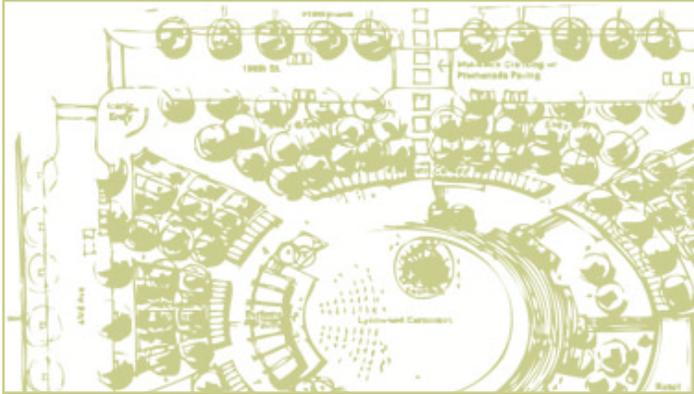


Lynnwood City Center Parks Master Plan



City of Lynnwood, Washington

Prepared by:

August, 2007



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Lynnwood City Center Parks Master Plan

Preface

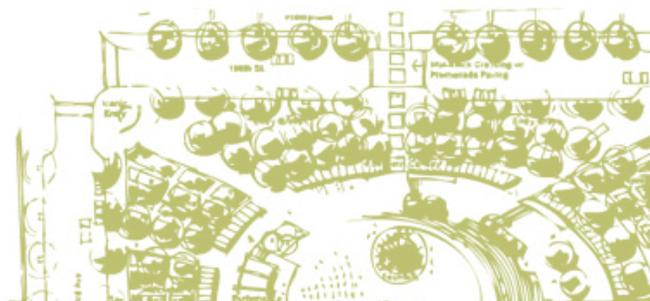
The City Center Parks Masterplan detailed herein represents a critical step in bringing forward Lynnwood’s City Center plan as outlined in the Sub Area Plan. The Sub Area Plan identified four parcels for development into parks to meet the recreational needs of the increasing population of Lynnwood’s 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 Masterplan generally accepts the Sub Area Plan designated sites with refined limits based on the Streets Masterplan developed concurrent to this process. Based upon the site location, input from Parks and greater City Center Team, and input from the public, 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 Masterplan looks at the non-vehicular connections between the City Center parks and the broader Lynnwood Parks and 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 Masterplan is intended to be used as a tool to help move the City Center project forward, providing decision makers with necessary information to make park phasing and budgeting decisions. The program and 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 the park project. The costs reflect conservative estimates of all masterplan elements in the park, however, it is common that not all masterplan elements are competed and parks tend to lend themselves to phasing. Materials and finishes included in estimates reflect a hierarchy of materials from utilitarian to finer materials and 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 Masterplan allows that evolution to happen with the designs adapting accordingly. ***

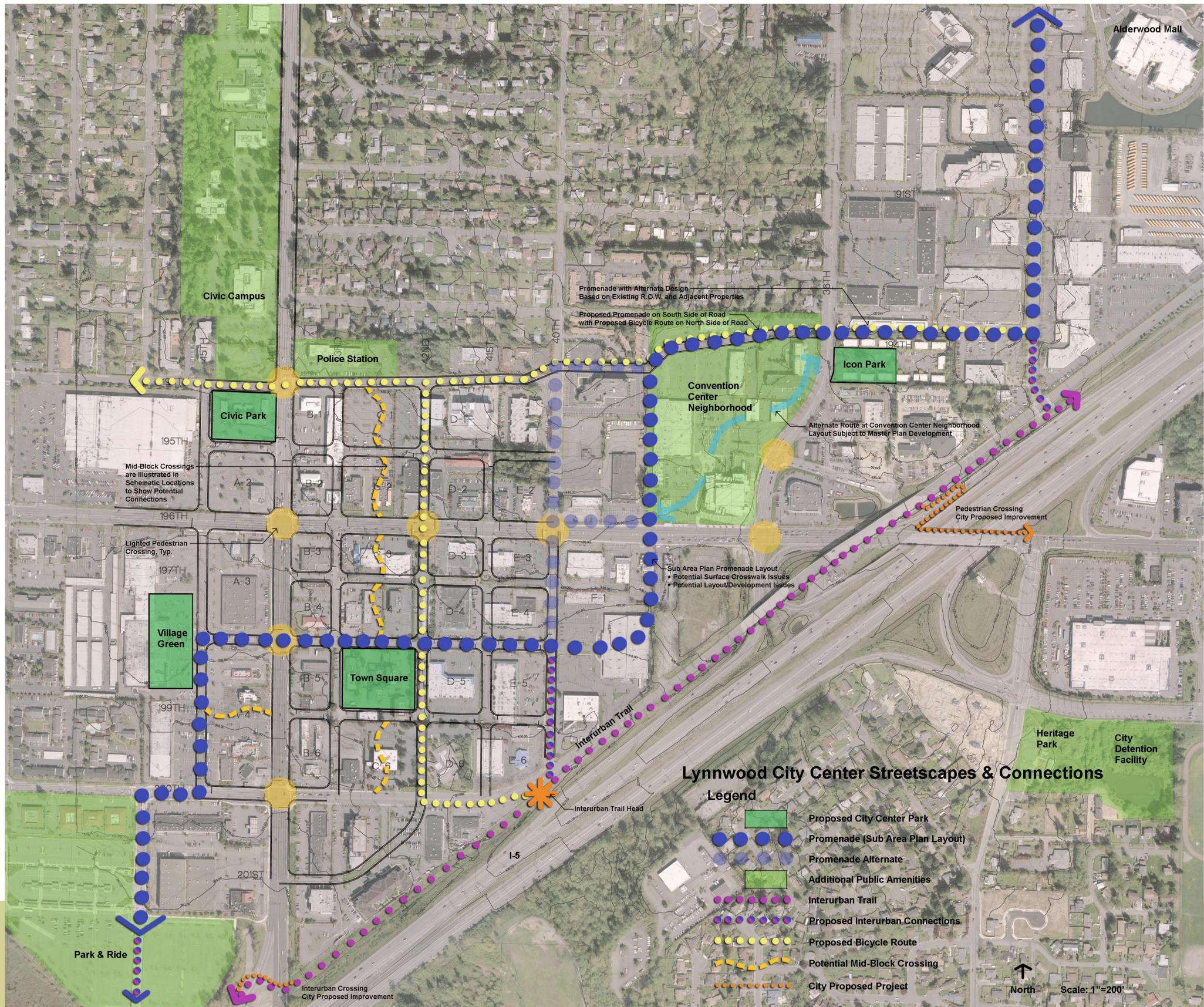


Lynnwood City Center Parks Master Plan

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 address 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 Park & Ride through the core of the new City Center, the Convention Center neighborhood, and up to the Alderwood 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 infused with unique character that includes a diversity of paving materials including cast-in-place concrete, integral core concrete and stone or precast pavers. In addition to paving, streetscapes include street furnishing, regularly spaced art/elements, ornamental landscaping, pedestrian lighting, and enhanced street crossings. In addition to pedestrian amenities, the promenade is considered a key transit link for a bus or street car circulation route which will further connect the Park & Ride, City Center, and the Mall together along the promenade.
- **The Interurban Trail:** The existing trail, along with proposed trail enhancements in the planning stage, may 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, (typically 8') exclusive lane, parallel with traffic lanes in the same direction and adjacent sidewalks. Bike lanes are differentiated from adjacent drive lanes with a material transition from asphalt to concrete, or at a minimum, by a 2" concrete curb, with another 2-4" 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. It is important to note that transit is not intended to be focused 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 in the City 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 provides public access in the form of corridors and courtyards. Mid-blocks could be implemented through zoning and development incentives.



streetscapes & connections

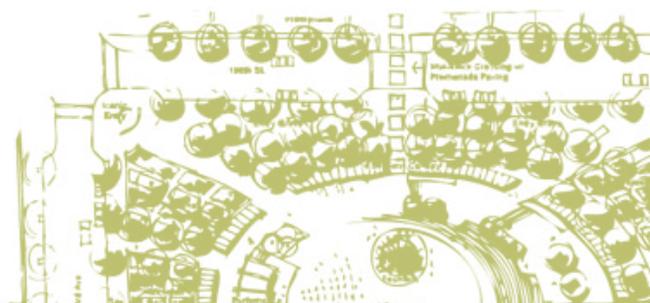
Variables: Promenade Layout

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

- The connection between the core to (and through) the Convention Center neighborhood remains unresolved. The route now on the Parks Masterplan continues to be shown as the preferred promenade layout, providing optimal access to the Convention Center. The challenges of this route are:
- The curving transition is private property (currently occupied by Dania and the “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:
 - Consider the route as you would other new streets in the City Center and take ownership of the land to develop as public ROW (could be vehicular as well).
 - Work with the property owner(s) through zoning 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. The challenges of this proposal are working with multiple property owners, and that the sites may be developed at differing times and could end up as the “missing link” in the promenade at one of its most critical areas.
- 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 (verify date with David Evans & Assoc.). If the promenade is to proceed on this route, our recommendation is a signalized crossing. Pedestrian overpasses and underpasses are traditionally not successful in urban pedestrian environments and are a costly option.

An alternate route is proposed turning north and crossing 196th on 40th where it would again run east on the new 194th, running 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.





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 surrounded by more passive “urban escapes” supporting a range of users from large concert gatherings to an individual reading the paper in a sunny nook. The four season’s 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 iconic nature of the park, while retail kiosks and adjacent businesses charge 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 Mall. 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 and beyond.

