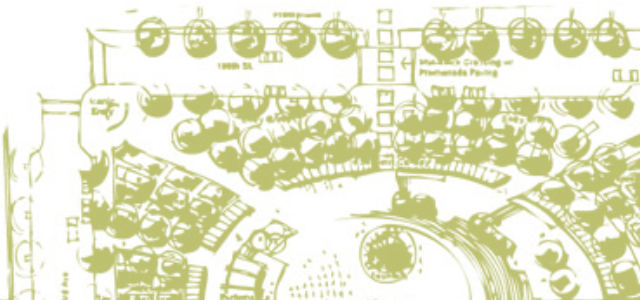
The City Center Parks Master Plan detailed herein represents a critical step in bringing forward Lynnwood's City Center plan as outlined in the Sub Area Plan. The Sub Area Plan identified four parcels for development into parks to meet the recreational needs of the increasing population of Lynnwood's City Center and to act as "Catalyst Projects" to move the City Center Plan forward, attracting private investment and development adjacent to park sites.

This Parks Master Plan generally accepts the Sub Area Plan designated sites with refined limits based on the Streets Master Plan developed concurrent to this process. Based upon the site location, input from the Parks & Recreation Board, the public, Parks, Recreation & Cultural Arts Department Staff, and the greater City Center Team, each park has been developed to have a program and character unique to itself, making each a worthy catalyst project.

Beyond the limits of the park sites alone, the Parks Master Plan looks at the non-vehicular connections between the City Center parks and the broader Lynnwood Parks & Recreation System. Connections to the broader system are critical as urban parks typically cannot meet the full range of needs of City Center residents. Urban parks, by nature, tend to be smaller in size due to scarcity and cost of land, offering a more passive escape from the busy city. Important programmed recreational needs, particularly larger field sports, must be met by parks outside of the City Center core.

The connections between park components include a hierarchy of streetscapes, bike lanes, street crossings, mid-block connections, and connections to the Interurban Trail. In a dense, urban environment like the proposed City Center, such a system of connections serves not only to deliver park users to the parks and their recreational experiences, but the connections themselves become a part of the experience. The result not only meets the needs of the City's residents for exercise and escape, but also provides a more livable, walkable city, filled with life and activity.

The Parks Master Plan is intended to be used as a tool to help move the City Center Plan forward, providing decision makers with necessary information to make park phasing and budgeting decisions. The program, character, and Probable Cost of Construction identified for each park is intended to be a starting point, allowing for flexibility regarding how the parks are implemented as well as their specific components and qualities. The total park cost contained in this document is not necessarily the cost that needs to be budgeted to realize each park project. The costs reflect conservative estimates of all Master Plan elements in each park. However, it is possible that not all Master Plan elements are fully completed as proposed or in a single phase. Materials and finishes included in the estimates reflect a hierarchy of materials from utilitarian to finer materials. Also, some elements can have a broad cost range, allowing opportunities for cost reductions as park design is developed further. It is expected that project realities will evolve over time, such as exact size, proportions, and location, and the Parks Master Plan allows that evolution to happen with the designs adapting accordingly.



## The City Center Parks System

The City Center parks system includes four parks: Civic Park, Village Green, Billiards Park, and Town Square Park. The parks connect to one another and the greater City as follows:

- Streets Hierarchy: A street hierarchy has been developed concurrent to this parks planning effort. This plan addresses streetscapes for three different street types: arterials (44th and 196th), collector streets (internal, non-arterials in the City Center), and the Promenade (a collector street with expanded sidewalks and public amenities). Additional specifics regarding each of the streetscape types are included in the Streetscapes section of this summary report.
- The Promenade: A series of connecting streets that provide an enhanced pedestrian environment connecting the Lynnwood Transit Center through the core of the new City Center, the Convention Center Neighborhood, and up to Alderwood (Alderwood Shopping Mall). The Promenade has two typical profiles, one with symmetrical, wide sidewalks on both sides of the street, and the other with an extra large sidewalk on one side of the street (typically the side with increased solar exposure). Promenades are typically infused with unique character and a diversity of paving materials (including cast-in-place concrete, integral color concrete, stone, or precast pavers). Streetscapes also include street furnishings, regularly spaced art elements, ornamental landscaping, pedestrian lighting, and enhanced street crossings. In addition to pedestrian circulation, the Promenade is considered a key transit link for a bus or street car route which will further connect the Transit Center, City Center, and Alderwood.
- The Interurban Trail: The existing trail, along with proposed trail enhancements currently in the planning stage, will become an important link to the City Center from outlying Lynnwood neighborhoods and beyond. Special care has been given to strategize how pedestrians and bicyclists might be connected with the City Center and, in particular, to the Promenade from the Interurban Trail.
- Bike Lanes: Bike lanes to and through the City Center have been identified, connecting both to the Interurban Trail and the City's broader plan for bike lane streets. A bike lane is included as a wide (8' typical), exclusive lane, parallel with traffic lanes and flow, and adjacent to sidewalks. Bike lanes are differentiated from adjacent drive lanes with a material transition from asphalt to concrete, or by a concrete band or curb, with another curb at the sidewalk edge.
- Transit: In addition to the opportunity identified for the Promenade circulator route, the City Center will rely heavily on transit. Exactly where transit will run is not fully determined, however, a transit "super stop" will be located in the core close to the Town Square Park. While proximity of the super stop to Town Square would benefit the park, it is not recommended that the super stop be located immediately adjacent to the park. It is also important to note that transit is not intended to be routed on streets with bike lanes, as the regular stopping of transit is an unsafe mix with bicycle traffic.
- Mid-Blocks: An exciting opportunity to provide further pedestrian linkages within the City Center is the establishment of mid-block corridors. Mid-blocks do not reflect public property, but rather an established route on the City Center's larger (private) blocks that provide public access in the form of corridors and courtyards. Mid-blocks could be implemented through zoning and development incentives.

The concepts above address how City Center Parks and Connections work as a whole. However, the Master Plan and design costs for all of these elements are not included as part of this effort. Notably, no detailed design or costs are included for connections to the Interurban Trail, bike lanes, transit, or mid-block crossings.

Acquisition and development of additional park property adjacent to City Center will be needed to support and meet level of service requirements for the City Center, per page 70 of the Sub Area Plan. Recommendations for acquisition, acquisition costs, development proposals and development costs for such parcels are not included in this Master Plan.

# Variables: Promenade Layout

The following issues regarding the Promenade are recognized as unresolved at the completion of the Parks Master Plan and require further consideration as the City Center Project moves forward to the next phases of development.

The Promenade's connection between the core to (and through) the Convention Center Neighborhood remains unresolved. The route on the Sub Area Plan continues to be shown as the preferred Promenade layout, providing optimal access to the Convention Center. There are a number of challenges to this route:

**Promenade Layout 'A'**

A. The curving transition is private property (currently occupied by Dania and School District property). How a pedestrian corridor with the required design parameters can be successfully completed while on private property seems a challenge. Options appear to be:

1. Consider the route as you would other new streets in the City Center and take ownership of the land to develop as public R.O.W. (could be vehicular as well).

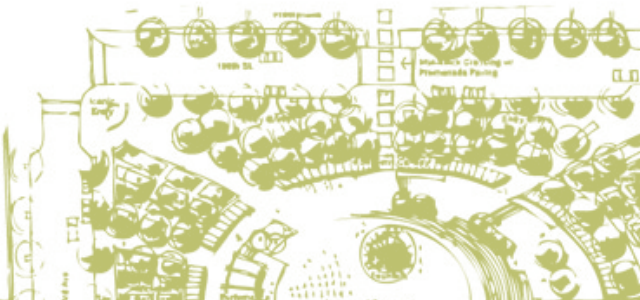
2. Work with the property owner(s) through zoning, development agreements, and incentives to develop the Promenade (based on a detailed plan for the Promenade design in that area) as private property accessible to the public. Challenges of this proposal are; working with multiple property owners and the realization that the sites may be developed at different times, potentially ending up as a "missing link" in the completion of Promenade at one of its most critical areas.

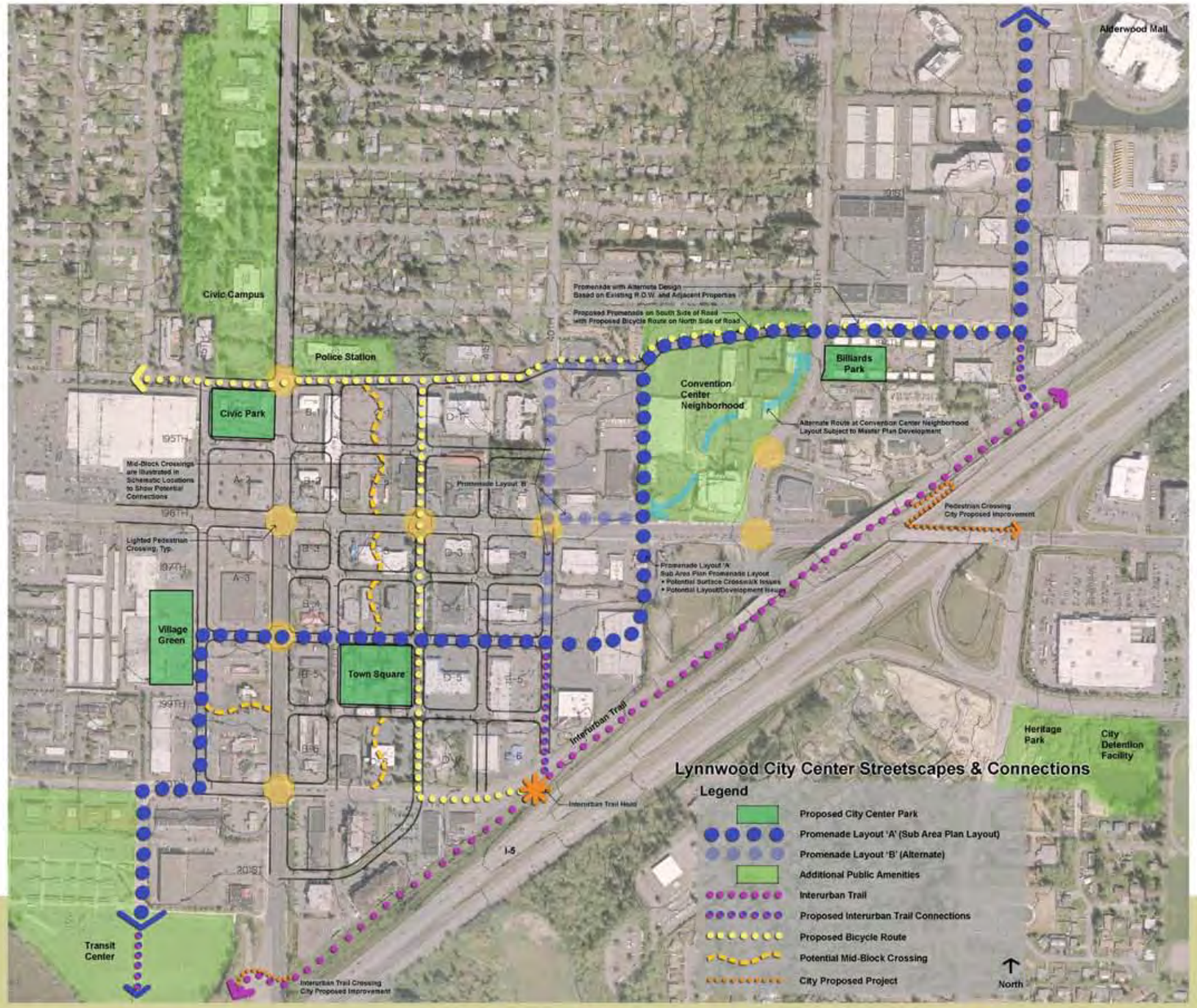
B. This route requires crossing 196th where there is currently not a signal. A signal was studied in traffic modeling and proved to be successful initially but could begin to cause traffic issues in the future with increasing traffic loads. If the Promenade is to proceed on this route, our recommendation is a signalized crossing at grade. Pedestrian overpasses and underpasses are traditionally not successful in urban, pedestrian environments and are a costly option.

**Promenade Layout 'B'**

A. An alternate route is proposed turning north and crossing 196th on 40th where it would run east on the new 194th, along the north edge of the Convention Center neighborhood. While this would not be ideal access to the Convention Center, this route makes use of an existing lighted intersection already planned for improvements and modeled in traffic studies as successful.

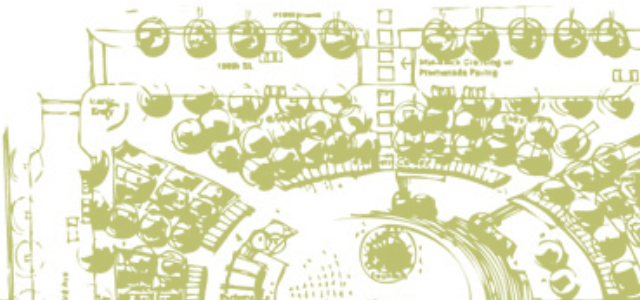
Another consideration for the Promenade is whether mass transit, notably a streetcar, might be studied and considered as a catalyst project.






