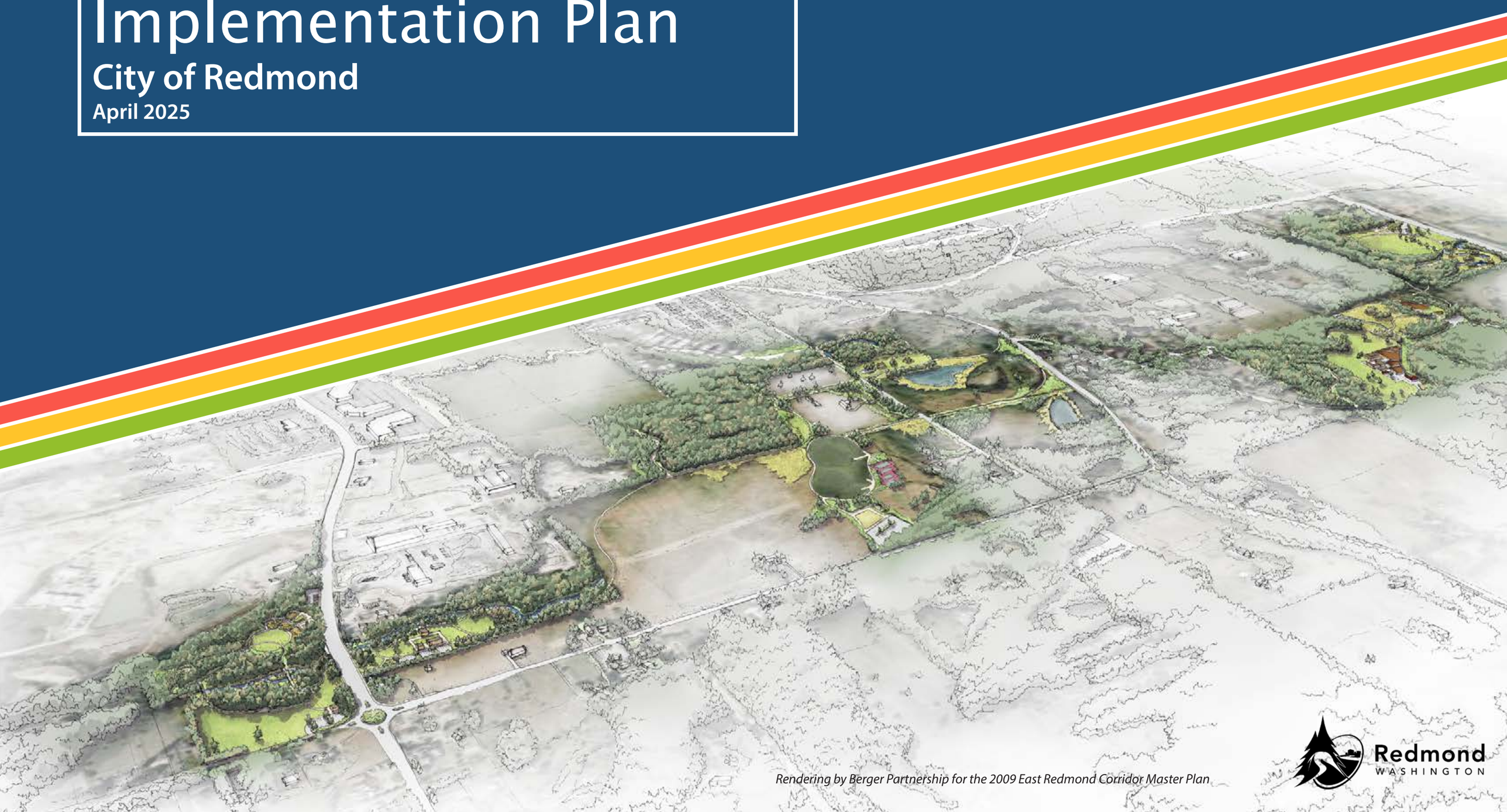
East Redmond Corridor: Implementation Plan

City of Redmond

April 2025

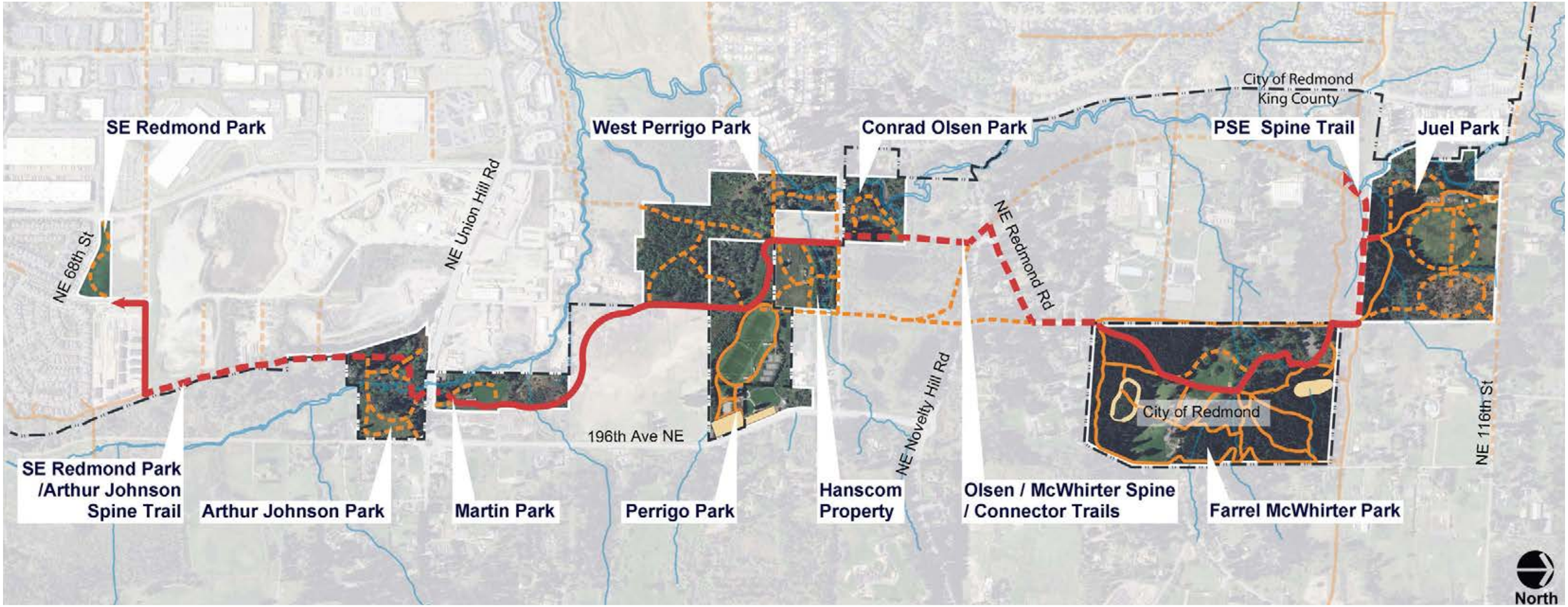


Rendering by Berger Partnership for the 2009 East Redmond Corridor Master Plan

Redmond
WASHINGTON

Table of Contents

East Redmond Corridor Overview

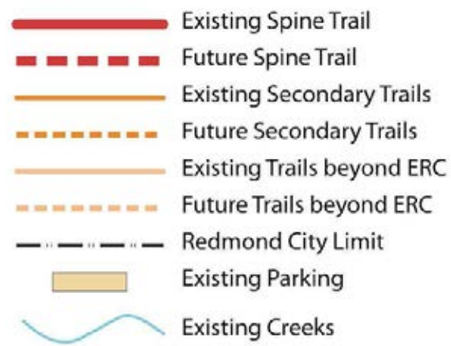


Project Overview:

The East Redmond Corridor is a collection of eight parks: SE Redmond Park, Arthur Johnson Park, Martin Park, Perrigo Park(includes West Perrigo Park), the Hanscom Property, Conrad Olsen Park, Farrel McWhirter Park, and Juel Park. The parks are planned to be connected by a regional trail referred to as the "Spine Trail". Some of the park properties are open to the public with existing amenities, but four of the parks are currently undeveloped. These include SE Redmond Park, Arthur Johnson Park, the Hanscom Property, and Conrad Olsen Park. Portions of the Spine Trail are existing and connect Martin Park to Conrad Olsen Park, but connections are missing between SE Redmond Park and Martin Park, Conrad Olsen Park and Farrel McWhirter Park. There is an existing connection between Farrel McWhirter Park and Juel Park, but it is currently unpaved.

In 2009, the East Redmond Corridor Master Plan, developed by Berger Partnership, was adopted by the Redmond City Council. The master plan included conceptual plans for the Spine Trail and seven of the parks properties (excluding SE Redmond Park and the Hanscom Property). Since the adoption of the East Redmond Corridor Master Plan, some improvements have been made to the park properties and the Spine Trail, however much of the master plan has yet to be implemented. In 2023, the City acquired the Hanscom Property which is surrounded by Perrigo Park. In 2024, a master plan for SE Redmond Park, developed by Berger Partnership, was adopted by the Redmond City Council completing the series of parks included in this implementation plan.

The function of this implementation plan is to develop a phased approach to implementing the Spine Trail, the existing master plans at each park, and to identify the priority of projects across the corridor. This plan includes anticipated permitting needs, high level cost estimates, and funding opportunities for each phase. The implementation plan does not propose design changes or expand the scope of work from what is shown in the master plans, but acknowledges where existing conditions may have changed since the development of the master plans or other additional considerations that will need to be addressed during future phases of implementation.



Master Planning for the East Redmond Corridor

East Redmond Corridor Master Plan

This master plan includes seven individual plans for the following areas:

- Arthur Johnson Park
- Martin Park
- Evans Creek Connector and West Perrigo
- Conrad Olsen Farm
- Olsen/ McWhirter Connector
- Farrel McWhirter Park
- Juel Park

Developed through an extensive outreach process, the collection of these plans seeks to balance amenities across the corridor while honoring each site's natural qualities and history. The master plan emphasizes preserving and enhancing natural areas at each park, preserving and reusing historical buildings, and expanding trail systems. It also acknowledges the dynamic hydrology across the corridor and proposes to protect wetland and creek ecology while providing public viewing and educational opportunities. Interpretive and educational elements are woven throughout the plans to highlight the history, botanical, and ecological features of the site. More passive programing is also proposed with secondary trails, nature viewing, play elements, and informal meadows/lawns.

The Spine Trail connects all of the parks with an 8-12 foot wide asphalt trail for multi-modal use. Secondary trails, wetland/spur trails, and equestrian trails are also included.

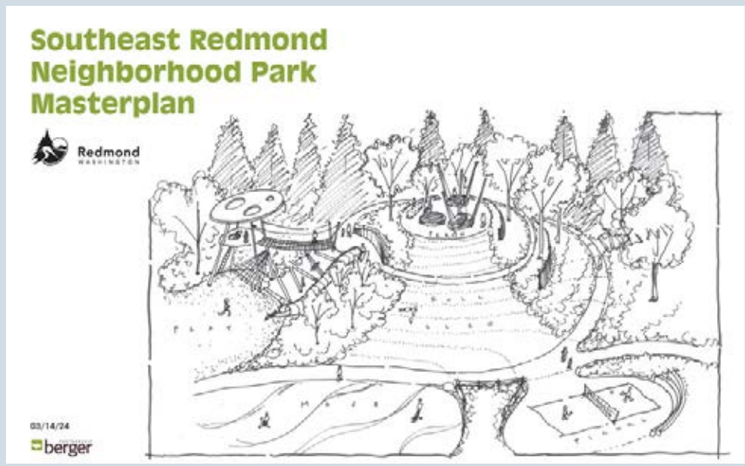
See Appendix A for the full East Redmond Corridor Master Plan.

Southeast Redmond Neighborhood Park Master Plan

The Southeast Redmond Neighborhood Park Master Plan was adopted in 2024. It included an extensive community outreach process and proposed a variety of recreation amenities. Proposed improvements include a community garden, play lawn, gathering spaces, flexible sport courts, and play areas.

An existing multi-use trail connects SE Redmond Park to the adjacent residential neighborhood in the vicinity of the proposed Spine Trail alignment shown as part of this implementation plan.

See Appendix B for the full Southeast Redmond Neighborhood Park Master Plan.



East Redmond Corridor Implementation Plan

To develop the implementation plan, the master plans for each park have been divided in to separate project phases. This approach recognizes that the parks will need to be implemented in smaller phases to align with City resources in a given biennium.

The phasing is determined by following:

- ERC Subcommittee and City identified priorities (see following page and Appendix J)
- Opening currently undeveloped parks to the public with a minimum level of investment (safe access, accessibility, etc.)
- Permitting requirements
- Costs and funding resources
- Programming gaps and amenities across the corridor

All of these elements were considered to determine the project phases for each master plan. Once the phases were established, they were ordered in each park as well as across the corridor per the identified priorities and needs.

To ensure the implementation plan is aligned with the community and City priorities, three workshops were hosted with the East Redmond Corridor Subcommittee, a subcommittee to the City's Parks, Trails and Recreation Commission. After each workshop, the progress on the implementation plan was presented at the full Commission meeting to receive additional feedback.

The first workshop with the Subcommittee and Commission meeting focused on identifying initial priorities, early action projects, and barrier to equitable access across the corridor. Other opportunities and constraints for the implementation of the master plans were also considered.

At the second Subcommittee Workshop and Commission meeting, a draft of the park phasing and implementation plan were presented to confirm they were in alignment with the priorities identified in the first workshop.

In the final Subcommittee Workshop and Commission meeting, an early draft of the implementation plan report was presented to receive feedback prior to completing the final report March 2025.

While the final report will help guide the implementation of the master plan, additional information will be needed as projects move into design.

Implementation Plan Strategy

Park phases are organized into three different project types:

- **Early Action Projects**
- **Capital Improvement Program (CIP) Projects**
- **Planning Projects**

Within the three projects types, the phases are categorized into high, medium, or low priority projects. The projects are then listed in order of implementation to reflect the identified priorities.

The goal is to complete high priority projects in 1-10 years, medium priority projects in 11-20 years, and low priority projects in 20+ years. The timelines were established recognizing City resources will be spread across other city-wide priorities and improvements. However, these ranges are variable and projects will be complete as City resources and staffing allow.

The projects are based on the master plans, but all will require additional consideration, design, and guidance to determine the location, layout, and type of improvements. Additional or differing program elements can be considered during the design phase (such as off-leash dog areas, park amenities, or other outdoor recreation opportunities).

Early Action Projects

The early action projects are the phases that provide an impactful improvement for the corridor but are lower in cost, require minimal design or permitting, and could potentially be support by volunteer efforts. All of these projects would be considered a high priority. Funding would be allocated from city resources outside of the CIP process.

High Priority (1-5 Years)

Criteria used to determine early action projects includes:

- Open up the undeveloped park properties, which includes a park monument and rules sign, some initial programming (passive uses), and site security for existing structures where applicable.
- Providing safe access to each park whether through cross walks, adding temporary parking, or trail ADA connections into the parks.
- Providing ADA accessible amenities at each park, such as a ADA parking stalls, and ADA connections to existing park amenities.
- Integrate wayfinding and interpretive elements within each park and along the Spine Trail.

CIP Projects

The CIP (Capital Improvement Program) projects are the larger projects that would require a more extensive design process, permitting process, and high construction costs. Some of these projects may also have an associated planning project depending on how much information was provided in the master plans or how much the current conditions have changed since the development of the master plans.

High Priority (5-10 Years)

Criteria used to determine higher priority projects include:

- Provide permanent amenities for the currently undeveloped parks.
- ADA accessible trails to park amenities.
- Additional points of interest such as play features, interpretive elements, educational opportunities, or gathering places.

Medium Priority (11-20 Years)

Criteria used to determine medium priority projects include:

- Connect the gaps in the Spine Trail to provide a multi-modal and accessible connection between all parks. These projects have an associated high priority planning project before it can become a CIP project.
- Provide new amenities and improve on existing amenities at the parks.

Low Priority (20+ Years)

Criteria used to determine lower priority projects include:

- Dependent on an earlier projects to be completed, for example where parking is needed before buildings can be developed for reuse.
- Provide redundant amenities.

Planning Projects

Planning projects are any project that will require property acquisitions/agreements or need an additional master planning process. Many of the planning projects will also have an associated CIP project.

High Priority (1-10 Years)

Criteria used to determine higher priority projects include:

- Determine the alignment for the missing gaps in the Spine Trail.
- Begin acquisition or property agreements needed for the Spine Trail based on the preferred alignment.
- These projects have an associated CIP project once planning is completed.

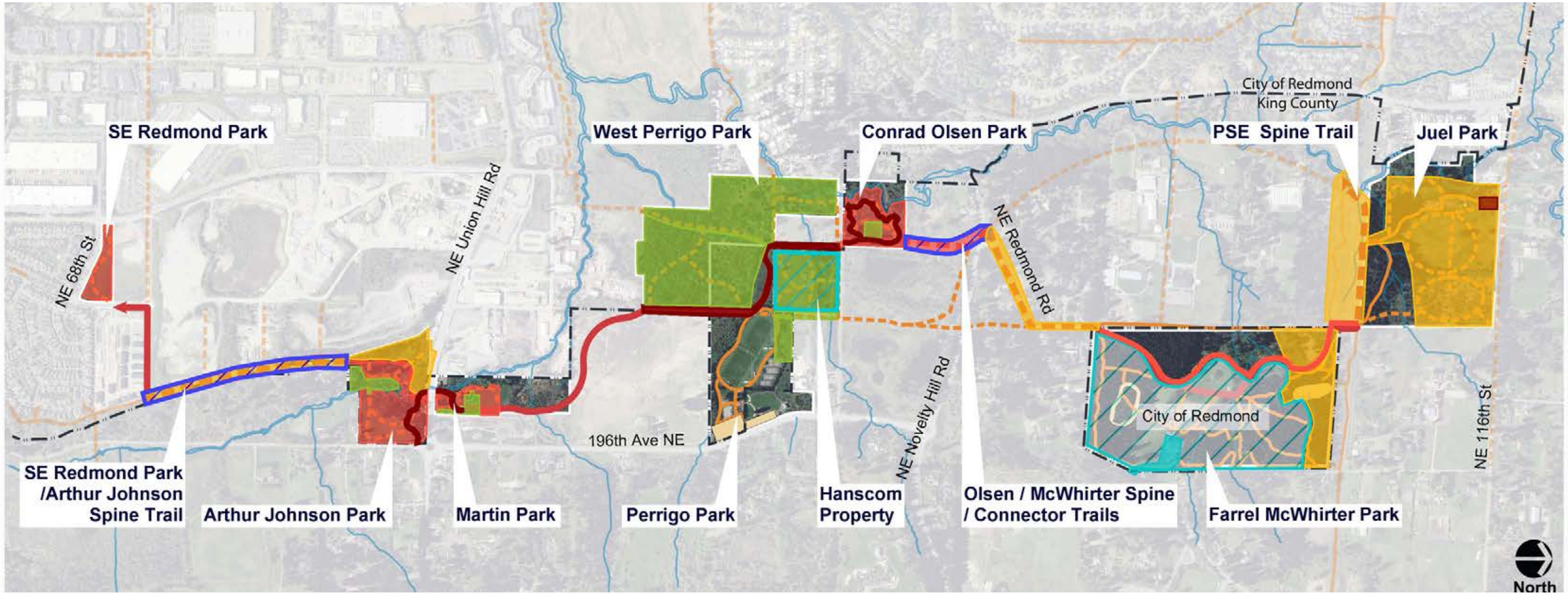
Medium Priority (11-20 Years)

Criteria used to determine medium priority projects include:

- Master planning for the Hanscom Property.
- Reevaluate and update the master plan for Farrel McWhirter to reflect current operations needs and improvements made to the property.

**No low priority planning projects were identified.*

Project Implementation Priorities



Early Action Projects

High Priority (1-5 Years)

1. AJP Phase 1 - Public Access Improvements
2. MP Phase 1- Soft Surface Spine Trail
3. COP Phase 1- Interpretive Trails
4. WPP Phase 1 - Interpretive Elements
5. JP Phase 1 - ADA Access

CIP Projects

High Priority (5-10 Years)

1. SE RP - Park Development - In Progress
2. AJP Phase 2 - East Park Improvements
3. MP Phase 2 - Paved Trails
4. COP Phase 2 - Outdoor Learning & ADA Access
5. FMP Phase 1 - Spine Trail
6. COP / FMP Phase 1b - COP to Novelty Spine Trail (may take longer)

CIP Projects

Medium Priority (11-20 Years)

7. COP / FMP Phase 1b - NE Redmond Rd & 192nd Ave NE ROW Improvements (may take longer)
8. AJP Phase 3b - SE RP / AJP Spine Trail
9. FMP Phase 2 - North Parking & Arena Improvements
10. JP Phase 2 - PSE Spine Trail
11. JP Phase 3 - Park Improvements
12. AJP Phase 4 - West Park Improvements

CIP Projects

Low Priority (20+ Years)

13. WPP Phase 3 - Connector Nature Trails
14. MP Phase 3 - Farmyard
15. WPP Phase 4 - Hanscom Property
16. WPP Phase 5 - Perrigo Connector Trails
17. COP Phase 3 - Buildings
18. WPP Phase 6 - Trails and Canopy Tower
19. AJP Phase 5 - Secondary Creek Crossing

Planning Projects

High Priority (1-10 Years)

1. COP / FMP Phase 1a - COP to Novelty Rd
2. AJP Phase 3a - SE RP / AJP Spine Trail

Medium Priority (11-20 Years)

3. WPP Phase 4 - Hanscom Property Master Plan
4. FMP Phase 4 - Update Park Master Plan

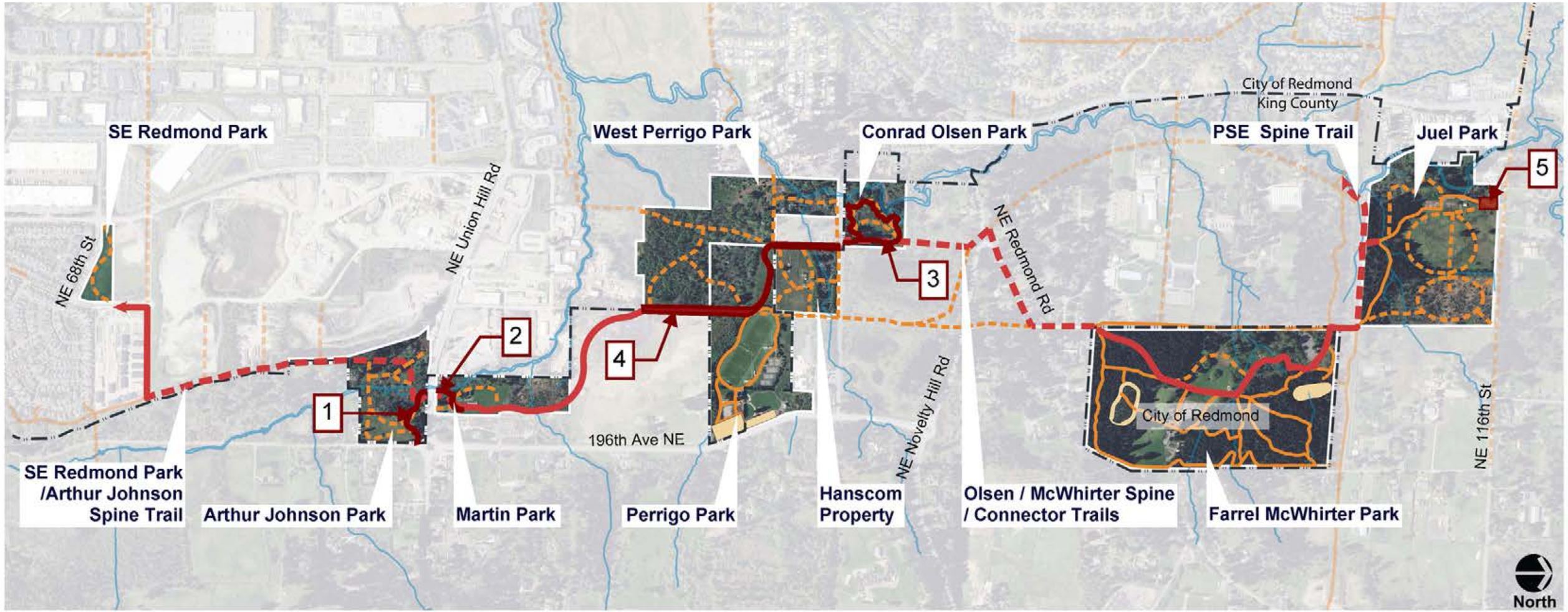
Notes:

- *No low priority planning projects were identified.*
- *See the Park Phasing Plans for a description of each project, and following pages for general location of each project.*
- *Timeline and order of implementation may be impacted by staffing, funding resources, and opportunities.*

Existing Spine Trail
Future Spine Trail
Existing Secondary Trails
Future Secondary Trails
Existing Trails beyond ERC
Future Trails beyond ERC
Redmond City Limit
Existing Parking
Existing Creeks

SE RP	SE Redmond Park
AJP	Arthur Johnson Park
MP	Martin Park
WPP	West Perrigo Park
COP	Conrad Olsen Park
FMP	Farrel McWhirter Park
JP	Juel Park

Early Action Project Priorities



High Priority (1-5 Years)

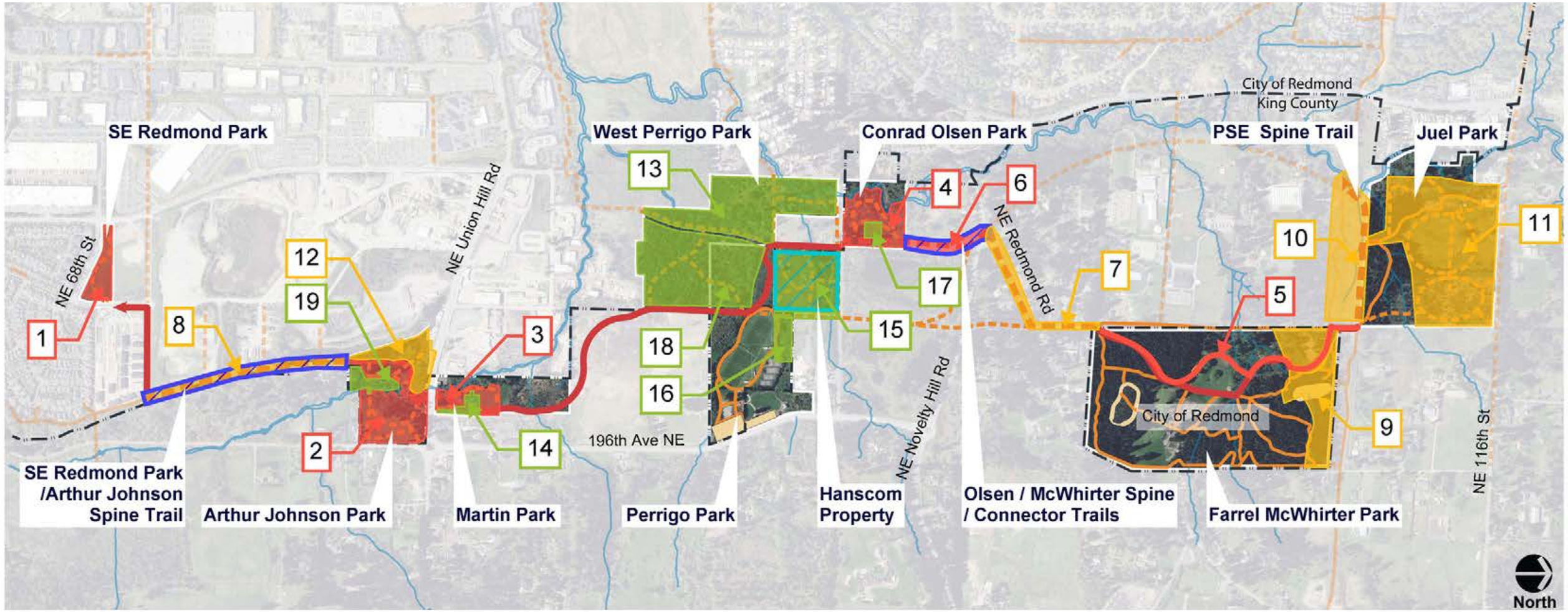
1. Arthur Johnson Park Phase 1 - Public Access Improvements
2. Martin Park Phase 1- Soft Surface Spine Trail
3. Conrad Olsen Park Phase 1- Interpretive Trails
4. West Perrigo Park Phase 1 - Interpretive Elements
5. Juel Park Phase 1 - ADA Access

- Existing Spine Trail
- Future Spine Trail
- Existing Secondary Trails
- Future Secondary Trails
- Existing Trails beyond ERC
- Future Trails beyond ERC
- Redmond City Limit
- Existing Parking
- Existing Creeks

Note:

- *Timeline and order of implementation may be impacted by staffing, funding resources, and opportunities.*

CIP Project Priorities



High Priority (5-10 Years)

1. SE Redmond Park - Park Development (In Progress)
2. Arthur Johnson Park Phase 2 - East Park Improvements
3. Martin Park Phase 2 - Paved Trails
4. Conrad Olsen Park Phase 2 - Outdoor Learning & ADA Access
5. Farrel McWhirter Park Phase 1 - Spine Trail
6. Olsen / McWhirter Phase 1b - Conrad Olsen Park to Novelty Spine Trail

Medium Priority (11-20 Years)

7. Olsen / McWhirter Phase 2- NE Redmond Rd & 192nd Ave NE ROW Improvements
8. Arthur Johnson Park Phase 3b - SE Redmond Park / Arthur Johnson Park Spine Trail
9. Farrel McWhirter Park Phase 2 - North Parking & Arena Improvements
10. Juel Park Phase 2 - PSE Spine Trail
11. Juel Park Phase 3 - Park Improvements
12. Arthur Johnson Park Phase 4 - West Park Improvements

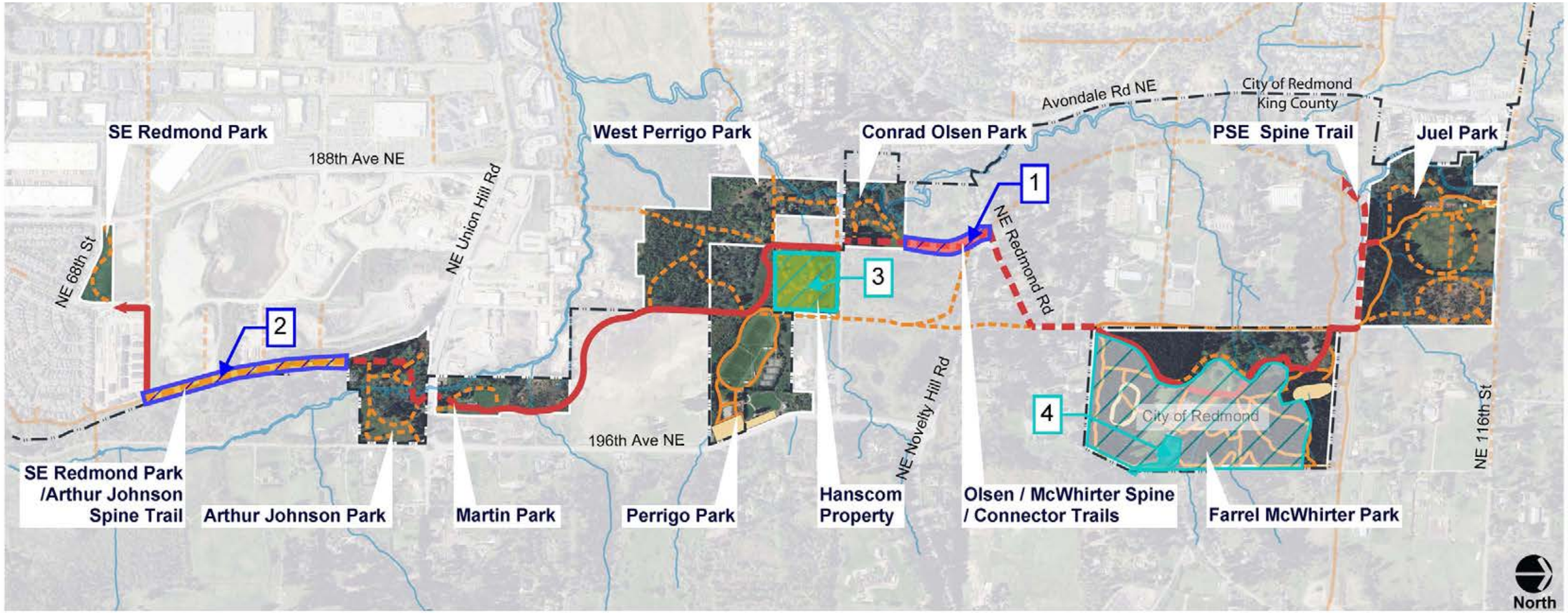
Low Priority (20+ Years)

13. West Perrigo Park Phase 3 - Connector Nature Trails
14. Martin Park Phase 3 - Farmyard
15. West Perrigo Park Phase 4 - Hanscom Property Improvements
16. West Perrigo Park Phase 5 - Perrigo Connector Trails
17. Conrad Olsen Park Phase 3 - Buildings
18. West Perrigo Park Phase 6 - Trails & Canopy Tower
19. Arthur Johnson Park Phase 5 - Secondary Creek Crossing

Note:

- *Timeline and order of implementation may be impacted by staffing, funding resources, and opportunities.*

Planning Project Priorities



High Priority (1-10 Years)

1. Olsen / McWhirter Phase 1a - Conrad Olsen Park to Novelty Rd Spine Trail
2. Arthur Johnson Park Phase 3a - SE Redmond Park/Arthur Johnson Park Spine Trail

Medium Priority (11-20 Years)

3. West Perrigo Park Phase 4 - Hanscom Property Master Plan
4. Farrel McWhirter Park Phase 4 - Update Park Master Plan

Notes:

- *No low priority planning projects were identified.*
- *Timeline and order of implementation may be impacted by staffing, funding resources, and opportunities.*

Park Phasing Plans

SE Redmond Park Overview

Summary of the master plan:
The master plan for this neighborhood park is full of activity and new amenities for the surrounding community including a community garden, open play lawn, play area, flexible sports courts, gathering spaces, and trails. Is also adds a large hill and berms for elevated views of the park and to balance grading needed for stormwater features.

Jurisdiction:
- SE Redmond Park is in City of Redmond.

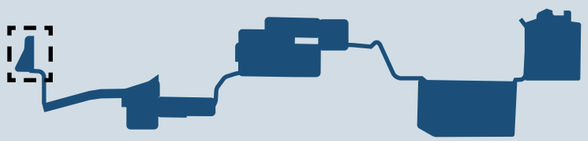
Acquisition information:
- The property was acquired for public use in 2002.

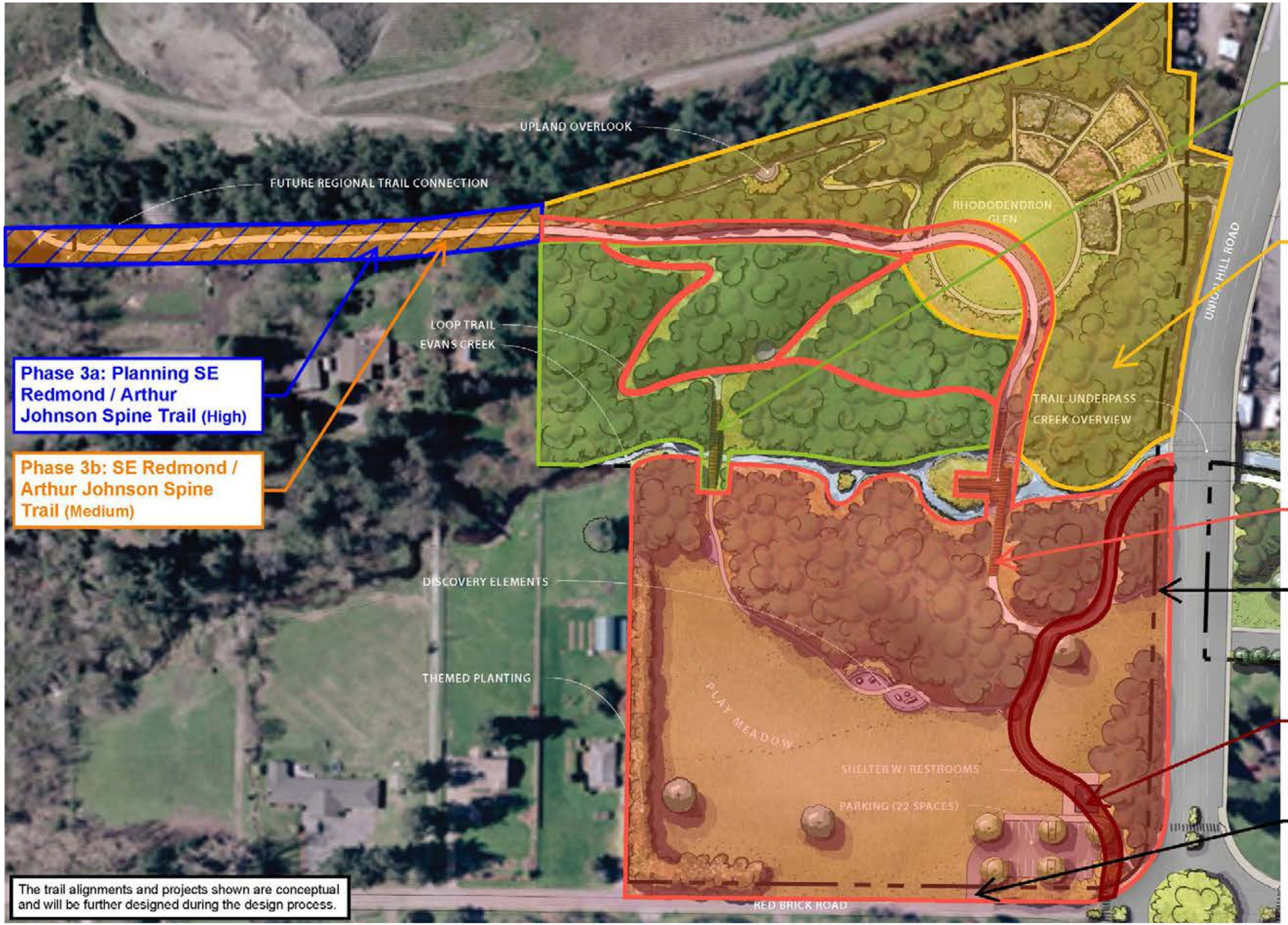
Considerations:
- RCO WWRP - Local Parks grant was received for the park's development in 2024.
- SE Redmond is fully funded and is expected to start design in 2026 and go into construction in 2027.

Total Project Cost: $5,895,200

**Cost estimate taken from the Southeast Redmond Master Plan. Cost includes construction and soft costs, see Appendix B.*

Key Map




UPLAND OVERLOOK
FUTURE REGIONAL TRAIL CONNECTION
LOOP TRAIL
EVANS CREEK
DISCOVERY ELEMENTS
THEMED PLANTING
RHODODENDRON GLEN
UNION HILL ROAD
TRAIL UNDERPASS
CREEK OVERVIEW
PLAY MEADOW
SHELTER W/ RESTROOMS
PARKING (22 SPACES)
RED BRICK ROAD
Phase 3a: Planning SE Redmond / Arthur Johnson Spine Trail (High)
Phase 3b: SE Redmond / Arthur Johnson Spine Trail (Medium)
Phase 5: Secondary Creek Crossing (Low)
Phase 4: West Arthur Johnson Park Improvements (Medium)
Phase 2: East Park Improvements (High)
Existing driveway is a possible entry for the future parking area.
Phase 1: Public Access Improvements (High)
Entrance to park is not allowed off of Red Brick Road per KC. Will reevaluate parking entrance and layout during design.
The trail alignments and projects shown are conceptual and will be further designed during the design process.

Key Map


North

Arthur Johnson Park Overview

Summary of the master plan:
The master plan's vision enhances the sites natural features and proposes passive activation. This includes an open meadow, nature trails, discovery elements, creek overlook, and a rhododendron species garden. The park also serves as the trail head for the East Redmond Corridor with a parking area, picnic shelter and restroom.

Jurisdiction:
- The park is in the City of Redmond.
- King County ROW borders the property.

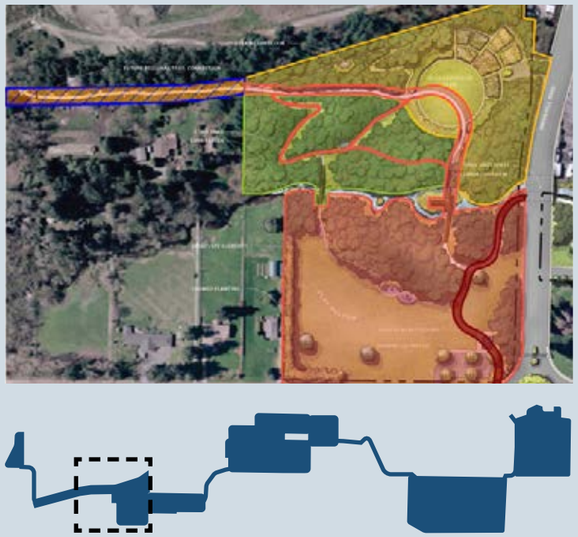
Acquisition information:
- Arthur Johnson Park was donated to the City by Rubie Johnson in memory of her husband. The park is to provide a retreat for the community with an emphasis on the native plants (highlighting rhododendrons), the property's natural features, and animal habitat.
- RCO grant was received to acquire an additional 5 acres in 1970 for future improvements such as picnicking, general day use facilities, children's play area, and parking facilities.

Considerations:
- Red Brick Road is a designated King County Landmark limiting improvements within the KC ROW.
- Interpretive and education elements could reflect the botanical themes of the master plan and/or history of the adjacent Red Brick Road.

Total Project Cost: $23,279,500

**All costs include construction and soft costs (design, admin, permitting, etc.) see Appendix C.*

Key Map



Phase 1: Public Access Improvements

Elements included in the phase:
- Soft surface trail (completed)
- Signage
- Picnic tables / benches

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- SEPA
- Shoreline Exemption/ Variance

Funding Opportunities:
- Volunteers to support trail development and planting restoration (completed)

Considerations:
- Soft surface trail connecting to Martin Park has been completed.

Phase Cost: $162,400

Phase 2: East Park Improvements

Elements included in the phase:
- Paved parking lot
- Shelter w/ restroom
- Paved loop trail
- Discovery elements
- Themed planting
- Creek crossing and overview
- Soft surface loop trail
- Signage

Permitting needs:
- Clear and Grade permit
- Site Construction Permit (CCR)
- Commercial Building Permit
- Tree Removal Permit
- SEPA/NEPA
- JARPA
- Shoreline Substantial Development Permit
- Utility Permits
- King County ROW Permits

Funding Opportunities:
- RCO (LWCF, WWRP, or Legacy Program)
- Community group or volunteers for educational or interpretive signage, discovery elements, benches, and planting

Considerations:
- Portable restrooms could be a interim option if full restroom is cost prohibitive.

Phase Cost: $8 - $12 Million

Phase 3a: Planning SE Redmond / Arthur Johnson Spine Trail

Elements included in the phase:
- Master plan for trail alignment
- Property acquisition/easements

Permitting needs: Not Applicable

Funding Opportunities:
- RCO (Conservation Futures)
- PSRC (TAB)

Considerations:
- The trail alignment will likely require acquisition or agreements on multiple parcels.
- Development on these properties could be approached through acquisition, easements, or future development agreements with current owners.

Phase Cost: $4,151,000

Phase 3b: SE Redmond / Arthur Johnson Spine Trail

Elements included in the phase:
- Paved trail connection to SE Redmond Park
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA/NEPA
- Shoreline Substantial Development permit (with 200ft of Evens Creek)

Funding Opportunities:
- RCO (LWCF, WWRP Trails)
- PRSC (TAB)

Considerations:
- Assumes buffer averaging for any impact to the creek or wetland buffers.

Phase Cost: $1,905,100

Phase 4: West Park Improvements

Elements included in the phase:
- Secondary parking lot (ADA stalls)
- Rhododendron Glen
- Paved loop trail
- Soft surface trails
- Upland overlook
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA/NEPA
- Shoreline Substantial Development Permit
- Utility Permits (water and electrical)

Funding Opportunities:
- RCO (LWCF, WWRP, or Legacy Program)
- Community group or volunteers for educational or interpretive signage, discovery elements if informal, benches, and planting

Considerations:
- Assumes buffer averaging for any impact to the creek or wetland buffer.