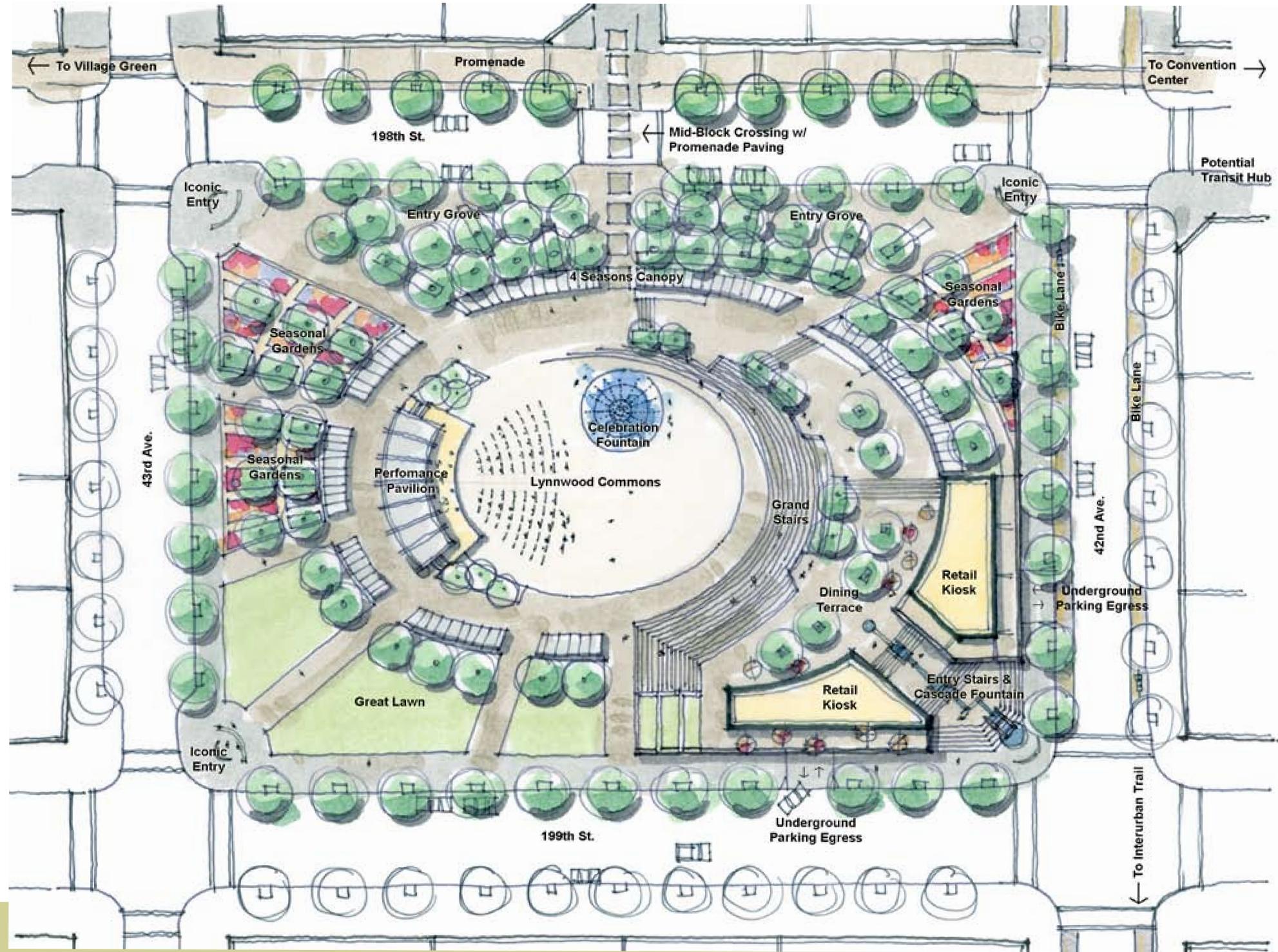
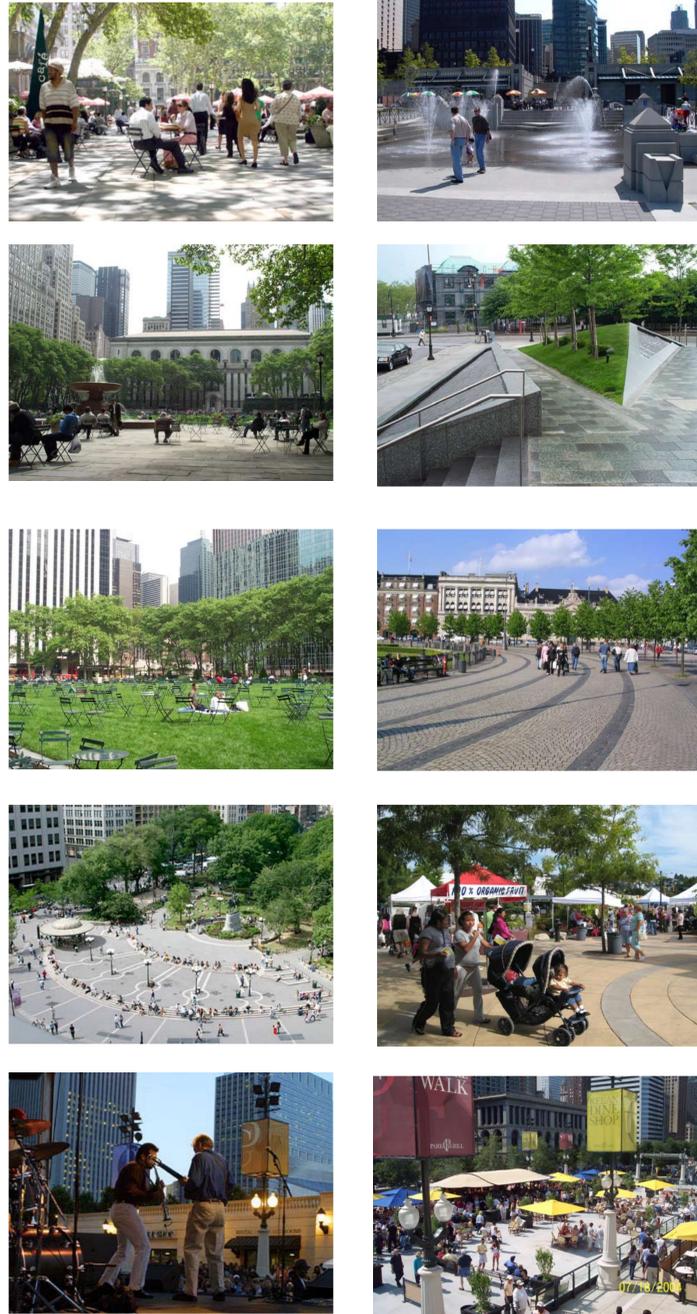


Variables

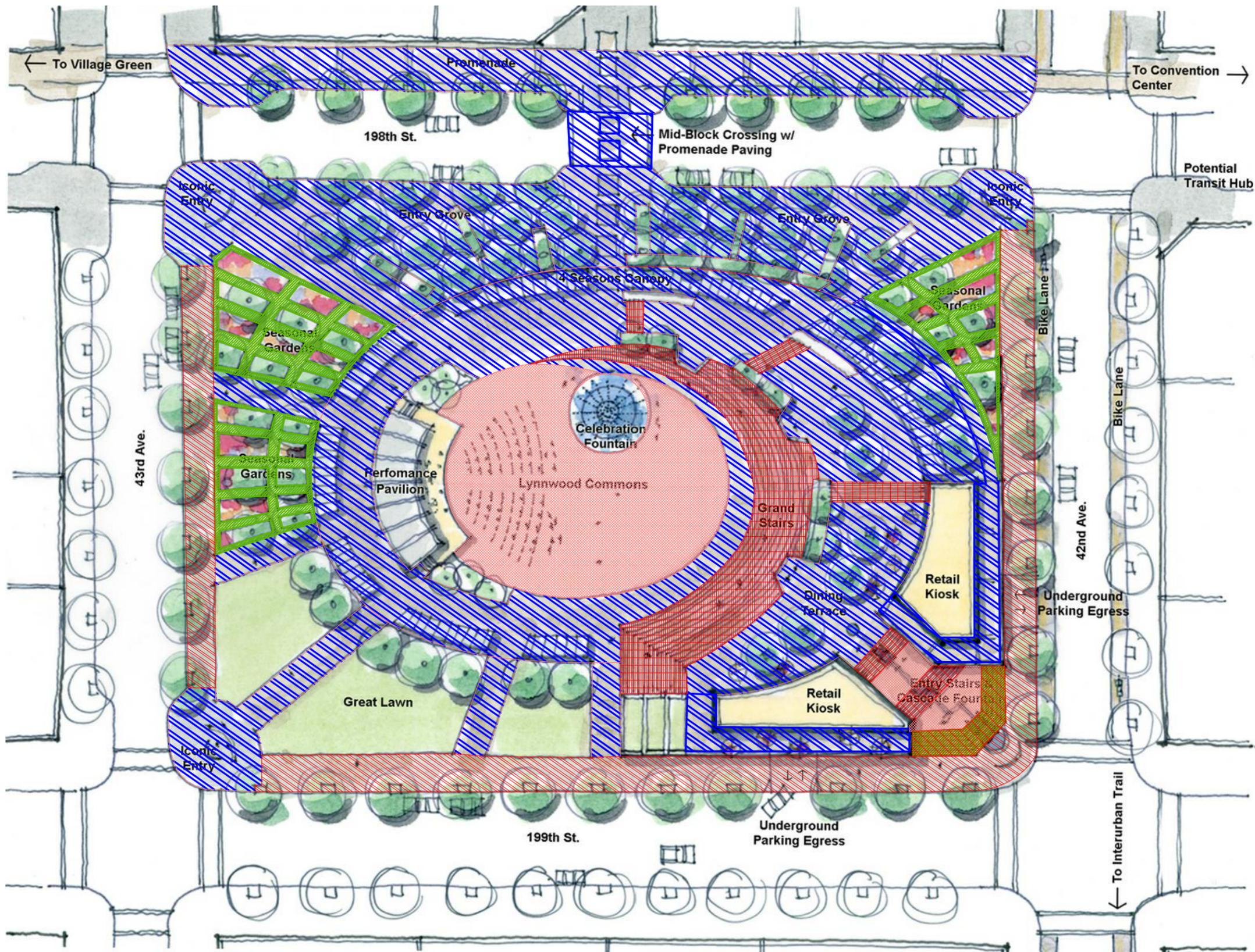
A significant variable for Town Square revolves around how and if it might be phased into existence. A second significant variable for the park is whether it will have parking beneath it (placing the park on top of structural slab). An interim and less expensive option to phase park development would 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. The siting of the “super stop” transit center needs further study and the park would benefit from having the stop nearby, but not immediately adjacent to it.