# streetscapes & connections

# town square



# Lynnwood City Center Parks Master Plan

## Town Square

### Character

As the heart of the City Center, Town Square is a landmark for the re-imagined Downtown Lynnwood. The urban park supports a range of events, festivals, and activities year round, day and night. The design of the park is a juxtaposition of high energy areas balanced by more passive "urban escapes", supporting a range of users from large concert gatherings to individuals reading a paper in a sunny nook. The four seasons canopy that spirals through the park provides lighted shelter and seating for park users year round. The grand stairs, celebration fountain, and performance pavilion all contribute to the identity of the park, while retail kiosks and adjacent businesses enliven the park with energy and activity. The location of Town Square provides direct interaction with the Promenade, connecting the park to other City Center parks, the Interurban Trail, transit hubs, Convention Center, and Alderwood. The iconic nature of the park will draw immediate neighborhood residents, employees of the adjacent businesses and office towers, and downtown visitors as a major destination for the City of Lynnwood.

### Design Elements

The majority of park components are self explanatory based on the illustrative plan labeling; however we offer some additional information for selected elements:

- Celebration Fountain: At the heart of Town Square and potentially the most memorable element in the park. Celebration fountain is envisioned as an interactive fountain, flush to grade with a zero entry on-grade basin. When not in operation all evidence of the fountain disappears, allowing for multi-purpose events to take place over the water feature area.
- Performance Pavilion: First and foremost this structure acts as an inspiring piece of architecture, providing valuable gathering space sheltered from sun and rain. The pavilion contains necessary infrastructure to also serve as a stage and a band shell for programmed events and performances.
- Four Seasons Canopy: The four seasons canopy is an architectural element that complements the performance pavilion, providing sun and weather protection to park users. The canopy is dramatically lighted to invite activity in the evening and is intended to provide coverage above seating overlooking the activity areas and an all-weather protected route of passage.
- Iconic Entries: Iconic entries provide the opportunity for unique architectural and art elements to become highly visible landmarks or beacons, drawing park users from a distance.
- Entry Grove: Primarily a hardscape ground plane area with a bosque of trees that allows for the gathering of groups and individuals and doubles as a market or festival venue.

### Variables

A significant variable for Town Square revolves around how it might be phased into existence, if phasing is necessary. A second significant variable for the park is whether it will have parking beneath it (placing the park on top of structural slab). An interim, and less expensive, option to phase park development would be the construction of a simplified park on-grade to provide catalyst project benefits. This interim application would allow for a full build-out at a later time while still providing a usable park.

There may be the ability to adjust the exact shape of the park or shift it slightly to the north or south based upon the realities of adjacent City Center and private developments. However, in noting the possibility of adjusting shape, the park's size should not be decreased as it is already at the designated minimum size. As previously mentioned, siting of the "super stop" transit center near, but not immediately adjacent to, the park would be beneficial and needs further study.

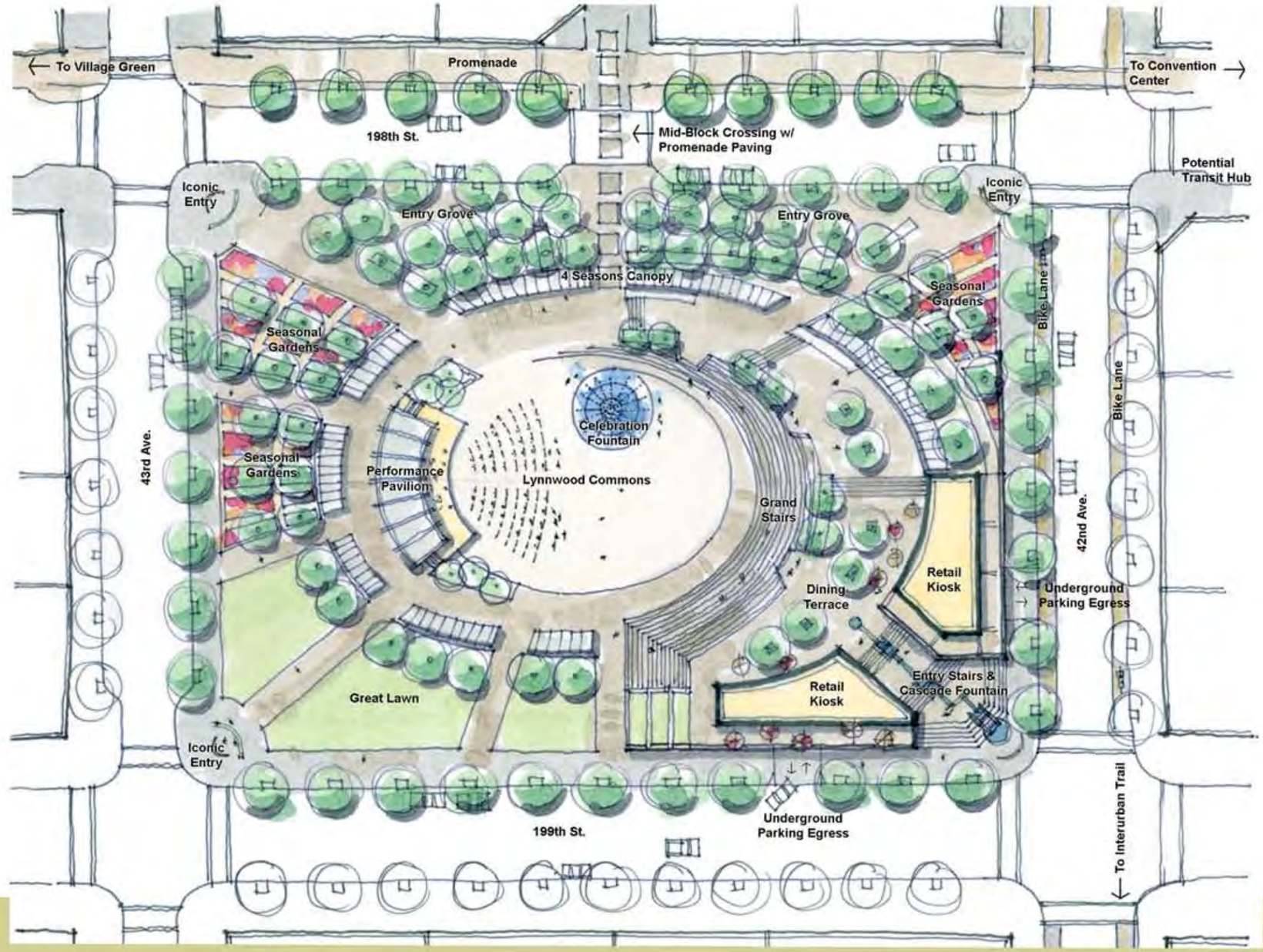
## character elements









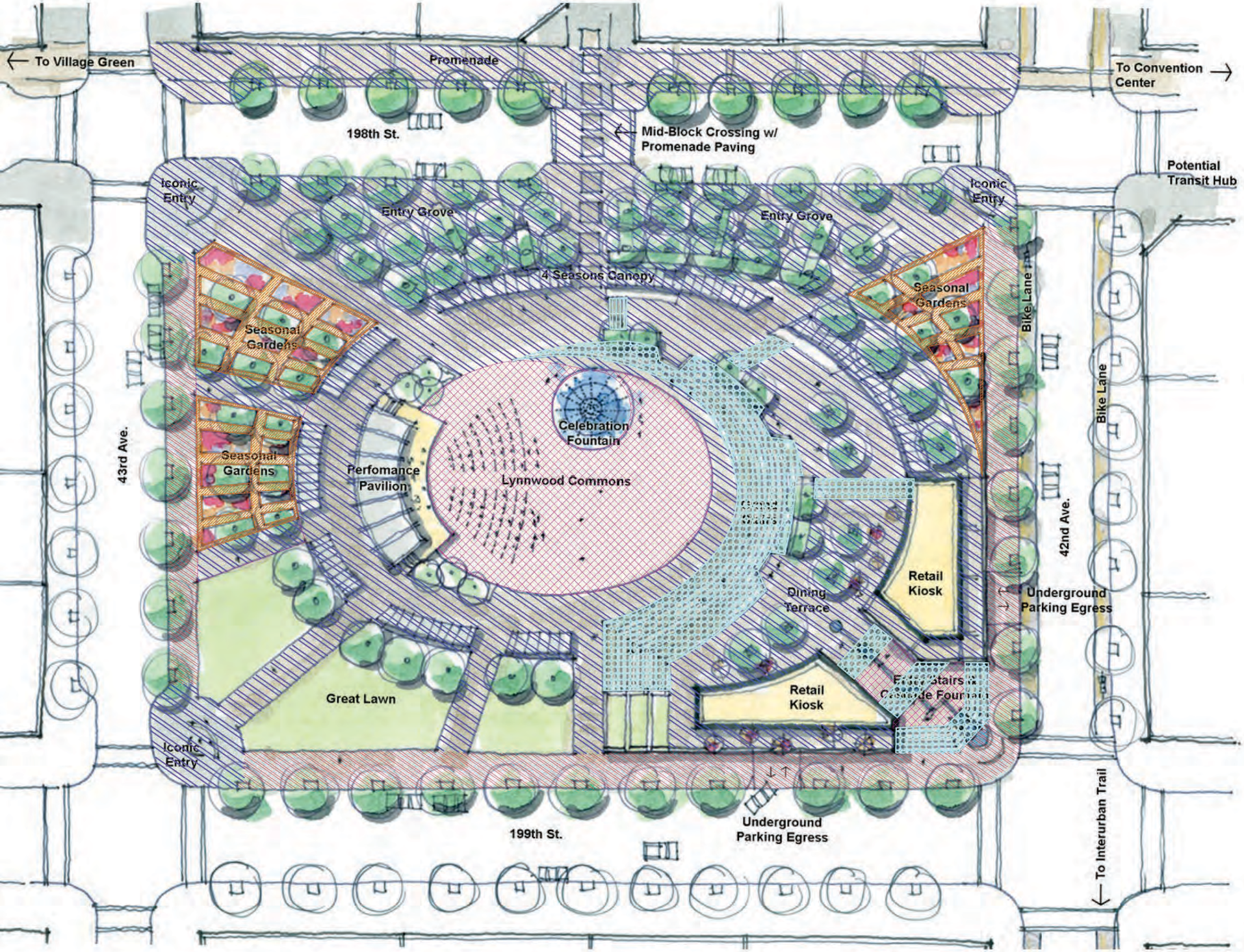




# town square

The Berger Partnership PS
Landscape Architecture

CITY OF Lynnwood

**Lynnwood City Center Parks Master Plan**




CRUSHED ROCK

INTEGRAL COLOR CONCRETE

STANDARD CONCRETE

STONE PAVING

CONCRETE STAIRS

# TOWN SQUARE

## Materials Plan

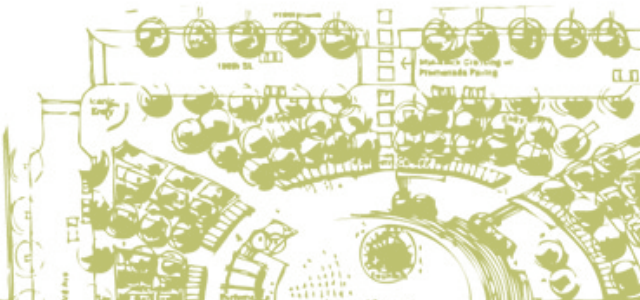
## Probable Cost of Construction: Town Square

### Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Town Square Park — Park Acreage: 2.35

| Area Feature Description: Town Square Park | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | 201,837.16 | SF | 0.40 | 80,734.86 |
| Fill Import*2 | | Allow | | 80,000.00 |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Town Square Park Site Preparation** | | | | $160,734.86 |
| **Site Paving** | | | | |
| Stone Paving *3 | 21,698 | SF | 40.00 | 867,926.11 |
| Pre-Cast Concrete Pavers *3 | 0 | SF | 20.00 | - |
| Cast-In-Place Integral Color Concrete *4 | 113,721 | SF | 12.00 | 1,364,655.00 |
| Cast-In-Place Concrete (Standard) *4 | 26,155 | SF | 8.00 | 209,238.06 |
| Crushed Rock Paving *5 | 3,642 | SF | 5.00 | 18,209.97 |
| Cast-In-Place Concrete Stairs | 12,678 | lf | 25.00 | 316,953.47 |
| **Subtotal Town Square Park Paving** | | | | $2,776,982.60 |
| **Site Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | 836 | SF | 4.50 | 3,761.72 |
| Seasonal Gardens *9 | 3,311 | SF | 5.40 | 17,878.28 |
| Trees *12 | 115 | EA | 250.00 | 28,750.00 |
| Lawn *10 | 1,155 | SF | 2.15 | 2,483.77 |
| **Subtotal Town Square Park Site Planting and Irrigation** | | | | $52,873.77 |
| **Site Walls** | | | | |
| Mortar Set Stone Clad Walls (12" thickness) *13 | 6,477 | FF | 50.00 | 323,850.00 |
| **Subtotal Town Square Park Walls** | | | | $323,850.00 |
| **Site Furnishings** | | | | |
| Benches | 54 | EA | 1200.00 | 64,800.00 |
| Lighting | | Allow | 80000.00 | 80,000.00 |
| Trash Receptacles | 30 | EA | 400.00 | 12,000.00 |
| Drinking Fountain | 4 | EA | 3000.00 | 12,000.00 |
| **Subtotal Town Square Park Furnishings** | | | | $168,800.00 |