Phase Cost: $4,080,100

Phase 5: Secondary Creek Crossing

Elements included in the phase:
- Creek crossing
- Trails
- Signage

Permitting needs:
- Clear and Grade permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA
- Shoreline Exemption/Variance

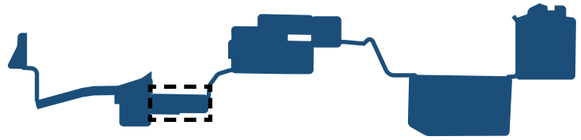
Funding Opportunities: Not Applicable

Considerations:
- Assumes no work within wetland or creek limits
- If bridge requires in water work JARPA would be needed.
- Assumes buffer averaging for any impact to the creek or wetland buffer.

Phase Cost: $849,700


Existing
BARN
RESTORED FARMYARD
- SEASONAL ARTS PROGRAM
- EVENTS (PRIVATE & PUBLIC)
CREEK'S EYE VIEW
EXISTING EVANS CREEK TRAIL
RESTORED/RELOCATED
EVANS CREEK (NATURAL RESOURCES)
MEADOW
"ART COOP"
PARKING (52 SPACES)
TRAILHEAD
FILBERT ORCHARD
COVERED STRUCTURE & RESTROOM
EXISTING EVANS CREEK TRAIL
The trail alignments and projects shown are conceptual and will be further designed during the design process.
North
Phase 1: Soft Surface Spine Trail (High)
Phase 2: Paved Trails (High)
Phase 3: Farmyard (Low)
In progress

Key Map



Martin Park Overview

Summary of the master plan:
The master plan for Martin Park proposes to add more activation to the existing park to be a "Farmyard for the Arts" with renovation of the existing structures for cultural art uses and an additional structure for multi-purpose events. It also includes additional trails, creek view point, and an orchard.

Jurisdiction:
- Martin Park is in King County.

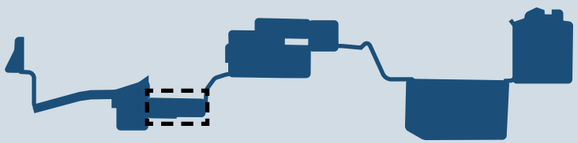
Acquisition information:
- Martin Park acquired in 1993.

Considerations:
- RCO Grant was received in 2023 for maintenance of existing historical buildings. RCO conversion or other amendment to the agreement may be needed to demolish historic buildings.
- Use of buildings for indoor recreation would conflict with RCO grant agreement. RCO conversion or other amendment to the agreement may be needed for change in use.
- The farm complex is potentially eligible for listing on the National Register of Historic Places is a recorded archaeological site (45-KI-1448) which may impact the redevelopment of the site.

Total Project Cost: $8,652,700

**All costs include construction and soft costs (design, admin, permitting, etc.) see appendix D.*

Key Map



Phase 1: Soft Surface Spine Trail

Elements included in the phase:
- Soft surface trail connecting to Arthur Johnson Park (completed)
- Signage

Permitting needs:
- Clear and Grade Permit
- Critical Areas Permit
- Shoreline Substantial Development Permit or Exemption

Funding Opportunities:
- Volunteer efforts for soft surface trails
- Community group or volunteer collaboration for educational or interpretive signage
- Assumes City funds for security fencing around existing buildings

Considerations:
- Soft surface trail connecting to Arthur Johnson has been completed.

Phase Cost: $38,500

Phase 2: Paved Trails

Elements included in the phase:
- Paved trails
- Filbert Orchard
- Creek's Eye View
- Signage

Permitting needs:
- Clear and Grade Permit
- SEPA
- Critical Areas Permit
- Shoreline Substantial Development Permit

Funding Opportunities: Not Applicable

Considerations:
- Trail alignments may be adjusted to reduce creek buffer impacts.
- Evans Creek Relocation project may impact the layout of trails, creek view points, and open meadow.

Phase Cost: $1,647,500

Phase 3: Farmyard

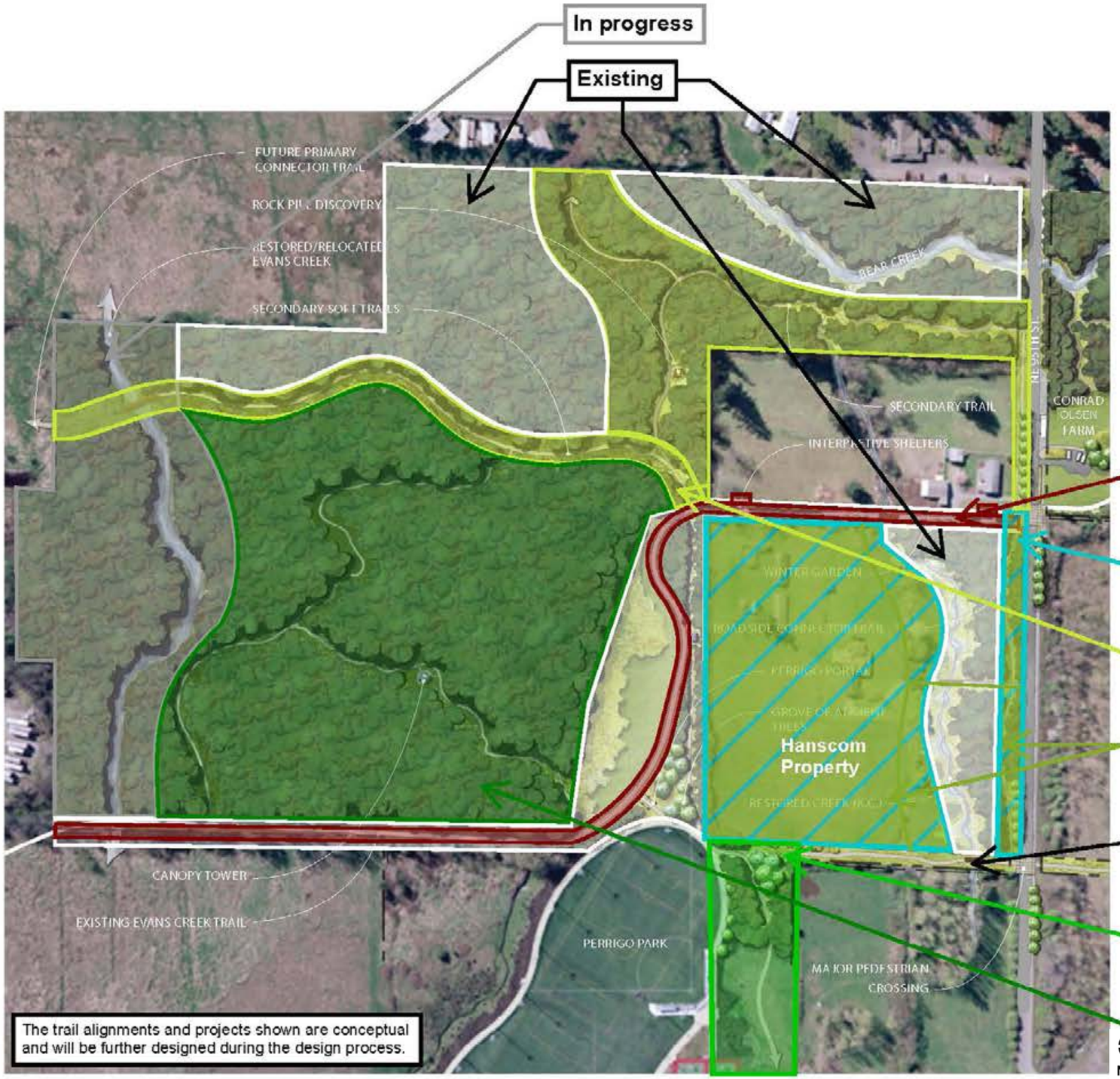
Elements included in the phase:
- Restored farmyard
- Barn
- Covered structure/ building
- Parking with building use (52 spaces)
- Signage

Permitting needs:
- Clear and Grade Permit
- Land Use (Conditional Use Permit)
- Commercial Building Permit
- SEPA
- Critical Areas Permit
- Shoreline Substantial Development Permit
- Utility ROW Permit

Funding Opportunities:
- Community group or renovation, operations, sponsorships, programs etc.

Considerations:
- The chicken coup structure is not suitable for reuse and may need to be demolished. Confirm not in conflict with the RCO grant for maintenance.
- Building programming and operations will need further discussion.
- Parking needs will need to be evaluated once programing of buildings is determined.

Phase Cost: $6,966,900



Phase 1: Interpretive Elements (High)

Phase 2: Planning Hanscom Property (Medium)

Phase 3: Connector Nature Trails (Low)

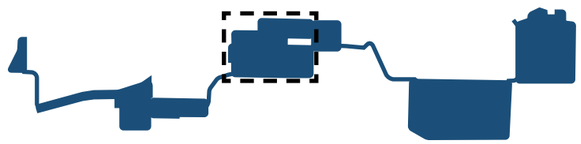
Phase 4: Hanscom Property Improvements (Low)

Trail connection assumed through Hanscom Property due to KC mitigation restrictions.

Phase 5: Perrigo Connector Trails (Low)

Phase 6: Trails & Canopy Tower (Low)

Key Map



West Perrigo Park & Hanscom Property Overview

Summary of the master plan:
West Perrigo Park's master plan seeks to preserve forest and wetland areas of the park while expanding the trail system to create a "Riparian Discover Walk." The plan includes nature trails, a canopy tower, rock pile discovery, interpretive elements, and enhanced planting. No master plan has been developed for the Hanscom Property.

Jurisdiction:
- West Perrigo Park is in the City of Redmond.
- Hanscom Property is in King County.

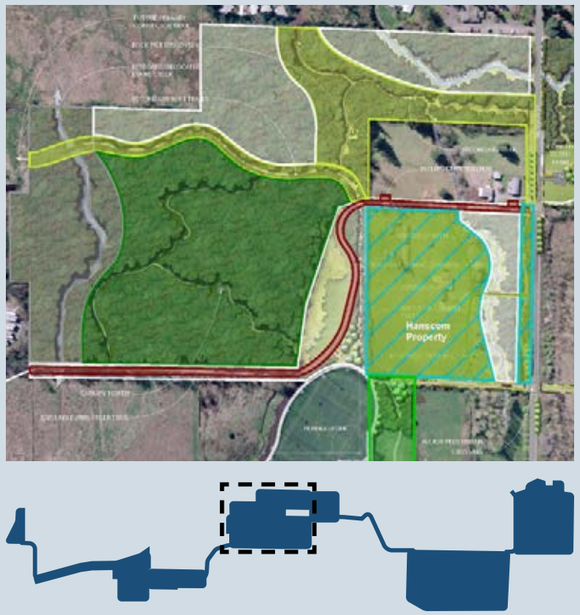
Acquisition information:
- West Perrigo Park was acquired in 1993 with RCO funding and received a RCO WWRP - Trails grant in 1999 to construct this segment of the Spine Trail.
- The Hanscom property was acquired from Martha Hanscom in 2023 and will be available to the city when the residence is no longer occupied.

Considerations:
- Much of this site is within creek and wetland buffer. A Critical areas report will be needed to determine the best location for nature trails and reduce the need for additional mitigation.

Total Project Cost: $27,465,700

**All costs include construction and soft costs (design, admin, permitting, etc.) see Appendix E.*

Key Map



Phase 1: Interpretive Elements

Elements included in the phase:
- Signage
- Benches
- Interpretive shelters

Permitting needs:
- Clear and Grade Permit
- Shoreline Exemption/Variance
- Site Construction Permit
- SEPA

Funding Opportunities:
- Volunteer collaboration for educational or interpretive signage and benches

Considerations:
- Assumes no work in wetland or creek buffers.

Phase Cost: $134,900

Phase 2: Planning Hanscom Property

Elements included in the phase:
- Master planning for the Hanscom property

Permitting needs: Not Applicable

Funding Opportunities: Not Applicable

Considerations:
- Master planning for the parcel can occur before the property is vacated. Any implementation will need to follow the acquisition agreement conditions.
- There is a Natural Resource protection easement on the property.
- King County has an active mitigation site and access easement on the north side of the property and may limit potential improvements. Any impacts or crossings would need to be discussed and approved with the pertinent permitting and regulatory agencies.

Phase Cost: $435,000

Phase 3: Connector Nature Trails

Elements included in the phase:
- Soft surface trail connection to SW Bear & Evens Creek Trail
- Creek crossing
- ROW connector trail
- Rock Pile Discovery
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA/NEPA
- Shoreline Substantial Development Permit

Funding Opportunities:
- RCO (RTP)
- Volunteer collaboration for educational or interpretive signage, benches, and planting.

Considerations:
- Boardwalk maybe needed in wetland areas, but alternate trail alignments can be explored to reduce costs and wetland impacts.
- Consider surrounding trail networks when determining the final alignments of the trails.
- Evans Creek Relocation project may impact the layout of trails and creek crossing.

Phase Cost: $5,673,800

Phase 4: Hanscom Property Improvements

Elements included in the phase:
- Park improvements - could include typical park elements such as play area, parking, picnic areas, etc.

Permitting needs:
- Clear and Grade Permit
- Land Use (Conditional Use Permit)
- SEPA/NEPA
- Critical Areas Permit
- Shoreline Substantial Development Permit
- JARPA (driveway bridge abutment in wetland/ creek)
- Commercial Building Permit
- Commercial Sign Permit
- Utility ROW Permit

Funding Opportunities:
- RCO (LWCF, WWRP, Legacy Program)
- Community group or volunteer collaboration for educational or interpretive signage, play elements if informal, benches, and planting.

Considerations:
- The driveway bridge will need to be evaluated for public use and for vehicle access, especially if public parking is proposed (vs. occasional maintenance vehicles.)

Phase Cost: TBD pending design

Phase 5: Perrigo Connector Trails

Elements included in the phase:
- Paved trail along Perrigo park
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA

Funding Opportunities: Not Applicable

Considerations:
- Alignment of trails and crossing of NE 95th will need to be evaluated following the development of Martha's Meadow and other secondary trails shown in the Olsen/McWhirter Connector Master Plan (Phase 3).

Phase Cost: $662,400

Phase 6: Trails & Canopy Tower

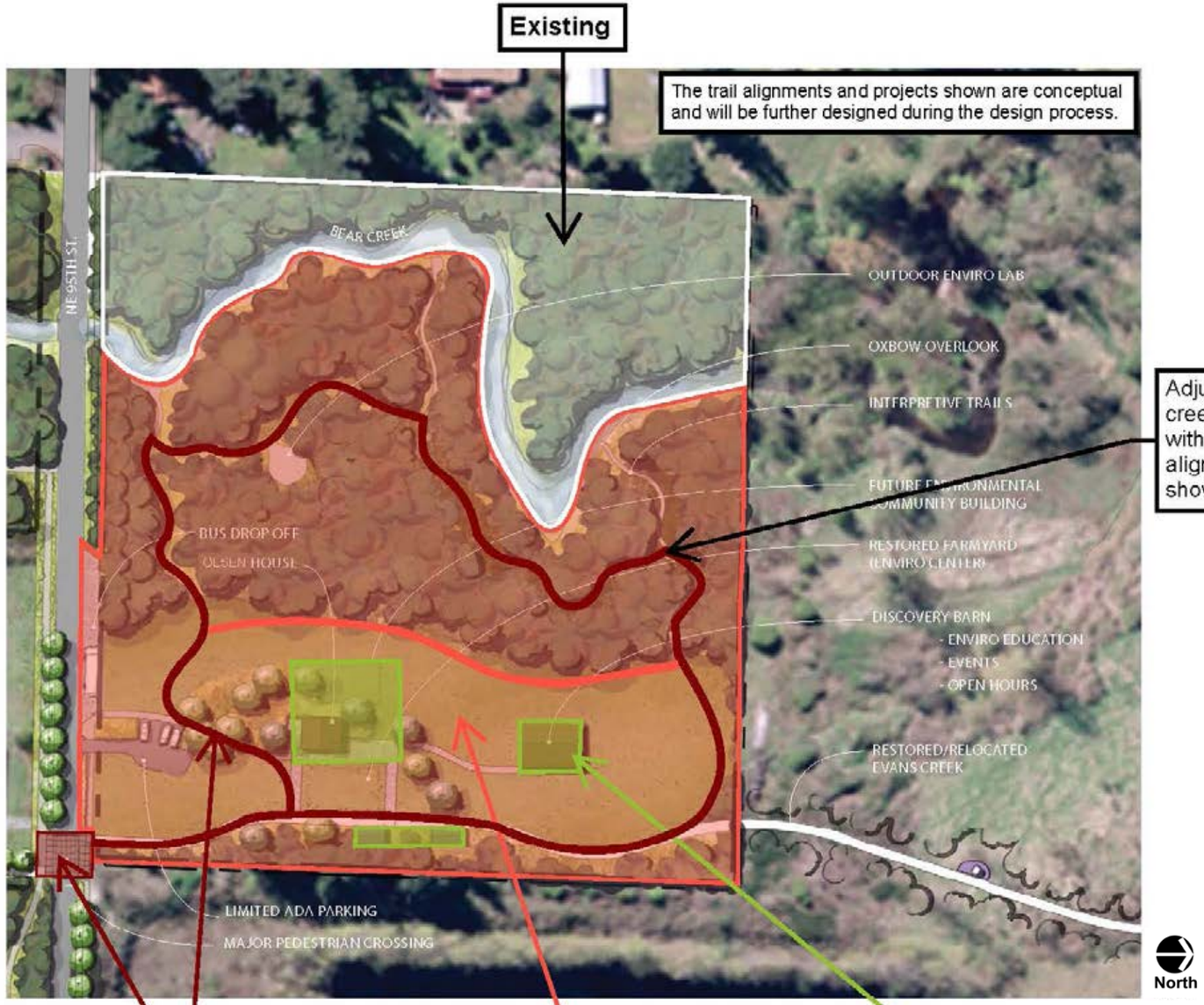
Elements included in the phase:
- Boardwalks
- Canopy Tower
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree removal Permit
- SEPA/NEPA
- Shoreline Substantial Development Permit (within 200ft of Bear and Evans Creek)

Funding Opportunities: Not Applicable

Considerations:
- Boardwalk maybe needed in wetland areas, but alternate trail alignments can be explored to reduce costs and wetland impacts.
- Evans Creek Relocation project, currently in development, may impact the layout of trails.

Phase Cost: $7,793,700



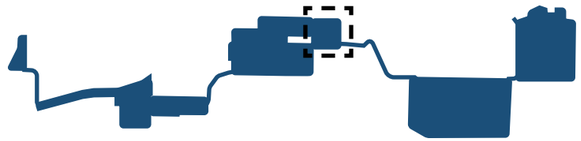
Adjust trails in relation to existing creek alignment in coordination with City direction (existing creek alignment varies from location shown here).

Phase 1: Interpretive Trails (High)

Phase 2: Outdoor Learning & ADA Access (High)

Phase 3: Buildings (Low)

Key Map



Conrad Olsen Park Overview

Summary of the master plan:
Conrad Olsen Park's master plan preserves the rural and natural parts of the site and highlights the historical farmhouse, barn, and other structures. The plan proposes more passive programming by protecting the natural areas and meadow, new nature trails connecting to an outdoor enviro lab, and limited parking. An environmental community building for the City's Natural Resource Division is proposed to expand upon the environmental education opportunities for the corridor.

Jurisdiction:
- The park property is in King County.
- The ROW on the south side of the property is in City of Redmond.

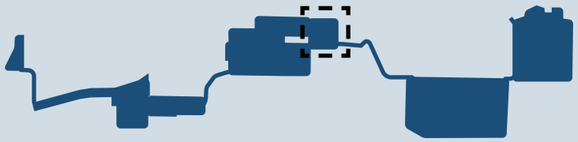
Acquisition information:
- Property was purchased by the City in 1994.

Considerations:
- The farmhouse, barn, garage, and shed are historic buildings. These structure will need to be evaluated for potential reuse, restoration, or preservation.
- Additional discussion is required for the programming and operations of the existing buildings and as well as the environmental community building.

Total Project Cost: $13,309,800

**All costs include construction and soft costs (design, admin, permitting, etc.) see Appendix F.*

Key Map



Phase 1: Interpretive Trails

Elements included in the phase:
- Soft surface trail
- Pedestrian crossing at NE 95th St
- Signage

Permitting needs:
- Clear and Grade Permit
- Shoreline Substantial Development Permit/ Exemption
- Critical Areas Permit
- Commercial Sign Permit
- SEPA

Funding Opportunities:
- Volunteer efforts for soft surface trails
- Community group or volunteer collaboration for educational or interpretive signage

Considerations:
- The pedestrian crossing is assumed to be a RRFB (rectangular rapid flashing beacon) crossing and could potentially be implemented through an on-call contract through the City.
- Buildings will need to be secured prior to opening the park to the public.
- Trail alignments will need to be adjusted in relation to the existing creek.

Phase Cost: $564,700

Phase 2: Outdoor Learning & ADA Access

Elements included in the phase:
- Bus drop-off
- Paved loop trails
- Outdoor enviro lab
- Temporary parking area (10 stalls with 2 ADA)
- Signage

Permitting needs:
- Clear and Grade Permit
- SEPA/NEPA
- Shoreline Substantial Development Permit
- Critical Areas Permit
- Commercial Sign Permit
- Utility ROW Permit

Funding Opportunities:
- RCO (NCLI, OLG)
- Community group collaboration for educational or interpretive signs, and park programming
- Community group sponsorship for the outdoor enviro lab, oxbow overlook, and associated programming

Considerations:
- Future roadway improvements on NE 95th St may impact ROW improvement needs along the park.
- Trail alignments will need to be adjusted in relation to the existing creek.
- Further discussion is needed for the bus-drop off area.

Phase Cost: $3,612,700

Phase 3: Buildings

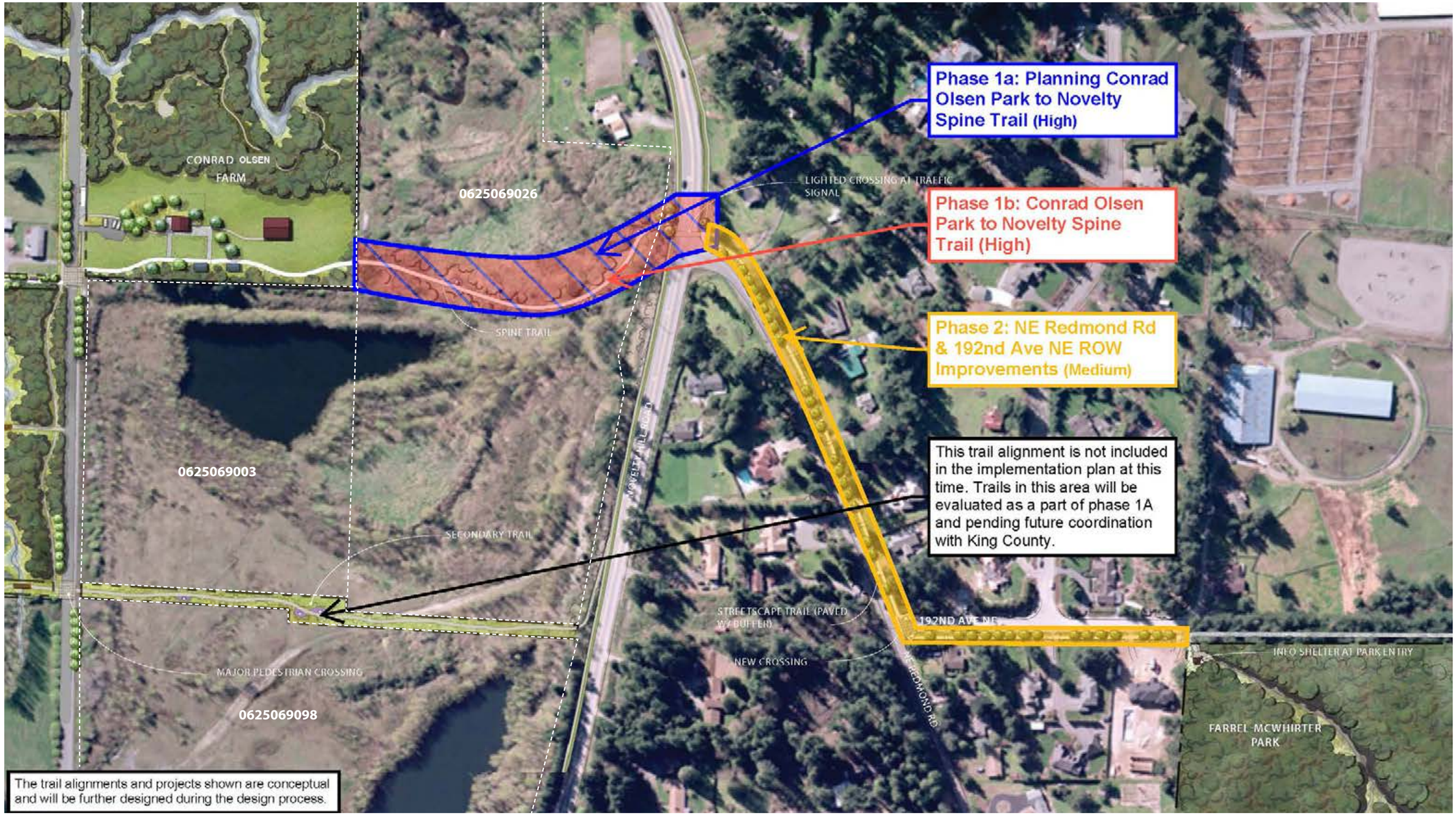
Elements included in the phase:
- Environmental community building
- Discovery Barn
- Paved parking lot
- Reuse or preservation of sheds
- Olsen House
- Signage

Permitting needs:
- Clear and Grade Permit
- Land Use (Conditional Use Permit)
- Building Permit
- SEPA/NEPA
- Critical Areas Permit
- Shoreline Substantial Development Permit
- Commercial Sign Permit
- Utility ROW Permit

Funding Opportunities:
- Community group for renovation, operations, sponsorships, programs etc.

Considerations:
- Need to identify programming and operation of the Olsen House and environmental learning center.
- Parking needs for the site will need to be evaluated once building programming is determined.

Phase Cost: $9,132,400


CONRAD OLSEN FARM
0625069026
0625069003
0625069098
SPINE TRAIL
SECONDARY TRAIL
MAJOR PEDESTRIAN CROSSING
LIGHTED CROSSING AT TRAFFIC SIGNAL
NOVELTY HILL RD
STREETSCAPE TRAIL (PAVED W/ BUFFER)
NEW CROSSING
NE REDMOND RD
192ND AVE NE
INFO SHELTER AT PARK ENTRY
FARREL MCWHIRTER PARK
Phase 1a: Planning Conrad Olsen Park to Novelty Spine Trail (High)
Phase 1b: Conrad Olsen Park to Novelty Spine Trail (High)
Phase 2: NE Redmond Rd & 192nd Ave NE ROW Improvements (Medium)
This trail alignment is not included in the implementation plan at this time. Trails in this area will be evaluated as a part of phase 1A and pending future coordination with King County.
The trail alignments and projects shown are conceptual and will be further designed during the design process.

Key Map


North

Olsen / McWhirter Spine / Connector Trails Overview

Summary of the master plan:
The master plan proposes the Spine Trail connecting north from Conrad Olsen Park up to and crossing Novelty Hill Road and then following the ROW of NE Redmond Rd and 192nd Ave NE to connect to Farrel-McWhirter Park. The plan also shows secondary tails connecting NE 95th Street up to Novelty Road and ROW improvements on both streets. There is recognition that further planning is required to determine the best alignments, ROW improvement needs, and roadway crossing locations.

Jurisdiction:
- All Properties these trails would go through are in King County.

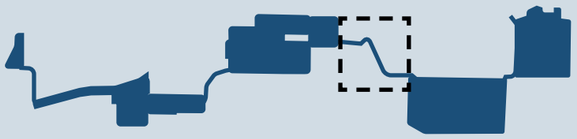
Acquisition information:
- The city of Redmond has no ownership or agreements for development on these properties.
- Parcels 0625069026 and 0625069003 were recently purchased by King County Parks with King County Conservations Future Tax Levy funds.
- Parcel 0625069098 is a mitigation site owned by King County Roads. Any improvements will need to be coordinated with King County.

Considerations:
- Stone archaeological artifacts (precontact lithic isolates 45-KI-836 and 45-KI-837) are recorded in this area. Additional archaeological evaluation may be needed prior to construction.

Total Project Cost: $4,816,000

**All costs include construction and soft costs (design, admin, permitting, etc.) see appendix G.*

Key Map



Phase 1a: Planning Conrad Olsen Park to Novelty Spine Trail

Elements included in the phase:
- Planning trail alignment
- Planning pedestrian crossing of Novelty Hill Rd
- Property agreement

Permitting needs: Not applicable

Funding Opportunities:
- PSRC (TAB)
- Collaboration with King County CIP projects.

Considerations:
- Coordination is needed with King County (Roads and Parks) for further development of the parcel, trail alignment, and potential connection to future trails.
- Creek and wetland buffers may impact the trail alignment.

Phase Cost: $657,400

Phase 1b: Conrad Olsen Park to Novelty Spine Trail

Elements included in the phase:
- Paved trail connecting up to Novelty Hill Rd
- Pedestrian crossing of Novelty Hill Rd
- Signage

Permitting needs:
- Clear and Grade Permit
- SEPA
- Commercial Building Permit
- Commercial Sign Permit
- Utility ROW Permit

Funding Opportunities:
- RCO Trails
- PSRC (TAB)
- Collaboration with King County CIP projects

Considerations:
- Crossing NE Novelty Hill Rd/ NE requires a signalized intersection per King County. Crossing includes ADA ramps and crosswalk stripping.

Phase Cost: $2,647,300

Phase 2: NE Redmond Rd & 192nd Ave NE ROW Improvements

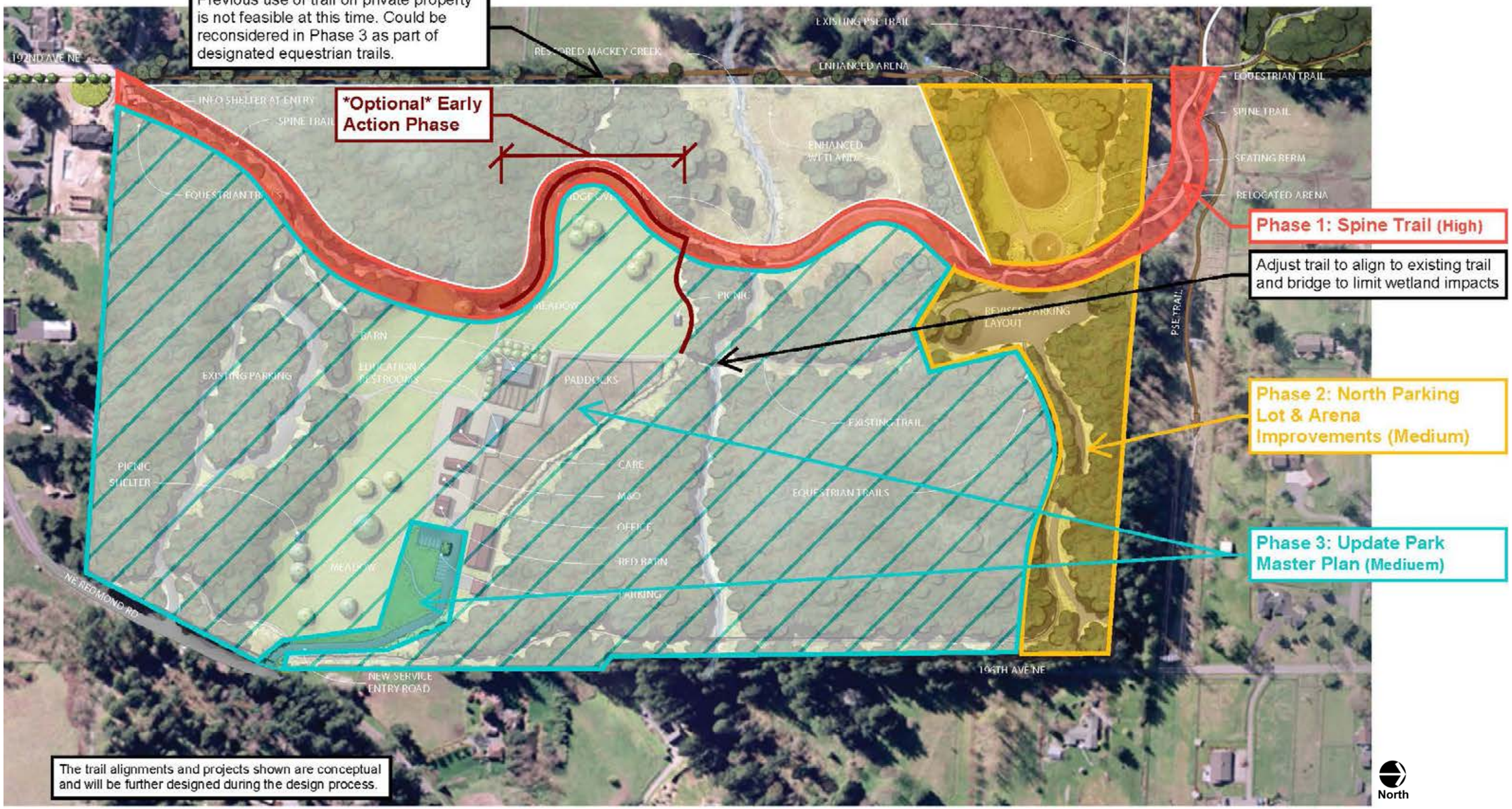
Elements included in the phase:
- ROW improvements
- Pedestrian crossing of 192nd Ave NE
- Signage

Permitting needs:
- Clear and Grade Permit
- SEPA
- Utility Permits (water and electrical)

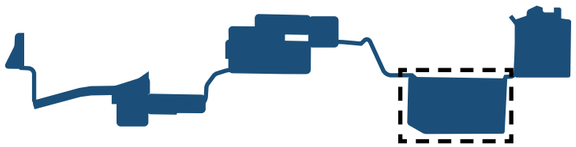
Funding Opportunities:
- Collaboration with King County CIP projects

Considerations:
- Further coordination is needed with King County to determine specific ROW improvement requirements and possible alignment with other KC roadway improvement projects.
- Agreement will be needed with King County to expand the sidewalk to serve multi-modal use.

Phase Cost: $1,511,300


Previous use of trail on private property is not feasible at this time. Could be reconsidered in Phase 3 as part of designated equestrian trails.
Optional Early Action Phase
Phase 1: Spine Trail (High)
Adjust trail to align to existing trail and bridge to limit wetland impacts
Phase 2: North Parking Lot & Arena Improvements (Medium)
Phase 3: Update Park Master Plan (Mediuem)
192ND AVE NE
INFO SHELTER AT ENTRY
SPINE TRAIL
EQUESTRIAN TRAIL
EXISTING PSE TRAIL
RESTORED MACKEY CREEK
ENHANCED ARENA
ENHANCED WETLAND
SEATING BERM
RELOCATED ARENA
PSE TRAIL
REVISED PARKING LAYOUT
PICNIC
MEADOW
BARN
EXISTING PARKING
EDUCATION / RESTROOMS
PADDOCKS
EXISTING TRAIL
PICNIC SHELTER
CARE
M&O
OFFICE
RED BARN
PARKING
EQUESTRIAN TRAILS
MEADOW
NE REDMOND RD
NEW SERVICE ENTRY ROAD
196TH AVE NE
The trail alignments and projects shown are conceptual and will be further designed during the design process.
North

Key Map



Farrel McWhirter Park Overview

Summary of the master plan:
The plan for Farrel McWhirter retains and enhances the park's current farm programming. It proposes to relocate the existing maintenance entrance to the east of the park and add the central Spine Trail in its place to reduce use conflicts between park users and farm operations. It also proposes improvements to the northern parking area, the arena, wetland and creek restoration, and improvements to the farmyard area.

Jurisdiction:
- The park is in City of Redmond.
- Surrounding properties and ROW are in King County.

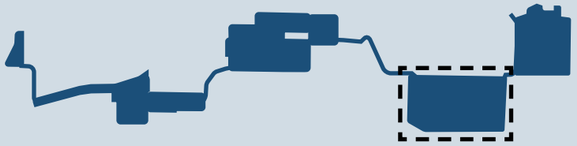
Acquisition information:
- Donated to the City in 1971 from the McWhirter Family.
- RCO grant received in 1979 for development of the park.

Considerations:
Further development has occurred at the park since the adoption of the master plan, impacting many of the proposed elements. These include restoration of Mackey Creek, a new restroom building, and other buildings/ structures in the central farm area. As a result, updates are needed to the overall park master plan before a CIP project is proposed for improvement to the maintenance access into the park, improvements to the central farm area, and farm operations.

Total Project Cost: $10,088,300

All costs include construction and soft costs (design, admin, permitting, etc.) see Appendix H.

Key Map



Phase 1: Spine Trail

Elements included in the phase:
- *Optional* Early Action Phase: Soft surface trail (not included in cost estimates)
- Paved trail (separate from maintenance access drive)
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA/NEPA

Funding Opportunities:
- PSRC (TAB)

Considerations:
- The existing maintenance access drive will remain in place and the Spine Trail can be built next to maintenance drive to limit conflict with operations.
- The Spine Trail could follow the existing central trail and utilize the existing bridge crossing to limit wetland and creek impacts.
- Conflicts with equestrian and multi-model users will need to be considered.

Phase Cost: $4,877,800

Phase 2: North Parking Lot and Arena Improvements

Elements included in the phase:
- Paved parking lot with associated mitigation
- Enhanced arena
- Signage

Permitting needs:
- Clear and Grade Permit
- Site Construction Permit (CCR)
- Tree Removal Permit
- SEPA

Funding Opportunities:
- Community group for renovation, operations, sponsorships, programs for the arena enhancements

Considerations:
- Consider multi-use opportunities for the arena, such as an off-leash dog area.
- Lighting could be included to allow for evening events held at the area.

Phase Cost: $4,809,300

Phase 3: Update Park Master Plan

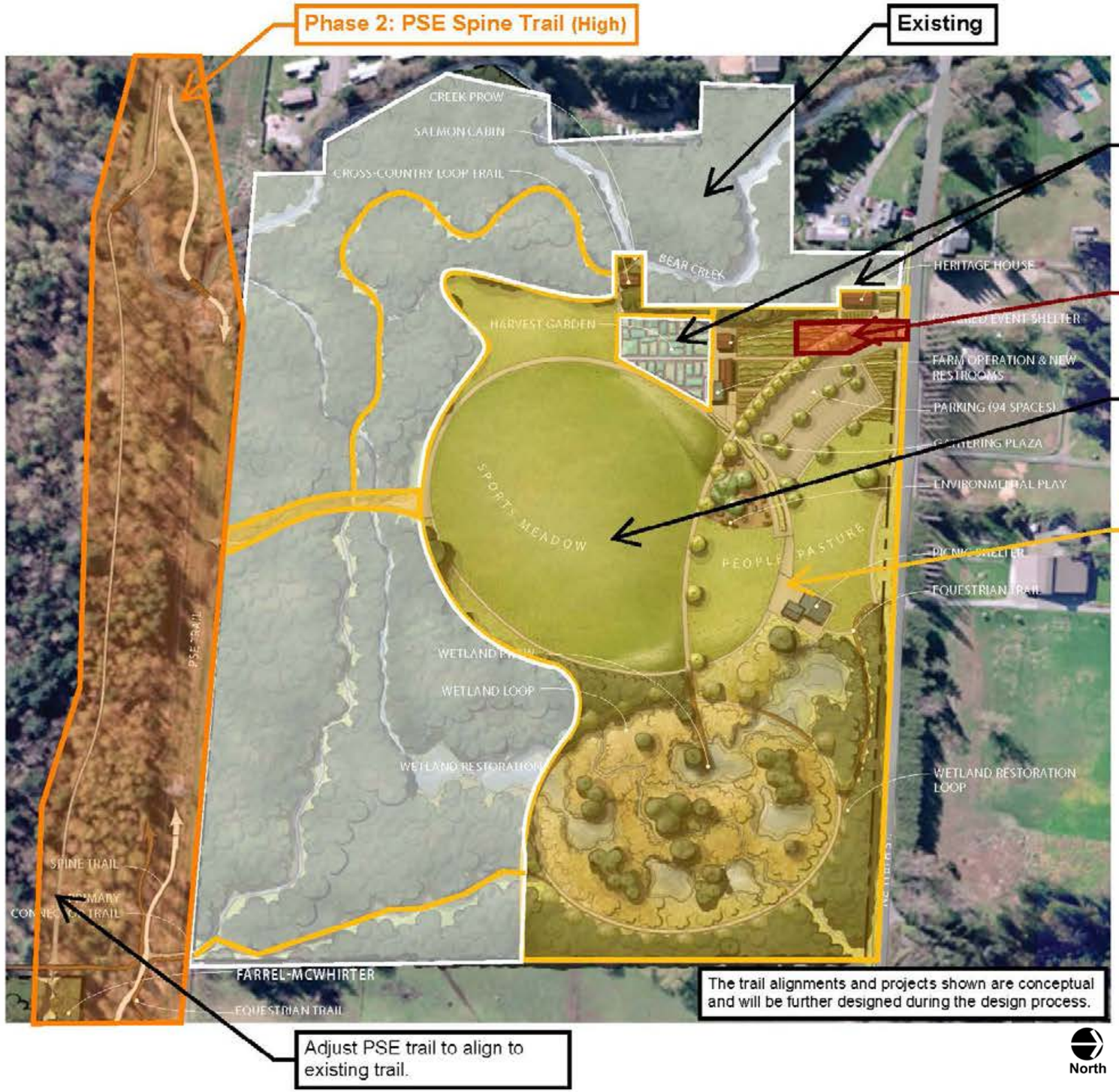
Elements included in the phase:
- Planning for park & farmyard improvements
- Planning for relocated maintenance access & parking

Permitting needs: Not Applicable

Funding Opportunities: Not Applicable

Considerations:
- New maintenance access drive location shown in the master plan conflicts with existing animal paddocks and may be impacting wetland buffers.
- The restroom and other structures built since the development of the master plan will need to be considered in the master plan updates.
- The buffer limits of the creek and wetlands will need to be considered with located other farmyard improvements or expansion.

Phase Cost: $500,000



Phase 2: PSE Spine Trail (High)

Existing

Existing community garden areas added after the development of the master plan will be considered in any future projects.

Phase 1: ADA Access (High)

Existing disc golf course in open lawn area added after the development of the master plan will be considered in any future projects.

Phase 3: Park Improvements (Medium)

The trail alignments and projects shown are conceptual and will be further designed during the design process.

Adjust PSE trail to align to existing trail.

North

Juel Park Overview

Summary of the master plan:
Juel Park's design keeps the existing park's open and rural qualities while providing active programming. This includes a multi-use sports meadow, nature trails, community gardens, Redmond heritage programs, large picnic areas, environmental play area, and creek and wetland restoration with interpretive learning opportunities. A large parking area is proposed to support the new park programming and to serve as a trail head for the ERC corridor.

Jurisdiction:
- Juel Park and the PSE trail are located in King County.
- PSE utility corridor is owned by Puget Sound Energy.

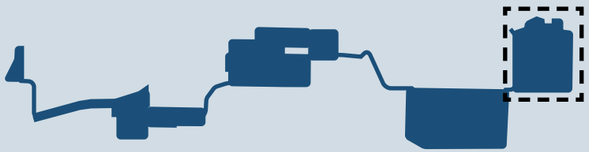
Acquisition and development information:
- The City acquired the park from the Juel family in 1999 with conditions that the existing forest must be protected and active recreation must be provided in the large meadow.
- In 2002, RCO WWRP - Outdoor Recreation grant was received for acquisition and development of the park.

Considerations:
- Further development has occurred on site since the development of the master plan including: disc golf course on the existing meadow, community gardens, and historic preservation of existing structures.
- RCO conversion or other amendment to the agreement may be needed for change in use of existing buildings.

Total Project Cost: $31,462,900

**All costs include construction and soft costs (design, admin, permitting, etc.) see Appendix I.*

Key Map



Phase 1: ADA Access

Elements included in the phase:
- ADA parking stalls
- ADA path to community gardens
- Accessible picnic tables

Permitting needs:
- Clear and Grade permit
- Critical Areas Permit
- Shoreline Substantial Development Permit or Exemption
- SEPA

Funding Opportunities: Not Applicable

Considerations:
- Buffer averaging or mitigation may be required for addition of paved surface in Bear Creek buffer.

Phase Cost: $350,100

Phase 2: PSE Spine Trail

Elements included in the phase:
- Paved ADA PSE Trail connecting to Juel Park
- Creek crossing
- Signage

Permitting needs:
- Clear and Grade permit
- Critical Areas Permit
- Shoreline Substantial Development Permit or Exemption
- SEPA/NEPA

Funding Opportunities:
- PSRC (TAP) (paved portion of the trail)

Considerations:
- West end of trail is very wet and may indicate wetlands, any new paved trail and creek crossing may need a boardwalk to limit wetland impacts.
- The existing soft surface trail to the south could be utilized to create a paved connection to Juel Park.
- Paved Spine Trail to Juel Park only.
- Consider trail connection west to Avondale Rd NE.
- The City has an agreement with PSE for trail use. Additional approvals maybe needed to pave the trail.