character elements



town square



-  **CRUSHED ROCK**
-  **INTEGRAL COLOR CONCRETE**
-  **STANDARD CONCRETE**
-  **STONE PAVING**
-  **CONCRETE STAIRS**

TOWN SQUARE

Probable Cost of Construction: Town Square

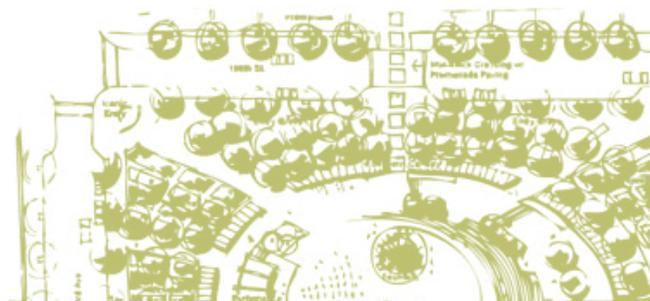
Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Town Square Park

Park Acreage: **4.63**

Area Feature Description: Town Square Park	Quantity	Unit	Unit Cost	Total
Site Preparation				
Demolition & Site Clearing*1				N.I.C.
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.I.C.
T.E.S.C.I*1				N.I.C.
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

Probably 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

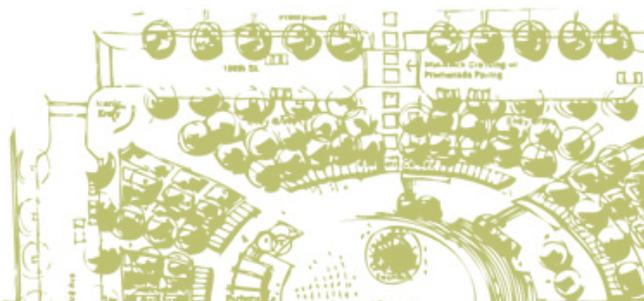
Sales Tax (@ 8.8%) 1,032,899.61

Estimated Design Fees (@13%) 1,525,874.42

Administrative Costs (10% Design Contingency) 1,173,749.56

TOTAL PROJECT COST \$15,470,019.14

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.



Variables

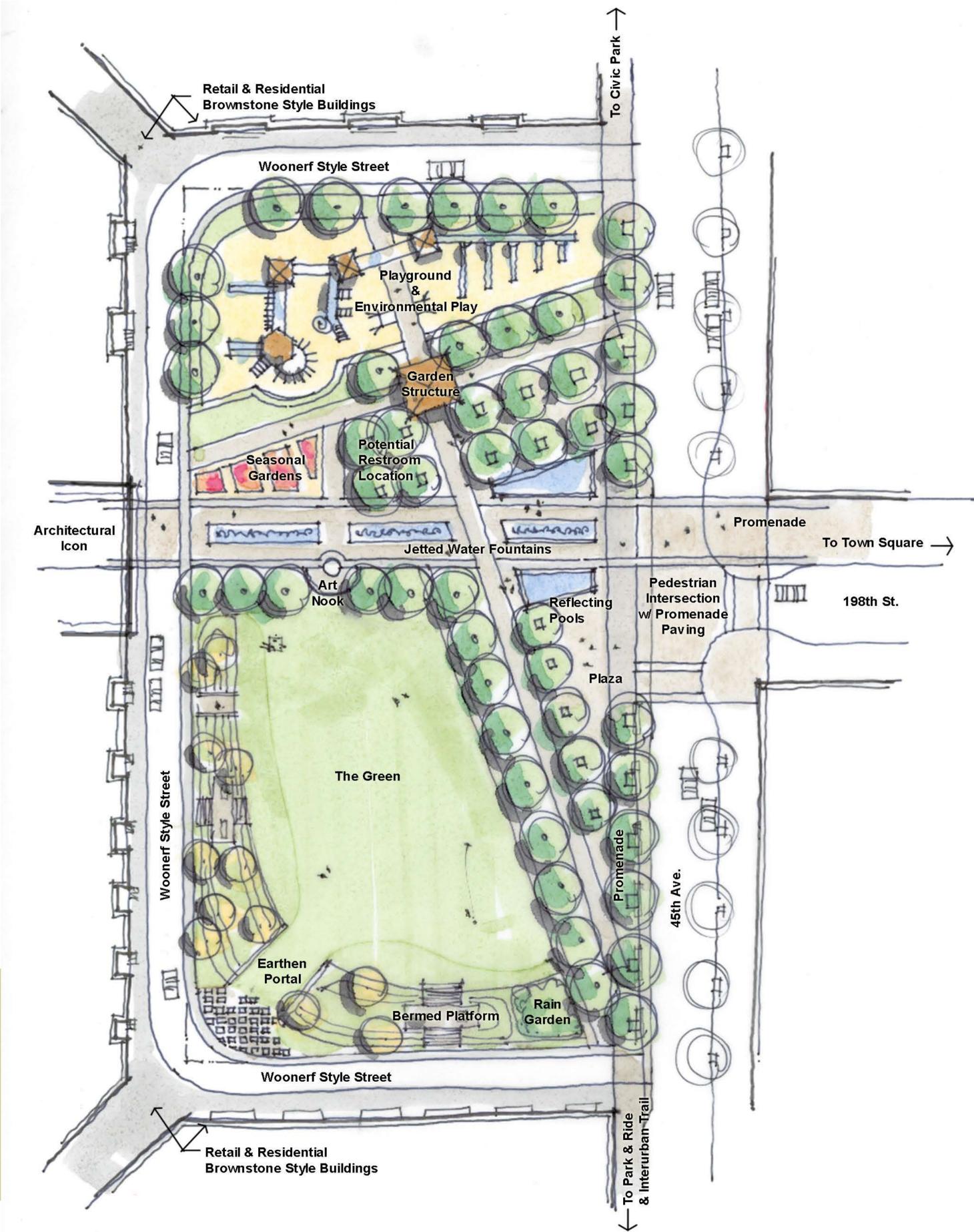
Village Green’s program and character is largely based on its location (the end point of the promenade axis) and its surroundings (mixed-use/residential). In spite of that, there may be the ability to adjust the exact shape of the park or shift it slightly to the north or south, based upon the realities of continued 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” around the park. 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**
-  **INTREGAL COLOR CONCRETE**
-  **STANDARD CONCRETE**
-  **STONE PAVING**
-  **CONCRETE STAIRS**
-  **RESILANT SURFACING (PLAYGROUND BARK CHIPS)**
-  **PRE-CAST CONCRETE PAVERS**

VILLAGE GREEN PARK

Probable Cost of Construction: Village Green

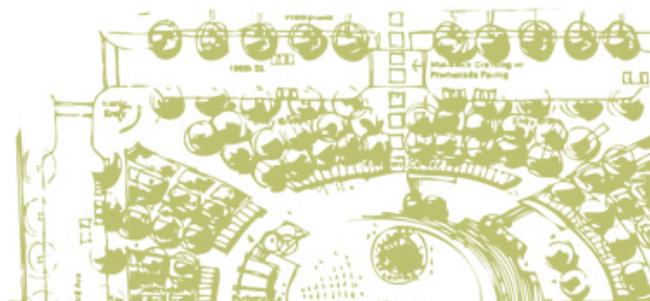
Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Village Green Park

Park Acreage: 2.06

Area Feature Description: Village Green Park	Quantity	Unit	Unit Cost	Total
Site Preparation				
Demolition & Site Clearing*1				N.I.C.
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.I.C.
T.E.S.C.I*1				N.I.C.
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

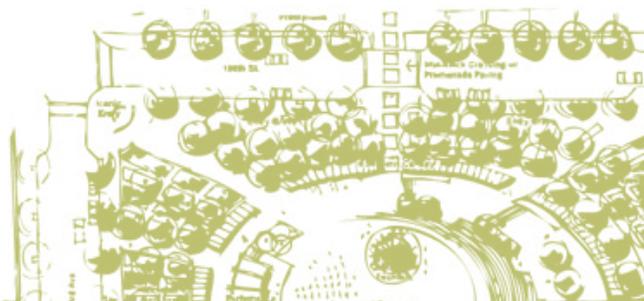
Design Contingency (20%)	460,885.25	
	SUBTOTAL	460,885.25
General Conditions (8%)	36,870.82	
	SUBTOTAL	497,756.07
Contractor Overhead (5%)	24,887.80	
	SUBTOTAL	522,643.87
Contractor Profit (6%)	31,358.63	