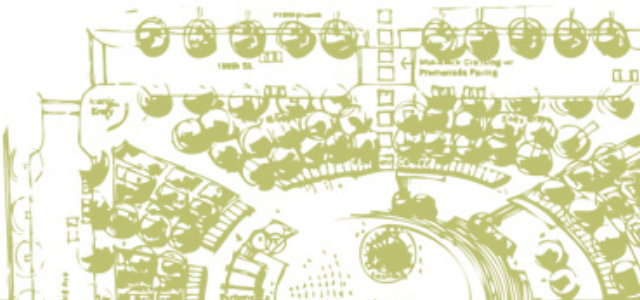
# Lynnwood City Center Parks Master Plan

## Probable Cost of Construction: Town Square

| | | | | |
|---|---|---|---|---|
| **Site Specialty Construction** | | | | |
| Shelters *16 | 8,268 | SF | 200.00 | 1,653,619.44 |
| Stage *18 | 4,988 | SF | 100.00 | 498,768.06 |
| Water Feature (Range $150,000 - $1,000,000) | | Allow | 575000.00 | 575,000.00 |
| Concessions Building *19 | 3,737 | SF | 250.00 | 934,182.29 |
| Parking Garage *20 | | | | NIC |
| **Subtotal Town Square Park Specialties** | | | | $3,661,569.79 |
| **Subtotal Town Square Park** | | | | $7,144,811.03 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 1,428,962.21 | |
| SUBTOTAL | | | | $1,428,962.21 |
| General Conditions (8%) | | | 114,316.98 | |
| SUBTOTAL | | | | 1,543,279.18 |
| Contractor Overhead (5%) | | | 77,163.96 | |
| SUBTOTAL | | | | 1,620,443.14 |
| Contractor Profit (6%) | | | 97,226.59 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $11,737,495.55 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 1,044,637.10 | |
| Estimated Design Fees (@13%) | | | 1,525,874.42 | |
| Administrative Costs (10% Design Contingency) | | | 1,173,749.56 | |
| **TOTAL PROJECT COST** | | | | $15,481,756.64 |

*** Refer to Appendix for Cost Estimate Assumptions**

# village green



# Lynnwood City Center Parks Master Plan

## Village Green

### Character

Village Green is a neighborhood park energized by the adjacent residents, retail, and "woonerf style" street ringing the park with pedestrian activity. The park provides passive recreational spaces balanced with focal points of high energy and structured activities that can support a range of programs and events. With the Promenade integrated into the park's eastern edge and turning onto 198th, the park becomes a prominent hinge on the Promenade, with strong connections to Town Square, the Interurban Trail, and the City Center. Water features positioned in line with the Promenade along 198th provide a dramatic focal feature both within the park and from a distance, while a "pedestrian intersection" extends the park to the east, seamlessly merging into the Promenade.

### Design Elements

The majority of park components are self explanatory based on the labeling and illustrative plan; however we offer some additional information for selected elements:

- Woonerf: A pedestrian and vehicular shared street that rings the park and provides minimal clearances for vehicles and textured paving to slow cars to a minimal speed, establishing a pedestrian zone where cars are secondary to people. The woonerf is space taken outside of the designated property lines for the park (with the exception of turning radii at corners) and makes the retail or town homes that ring the park a higher energy zone that further energizes the park.
- Earthen Portal and Berm: Using topography and hardscape elements, The Green is surrounded by a "bowl" that provides opportunities for environmental play and imagination.
- Jetted Water Fountains: Zero entry water features with vertical bubblers as high as 7-9 feet provide a dramatic endpoint to the promenade axis when viewed from the east, and provide an interactive element for park users.
- Reflecting Pools: Juxtaposed to the water jets, raised platforms of still water overflow over stone edges, again providing an interactive element for park users.

### Variables

Village Green's program and character are largely based on its location (the end point of the Promenade axis) and its surroundings (mixed-use/residential). In spite of that, there may be the ability to adjust the exact shape of the park or shift it slightly to the north or south, based upon the realities of City Center and private developments. However, in noting the possibility of adjusting shape, the park's size should not be decreased. One opportunity that may benefit both the park and the development is the creation of a car/pedestrian "woonerf" (a living street in which, unlike in most streets, the needs of cars are secondary to pedestrian use and is a place designed to be shared by pedestrians, bicyclists, and low-speed motor vehicles). The woonerf element should be located outside of the park property, with the possible exception of corners required for turning radii.

## character elements



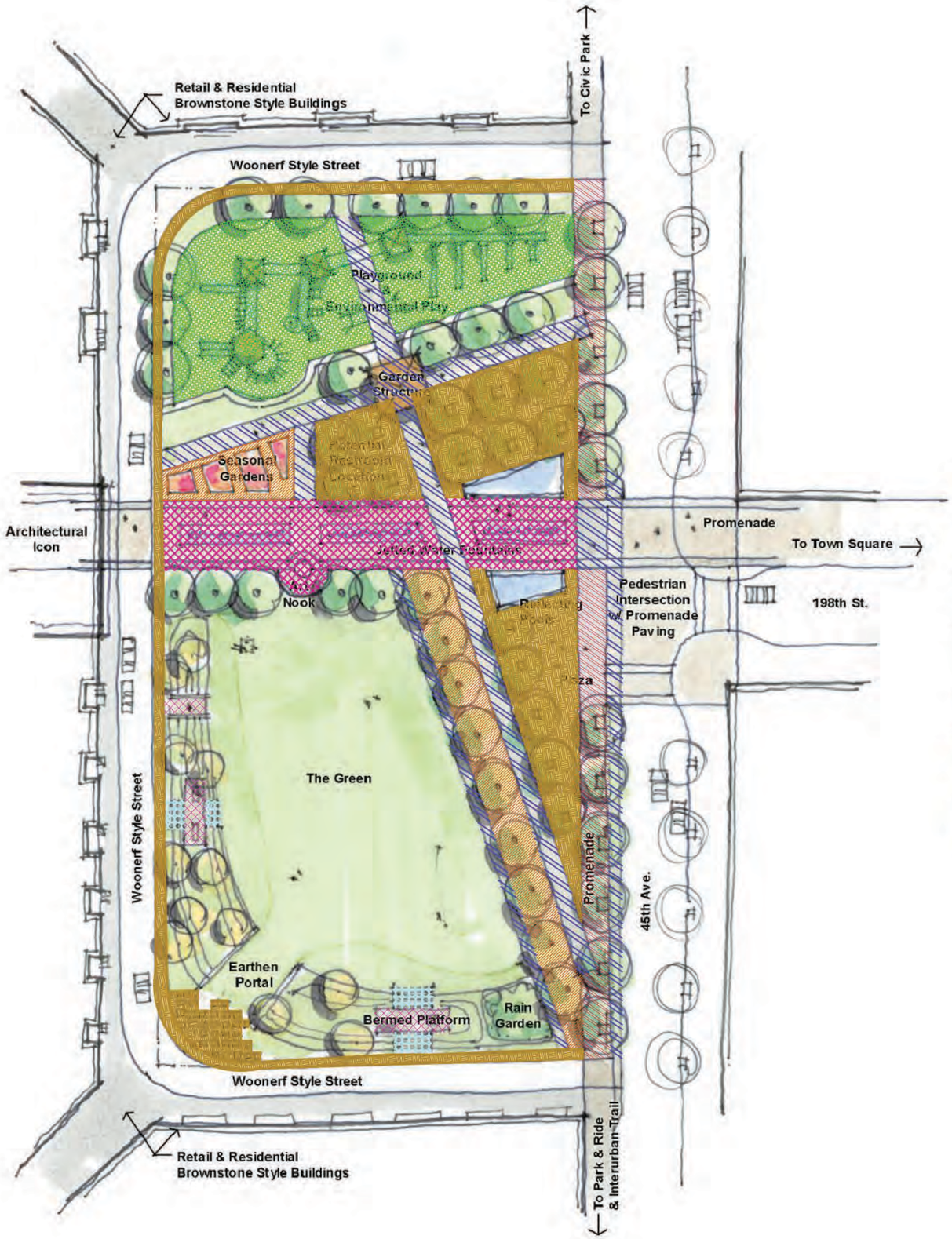









# village green




- CRUSHED ROCK
- INTEGRAL COLOR CONCRETE
- STANDARD CONCRETE
- STONE PAVING
- CONCRETE STAIRS
- RESILIANT SURFACING (Playground Bark Chips)
- PRE-CAST CONCRETE PAVERS

# VILLAGE GREEN PARK

## Materials Plan

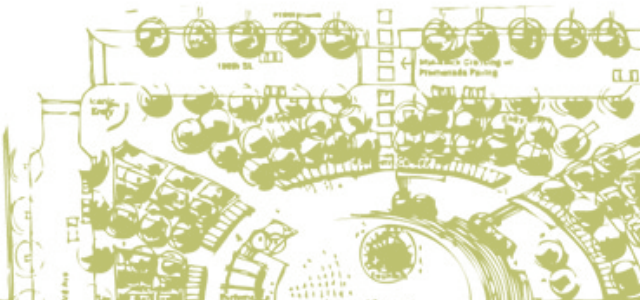
## Probable Cost of Construction: Village Green

### Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Village Green Park — Park Acreage: 2.21

| Area Feature Description: Village Green Park | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | 89,901.31 | SF | 0.40 | 35,960.53 |
| Fill Import*2 | | Allow | | 20,000.00 |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Village Green Park Site Area Preparation** | | | | $55,960.53 |
| **Site Paving** | | | | |
| Stone Paving *3 | 12,152 | SF | 40.00 | 486,065.56 |
| Pre-Cast Concrete Pavers or Brick Pavers *3 | 24,857 | SF | 20.00 | 497,136.94 |
| Cast-In-Place Integral Color Concrete *4 | 16,777 | SF | 12.00 | 201,321.92 |
| Cast-In-Place Concrete (Standard) *4 | 3,591 | SF | 8.00 | 28,729.28 |
| Crushed Rock Paving *5 | 8,158 | SF | 5.00 | 40,788.13 |
| Cast-In-Place Concrete Stairs | 336 | LF | 25.00 | 8,394.44 |
| **Subtotal Village Green Park Paving** | | | | $1,254,041.82 |
| **Site Planting and Irrigation** | | | | |
| Seasonal Gardens *9 | 677 | SF | 5.40 | 3,654.49 |
| Trees *12 | 65 | EA | 250.00 | 16,250.00 |
| Lawn *10 | 6,877 | SF | 2.15 | 14,786.22 |
| **Subtotal Village Green Park Planting and Irrigation** | | | | $34,690.71 |
| **Site Walls** | | | | |
| Mortar Set Stone Clad Walls (12" thickness) *13 | 232 | FF | 50.00 | 11,616.67 |
| Cast-In-Place Concrete Walls (8" thickness) | 1,494 | FF | 20.00 | 29,886.67 |
| **Subtotal Village Green Park Walls** | | | | $41,503.33 |
| **Site Fencing** | | | | |
| Perimeter Fencing (46" Ht) *14 | 352 | LF | 10.00 | 3,520.00 |
| **Subtotal Village Green Park Fencing** | | | | $3,520.00 |
| **Site Furnishings** | | | | |
| Benches | 26 | EA | 1200.00 | 31,200.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 12 | EA | 400.00 | 4,800.00 |
| Drinking Fountain | 2 | EA | 3000.00 | 6,000.00 |
| Dog Station | 4 | EA | 1000.00 | 4,000.00 |
| **Subtotal Village Green Park Furnishings** | | | | $46,000.00 |



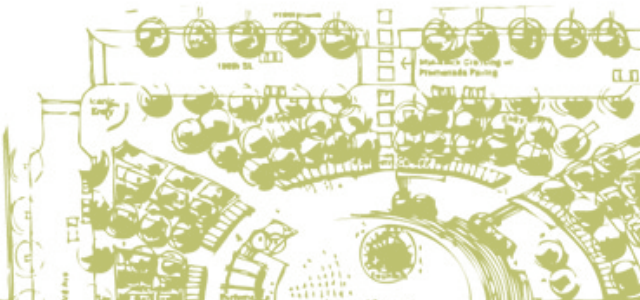
# Lynnwood City Center Parks Master Plan

## Probable Cost of Construction: Village Green

| | | | | |
|---|---|---|---|---|
| **Site Specialty Construction** | | | | |
| Picnic Shelters / Gazebo's *15 | 1,092 | SF | 150.00 | 163,787.50 |
| Play Equipment | | Allow | 90000.00 | 90,000.00 |
| Resilient Surfacing *17 | 11,545 | SF | 20.00 | 230,905.69 |
| Water Feature | 3,840 | SF | 100.00 | 384,016.67 |
| **Subtotal Village Green Park Specialties** | | | | $868,709.86 |
| **Subtotal Village Green Park** | | | | $2,304,426.25 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 460,885.25 | |
| SUBTOTAL | | | | 460,885.25 |
| General Conditions (8%) | | | 36,870.82 | |
| SUBTOTAL | | | | 497,756.07 |
| Contractor Overhead (5%) | | | 24,887.80 | |
| SUBTOTAL | | | | 522,643.87 |
| Contractor Profit (6%) | | | 31,358.63 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $3,785,711.44 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 336,928.32 | |
| Estimated Design Fees (@13%) | | | 492,142.49 | |
| Administrative Costs (10% Design Contingency) | | | 378,571.14 | |
| **TOTAL PROJECT COST** | | | | $4,993,353.39 |

*** Refer to Appendix for Cost Estimate Assumptions**

# civic park



# Lynnwood City Center Parks Master Plan

## Civic Park

### Character

Viewed as an urban park extension of the forested Civic Campus, Civic Park offers complementary activity, connectivity, and programming. The park provides both active and passive elements including a skate park, seasonal gardens, and open lawn areas. A memorial presents the opportunity to honor the past, Lynnwood's history, and provides a place for remembrance. Diverse activities energize the park and encourage use by the immediate neighborhood and as a destination for the broader community. Connections between the park and the Civic Campus, particularly safe and intuitive pedestrian connections, are proposed to assure the two amenities work together and complement each other.