Phase Cost: $3,275,300

Phase 3: Park Improvements

Elements included in the phase:
- Building reuse/restroom
- Picnic shelter
- Paved parking
- Paved trails
- Environmental play area
- Wetland restoration loop trail
- Signage

Permitting needs:
- Clear and Grade Permit
- Commercial Building Permit
- SEPA/NEPA
- Critical Areas Permit
- Shoreline Substantial Development Permit
- Utility ROW Permit
- On-Site Sewage Systems (Septic) Permit

Funding Opportunities:
- RCO (LWCF, WWRP, Legacy Program)
- Community group or volunteer collaboration

Considerations:
- Per City review, a new septic system will be needed to meet park needs. A portable restroom could be used if septic system is cost prohibitive.
- The house and 2 barns are historical structures, and will need significant renovation for reuse or maintenance for preservation.

Phase Cost: $15 - $30 Million

Permitting

The following matrix summarizes potential permits needed for project development including permitting agencies, requirements, and triggers for the master plans including state, federal and local permitting requirements. Permitting process and required permits are subject to change based on scope of work, additional information, and project timelines.

City of Redmond Permitting Matrix

Potential Permit	Improvement
Clear and Grade Permit	Any earthwork or grading
Site Construction Permit	Trails, parking, etc. - general new construction
Commercial Building Permit	Buildings (new and renovations), picnic structures, retaining walls, ramps/stairs, handrails
Shoreline Substantial Development Permit	Any work in or around creeks and their buffers- State and federal review process
Utility Permits	Water, sewer and electrical - obtained through each utility company
Tree Removal Permit	Any trees removals
NEPA/SEPA Review Process	Any new development - State and federal review process
(Joint Aquatic Resources Permit Application) JARPA Review Process	Any in water work in creeks and wetlands - State and federal review process

King County Permitting Matrix

Potential Permit	Improvement
Clear and Grade Permit	Any earthwork or grading
On-Site Sewage Systems (Septic) Permit	For new on-site septic system
Commercial Building Permit	Buildings (new and renovations), picnic structures, restrooms
Utility ROW Permit	Water, sewer, electrical pulled into the site
ROW Use Permit	Any new access points, driveways, or impacts to the ROW
Commercial Sign Permit	Park monument sign at entrances
Land Use (Conditional Use Permit)	Change in use of the site
Utility Permits / Approvals	Water, sewer and electrical - obtained through each utility company
Critical Areas Permit	Boardwalk and trails in wetlands - any impact to wetlands and their buffers
Shoreline Substantial Development Permit	Any work in or around creeks and their buffers
NEPA/SEPA Review Process	Any new development - State and federal review process

Grant Funding

Below is a matrix listing a selection of grant opportunities available to park and regional trail development. This is not a list of all of the options, as there are many grants for smaller items such as the playground equipment but this shows some of the larger grants that could help fund the major components of the park improvements.

Grant Matrix

Grant / Agency	Funding	Schedule	Funded Element
Transportation Alternatives Program (TAP) / Puget Sound Regional Counsel (PRSC)	Grant Limit: $2,500,000 Match: varies	Available in even years / evaluation process varies	Pedestrian and bike trails
Land & Water Conservation Fund / Washington State Recreation & Conservation Office (LWCF)	Grant Limit: $2,000,000 (state projects) Match: 50%	Available in even years / approximate 18-month evaluation process	Develop or renovate recreation areas and support facilities
Local Parks / Washington State Recreation and Conservation Office (WWRP)	Grant Limit: $500,000 (development) Match: 50%	Available in even years / approximate 18-month evaluation process	Develop or renovate recreation areas and support facilities
Land & Water Conservation Fund / Washington State Recreation & Conservation Office / Legacy Program	Grant Limit: $ 15,000,000 Match: 50%	Available in even years / approximate 18-month evaluation process	Develop recreation areas in urban areas with over 50,000 population
Conservation Futures / King County	Grant Limit: varies Match: 25%	Available in even years	Acquisition of natural lands and urban green spaces

Volunteer & Community Support Opportunities

Opportunities:
Volunteers, community groups, and partnership opportunities can help support improvements across the corridor such as:

- Benches (location)
- Installing new soft surface trails
- Planting restoration and invasive removal
- Botanical planting and maintenance
- Interpretive/educational signage (community outreach should be considered to develop interpretive content)
- Informal discovery/play/art elements
- Programming and operation of buildings (community outreach should be considered to develop programming)
- Sponsorships for specific community amenities (rhododendron glen at Arthur Johnson Park, horse arena at Farrel McWhirter Park, enviro lab and the environmental community building at Conrad Olsen Park, art programming at Martin Park, and the community gardens at Juel Park)
- Early activation of new parks (fitness programming, pop-up dog park, and other pop up events)

Potential Community Groups:
Redmond Green Partnership and other volunteers have been active in developing soft surface trials, removing invasive plants, and restoring the natural areas. Some additional types of community groups that could be engaged to help implement the master plans include:

- Local schools
- Local tribes (Snoqualmie, Muckleshoot, Stillaguamish, and Tulalip)
- Art groups
- Historical Society
- Equestrian groups
- Botanical/gardening groups
- Farming partnership (such as Tilth Alliance mentioned in the ERC Master Plan)
- Environmental restoration groups

Appendices

EAST REDMOND CORRIDOR MASTER PLAN

PRESENTED TO THE CITY OF REDMOND

CityofRedmond

JUNE 2009

ACKNOWLEDGEMENTS:

Mayor John Marchione
Redmond Parks and Trails Commission
Sue Stewart, Parks and Trails Commission Chair
Peter McDonald, Parks and Trails Commission Vice Chair
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CONSULTANTS:

The Berger Partnership PS
Landscape Architecture

BOLA ARCHITECTURE + PLANNING

otak

ABOUT THIS DOCUMENT

The Vision: First and foremost, this document is to lay out a clear, easy to understand and inspired vision for The East Redmond Corridor (ERC). To that end, the front portion of this document is a summary that is intended to paint a vision of what could be, for both the individual parks and the corridor as a whole.

Shaped By: In addition to the Redmond Parks & Recreation Department and the design consultants, several other entities have helped to shape the ERC vision. They are:

- Other City Departments: City of Redmond Departments, including Planning, Transportation and Natural Resources, participated in several design charrettes throughout the design process, identifying opportunities and constraints shaping the ERC corridor.
- Parks Commission: The Parks Commission reviewed and provided direction on the master plan at two points during the design process.
- Public Participation: The public was invited to shape the plans at three points during the master plan process, including two joint meetings with the Parks Commission.
- City Council: The City Council reviewed and provided comments to shape the plan during a work session in January of 2009.
- Other Agencies and Planning Efforts: The master plan has been shaped by other planning projects already underway, notably transportation projects in conjunction with King County, such as the widening of Union Hill Road (and associated Evans Creek Crossing), the widening and rerouting of 196th Ave NE, and the planned changes to Novelty Hill Road.

TABLE OF CONTENTS

INTRODUCTION

As Redmond continues to evolve and grow into an increasingly vibrant community, so too grows the city's need for public open space, recreation and the preservation and enhancement of valuable historic and ecological elements within the city. Located along Bear and Evans Creeks with the convergence of the growing downtown to the west and developing hills to the east, the East Redmond Corridor presents an unparalleled opportunity to create an interconnected series of parks and trails rich with recreational and environmental assets for generations to come.

The vision for the corridor began decades ago as the city acquired rural land and dedicated the properties for park use. Since that time, planning has been undertaken (notably the Bear and Evans Creek Trail and Greenway Feasibility Study Report) and site-specific improvements have been made, including Farrel-McWhirter Park, Bear Creek Habitat Improvement (Conrad Olsen Farm) and Perrigo Park.

The East Redmond Corridor Master Plan is a comprehensive vision for the collection of all city parks and properties in the Bear and Evans Creek valleys and shows how they can be seamlessly interconnected with one another. For the purposes of this master plan, there are seven park areas identified. They range from the minimally developed Juel Park, to the much-loved farm operations at Farrel-McWhirter Park, to the often forgotten and untouched Arthur Johnson Park. The primary goals of this master plan are as follows:

- View parks and park elements, not individually, but in the context of the whole corridor, providing a balance of differing uses and a variety of park experiences.
- Seamlessly tie the corridor together not only with a trail system, but with the site's ecology (notably the creek corridors and wetlands) and with unifying common design elements to create a linear park experience.
- Recognize and identify environmental assets (and associated regulatory issues) that will shape all development activities along the corridor, and develop park designs that respond appropriately.
- Provide a framework for telling the story of Redmond through individual parks and the overall corridor by preserving, highlighting and integrating historic cultural features of the corridor into the park experience.

The East Redmond Corridor Master Plan should be used to:

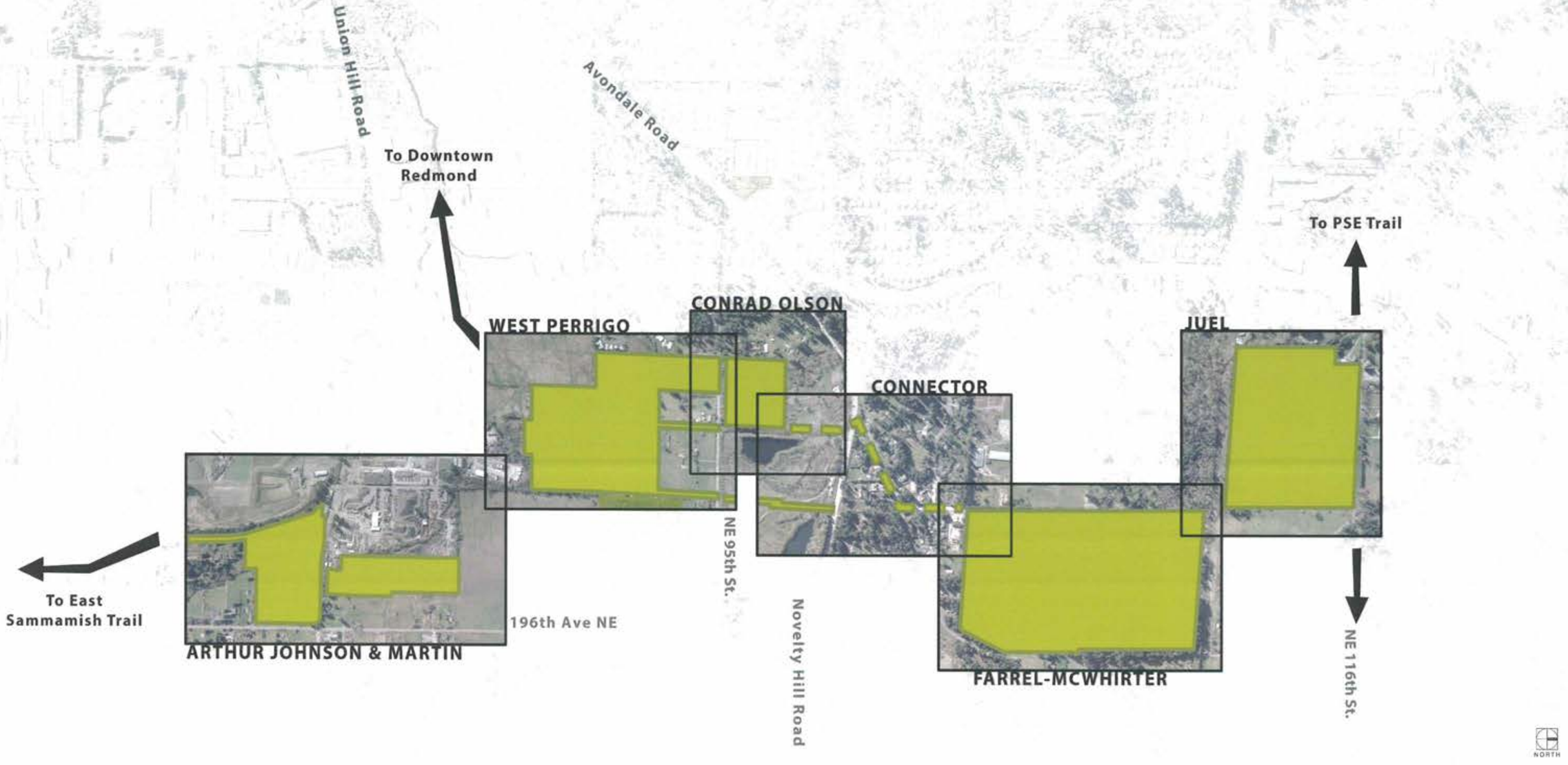
- Build public awareness for the City's great asset in the East Redmond Corridor.
- Build support for realizing the City's vision for the corridor.
- Provide guidance for future decisions, however small or large, to further move the ERC toward the desired vision.

OVERALL CORRIDOR CONCEPTS

The East Redmond Corridor consists of seven different parks, each with its own unique park elements and characters.

These seven parks are unified with several corridor-wide master plan concepts. These concepts consist of design themes and elements that are applied at many or all of the parks and the interconnecting trails. Collectively, each of the elements helps define the character of the corridor to create a unique and recognizable identity.

HISTORICAL ENGAGEMENT
OVERALL CHARACTER & SITE ELEMENTS
TRAILS
ENVIRONMENTAL ENGAGEMENT
PLANT COLLECTION


Union Hill Road
Avondale Road
To Downtown Redmond
To PSE Trail
WEST PERRIGO
CONRAD OLSON
JUEL
CONNECTOR
NE 95th St.
Novelty Hill Road
NE 116th St.
To East Sammamish Trail
196th Ave NE
ARTHUR JOHNSON & MARTIN
FARREL-MCWHIRTER
NORTH

HISTORICAL ENGAGEMENT

Some of the most notable features of the sites are the existing historic structures and the stories they tell of the settlement of Redmond. A fundamental goal for this master plan is to preserve and celebrate that history. The harvesting of natural resources, homesteaders clearing the land for agricultural use, and the properties' transition to city parks are stories to be told by the buildings and land of the East Redmond Corridor.

PARK NAMES - THE STORY OF REDMOND IS IN THE NAME

Each park name tells a story of a previous owner or influential pioneer of Redmond. Each park presents an opportunity to make historical discovery one of the features along the corridor, allowing Redmond to preserve and interpret the remnants of these rural landscapes, and pass along the city's history for generations to come.

FARMSTEADS

The houses, barns and sheds taken alone are simple structures, many of which may not appear significant. However, together in context, they comprise farmyards that display the historic functions of the families that lived on and worked the land. As the corridor is developed, this master plan seeks to honor these historic assemblies as a piece of Redmond's past and as a key feature of the corridor's identity. A key part of this is the detailing of the "farmstead court" that creates an area of intensive park use in the historic "heart" of the farmyard.

ADAPTIVE USE

As the parks are developed, most structures will be adapted for a range of new uses to serve the community. As buildings are repaired and adapted, thoughtful considerations should be made to the site's historic character. Some structures may lend themselves to adaptation, while others are best left minimally impacted. As new additions are made to buildings, contemporary design aesthetics can balance the simple vernacular style to honor the historic portion of the structure, yet be readily identifiable as recent alterations. It is important to note that not all of the remaining structures are historic or of value, and some are recommended for removal. Where appropriate, these structures might be marked in some manner or replaced with an appropriate park structure.

SPINE TRAIL

CREEK

RED BRICK ROAD

BARN AT MARTIN PARK

CONRAD OLSON FARM AND NOVELTY HILL

JUEL FARM BUILDING

OVERALL CHARACTER & SITE ELEMENTS

A corridor-wide approach to character and detailing of site elements will reinforce the connections between separate sites while still highlighting unique elements at each park. The corridor's history of agriculture, open pasture, and simple yet historic architectural character can become the inspiration for common design elements, becoming a thread that weaves its way through the corridor. Some corridor-wide opportunities:

VISUAL OPENNESS

The valley, by nature of its agricultural past, is fairly open, providing views into and through many of the parks. This visual openness is a unique quality that should be maintained as parks are developed. As new park elements and plantings are introduced, attention should be paid to avoid fragmenting parks visually or in function.

LAWN, MEADOWS AND PASTURES

All of the parks in the corridor leave extensive open space for passive, unstructured use, honoring their agricultural character. While no longer used as animal pasture (with the possible exception of Farrel-McWhirter), much of this may be considered pastures for people as well as beneficial habitat and open space for wildlife. The intent is to develop a hierarchy of such open spaces depending on anticipated intensity of use while reducing the impacts and burdens of management. This hierarchy includes well-maintained and managed (irrigated) lawn in intensively impacted areas used year-round; grassy meadows in lesser used areas with less management (no irrigation, mowed infrequently); and finally, pasture with little recreational use, but inviting "goat paths" formed by park users and requiring minimal management (perhaps seasonal or annual mowing or haying).

FENCES

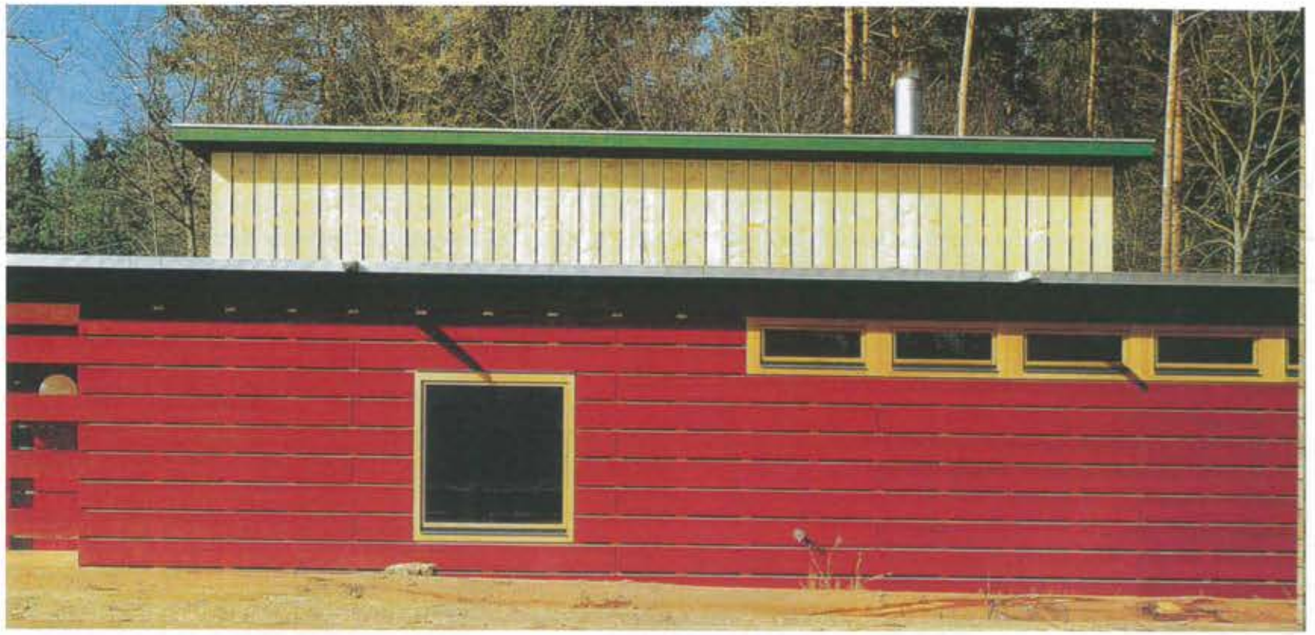
Fences are synonymous with agricultural areas and are in abundance along the ERC. The parks should make extensive use of agriculturally inspired fences, not only demarking parks, but highlighting portals and trail connections along the corridor. Fences need not be of a single design, but should be consistent enough to become an intuitive marker of public features along the corridor.

PARK STRUCTURES

Beyond adaptive use of existing historic structures, new park structures including restrooms, shelters, seating and furnishings should be contemporary elements inspired by and relating back to the simple vernacular farm buildings.

SIGNS AND INTUITIVE WAYFINDING

With the size of the corridor, its many parks, and its broader regional connections, wayfinding along the corridor is an important component, and another opportunity to weave the corridor together with consistent, but preferably not identical, wayfinding elements and signage. (Beyond signage, opportunities for intuitive wayfinding exist in highlighting other site elements and natural features, such as the creek corridors.)



TRAILS

Essential to the success of the overall corridor is the experience of moving through it. The trails are meant to be a park experience unto themselves, not merely a connection of separate points. Trails are the primary elements that will create the corridor and influence the quality of the visitor experience.

In developing a trails plan, a variety of conditions were identified which require a variety of trail solutions and establish a hierarchy of trail types. Among the considerations in establishing a successful trails system within the ERC are:

- Environmental Issues (Construction and Water Quality impacts)
- Intended Use (Walking, Running, Biking, Horseback, etc.)
- Intensity and Frequency of Use
- Accessibility (American Disabilities Act compliance)

A hierarchy of four trail types has been identified for the corridor.

SPINE TRAIL
Connecting the corridor from north to south, and beyond to other city and county regional trails, this trail is considered the spine that will move people throughout the corridor. The existing Evans Creek Trail between Martin Park and NE 95th St. will serve as a portion of this trail.

The trail will be paved (predominately asphalt) and have a maximum twelve-foot width in the highest traffic areas, with a preferred typical profile of eight to ten feet in width. In addition to the considerations on trail width, a more meandering alignment (with appropriate turning radius and sight lines for biking) and changes in topography are encouraged to reduce the "freeway" effect (a common sentiment shared by the public regarding the existing Evans Creek Trail). The narrower and more meandering layout is intended to slow high-speed bike traffic and to provide a richer park experience for all who use the trail, allowing the trail journey to unfold through different landscapes and conditions.

Future regional trail connections will be made from Arthur Johnson Park south to the East Sammamish Trail, also north along the Puget Sound Energy (PSE) Trail, and west to downtown via the Bear Creek Trail. In time, it is envisioned that these trails will connect with the Sammamish River Trail to complete Redmond's "Green Ring" (as described in Redmond Downtown Parks and Recreation Facilities Master Plan Principals and Opportunities).

SECONDARY TRAILS
Serving individual parks or acting as a "soft" trail paralleling the paved spine trail, secondary trails have a variety of uses and exist amongst a range of site conditions. These trails may be paved or unpaved with a typical maximum width of eight feet. In time, some of the secondary trails (connectors) may evolve into primary trails as needed to serve increased use from outlying areas.

WETLAND/SPUR TRAILS
Within each of the parks are smaller trails that give access to site features without heavy impacts on sensitive areas. The variety of impacts on the site are offset by enhancements and thoughtful application of appropriate trail profiles consisting of crushed rock, wood chips, or paved surfacing. These trail profiles may include:

- Boardwalks: Not necessarily made out of boards, this profile includes both elevated and "floating" trail construction.
- "Leaky Berms": A trail substructure composed of porous rock spalls wrapped in geo-textile fabric and allowing the flow of water under a trail while reducing downstream sedimentation.
- Wood Chip Box: Wood frame "boxes" encasing wood chips that "float" with occasional water inundation to allow hydrologic flows to occur.

EQUESTRIAN TRAILS
Primarily held to the north end of the corridor, the proposed equestrian trails expand on the existing trail system to both enhance and maintain much of the current trail system to and around Farrel-McWhirter Park, while providing new, safe trails as the proposed corridor develops and affects current locations. These are soft trails with a typical maximum width of six feet intended to serve staggered or side-by-side riding. Although signage will be used along these trails to minimize conflicts by signaling to other user groups that they are primarily equestrian routes, the trails are not considered exclusive to equestrians.

SPINE TRAIL
SECONDARY TRAIL
EQUESTRIAN TRAIL
WETLAND SPUR
PARKING
CREEK

PRIMARY TRAILS

SECONDARY TRAILS

EQUESTRIAN TRAILS

WETLAND/SPUR TRAILS

ENVIRONMENTAL ENGAGEMENT

Forests, meadows, creeks, wetlands, and riparian lands make up much of the corridor. This diversity of environmental riches should be protected, enhanced and celebrated through meaningful experiences. Both interpretive and intuitive learning opportunities become discoveries throughout the corridor as both informational graphics and interactive, artful elements encourage thoughtful observation of environmental elements. These experiences offer visitors an understanding of the breadth of natural processes taking place within the corridor and strengthen its identity as an environmental and community resource.

In addition to protecting and enhancing the environmental riches of each of the sites, an "anchor" environmental feature has been added in all of the parks up and down the corridor. Each of these elements provides visitors the opportunity for dramatic and differing experiences to discover the environment from differing, unique vantages, while having the opportunity to become iconic elements of the park system. These features include:

DISCOVERY TRAIL (ARTHUR JOHNSON)
Multiple artistic monuments with spy holes move park users through a Scavenger Hunt focusing on different natural elements from forest canopy to understory.

"CREEK'S EYE VIEW" (MARTIN PARK)
Park visitors are drawn into a sunken slot next to a relocated Evans Creek where they learn about the stream's ecosystem, viewing the creek's surface at eye level.

FOREST CANOPY TOWER (WEST PERRIGO)
Visitors leave the forest floor onto a structure that climbs upward amidst trunks with an interpretive focus on the forest canopy.

ENVIRONMENTAL LEARNING CENTER (CONRAD OLSON)
A programmed educational facility operated by an independent entity (or possibly the City of Redmond Natural Resources Division) provides environmental programs for schools and the public at large.

BRIDGE OVERLOOK (FARREL-MCWHIRTER)
A restored salmon-bearing stream and seasonal wetland enhancements are viewed from a raised crossing over the restored Mackey Creek.

WETLAND OVAL (JUEL PARK)
Paths, boardwalk and wetland prow encircle an enhanced wetland, allowing visitors to experience former pasture reclaimed as a diversity of wetland ecosystems including scrub shrub, emergent and open water with aquatic vegetation.

SALMON PROW (JUEL PARK)
The existing Juel outbuilding is reclaimed for the purpose it once was used, viewing the Bear Creek salmon run at a stunning forested oxbow in the creek, with a structural "prow" cantilevered over the creek.

Throughout the corridor are the smaller "supporting" elements. These opportunities are more subtle, intended for discovery and focus on one particular environmental issue or concept found onsite. Subjects of these elements may include forest succession, riparian hydrology and animal habitat, or other broader, more abstract concepts that relate to a specific site, such as the connection between glaciation and gravel extraction (as seen at the adjacent pit site), and landscape reverting back to a more natural state. Among the opportunities for environmental engagement features are:

INTERPRETIVE SHELTERS
Small shelters with seating for resting, shade in summer and cover in rain with signage that also tell interpretive stories about the landscape, ecology and history.

DISCOVERY ELEMENTS
Art and sculptural features that engage visitors to creatively observe natural features and processes.

DISCOVERY TRAIL

CREEK'S EYE VIEW

FOREST CANOPY TOWER

ENVIRONMENTAL LEARNING CENTER

SALMON PROW

WETLAND OVAL

BRIDGE OVERLOOK

SPINE TRAIL

CREEK

ENVIRONMENTAL ELEMENTS

WETLANDS, CREEKS & BUFFERS

PLANT COLLECTION

The rich vegetation of the Bear and Evans Creek ecosystems provides significant areas of native forest and riparian plantings to preserve and enhance. It is also recognized that the East Redmond Corridor is a human-altered landscape once claimed as farmland, which continues to evolve today. A strongly supported concept of the master plan is the establishment of a plant collection throughout the corridor that recognizes natives in environmentally sensitive areas and allows a showplace for a diverse collection of planTs that provide year-round interest and interpretive opportunities.

Providing a variety of experiences throughout the corridor through deliberate planting will unify the corridor and strengthen its identity by creating another layer of interest that users look forward to revisiting. A few such features may include:

NATIVE LANDSCAPES

Environmental stewardship is a primary component of the ERC. Whether in forested wetlands or coniferous upland areas, much of the corridor will generally consist of existing and enhanced plantings to improve or maintain environmental habitat and function. These native areas will serve as the primary "structure" of the corridor.

ORNAMENTAL/ VARIETY COLLECTIONS

As with the "Rhododendron Glen" proposed at Arthur Johnson Park, specialized collections can create meaningful spaces that create an identity for an entire park or park area. Such collections may also be located as discoveries along stretches of trail.

TREE GROVES

Groves of horticulturally significant trees can provide interpretive interest on the route, while larger stands can become intuitive wayfinding devices along the trail, visible from a distance as well as markers experienced moving along the corridor. At Perrigo Park, a "Grove of Ancient Trees" is proposed by adding more ancient species to the existing Ginkgo plantings. The "Filbert Orchard" at Martin Park can showcase trees for agricultural production while providing great fall color and spring flowers, and the Oxbow Grove highlights views of a mature stand of coniferous forest while protecting it from park user impacts.

HEDGEROWS

Traditionally associated with agricultural regions, hedgerows along property lines and at key features mark key elements and become iconic wayfinding devices, creating dramatic vistas.

SEASONAL PLANTINGS

Grouping plants that display specific qualities in a shared season is a striking feature that can be applied in a variety of fashions. Alternating areas that highlight different seasons across the corridor will ensure a botanically themed destination year-round and create a sense of progression and connection. The Winter arden in West Perrigo and the Harvest Garden at Juel Park are examples of this.

SPINE TRAIL

CREEK

PLANT FEATURE

RHODODENDRON GLEN

FILBERT ORCHARD

GROVE OF ANCIENTS

WINTER GARDEN

CONIFEROUS FOREST

HARVEST GARDEN

FORESTED WETLAND

PARKS OF THE CORRIDOR

The spectrum of landscapes and site features that exist between each of the parks makes the East Redmond Corridor a special collection of public open spaces. Each of the seven parks of the corridor has its own unique identity, intended to provide different experiences through a variety of opportunities for recreation and cultural activities.

This master plan conveys a vision for what the parks and the corridor might become if fully developed. Each of the park designs presented shows the parks at "full build-out". Most master plans are accomplished over multiple phases, and given the scope of the ERC, these parks too will be subject to phasing over a long period of time. To recognize more immediate steps that can be taken to move the ERC development forward, we have identified "Steps to Realization" for each of the parks. These steps recommend a sequential list of actions that can be taken to realize these parks to better serve the city in achieving the goal of a unified East Redmond Corridor.

ARTHUR JOHNSON & MARTIN PARKS

As the southernmost park, Arthur Johnson Park will serve as a primary trailhead to the corridor. In an effort to reduce much of the program demands and maintain its "natural" character, the park works in tandem with Martin Park to the north to become a trailhead "couplet". By doing so, Arthur Johnson may remain a more passive, natural park as Martin Park shares much of the burden of parking and programmed activity.


UPLAND OVERLOOK
FUTURE REGIONAL TRAIL CONNECTION
LOOP TRAIL
DISCOVERY ELEMENTS
THEMED PLANTING
PLAY MEADOW
RHODODENDRON GLEN
CREEK OVERVIEW
UNION HILL ROAD
RED BRICK ROAD
196TH AVE NE
TRAIL UNDERPASS
"ART COOP"
SHELTER W/ RESTROOMS
PARKING (22 SPACES)
PARKIING (52 SPACES)
BARN
RESTORED FARMYARD
- SEASONAL ARTS PROGRAM
- EVENTS (PRIVATE & PUBLIC)
CREEK'S EYE VIEW
MEADOW
TRAILHEAD
FILBERT ORCHARD
COVERED STRUCTURE & RESTROOM
EXISTING EVANS CREEK TRAIL
RESTORED/RELOCATED EVANS CREEK
EXISTING EVANS CREEK TRAIL

ARTHUR JOHNSON PARK

Arthur Johnson Park is located on the corner of the historic Red Brick Road and Union Hill Road. In memory of her husband, this 15 acre park was donated to the City by Rubie Johnson. As described in her will this park is to provide a retreat for the community with an emphasis on the native plants of Washington (highlighting rhododendrons) and the property's natural features and animal habitat.

Currently the park is characterized by three different zones. Running south to north, a wooded riparian section of Evans Creek bisects the park with an upland forest to the west and great meadow to the east. Remaining true to the spirit of its benefactor this plan will embrace these natural features by "treading lightly" while developing the necessary elements for a meaningful park experience.

PROGRAMMING & FEATURES

- Open Meadow: Rural/ low maintenance quality
- Parking (22 stalls)
- Restroom with Covered Area (Shelter)
- Small Picnic Spots
- "Red Brick Discovery Trail": The historic character of Arthur Johnson draws on the Red Brick Road. Brick paths lead visitors on a "scavenger hunt" through "discovery zones" that unveil stories of Redmond's civic and natural history.
- Discovery Play Elements (not play area)
- Creek Crossing (not simply a bridge, an experience)
- Rhododendron Glen
- Ornamental Gardens (future propagation) with Operations Entry
- Loop Trails (primary and secondary)
- Upland Overlook

STEPS TO REALIZATION

1. Gravel parking (future paved) and signage
2. Clear and clean up meadow with limited vegetation management of meadow edge
3. Construct spur trails with gravel spine trail to bridge crossing(s) on east and west side of creek
4. Construct bridge(s)
5. Pave parking paths and trails as applicable
6. Install site elements (play elements, benches, art & discoveries)
7. Construct restroom
8. Planting plan implementation


UPLAND OVERLOOK
FUTURE REGIONAL TRAIL CONNECTION
RHODODENDRON GLEN
UNION HILL ROAD
LOOP TRAIL
EVANS CREEK
TRAIL UNDERPASS
CREEK OVERVIEW
DISCOVERY ELEMENTS
THEMED PLANTING
PLAY MEADOW
SHELTER W/ RESTROOMS
PARKING (22 SPACES)
RED BRICK ROAD
NORTH

MARTIN PARK

Across Union Hill Road to the north is Martin Park. Proposed to be named after the Civil War veteran John "Ben" Benjamin Martin who settled in the valley in 1875, the park honors the man that Evans Creek was once named after. With the planned realignment of the creek through this park it seems appropriate that it become a namesake of the early settler.

Currently Martin Park is the southern terminus of the section of trail developed as part of the Evans Creek Trail & Greenway. Although not originally considered a primary focus of this master plan, through our design process it became clear that this property was one of the great opportunities for achieving the desired programming throughout the corridor. In addition to working together with Arthur Johnson Park to develop a more sufficient trailhead for the ERC spine, Martin Park is proposed for more programmed use.

Envisioned as the Parks and Recreation "Farmyard for the Arts" Martin Park will utilize the existing barn and chicken coop structures as multi-purpose facilities with a cultural arts focus. An additional multi-purpose events structure is also proposed which may include service amenities such as a kitchen and restrooms.

In conjunction with the realignment of Evans Creek, there is an opportunity to both create a natural buffer along the riparian zone as well as improve the meadow for park use. Here too is the opportunity for a primary environmental engagement element with the "Creek's Eye View" where visitors may engage more closely with the water's edge. Additionally, the filbert orchard, while not the traditional crop, recognizes and honors the fertility and historic agricultural use of the land.

PROGRAMMING & FEATURES

- Farm Yard: Recreation programs include Arts & Crafts, Workshops & Classes (Summer Day camps)
    - Barn: Flexible Use, Possible Program Headquarters
    - Chicken Coop: Flexible Use, Possible "Arts Coop"
    - Existing shed: no significant value, remove in time
    - New Multi-Purpose Events Structure: Covered, Open Space to Serve Public & Private Events (up to 80 People +/-); Opportunity for other services including kitchen and new restrooms
- Parking (52 Spaces) serves both park and ERC spine trailhead
- ERC Spine trail
- Meadow and Filbert Orchard
- Evans Creek Realignment & Restoration (revised)
- "Creek's Eye View"

STEPS TO REALIZATION

1. Coordinate with Natural Resources on creek restoration progress to work with future park improvements
2. Construction of Creek's Eye View in concurrence with Evans Creek realignment project
3. Continued protection and maintenance on existing farm structures to remain and removal of shed
4. Gravel parking (future paved) and signage
5. Improvements of structures suitable to adapted use programming
6. Construction of new multi-purpose structure with potential for restrooms
7. Construct and connect Spine trail with Arthur Johnson Park in concurrence with completion of Union Hill bridge project
8. Planting plan implementation


BARN
RESTORED FARMYARD
- SEASONAL ARTS PROGRAM
- EVENTS (PRIVATE & PUBLIC)
CREEK'S EYE VIEW
EXISTING EVANS CREEK TRAIL
RESTORED/RELOCATED
EVANS CREEK (NATURAL RESOURCES)
MEADOW
"ART COOP"
PARKING (52 SPACES)
TRAILHEAD
FILBERT ORCHARD
COVERED STRUCTURE & RESTROOM
EXISTING EVANS CREEK TRAIL
NORTH

EVANS CREEK CONNECTOR & WEST PERRIGO

Along the existing spine trail that connects Martin Park to Perrigo Park are the extensive riparian lowlands of West Perrigo. Not as much a "Park" as it is "parkland"; West Perrigo is primarily characterized by its natural quality which will remain dedicated to its natural functions. Proposed as a "Riparian Discovery Walk" a series of wetland spur trails with environmental interpretive signage and discovery elements such as the historic rock pile will provide limited access through the area. At the center of this is the Canopy Tower which will give visitors a unique perspective above the forested wetland floor.

Making connections to the adjacent parks is the "Perrigo Portal" (to Perrigo Park) and "Winter Garden Walk" (to Conrad Olson Farm). Anchored by the "Grove of Ancient Trees" the portal organizes the transition between the spine trail and Perrigo Park into an experience unto itself. Enhancing the linear spine trail leading toward Conrad Olson Farm, the Winter Garden Walk provides another unique experience with seasonal interest.

PROGRAMMING & FEATURES

- Secondary Interpretive Trails
- Evans Creek Realignment & Restoration
- Canopy Tower
- Future Spine trail Connection to Bear Creek Trail
- Perrigo Portal
- Winter Garden Walk


FUTURE PRIMARY CONNECTOR TRAIL
ROCK PILE DISCOVERY
RESTORED/RELOCATED EVANS CREEK
SECONDARY SOFT TRAILS
BEAR CREEK
SECONDARY TRAIL
INTERPRETIVE SHELTERS
SE 176 ST
CONRAD OLSON FARM
WINTER GARDEN
ROADSIDE CONNECTOR TRAIL
PERRIGO PORTAL
GROVE OF ANCIENT TREES
RESTORED CREEK (K.C.)
CANOPY TOWER
EXISTING EVANS CREEK TRAIL
PERRIGO PARK
MAJOR PEDESTRIAN CROSSING
NORTH

CONRAD OLSON FARM

Named for the pioneer who settled on the land, building the existing farmhouse ca. 1903, Conrad Olson Farm is a park that will become an icon of the historic and rural character that East Redmond Corridor aims to preserve. The meadow and historic barn structure of Conrad Olson Farm are the quintessential representation of rural life that helped shape the City of Redmond and will remain the central visual features of the park.

Upon arriving to the park through the entry meadow along the spine trail visitors are greeted by the farmyard. Flanked by the original farmhouse, shed structure, garage, and barn beyond these modest structures define the farmyard collectively conveying the historic life and operations of this farmstead. To maintain the rural quality of the park it is proposed to remain without programmed recreation and limited parking with controlled access for park staff and maintenance. While additional roadside access is provided for bus/ group drop-off, this park site relies on and encourages visitors to utilize the trail system with this as a central destination to discover.

Beyond the preservation of the historic farmyard, the primary program focus for Olson Farm is to establish an Environmental Learning Center for the Natural Resources Division to advocate environmental stewardship through education. Native discovery gardens intended to both enhance ecological function and educational activities teach both students and passersbys about Bear Creek's healing riparian corridor. Trails through the riparian zone will lead visitors and students on an "Enviro-Walk" and (in addition to a possible future structure) the existing farm buildings will serve as offices, classrooms and labs for the Learning Center.

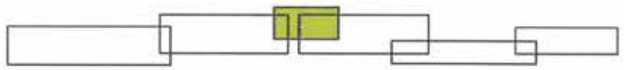
PROGRAMMING & FEATURES

- Farm Yard: Environmental Learning/ Natural Interpretive Center operated by Redmond Natural Resources Division
- Barn
- House; Serves as Offices for the Environmental Learning Center or other suitable use
- Existing Outbuildings
- New Environmental Community Building with Classroom, Exhibit Space, Offices, and possible Restroom
- Parking: (5 stalls) limited to ADA and Staff Vehicular Access
- Adjacent Bus Drop-Off Area
- Critical Crossings of Conrad Olson Road (NE 95th St.)
- ERC Spine trail
- Interpretive Trails with Outdoor Learning "Rooms"
- Covered Space…Discovery Barn….Hay!!!

STEPS TO REALIZATION

1. Sign the Park and allow pedestrian entry
2. Make safe connection with street crossing to existing trail
3. Coordinate environmental learning center with Natural Resources Continued protection and maintenance on farm structures
4. Clear and clean up meadow with limited vegetation management of meadow edge
5. Construct interpretive trails
6. Adapted use improvements to farm structures and New Environmental Community Building as program funding is available from operating group
7. Planting plan implementation
8. Construct spine trail connection to Novelty Hill Road (dependent on future land agreements)


NE 95TH ST.
BEAR CREEK
OUTDOOR ENVIRO LAB
OXBOW OVERLOOK
INTERPRETIVE TRAILS
FUTURE ENVIRONMENTAL COMMUNITY BUILDING
BUS DROP OFF
OLSON HOUSE
RESTORED FARMYARD (ENVIRO CENTER)
DISCOVERY BARN
- ENVIRO EDUCATION
- EVENTS
- OPEN HOURS
RESTORED/RELOCATED EVANS CREEK
LIMITED ADA PARKING
MAJOR PEDESTRIAN CROSSING
NORTH



OLSON/McWHIRTER CONNECTOR

Threaded between Conrad Olson Farm and Farrel-McWhirter Park, the proposed regional spine trail connects the southern portion of the corridor to the north. While the section of trail connecting Olson Farm to Novelty Hill Road has yet to be defined (with pending land acquisition actions) the remaining section of the spine trail will require right-of-way improvements. While there are generous widths within the ROW to provide a nice roadside trail experience, the section along NE Redmond Road is limited on the north side and the trail profile for this section of road will need to be coordinated further with the Department of Transportation to achieve a desirable pedestrian experience.

As there are many variables in this section of the ERC, a secondary trail is proposed to the east of Olson Farm to connect to Novelty Hill. With this option too, there are significant challenges that will need to be investigated further as the project gains funding and feasibility studies are performed that address the realities of that time.

PROGRAMMING & FEATURES

- Spine Connector Trail Across Novelty Hill from south corridor (Olson) to north (Farrel-McWhirter)
- Lighted Crossing at Novelty Hill Road
- Secondary Trail connector from Perrigo Park to Novelty Hill Road

STEPS TO REALIZATION

* Steps towards realization are not included in this proposal as pending resolution on adjacent properties by the City and the proposed work involves significant impacts on roads and traffic beyond the scope of this project.


CONRAD OLSON FARM
SPINE TRAIL
SECONDARY TRAIL
MAJOR PEDESTRIAN CROSSING
LIGHTED CROSSING AT TRAFFIC SIGNAL
STREETSCAPE TRAIL (PAVED W/ BUFFER)
NEW CROSSING
192ND AVE NE
INFO SHELTER AT PARK ENTRY
FARREL-MCWHIRTER PARK
SCALE: 1"=80'-0" 20 40 80 160 NORTH

FARREL-McWHIRTER PARK

Already a great park, Farrel-McWhirter's existing character and function as a domesticated animal 'farmstead' is to be preserved. While a holistic individual park master plan is not a part of this planning phase, a vision has been laid out for addressing the park's future organization as elements are impacted by routing the proposed spine trail alignment through the park.

Most notably, the proposed plan relocates the service access road to the east edge of the park and replaces it with the spine trail. The new trail alignment not only provides the most direct route between adjacent parks, but better organizes the park activity and reduces potential conflicts between park users and operations activity. In conjunction with bringing the spine trail through the park, considerations are provided for enhancements to the "Event Meadow" and Mackey Creek. As it now exists at the east edge of the park, Mackey Creek sheet flows into a low-functioning wetland. As part of the plan to bridge the trail over the creek it is proposed that mitigation efforts be made to reduce flooding and subsequent siltation by restoring the creek to a low flow channel. Upon crossing Mackey Creek the spine trail connects with the PSE trail, which is envisioned to continue west as part of the overall regional trail.