TOTAL CONSTRUCTION CONTRACT AMOUNT \$3,785,711.44

POST BID COSTS

Sales Tax (@ 8.8%)	333,142.61
Estimated Design Fees (@13%)	492,142.49
Administrative Costs (10% Design Contingency)	378,571.14
TOTAL PROJECT COST	\$4,989,567.68

civic park





Character

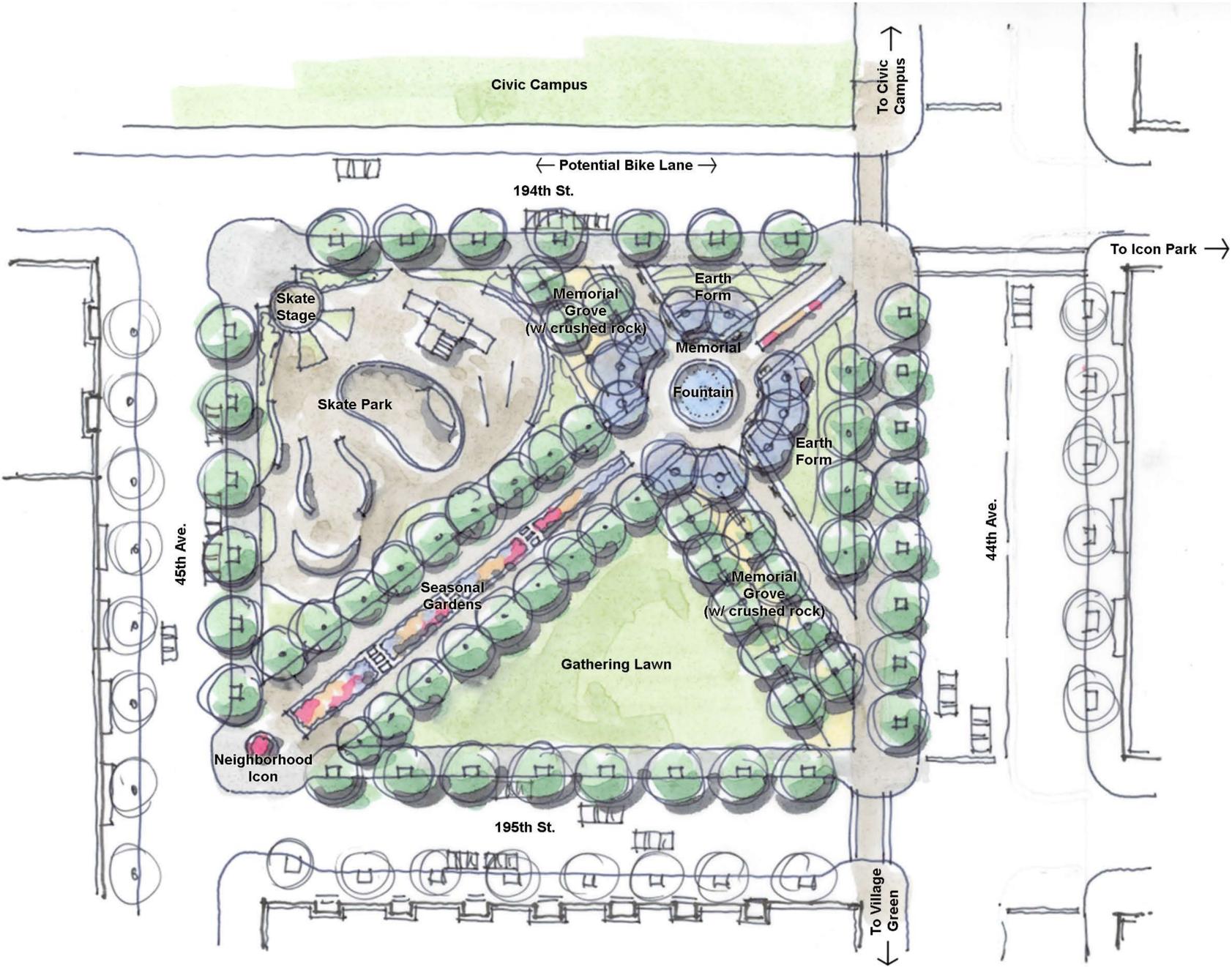
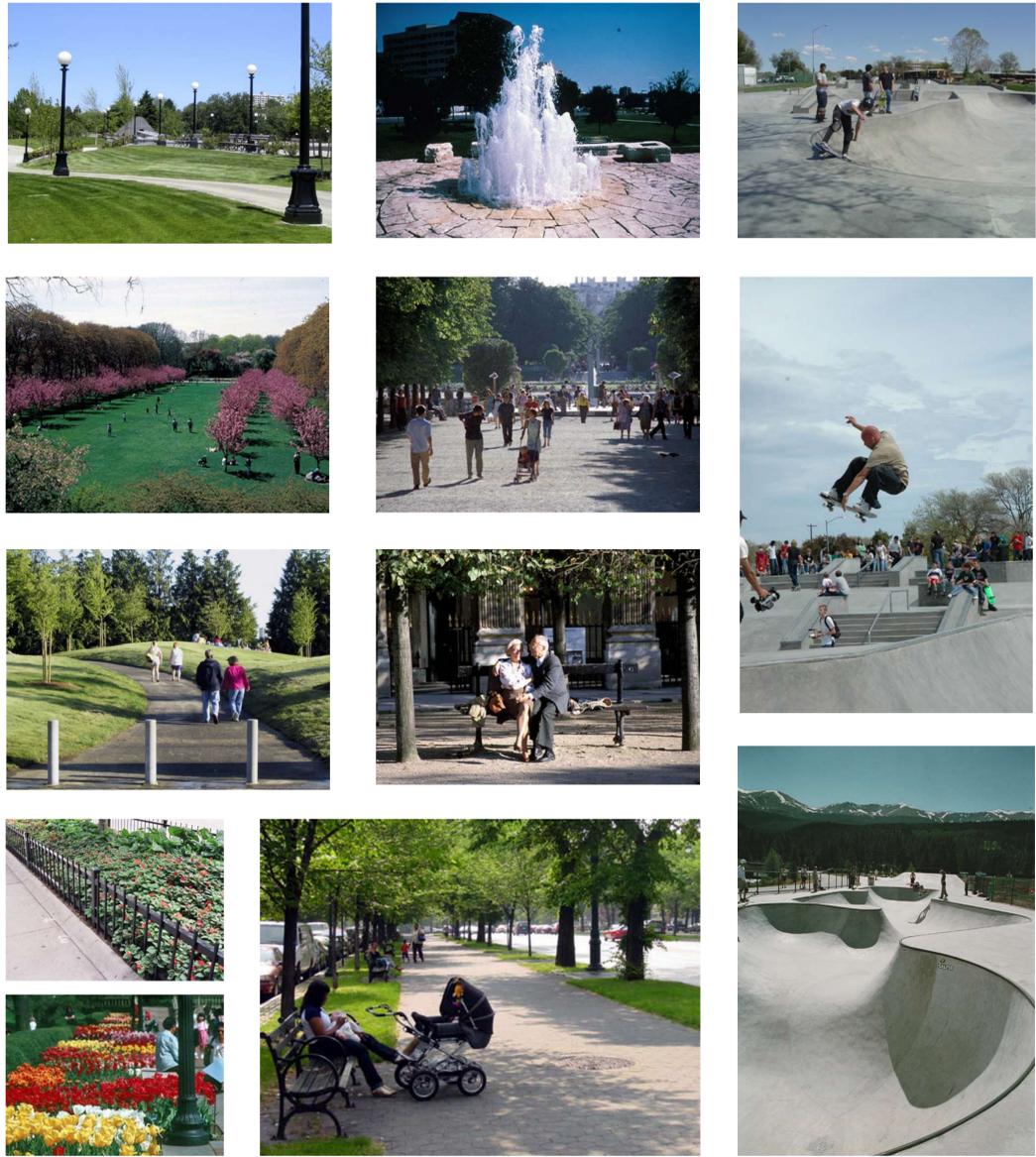
Viewed as an urban park extension of the forested Civic Campus, Civic Park offers complimentary activity, connectivity, and programming. The park provides both active and passive elements including a skate park, seasonal gardens, and open lawn areas. A memorial presents the opportunity to honor the past and Lynnwood's history, providing a place for remembrance. Proposing diverse activities energizes the park, addressing use by the immediate neighborhood and as a destination for the general community.