### Design Elements

The majority of park components are self explanatory based on the illustrative plan labeling; however we offer some additional information for selected elements:

**Skate Park:** The skate park is intended to be a localized draw to serve the downtown and the surrounding community, not a regional destination. As such, it is a relatively small facility that has street course elements but could also include a bowl. Surrounding park paving and elements have been designed to keep boarding in the skate park area and not throughout the park.

**Memorial Grove:** The Northeast corner of the park is primarily a memorial to complement or replace the existing memorial adjacent to the Library. The Memorial itself consists of a grove of trees, a fountain, and stone walls set into an earthform berm. The berm is positioned to separate the Memorial from the street and buffer traffic noise.

### Variables

Civic Park's program and character are largely based on its location adjacent to the Civic Campus. There may be the ability to adjust the exact shape of the park or shift it slightly based upon the realities of City Center and private developments. However, in noting the possibility of adjusting shape, the park's size should not be decreased. A significant discussion point of this park is whether or not a small skate park is appropriate as a program element. This question may be answered in part by reviewing skateboard levels of service from a City-wide perspective. If the skate park is eliminated in the future, we strongly recommend it be replaced by another "magnetic" activity that draws users into the park and infuses energy and activity throughout the day. Examples could include a spray park or interactive water feature, or a rock outcropping that invites play. A more passive use is not an ideal fit as the need for passive, calm activity is met by the Civic Campus immediately to the north.

The evolving future of the Civic Campus will be key in determining the final design for Civic Park, as it is recognized the two parcels may ultimately function as one civic amenity. It is assumed capital improvements will be made to the Recreation Center in the near term, however, long term changes are less easy to predict, and might include a potential new community center and other recreation amenities. As future decisions for the Civic Campus emerge, it may be worth considering a separate master plan effort to fully address the campus in conjunction with the park. From a broader City Center view, integrating Civic Park and the Civic Campus into a singular entity may go a long way in supplementing the additional ten (10) park acres needed adjacent to the City Center to meet the level of service standards identified in the Sub Area Plan.

## character elements





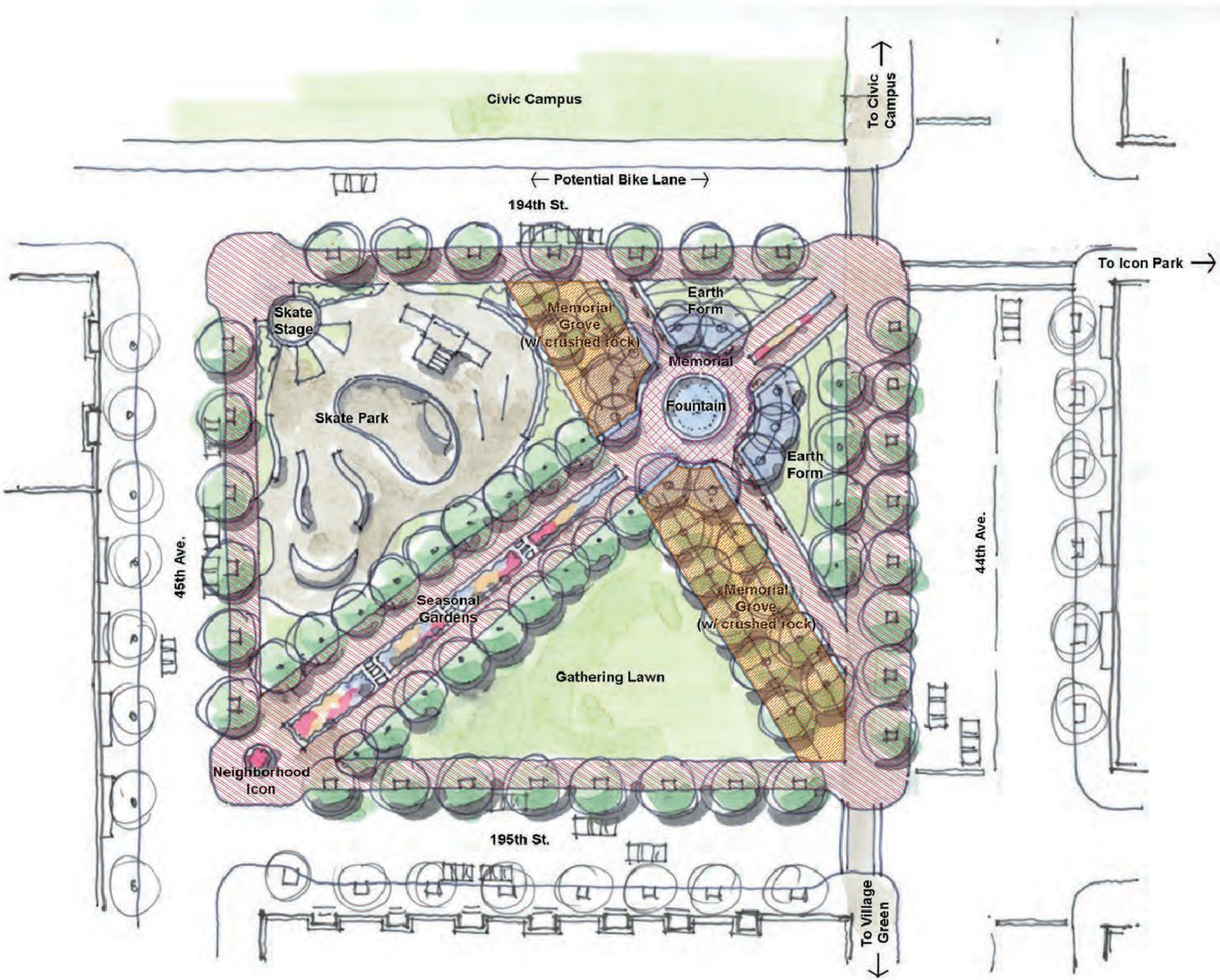








# civic park




CRUSHED ROCK

STANDARD CONCRETE

STONE PAVING

# CIVIC PARK

## Materials Plan

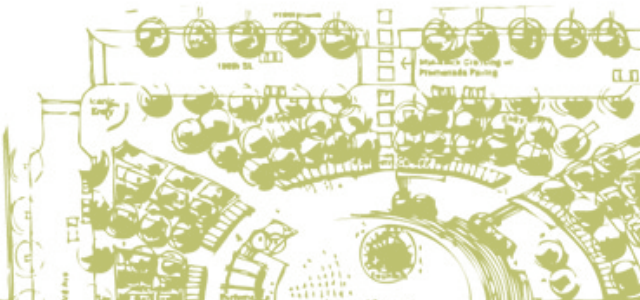
## Probable Cost of Construction: Civic Park

### Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Civic Park — Park Acreage: 1.66

| Area Feature Description: Civic Park | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading) | 132,052.34 | SF | 0.40 | 52,820.94 |
| Cut/Fill*2 | | Allow | | 20,000.00 |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Civic Park Site Area Preparation** | | | | $72,820.94 |
| **Site Paving** | | | | |
| Pre-Cast Concrete Pavers or Brick Pavers *3 | 12,000 | SF | 20.00 | 239,891.81 |
| Cast-In-Place Concrete (Standard) *4 | 54,419 | SF | 13.00 | 707,449.71 |
| Crushed Rock Paving *5 | 12,000 | SF | 5.00 | 59,997.95 |
| **Subtotal Civic Park Paving** | | | | $1,007,439.47 |
| **Site Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | 3,564 | SF | 4.40 | 15,679.55 |
| Seasonal Gardens *9 | 3,515 | SF | 5.40 | 18,979.28 |
| Trees *12 | 73 | EA | 250.00 | 18,250.00 |
| Lawn *10 | 33,170 | SF | 2.15 | 71,316.02 |
| **Subtotal Civic Park Planting and Irrigation** | | | | $124,224.85 |
| **Site Walls** | | | | |
| Mortar Set Stone Clad Walls (12" thickness) *13 | 2,796 | FF | 50.00 | 139,816.67 |
| **Subtotal Civic Park Walls** | | | | $139,816.67 |
| **Site Fencing** | | | | |
| Ornamental Steel Fencing (18" Ht.) | 649 | LF | 25.00 | 16,231.25 |
| **Subtotal Civic Park Fencing** | | | | $16,231.25 |
| **Site Furnishings** | | | | |
| Benches | 29 | EA | 1200.00 | 34,800.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 8 | EA | 400.00 | 3,200.00 |
| Drinking Fountain | 1 | EA | 3000.00 | 3,000.00 |
| Dog Station | 1 | EA | 1000.00 | 1,000.00 |
| **Subtotal Civic Park Furnishings** | | | | $42,000.00 |



# Lynnwood City Center Parks Master Plan

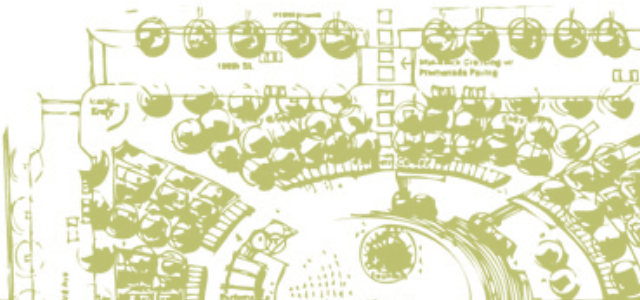
## Probable Cost of Construction: Civic Park

**Site Specialty Construction**

| | | | | |
|---|---|---|---|---|
| Skate Park | 22,082 | SF | 35.00 | 772,865.14 |
| Water Feature (Range of $40,000 - $100,000) | | Allow | 70,000.00 | 70,000.00 |
| **Subtotal Civic Park Specialties** | | | | $842,865.14 |
| **Subtotal Civic Park** | | | | $2,245,398.31 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 449,079.66 | |
| SUBTOTAL | | | | $449,079.66 |
| General Conditions (8%) | | | 35,926.37 | |
| SUBTOTAL | | | | 485,006.03 |
| Contractor Overhead (5%) | | | 24,250.30 | |
| SUBTOTAL | | | | 509,256.34 |
| Contractor Profit (6%) | | | 30,555.38 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $3,688,740.34 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 328,297.89 | |
| Estimated Design Fees (@13%) | | | 479,536.24 | |
| Administrative Costs (10% Design Contingency) | | | 368,874.03 | |
| **TOTAL PROJECT COST** | | | | $4,865,448.51 |

*** Refer to Appendix for Cost Estimate Assumptions**

# billiards park



# Lynnwood City Center Parks Master Plan

## Billiards Park

### Character

Billiards Park contains iconic elements and activities that can be seen from the Promenade and surrounding streets to define the park and create a desirable destination in the transition area between the City Center core and Alderwood. The Park is also close to the original Lynnwood Downtown, providing the opportunity for historic references that recognize Lynnwood's past. The park provides both active and passive elements that serve neighborhood residents and adjacent business employees. Though removed from the other downtown parks, Billiards Park is directly linked to the City Center and parks system by the Promenade integrated along the park's northern edge, providing an important key stop or 'green link' in the northeast area of the city. The integration of the Promenade into the park also provides direct connection to the Interurban Trail and Alderwood.

### Design Elements

The majority of park components are self explanatory based on the illustrative plan labeling; however we offer some additional information for selected elements:

**Field Billiards:** The billiards field itself consists of under drained grass, or potentially synthetic turf, with "pockets" of depressed concrete for players to "bowl" or kick their billiards game with soccer balls. The rules are loose and leave much to the imagination, inviting team play that will engage park users.

**Billiards Art/Fountain:** The fountain is to be iconic as the primary identification element for the park. The resulting form is one of oversized pool balls in midst of being "racked" for play.

### Variables

Of the four proposed parks, Billiards Park is the least "anchored" to its site, shaped more by program and adjacency to 194th Street than the site's character. The precise layout of 194th Street, regarding how far north or south it may run, is currently in discussion. As the design of 194th Street is refined, the park shape can be adjusted to adapt to the new street layout.