PROGRAMMING & FEATURES

- Parking
  - South (Keep As Is)
  - North (Optimize/ Improve)
- Active Animal Farm
  - Additional Stables
  - More Pasture
  - New Pond for Ducks
- Education (Animals, Orienteering, Environmental)
- Classrooms
- Meeting Space
- People Pasture
- Large & Small Picnic Areas
- Offices
- Live-in Residence
- Equestrian Loop Trail
- Horse Arena
  - Performance Venue
  - Improved Event Staging & Amenities
- Enhanced Wetland/ Mackey Creek

STEPS TO REALIZATION

1. Establish process for new comprehensive park master plan
2. Connect spine trail from 192nd Ave NE around "Event Meadow" to existing Mackey Creek crossing
3. Sign new spine trail and park entry at 192nd Ave NE
4. Coordinate with Natural Resources on creek restoration and future spine trail crossing
5. Striping of north parking for efficiency
6. Connect spine trail from south of Mackey Creek to PSE trail


192ND AVE NE
RESTORED MACKEY CREEK
EXISTING PSE TRAIL
ENHANCED ARENA
EQUESTRIAN TRAIL
INFO SHELTER AT ENTRY
SPINE TRAIL
SPINE TRAIL
ENHANCED WETLAND
SEATING BERM
EQUESTRIAN TRAILS
BRIDGE OVERLOOK
RELOCATED ARENA
PICNIC
MEADOW
REVISED PARKING LAYOUT
PSE TRAIL
BARN
EXISTING PARKING
EDUCATION & RESTROOMS
PADDOCKS
EXISTING TRAIL
PICNIC SHELTER
CARE
M&O
OFFICE
RED BARN
EQUESTRIAN TRAILS
MEADOW
PARKING
NE REDMOND RD
NEW SERVICE ENTRY ROAD
19GTH AVE NE

JUEL PARK

The corridor's northern terminus and the most programmed of the four parks, Juel Park is designed to maintain the site's rural feel and visual openness. Sold to the City at a fraction of its market value by the Juel family, the property was conditioned that it not only protect the large stand of trees at the south edge of the property, but provide a place for active recreation in its large meadow. Included in the proposed plan is a multi-use sports meadow and trails, harvest gardens, Redmond heritage programs, large picnic areas, environmental play, an enhanced wetland habitat complex with interpretive learning, and Bear Creek salmon education.

There are two distinct zones of Juel Park. To the north are the facilities, gardens, and sports meadows directly accessed by a significant trailhead parking area. To the south, the park connects to the rest of the corridor under a large stand of mature forested wetlands.

CHARACTER

- Programmed for Activity with Continued Rural Feel and Visual Openness
- Agricultural, Historical, and Programmed Recreation
- Three Unique Zones
- Existing Historical Farmstead with Agricultural "Tilth" Programming
- Multi-Use Meadow
- Wetlands and Natural Forested Area

PROGRAMMING

- Multi-purpose Sports Meadow (Cricket, max. size)
- Parking (90+)
- Large Picnic Area
- Restrooms
- Heritage (House)
- Playground
- Environmental Play
- Cross-Country Loop
- Environmental Interpretation
- Salmon Viewing
- Wetland Restoration
- "Farm" Garden
- Blueberries
- P-Patch
- Farming Partners (Tilth?)
- Secondary Interpretative Trails

STEPS TO REALIZATION

1. Continued vegetation management and maintenance of the meadow
2. Continued protection and maintenance of houses and farm structures
3. Removal of maintenance shed
4. Expansion of parking area
5. Coordinate with interest groups and construct P-Patch and farm garden
6. Construct sports meadow
7. Coordinate and construct "Wetland Loop"
8. Construct and connect spine trail to Farrel-McWhirter Park
9. Improvements to structures suitable to adapted use and programming including possible restroom, picnic shelter, salmon prow and future permanent maintenance shop
10. Construct Spur Trails
11. Planting plan implementation


CREEK PROW
SALMON CABIN
CROSS-COUNTRY LOOP TRAIL
BEAR CREEK
HARVEST GARDEN
SPORTS MEADOW
PEOPLE'S PASTURE
WETLAND PROW
WETLAND LOOP
WETLAND RESTORATION
PSE TRAIL
SPINE TRAIL
PRIMARY CONNECTOR TRAIL
FARREL-MCWHIRTER
EQUESTRIAN TRAIL
HERITAGE HOUSE
COVERED EVENT SHELTER
FARM OPERATION & NEW RESTROOMS
PARKING (94 SPACES)
GATHERING PLAZA
ENVIRONMENTAL PLAY
PICNIC SHELTER
EQUESTRIAN TRAIL
WETLAND RESTORATION LOOP
NE 116TH ST.

COST ESTIMATE ASSUMPTIONS

Prepared by The Berger Partnership PS Landscape Architecture

Master Plan Cost Considerations Preface

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.

Most park projects lend themselves to phasing, and this is the case with the East Redmond Corridor Master Plan. Through the planning phase of this project we have identified seven areas that together makeup the corridor. These Master Plan Cost Considerations address each of these areas individually with numerous assumptions made for levels of design not yet fully defined or visible in the master plan drawings. As an additional tool an AutoCAD drawing file has been submitted with this document to convey much of the areas of work and quantities assumed to be included in this probable cost. The assumptions for this document are as follows.

This Master Plan Cost Considerations (MPCC) 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.

The assumptions for this document are as follows.

General Assumptions

- Park plans and graphics included in the Master Plan are intended to convey a long term vision for the corridor.
- All elements included on the plans may not be included in this Probable Cost of Construction due to pending resolution on adjacent properties by the City and (or) the proposed work involves significant impacts beyond the scope of this project.
- Work outside of park property (within the R.O.W.) is limited to that directly related to making primary connections between parks and does not include secondary sidewalks, trails, plantings, or other work not considered essential to the function of the adjacent park(s) and overall corridor. Such items are noted as "Not Included in Cost" (N.I.C.).
- For items involving work that is not clearly defined at the master plan level is either noted as N.I.C. or given a cost allowance. The allowances provided are estimated figures based on items from similar projects of like character and site conditions.

Assumptions

1. Temporary erosion & sedimentation control (TESC). Not included in this estimate. TESC will be required, but without knowing specific construction phasing, it cannot be accurately predicted.
2. Trails. Costs include subgrade preparations, clearing & grubbing. Cost assumes the widest trail width for type of trail.
3. Union Hill pedestrian Underpass. Assumed to be part of King County's current road improvement work.
4. New Structures. A range of unit costs are provided for new structures based on material selections.
5. Existing Architecture Rehabilitation. See report by BOLA Architecture
6. Evans Creek Realignment. Assumes project funded by DNR
7. Creek's Eye View. Assumes project to be considered as part of Evans Creek realignment project per note 5.
8. Mackey Creek Rehabilitation & Wetland Mitigation. Considered part of future park master plan.
9. Conrad Olson/ Farrel McWhirter Connector. Costs for this area not included due to pending resolution on adjacent properties by the City and the proposed work involves significant impacts on roads and traffic beyond the scope of this project.
10. Boardwalk Paths. Assumes recycled plastic lumber boardwalk paths (or other approved alternative material) comprise 30% of wetland area paths.
11. Sports Meadow. See detailed cost estimate prepared by DA Hogan
12. Juel Park wetland restoration/ mitigation not included in cost.

Cost Ranges:

Some elements included in the MPCC that may have a range in costs are included with the higher cost to allow the city further leeway in establishing a budget. More detailed cost considerations including ranges may be included in the appendix of this document to further describe the scope of work assumed for the purposes of the MPCC.

Mark-up Definitions:

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. No mark-ups are included in the costs at this time; however, these mark-ups should be applied when making project size/scope decisions.

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 MPCC 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

COST ESTIMATE ASSUMPTIONS

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.
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- 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, the previous 2-3 years, escalation has been greatly accelerated and construction costs have increased at a very high rate of 10%+ a year or more. With the recent slowing of the economy leading to increased bid competition, reduced rates of escalation may be anticipated.

POST-BID COSTS (Soft Costs)

- Sales Tax: The local sales tax rate will ultimately be applied to the costs. This MPCC includes no sales tax.
- 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. This MPCC includes no design fees.
- Administrative Costs: This MPCC includes no Administrative costs. Administrative costs include budgeting of city department staff time in realizing a project. Administrative cost can range widely dependant upon a city's bookkeeping and project management protocols. For this MPCC, no such costs are included.

MPCC QUALIFICATIONS

These Master Plan Cost Considerations are 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 MPCC is based on master plan level design.

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

No maintenance costs are included in this MPCC.

COST ESTIMATE

Prepared by The Berger Partnership PS Landscape Architecture

More than this area is disturbed in the master plan

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Arthur Johnson	Quantity	Unit	Unit Cost	Total
Site Preparation				
Clearing / Grubbing (Includes lawn removal)	20,549	SF	1.00	20,549.00
Tree Removal		Allow		20,000.00
Hauling/Dumping		Allow		30,000.00
Rough Grading (does not include import or export of fill)	225,129	SF	0.30	67,538.70
Soil Import (4" depth for meadow)	1,000	CY	40.00	40,000.00
Topsoil Import 6" (incorporate into native)	3,000	CY	45.00	135,000.00
Subsurface Drainage @ Meadow (Filter Fabric & Drain Pipe)	12,230	LF	0.65	7,949.50
Finish Grading (tilling, soil placement, fine grading)	225,129	SF	0.50	112,564.50
T.E.S.C. *1				N.I.C.
Subtotal Arthur Johnson Preparation				$433,601.70
Site Civil Infrastructure				
Water				N.I.C.
Sewer				N.I.C.
Electrical				N.I.C.
Subtotal Arthur Johnson Site Civil Infrastructure				$0.00
Site Improvements				
Trails				
Regional Trail (8' - 12' Wide Asphalt)	1,741	LF	45.00	940,140.00
Secondary Trail (6' - 8' Wide Asphalt)	1,200	LF	30.00	288,000.00
Wetland Spur Trail (3' - 6' Wide Crushed Rock)	2,250	LF	21.00	283,500.00
Paving - Concrete- Specialty Finish	1,530	SF	14.00	21,420.00
Paving - Asphalt Entry Drive @ Parking Lot	2,870	SF	3.00	8,610.00
Paving - Asphalt Parking	9,328	SF	7.00	65,296.00
Paving - Brick Pavers	460	SF	18.00	8,280.00
Paving - Concrete Sidewalk w/ Curb	1,540	SF	4.50	6,930.00
Walls - Overlook - CMU w/ precast cap (20 LF, 6' high)		Allow		10,000.00
~~Underpass @ Union Hill *3~~		By Others		N.I.C.
Play & Discovery Elements	4	Allow		200,000.00
Signage - Park & Wafinding Signage		Allow		100,000.00
Signage - Interpretive		Allow		100,000.00
Lighting				N.I.C.
Tables & Benches	6	EA	3,500.00	21,000.00
Benches	8	EA	2,000.00	16,000.00
Bike Racks	2	EA	1,000.00	2,000.00
Trash Can	4	EA	1,200.00	4,800.00
Subtotal Arthur Johnson Improvements				$564,336.00
Structures				
Shelter w/ Restrooms (New) *4		Allow		100,000.00
Bridge - Regional Trail Crossing w/ Creek Overview (New) *4		Allow		150,000.00
Bridge - Loop Trail Crossing (New) *4		Allow		80,000.00
Subtotal Arthur Johnson Structures				$330,000.00

Needed in PHASE 2 and 4

PHASE 2

LF or SF?

COMPLETED

PHASE 2

Include?

2 IN PHASE 1
4 IN PHASE 2

2 IN PHASE 1
4 IN PHASE 2
2 IN PHASE 4

2 IN PHASE 2

2 IN PHASE 2
2 IN PHASE 4

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Arthur Johnson	Quantity	Unit	Unit Cost	Total
Landscape				
2" Meter (provided by municipality)				N.I.C.
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)		Allow		20,000.00
Controller (commercial, maxicom)		Allow		15,000.00
Mainline system w/ quick couplers		Allow		60,000.00
Meadow Irrigation	146,580	SF	1.00	146,580.00
Temporary Irrigation (@ Habitat Restoration Areas)	31,050	SF	0.75	23,287.50
Planting Bed Irrigation	132,755	SF	1.75	232,321.25
Trees	80	EA	375.00	30,000.00
Shrubs & Groundcover	89,875	SF	6.00	539,250.00
Shrubs & Groundcover @ Habitat & Edge Restoration	31,050	SF	3.00	93,150.00
Themed Shrubs & Groundcover @ Rhododendron Glen	42,880	SF	8.50	364,480.00
Meadow (Seeded)	146,580	SF	0.50	73,290.00
Mulch - 2" depth	1,015	CY	45.00	45,675.00
Subtotal Arthur Johnson Landscape				$1,643,033.75
Total Arthur Johnson Park				$2,970,971.45

30 phase 2
20 phase 3b
20 phase 4
10 phase 5

30,000 phase 2
30,000 phase 4

COST ESTIMATE

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Conrad Olson Farm	Quantity	Unit	Unit Cost	Total
Landscape				
2" Meter (provided by municipality)				N.I.C.
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)		Allow		20,000.00
Controller (commercial, maxicom)		Allow		15,000.00
Mainline system w/ quick couplers	450	LF	28.00	12,600.00
Meadow Irrigation	29,878	SF	1.00	29,878.00
Planting Bed Irrigation	16,640	SF	1.75	29,120.00
Trees	25	EA	375.00	9,375.00
Shrubs & Groundcover	16,640	SF	6.00	99,840.00
Shrubs & Groundcover @ Habitat & Edge Restoration	12,520	SF	3.00	37,560.00
Meadow (Seeded)	29,878	SF	0.50	14,939.00
Mulch - 2" depth	180	CY	45.00	8,100.00
Subtotal Conrad Olson Landscape				$276,412.00
Total Conrad Olson Farm				$1,645,962.00

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Olson/ McW. Connector	Quantity	Unit	Unit Cost	Total
Site Preparation				
Site Preparation Not Included in Cost (N.I.C.) *9				
Subtotal Olson/ McW. Connnector Preparation				N.I.C.
Site Improvements				
Site Improvements Not Included in Cost (N.I.C.) *9				
Subtotal Olson/ McW. Connnector Improvements				N.I.C.
Structures				
Structures Not Included in Cost (N.I.C.) *9				
Subtotal Olson/ McW. Connnector Structures				N.I.C.
Landscape				
Landscape Not Included in Cost (N.I.C.) *9				
Subtotal Olson/ McW. Connnector Landscape				N.I.C.
Total Olson/ McW. Connector				N.I.C.

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Farrel McWhirter	Quantity	Unit	Unit Cost	Total
Site Preparation				
Clearing / Grubbing (Includes lawn removal)	201,040	SF	1.00	201,040.00
Tree Removal				N.I.C.
Hauling/Dumping		Allow		20,000.00
Mackey Creek Channelization & Wetland Improvements *8		By Others		N.I.C.
Rough grading (does not include import or export of fill)	201,040	SF	0.30	60,312.00
Topsoil Import 6" (incorporate into native)	560	CY	65.00	36,400.00
Soil Import (4" depth for meadow)	2,090	CY	40.00	83,600.00
Finish Grading (tilling, soil placement, fine grading)	201,040	SF	0.50	100,520.00
Underdrainage (Filter Fabric & Drain Pipe)	17,050	LF	0.65	11,082.50
T.E.S.C. *1				N.I.C.
Subtotal Farrel McWhirter Preparation				$512,954.50
Site Improvements				
Regional Trail (8' - 12' Wide Asphalt)	3,285	LF	45.00	1,773,900.00
Secondary Trail (6' - 8' Wide Asphalt)	955	LF	30.00	229,200.00
Equestrian Trail (4' - 6' Wide Crushed Rock)	445	LF	21.00	56,070.00
Paving - Concrete w/ Concrete CurbEdge	570	SF	7.00	3,990.00
4' post & (2) rail fence w/ black wire mesh	525	LF	40.00	21,000.00
Signage - Park & Wafinding Signage		Allow		80,000.00
Signage - Interpretive		Allow		80,000.00
Subtotal Farrel McWhirterImprovements				$2,244,160.00
Structures				
Mackey Creek Bridge- Regional Trail (New) *4		Allow		150,000.00
Interpretive Shelter @ South Entrance (New) *4		Allow		30,000.00
Subtotal Farrel McWhirter Structures				$180,000.00
Landscape				
Mainline system w/ quick couplers (Connect to Existing)	1,430	LF	28.00	40,040.00
Meadow Irrigation	170,825	SF	1.00	170,825.00
Temporary Irrigation (@ Wetland Improvement Areas)				N.I.C.
Trees	90	EA	375.00	33,750.00
Meadow - Hydroseed	170,825	SF	0.50	85,412.50
Shrubs & Groundcover @ Wetland Improvement Areas				N.I.C.
Shrubs & Groundcover	30,215	SF	6.00	181,290.00
Mulch - 2" depth	180	CY	45.00	8,100.00
Subtotal Farrel McWhirter Landscape				$519,417.50
Total Farrel McWhirter				$3,456,532.00

COST ESTIMATE

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Juel Park	Quantity	Unit	Unit Cost	Total
Site Preparation				
Clearing / Grubbing (Includes lawn removal)	223,045	SF	1.00	223,045.00
Tree Removal				N.I.C.
Hauling/Dumping		Allow		80,000.00
Rough Grading (does not include import or export of fill)	223,045	SF	0.30	66,913.50
Sub-Drainage (Filter Fabric & Drain Pipe)	8,000	LF	0.65	5,200.00
Sports Meadow Drainage *11		Allow		58,100.00
Sports Meadow (Natural Turf) *11		Allow		1,110,579.25
Soil Import (4" depth for meadow)	2,668	CY	40.00	106,720.00
Topsoil Import 6" (new planting beds)	900	CY	65.00	58,500.00
Wetland Restoration/ Mitigation Grading *12				N.I.C.
Finish Grading (tilling, soil placement, fine grading)	367,105	SF	0.50	183,552.50
Exisitng Garage Structure Demo/ Removal		Allow		40,000.00
T.E.S.C. *1				N.I.C.
Subtotal Juel Park Preparation				$1,932,610.25
Site Civil Infrastructure				
Water				N.I.C.
Sewer				N.I.C.
Electrical				N.I.C.
Subtotal Arthur Johnson Site Civil Infrastructure				$0.00
Site Improvements				
Trails				
Regional Trail (8' - 12' Wide Asphalt)				N.A.
Regional Trail (6' - 10' Wide Asphalt)	1,390	LF	37.50	521,250.00
Secondary Trail (6' - 8' Wide Asphalt)	3,740	LF	30.00	897,600.00
Interpretive/ Spur Trail (3' - 6' Wide Crushed Rock)	3,130	LF	21.00	394,380.00
Equestrian Trail (4' - 6' Wide Crushed Rock)	1,955	LF	21.00	246,330.00
Paving - Crushed Rock w/ Concrete CurbEdge @ Farmyard	16,375	SF	7.00	114,625.00
Paving - Concrete w/ Specialty Color/ Finish	2,880	SF	14.00	40,320.00
Paving - Asphalt Entry Drive @ Parking Lot	2,360	SF	3.00	7,080.00
Paving - Asphalt Parking	34,360	SF	7.00	240,520.00
Paving - Concrete Sidewalk w/ Curb	515	SF	4.50	2,317.50
Resilient Wood Surfacing (12" Depth Includes Geotextile Fabric)	375	CY	38.00	14,250.00
Environmental Play Elements		Allow		350,000.00
4' post & (2) rail fence w/ black wire mesh	350	LF	40.00	14,000.00
Boardwalk Paths *4	1,030	LF	50.00	51,500.00
Signage - Park & Wafinding Signage		Allow		120,000.00
Signage - Interpretive		Allow		120,000.00
Lighting				N.I.C.
Tables & Benches	16	EA	3,500.00	56,000.00
Benches	12	EA	2,000.00	24,000.00
Bike Racks	4	EA	1,000.00	4,000.00
Trash Can	8	EA	1,200.00	9,600.00
Subtotal Juel Park Improvements				$3,227,772.50
Structures				
Wetland Prow (New)		Allow		80,000.00
Bear Creek Prow (New)		Allow		80,000.00
Bridge - Primary Trail Crossing (New) *4		Allow		100,000.00
Restrooms (New) *4		Allow		220,000.00
Picnic Shelter (New) *5		Allow		500,000.00
Heritage House (Existing) Renovation *5		Allow		317,400.00
Salmon Cabin (Existing) Renovation *5		Allow		115,600.00
Farm Operations (Existing) Improvments *5		Allow		120,000.00
Covered Events Shelter (Existing) Improvments *5		Allow		101,000.00
Subtotal Juel Park Structures				$1,634,000.00

Only included wayfinding and interpretive. Confirm if a new park sign and rules kiosk is desired

Construction Cost Considerations

Project: East Redmond Corridor — Date: February 2009

Area Description: Juel Park	Quantity	Unit	Unit Cost	Total
Landscape				
2" Meter (provided by municipality)				N.I.C.
POC (DCVA, Master valve, vaults, etc.; assumes 2" connection)		Allow		20,000.00
Controller (commercial, maxicom)		Allow		15,000.00
Mainline system w/ quick couplers	2,315	LF	28.00	64,820.00
Temporary Irrigation (@ Wetland Improvement Areas)	284,135	SF	1.00	284,135.00
Meadow Irrigation	144,060	SF	1.00	144,060.00
Planting Bed Irrigation	47,925	SF	1.75	83,868.75
Trees	150	EA	375.00	56,250.00
Shrubs & Groundcover	46,060	SF	6.00	276,360.00
Themed Shrubs & Groundcover	1,865	SF	8.50	15,852.50
Shrubs & Groundcover @ Tilth & Harvest Gardens		By Others		N.I.C.
Shrubs & Groundcover @ Habitat & Edge Restoration	31,060	SF	3.00	93,180.00
Shrubs & Groundcover @ Wetland Improvement Areas		SF	3.00	N.I.C.
Meadow (Seeded)	144,060	SF	0.50	72,030.00
Transplanting				N.I.C.
Mulch - 2" depth	1,800	CY	45.00	81,000.00
Subtotal Juel Park Landscape				$1,206,556.25
Total Juel Park				$8,000,939.00
Grand Total East Redmond Corridor				$19,796,564.20

*Cost does not include construction mark-ups, taxes, permitting, soft costs and other contingencies as described elsewhere in this document.

JUEL PARK - COST ESTIMATE

The Berger Partnership PS
Landscape Architecture

Juel Park - The Berger Partnership

Schematic Cost Estimate - 2009 Dollars

DA HOGAN
Engineering Outdoor Athletic Facilities Since 1960

239,075 sf Sand Based Vertically Draining Natural Grass

(Direct Construction Contract Value Only)

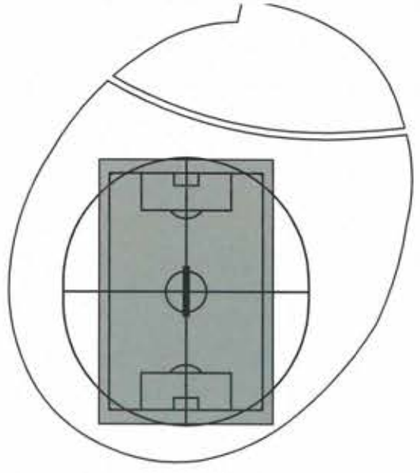
Assumes a single-plane (flat or sloped <1%) grading concept with two separate subdrainage systems draining approximately 120,000 sf each to individual flow-controlled manholes. Manholes discharge downslope to 100lf dispersal trenches. Field profile is 6" base sand, 6" root zone sand, over tight subgrade.

Item	Qty.	Unit	Unit Cost	Cost	Total
Storm Drainage					
Construction Survey & Layout	1	ls	$1,250.00	$ 1,250	
Catch Basin Type 1	4	each	$1,250.00	$ 5,000	
Catch Basin Type 2	1	each	$2,250.00	$ 2,250	
Catch Basin Type 2 - Flow Control	2	each	$5,500.00	$ 11,000	
Drainline - 8" CPEP	1200	lf	$18.50	$ 22,200	
Drainline - 12" CPEP	400	lf	$18.50	$ 7,400	
Dispersal Trench; 6" Perf. PVC in 3cf/lf Trench	200	lf	$45.00	$ 9,000	
Total For Field-related Storm Drainage					$ 58,100.00
Irrigated, Vertically Draining Natural Grass Field					
Construction Survey & Layout	1	ls	$2,500.00	$ 2,500	
Excavation & Outhaul 12"	8850	cy	$22.00	$ 194,700	
Fine Grading for Subgrade Establishment	239075	sf	$0.04	$ 9,563	
Automatic Irrigation System (From Mainline by Others)	239075	sf	$0.65	$ 155,399	
Field Subsurface Drainage	15000	lf	$9.00	$ 135,000	
Base Sand, 6"	4425	cy	$40.00	$ 177,000	
Root Zone Sand, 6"	4425	cy	$50.00	$ 221,250	
Root Zone Sand Settling & Fine Grading	239075	sf	$0.10	$ 23,908	
Sodded Field Surface	239075	sf	$0.60	$ 143,445	
Sod Post-preparation & establishment	239075	sf	$0.20	$ 47,815	
Total for Irrigated, Vertically Draining Natural Grass Field					$ 1,110,579.25
Direct Contract Value					**$ 1,168,679.25**

Exclusions:

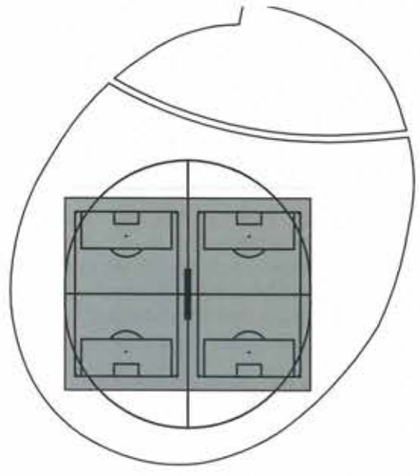
Select scope estimate excludes Contractor Profit, Overhead, B&O, Admin., and Sales Tax, as well as all "soft costs" such as contingencies and Professional Services Fees. Assume 20% additional for Contractor Markups and 30% additional for related soft costs.

JUEL PARK ATHLETIC FIELD OPTIONS



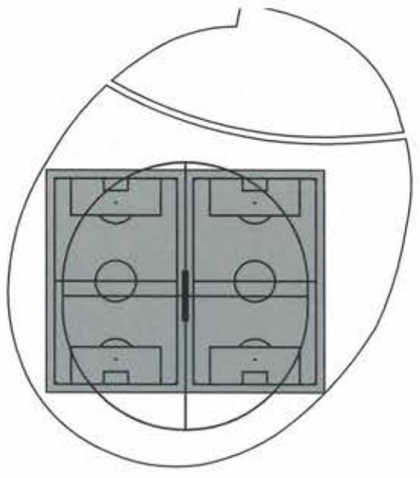
OPTION 1

385x225



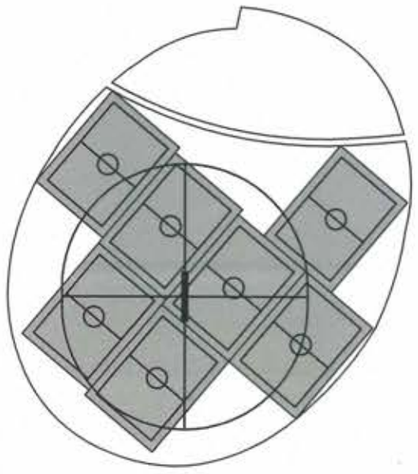
OPTION 2

U-12 (x2) 240x150



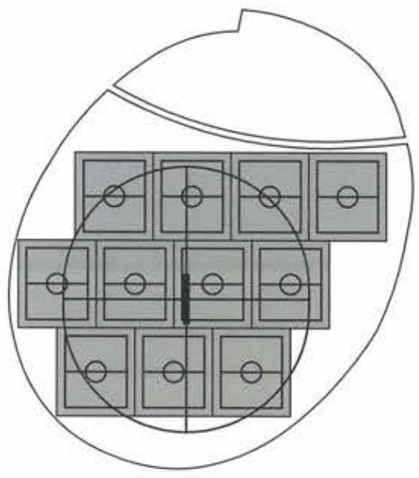
OPTION 3

U-18/O-40 300x180



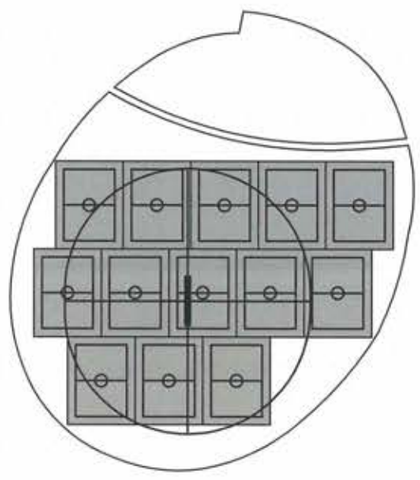
OPTION 4

U-10/ U-11 (x7) 105x150



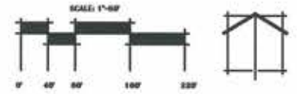
OPTION 5

U-9/ U-10 (x11) 90x105



OPTION 6

U-7/ U-8 (x13) 75x105



The Berger Partnership PS
Landscape Architecture

ATHLETIC FIELD OPTIONS

\BASE DRAWINGS\BERGER LOGO.JPG

DAHOGAN

SCHEMATIC DESIGN

DRAWN BY CPW
CHECKED BY EJG

REVISIONS

DATE 9/17/08
PROJECT NO.

SOCCER OPTIONS

F-4.1

The Berger Partnership PS BOLA
Landscape Architecture

MARTIN PARK - BUILT STRUCTURES

MARTIN – A PARK FOR ART & CULTURAL ACTIVITIES

The Barn – A Gathering and Interpretive Space

This barn appears to be in relatively good condition and has been re-roofed. Its hayloft may be upgraded to have sufficient capacity for occupancy loads, pending a full condition and structural analysis. There are stalls in a corner of the main floor, which may be retained for interpretive use. If the barn were to be occupied year-round, considerable rehabilitation will be necessary to adequately enclose, insulate, heat/vent, and further upgrade the interior. The proposed work scope anticipates seasonal use, with the only heated/mechanically vented space to be a new accessible restroom and small adjacent room at the first floor. Two new interior stairs would be provided to access the hayloft on the assumption that it would be structurally upgraded for public access and use as a rental facility for workshops, exhibits, and social gatherings; with reinforcement of existing floor framing for higher loading capacity, roof and floor diaphragm, and new electrical and alarm systems provided; along with fire sprinklers required for assembly use occupancy.

2,760 gross square feet (first floor and loft) at $140/sq.ft. $386,400

The Chicken House – Art Coop, A Space for Making Art

This small wood-frame structure has distinct appeal for use by children as well as adults due to its siting, low scale, and interior detailing. The scope anticipates its rehabilitation as space for workshops and classes for production and exhibit of art and craftwork. With the addition of furniture, it would also serve small meetings. Rehabilitation would include structural upgrading; a short exterior ramp; insulation of the perimeter walls and roof; new interior mechanical, electrical, and alarm systems; new interior finishes and provision of a single storeroom and large utility sink; exterior cladding and window/door repairs; and exterior/interior painting.

720 gross square feet at $150/sq.ft. $108,000

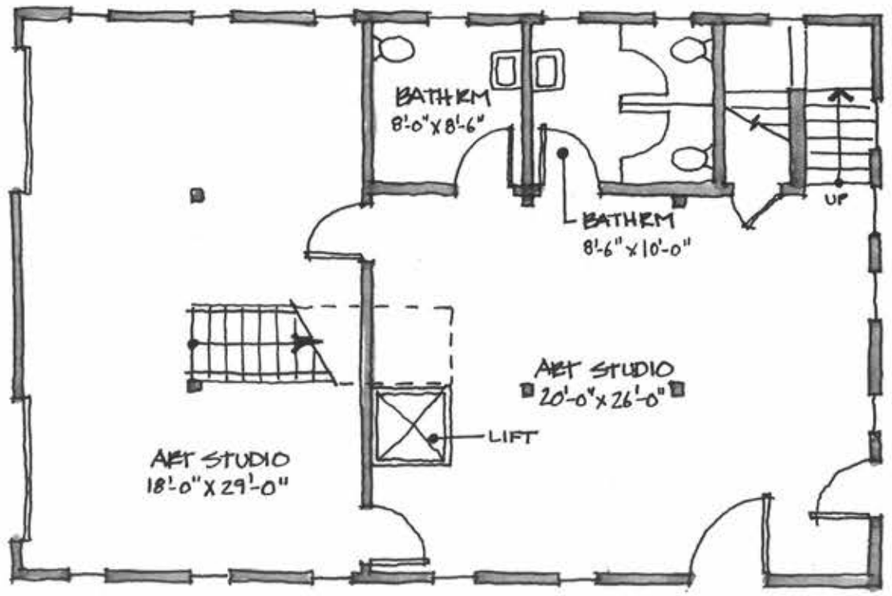
New Construction – A Picnic Shelter and Restroom Facility

A new building for use as an open picnic shelter is envisioned. The building would be heavy timber or wood-framed, with partial cladding of stained or painted wood, and would incorporate accessible men's and women's restrooms. Its siting at the location of the existing non-contributing shed would be near the parking lot and in close proximity to the Chicken House.

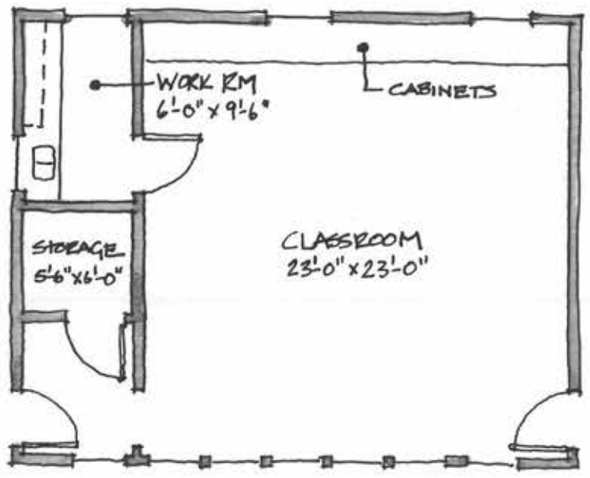
1,200 gross square feet at $200/sq.ft. $400,000

MARTIN PARK
ADAPTIVE USE PLAN

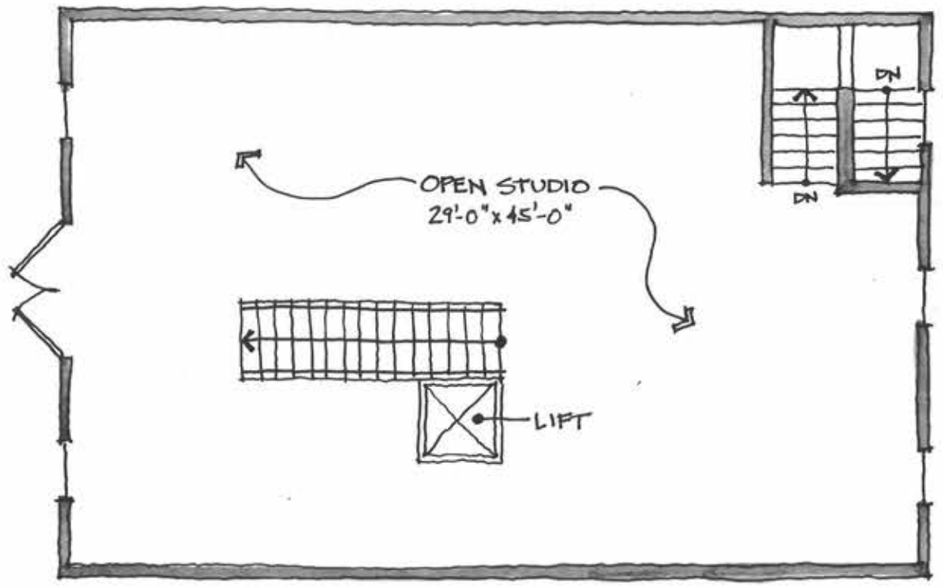
BOLA ARCHITECTURE + PLANNING
SEPTEMBER 23, 2008



BARN - GROUND FLOOR



CHICKEN & EGG HOUSE



HAYLOFT

The Berger Partnership PS BOLA
Landscape Architecture

CONRAD OLSON PARK - BUILT STRUCTURES

THE CONRAD OLSON FARMSTEAD & ENVIRONMENTAL CENTER

House Rehabilitation for Office and Public Meeting/Workshop Use

The scope is for a complete rehabilitation of the historic Conrad Olson House, with removal of non-original interior partitions and finishes to the framing; seismic and structural upgrading with new foundations and footings, reinforcement of existing floor framing for higher loading capacity, roof diaphragm, and wall-to-foundation connections; new foundations; re-roofing; restoration of two original porches; exterior cladding repair or in-kind replacement; in-kind wood window replacement with double glazed sash; exterior door repair or replacement; exterior insulation; new interior partitions, doors and finishes; new electrical/mechanical systems with new lighting and fire/security alarms; an accessible restroom and wall-type kitchen; and exterior and interior painting. The new interior would be as open as possible to provide flexible space for new uses, such as meetings, workshops, and offices on the first floor, and office and storage on the second floor, but no use of the basement.

1,844 gross square feet at $180/sq.ft.	$331,920
Allowance for exterior ramp or lift addition	$30,000
	$361,920

The Garage Upgrade

The work scope includes some structural upgrading, electrical service, and re-roofing.

414 gross square feet at $100/sq.ft. $41,400

The Small Shed Rehabilitated for Exhibits or Occupancy

The work would involve removal of the open additions on the west and south sides of the small shed, new footings and exterior steps, structural upgrade, and interior rehabilitation. Use of this building has not been determined, and it may serve for interpretation of early farm life with interior exhibits visible from the interior, or for a new use, such as a single office or storage. The building is quite small, and as it would have steps it would not be accessible. The scope of work is one of restoration, with a single open interior room.

205 gross square feet at $150/sq.ft. $30,750

The Olson Barn – Preserved for Interpretation

This barn structure is rustic, and in only fair condition. It does not appear to be adequate for assembly or educational occupancy, but it should be retained even for interpretation. A full condition and structural analysis is recommended to determine the floor capacity and required upgrading. The barn has only a partial hayloft, which appears inadequate for any use. The estimate is an allowance only for maintenance and structural upgrading to stabilize the structure, and does not address rehabilitation for a new use. Note that if the barn were upgraded for assembly use, a sprinkler system may be required. If it were to be upgraded for occupied year-round use, it would need to be insulated and the envelope enclosed, which could impact the appearance of the barn's timber and frame interior.

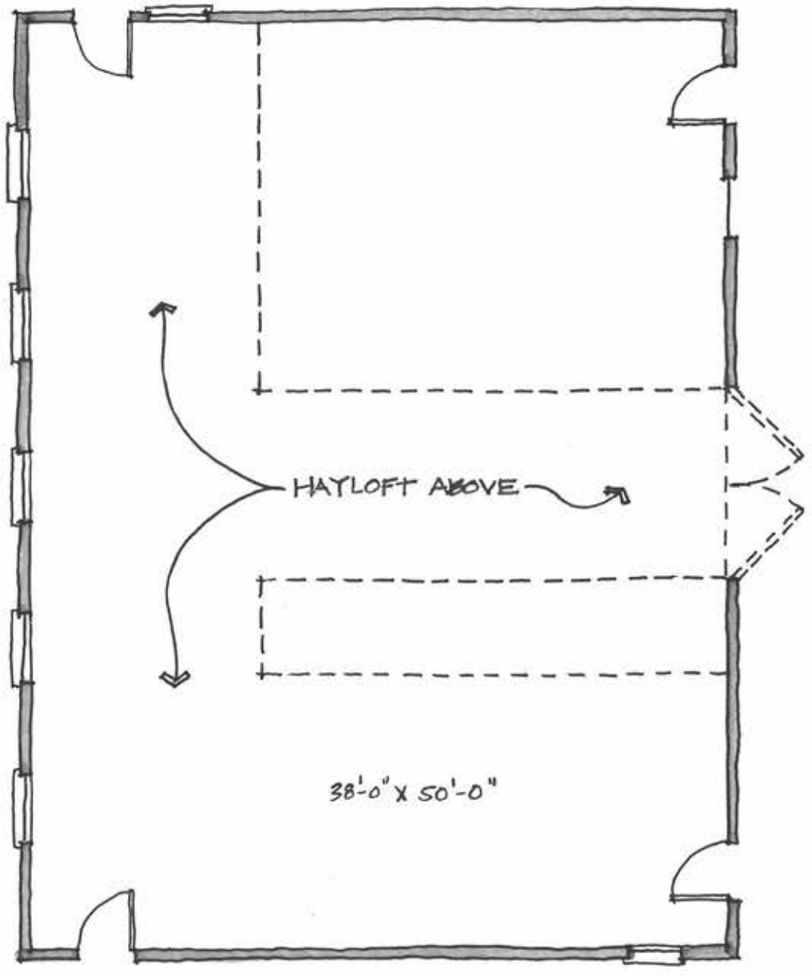
1,018 gross square feet (main floor only) at $100/sq.ft. $101,800

New Construction – A Learning Center

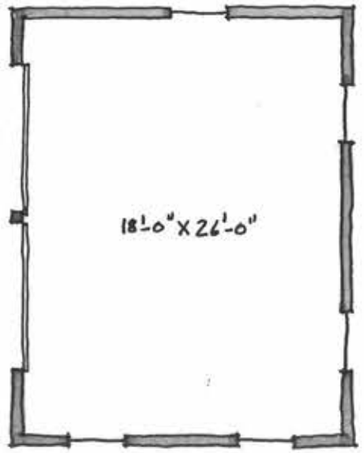
A new environmental learning center building is proposed. It would include a single classroom area, office, accessible restrooms and large entry vestibule/exhibit area, in addition to service spaces. The building site is proposed within the farmyard area, northeast of the house and west of the pedestrian pathway. A low-scale, wood-frame structure with wood cladding over rain screen perimeter walls is envisioned, perhaps partially bermed to reduce its scale in the historic setting and provided with a living green roof to reinforce the environmental focus of this park.

Approx. 1,600 gross square feet at $240/sq.ft. $ TBD

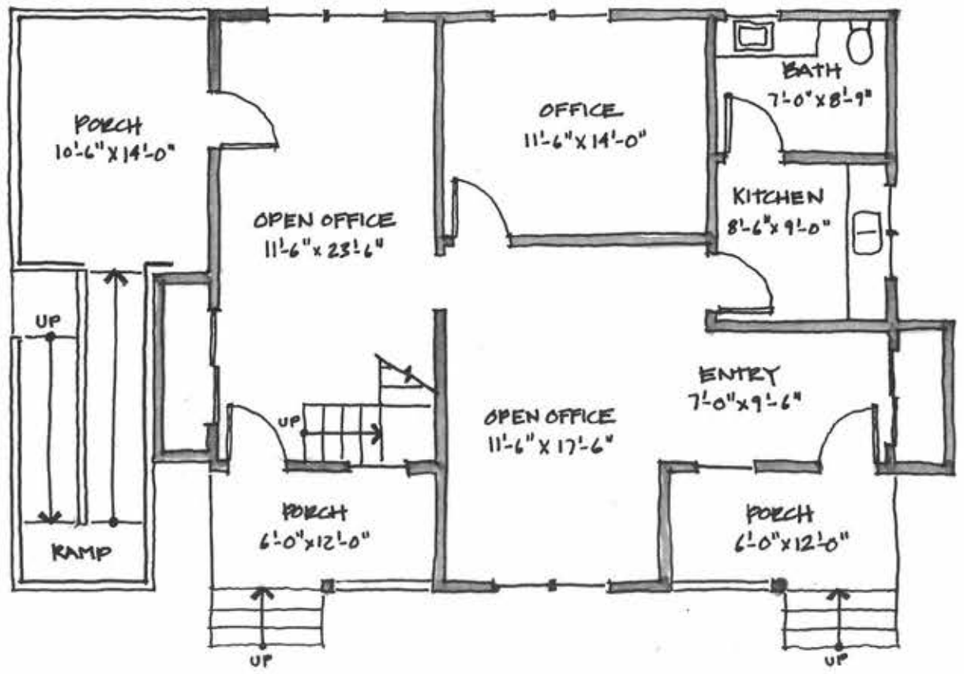
CONRAD OLSON FARM
ADAPTIVE USE PLAN
BOLA ARCHITECTURE + PLANNING
SEPTEMBER 23, 2008



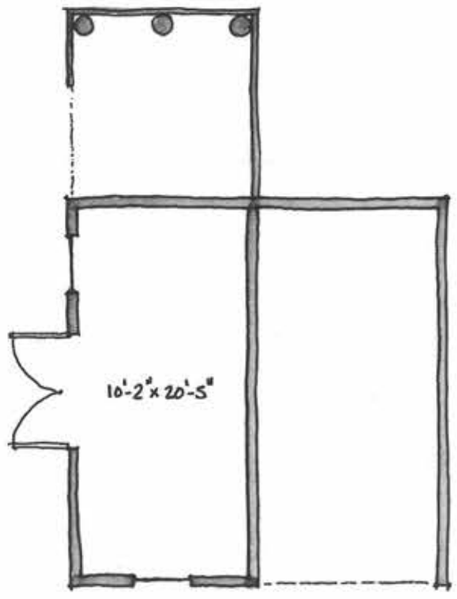
BARN



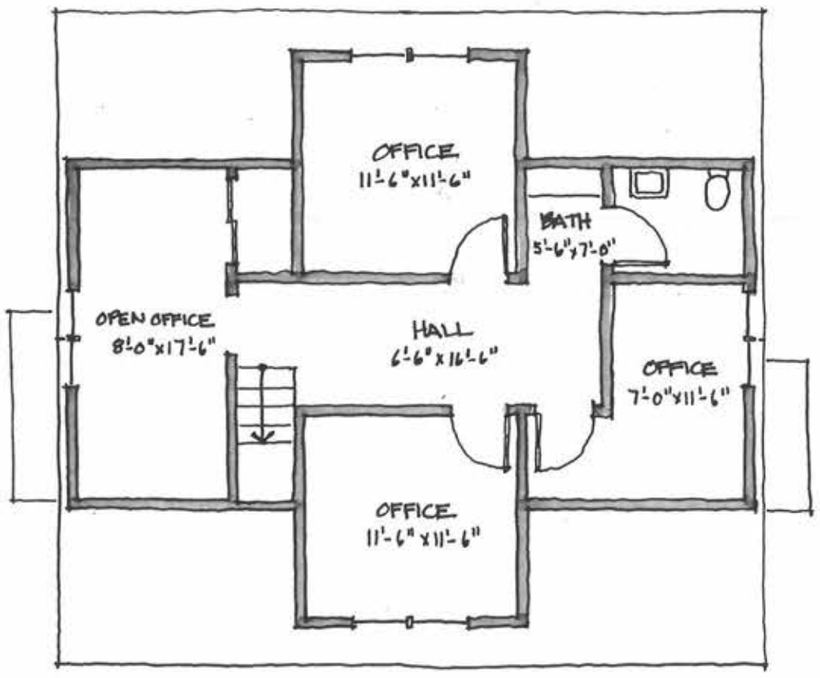
GARAGE



HOUSE - 1ST FLOOR



SHED



HOUSE - 2ND FLOOR

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Landscape Architecture

JUEL PARK - BUILT STRUCTURES

JUEL – A HISTORIC FARM FOR GARDEN & RECREATIONAL USE

The Main House- Heritage House, Rehabilitation for Office, Meeting and Storage

The main house appears to be in fair to good condition, but will require a structural and seismic upgrade of the foundation and framing to accommodate public rather than residential use. The work scope anticipates insulation and repairs of the exterior envelope with reroofing, new insulation, exterior cladding and trim repair; restoration of the front porch and steps; replacement of existing doors (with exception of original front door); replacement of existing windows in-kind where original but with double-glazed sash; removal and replacement of some interior partitions and finishes, new interior door and finishes, electrical/mechanical systems, and fire/security alarms; provision of an accessible restroom and a wall-type kitchenette; and exterior and interior repainting. The interior would be open to provide flexible space for functions such as meeting and offices at the first floor and storage use of the second floor, but no use of the basement. A required accessible ramp to meet the back concrete platform is suggested, as this location is close to other park activities and will preserve the appearance of the historic front porch.