Variables

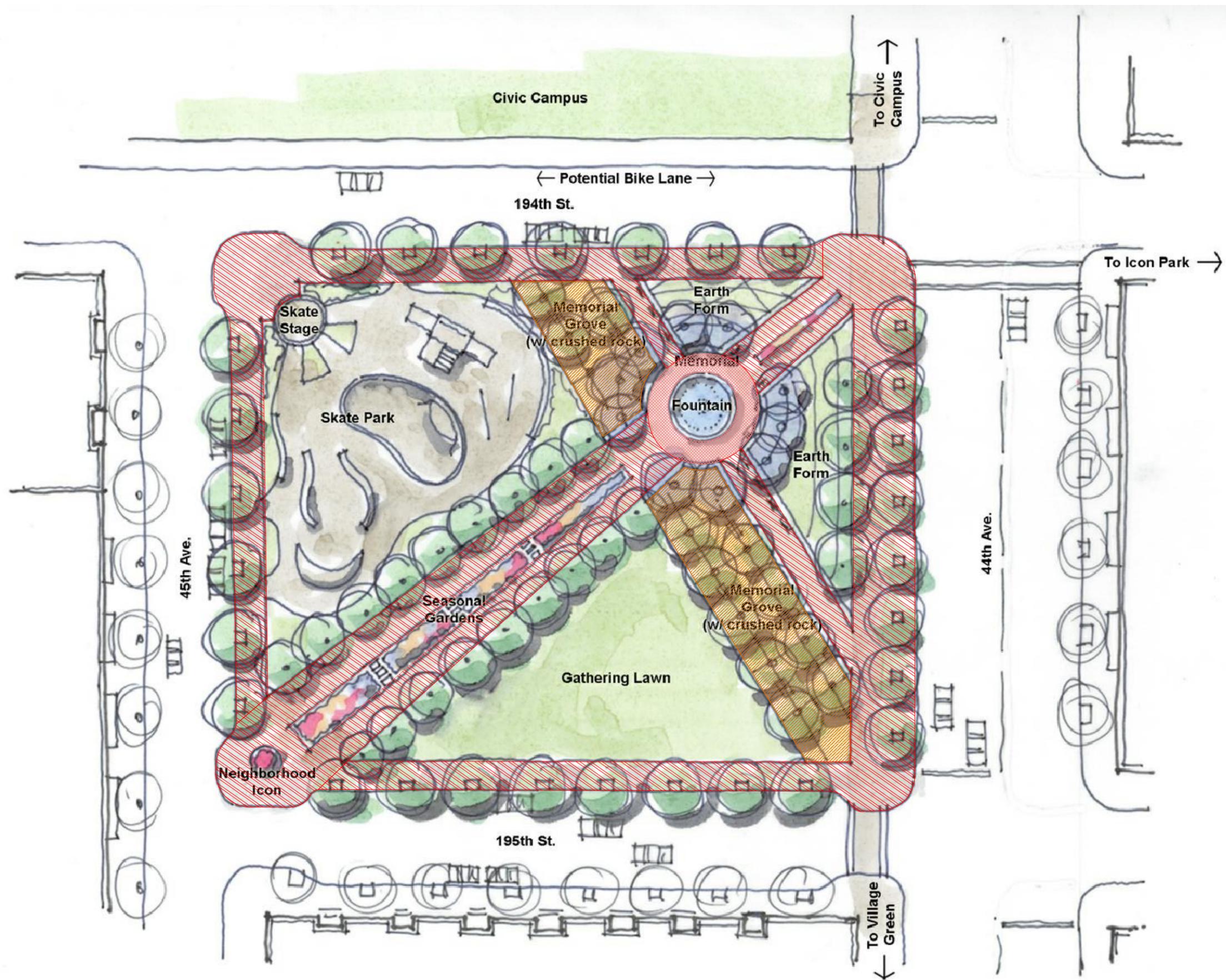
Civic Park's program and character is largely based on its location adjacent to the Civic Campus. There may be the ability to adjust the exact shape of the park or shift it slightly based upon the realities of continued city center and private developments. However, in noting the possibility of adjusting 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 district-wide view. 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. 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.



character elements



civic park



-  **CRUSHED ROCK**
-  **STANDARD CONCRETE**
-  **STONE PAVING**

CIVIC PARK

Probable Cost of Construction: Civic Park

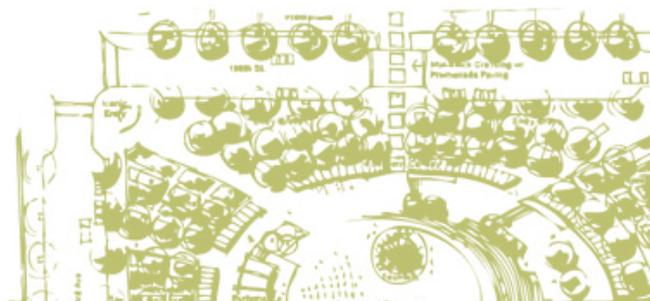
Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Civic Park

Park Acreage: 3.03

Area Feature Description: Civic Park	Quantity	Unit	Unit Cost	Total
Site Preparation				
Demolition & Site Clearing*1				N.I.C.
Grading (Rough & Fine Grading)	132,052.34	SF	0.40	52,820.94
Cut/Fill*2		Allow		20,000.00
Hauling/Dumping*1				N.I.C.
T.E.S.C.I*1				N.I.C.
Subtotal Civic Park Site Area Preparation				\$72,820.94
Site Paving				
Pre-Cast Concrete Pavers or Brick Pavers *3	12,000	SF	20.00	239,991.81
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

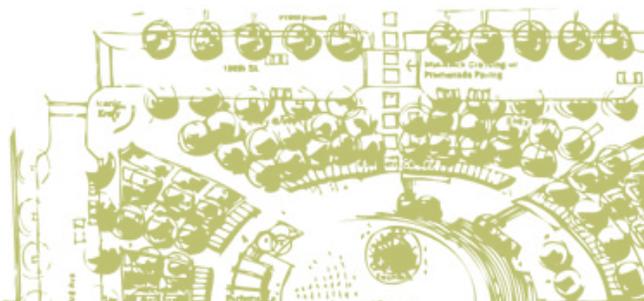
Sales Tax (@ 8.8%) 324,609.15

Estimated Design Fees (@ 13%) 479,536.24

Administrative Costs (10% Design Contingency) 368,874.03

TOTAL PROJECT COST \$4,861,759.77

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 Mall. The park provides both active and passive elements that serve neighborhood residents and 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 NE area of the city. The integration of the promenade into the park also provides direct connection to the Interurban Trail and Alderwood Mall.