## character elements

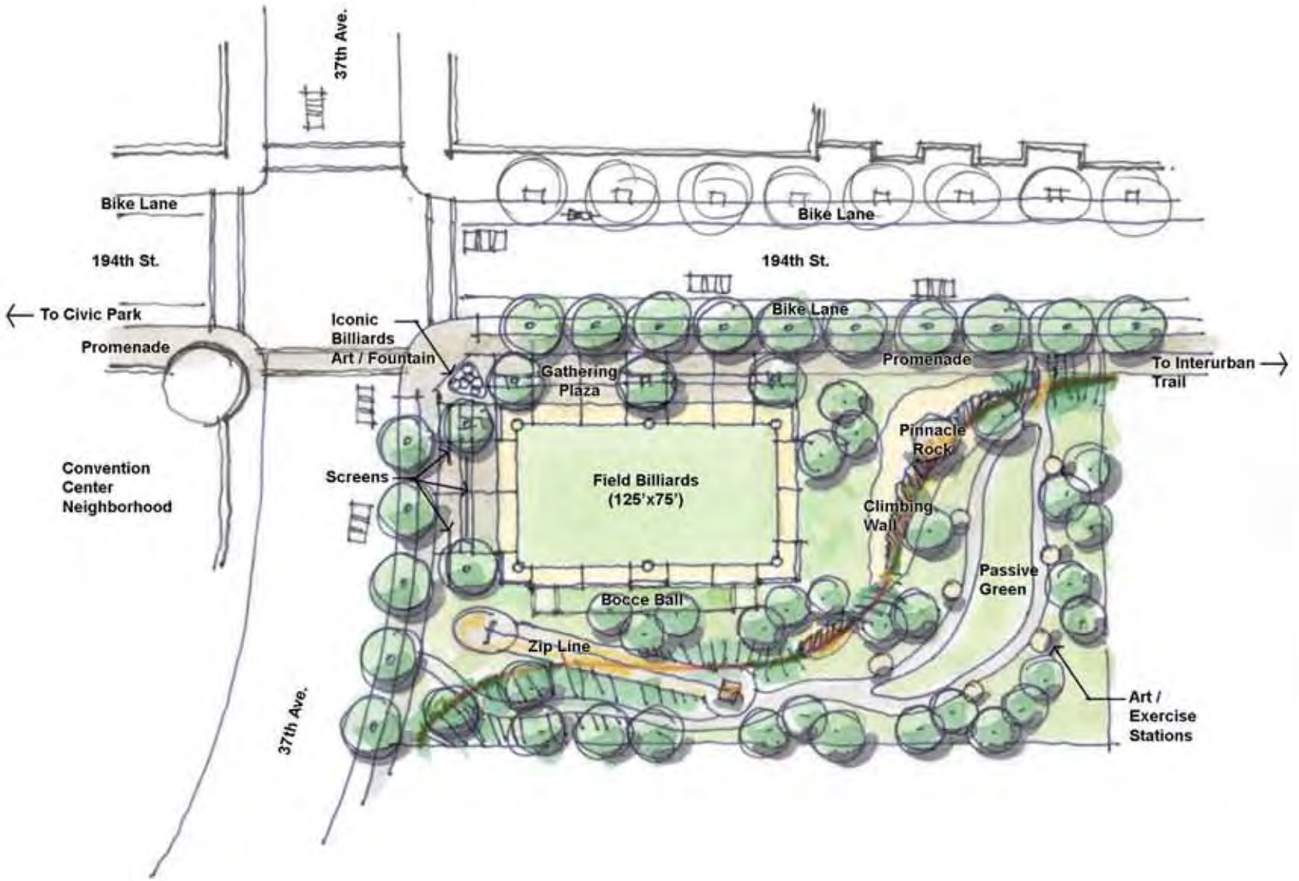




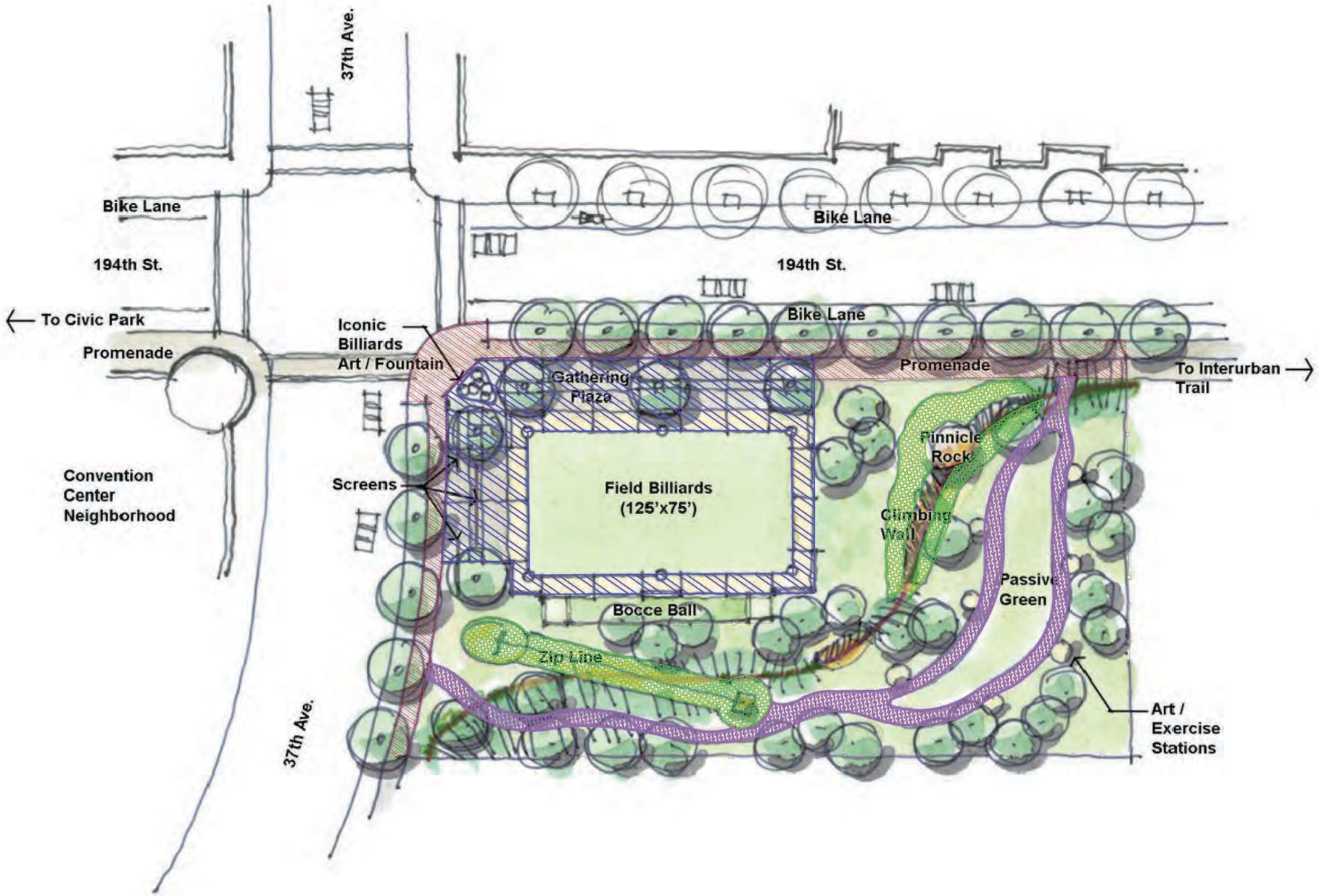









# billiards park




INTEGRAL COLOR CONCRETE

STANDARD CONCRETE

RESILIANT SURFACING
(Rubberized Surfacing)

ASPHALT PAVING

# BILLIARDS PARK
## Materials Plan

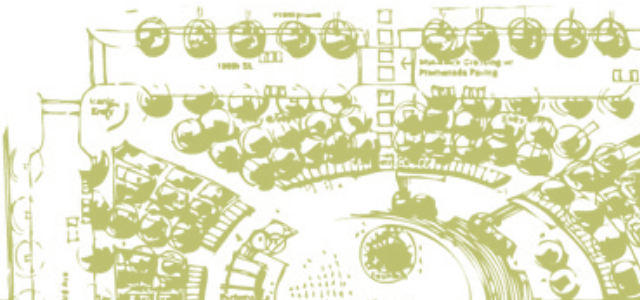
## Probable Cost of Construction

Project: Lynnwood City Center Parks

Date: October 2007

**Area Description: Billiards Park** — **Park Acreage: 1.17**

| Area Feature Description: Billiards Park | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | 105,492.17 | SF | 0.40 | 42,196.87 |
| Fill Import*2 | | Allow | | 20,000.00 |
| ` Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Billiards Park Site Area Preparation** | | | | $62,196.87 |
| **Site Paving** | | | | |
| Cast-In-Place Integral Color Concrete *4 | 31635 | SF | 12.00 | 379,616.33 |
| Cast-In-Place Concrete (Standard) *4 | 7383 | SF | 8.00 | 59,060.94 |
| Asphalt Paving *6 | 12354 | SF | 4.50 | 55,595.00 |
| **Subtotal Billiards Park Paving** | | | | $494,272.28 |
| **Site Planting and Irrigation** | | | | |
| Seasonal Gardens *9 | 1506 | SF | 4.40 | 6,625.61 |
| Trees *12 | 51 | EA | 250.00 | 12,750.00 |
| Lawn *10 | 39973 | SF | 2.15 | 85,942.97 |
| Sports Lawn *11 | 9699 | SF | 10.00 | 96,988.19 |
| **Subtotal Billiards Park Planting and Irrigation** | | | | $202,306.77 |
| **Site Walls** | | | | |
| Rockery | 424 | FF | 20.00 | 8,483.33 |
| **Site Fencing** | | | | |
| Ornamental Screens (36" Ht.) | 410 | LF | 130.00 | 53,343.33 |
| Perimeter Fencing (46" Ht) *14 | 651 | LF | 20.00 | 13,011.67 |
| **Subtotal Billiards Park Fencing** | | | | $66,355.00 |
| **Site Furnishings** | | | | |
| Benches | 10 | EA | 1200.00 | 12,000.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 6 | EA | 400.00 | 2,400.00 |
| Drinking Fountain | 1 | EA | 3000.00 | 3,000.00 |
| Dog Station | 1 | EA | 1000.00 | 1,000.00 |
| **Subtotal Billiards Park Furnishings** | | | | $18,400.00 |



## Probable Cost of Construction

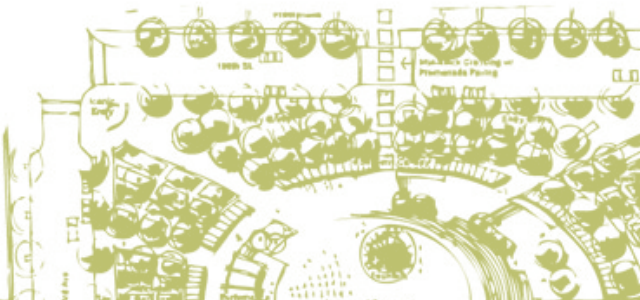
Project: Lynnwood City Center Parks — Date: October 2007

**Site Specialty Construction**

| | | | | |
|---|---|---|---|---|
| Play Equipment (Zip Line) | | Allow | 8000.00 | 8,000.00 |
| Resilient Surfacing *17 | 2,711 | SF | 20.00 | 54,210.83 |
| Climbing Wall (Range 15,000-30,000) | | Allow | 17,000.00 | 17,000.00 |
| Water Feature (Range $30,000 - $80,000) *21 | | Allow | 50,000.00 | 50,000.00 |
| **Subtotal Billiards Park Specialties** | | | | $129,210.83 |
| **Subtotal Billiards Park** | | | | $972,741.74 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 194,548.35 | |
| SUBTOTAL | | | | 194,548.35 |
| General Conditions (8%) | | | 15,563.87 | |
| SUBTOTAL | | | | 210,112.22 |
| Contractor Overhead (5%) | | | 10,505.61 | |
| SUBTOTAL | | | | 220,617.83 |
| Contractor Profit (6%) | | | 13,237.07 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $1,598,020.14 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 142,223.79 | |
| Estimated Design Fees (@ 13%) | | | 207,742.62 | |
| Administrative Costs (10% Design Contingency) | | | 159,802.01 | |
| **TOTAL PROJECT COST** | | | | $2,107,788.56 |

*** Refer to Appendix for Cost Estimate Assumptions**

# streetscapes



# Streetscapes

A streetscape hierarchy has been developed as part as this effort to merge with a Street Master Planning effort running concurrent to this Parks Planning effort. This plan addresses streetscapes for three different street types: arterials (44th and 196th), collector streets (internal, non-arterials in the City Center), and the Promenade (a collector street with expanded sidewalks and public amenities).

All streets are designed to provide an enhanced pedestrian environment connecting the Lynnwood City Center. Streetscape design elements include a diversity of paving materials (cast-in-place concrete, integral color concrete, stone, or precast pavers) street furnishings, art elements, ornamental landscaping, pedestrian lighting, and enhanced street crossings. Some streets also include bike lanes connecting to, and through, the City Center and to the City's broader plan for bike lane streets.

The following pages illustrate prototypical designs with options for the above listed streetscape types. It is important to note the prototypical nature of the drawings. As the project moves forward, the streetscapes will need further design development based on the countless variables that will make each block unique.