1,916 gross square feet at $150/sq.ft.	$287,400
Allowance for exterior ramp	$30,000
	$317,400

The Small Barn – Retained for Storage and Possible Events Shelter

This small barn appears to have served as a stable, and it includes an enclosed hayloft. It should be retained for interpretive use and for storage. Some upgrading of framing, exterior wood siding, and footings is anticipated, along with provision of a foundation and concrete floor slab as well as new electrical power and lighting. Storage could serve nearby garden or recreational activities in Juel Park.

1,010 gross square feet (first floor and loft) at $100/sq.ft. $101,000

The Low Barn – Adapted for Farm Operations, Storage and Garden Shed

This low, gable-roofed structure is presently open in the center with enclosed rooms at either end. All three spaces lend themselves to storage and exhibits, and offer multiple-use as a tool shed, potting shed, garden shed, or recreational equipment storage. The roof truss is quite low, which could impact active use, and it may require reworking to provide greater head height. Anticipated rehabilitation would be minimal, given the suggested seasonal use of this structure as an unheated space. The scope would include upgrading of framing; new footings; repair and in-kind replacement of rustic cladding, roofing and exterior doors; new security fencing with gates; a new concrete floor slab; and new electrical power and lighting.

1,000 gross square feet at $120/sq.ft. $120,000

The Small House – Salmon Cabin, Environmental Education (Creek Habitat)

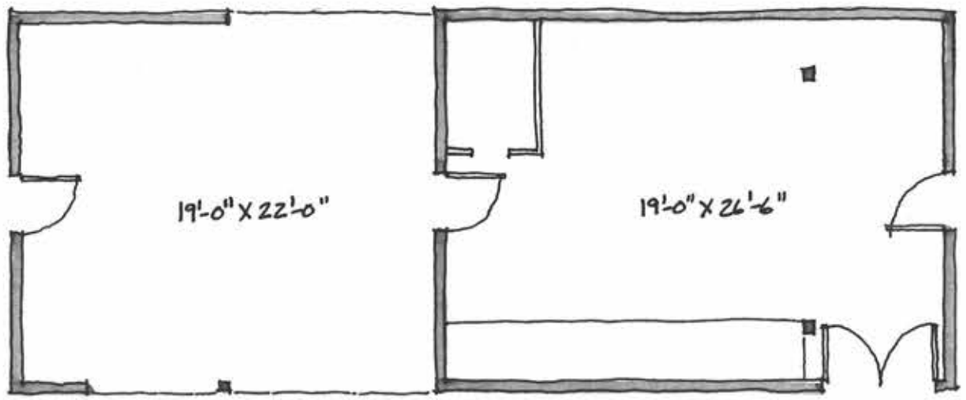
This small wood-frame structure has a special role to play on this site due to its location above a salmon stream. The work scope includes insulation, reroofing, exterior cladding and trim repairs, new windows and doors, rehabilitation of the front porch and steps, removal and replacement of some interior partitions and finishes, new interior doors, electrical/mechanical systems, fire/security alarms, provision of an accessible restroom and a wall-type kitchenette, and exterior and interior repainting.

680 gross square feet at $170/sq.ft. $115,600

New Construction – An Open Picnic Shelter with Accessible Restrooms

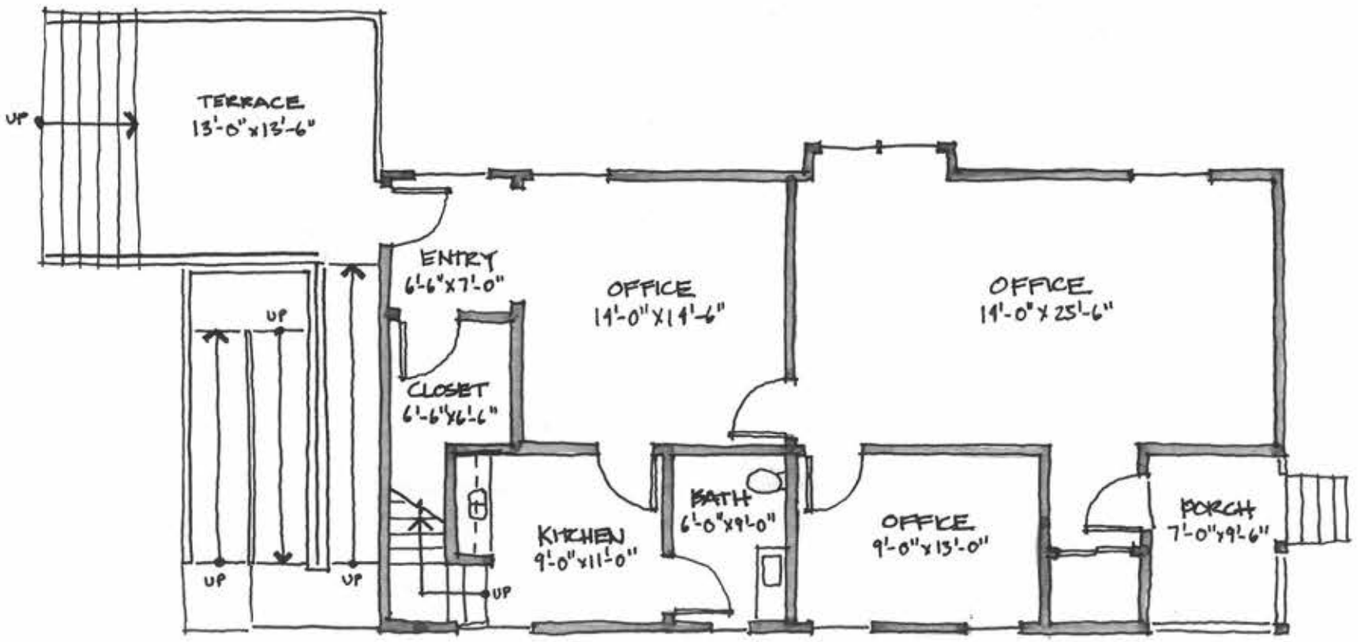
A new building for use as an open picnic shelter and restroom facility is envisioned. The building would be heavy timber or wood-framed, with partial cladding of stained or painted wood, and would incorporate accessible men's and women's restrooms. A location near the existing low barn is proposed.

2,500 gross square feet at $200/sq.ft. $500,000

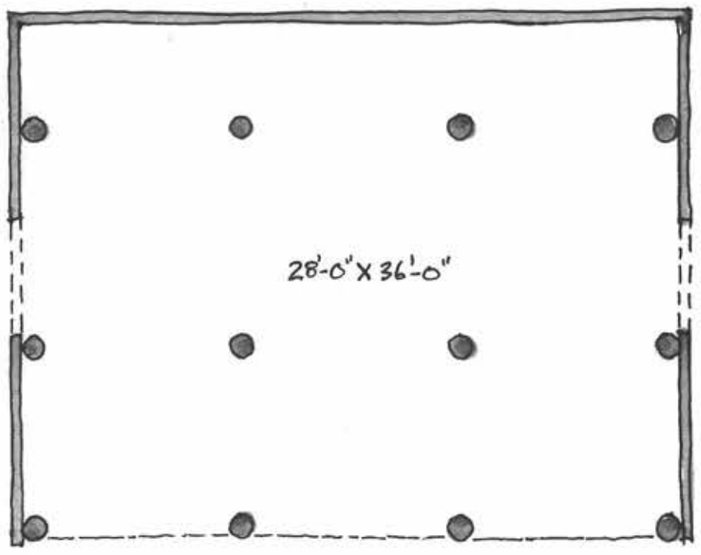


CHICKEN HOUSE

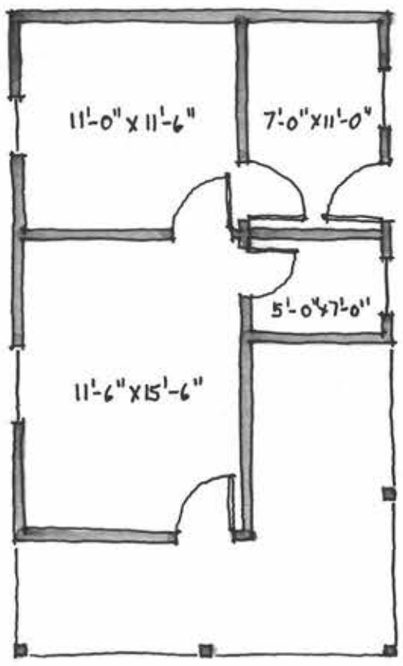
JUEL PARK
ADAPTIVE USE PLAN
BOLA ARCHITECTURE + PLANNING
SEPTEMBER 23, 2008



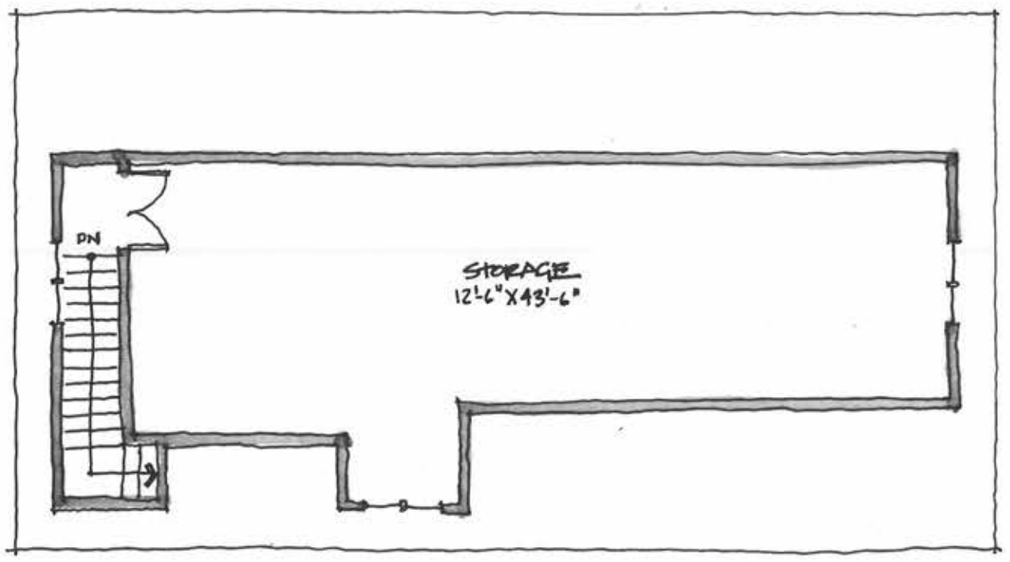
HOUSE - 1ST FLOOR



SMALL BARN

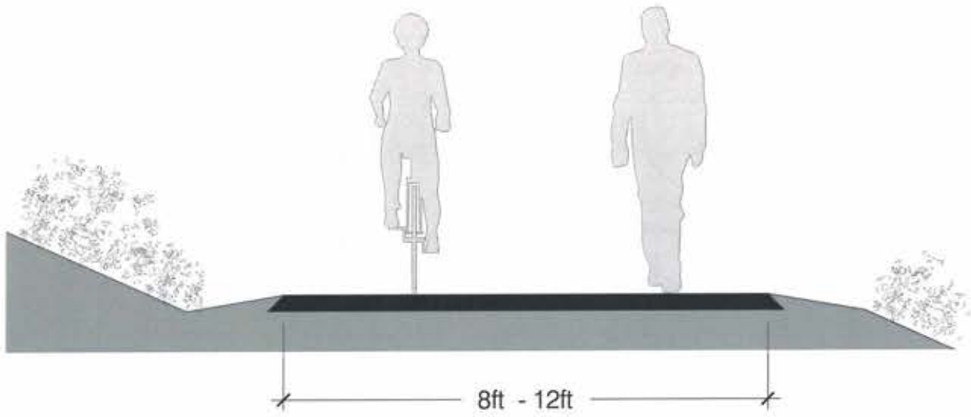


SMALL HOUSE

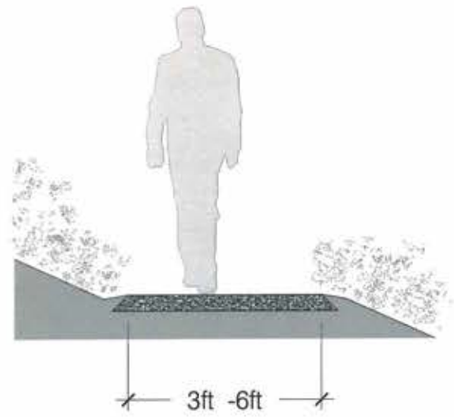


HOUSE - 2ND FLOOR

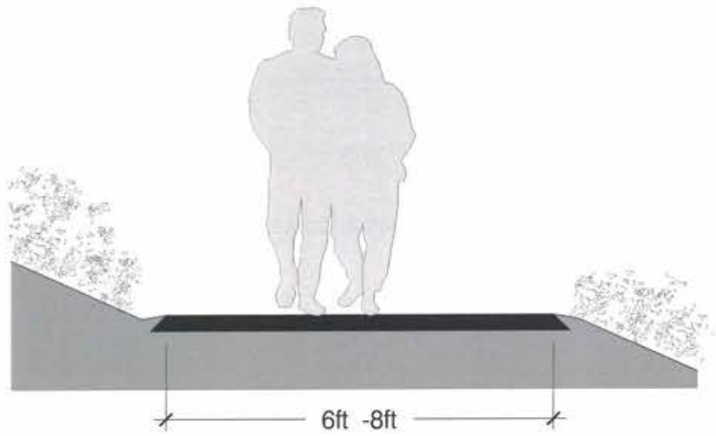
TRAIL SECTIONS



REGIONAL TRAIL



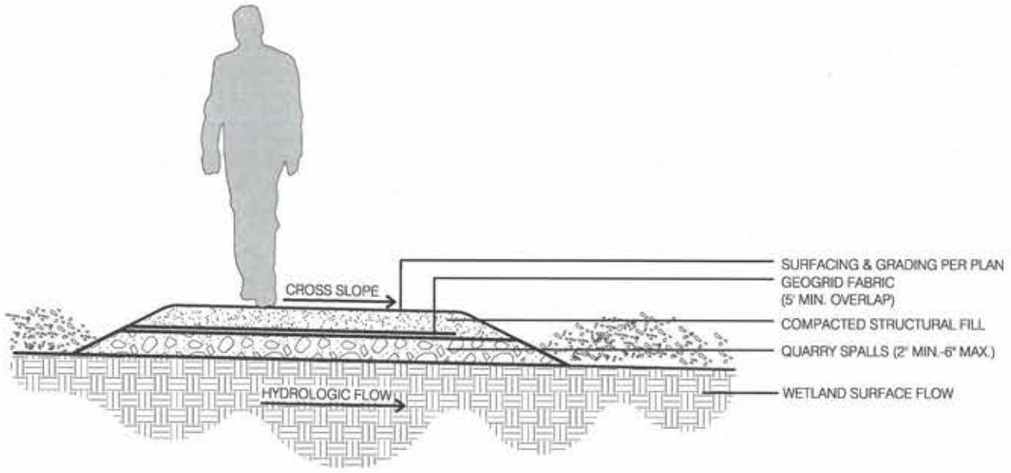
WETLAND SPUR TRAIL



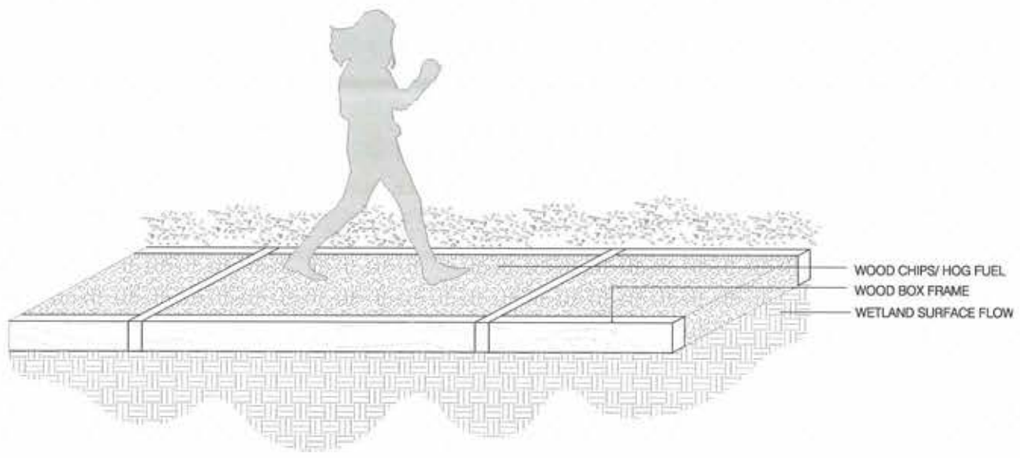
SECONDARY TRAIL

TRAIL SECTIONS

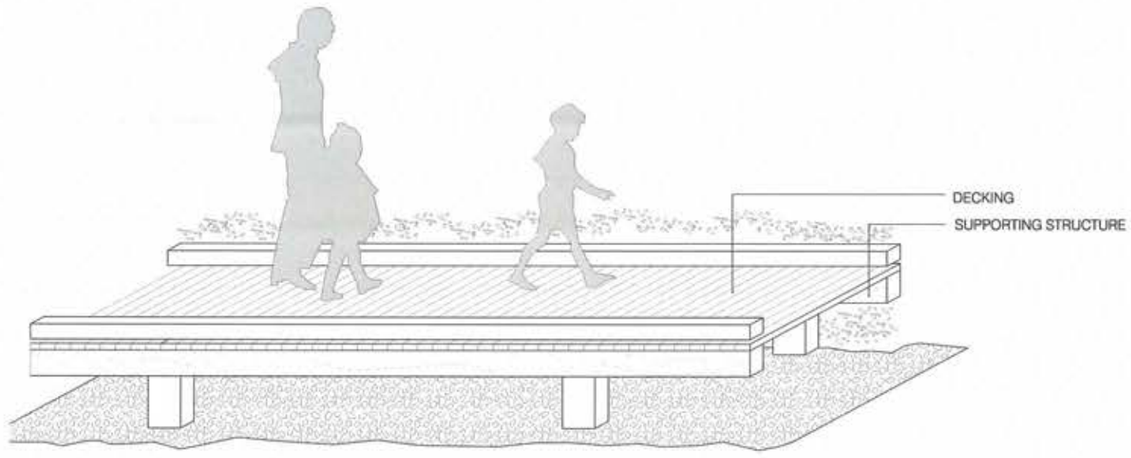
The Berger Partnership PS
Landscape Architecture



LEAKY BERM



WOOD CHIP BOX



BOARDWALK

HISTORICAL ENGAGEMENT

Redmond, like many towns in Western Washington, developed initially with extraction industries such as logging. Once the land was cleared, agricultural development by homesteaders and other pioneers followed. In the post-World War II era, residential suburbs began encroaching on agricultural acreage. Gradually at first and increasing in the last two decades, Americans have become dwellers of urban and suburban neighborhoods, and it is only far beyond growth boundaries that farming livelihoods are sustained by land use.

The preservation and interpretation of remaining rural landscapes and assemblies of farm structures provides a unique opportunity for Redmond citizens and visitors to experience and engage in these historic sites in a variety of ways. These properties are composed of assemblies of multiple buildings arranged around a farmyard or former cultivated areas. Taken individually, the farm buildings are simple structures; together and in context they show the workings of the former family farms that filled the area at one time.

CHARACTER ELEMENTS

Conrad Olson Farm is named for the pioneer who came to Seattle ca. 1900, working for a local sawmill and then settling on the Redmond property. The house still standing today was built ca. 1903 and was one of the first in Redmond. Olson then built the barn ca. 1906. The property today includes the house and barn as well as a shed and garage

Juel Park is named for Glen and Betty Juel, who purchased the 38-acre farm in 1952 and nearly 50 years later sold it to the City. The Juels rented out much of the acreage to cattle ranchers, while they used the property as a weekend retreat and cultivated gardens and orchards. A main house, a small house, a small barn, and a low barn are located on the property.

Martin Park is named for John Benjamin "Ben" Martin, a Civil War veteran who settled in the Redmond area in 1875. He had a homestead at the southeast corner of today's Red Brick Road and Novelty Hill Road. Evans Creek entered and left this homestead in two places and was once called Martin Creek. Albert Lind owned the farm on the subject property from 1941 to ca. 1970, and in 1945 built both the large barn and chicken house that remain on the property today.

Clearly the adaptive uses of the entire farmsteads will and should allow for a wide range of recreational opportunities, both passive and active, and each farmstead can provide a different experience based on its specific setting and resources.

Agricultural structures, such as barns and sheds, offer large spaces for assembly, easily connected to outdoor gathering areas. When outfitted with some of their original functional elements – such as stalls, troughs, and hay loft doors – they allow for personal or easily exhibited interpretation. The barns were constructed with sizable timbers and impressive open framework, and we recommend that these structures be adapted for sympathetic uses to allow for seasonal use, or that mechanical heating be provided only in discrete rooms built into the interior. Alternately, when rehabilitated with exterior roof insulation below the roofing, the entire space can be environmentally controlled and still retain the character-providing framing.

Use of barn haylofts is an issue due to their size and potential occupancy numbers, which can trigger substantial fire protection, life safety, and access code upgrading. Because of this, we suggest that hayloft areas may be visually accessible through openings in their floors, but not occupied by the public. If a program for one of the barns requires occupancy, the design and funding for it should anticipate upgrading of floor framing/gravity load systems/foundation, the addition of egress/exit stairs and a lift, and insertion of full sprinkler systems, in addition to typical architectural finishes, structural/seismic upgrading, mechanical/plumbing, and electrical/alarm/lighting systems.

Programs that could be developed successfully in buildings on each of the three properties include the following:

Farmhouses:

- Offices
- Workshops and conferences
- Small lectures/classrooms
- Storage (basement, or 2nd floor for less intense weights only)
- Local food café or seasonal concession area
- Cooking classes, including canning
- Wine or cheese-making tasting and classes
- Art classes
- Work spaces for painters, playwrights, authors, poets

Sheds:

- Workshops
- Seasonal use for art classes and workshops
- Maintenance and storage to support park programs or operations (equipment, tools)
- Husbandry
- Accessible restrooms (year-round or seasonal)

Small House (at Juel):

- Interpretation related to the nearby creek, salmon restoration and fishing

Barns and Nearby Outdoor Spaces:

- Public gatherings
- Indoor/outdoor picnics
- Readings
- Weddings, reunions, parties
- Gardening, chicken/livestock classes
- Environmental study labs
- Music spaces for seasonal venues
- Accessible restrooms (year-round or seasonal)
- Orientation and assembly for 20+ people

PERMITTING CONSIDERATIONS

The Berger Partnership PS
Landscape Architecture

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PERMITTING

The East Redmond Master Plan project area covers a sweeping range of existing and proposed open space zones from the Evans Creek watershed on the south, following Bear Creek north including crossing Mackie Creek, a significant tributary to Bear Creek. Across these landscapes, the parcels in question are located primarily in unincorporated King County, with exception of two of the Parks which are located within the City of Redmond.

For any wetlands or streams within the planning area there are layers of regulatory provisions that may be triggered for actions which directly affect wetlands, streams, their buffers, and in some instances the floodplains of Bear or Evans Creek. In addition, the City and County Critical Areas regulations also include provisions for landslide and/or seismic areas which are often associated with wetland (hydric) soils. These local jurisdictions regulate the buffers of wetlands and streams, whereas the state and federal regulations do not.

State regulations focus on streams (WDFW), wetlands (Ecology), and water quality issues (Ecology). Washington State has a new focus on cultural resources, and therefore, any project that triggers a state permit review will also require an analysis of the cultural resources within each project area. Federal regulations from the Corps of Engineers are applicable to all "waters of the U.S." which include streams and most of the wetlands identified within this Master Planning corridor. Unlike the local jurisdictions, neither the State nor Federal process regulates the buffers of wetlands or streams. They are only triggered when an action directly affects a wetland or stream. Federal requirements include evaluating cultural resources within the project area, similar to the State requirements. In addition, any project that triggers a Federal permit must also meet the provisions of the Endangered Species Act; the requirements of which vary depending upon which Federal permit (trigger) is initiated by the proposed action.

A summary of these authorities is provided below in a bulleted list and as a simple spread-sheet for your use in your compiled text.

City of Redmond

- Wetlands and their buffers: (RCC 20D.140.30-020 Wetland Buffers)
    - requires special studies to assure the Critical Areas provisions are met, in the CA or its buffer.
    - Category I: 300-50 ft buffer (depends on WL type, functions, connectivity factors)
    - Category II: 300-50 ft buffer (depends on WL type, functions, connectivity factors)
    - Category III: 150-40 ft buffer (depends on WL functions scores)
    - Category IV: 25-50 ft buffer (depends on WL functions scores)
- Streams and their buffers: (RCC 20D.140.20-020 Stream Buffers)
    - Requires special studies to assure the Critical Areas provisions are met, in the CA or its buffer.
    - Category I: 200 ft
    - Category II: 100 ft inner buffer plus 50 ft outer buffer
    - Bear Creek west of Avondale: 150 ft; east of Avondale 150 ft inner buffer and an additional 50' outer buffer
    - Evans Creek a 150 ft inner buffer + 50 ft outer buffer
    - Category III: 100' ft
    - Shorelines (Bear Creek and Evans Creek , their floodplains, and lands within 200 feet of the streams)
- Seismic and Landslide Hazard areas: regulated via the CAO; may influence structural aspects of trails or the built environment

King County

- Wetlands and their buffers: (KCC 21A.24.325 Wetlands — buffers)
    - Requires special studies to assure the Critical Areas provisions are met, in the CA or its buffer.
    - Category I: 300-75 ft buffer (depends on WL type, functions, intensity of land uses)
    - Category II: 300-50 ft buffer (depends on WL type, functions, intensity of land uses)
    - Category III: 80-40 ft buffer (depends on WL functions scores)
    - Category IV: 25-50 ft buffer (depends on WL functions scores)
- Streams and their buffers: (KCC 21A.24.358 Aquatic areas — buffers)
    - Requires special studies to assure the Critical Areas provisions are met, in the CA or its buffer
    - Type S or F Streams (includes Bear, Evans, and Mackie Creek): 165 ft buffer outside the UGA
- Shorelines (Bear Creek and Evans Creek , their floodplains, and lands within 200 feet of the streams)
- Seismic and Landslide Hazard areas: regulated via the CAO; may influence structural aspects of trails or the built environment

Washington Department of Fish and Wildlife

- Streams: requires an HPA and fish-passable culverts for any work below the OHWM (ordinary high water mark) of a stream (whether or not the stream has fish in it).

Washington State Department of Ecology

- Wetlands
- Water Quality (an issue for stormwater treatment and sediment control during construction activities)

U.S. Army Corps of Engineers

- Wetlands
- Streams
- Cultural Resources coordination will be required
- Endangered Species coordination with NOAA Fisheries and U.S. Fish and Wildlife Service is required

PERMITTING STRATEGY

When considering how to permit the range of proposed actions within this Master Plan, there are two primary approaches to consider. One would be to prepare the Master Plan to sufficient detail (in subsequent phases) so that it can be used as the documentation and justification for conducting a SEPA determination, and then a programmatic permit application to all the regulatory agencies. Impacts would be calculated, compensatory mitigation designed, and project limits and goals identified to frame future detailed final plan preparation. Such an action would allow the concept of the linked trails, bridges, stream relocation, habitat restoration and enhancement, and passive recreational and educational access to be addressed at a very large watershed (sub-watershed) scale. Many of the regulatory agencies (e.g., the Corps, Ecology, WDFW) are requiring applicants to address impacts and benefits to aquatic resources on larger watershed or sub-watershed scales, as a means to more accurately address cumulative effects. Benefits to the City, in this context, is that the larger goal of the Master Plan would carry the justification for bridges, access nodes, and even The Prow within a broad framework. The disadvantage would be that some early concepts, if proven to be impractical in the future, may have to be negotiated with the agencies in the future if their changes prove significant. Another potential disadvantage may be the necessity to obtain the full suite of regulatory permits, including an Individual Permit from the Corps, if thresholds of impacts exceed the minimum standards established by the Corps and Ecology for the sum of all the projects in the Master Plan.

The other approach to permitting is to treat each Park or Phase of development as a separate and complete application; distinct and independent from the whole vision. The advantage of this approach is that some phases may not trigger 'wholesale' agency review, if impacts fall beneath specific (very small) thresholds of fill. This is really only an advantage if each Park phase can be shown to be completely independent of all the subsequent 'phases'. No Alternative's Analysis would be required; meaning that the placement of fill or alteration of buffer habitats would not need to be justified in comparison to a no-impact alternative alignment.

PERMITTING CONSIDERATIONS (CONT.)

Summary of Regulatory Agencies and Jurisdiction

Regulated Areas	Redmond	King County	WDFW	Ecology	COE
Wetlands	X	X		X	X
Wetland buffers	Category I: 300'-50' Category II: 300'-50' Category III: 150'-40' Category IV: 25'-50'	Category I: 300'-75' Category II: 300'-50' Category III: 80'-40' Category IV: 25'-50'			
Streams	X	X	X		X
Stream buffers	Category I: 200' Category II: 150' Category III: 100'	165'			
Landslide/seismic Haz	X	X			
Shorelines	X	X			
Cultural Resources				X	X
Endangered Species					X

King County buffer widths for the East Redmond trail corridor project[1]

General Location	Wetland/Stream Description	Wetland Classification	Wetland Buffer Width (ft)	Stream Classification	Stream Buffer Width (ft)
Juel Park	Bear Creek tributary and riparian wetlands in SW corner of Juel Park where trail crosses	II	50-80	F	165
	Bear Creek tributary and large wetland complex in NE corner of Juel Park	II	150	F	165
	Wetland at SE corner of Juel Park and within PSE powerline corridor	III	50-80		
Farrel McWhirter Park	Mackey Creek and wetland complex in NW corner of Farrel McWhirter Park	II	50-80	F	165
Conrad Olson Farm	Bear Creek and riparian wetlands along western edge of Conrad Olson Farm			S	165
	Wetland pond at NE corner of Conrad Olson Farm	II	75-150		
Perrigo Park	Large wetland complex at confluence of Bear Creek and Evans Creek	I	150-200	S	165
Arthur Johnson Park	Evans Creek and riparian wetlands	II	75	S	165

[1] Wetland and stream ratings and buffers are from King County code, and estimated based on site reconnaissance; changes in ratings and/or identification of additional jurisdictional wetlands may occur during detailed project design.

ENVIRONMENTAL CONSIDERATIONS

The Berger Partnership PS
Landscape Architecture

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LOW IMPACT DEVELOPMENT (LID)

Stormwater runoff from the developed portions of the parks must be managed so that the water quality of the runoff does not impair Bear Creek, Evans Creek, Mackie Creek or any adjacent wetlands. Park development must include provision flow control, which is managing the stormwater so that this runoff does not significantly increase the discharge rate, volume, frequency, or duration of stormwater conveyed to the natural downstream receiving waterbodies. Within the Master Planning area, there are several opportunities to use the principles of Low Impact Development (LID) and its's Best Management Practices (BMPs) to manage stormwater quality and to provide flow control from the developed portions of the proposed Parks. LID is strongly encouraged in the City of Redmond policies and codes.

LID is a land use strategy for designing stormwater management that emphasizes conservation and the use of natural conveyance features to provide the hydrologic functions present in the landscape prior to development. LID can be used as the sole means to manage stormwater or can be used in conjunction with more traditional engineered structural facilities.

The East Redmond Corridor Master Plan meets most of the goals for implementing LID. These include: minimizing land disturbance, minimizing total impervious surfaces, retaining and restoring native forest cover, and preserving the moisture capacity of on-site soils. Additional LID goals can be readily achieved through pro-active design in the analysis and design of future stormwater management provisions. Design for LID in future conditions can include: managing stormwater runoff as close to its origin as possible; maintaining pre-development surface water flow volumes, durations and frequencies; reducing piped stormwater conveyance and conventional detention ponds, and managing stormwater through dispersion.

One significant aspect of projects within the Master Plan that conforms to LID principles is minimizing the size of the "built" development. The requirements for water quality and flow control BMPs (best management practices) are triggered when the size of development exceeds 5,000 square feet of new impervious area. Selecting particular BMPs for water quality treatment or flow control depends on the following: the area available to accommodate the BMP; the soils and the type of vegetation in which the BMP will be built; and the proximity of the BMP to a particular stream or wetland. The East Redmond Corridor project is in Wellhead Protection Zones 1 and 2; an area identified by King County where groundwater must be protected. This wellhead protection area designation prohibits the use of infiltration for stormwater water quality treatment or stormwater flow control from a development, except for flows of clean water from roofs or sidewalks. Therefore, a bioretention BMP such as a rain garden that incorporates infiltration is not appropriate in a wellhead protection area, unless it includes a drain pipe designed to collect stormwater from the bottom of the facility. The outlet must convey the pre-treated flows safely to an existing surface feature such as swale, stream, or wetland.

Surface dispersion of pre-treated stormwater in natural or engineered features are LID BMPs that are suitable for the East Redmond Corridor Project. To determine if LID BMPs are appropriate for use within the Master Plan area requires a site assessment including descriptions of the site soils, existing vegetation, proximity to streams and wetlands, depth to groundwater, and distances from sensitive areas (such as wellhead protection zones, steep slopes, and landslides). Each area along the East Redmond Corridor where improvements are proposed will need to consider these characteristics and the particular aspects of the improvement (pollution generating impervious surfaces versus non-pollution generating impervious surfaces, site grading, and revegetation) to assess the viability of LID BMPs to conform to the Redmond stormwater regulations. In future phases the site assessment(s) should be completed and reviewed by City engineering and planning staff prior to advanced site designs.

ENVIRONMENTAL CONSIDERATIONS

ENVIRONMENTAL CONSIDERATIONS - PARK SPECIFIC

Arthur Johnson

At the Arthur Johnson Park and Barrett property, each of the two parking lots would add more than 5,000 square feet of pollution generating impervious surface (PGIS). Flow control and water quality treatment facilities will be required to manage the stormwater from the parking lots. LID BMPs that can be easily incorporated into the site design include bioswales for water quality treatment and natural or engineered dispersion for flow control. Porous or permeable pavement may be used if the grades for the parking areas allow the runoff to be collected from beneath the pavement so that it can be conveyed to a bioswale and then to the creek or engineered dispersion.

Creating three bridge crossings over Evans Creek will trigger the need for permits from every regulatory agency mentioned in the summary above. Placement of a foot-bridge across the creek in the location of a large island area may raise concerns from regulators regarding introducing human and domestic animal access to an island that could possibly be providing some 'refuge' habitat in existing conditions. If crossings are designed to avoid fill or grading work below the OHWM (ordinary high water mark) (e.g., bridge footings or abutments) it is possible that the Corps of Engineers will not require permits for the bridges; if the impacts fall below thresholds of less than ½ acre (total) and there are no other wetland impacts, the bridges could possibly be permitted via Nationwide Permit 14 (NWP 14). Bridge crossings would have to be permitted by King County, and perhaps WDFW. All bridge crossings would have to be designed to allow for flood flows and fish passage per King County's stormwater manual.

Barrett Property

Bridge crossing on Evans Creek would fall within the concerns described for Arthur Johnson Park. Clearing riparian vegetation to create an orchard and creek-side observation/access points would trigger provisions of the King County code regulating the buffers of streams. These concerns would likely exist even for a relocated and enhanced stream channel location. All bridge crossings would have to be designed to allow for flood flows and fish passage per King County's stormwater manual.

Evans Creek Connector

This large area of the Master Planning area provides a large and significant opportunity for the City to create habitat improvements in the stream, riparian area, floodplain, and associated wetlands of Evans Creek. The City could consider undertaking an effort to create advanced stream and wetland compensatory mitigation for future CIP projects for the Planning or Public Works Departments of the City.

Conrad Olson

The Conrad Olson Farm will include a small parking area that may not be large enough (greater than 5,000 square feet) to trigger the requirements for water quality treatment or flow control. The parking area and walkways should consider natural dispersion for stormwater management and the stormwater from the roofs can be infiltrated either directly if these are clean roofs or through bioretention (rain garden).

The connection between Conrad Olson Farm and Farrell McWhirter Park will require water quality treatment and flow control if the existing roadways are moved and the new or replaced PGIS exceeds 5,000 square feet. This is an area that may not have an opportunity to use LID, and there may be an expectation that the existing stormwater facilities in the roadway may have to be retrofitted for water quality treatment.

The primary regulatory trigger in this park, as currently envisioned, would be the three stream access/observation areas within the riparian corridor regulated by King County through their Critical Areas regulations. Because the trails would be used for passive recreation and educational access, it is very likely that King County would permit their locations. However, some modest compensation in the form of additional planting or vegetative enhancement of portions of the existing riparian buffer would likely be required by the County.

In the northern reaches of the park, the location of the primary trail linkage to Farrell McWhirter would have to be placed to address the wetland buffer setback from the wetland located to the east; buffer reduction may be allowed with the opportunity to enhance the existing degraded vegetated buffer between the proposed trail and the wetland area.

Farrell McWhirter

The improvements proposed for Farrell McWhirter Park include paddocks that should include water quality treatment of the runoff before it is discharged to Mackey Creek. There may be sufficient distance between the paddocks and the creek to use natural dispersion. Otherwise, a bioswale may be required. The parking areas proposed for the park should be able to accommodate bioswales and natural dispersion for stormwater management. The existing and proposed structures may provide an opportunity for rain water harvesting for use in the stables, garden plots, or watering of landscaping in the area of structures and parking.

The regulatory implications for McWhirter Park would likely focus on the implication of potential water quality impacts on Mackey Creek from the existing and proposed expanded paddock areas. This may be an opportunity to improve existing conditions and provide improved water quality within the Creek. In addition, any bridge crossing of the creeks will trigger permit reviews by King County, WDFW, and potentially the Corps. Clearing for trails within the stream or wetland buffers will be regulated by King County.

Juel Park

At Juel Park, the parking area will require water quality treatment and flow control. Bioswales can be included around the parking area and these will provide water quality treatment. The bioswales can be used to convey the stormwater to the wetland proposed, to natural dispersion areas or to Bear Creek. The current plan is to locate and design the swales to convey the runoff toward the east away from Bear Creek. The improvements proposed include a viewing area along Bear Creek referred to as The Prow. The design of The Prow will need to consider the several elements to minimize the impact to the stream. The type of supports and decking material will need to be evaluated.

The wetland restoration in the northeast portion of the site could possibly be used for compensatory mitigation for other impacts to wetlands and buffers along the Master Plan route, given its size, landscape position, and degree of current degradation. Installation of a perimeter trail through this area of enhancement will reduce its benefit for wildlife habitat (due to intrusions by humans, dogs, and cats); but it may still be a relatively straightforward permitting exercise from King County, the Corps, and perhaps Ecology (depending upon the extent of wetland fill required).

Placement of the new stream access point, The Prow, on the banks of Bear Creek may require some negotiations in the permitting process. The location, above the floodplain and adjacent to existing historic disturbance, and its use for educational purposes may well allow its approval by the agencies. Opportunity to expand the existing native vegetation restoration activities south of The Prow and acquisition and preservation of the riparian forest across the creek will also be very strong positive actions to counter-balance the new structure in a zone of existing/historical intrusion. This is certainly not an insurmountable concept.

It may also be possible to collect and treat stormwater generated from the expanded parking area; and then discharge it into the proposed wetland restoration area in the NE corner of the Park if the grades are appropriate.

PUBLIC INFRASTRUCTURE

Water Service and Availability
Domestic water to service park sites and/or areas within trail routes would be supplied by extensions/connections of the public water system, where available, or from existing individual underground wells sites.

Public water service within the master plan area is under the jurisdiction of either City of Redmond or Woodinville Water District. Public systems can be expected to exist along major roadways and the majority of public streets within Redmond City limits. Public water mains may also exist within roadways that service pocket areas of development or groups of homes within the unincorporated King County area of the master plan.

Primary issue considerations in connecting to available public water mains will be:

- Jurisdictional requirements to connect to public system based on the proximity of the particular site needing service relative to the available public system main.
- The cost to extend the public system water main to the property(ies) needing service.
- Meter and connection charges to hook onto the public system.

Some individual small, residential underground wells likely exist on the City owned parcels in the unincorporated King County, which contain former home sites in areas where there are no public water mains. These well properties can likely be expected as an option for proposed facilities, however, generally the use of an individual well is limited to the parcel it resides on and cannot be used to serve adjacent properties.

Primary issue considerations in the use of individual existing wells for domestic water service will be:

- Confirming restrictions, if any, through document research on the existing well's use and for any capped, not-in-use well, does the right still exist.
- Verification of existing condition, capacity, and demand needed for any potential well use.
- Jurisdictional requirements to connect to public system based on the proximity of the particular site or use.

Preliminary Wastewater Service Issues
Anticipated wastewater facilities to service park sites will likely be by individual septic systems. Most of the City park sites are surrounded by unincorporated King County where public sewers would not generally be available although some parcel sites bordering the City limits may be available to public sewers. It is unlikely that any existing septic system on former home sites would be adequate (either in capacity or location to proposed facilities and therefore would anticipate all new septic systems being installed).

Primary issue considerations relative to addressing wastewater needs for proposed facilities will be:

- The type, and subsequent cost, of the proposed septic system required based on the existing soils conditions at any one facility, which may vary between sites.
- Restrictions in size/location of drain fields based on proximity of streams and existing domestic water wells, either on-site or on adjacent properties.
- Jurisdictional requirements to connect to public sewer system in areas where public sewers are available, and in those cases, the connection charges and cost of extending the sewer service.