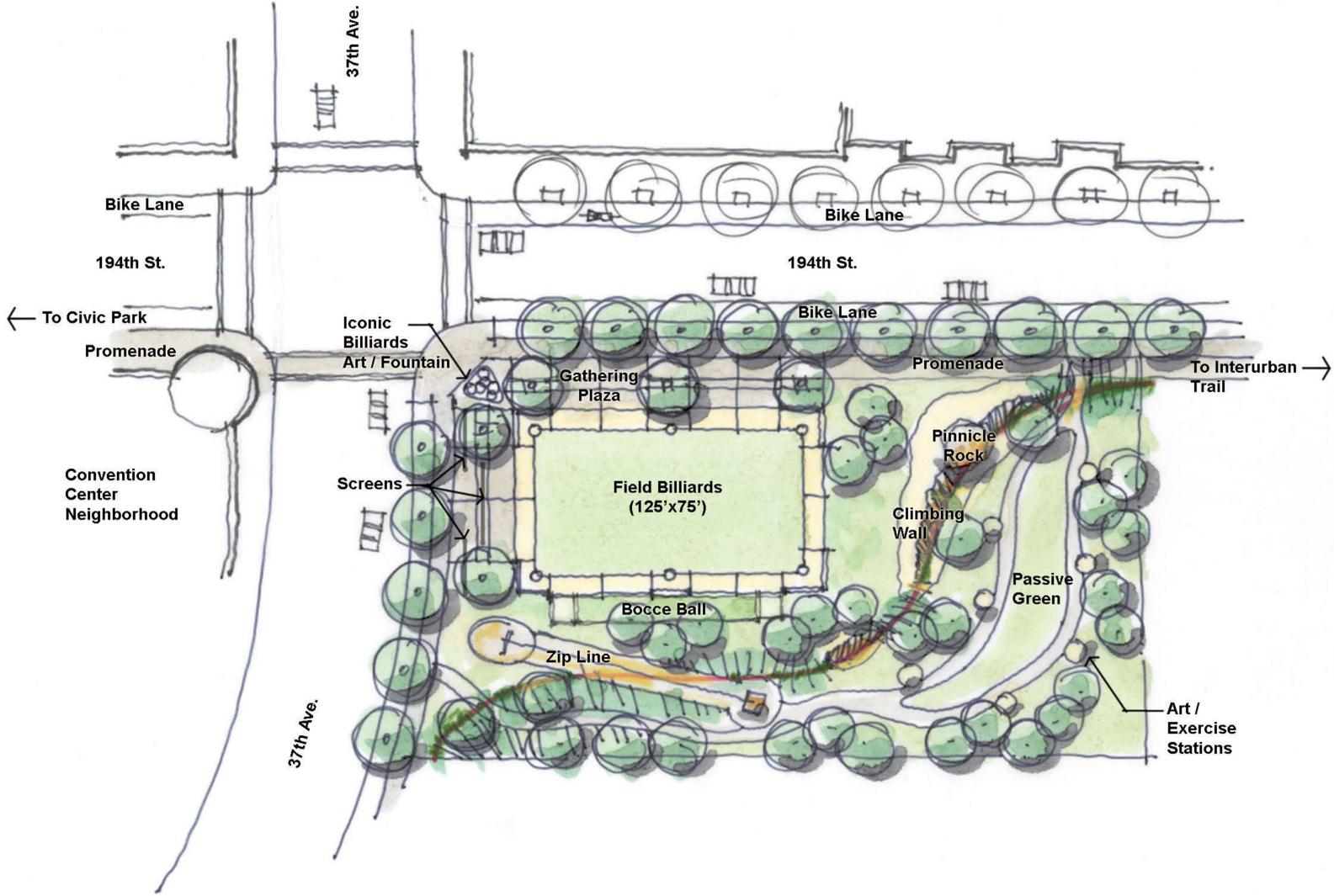


Variables

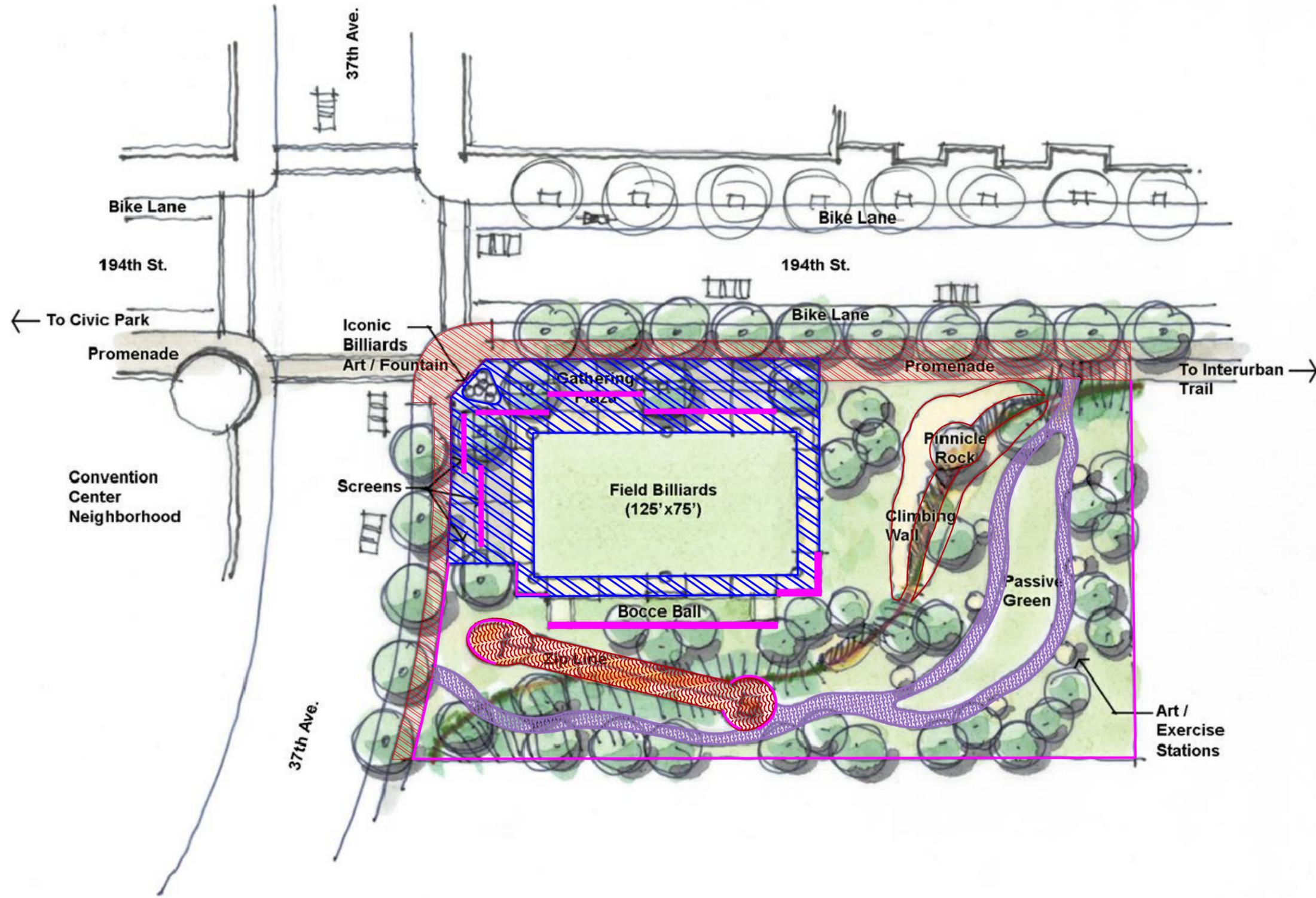
Of the four proposed parks, Billiards Park is the least "anchored" to its site, shaped more by program and adjacency to 194th than the site's character. The precise layout of 194th, regarding how far north or south it may run, is currently in discussion. As the design of 194th is honed, the park shape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

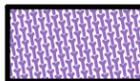


character elements



billiards park



-  **INTREGAL COLOR CONCRETE**
-  **STANDARD CONCRETE**
-  **RESILANT SURFACING (RUBBERIZED SURFACING)**
-  **ASPHALT PAVING**

BILLIARD PARK

Probable Cost of Construction: Billiards Park

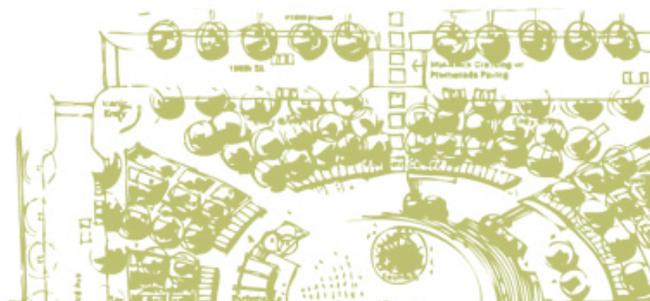
Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Billiards Park

Park Acreage: 2.42

Area Feature Description: Billiards Park	Quantity	Unit	Unit Cost	Total
Site Preparation				
Demolition & Site Clearing*1				N.I.C.
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.I.C.
T.E.S.C.I.*1				N.I.C.
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



Lynnwood City Center Parks Master Plan

Probable Cost of Construction: Billiards Park

Probable Cost of Construction

Project: Lynnwood City Center Parks

Date: July 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

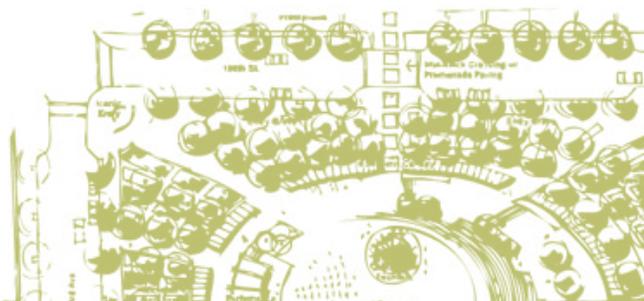
Sales Tax (@ 8.8%) 140,625.77

Estimated Design Fees (@13%) 207,742.62

Administrative Costs (10% Design Contingency) 159,802.01

TOTAL PROJECT COST \$2,106,190.54

streetscapes

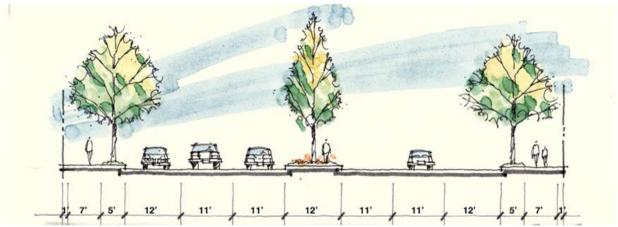


Lynnwood City Center Parks Master Plan

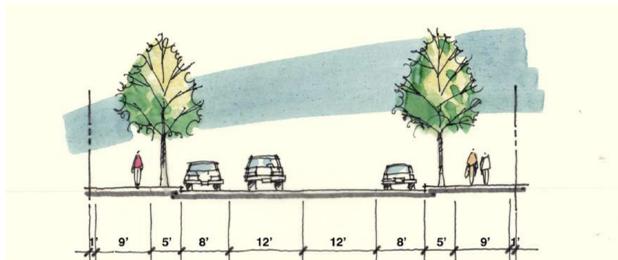
Streetscapes



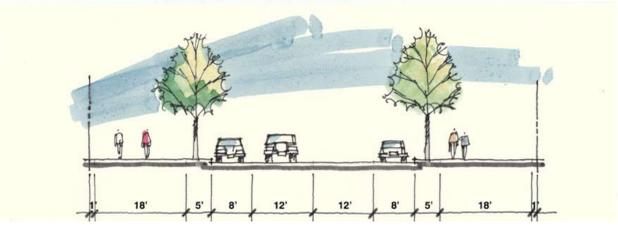
character elements



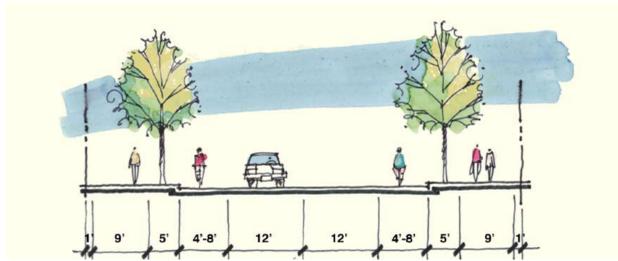
Boulevard Street 106' R.O.W.



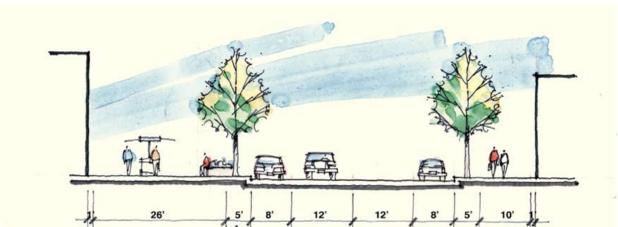
Collector Street 70' R.O.W.