## character elements









Boulevard Street 106' R.O.W.

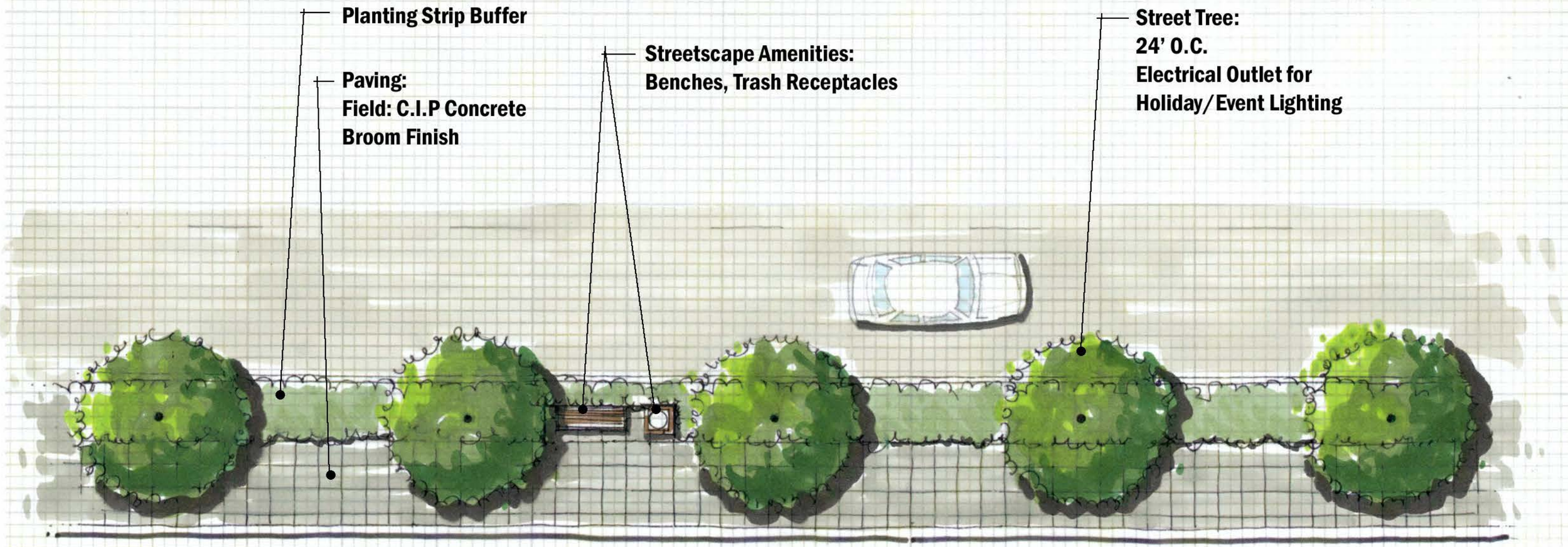
Promenade 1: Symmetrical 88' R.O.W.

Promenade 2: Asymmetrical 88' R.O.W.

Collector Street 70' R.O.W.

Collector Street with Bike Lane 70' R.O.W.

# streetscapes




**Boulevard Street**

**Reference Distance: 100'**

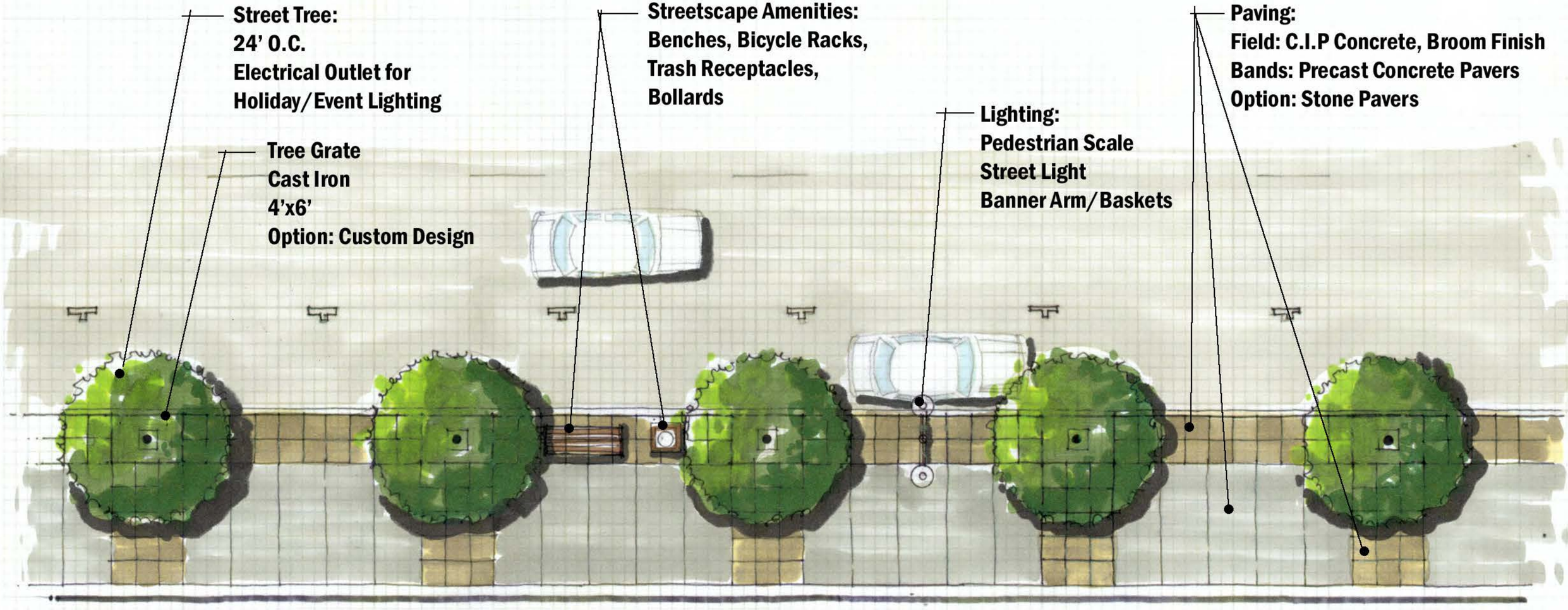
Street Tree:
24' O.C.
Electrical Outlet for
Holiday/Event Lighting

Tree Grate
Cast Iron
4'x6'
Option: Custom Design

Streetscape Amenities:
Benches, Bicycle Racks,
Trash Receptacles,
Bollards

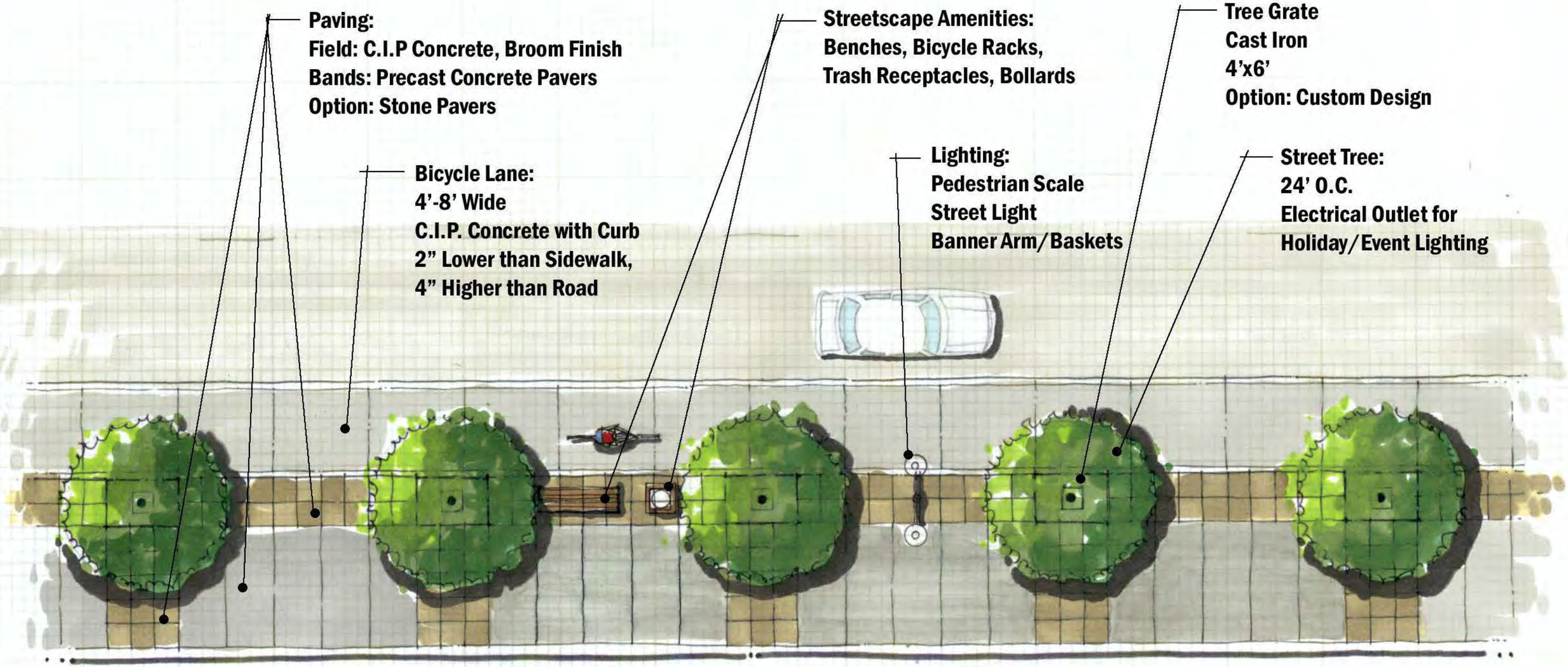
Lighting:
Pedestrian Scale
Street Light
Banner Arm/Baskets

Paving:
Field: C.I.P Concrete, Broom Finish
Bands: Precast Concrete Pavers
Option: Stone Pavers



## Collector Street

**Reference Distance: 100'**




## Collector Street with Bike Lane

**Reference Distance: 100'**

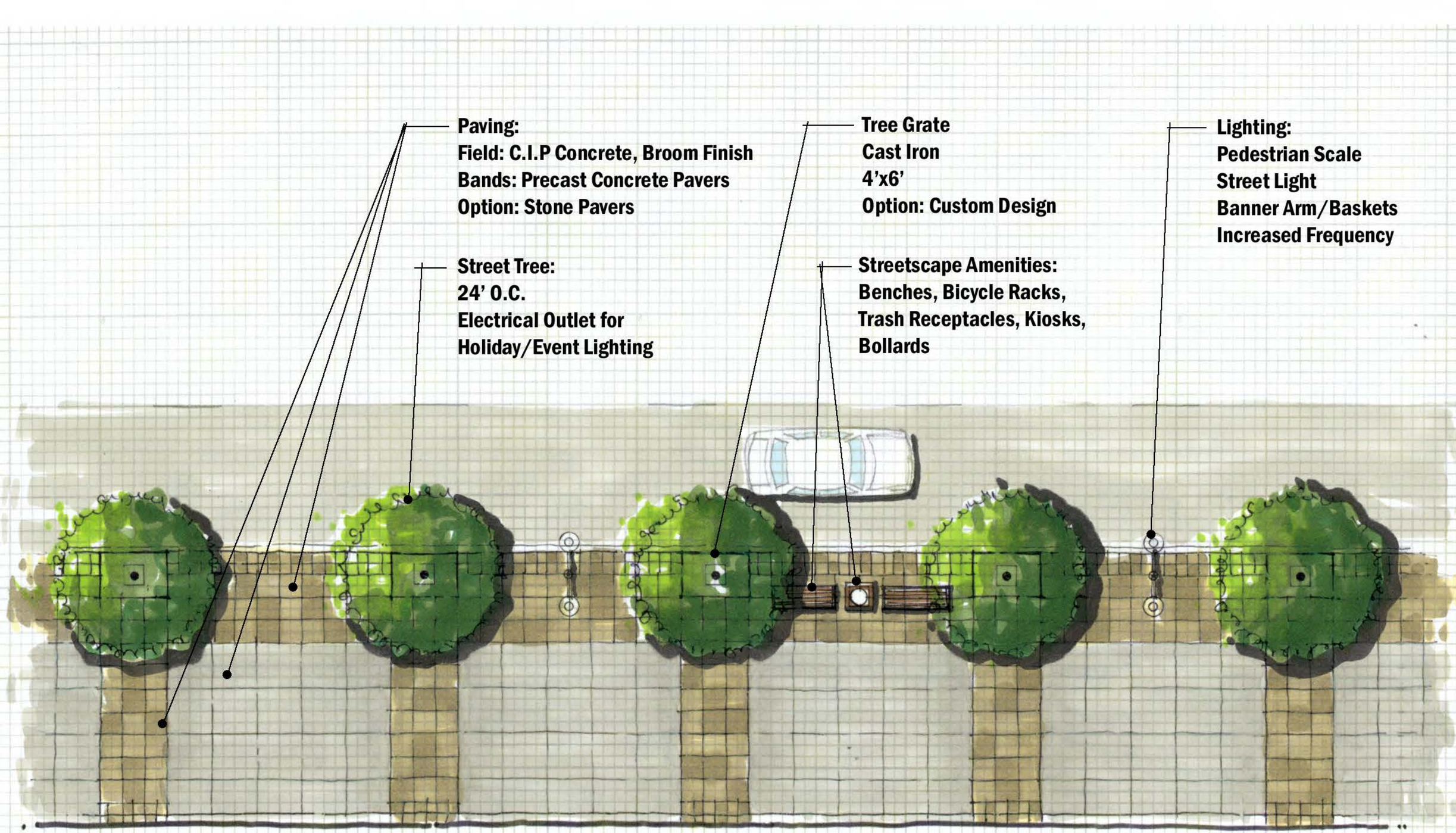
**Paving:**
**Field: C.I.P Concrete, Broom Finish**
**Bands: Precast Concrete Pavers**
**Option: Stone Pavers**