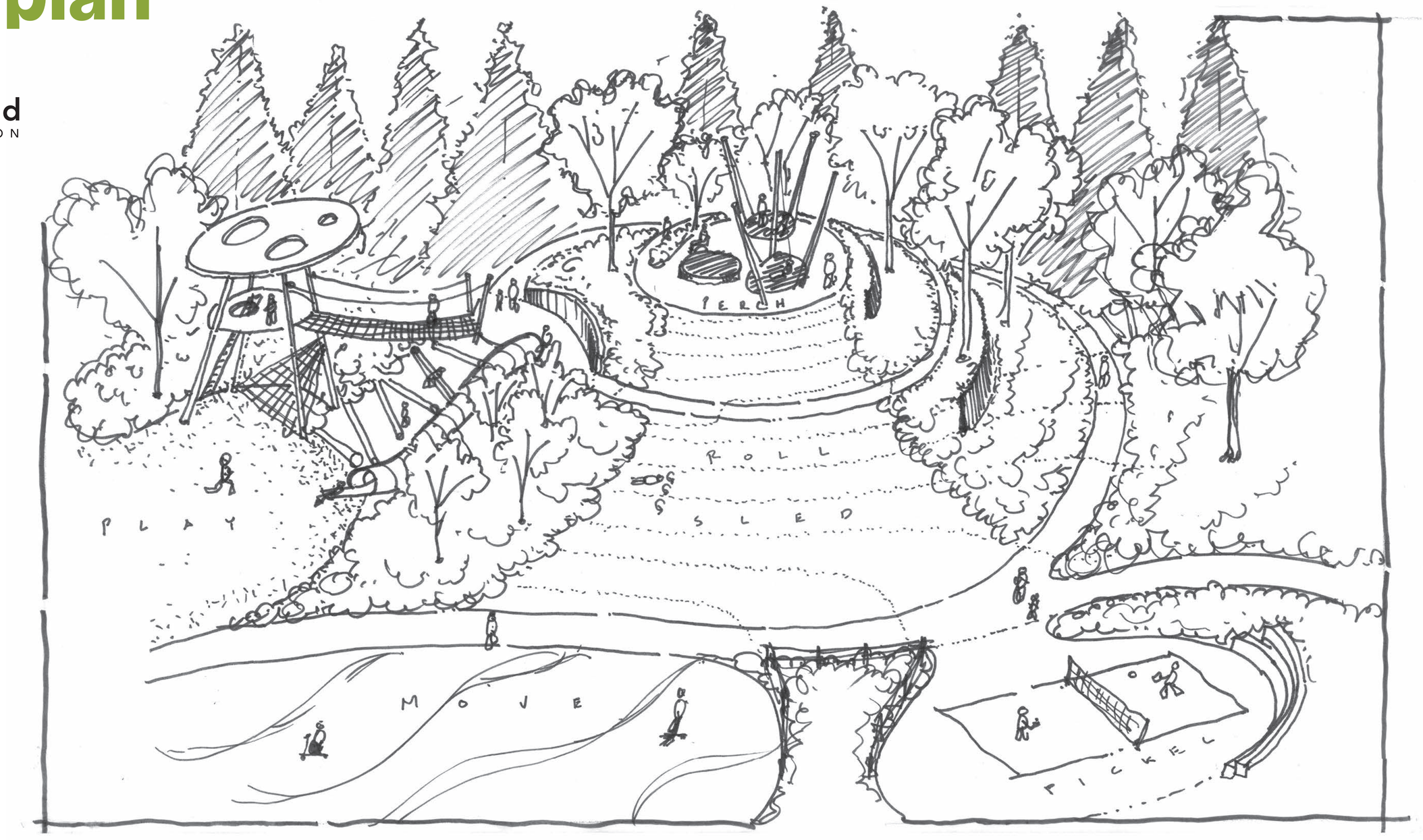
Parking, Driveways, and Public Street Issues
All proposed park sites will be accessed via public roads, either within City of Redmond or King County, and require permit approvals. Drive entry locations will need to meet requirements for stopping sight distance and be constructed to either County or City standards. Park-site frontage improvements along public roadway may be required in addition to other potential permit approval traffic mitigation improvements. Frontage improvements would likely involve drainage improvement, pavement widening, and possible utility adjustments/ relocations.

The number of parking stalls, and subsequent required ADA spaces, at each of the park sites will be based on type of facilities and anticipated uses. Primary parking would consist of asphalt surface and may include areas of non-asphalt over-flow parking. Geotechnical evaluation of the existing soils will determine the required pavement base material/thickness.

Site Specific Issues for Future Consideration
- Roadway and utility relocation cost of placing trail along the north side of NE Redmond Road associated with the Farrell McWhirter connector.
- Location/treatment of Novelty Hill Road trail crossing at NE Redmond Road.
- Treatment of street crossing at Conrad Olson Farm (a mid-block crossing) and traffic calming elements on NE 95th Street.
- Driveway location/grade of Union Hill Road access to Barrett property relative to planned road widening.
- Union Hill Road access to both Arthur Johnson Park and Barrett property based on proposed traffic median requiring right-in, right-out only.
- Drive entry location to Arthur Johnson Park driveway on Red Brick Road relative to proposed roundabout at intersection with Union Hill Road.
- Minimizing or eliminating potential pedestrian crossing of proposed widened Union Hill Road at alignment entries to Arthur Johnson Park and Barrett property.

Southeast Redmond Neighborhood Park Masterplan

Redmond
WASHINGTON



03/14/24

PARTNERSHIP
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Contents

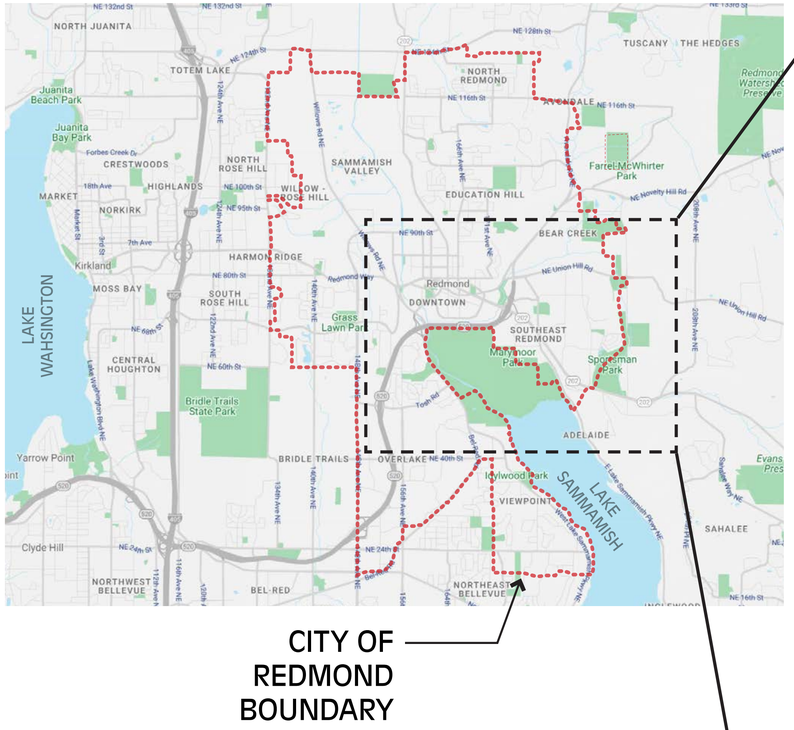
Project Overview and Site

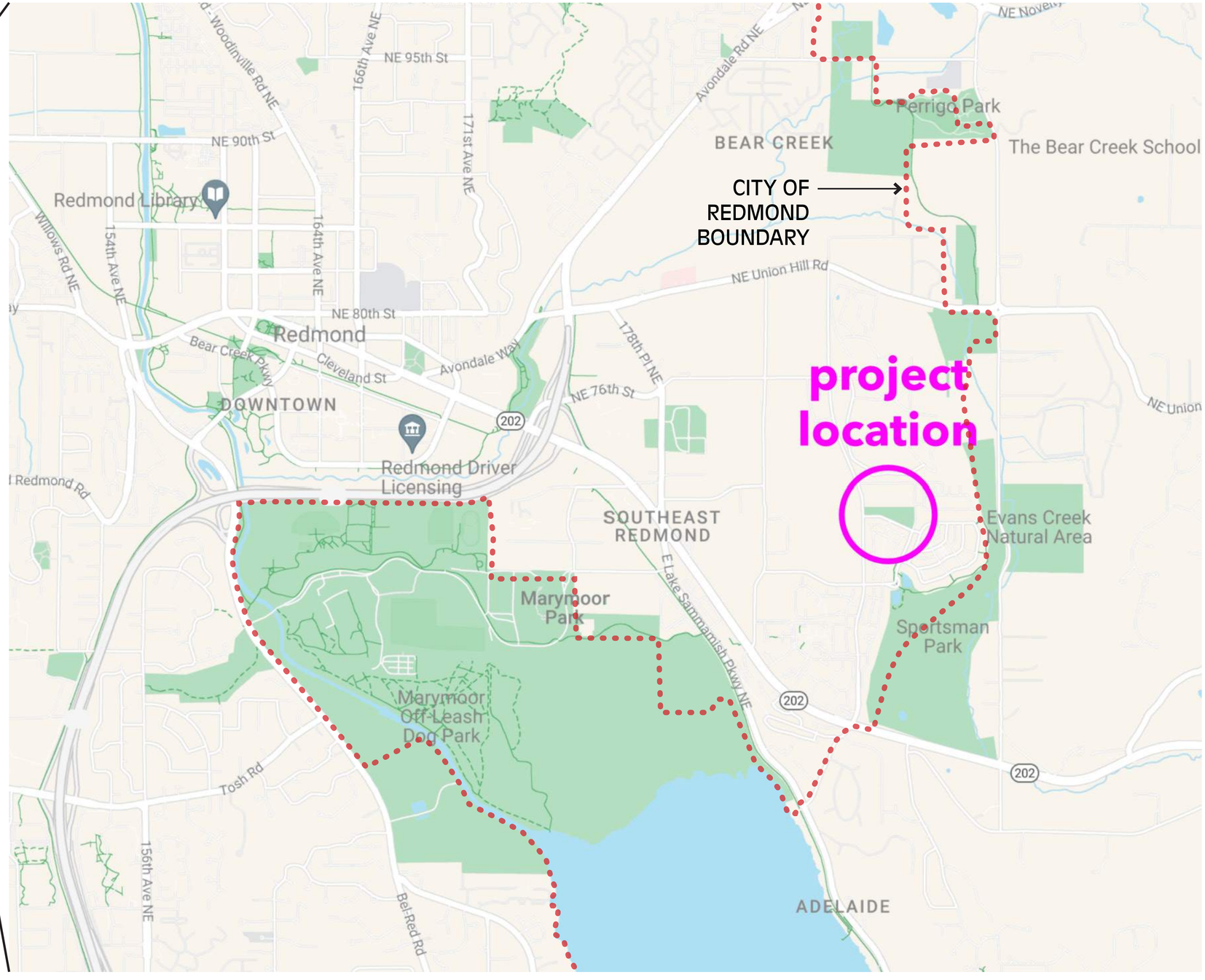
Southeast Redmond Park offers an incredible opportunity for the still developing Southeast neighborhood of Redmond. The existing site, having been acquired and preserved for public use in 2002, is essentially a blank slate, and the time has come to shape a vision for a new neighborhood park to serve as a gathering space that is inclusive for all, an example of an ecologically responsive site, and a reflection of those who will frequent it.

The new park will be part of the city's overall system of parks and recreation spaces of various sizes and typologies. Based on the Redmond PARCC Plan, in which park facilities are divided into classifications with specific guidelines addressing the characteristics and uses of the park, SE Redmond Park is designated to be a "Neighborhood Park" facility. Based on this designation there are some programmatic elements that are perfect for this site, while other elements can better serve the community at other locations within the city.

Through a series of public meetings and online questionnaires we have engaged the community to develop and hone the park design and program, and we are tremendously excited with the outcome of this process. The Southeast Redmond Park Master Plan has been shaped to be a magnetic and cherished open space for the neighborhood, providing gathering places, amenities, and identity for the community while greatly enhancing the site's ecological function as part of the park experience.

Project Location

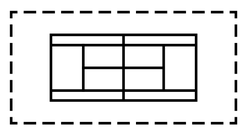




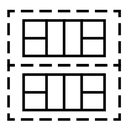
Existing Site & Scale

40 0 20 40 80
FEET

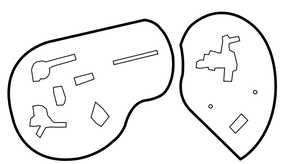
SCALE COMPARISON FIGURES



TENNIS COURT

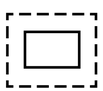


PICKLE BALL COURTS (2)

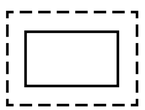


MARYMOOR PARK ATHLETIC FIELDS PLAYGROUND

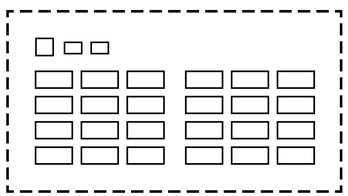
SMALL SIZE
20' X 30'
2-3 PICNIC TABLES



MEDIUM SIZE
30' X 50'
5-6 PICNIC TABLES



PARK SHELTER WITH SURROUNDING PAVING



MEDIUM SIZED COMMUNITY GARDEN SPACE
(18 BEDS @ 10' X 20')

Preferred Design Concept

The Southeast Redmond Park Master Plan has been shaped to be a magnetic and cherished open space for the neighborhood, providing gathering places, amenities, and identity for the community while greatly enhancing the site's ecological function as part of the park experience.

The site's current flat topography is reshaped to build character and function, carving depressions along the site's southern boundary to manage stormwater as an inviting feature while sculpting berms along the northern edge punctuated by "sunset hill," the park's anchoring feature that provides views and amenity, and defines the park experience. The site is "rewilded" with a robust evergreen and deciduous tree canopy and understory plantings, particularly along the park's northern topography, providing shade and enriched experience for park users and valued habitat connecting Evans Creek watershed and Union Hill to the east and Marymoor Park and Lake Sammamish to the west.

Park activities are distributed around the site with an intertwined system of a promenade and secondary paths that unify the park with looping pathways. The western edge of the site includes a community portal inviting in visitors from the street, a community garden, and a natural grass play meadow sized to welcome informal play but not formal sports. As the park widens moving eastward, more structured activities are located around the base of sunset hill and climbing its slopes, including flexible play courts, a smooth and colorful paved area that welcomes basketball, wheels, and other creative uses, and an inspired playground at the base of and wrapping up the side of sunset hill to increase both play value and universal experience. The playground is sized to include distinct spaces oriented for users of varying ages and play types, featuring hillside slides, climbing and scrambling elements, swings, and a zipline located along the outer edge to reduce potential user conflicts.

Community gathering spaces are located throughout the park with benches and places of pause throughout. There are several integrated gathering areas that are central to the design experience. The courts and flex-play area have gathering terraces built into the landscape berms that surround them. The mixing zone between the playground and play meadow is home to "the oval," a covered yet open pavilion filled with furnishings and platforms that invite seating, gathering, picnics, events and performance, welcoming all park use in rainy weather and providing shade in summer. Sunset hill is topped with "the perch," a series of seemingly floating seating platforms (universally accessible) that are both seen from afar and wonderfully interactive and inviting upon arrival.

Overall Preferred Concept Plan

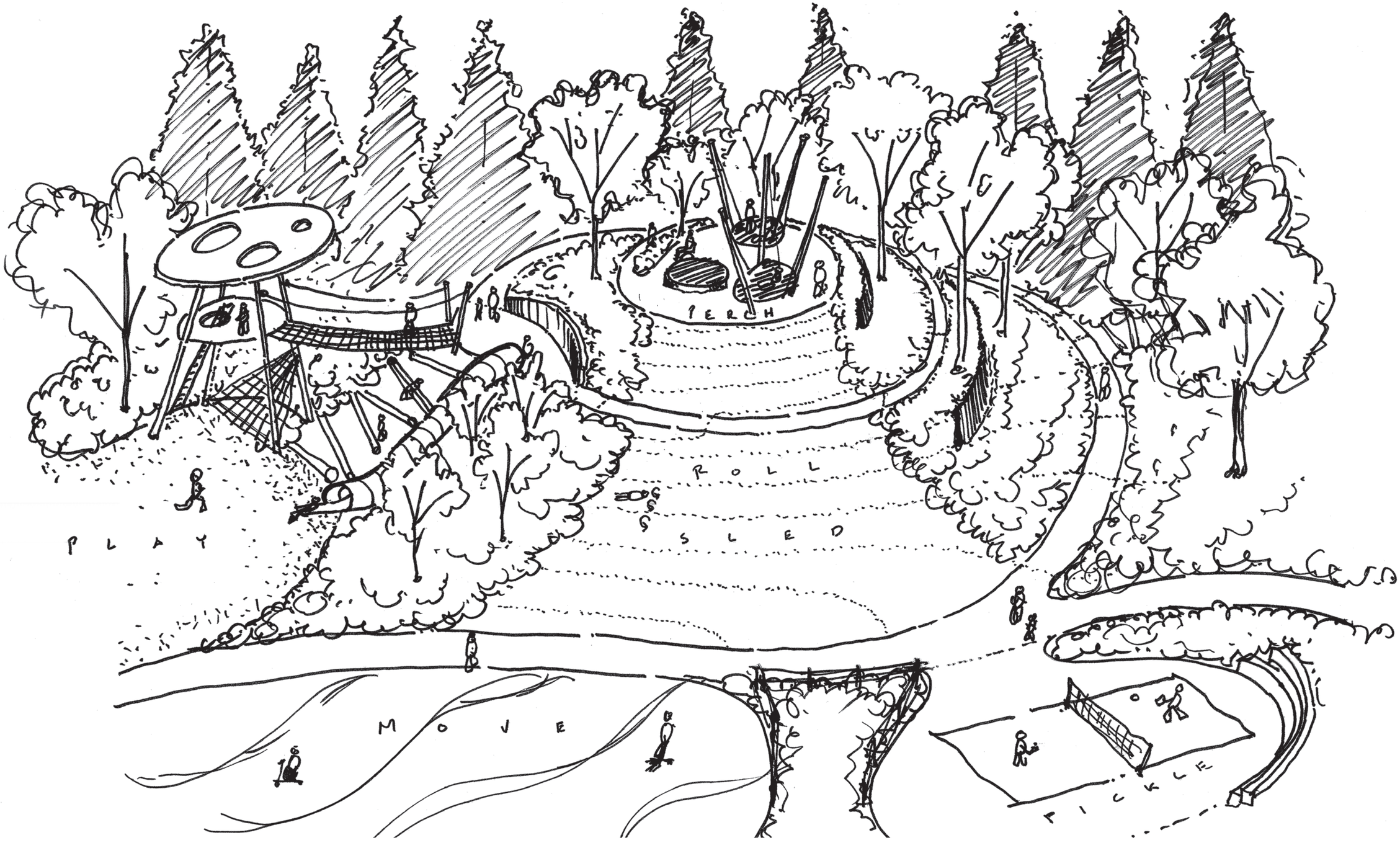
30 0 15 30 60
FEET

188TH AVE NE
NE 68TH ST
ROAD I
192ND AVE

LEGEND

1. Flexible Play Lawn
2. Community Garden
3. Neighborhood Icon
4. Gathering Node
5. Covered Gathering Space with Seating Platforms & Picnic Tables
6. Stormwater Feature
7. Pollinator Garden
8. Flexible Play Zone
9. Basketball Hoops
10. Flexible Sports Court
11. Berm with Sculptural Seating
12. Sunset Hill with Accessible Pathway
13. Hilltop Perch
14. Re-Natured Buffer
15. Zipline
16. Play Zone
    - 5-12+ Year Old Play
    - Slides
    - Swings
    - Climbing Feature
17. 2-5 Year Old Play
18. Informal Stone Stair Connection
19. Portable Restroom with Wood Screen Enclosure
20. Benches Along Path

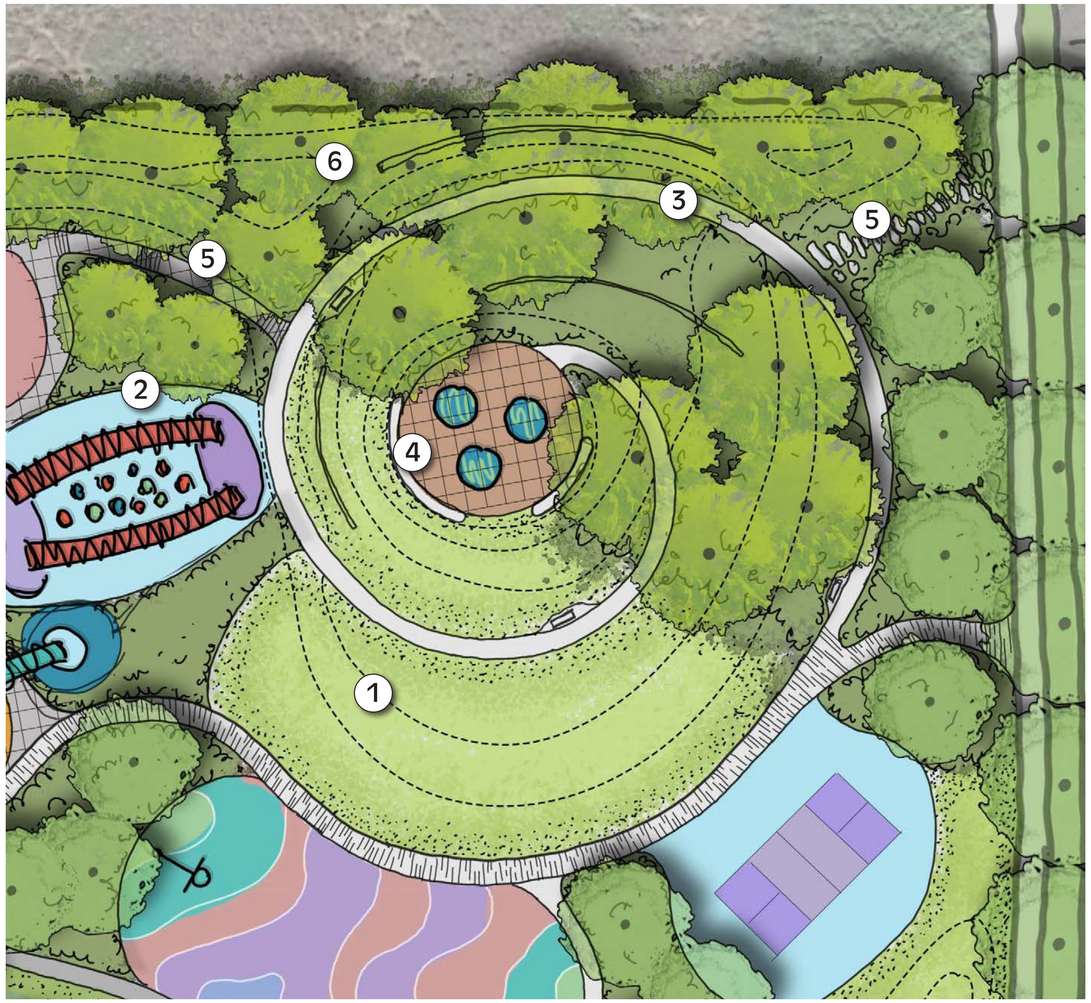
Sunset Hill Vignette

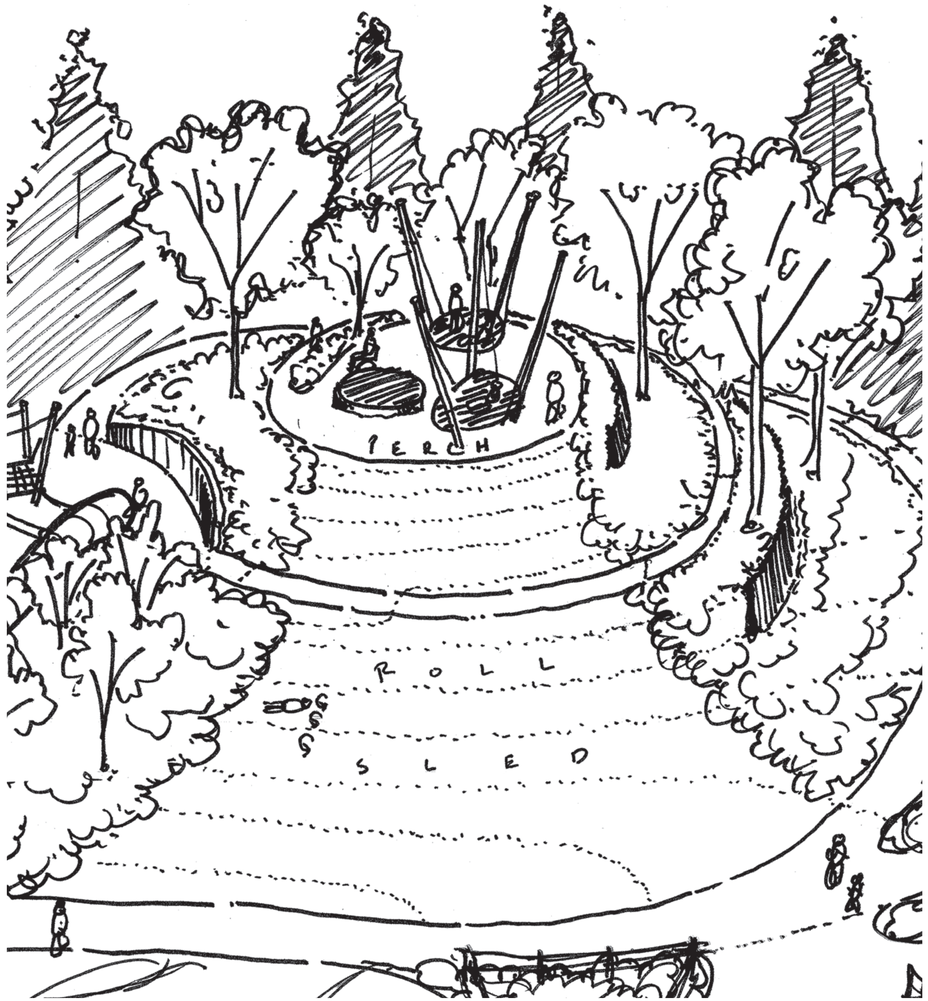


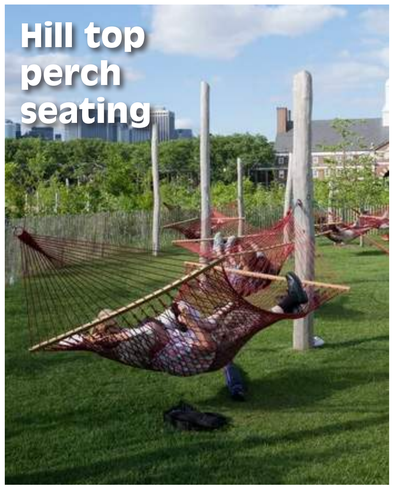
Sunset Hill & Perch

1. Grassy hillside for sledding, rolling, and 'hangin'
2. Hillside play zone
3. Accessible path to hill top
4. Hill-top perch gathering space w/ seating
5. Informal stair connector
6. Forest buffer

Sunset hill is topped with "the perch," a series of seemingly floating seating platforms (universally accessible) that are both seen from afar and wonderfully interactive and inviting upon arrival.

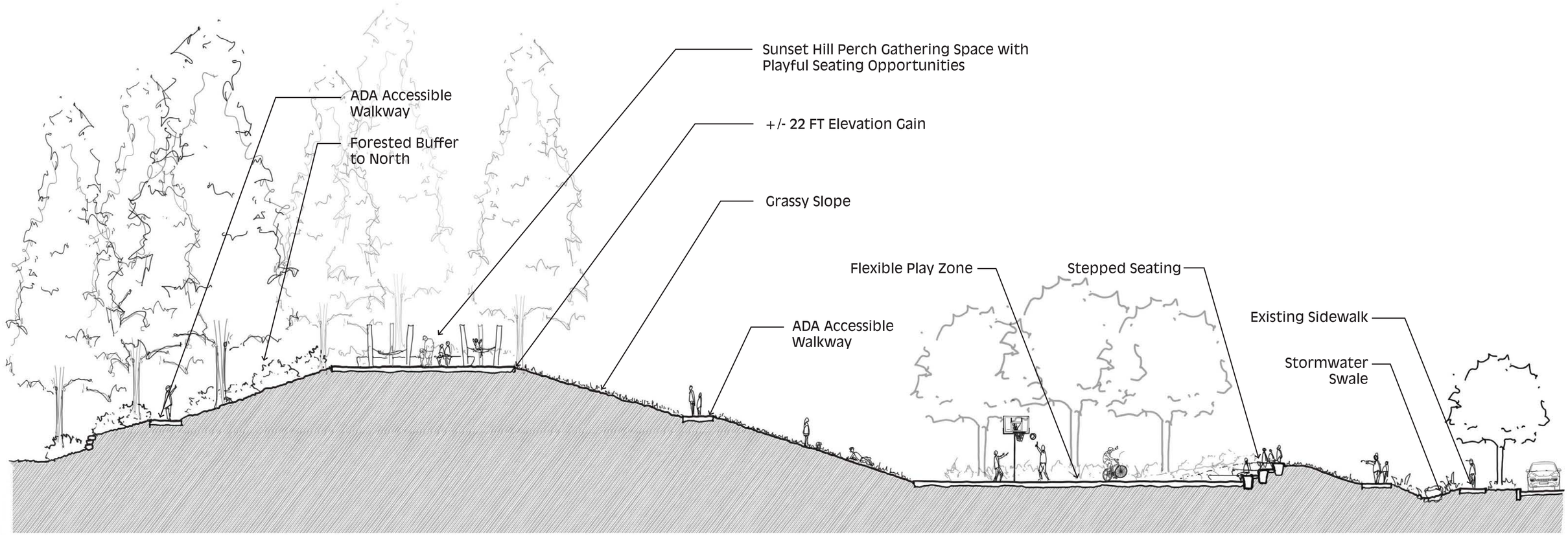






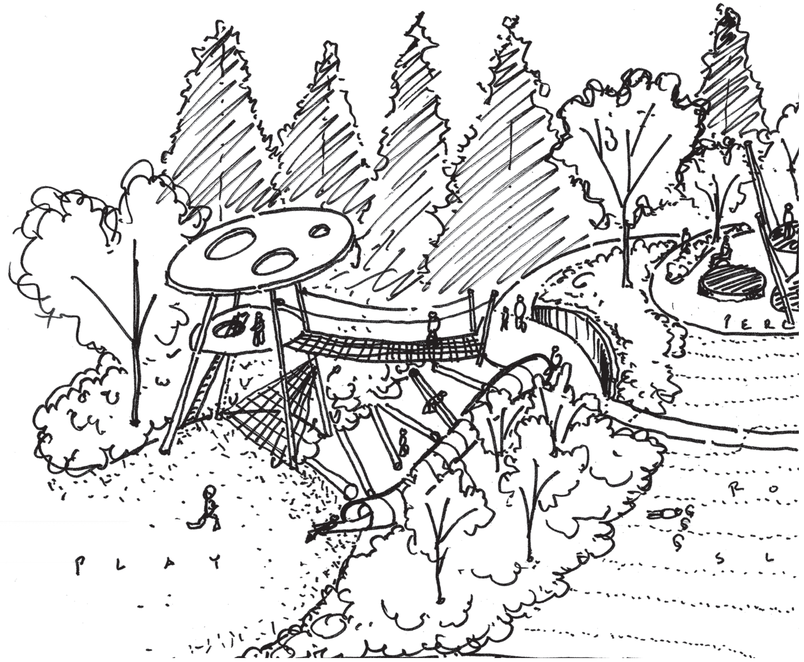
Sunset Hill & Perch

Concept Section



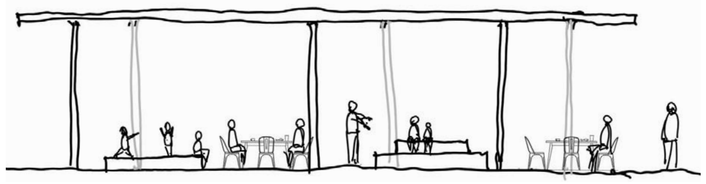
Playground & Gathering

1. Covered Gathering Space with Seating Platforms & Picnic Tables
2. Zipline
3. 2-5 Play Zone
4. 5-12 Play Zone
5. Hill Slides and Climbing Scramble
6. Swings
7. Stair Connection to Hill Path and Upper Slide Landing
8. Nature Play Zone & Stormwater Feature
9. Neighborhood Entry Gateway



More structured activities are located around the base of sunset hill and climbing its slopes, including a pickleball court, a flex-play zone (a smooth and colorful paved area that welcomes basketball, wheels, and other creative uses), and finally an inspired playground at the base of and wrapping up the side of sunset hill to increase both play value and universal experience.

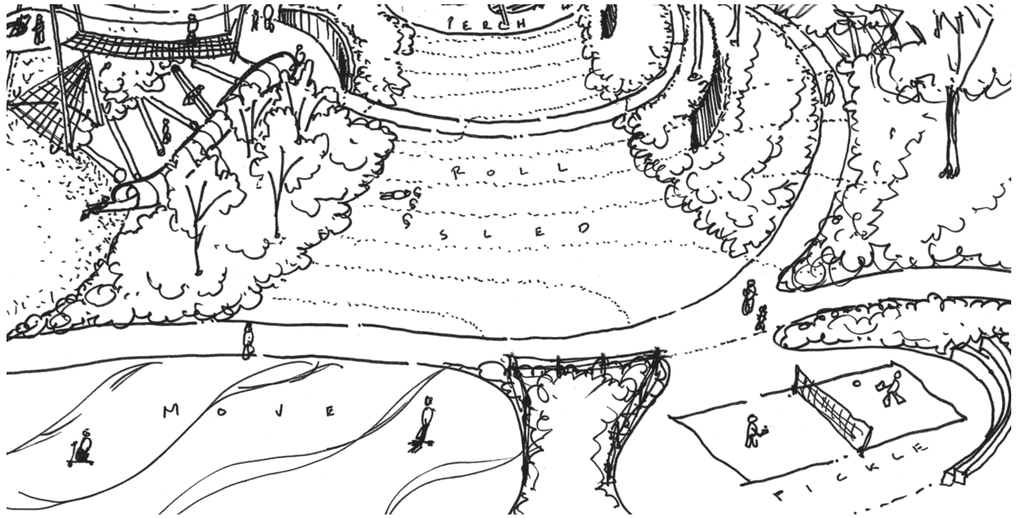
Sketch Section at Covered Gathering - "The Oval"

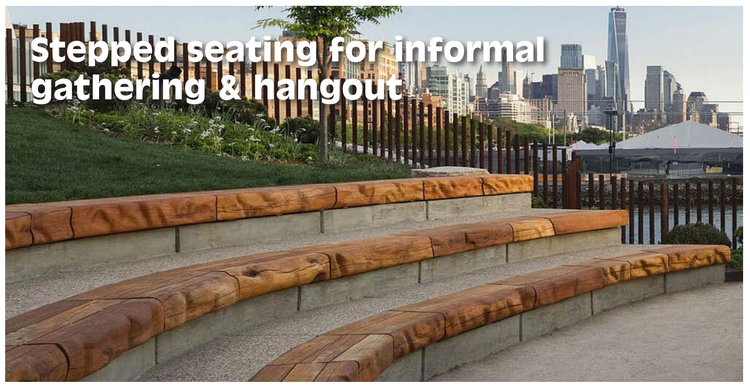


Flexible Play & Teen Hang

1. Paved Flexible Play Zone with Painted Graphics
2. Informal Basketball Hoops
3. Flexible sports court and additional flexible play space
4. Hillside grass hangout space
5. Grass berm for hangout space and sound buffering
6. Stepped Seating / Informal Amphitheater
7. Neighborhood Entry Gateway
8. Stormwater Swale w/ Pollinator Plantings

Landscape berms are strategically placed along the edges of the basketball and pickleball play zones to keep balls contained, as well as to provide some sound buffering.





Flexible Lawn and Community Garden

1. Large Flexible Lawn
2. Small Gathering Nodes w/ Picnic Tables & Seat Walls
3. Community Garden
4. Neighborhood Entry Gateway
5. Low Berm Edge / Street Buffer
6. Central Play and Gathering Space
7. Primary Promenade Walkway
8. Planted Buffer
9. Stormwater Swale w/ Pollinator Planting

The western edge of the site includes a community portal inviting in visitors from the street, a community garden, and a natural grass play meadow sized to welcome informal play but not formal sports.

Rewilding & Park Ecology

Existing Site

The site is “rewilded” with a robust evergreen and deciduous tree canopy and understory plantings, particularly along the park’s northern topography, providing shade and enriched experience for park users and valued habitat connecting Evans Creek watershed and Union Hill to the east and Marymoor Park and Lake Sammamish to the west.

Proposed Plan

Enhanced stormwater management with functional and beautiful rain gardens

Replanted with new trees for increased habitat opportunities and shade cover

Enhanced vegetation diversity and provide pollinator planting with seasonal flowering perennials

Restored understory with native northwest planting

Grading and Drainage Concept

30 0 15 30 60
FEET

+4′

+22′

+2-3′

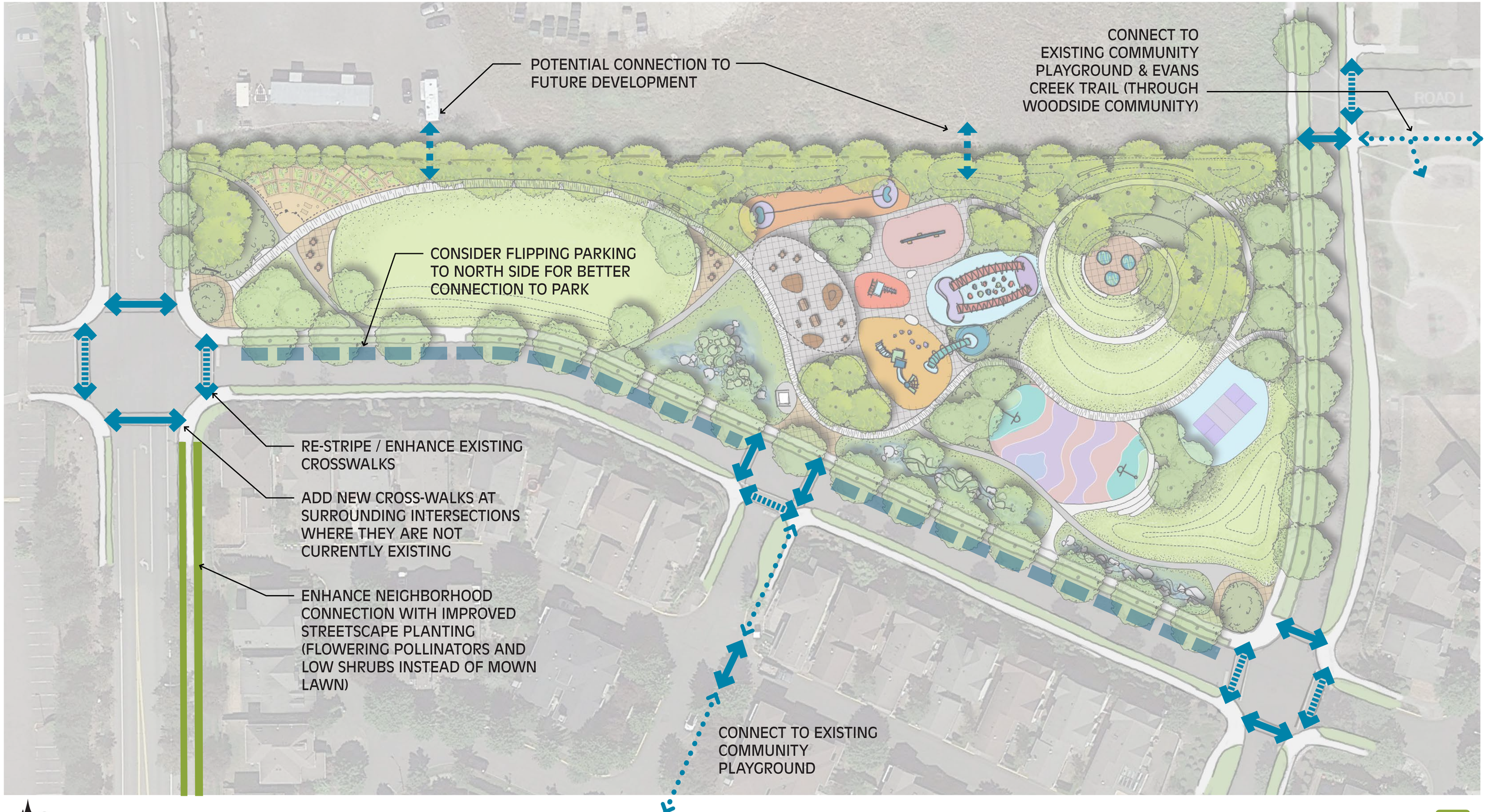
+4′

POTENTIAL STORMWATER SWALE / BIO-RETENTION

ELEVATED / BERM AREA

The site's current flat topography is reshaped to build character and function, carving depressions along the site's southern boundary to manage stormwater as an inviting feature while sculpting berms along the northern edge punctuated by "sunset hill," the park's defining feature that provides views and amenity that defines the park experience.

Potential Off-Site Opportunities



Preliminary Cost Estimate (ROM)

Probable Cost of Construction

Date: 02/26/2024

Project: SE Redmond Park

Phase: Masterplan

	Quantity	Unit	Unit Cost	Total
General Conditions				
Mobilization (setup, communications, signage, support facilities - estimated at 6% of project cost)	1	LS	203,191.25	$203,191.25
Stabilized Construction Entrance	2	EA	3,200.00	$6,400.00
Construction Fence	1,937	LF	1.50	$2,905.50
Silt Fence	1,800	LF	1.50	$2,700.00
Straw Wattle	300	LF	7.00	$2,100.00
Interceptor Swale	3,000	LF	5.00	$15,000.00
Interceptor Dike	30	EA	80.00	$2,400.00
TESC removal	1	LS	10,000.00	$10,000.00
Site Preparation				
Demolition	1	LS	10,000.00	$10,000.00
Clearing and disposal	141,037	SF	0.25	$35,259.25
Rough Grading	141,037	SF	0.35	$49,362.95
Sunset Hill Fill	30,000	CY	10.00	$300,000.00
Fine Grading	32,401	SF	0.75	$24,300.75
Infrastructure				
6" Solid Storm Pipe	200	LF	25.00	$5,000.00
8" Solid Storm Pipe	200	LF	30.00	$6,000.00
6" Perforated Pipe (French Drain)	2,500	LF	25.00	$62,500.00
Beehive	1	EA	100.00	$100.00
Catch Basin Type 1	3	EA	1,500.00	$4,500.00
Catch Basin Type 2	1	EA	3,500.00	$3,500.00
Cleanout	40	EA	200.00	$8,000.00
Bioretention Facility (Soil/Rock Base)	10,200	SF	10.00	$102,000.00
1" Water Service Line to Water Fountain	300	LF	40.00	$12,000.00
Gate Valve	1	EA	750.00	$750.00
Structures				
Shelter	1	EA	120,000.00	$120,000.00
Recreation and play				
Play - 5-12 yrs old	1	EA	150,000.00	$150,000.00
Play - 2-5 yrs old	1	EA	37,000.00	$37,000.00
Hillside Play	1	EA	150,000.00	$150,000.00
Nature Play - Boulders, Logs, Etc	1	LS	15,000.00	$15,000.00
Embankment slide	2	EA	40,000.00	$80,000.00
Swings	1	EA	8,000.00	$8,000.00
Zipline	1	EA	28,000.00	$28,000.00
Basketball Hoops	2	EA	2,000.00	$4,000.00
Pickle Ball Court - Asphalt Surface	1	EA	10,000.00	$10,000.00
Playground concrete curb	1,000	LF	26.00	$26,000.00

	Quantity	Unit	Unit Cost	Total
Play Surfacing				
Poured-in-place synthetic surfacing (inc. agg base)	11,600	SF	38.00	$440,800.00
Amenities / Paving				
Concrete plaza, walkways	15,100	SF	7.00	$105,700.00
CIP Concrete Paving - Special	4,300	SF	10.00	$43,000.00
Secondary paths - 6' width, asphalt	5,700	SF	6.00	$34,200.00
Asphalt play areas (inc. painting)	8,800	SF	3.00	$26,400.00
Seating elements under shelter	1	LS	30,000.00	$30,000.00
Seating elements around playground	1	LS	10,000.00	$10,000.00
Site Furnishings:				
Benches - Type 1	8	EA	1,000.00	$8,000.00
Picnic Tables - Type 1 (near lawn)	6		2,000.00	$12,000.00
Picnic Tables - Type 2 (play area)	7		1,800.00	$12,600.00
Sunset Hilltop Seating	3		10,000.00	$30,000.00
Bike Racks	6		500.00	$3,000.00
Trash & Recycling Receptacles	8		1,500.00	$12,000.00
BBQs	3		1,000.00	$3,000.00
Ash Receptacles	3		500.00	$1,500.00
Stone Slab Stairs (NE corner)	1	EA	10,000.00	$10,000.00
CIP Concrete Stairs (inc. handrails)	1	EA	12,000.00	$12,000.00
Concrete seat walls	150	LF	230.00	$34,500.00
Rockery Retaining walls	180	LF	135.00	$24,300.00
Drinking Fountain	1	EA	12,000.00	$12,000.00
Community Garden Set Up	1	LS	100,000.00	$100,000.00
Access Control Bollards	8	EA	500.00	$4,000.00
Neighborhood Icon feature	1	LS	100,000.00	$100,000.00
Portable Restroom Enclosure	1	LS	50,000.00	$50,000.00
Lighting				
Pole lights along path	30	EA	2,500.00	$75,000.00
Electrical Panelboard	1	EA	8,500.00	$8,500.00
Pull Boxes	3	EA	1,600.00	$4,800.00
Branch Circuit Wiring	2,500	LF	14.00	$35,000.00
Timeclock / Photosensor	1	EA	5,000.00	$5,000.00

	Quantity	Unit	Unit Cost	Total
Landscape				
Trees - Conifer Big	14	EA	400.00	$5,600.00
Trees - Conifer Small	14	EA	300.00	$4,200.00
Trees - Deciduous Big	21	EA	600.00	$12,600.00
Trees - Deciduous Small	21	EA	400.00	$8,400.00
Trees - Deciduous ROW Additional Trees	10	EA	600.00	$6,000.00
Shrubs - On Site Planting Beds	38,180	SF	7.00	$267,260.00
Shrubs - ROW Planting Strips	7,150	SF	7.00	$50,050.00
Lawn (hydroseed)	21,500	SF	0.50	$10,750.00
Meadow (hydroseed)	21,600	SF	0.50	$10,800.00
Rain garden planting	10,200	SF	7.00	$71,400.00
Imported soil (6"@ turf, 18"@ shrub, 6"@ meadow)	3,316	CY	45.00	$149,241.67
Irrigation controls	1	EA	7,000.00	$7,000.00
Irrigation	59,680	SF	2.50	$149,200.00
Boulders @ Rain Garden	50	EA	1,000.00	$50,000.00
Mulch surfacing at planting beds	354	CY	40.00	$14,140.74
Fencing				
Planting edge barrier (Between Play Zones)	490	LF	20.00	$9,800.00
Urban balustrade (Between Lawn and Road)	200	LF	100.00	$20,000.00

Subtotal	**$3,589,712.11**
Design Contingency (15%)	$538,456.82
Project Subtotal	$4,128,168.93
General Conditions (6%)	$247,690.14
Subtotal	$4,375,859.06
Contractor Overhead (6%)	$262,551.54
Subtotal	$4,638,410.60
Contractor Profit (6%)	$278,304.64
Construction Contract Total	**$4,916,715.24**
Taxes (9.9%)	$486,754.81
Design Fees (10%)	$491,671.52
Grand Total	**$5,895,141.57**

Assumptions and Exclusions

- Street frontage improvements not included
- Water and power available on site or in street
- Park maintenance not included
- Escalation not included
- Permits not included

Items for Additional Study

This Master Plan document establishes the overall design framework, programming, and character of the future SE Redmond Park at a high level. However, there is still much work to be done to hone the design and details, and determine the elements that will be constructed in the first phase of implementation. A few specific items have been identified for further study include the following:

1) PARKING STUDY

Parking has been a point of discussion throughout the design process. Currently the existing street to the south supports 2-way traffic in addition to a parking lane on the south side. Based on the PARCC designation as a Neighborhood Park facility, SE Redmond Park would not be expected to have an off-street parking lot. While it is understood that some visitors will choose to drive to this park, the intent and expectation is that this will be a neighborhood oriented facility that is designed to serve the surrounding community rather than being a destination from afar.