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



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



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

streetscapes

**Art/Water
Element**

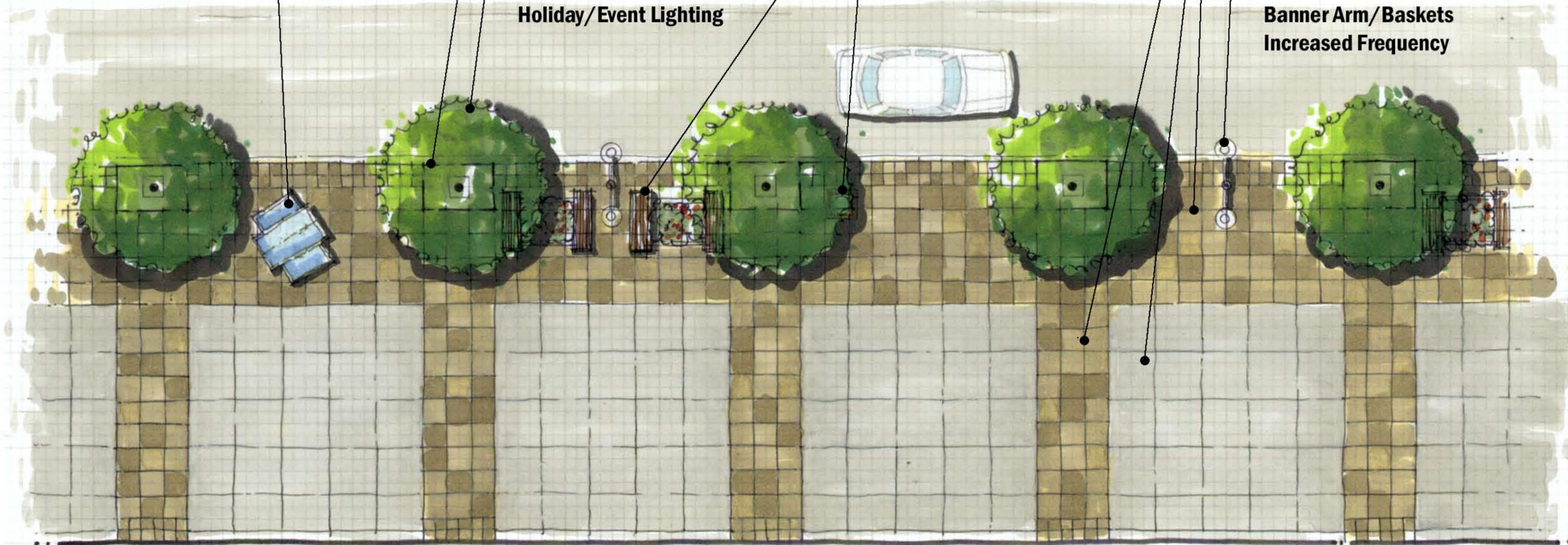
**Tree Grate
Cast Iron
4'x6'
Option: Custom Design**

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

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

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

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



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

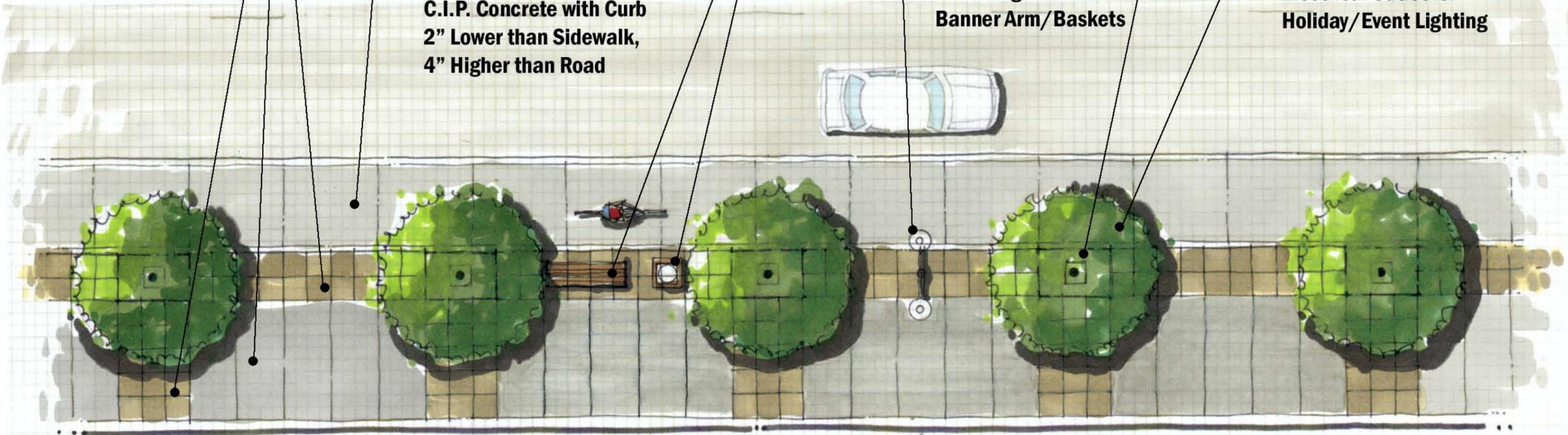
Bicycle Lane:
4'-8' Wide
C.I.P. Concrete with Curb
2" Lower than Sidewalk,
4" Higher than Road

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

Lighting:
Pedestrian Scale
Street Light
Banner Arm/Baskets

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

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



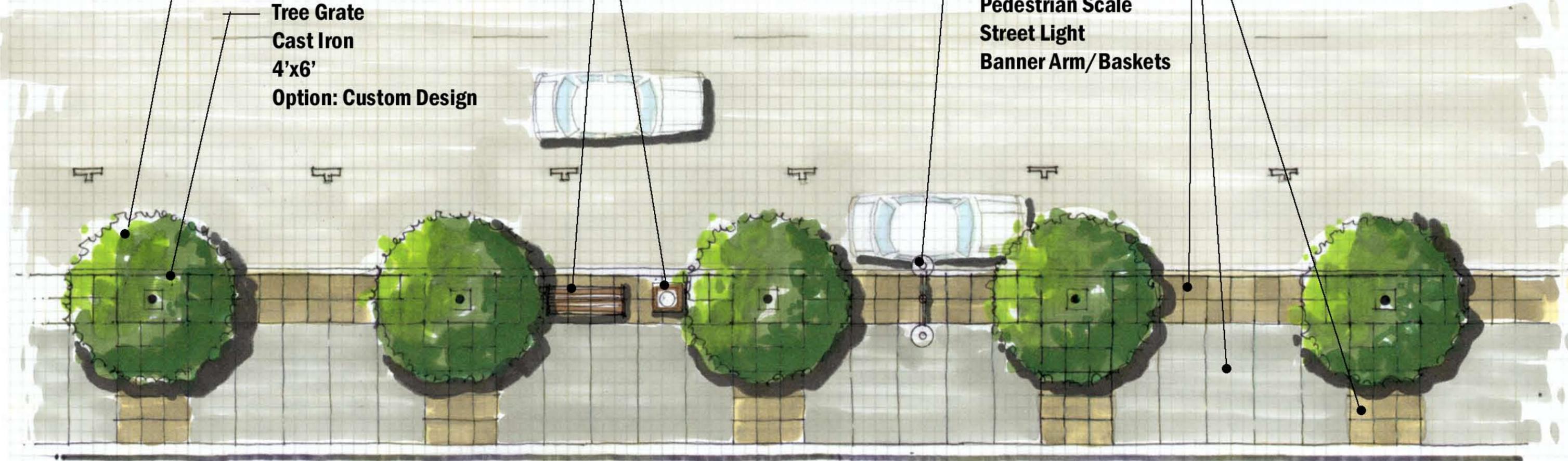
Street Tree:
24' O.C.
Electrical Outlet for
Holiday/Event Lighting