**Street Tree:**
**24' O.C.**
**Electrical Outlet for**
**Holiday/Event Lighting**

**Tree Grate**
**Cast Iron**
**4'x6'**
**Option: Custom Design**

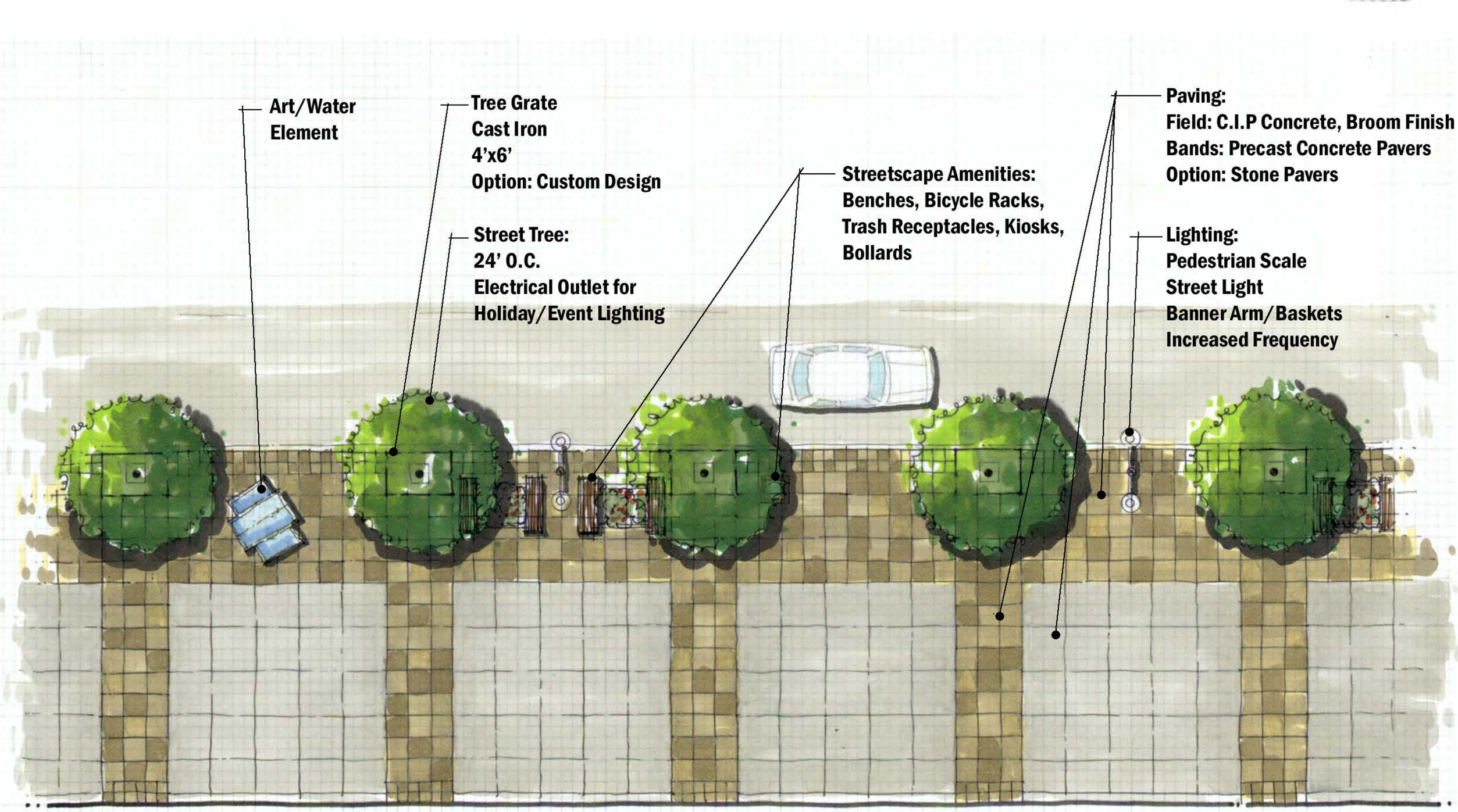
**Streetscape Amenities:**
**Benches, Bicycle Racks,**
**Trash Receptacles, Kiosks,**
**Bollards**

**Lighting:**
**Pedestrian Scale**
**Street Light**
**Banner Arm/Baskets**
**Increased Frequency**



## Promenade 1: Symmetrical

**Reference Distance: 100'**




## Promenade 2: Asymmetrical

**Reference Distance: 100'**

# Probable Cost of Construction: Streetscapes - Boulevard

## Probable Cost of Construction

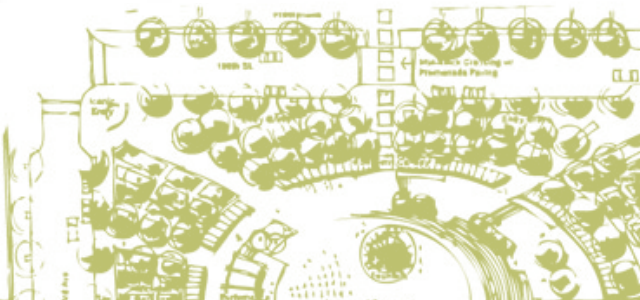
Project: Lynnwood City Center Parks

Date: October 2007

Area Description: Streets - Boulevard — Pricing based on: 100

| Area Feature Description: Boulevard | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | | | | N.IC. |
| Fill Import*1 | | | | N.IC. |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Streets - Boulevard Area Preparation** | | | | $0.00 |
| **Paving** | | | | |
| Stone Paving *3 | | SF | 40.00 | |
| Pre-Cast Concrete Pavers *3 | | SF | 20.00 | |
| Cast-In-Place Concrete (Standard) *4 | 800 | SF | 8.00 | 6,400.00 |
| **Subtotal Street - Boulevard Paving** | | | | $6,400.00 |
| **Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | 500 | SF | 4.40 | 2,200.00 |
| Trees *12 | 5 | EA | 250.00 | 1,250.00 |
| **Subtotal Street - Boulevard Planting and Irrigation** | | | | $3,450.00 |
| **Site Furnishings** | | | | |
| Benches | 1 | EA | 1200.00 | 1,200.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 1 | EA | 400.00 | 400.00 |
| Tree Grates (4x6) | 5 | EA | 1800.00 | 9,000.00 |
| **Subtotal Street - Boulevard Furnishings** | | | | $10,600.00 |
| **Site Specialty Construction** | | | | |
| Art/Element | | Allow | 5000.00 | 5,000.00 |
| **Subtotal Street - Boulevard Specialties** | | | | $5,000.00 |
| **Subtotal Street - Boulevard** | | | | $25,450.00 |
| Escalation (undetermined %) | | | | NOT ICLUDED |
| Design Contingency (20%) | | | 5,090.00 | |
| SUBTOTAL | | | | 5,090.00 |
| General Conditions (8%) | | | 407.20 | |
| SUBTOTAL | | | | 5,497.20 |
| Contractor Overhead (5%) | | | 274.86 | |
| SUBTOTAL | | | | 5,772.06 |
| Contractor Profit (6%) | | | 346.32 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $41,809.26 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 3,721.02 | |
| Estimated Design Fees (@13%) | | | 5,435.20 | |
| Administrative Costs (10% Design Contingency) | | | 4,180.93 | |
| **TOTAL PROJECT COST** | | | | $55,146.41 |

*** Refer to Appendix for Cost Estimate Assumptions**



## Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Streets - Collector — Pricing based on: 100'

| Area Feature Description: Collector Street | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | | | | N.IC. |
| Fill Import*1 | | | | N.IC. |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Streets - Collector Area Preparation** | | | | $0.00 |
| **Paving** | | | | |
| Stone Paving *3 | | SF | 40.00 | |
| Pre-Cast Concrete Pavers *3 | 620 | SF | 20.00 | 12,400.00 |
| Cast-In-Place Concrete (Standard) *4 | 1220 | SF | 8.00 | 9,760.00 |
| **Subtotal Street - Collector Paving** | | | | $22,160.00 |
| **Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | | SF | 4.40 | - |
| Trees *12 | 5 | EA | 250.00 | 1,250.00 |
| **Subtotal Street - Collector Planting and Irrigation** | | | | $1,250.00 |
| **Site Furnishings** | | | | |
| Benches | 1 | EA | 1200.00 | 1,200.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 1 | EA | 400.00 | 400.00 |
| Tree Grates (4x6) | 5 | EA | 1800.00 | 9,000.00 |
| **Subtotal Street - Collector Furnishings** | | | | $10,600.00 |
| **Site Specialty Construction** | | | | |
| Art / Element | | Allow | 5000.00 | 5,000.00 |
| **Subtotal Street - Collector Specialties** | | | | $5,000.00 |
| **Subtotal Street - Collector** | | | | $39,010.00 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 7,802.00 | |
| SUBTOTAL | | | | 7,802.00 |
| General Conditions (8%) | | | 624.16 | |
| SUBTOTAL | | | | 8,426.16 |
| Contractor Overhead (5%) | | | 421.31 | |
| SUBTOTAL | | | | 8,847.47 |
| Contractor Profit (6%) | | | 530.85 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $64,085.63 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 5,703.62 | |
| Estimated Design Fees (@ 13%) | | | 8,331.13 | |
| Administrative Costs (10% Design Contingency) | | | 6,408.56 | |
| **TOTAL PROJECT COST** | | | | $84,528.94 |

*** Refer to Appendix for Cost Estimate Assumptions**

# Probable Cost of Construction: Streetscapes - Promenade 1

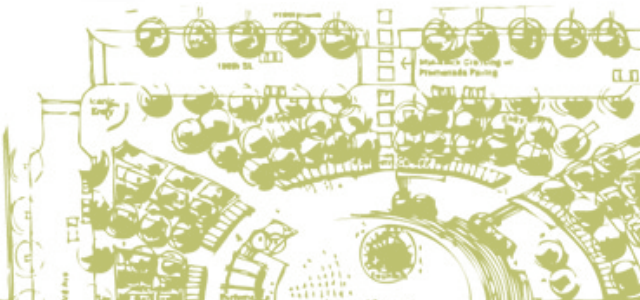
## Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Streets - Promenade 1 — Pricing based on: 100'

| Area Feature Description: Promenade Symmetrical | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | | | | N.IC. |
| Fill Import*1 | | | | N.IC. |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Streets - Promenade 1 Area Preparation** | | | | $0.00 |
| **Paving** | | | | |
| Stone Paving *3 | | SF | 40.00 | |
| Pre-Cast Concrete Pavers *3 | 920 | SF | 20.00 | 18,400.00 |
| Cast-In-Place Concrete (Standard) *4 | 1540 | SF | 8.00 | 12,320.00 |
| **Subtotal Street - Promenade 1 Paving** | | | | $30,720.00 |
| **Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | | SF | 4.40 | - |
| Trees *12 | 5 | EA | 250.00 | 1,250.00 |
| **Subtotal Street - Promenade 1 Planting and Irrigation** | | | | $1,250.00 |
| **Site Furnishings** | | | | |
| Benches | 2 | EA | 1200.00 | 2,400.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 1 | EA | 400.00 | 400.00 |
| Tree Grates (4x6) | 5 | EA | 1800.00 | 9,000.00 |
| **Subtotal Street - Promenade 1 Furnishings** | | | | $11,800.00 |
| **Site Specialty Construction** | | | | |
| Art/Element | | Allow | 5000.00 | 5,000.00 |
| **Subtotal Street - Promenade 1 Specialties** | | | | $5,000.00 |
| **Subtotal Street - Promenade 1** | | | | $48,770.00 |
| Escalation (undetermined %) | | | | NOT INCLUDED |
| Design Contingency (20%) | | | 9,754.00 | |
| SUBTOTAL | | | | 9,754.00 |
| General Conditions (8%) | | | 780.32 | |
| SUBTOTAL | | | | 10,534.32 |
| Contractor Overhead (5%) | | | 526.72 | |
| SUBTOTAL | | | | 11,061.04 |
| Contractor Profit (6%) | | | 663.66 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $80,119.36 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 7,130.62 | |
| Estimated Design Fees (@ 13%) | | | 10,415.52 | |
| Administrative Costs (10% Design Contingency) | | | 8,011.94 | |
| **TOTAL PROJECT COST** | | | | $105,677.43 |