While the current preferred plan does not include off street parking for the park, there has been feedback from community members with concerns about parking. During the next stages of design a parking study will be performed to determine if additional parking would be needed.

2) NOISE STUDY

There have been some concerns highlighted about the noise of the pickle ball court in the proximity of the surrounding houses. Noise impacts are to be further evaluated and potential mitigations or alternate locations for the pickle ball court may be considered.

3) COMMUNITY IDENTITY FEATURE

Future design phases will consider the opportunity for incorporating iconic feature elements to help strengthen and enhance the character and identity of the park and the surrounding community. This plan identifies possible locations for these features, notably near the corner of 188th Ave NE and NE 68th St. These identity elements can be designed as part of the park, leveraging park identity with common colors, and character, or they can be a “stand alone” art opportunity, with a separate “art call” and process!

Process & Concept Development

The development of the Preferred Master Plan concept design was organized into 3 overall phases with opportunities for community members to provide input and feedback at each step along the way.

1) The first phase focused on evaluating the existing site conditions and inviting input on the programmatic elements and activities that would be desired at the park, as well as the general character of the design.
2) In the second phase, 3 different conceptual alternative designs were developed and presented to the community for input and feedback.
3) The feedback on the 3 options was used to integrate elements from each option to develop the Draft Preferred Plan, which was then further refined based on a final round of public outreach.

The community's input throughout the project has been extremely positive and thoughtful, and indeed several comments have been directly incorporated into the park design, including the concept of the 'sunset hill' as a signature feature providing unique and exciting play, strolling, and gathering experiences.

Project Schedule & Process Overview

1 Site Analysis and Public Input
The public is invited to give feedback on what they'd like to have included in the future park that will inform the park's conceptual designs.

2 DESIGN CONCEPTS & PUBLIC FEEDBACK
Three potential concepts will be developed for the park. Community will be invited to give feedback on the 3 options, which will inform the preferred plan.

3 DRAFT PREFERRED PLAN
A draft preferred plan will be created to be refined through city staff feedback

4 FINAL PREFERRED PLAN
A preferred plan will be created and become the basis for the design and construction of the future park.

5 FINAL MASTER PLAN REPORT
The report will be compiled reflecting the overall preferred plan and project process

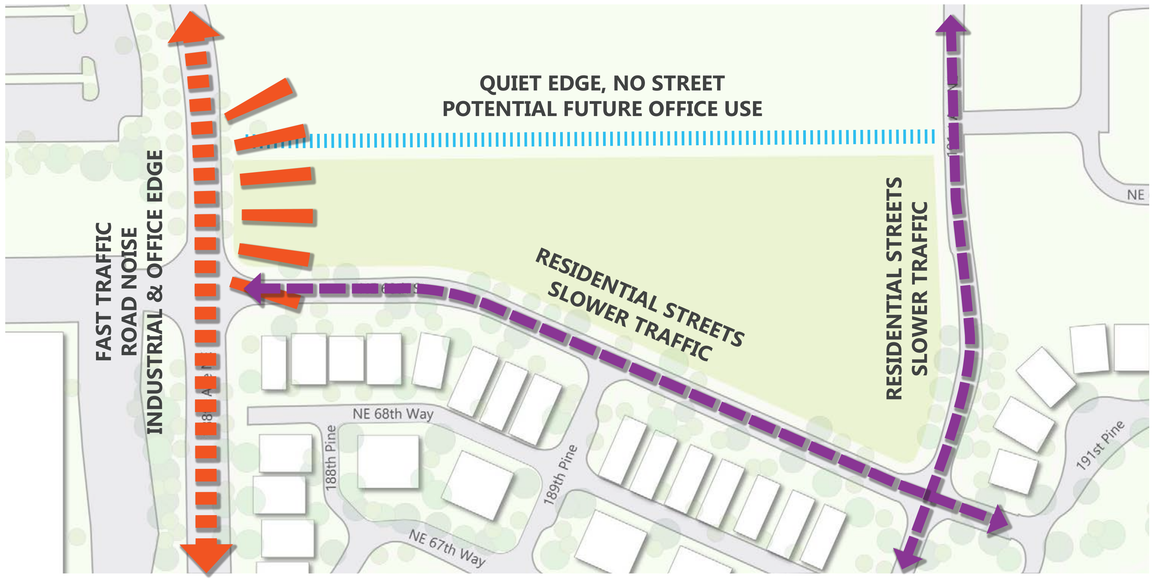
6 NEXT STEPS
- Prioritize phasing
- Pursue funding
- Complete design
- Build it!

SEP
OCT
NOV
DEC
JAN
2024
FEB

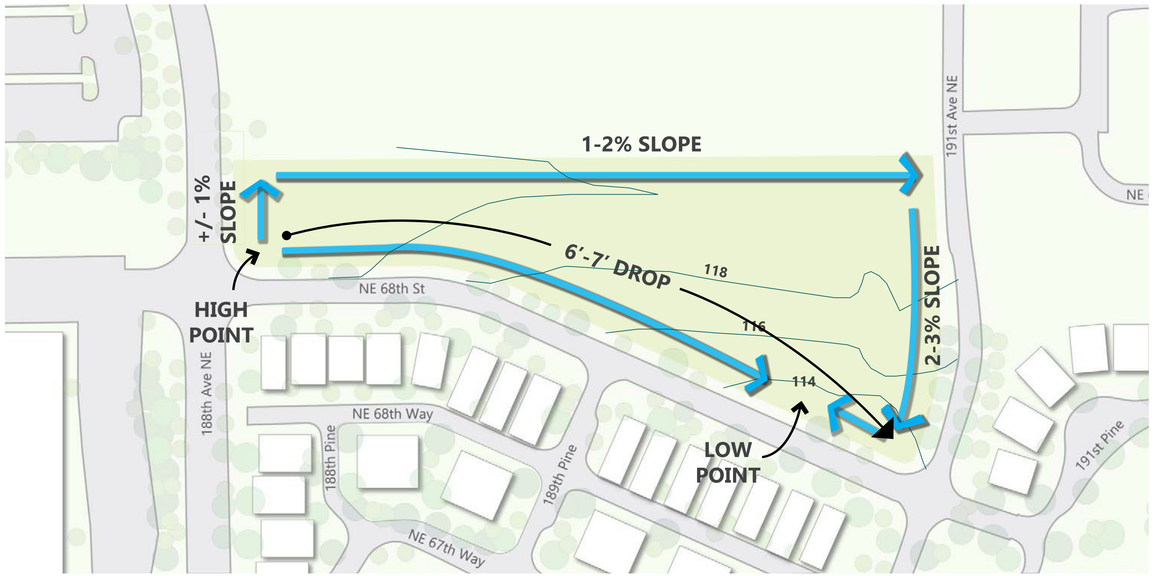
PUBLIC MEETING
PTRC MTG
PUBLIC MEETING
CITY COUNCIL MTG
PTRC MTG
CITY COUNCIL MTG
PUBLIC MEETING

MASTER PLAN REPORT COMPLETION

Site Evaluation & Context

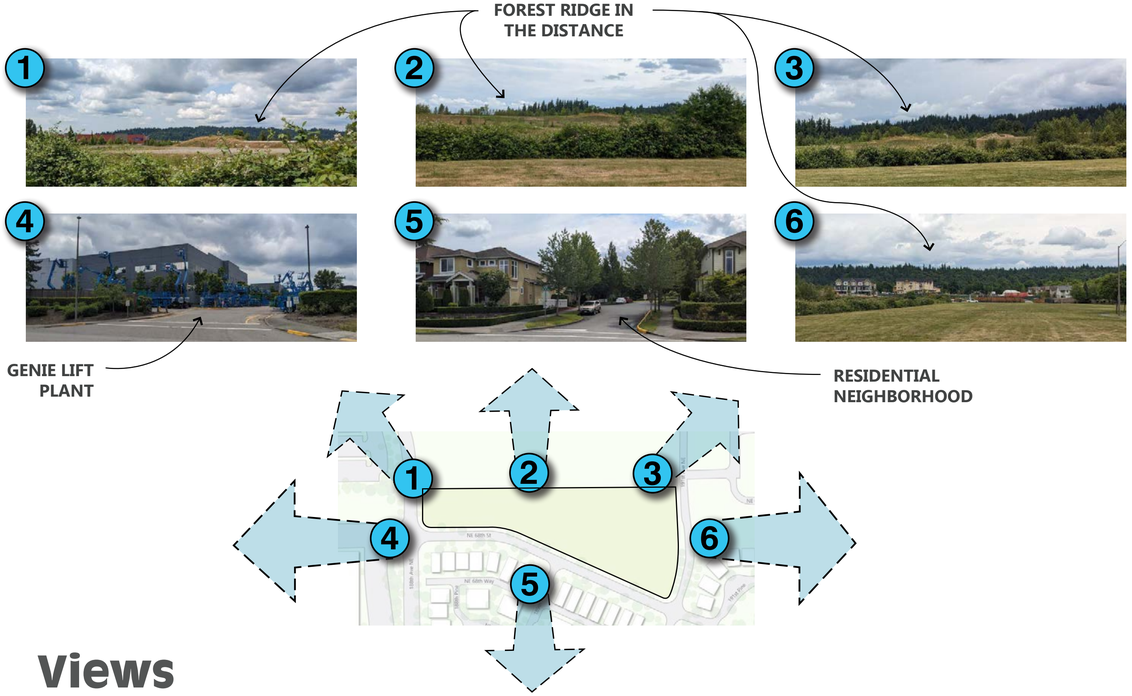


Edges



Slope / Topography

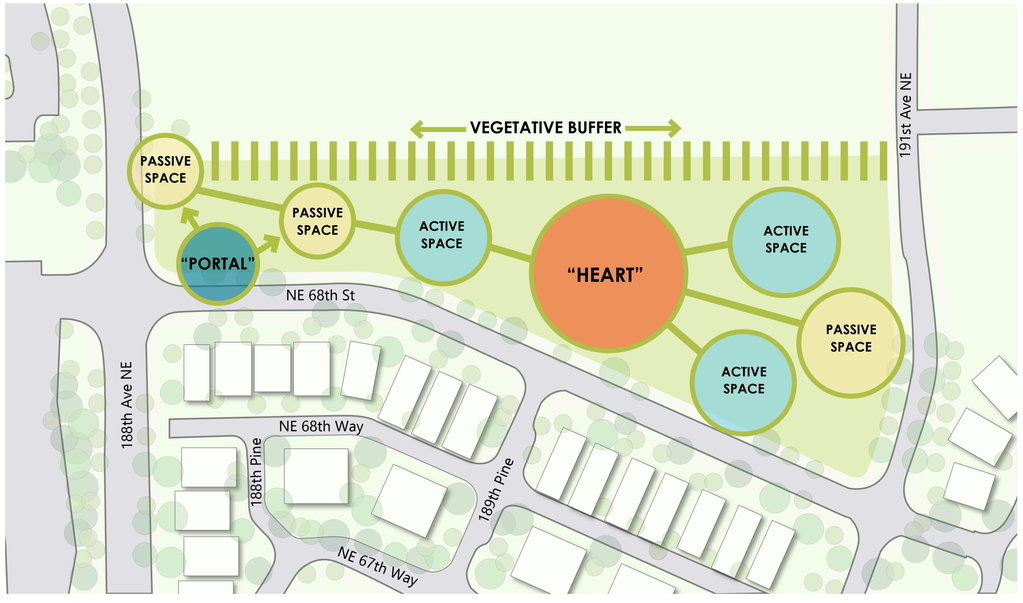
Parking / Connectivity



Views

Core Concepts

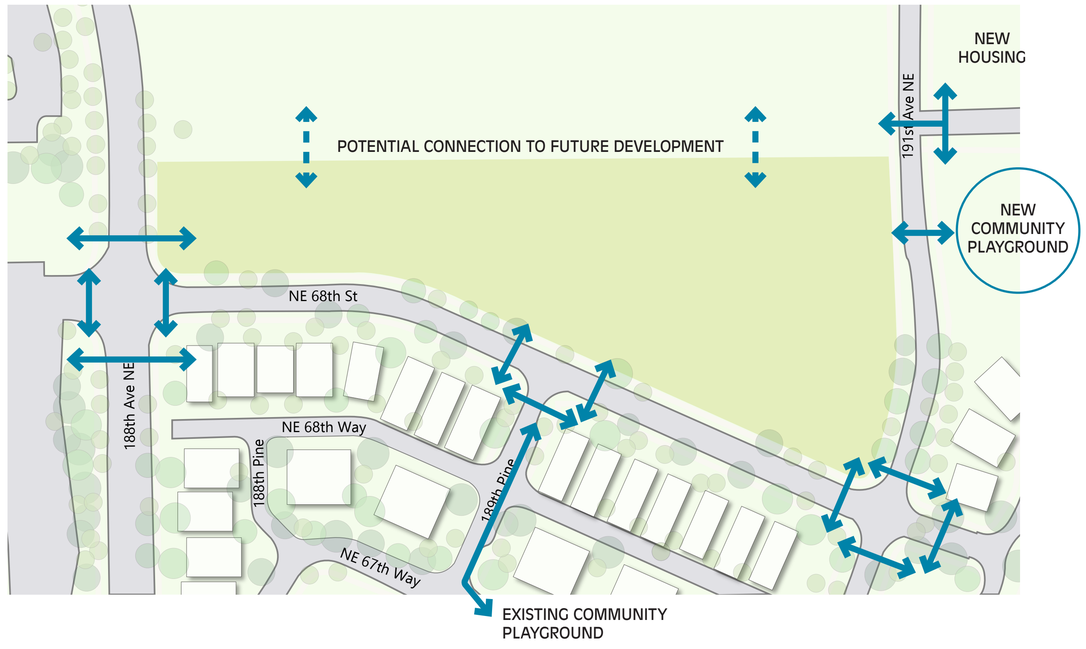
Park Organization



Rewilding

Regional Connectivity

Local Connectivity



Concept Alternate 1: Contemporary Promenade

30 0 15 30 60
FEET

Neighborhood Icon

Forest Edge/Buffer

Play - Modern Play Features, Elevated Structures

Flexible Meadow
• Casual Sports

Gathering w/ Shelter

ROAD I

Promenade Pathway

NE 68TH ST

Storm Water Swale Edge Garden

188TH AVE NE

Neighborhood Green Link

Hangout Hill

Hillside Seating

191ST ST NE

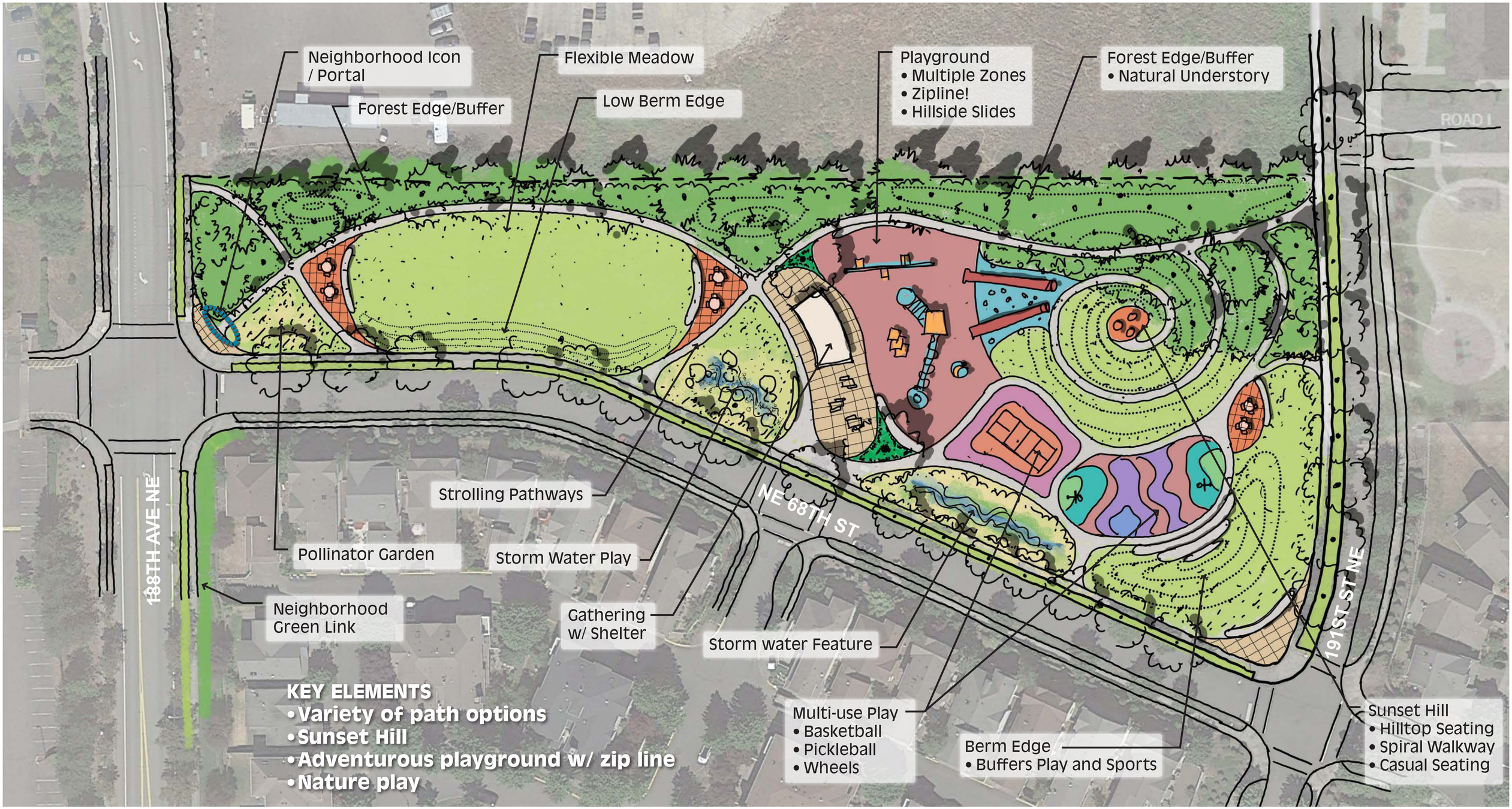
Flex Play Area
• Play Canvas
• Basketball
• Potential Tennis / Pickleball
• Wheels use
• No Fence!
• Teen Hang Out

Neighborhood Icon

KEY ELEMENTS
- **Central promenade path**
- **Flexible play / wheels space**
- **Teen hang out area**

Concept Alternate 2: The Wilds

30 0 15 30 60
FEET



Concept Alternate 3: Threads (a.k.a. “Friendship Bracelet”)

30 0 15 30 60
FEET

Neighborhood Icon / Portal

Flexible Lawn

Gathering w/ Shelter

Play
- Consolidated
- Hill Slides
- Rope Climber

Forest Edge/Buffer

Community Garden or Off-Leash Pet Area

Walking Loops

Storm Water Feature

Neighborhood Green Link

Interactive Water Feature

KEY ELEMENTS
- **Distributed hang-out nodes**
- **Interwoven paths**
- **Community Garden**

Flex Play Area
- Soccer Court
- Tennis / Pickle Ball
- Basketball
- Tether ball
- Teen Hang Out

Sculptural Seating

Dispersed Forest

Meadow / Flexible Lawn

Demonstration Garden

188TH AVE NE

NE 68TH ST

191ST ST NE

ROAD I

Community Response Summary

KEY FEATURES FROM CONCEPT ALTERNATIVES

DESIGN CONCEPT #1: CONTEMPORARY PROMENADE

- Promenade / primary circulation path
- Large flexible play space for teens and wheels use
- Lots of natural planting

DESIGN CONCEPT #2: THE WILDS

- Overall preferred concept plan
- Sunset Hill!
- Variety of circulation options
- Overall arrangement of features
- Large gathering near playground
- Stormwater / nature play opportunities

DESIGN CONCEPT #3: THREADS

- General circulation
- Fun playground w/ Topography
- Community garden
- Large flexible play space for teens and wheels use

QUESTIONNAIRE TAKEAWAYS

193 SURVEY RESPONSES!!

Take-Aways: Desire for **natural spaces** that 'feel Pacific Northwest'. Engage **all-age** groups. Walking and biking **paths**. Sunset viewing. **Zip line**. **Gathering spaces near play** areas.

Take-Aways: **Community garden**, **flexible** spaces for multiple sports, **sunset hill**, walking/biking/skating/ running **paths**, **zipline**, off-leash area, **covered gathering** area, **natural spaces**

Take-Aways: **Lighting** should be integrated (also, string lights for dreary days!). More **pollinator/ natural planted areas**. **Creative playground** and place to get **muddy**. **Art**. Roller blading pathway. Bike parking & bike share program. Meditation. Urban foraging.

Take-Aways: Signature **Pacific Northwest vibe**, honors the local **nature** and environment. Represents a **peaceful escape - get away, have fun, relax!**

Design Process

PRELIMINARY CONCEPT PLANS

CONTEMPORARY PROMENADE

THE WILDS

THREADS (A.K.A "FRIENDSHIP BRACELET")

COME TOGETHER TO BECOME...

YOUR NEIGHBORHOOD'S FUTURE!

PREFERRED PLAN!

The preferred plan incorporates elements of each concept based on input recieved from the community and city staff.

Redmond
WASHINGTON

PARTNERSHIP
berger

kpff

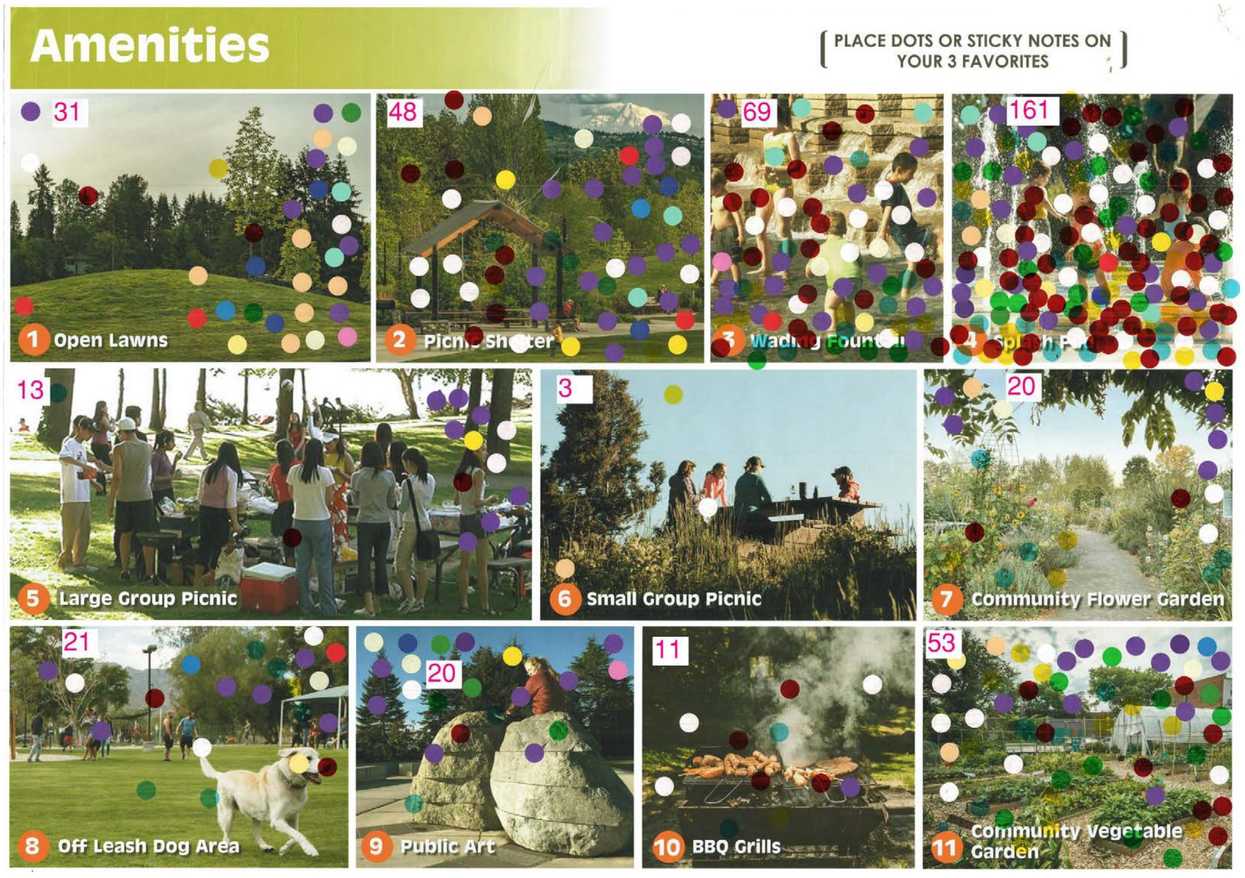
SHANNON & WILSON
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

Appendix

Appendix Contents

1. Public Meeting Results
2. Civil Engineering & Permitting Memo
3. Existing Infrastructure Assessment
4. Geotechnical Reconnaissance Memo

Public Meeting #1 Image Dot Results



PLAY

TOP RESPONSES FROM PUBLIC MEETING

1. FUTURISTIC PLAY
2. CONNECTED PLAY
3. NATURAL PLAY / CLIMBING FEATURE / TALL SLIDE

TOP RESPONSES FROM ONLINE QUESTIONNAIRE

1. CLIMBING FEATURE
2. CONNECTED PLAYGROUND
3. PARKOUR PLAYGROUND / FUTURISTIC PLAY

AMENITIES

TOP RESPONSES FROM PUBLIC MEETING

1. SPLASH PAD
2. WADING FOUNTAIN
3. COMMUNITY VEGETABLE GARDEN

TOP RESPONSES FROM ONLINE QUESTIONNAIRE

1. OPEN LAWNS
2. PICNIC SHELTER
3. SMALL GROUP PICNIC / COMMUNITY FLOWER GARDEN / PLAZAS & SEATING AREAS

Public Meeting #1 Image Dot Results

Park Features

[PLACE DOTS OR STICKY NOTES ON YOUR 3 FAVORITES]

Sports & Games

[PLACE DOTS OR STICKY NOTES ON YOUR 3 FAVORITES]

PARK FEATURES

TOP RESPONSES FROM PUBLIC MEETING

1. SKATE & WHEEL FRIENDLY
2. SHADE / ALL WEATHER STRUCTURES
3. WALKING / RUNNING TRAILS

TOP RESPONSES FROM ONLINE QUESTIONNAIRE

1. SHADE / ALL WEATHER STRUCTURES
2. WALKING & RUNNING TRAILS
3. GROUP SEATING

SPORTS & GAMES

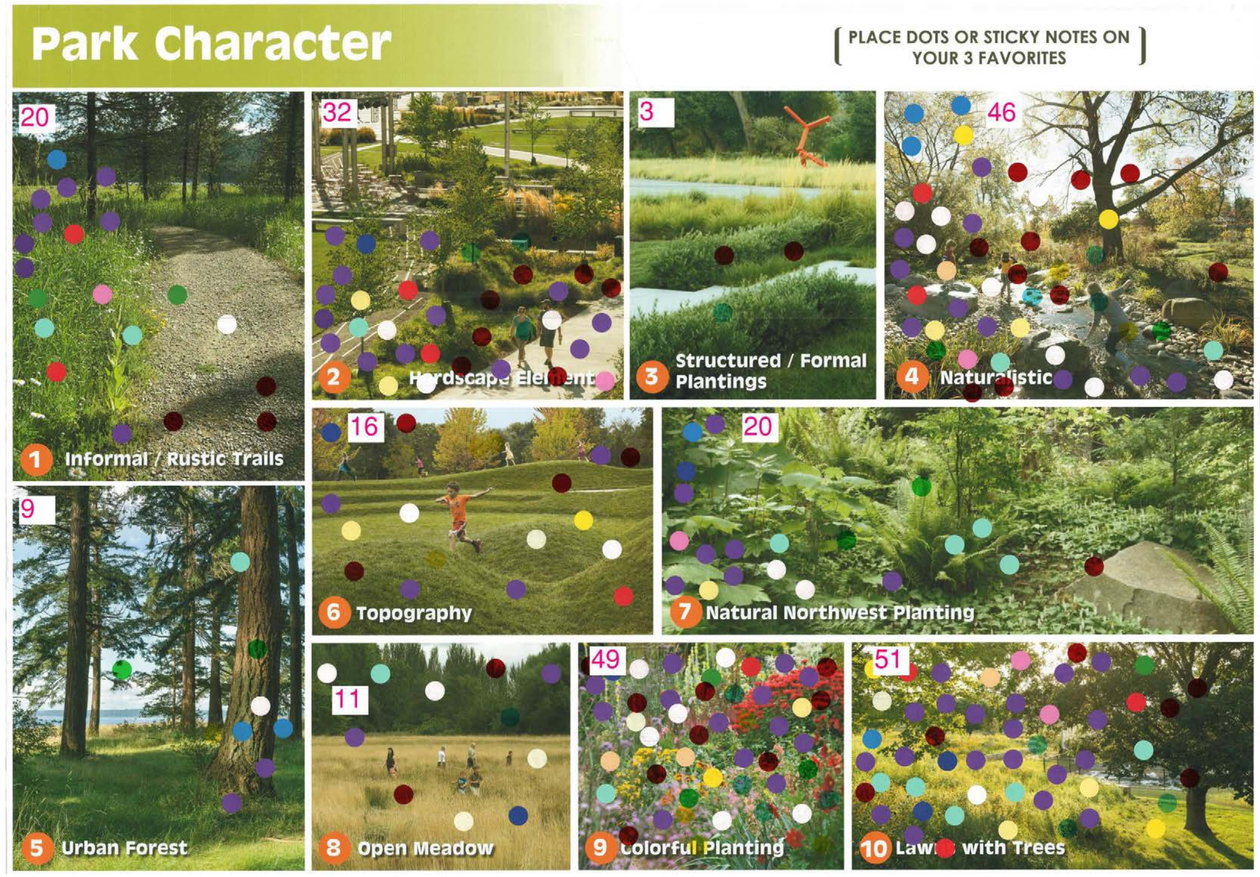
TOP RESPONSES FROM PUBLIC MEETING

1. BASKETBALL
2. PICKLEBALL & TENNIS
3. PICKUP SOCCER

TOP RESPONSES FROM ONLINE QUESTIONNAIRE

1. CASUAL SPORTS (SOCCER / FRISBEE)
2. SPORTS COURT (BASKETBALL HANDBALL)
3. MULTI-USE SPORT COURT (TENNIS/PICKLEBALL)

Public Meeting #1 Image Dot Results



CHARACTER

TOP RESPONSES FROM PUBLIC MEETING

1. LAWN WITH TREES
2. COLORFUL PLANTING
3. NATURALISTIC

TOP RESPONSES FROM ONLINE QUESTIONNAIRE

1. HARDSCAPE ELEMENTS (PAVED TRAILS)
2. INFORMAL/RUSTIC TRAILS
3. TOPOGRAPHY/NATURALISTIC/COLORFUL PLANTING

Public Meeting #1 Questionnaire Results

1. When you think about Southeast Redmond, what do you think about?

- Great people in an ideal neighborhood
- Quiet, peaceful, SAFE (please no parking, shelters, or bathrooms, this is a neighborhood park!)
- Convenient location
- Too industrial, need some nature in here like Farrel M Park
- Seeing the flyer
- Peaceful, natural/urban balanced together, kind and friendly community
- Neighborhood, home
- Where techies reach the edge of the wilds
- Safe and fun
- Lake Sammamish
- Multi-generational active families who like to enjoy outdoors.
- Not another grass lawn or Perigo park
- A ground to play soccer and a large playground
- Parks
- Open spaces where the community can come together.
- Suburbs
- Canadian geese, they migrate here - preserve the wildlife
- Diverse, Kids! Close to Evans Creek & nature, kids able to walk/bike all over the neighborhood, geese!
- Costco, marsh/trees
- Family, community
- Tennis/pickleball
- Lots and lots of geese in spring and end of summer, wetness and mud
- Marymoor park
- Pollution, trucks, bad air, traffic, dangerous roads
- The Woodbridge community
- Family friendly urban area
- Open spaces and nature
- Best place in the world! Great neighborhood, friendly people, very accessible and lots and lots of kids running and playing.
- Boring urban areas with little community
- Commercial - Costco

Take-Aways: Friendly, safe, family-oriented community. Urban meets nature. Peaceful.

2. What features do you hope the new park will have?

- Things to serve/engage kids of all ages
- Safety, quiet natural spaces
- Trees! Covered play area
- More features for teenagers & parents
- Trail, zip line, skating area
- A off-leash dog park so there's one super close for my pup
- Lots of green empty space - this is one of very few left in Redmond just to run and play frisbee
- Open spaces - blend in with neighborhood features that appeal to all ages
- Sitting/sheltered pods, soccer field size natural grass or other unrestricted flat area
- Seating, Paved Trails, Walking
- Sand volleyball courts
- At least 4 Tennis/pickle ball courts & basketball court, all with a shade and lights to allow year-round and evening play.
- A field to play pickup soccer matches and a playground.
- Disc golf baskets
- Covered spaces for winter/rain, track for walking, running, large multi-age playground, workout equipment. multilingual signs, distances in metric and imperial. Historic info on quarry and native history
- I hope it will retain its natural topography.
- "Target kids of all age group - some play structure for pre-school kids, some for elementary kids and some for teenagers and young adults. I also hope that we make full use of this park just for kids. Dogs (on leash), gathering place for elders etc are already solved in the communities near by. So lets focus on building one to be used for kids of all age group."
- New park should have multi-purpose sports and games
- Pickleball, basketball, tennis
- Swings! "Third place" feel to help sustain community, community garden
- Water feature, skateboard area, bike area
- Avoid tons of traffic and homeless gathering
- Soccer, basketball
- Water jungle gym
- Gated area for kids under three, big trees
- Ground tennis
- Shelters w/grills due to "urban" hi-density living there is a large population without backyards and now depend on out-door celebrations in parks; ref: Anderson, Grass lawn, Idylwood parks.
- Basketball court and Tennis/pickleball court
- Walk areas, more green that would balance the nearby industrial and construction pollution
- Sustainable plants: native plants and those that retain water; bike friendly paths, opportunities to interact with nature, a tennis court
- Basketball court, walking/ running circuit that is easy on knees, picnic shelter, pickleball

Take-Aways: Flexible areas for sports, programming for all ages - especially teens, adults, seniors, natural open spaces, places to skate.

Public Meeting #1 Questionnaire Results

3. Do you have any concerns about the future park?

- Noise from park usage, Ill maintenance after a few years
- Safety - my neighbors and I feel safe enough to leave our doors unlocked right now. We are concerned with the level of traffic, noise, and any potential crime that might arise from non-neighborhood traffic/visitors
- No
- Nature! P-Patches
- Please, please do not provide fields for noisy sports. Like basketball. The noise is very annoying for all surrounding houses. It's hard to regulate times of play & makes it hard all year long.
- Should not harm nature in any way.
- It will be poorly taken care of after it is developed, that it will be noisy
- Not if it is carefully planned with all studies in place.
- Parking
- Noise and typical pollution during the construction process, considering it's so close to all the homes
- "Noise from sports (ex basketball) affecting the families right next to the park, flood lights (if any) affecting their nighttime routines, their car parking situation. Also concerned about any sheltered space (if any) being misused. Since the park is right next to roads on 3 sides with 188th AVE NE being a high traffic one, safety of the kids is a big concern to us. Hope we have fences and other measures takes to prevent young toddlers from running on to the road."
- I'm worried it might be too expensive and it becomes too overpaved
- Possible additional traffic
- Too much light, too much non-neighborhood interest, too much pavement
- If enough parking is not provided, park visitors might park in the neighborhood
- I hope they have more trees
- Too structures, all tennis courts or similar that sit empty much of the time
- Attract too many people who do not live nearby, noise
- Noise, car parking
- I saw snake around this area, so I believe they should be non-poisonous
- Noise and parking will get encroached in the nearby community
- No pickleball. HOA gets complaints that this is not needed or wanted. No dog park. same issue. Parking is an issue too. lack of spaces for locals already.
- Should not become a safe haven for open drug usage. Overall safety of kids and residents
- I think noisy activities such as play structures and courts should be positioned further away from the neighboring houses, out of respect for the current residents. Many residents work from home, so even daytime noise is a disturbance.
- Traffic control, 4 way stops, marked crosswalks
- Would not like to see event facilities or cement structures installed as this will take away from the natural elements of the park. Concerned also that people coming from outside the community will be parking on the streets around the park, causing congestion and traffic issues for the residents.
- I feel like it would get way too expensive and it would feel like just another park where people aren't brought together

Take-Aways: Noise, attracting visitors from outside the neighborhood, parking, maintenance, safety (esp. with structures)

4. What is missing from nearby parks?

- Things to engage middle/high school kids
- Places for ADULTS to hang out - there's another play structure for kids in the middle of the neighborhood
- Trees, trails
- Sitting area near play area for parents to sit
- Natural landscaping
- Open field space, tennis capacity
- Playground, water, shade
- Community garden
- Plants, seating, shade
- Badminton, badminton, table tennis
- Zip line, canopy area for shade, scavenger hunt game and "can you find these" on the play structure
- I think schools

Take-Aways: Space for older kids and adults, play area, shaded/ covered areas, seating in a natural setting

Public Meeting #1 Questionnaire Results

5. What makes a park feel welcoming to you?

- Buzzing with kids playing and enjoying
- GREENERY, TREES, wooded areas, ferns, native plants (non-invasive species)
- Greenery
- Welcoming to all age groups
- Openness, easy to navigate
- Open spaces, mix of natural and greenery with other features
- Open, green, natural space
- Cleanliness, spaces for leisure and spaces for activity in harmony
- Colorful flowers, covered shelter, beautiful and modern design.
- We do a lot of walking and in the summer it is especially important to find walking trails with tree canopies for shade.
- Well designed paths, amenities, signage, having a mix of amenities
- Cleanliness, encouraging kids to play and use the park together, making sure it is safe for the kids to use etc.
- Natural
- Quiet spaces with floral displays, open lawns and trees for shade, with natural walking paths through the space. Open spaces are also welcoming, as we have so few of these now in Redmond.
- Variety of shaded areas so the park can be used in the summer and yet be usable in the middle of the day. The small trees being planted all over Redmond are not a substitute to the PNW feeling of tall, large trees, welcoming shade and cooler temps.
- If you feel like you have escaped traffic + concrete
- Trees, benches, availability (i.e. no sign-outs or monopolizable areas)
- Water space, area covered from the sun
- Grass, play structures, tennis, bball
- No concrete areas, colorful plants
- Quietness
- Park must be part of nature and not modernized with tons of modern play structures and equipment.
- Many people, soccer ground, play structure.
- Different areas for different activities. Something for everyone
- Gathering spot for neighbors, friends
- No unhoused individuals or non-resident visitors in the park. This creates uneasiness with going to the park, and will possibly increase complaints to the city and police department. The city will have to do more work to keep these issues out, thus making the park less sustainable. It is better to prevent these issues by omitting parking, bathrooms, extra lights or sheltered areas.
- Flowers, gardens, friendly people
- People who are nice and work together
- Safety (lack of sketchy activity), presence of families

Take-Aways: Natural and open, like an escape from the urban environment, welcoming to all ages

6. What is your favorite park in the world? Why?

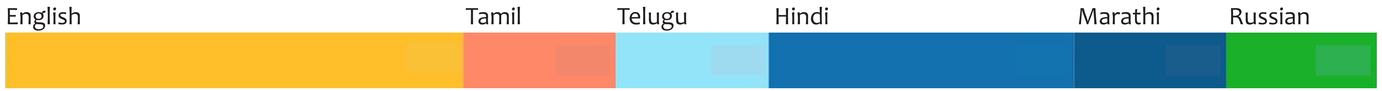
- Grass lawn park, Redmond
- Marymoor - it prioritizes natural open field space
- Farrel McWhittier - Love the trails and open areas
- Yet to come!
- Marymoor for the large amount of space to walk off leash with one's pup and lots of natural features so it feels like a break from the city
- Central Park NYC, variety of features, size, history
- Any w/ clean park
- Most of my favorite parks are national parks. I think in terms of similar sized parks either Juanita or Luther Burbank
- Wilburton Hill Park because it has a huge suspension bridge, a good sized zip line and many picnic tables.
- Central Park - it is green with woodsy areas and a path to walk/run. No kids structures or shelters.
- Grass Lawn park, Redmond. Great park which has something for everyone.
- Butchart Gardens in Victoria Canada. The floral displays are lovely and the place feels peaceful and natural, even though it is made up of sculptured displays.
- I don't have a favorite park in the world but in our area, Robinswood park in Bellevue is great due to the variety of activities and lots of shade!
- Letch Worth Park, NY - scenery, hiking, some of everything
- Anderson Park <3
- Castle park in Kirkland - North Rose Hill woodland playground
- Grass Lawn
- Lake Sammamish Park - love zipline and play surface & Totem Lake Park - love color, games, very wild
- Grass lawn park because of its large playground and plethora of sports fields and grassy lawns.
- Austin downtown park because it has hills with views, open space, and there's always people there.
- Gasworks in Seattle - has a mix of everything, and great views.
- Grass Lawn park, a combo of a lot of lawn space, sports amenities, winding paths, fun web based play structures, cabana for picnics plus picnic tables
- Central Park (NYC) - just an amazing feat in such a dense urban area
- Marymoor Community garden. Its very pretty and makes me feel like there's contributions being made by many people
- Rattlesnake lake is really pretty

Take-Aways: Top features include trails, open space, zipline, feeling like a break from the city

Public Meeting #1 Questionnaire Results

7. In your household are there....?

Multiple languages (Which ones?)