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

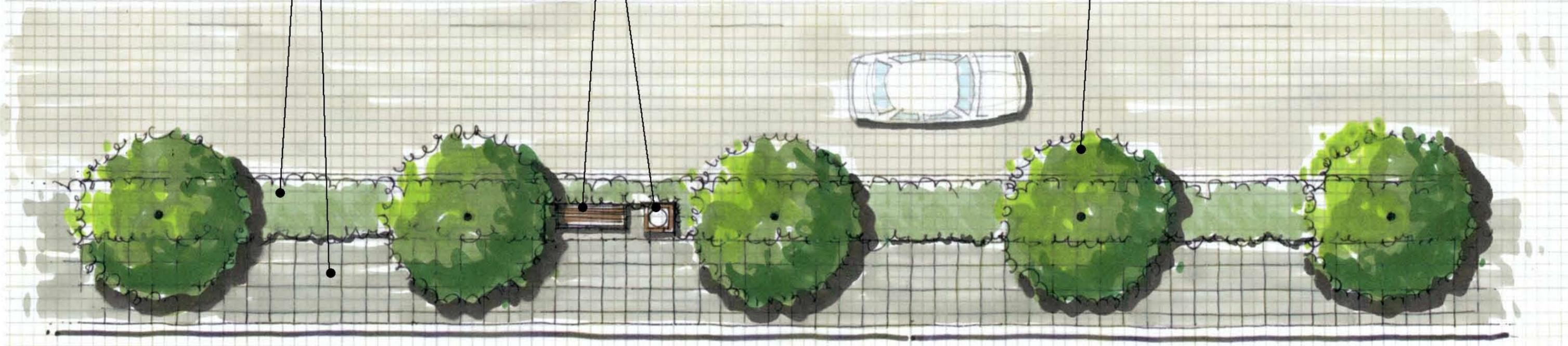


Planting Strip Buffer

**Paving:
Field: C.I.P Concrete
Broom Finish**

**Streetscape Amenities:
Benches, Trash Receptacles**

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



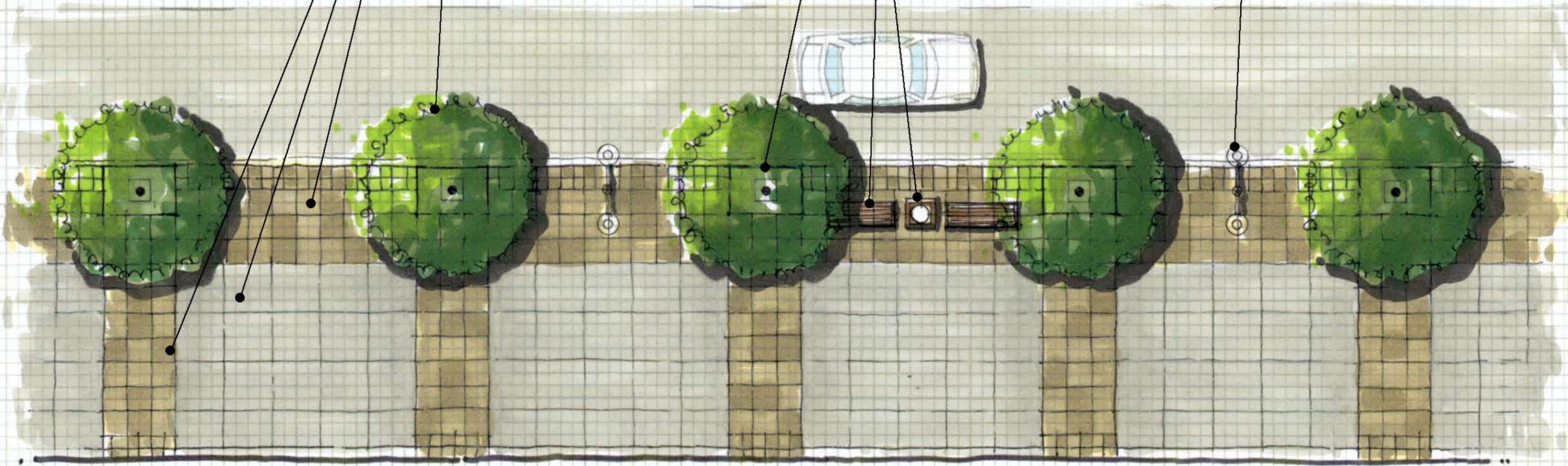
Paving:
Field: C.I.P Concrete, Broom Finish
Bands: PreCast Concrete Pavers
Option: Stone Pavers

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



Probable Cost of Construction: Streetscapes - Boulevard

Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Streets - Boulevard

Pricing based on: 100'

Area Feature Description: Boulevard

Site Preparation

Demolition & Site Clearing*1				N.I.C.
Grading (Rough & Fine Grading)*1				N.I.C.
Fill Import*1				N.I.C.
Hauling/Dumping*1				N.I.C.
T.E.S.C.I*1				N.I.C.

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
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Subtotal Street - Boulevard Specialties \$5,000.00

Subtotal Street - Boulevard \$25,450.00

Escalation (undetermined %) NOT INCLUDED

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

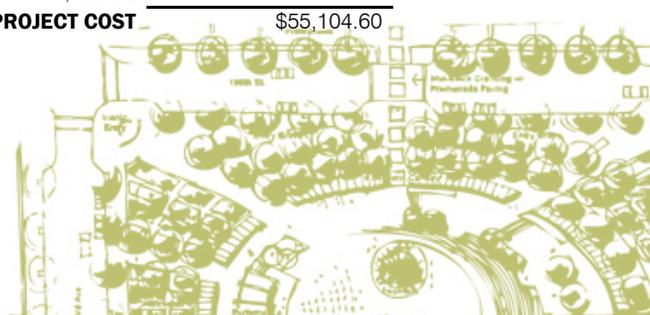
POST BID COSTS

Sales Tax (@ 8.8%) 3,679.21

Estimated Design Fees (@13%) 5,435.20

Administrative Costs (10% Design Contingency) 4,180.93

TOTAL PROJECT COST \$55,104.60



Lynnwood City Center Parks Master Plan

Probable Cost of Construction: Streetscapes - Collector

Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Streets - Collector

Pricing based on: 100'

Area Feature Description: Collector Street	Quantity	Unit	Unit Cost	Total
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Site Preparation

Demolition & Site Clearing*1				N.I.C.
Grading (Rough & Fine Grading)*1				N.I.C.
Fill Import*1				N.I.C.
Hauling/Dumping*1				N.I.C.
T.E.S.C.I.*1				N.I.C.
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 (@ 8.8%)	5,639.54
Estimated Design Fees (@13%)	8,331.13
Administrative Costs (10% Design Contingency)	6,408.56
TOTAL PROJECT COST	\$84,464.86

Probable Cost of Construction: Streetscapes - Promenade 1

Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Streets - Promenade 1

Pricing based on: 100'

Area Feature Description: Promenade Symmetrical

Site Preparation

Demolition & Site Clearing*1				N.I.C.
Grading (Rough & Fine Grading)*1				N.I.C.
Fill Import*1				N.I.C.
Hauling/Dumping*1				N.I.C.
T.E.S.C.I.*1				N.I.C.

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
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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

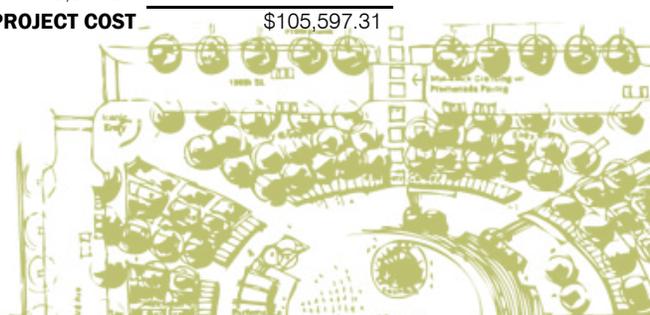
POST BID COSTS

Sales Tax (@ 8.8%) 7,050.50

Estimated Design Fees (@13%) 10,415.52

Administrative Costs (10% Design Contingency) 8,011.94

TOTAL PROJECT COST \$105,597.31



Lynnwood City Center Parks Master Plan

Probable Cost of Construction: Streetscapes - Promenade 2

Project: Lynnwood City Center Parks

Date: July 2007

Area Description: Streets - Promenade 2

Pricing based on: 100'

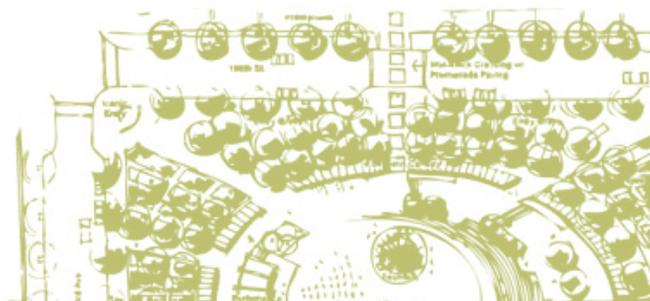
Area Feature Description: Promenade Asymmetrical	Quantity	Unit	Unit Cost	Total
Site Preparation				
Demolition & Site Clearing*1				N.I.C.
Grading (Rough & Fine Grading)*1				N.I.C.
Fill Import*1				N.I.C.
Hauling/Dumping*1				N.I.C.
T.E.S.C.I*1				N.I.C.
Subtotal Streets - Promenade 2 Area Preparation				\$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 INCLUDED
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 (@ 8.8%)			10,410.23	
Estimated Design Fees (@13%)			15,378.74	
Administrative Costs (10% Design Contingency)			11,829.80	
TOTAL PROJECT COST				\$155,916.80

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. Some elements in each of the individual parks could be phased, typically bigger “stand alone” elements, such as fountains, skate parks, or canopies. 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 phased in 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 development. 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. 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 the park 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, and Billiards Park seems the least likely, as it is 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: Probably 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 in the park to better meet the program needs of 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 park. 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.

It should be noted that one significant component of the plan is not included in this estimate. The Senior/Community Center cost is not included in this cost estimate. Funding and design of this element will take more discussion and planning with the community as part of further development.

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

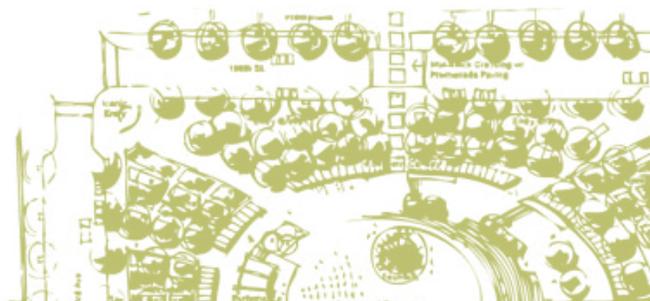
This estimate has been prepared on the assumption that a general contractor will complete the work.

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. Additionally, area square footages used to calculate some of the costs are based on the site aerial photo, leading to a reasonable but not exact level of accuracy. An awareness of these assumptions is critical in using this cost estimate as an effective tool.

Cost Ranges

Some elements included in the PCC are included as a range 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 dependant on the precise cost identified.



Lynnwood City Center Parks Master Plan

Appendix: Probably Cost of Construction

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, material and equipment over time. Escalation is typically applied from the date of the estimate projecting to the midpoint of future construction. For the purposes of this cost estimate, given no firm timeline, no escalation has been included in this cost estimate. 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.

POST-BID COSTS (Soft Costs)

- **Sales Tax:** This PCC assumes no sales tax. However, the local sales tax rate 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. For this PCC, no such costs are included.

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.

Appendix: Cost Estimate Assumptions

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 topping 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.