*** Refer to Appendix for Cost Estimate Assumptions**



## Probable Cost of Construction

Project: Lynnwood City Center Parks — Date: October 2007

Area Description: Streets - Promenade 2 — Pricing based on: 100

| Area Feature Description: Promenade Asymmetrical | Quantity | Unit | Unit Cost | Total |
|---|---|---|---|---|
| **Site Preparation** | | | | |
| Demolition & Site Clearing*1 | | | | N.IC. |
| Grading (Rough & Fine Grading)*1 | | | | N.IC. |
| Fill Import*1 | | | | N.IC. |
| Hauling/Dumping*1 | | | | N.IC. |
| T.E.S.C. *1 | | | | N.IC. |
| **Subtotal Streets - Promenade 2 Area Preparation** | | | | $0.00 |
| **Paving** | | | | |
| Stone Paving *3 | | SF | 40.00 | |
| Pre-Cast Concrete Pavers *3 | 1800 | SF | 20.00 | 36,000.00 |
| Cast-In-Place Concrete (Standard) *4 | 1620 | SF | 8.00 | 12,960.00 |
| **Subtotal Street - Promenade 2 Paving** | | | | $48,960.00 |
| **Planting and Irrigation** | | | | |
| Shrubs and Groundcover *8 | | SF | 4.40 | - |
| Trees *12 | 5 | EA | 250.00 | 1,250.00 |
| **Subtotal Street - Promenade 2 Planting and Irrigation** | | | | $1,250.00 |
| **Site Furnishings** | | | | |
| Benches | 2 | EA | 1200.00 | 2,400.00 |
| Lighting | | | | NIC |
| Trash Receptacles | 1 | EA | 400.00 | 400.00 |
| Tree Grates (4x6) | 5 | EA | 1800.00 | 9,000.00 |
| **Subtotal Street - Promenade 2 Furnishings** | | | | $11,800.00 |
| **Site Specialty Construction** | | | | |
| Art/Element | | Allow | 10000.00 | 10,000.00 |
| **Subtotal Street - Promenade 2 Specialties** | | | | $10,000.00 |
| **Subtotal Street - Promenade 2** | | | | $72,010.00 |
| Escalation (undetermined %) | | | | NOT ICLUDED |
| Design Contingency (20%) | | | 14,402.00 | |
| SUBTOTAL | | | | 14,402.00 |
| General Conditions (8%) | | | 1,152.16 | |
| SUBTOTAL | | | | 15,554.16 |
| Contractor Overhead (5%) | | | 777.71 | |
| SUBTOTAL | | | | 16,331.87 |
| Contractor Profit (6%) | | | 979.91 | |
| **TOTAL CONSTRUCTION CONTRACT AMOUNT** | | | | $118,298.03 |
| POST BID COSTS | | | | |
| Sales Tax (@ 8.9%) | | | 10,528.52 | |
| Estimated Design Fees (@ 13%) | | | 15,378.74 | |
| Administrative Costs (10% Design Contingency) | | | 11,829.80 | |
| **TOTAL PROJECT COST** | | | | $156,035.10 |

*** Refer to Appendix for Cost Estimate Assumptions**

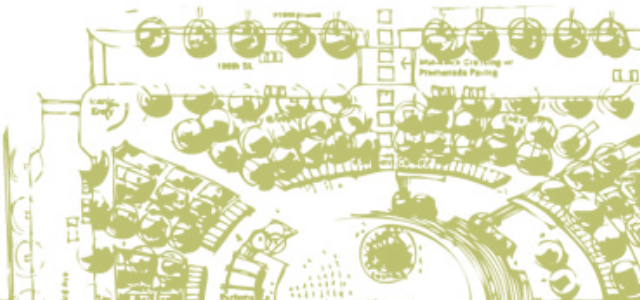
## Park Phasing & Prioritization

Most parks lend themselves well to phasing, usually as a means of developing a usable park before all funds for full build-out are in hand. The City Center parks are no exception to this. In addition to phasing based on geographic areas of a park, individual elements can be phased, typically bigger "stand alone" elements, such as fountains, skate parks, or structures (i.e. four season canopy). These "stand alone" elements could be delayed until additional funding is secured and not interfere with the development of the general park.

Beyond the phasing of the individual parks, the four parks will most likely not be built concurrently, but rather constructed over time. In considering which parks could or should be built first, it is important to determine which might have the greatest catalyst effect, and as such, be the park most likely to move the City Center Plan forward.

In considering the greatest catalyst effect, Village Green and Town Square emerge as the best opportunities to spark further economic development and are consistent with the Sub Area Plan, as referenced on page 88, "…A town square in the Core and a public square in the West End should be high priorities." Both are iconic and both will serve to redefine the City of Lynnwood. Of these two, Village Green might be the earliest to proceed with due to the scale of development proposed to surround the park (5-6 story residential) is more economically feasible, and the park and adjacent properties' limited ownership might facilitate redevelopment efforts. Town Square is to be surrounded by larger buildings which may take longer to economically justify. However, commitment to even one catalyst project adjacent to Town Square may make it the preferred park for initial development.

Civic Park is a lesser priority due to its location across the street from the Civic Campus. However, pending and future decisions about the Civic Campus could raise the priority for Civic Park. If a masterplan for the Civic Campus is undertaken, we recommend that Civic Park be included in that masterplan which could change the priority or phasing of the park. Billiards Park seems the least likely to have a catalyst effect, as it is in the portion of the City Center with the least definition and possibly the last to feel the growth momentum created by City Center development.



# Appendix: Probable Cost of Construction

## Probable Cost of Construction (PCC)

This Master Plan is intended to serve as a decision-making guide for the City. It documents physical improvements that can be undertaken to better meet the program needs of City Center park users and the City. “Decision-making” frequently implies spending money; as a result, this plan includes preliminary cost estimates for specific items in the parks. It is important to note that these costs are intended to be used as budgeting figures and do not reflect a guaranteed construction cost, as the elements are not yet fully designed, to ensure that level of accuracy.

Most park projects lend themselves to phasing as is the case with the Lynnwood City Center Parks Master Plan. This Probable Cost of Construction (PCC) has been broken down into individual park sections within which specific construction items and tasks have been itemized. The PCC is intended to provide enough detail to allow cost information to be extracted in order to define project scope and establish budgets for possible future phases.

This estimate has been prepared on the assumption that a general contractor will complete the work.

### Assumptions

A list of assumptions related to the estimate has been included. Given that the project is at an early level of development, much of the cost work must be based on assumptions of construction type, project scope, and allowances used to estimate quantities. An awareness of these assumptions is critical in using this cost estimate as an effective tool. Though addressed in the Master Plan, costs have not provided for City Center Parks System connections such as connections to the Interurban Trail, bike lanes, transit improvements, and mid-block crossings.

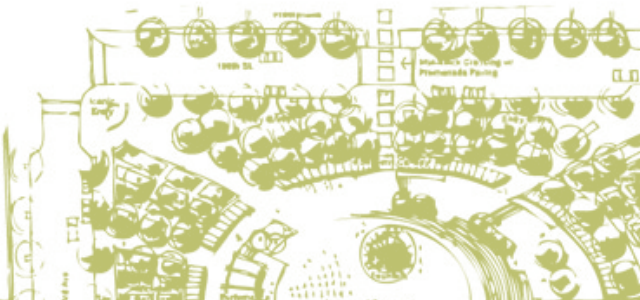
### Cost Ranges

Some elements included in the PCC are included as a range of cost in order to identify range of scope/complexity of the respective park element and to allow the City further leeway in establishing a budget. In instances where a range has been listed, a mid-range figure has been included in the cost estimate total. Therefore, total park cost may rise or fall depending on the precise cost identified.

### Mark-up Definitions

There are numerous mark-ups that are generally applied to the direct construction costs, and the range of these mark-ups can vary greatly. For this reason, with the exception of a design contingency, we have not included mark-ups on the direct construction cost but are including these possible mark-ups for your consideration in later budgeting.

Mark-ups are generally required to allocate prime contractor costs beyond those that can be quantified under direct costs. Additional post-bid mark-ups may also be included to reflect additional costs to the project beyond those of the general contractor including sales tax, design fees and administrative costs. A typical percentage assigned to each of these mark-ups is noted below and is typical for similar projects but may vary based upon a variety of factors.



**Construction Contract Mark-ups**

- Direct Construction Costs: The sum of line item costs in the estimate. These are the direct costs to the prime contractor.
- Design Contingency: Design contingency is a reflection of the level of design on which the PCC is based. This contingency is an allowance to reflect unforeseen or non-quantifiable elements of the project that will be incorporated during subsequent design development work. This contingency is higher in the early phases of design and gets lower as the design approaches completion. This is not a bid contingency or an owner construction contingency. For this project we would recommend a design contingency of 20%.
- General Conditions: Direct field costs to the general contractor which cannot be charged to any particular item of work. These items include, but are not limited to: mobilization, job shack, phone and fax, storage shed, temporary work, demobilization, etc. General conditions are generally assumed to be 5-8%.
- Contractor Overhead: Home office costs to the general contractor including, but not limited to: accounting, billing, estimating, project management, etc. Contractor overhead is generally assumed to be 5%.
- Contractor Profit: This fee is a percentage of gross project costs. Contractor profit is generally assumed to be 6%.
- Escalation: Escalation is a provision for inflation increasing the cost of labor, materials and equipment over time. Escalation is typically applied from the date of the estimate projecting to the midpoint of future construction. While a rate of escalation is highly dependent on existing economic conditions, the rate is historically in the "ballpark" of around 3% annually. However, currently and for the last 2-3 years, escalation has been greatly accelerated and construction costs have increased at a very high rate of 12-15% a year or more. For the purposes of this cost estimate, given no firm timeline, no escalation has been included in this cost estimate.

**Post-Bid Costs (Soft Costs)**

- Sales Tax: This PCC assumes 8.9% sales tax. However, the local sales tax rate at time of construction will ultimately be applied to the costs.
- Estimated Design Fees: Design costs to the consultant team to develop the design, apply for permits, and produce Construction Documents to put the project out to bid. Design fees are generally assumed to be 10-13% of the total cost of construction.
- Administrative Costs: Administrative costs are generally assumed to be 10%, and include budgeting of City department staff time in realizing a project. A 10% design contingency is included for each PCC.

**Probable Cost of Construction Qualifications**

This Probable Cost of Construction is prepared as a guide only. The Berger Partnership makes no warranty that actual costs will not vary from the amounts indicated and assumes no liability for such variance.

This PCC is based on master plan level design.

Fees such as permits, inspections, and utility connections are not included in this PCC.

No maintenance costs are included in this PCC.

## Lynnwood City Center Parks Cost Estimate Assumptions

1. *Cost not included, as it is too difficult to estimate at this early stage of design. Furthermore, it is difficult to determine the full extent of work knowing that park construction may run concurrent to construction of adjacent roadways, which will alter the existing conditions on which any estimate would be based.
2. *Cut/fill calculations reflect grading work to achieve park subgrades. It is too early to adequately measure cut/fill needs for the project. A “best guess” allowance is included for budgeting purposes, but requires verification as further grading detail for site and adjacent areas is developed.
3. *Stone and pre-cast paving is assumed to be mortar set over 4” thick sub-slab (premium installation for intensive vehicular traffic). Sand set over crushed rock (a less intensive installation for reduced vehicular traffic) is an alternate installation method for consideration that would reduce cost.
4. *Concrete paving is assumed to be 4” thick with re-bar reinforcement and a 4” depth crushed rock sub-base.
5. *Crushed rock paving is assumed to be 4” depth of 5/8” minus sub-base and 1-1/2” ¼” minus crushed rock toping course.
6. *Asphalt paving is assumed to be 2” thick with 4” depth crushed rock sub-base.
7. *Stairs are cast-in-place concrete. Handrails are included in cost of stairs.
8. *Shrubs and groundcover include 8” of imported topsoil and 2” of mulch.
9. *Seasonal gardens include 8” of imported topsoil and edge detailing (ornamental curb).
10. *Lawn is hydroseeded with 6” of topsoil.
11. *Field Billiards is synthetic turf with under drainage.
12. *Trees are pit planted in planting beds or lawns. Tree grates are not included.
13. *Stone clad walls are cast-in-place concrete or Mortar Filled CMU with stone veneer.
14. *Perimeter fencing is black vinyl-covered chain link fencing.
15. *Assumes custom designed and built structure. (Prefabricated shelters could be considered and would present potential savings opportunities.)
16. *Assumes custom designed and built structure. (Prefabricated shelters could be considered and would present potential savings opportunities.)
17. *Resilient surfacing wood chip based surfacing.
18. *Stage has metal roof shell, but does not include theatrical lighting, or audio/video equipment.
19. *Concessions Building is year round facility with restrooms, commercial kitchen, and retail space.
20. *Parking garage is not included.
21. *Water feature cost is a broad range. If developed as an “art feature”, cost could rise further.
22. Street costs for road construction, road surfacing, bicycle lanes in roadway, curbs, and curb ramp to be provided by others.
23. Street costs are prepared for single side only and need to be doubled to include both sides (with the exception of the Asymmetrical Promenade scenario).
24. Street tree and amenity layout are subject to clearances and utility setbacks.
25. Spacing of ‘cobra’ style street lights by others.
26. Cost estimate for intersections to be provided by others.