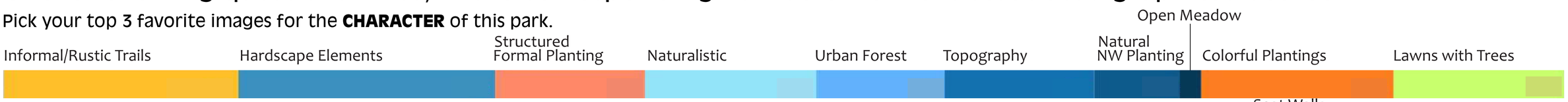
Children (How old?)

Multiple generations (3)

8. Do you own or rent your current home.....?

9. For the following questions write, in the corresponding numbers from the associated graphics / boards

- Pick your top 3 favorite images for the **CHARACTER** of this park.

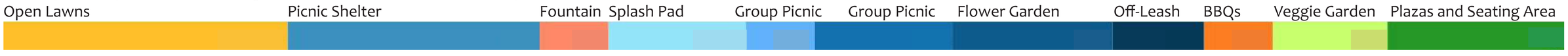


- Pick your top 3 favorite images for the **FEATURES** of this park.

- Pick your top 3 favorite images for the **SPORTS & GAMES** for this park.

- Pick your top 3 favorite images for the **PLAY** features for this park.

- Pick your top 3 favorite images for the **AMENITIES** for this park.



10. Share your own visions & ideas for the space...(feel free to write, doodle, & draw)

- Make it a great neighborhood park, be considerate of homes near the park. Think about sustainability & serviceability, to be used for kids of all age groups
- Bike paths like Duthi Hill!
- Design should be kid and nature friendly!
- Lots of natural features and greenery mixed with open space between features, off leash dog park in a section, a natural walking trail
- Retain a lot of open space, walking path around the park and/or criss-cross, some shielding using trees/natural from the industrial areas
- Natural area that is covered from the sun with trees/canvas, area for badminton, area for grass and volleyball, love the scavenger hunt at the small Marymoor Park, Area for elderly gathering - similar to our park benches with shade, area for kids under 3 and kids over 10, also adults, pet friendly but not off-leas, zip line like Sammamish State Park
- Should have car parking
- Space for kite flying, with sunset watching area

Take-Aways: All ages, also elderly. Shielding from nearby industrial areas, kid & nature friendly, natural feeling, covered from the sun w/ canvas or big trees, kite field, sunset watching, space for kids under 3 and over 10, scavenger hunt.

Public Meeting #2 Survey Summary (meeting & online)

193 SURVEY RESPONSES!!

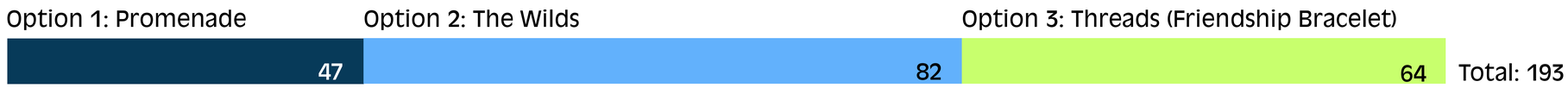
1. Which park concept option had the best overall character?

2. What did you like about that park's character?

- I like the Friendship Bracelet's entwining walking paths with activity spaces - Parents can keep an eye on kids while taking a walk. I also like that the nodes provide activities for different age groups. Great work!
- P-Patch garden and pickleball courts, overall design
- I liked the color and design of multi-court #1
- Wide promenade for walking/cycling. Stormwater garden provides a buffer from traffic. Mix of direct/meandering pathways.
- I liked all three but I thought The Wilds is more in character with what I like most about Washington State, its natural environment
- I like the intervened pathways for riding my bike
- A place for community to walk and enjoy the natures
- I like that the play areas for kids are more concentrated around a big fun hill.
- Most of our planned parks do not take nature into account nearly as much as I would like. This one does. If I still had young children, I would like at least one park with more natural areas like this one includes
- Berm edges, pollinator garden, storm water, no promenade, no community garden
- The inclusion of native and colorful plants and the naturalistic play areas!
- The natural elements like the garden, rock wall, and natural play areas
- I love that it includes a community garden - I would love to have a plot at this P-Patch
- Grassy areas with seating overlooking the play areas.
- Natural features
- Different gathering areas that could be themed differently and water play
- Something for eveyone year round
- Nature type environment
- Feels more organic and seems like it would be more fun to explore
- A place for community to walk and enjoy the natures
- Basketball courts for the older/teenage kids
- Shelter and teen area
- Large space for sports and activities
- Lots of nature mixed in
- Neighborhood friendly

Take-Aways: Desire for natural spaces that 'feel Pacific Northwest'. Engage all-age groups. Walking and biking paths. Sunset viewing. Zip line. Gathering spaces near play areas.

3. Which park concept option had the best park features?



4. Which specific park features are most appealing to you?

- Spiral hilltop
- Climbing wall
- Walking paths, people in the surrounding neighborhoods are always out on evening walks together
- Pickleball, rollerblade friendly design, pickleball courts
- Soccer court
- Circular hill seating
- Pickleball, sunset hill
- Sunset hill is by far the most appealing
- Sports fields
- Full court basketball and multi-sport court
- The community garden
- Sunset hill offers the most unique feature. It will make what is a pancake of a park more intriguing.
- The trees
- Flexible lawn space and shelter
- Demonstration and community gardens
- Multi-function court space that is skate friendly
- Community gathering, teen hangout, demonstration garden, pollinator garden, interactive water feature, community center
- Gathering shelter next to flexible lawn, community garden
- Natural areas
- Zip line and kids areas
- Multiple seating areas separate from eachother and multiple sport use areas
- Pollinator garden and spiral walkway
- As a frequent runner I like the secondary trails
- Flexible, colorful, play areas, and teen hangout zone
- Sunset sitting
- P-Patch and pickleball courts
- Tennis & basketball courts
- Multi-sport areas, wheels, big playground
- The huge multi-use sport court
- Flexible open spaces. Seating elements & multi-sports
- Sunset hill, sculptural seating
- Community garden, covered gathering area, off-leash dog area
- Water play area, and sports area, off leash dog area and walking paths + picnic shelter
- Sport courts and sitting area for elderly
- Basketball courts and wheels
- Incorporation of as much natural area as possible

Take-Aways: Community garden, flexible spaces for multiple sports, sunset hill, walking/biking/skating/running paths, zipline, off-leash area, covered gathering area, natural spaces

Public Meeting #2 Survey Summary (meeting & online)

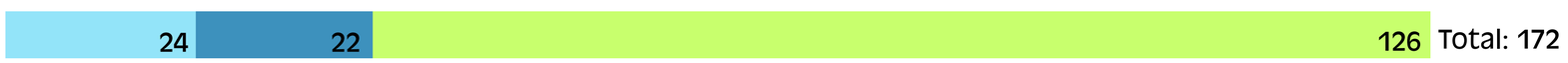
5. Which park concept option had the best circulation?

6. Are there any features or amenities you would like to add to these concepts?

- More than one pickleball court, with fencing and lighting around the courts
- Parking areas, safety surveillance, solar lights, and well-lit areas
- Plenty of benches and other structures to sit and gather in small groups or ondividuals. Bike racks and targeted lighting features.
- Roller blading area or pathway
- Walking loop with quarter mile markers
- Adult exercise equipment in play area - parents can use while watching their kids
- ART! Instead of boring playground, creative approaches that function as art as well as play spots. Places where kids can get muddy if they want. Any other art can be brought in, temporary or permanent.
- Lots of natural plants and trees
- Outdoor exercise equipment (even just some pull up bars or parallel bars) are nice for people who like to exercise outside
- Interactive water feature would be a welcome addition during the hot summer days!
- Plenty of shade and seating. Play areas for all ages.
- Backboard if tennis court is included
- I'd like shade to be intentional with the walking paths
- Natural play elements like the Outback kids playground at Tunnel Tops in San Francisco - no more bright fake plastic!
- More pollination gardens. Metal ping pong table. Fencing around pickleball. Lights at sport courts, shelter, and playground. Volleyball sand pit. Portapotty.
- A small bouldering problem in any chosen design - I think the rock walls at grass lawn get a lot of use
- An interactive water feature in The Wilds
- String light features for dreary days
- Please make sure you have an AWESOME playground and invest in that. Redmond doesnt have enough cool modern playgrounds. Check out Totem Lake playground. Good for all weather. Make it right.
- Please don't add any car parking space or restrooms to the park. Also covered shelter could be replaced with creative bench structures.

Take-Aways: Lighting should be integrated (also, string lights for dreary days!). More pollinator/ natural planted areas. Creative playground and place to get muddy. Art. Roller blading pathway. Bike parking & bike share program. Meditation. Urban foraging.

7. Which neighborhood icon/portal concept is your favorite?



8. Why did you select this neighborhood icon as your favorite?

- There is a Genie company opposite the park and a history being in this area for a long time. I would also like some symbolism for tech industries headquartered in Redmond and the adjacent Cadman company
- I like the homage paid to the Northwest in 2 and 3
- Best representation of Washington State
- I like how it ties neighborhood character from Genie in a modern sculpture and that it is unique to our neighborhood. Could be used as lighting and/or holiday decor elements
- Represents the true spirit of North West
- 1 looks like it is advertising construction for next door
- I don't like the neon signage - light pollution, and the national park style is more in keeping with a wild area
- Connects with the installation around natural spaces in Washington like national forests
- It represents the Northwest
- It has natures, natures help people relieve stress
- It reminds me of Gasworks Park and is unique to that area of Redmond
- We already have industrial footprint in the area, and building more structures on that same concept will just make it too industrial
- Living in the city or being in an office 6-7 days a week, who would not want to be out in the forest and being one with nature. The forest portal offers a calm, cool, and peaceful way to get away to have fun, relax, and enjoy a truly amazing time!
- I like the nature theme
- I think it signals the importance of parks and the environment in our cities' culture.
- Represents Seattle and the PNW best
- That's what I love to see
- Seems most reflective of the area, the other two seem more aspirational/corny
- Artistic, unique
- The industry and its products are visible right in front of the park, no need to put more of that across the street also
- Retro neon style will quickly age into retro-retro
- Neon tree could be better served by a real tree. No need to make things more techy. I don't feel a strong connection with the genie-o-saurus, I always prefer something more natural

Take-Aways: Signature Pacific Northwest vibe, honors the local nature and environment. Represents a peaceful escape - get away, have fun, relax!

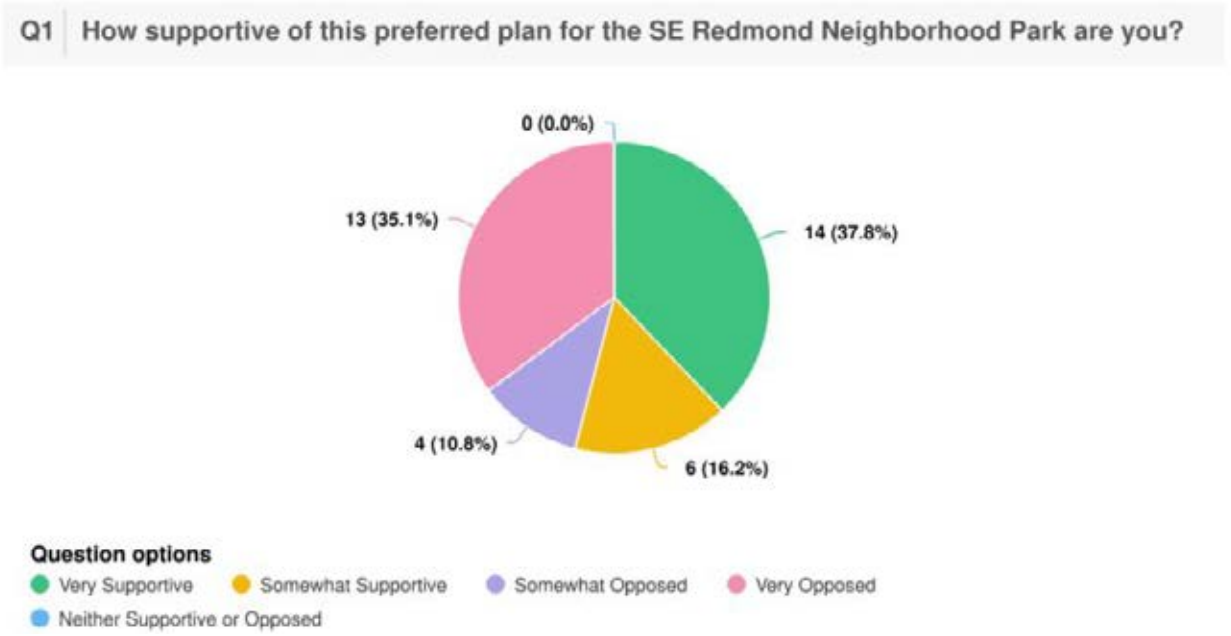
Public Meeting #2 Survey Summary (meeting & online)

9. Any additional thoughts, considerations, or ideas of the overall park concepts?

- Multi-purpose courts is a bad idea - you can't play multiple sports simultaneously
- Parking safety and security, cleanliness, and maintenance would be key considerations
- As a teen, I like the wilds idea as it seems more like something teens would enjoy
- No plastic play equipment and limited hardscapes
- Very clean, modern design
- Keep Redmond green and as close to nature as possible. Enough endless apartments and unfordable shops and restaurants.
- Community garden can be a demonstration garden like the Bellevue Demonstration Garden in Lake Hills. Easy access to the park via walkway/sidewalk all the way from Redmond Way
- Earth or space theme
- Native plants!
- Kid's play installation where kids are motivated to visit over and over again to improve their skills apart from having fun, like the climbing board installed on the large slide at Marymoor.
- Please create fantastic and large modern playground for families.
- Please ensure it aligns with DINKS [double income, no kids] too, thanks
- The wilds really nails it - if it had a water feature for the little kids it would be perfect. The Threads is too spread out and the gardens would always look messy because non of the people in this neighborhood are gardeners. They hate yard work. I love it but that's rare.
- Please prioritize the usage of the park from kids' perspective. They are the ones who fill this neighborhood and are going to be the ones benefiting from it. There are kids of all age groups, so please design the park to maximize the usage based on their needs, especially the teen kids.
- Be as sustainable as possible
- Make park usable and accessible by all
- Climbing wall, rollerblade/skate area, pickleball courts. These are what I'm hoping for the most!
- Any seating or open areas have to be usable throughout the very rainy seasons. Large fields get muddy and unwalkable after heavy rains. Natural paths with rocks or mulch are more usable. Open fields are taken up by people who unleash their dogs.
- Install emergency phones, cameras, etc for safety and crime deterrent
- If the playground uses wood logs, please paint them well to prevent splinters.
- The more areas that allow multiple groups of people to enjoy the better!
- Our area is multi generations and I would like to see the park not just going to children. It is why I like the wilds.
- Please ensure safe routes to/from the park for pedestrians and cyclists. Union Hill Rd is really menacing. And the cycling route from East Lake Sammamish Trail requires going all the way down to 178th and then back up.

Take-Aways: Kids' skill building play course. Native plants. Sustainability. Safe walking/cycling routes to the park. Multi-generational. Usable year-round. Nature over fields.

Public Meeting Questionnaire #3 Summary



In the third questionnaire, staff inquired about the level of community support for the preferred plan, receiving 37 responses. The breakdown of responses revealed that 37.8% expressed strong support, 16.2% indicated moderate support, 10.8% leaned towards opposition, and 35.1% were strongly opposed. Of the responses, 54% favored the preferred plan, while 46% were opposed. While the percentages appear relatively balanced, the accompanying comments highlight the underlying apprehensions.

Staff invited additional comments, resulting in 27 written responses. Among these, six respondents expressed concerns regarding parking, while 12 voiced apprehensions about noise. These comments played a pivotal role in shaping updates to the SE Redmond Park Master Plan.

Specifically, concerns were raised about the adequacy of street parking for both park visitors and local residents. To address this issue, a parking study will be conducted during the design and permitting phases. This study will assess the necessity for additional onsite parking to accommodate the needs of park users and nearby residents effectively.

Additionally, noise generated from the sports court emerged as another significant concern. In response, a noise study will be conducted concurrently with the design and permitting processes. This study aims to determine the optimal placement of the sports courts and evaluate the requirement for noise mitigation measures.

Overall, the feedback provided by the community has been instrumental in informing adjustments to the SE Redmond Park Master Plan, ensuring that it aligns more closely with the needs and concerns of the local residents.

SE Redmond Neighborhood Park Draft Preferred Plan

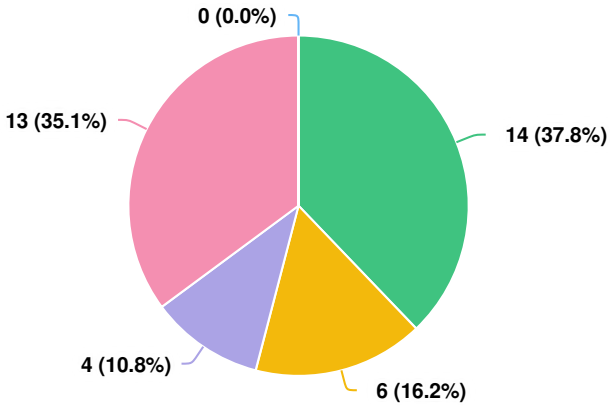
SURVEY RESPONSE REPORT
05 July 2019 - 04 February 2024

PROJECT NAME:
Southeast Redmond Park Master Plan

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 How supportive of this preferred plan for the SE Redmond Neighborhood Park are you?



Question options

- Very Supportive
- Somewhat Supportive
- Somewhat Opposed
- Very Opposed
- Neither Supportive or Opposed

Optional question (37 response(s), 0 skipped)
Question type: Radio Button Question

Q2 Any additional comments or considerations on the SE Redmond Neighborhood Park preferred plan?

Anonymous 1/31/2024 07:52 PM	There needs to be a place for dogs
Anonymous 1/31/2024 08:32 PM	Tennis courts?
Anonymous 1/31/2024 08:44 PM	Parking along NE 68th St will cause congestion and traffic jam forever, because NE 68th Street is the main entrance from 188th Ave NE.
Anonymous 1/31/2024 08:45 PM	You cannot put a basket ball court and a pickle ball court next to houses. We will not get any sleep.
Anonymous 1/31/2024 08:55 PM	Please provide adequate parking for park visitors.
Anonymous 1/31/2024 09:27 PM	Space for additional 20-30 car parking would have been nice
Anonymous 1/31/2024 09:52 PM	Parking on the side street will be a hassle. There should be dedicated parking for the park.
Anonymous 1/31/2024 09:55 PM	No dog parks as many of us residence requested on the board, also design is too crowded
Anonymous 1/31/2024 10:12 PM	I think sunset hill may attract others and may turn to not neighborhood park. Also think possibilities of water accumulation on slopes, draining issue and high maintenance of grass.
Anonymous 1/31/2024 11:03 PM	Serious concerns with parking spaces, increased traffic and noise due to basketball, pickleball, wheels. Are any use hours and noise regulations going to be enforced? Marymoor park and Perrogo park close which already offer sports/structured activities.
Anonymous	This plan will cause issues for the residents with parking, traffic and

1/31/2024 11:06 PM	noise. Should not have things like basketball, wheels, pickleball. Use Perrigo and Marymoor park for that. Needs dedicated parking area and not use up neighborhood residents parking.
Anonymous 2/01/2024 08:00 AM	This park is amazing! I wonder about the community garden though. People in Woodbridge have their yards barely maintained by landscapers they don't do it themselves and I think the garden will be a mess.
Anonymous 2/01/2024 09:32 AM	It rains a lot here. Have you considered covered spaces?
Anonymous 2/01/2024 12:34 PM	The pickle ball court would be a huge source of noise. Guidelines suggest that pickle ball courts be 500 feet away from residences. That would not be the case here at all. A lot of us work from home so this would be a major inconvenience
Anonymous 2/01/2024 02:20 PM	Well done! This is an excellent design for a modern park accommodating many different uses.
Anonymous 2/01/2024 02:58 PM	Noise will be big concern esp. with pickle ball court in a small park and neighborhood. This is a noisy sport not suitable for a neighbor hood park. There are Marymoor park and Perrigo park for sports activities very closeby. No need to have sports here.
Anonymous 2/01/2024 03:03 PM	Concern with noise from sports (basketball, pickleball). This will become unregulated and become a pain for residents from off time sporst activities.
Anonymous 2/01/2024 03:07 PM	Whay does thsi need to be developed in a structured way? Why not leave it a free open space to utilize for various activities for the neighborhood residents. Neighborhood residents are happy with it being an open free use space.
DeepakPemmaraju 2/01/2024 03:28 PM	A pickle ball court in such a small park would be a major source of noise pollution to the homes nearby. It would make the homes unlivable and unrentable.
jkleppe 2/01/2024 04:05 PM	make restroom a part of preferred plan - pretty please

anrawal
2/01/2024 04:24 PM

Love the basketball and pickleball courts, please keep those in. We need areas for older kids and adults to be active. Not a fan of the community garden and pollinator garden,. Those areas will be underused based on usage of other parks in Woodbridge

Aparnap
2/02/2024 01:05 AM

Please don't put the pickle ball courts. It's very noisy. I'm also opposed to basketball unless it's placed in a place where it stent starting

Geetika
2/02/2024 07:46 AM

We need to locate basketball & pickleball courts @ far end from home as the thumping noise of ball is very annoying and along with that comes the constant screaming of teenagers. My parents live with us and they were not able to nap in the day.

vooras
2/02/2024 01:51 PM

Please plan the sport areas away from the houses, especially Picket Ball which are very noisy and unbearable sometimes. You can find additional information here: https://www.businessinsider.com/pickleball-court-noise-driving-us-all-crazy-scientists-trying

manendras
2/02/2024 03:02 PM

I hope the city is aware of the big noise nuisance that a picleball court is and the city cares about the quality of life residents of the community. Can't share details and news articles aboun this huge problem due to the limitaion of the 255 characters.

deepsingh
2/02/2024 07:16 PM

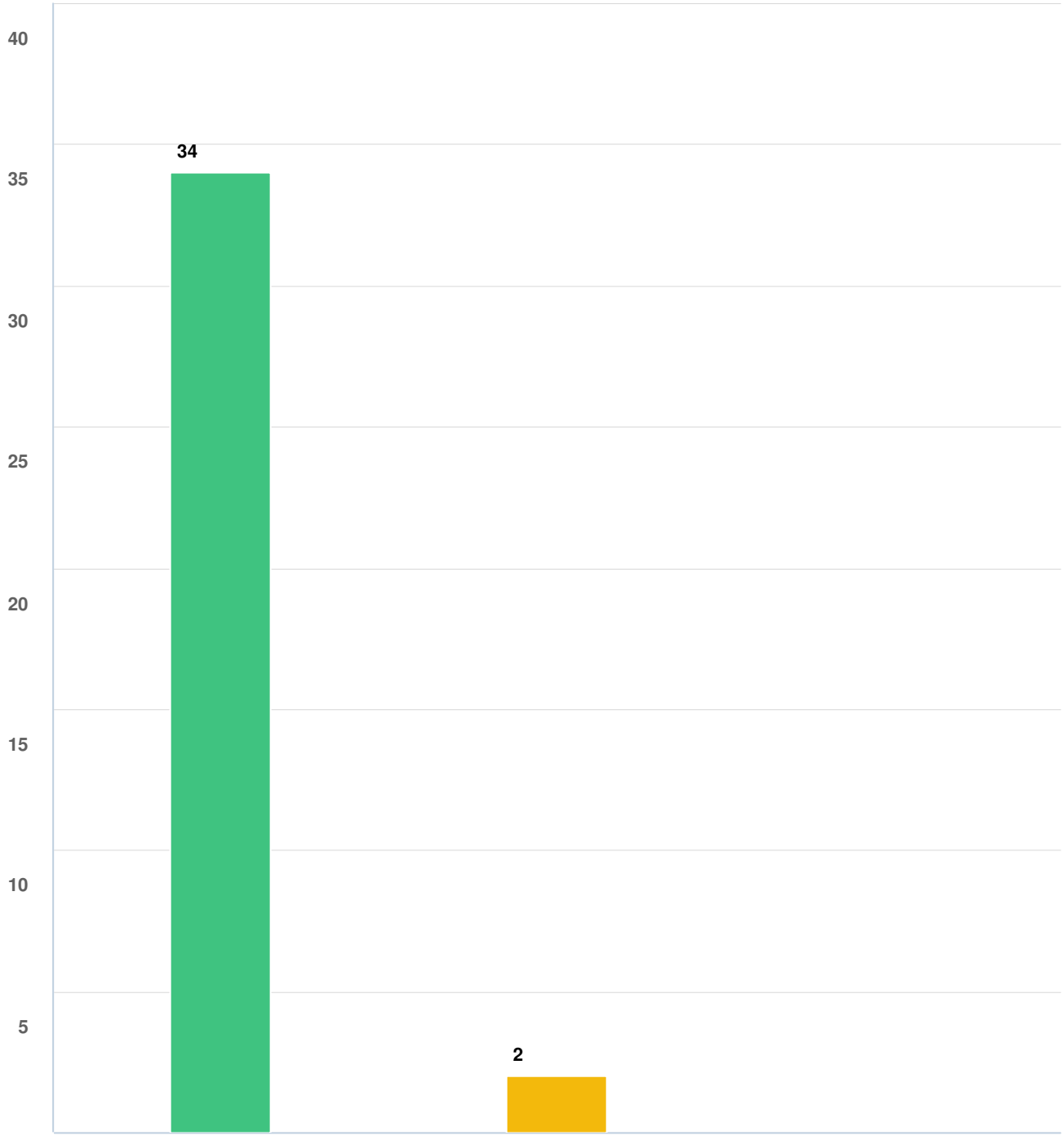
Love the draft

udayan
2/03/2024 06:34 PM

Noise from Pickleball court, most of all, and basketball court so close to housing is a huge concern. Has there studies been done, or referenced, if these are too close to the houses? Aren't ziplines a safety concern for kids? More ecology focus please.

Optional question (27 response(s), 10 skipped)
Question type: Single Line Question

Q3 Which statement best describes where you live?



Question options

- I live in the SE Redmond Neighborhood (Woodbridge, Woodside, Vesta Apartments, etc)
- Outside of Redmond (Sammamish, Kirkland, etc)
- I live in another neighborhood in Redmond (Education Hill, Downtown, Overlake, Grasslawn, etc)

Optional question (36 response(s), 1 skipped)
Question type: Checkbox Question

Civil Engineering & Permitting Memo

Notes:

1. Permits
    a. Construction permits will be required for the proposed project. The following permits are anticipated:

    Building, if needed

    Coordinated Civil Review (CCR)

    *Utility Availability Certificate (UAC)

    *Utility (Water meter, side sewer, hydrant use)

    *Only needed if there is planned use during construction or as a permanent feature of the project.

    Wet Weather Permit (WWP), If construction is completed during the wet season

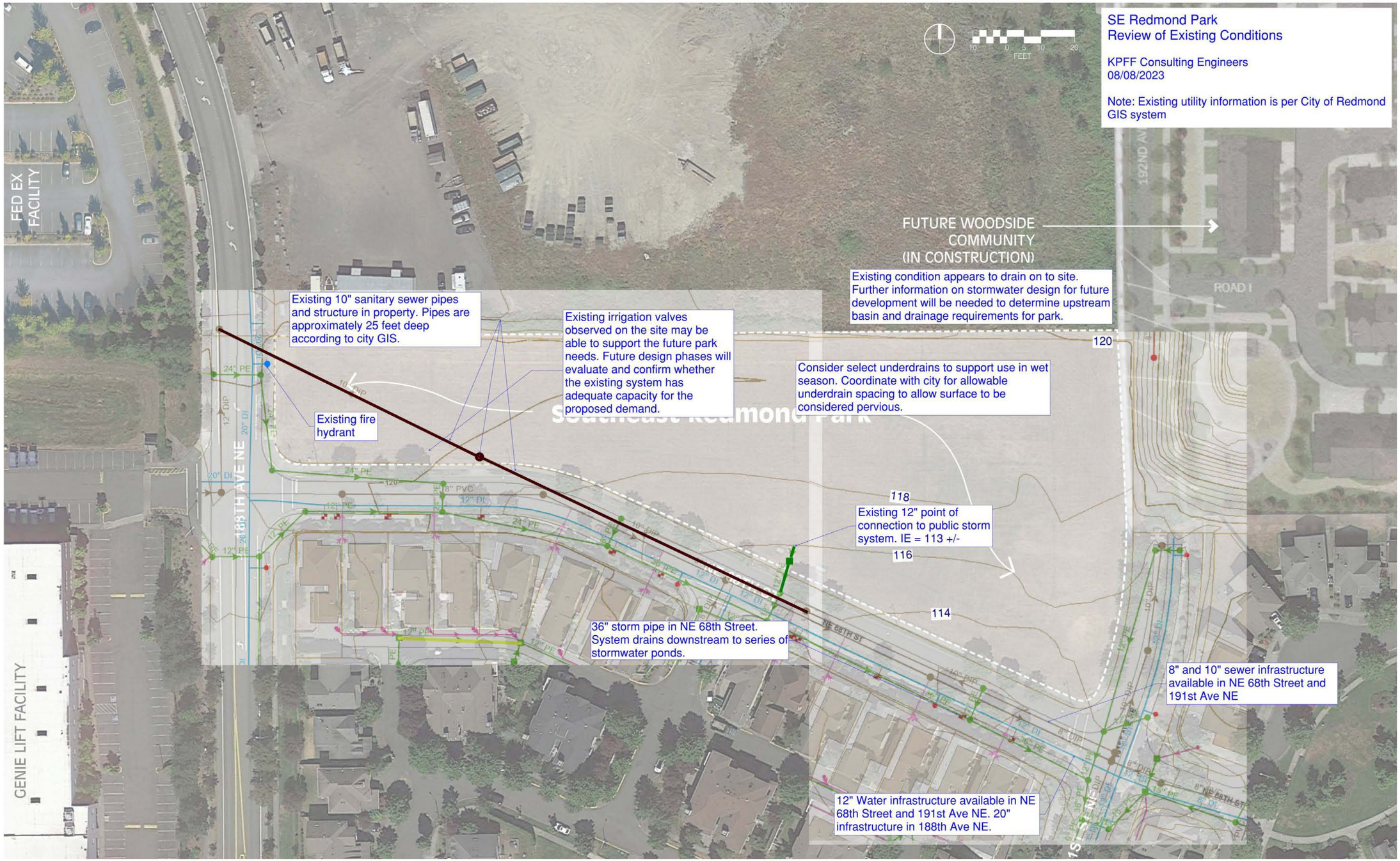
    b. Frontage improvements are not anticipated due to the recent construction of the existing facilities.

2. Stormwater
    a. Stormwater management for the site will require the following mitigation per the City of Redmond 2022 Stormwater Technical Notebook and 2019 SWMMWW.
    b. On-site stormwater management is a requirement for the site improvements due to the construction of more than 5,000-sf of new hard surface. The project proposes approximately 9,500-sf of bioretention (BR) which is sufficient to meet this requirement (6,500-sf minimum BR). Overflow structures and underdrains are anticipated to be included.
    c. Runoff treatment is anticipated as the project includes greater than ¾ acre of pollution generating pervious surface (PGPS). Runoff will be required to meet basic treatment standards. The site drains to an existing surface pond that appears to be a treatment facility and may be adequately sized to provide treatment for the project. City of Redmond record drawings and drainage report will need to be reviewed to confirm adequate capacity and design parameters were anticipated.
    d. Flow Control may be required, the project discharges existing surface ponds that may be adequately sized to provide detention for the site. The City of Redmond record drawings and drainage report will need to be reviewed to confirm adequate capacity and design parameters were anticipated.
    e. Conveyance of stormwater on-site will occur through sheet flow, surface features, and trench drains. Underdrains and french drains may be necessary to help with slow draining subgrade soils.
    f. The project site is located within critical aquifer recharge Area (CARA) 1 per the City of Redmond.

3. Utilities
    a. Permanent utility services including sanitary sewer, water, and electricity are not anticipated on-site.
    b. Refer to the Review of Existing Conditions exhibit for further information regarding existing utilities.

4. Grading
    a. Grading is preliminary and will be coordinated as the design progresses. The following may be applicable to the grading on-site:
        i. Excerpt from the City of Redmond Clearing and Grading/Stormwater Management code [15.24.082]
            1. Within the building work area (building footprint plus a ten (10) foot buffer), this chapter does not limit temporary or permanent cuts or fills (even with the presence of significant trees).
            2. Outside the building work area, and where significant trees are not present, the maximum permitted vertical depth or height of a cut or fill is a total of eight (8) vertical feet.
            3. Outside building work area, and where significant trees designated to be saved are present, grades shall not be changed within five (5) feet of the tree's dripline.
            4. Cut or fill slopes may not exceed 33 percent (3H:1V). Cut and fill slopes within the right-of-way may, however, be designed at (2H:1V)
    b. Due to underlying soil types that are likely moisture sensitive, it may be beneficial to perform construction activities related to earthwork outside of the wet season.

Existing Infrastructure Assesment



SHANNON & WILSON

February 28, 2024

Mr. Jordan Zlotoff
Berger Partnership
1927 Post Alley, Suite 2
Seattle, WA 98101

RE: PRELIMINARY GEOTECHNICAL ENGINEERING EVALUATION, SE REDMOND PARK, REDMOND, WASHINGTON

Dear Mr. Zlotoff:

This letter presents the results of our preliminary geotechnical engineering evaluation to aid in the conceptual planning for improvements to SE Redmond Park. Our scope of services was performed in accordance with our Subconsultant Agreement with the Berger Partnership, and included the following:

- A review of existing subsurface data.
- A visit to the project site to advance hand probes and record subsurface observations.
- Analyses of subsurface information gathered during our review to provide the preliminary engineering recommendations in this letter.

SITE AND PROJECT DESCRIPTION

The subject Park is located along the north side of NE 68th Street and is bordered to the west by 188th Avenue NE, on the east by 191st Avenue NE, and to the north by undeveloped land. The Park consists of an open grass field and is relatively flat. We understand that the City of Redmond and the public have complained about standing water in the grass field that renders it soft and unstable to walk upon.

REVIEW OF EXISTING DATA

To improve our understanding of subsurface conditions at the proposed Park site, we reviewed geologic maps and a geotechnical report by GeoSource Engineering.[1]

[1] GeoSource Engineering, Inc. 1995, Subsurface exploration and geotechnical engineering report, Underwood Johnson Corporate Park, Redmond, Washington, August 28.

Site Geology

The proposed Park site is within a region known as the Puget Lowland, a structural depression within about 500 feet of sea level and bordered by the Olympic and Cascade Mountain ranges. The geology of the area has been influenced by repeated cycles of glaciation, which worked to fill the Lowland to significant depths with a complex sequence of glacial and nonglacial deposits. Geologic maps indicate that the site is underlain by recessional glacial outwash, consisting primarily of sand and gravel deposited during glacial retreat that occurred at the end of the Pleistocene epoch. The sand and gravel were mined out from the Park property and adjacent properties down to the depth of groundwater. The area was subsequently reclaimed by placing various fill materials over several years.

Existing Subsurface Information

Previous subsurface explorations on an adjacent property were performed by GeoSource Engineers in 1995. The adjacent property is the large industrial building (Genie Industries) site in the 18700 block of NE 65th Street, located across 188th Avenue NE and southwest of the Park. The adjacent property was formerly a gravel borrow site for the Cadman Company. The approximately 28-acre parcel had been backfilled by Cadman after the gravel mining operations ceased. GeoSource Engineers completed numerous test pit explorations on the property to support design of the industrial buildings. Test pits extended as deep as 14 feet and encountered fill materials that variably included loose sand with gravel and brick, medium dense sand and gravel with concrete rubble, and medium stiff clay.

The SE Redmond Park property is also a former gravel mining site that was backfill by Cadman to its current elevation as part of the reclamation process. We did not perform soil borings or test pits at the Park; however, we expect the soils underlying the Park are similar to what is present below the industrial building site to the southwest, i.e., mixed and variable, poor quality fill materials.

SHALLOW SUBSURFACE EXPLORATIONS

A geotechnical engineer from Shannon & Wilson visited the SE Redmond Park site on October 26, 2023, to perform reconnaissance and shallow subsurface explorations using a hand shovel. We excavated shallow pits at four locations across the site where soft, wet grass and topsoil (sod layer) was observed. We observed that very dense, silty sand with gravel is present immediately below the sod layer, approximately 6 inches deep. The very dense soil is silty fill material that has been so densely compacted that it is nearly

impervious and does not allow rainwater to readily infiltrate through it. This condition causes water to pool up within the sod layer, rendering it unstable under pedestrian and equipment (lawnmower) traffic.

PRELIMINARY ENGINEERING RECOMMENDATIONS

Foundations

Foundations for new equipment or structures will likely bear on shallow footings or mats bearing directly on the compacted fill that underlies the grass. An allowable bearing pressure of 2,000 pounds per square foot may be used for design. A one-third increase in the allowable bearing pressure may be used for transient wind or seismic loads.

Stormwater Infiltration Rate

We understand that the soft wet sod conditions during the wet season make use of the Park impractical for much of the year. Low-impact designs for on-site stormwater control and drainage improvement are under consideration by the design team and the City of Redmond. In our opinion, it will be necessary to construct a series of lateral underground drains throughout the Park to capture rainwater and convey it to a suitable discharge point(s). It may be possible to construct infiltration swales within the Park; however, additional subsurface explorations will be necessary to determine if more pervious soil layers are present below the compact surface fill that is preventing infiltration.

CLOSURE

The analyses, conclusions, and preliminary recommendations contained in this letter are based on site conditions as they presently exist. No subsurface explorations were performed for this study.

This letter was prepared for the exclusive use of the Berger Partnership and other members of the design team. The preliminary recommendations herein should be provided to potential contractors for factual information only, but our letter, conclusions, and interpretations should not be construed as a warranty of subsurface conditions included in this letter. We have prepared the enclosed "Important Information About Your Geotechnical/Environmental Report" to assist you and others in understanding the use and limitations of our reports.

The scope of our services for this letter did not include any evaluation regarding the presence or absence of wetlands or endangered/threatened species. No assessments or

evaluations regarding the presence or absence of hazardous or toxic substances in the soil or groundwater on or below this site were in our authorized scope of services.

We appreciate this opportunity to be of service to you. Please contact me at (206) 695-6875 or mwp@shanwil.com if you have any questions or if we can be of further assistance.

Sincerely,

SHANNON & WILSON

Martin W. Page, PE, LEG
Vice President
Geotechnical Engineer

MWP/mwp

Enc. Important Information About Your Geotechnical/Environmental Report

IMPORTANT INFORMATION ABOUT YOUR GEOTECHNICAL/ENVIRONMENTAL REPORT

CONSULTING SERVICES ARE PERFORMED FOR SPECIFIC PURPOSES AND FOR SPECIFIC CLIENTS.

Consultants prepare reports to meet the specific needs of specific individuals. A report prepared for a civil engineer may not be adequate for a construction contractor or even another civil engineer. Unless indicated otherwise, your consultant prepared your report expressly for you and expressly for the purposes you indicated. No one other than you should apply this report for its intended purpose without first conferring with the consultant. No party should apply this report for any purpose other than that originally contemplated without first conferring with the consultant.

THE CONSULTANT'S REPORT IS BASED ON PROJECT-SPECIFIC FACTORS.

A geotechnical/environmental report is based on a subsurface exploration plan designed to consider a unique set of project-specific factors. Depending on the project, these may include the general nature of the structure and property involved; its size and configuration; its historical use and practice; the location of the structure on the site and its orientation; other improvements such as access roads, parking lots, and underground utilities; and the additional risk created by scope-of-service limitations imposed by the client. To help avoid costly problems, ask the consultant to evaluate how any factors that change subsequent to the date of the report may affect the recommendations. Unless your consultant indicates otherwise, your report should not be used (1) when the nature of the proposed project is changed (for example, if an office building will be erected instead of a parking garage, or if a refrigerated warehouse will be built instead of an unrefrigerated one, or chemicals are discovered on or near the site); (2) when the size, elevation, or configuration of the proposed project is altered; (3) when the location or orientation of the proposed project is modified; (4) when there is a change of ownership; or (5) for application to an adjacent site. Consultants cannot accept responsibility for problems that may occur if they are not consulted after factors that were considered in the development of the report have changed.

SUBSURFACE CONDITIONS CAN CHANGE.

Subsurface conditions may be affected as a result of natural processes or human activity. Because a geotechnical/environmental report is based on conditions that existed at the time of subsurface exploration, construction decisions should not be based on a report whose adequacy may have been affected by time. Ask the consultant to advise if additional tests are desirable before construction starts; for example, groundwater conditions commonly vary seasonally.

Construction operations at or adjacent to the site and natural events such as floods, earthquakes, or groundwater fluctuations may also affect subsurface conditions and, thus, the continuing adequacy of a geotechnical/environmental report. The consultant should be kept apprised of any such events and should be consulted to determine if additional tests are necessary.

MOST RECOMMENDATIONS ARE PROFESSIONAL JUDGMENTS.

Site exploration and testing identifies actual surface and subsurface conditions only at those points where samples are taken. The data were extrapolated by your consultant, who then applied judgment to render an opinion about overall subsurface conditions. The actual interface between materials may be far more gradual or abrupt than your report indicates. Actual conditions in areas not sampled may differ from those predicted in your report. While nothing can be done to prevent such situations, you and your consultant can work together to help reduce their impacts. Retaining your consultant to observe subsurface construction operations can be particularly beneficial in this respect.

A REPORT'S CONCLUSIONS ARE PRELIMINARY.

The conclusions contained in your consultant's report are preliminary, because they must be based on the assumption that conditions revealed through selective exploratory sampling are indicative of actual conditions throughout a site. Actual subsurface conditions can be discerned only during earthwork; therefore, you should retain your consultant to observe actual conditions and to provide conclusions. Only the consultant who prepared the report is fully familiar with the background information needed to determine whether or not the report's recommendations based on those conclusions are valid and whether or not the contractor is abiding by applicable recommendations. The consultant who developed your report cannot assume responsibility or liability for the adequacy of the report's recommendations if another party is retained to observe construction.

THE CONSULTANT'S REPORT IS SUBJECT TO MISINTERPRETATION.

Costly problems can occur when other design professionals develop their plans based on misinterpretation of a geotechnical/environmental report. To help avoid these problems, the consultant should be retained to work with other project design professionals to explain relevant geotechnical, geological, hydrogeological, and environmental findings, and to review the adequacy of their plans and specifications relative to these issues.

BORING LOGS AND/OR MONITORING WELL DATA SHOULD NOT BE SEPARATED FROM THE REPORT.

Final boring logs developed by the consultant are based upon interpretation of field logs (assembled by site personnel), field test results, and laboratory and/or office evaluation of field samples and data. Only final boring logs and data are customarily included in geotechnical/environmental reports. These final logs should not, under any circumstances, be redrawn for inclusion in architectural or other design drawings, because drafters may commit errors or omissions in the transfer process.

To reduce the likelihood of boring log or monitoring well misinterpretation, contractors should be given ready access to the complete geotechnical engineering/environmental report prepared or authorized for their use. If access is provided only to the report prepared for you, you should advise contractors of the report's limitations, assuming that a contractor was not one of the specific persons for whom the report was prepared, and that developing construction cost estimates was not one of the specific purposes for which it was prepared. While a contractor may gain important knowledge from a report prepared for another party, the contractor should discuss the report with your consultant and perform the additional or alternative work believed necessary to obtain the data specifically appropriate for construction cost estimating purposes. Some clients hold the mistaken impression that simply disclaiming responsibility for the accuracy of subsurface information always insulates them from attendant liability. Providing the best available information to contractors helps prevent costly construction problems and the adversarial attitudes that aggravate them to a disproportionate scale.

READ RESPONSIBILITY CLAUSES CLOSELY.

Because geotechnical/environmental engineering is based extensively on judgment and opinion, it is far less exact than other design disciplines. This situation has resulted in wholly unwarranted claims being lodged against consultants. To help prevent this problem, consultants have developed a number of clauses for use in their contracts, reports, and other documents. These responsibility clauses are not exculpatory clauses designed to transfer the consultant's liabilities to other parties; rather, they are definitive clauses that identify where the consultant's responsibilities begin and end. Their use helps all parties involved recognize their individual responsibilities and take appropriate action. Some of these definitive clauses are likely to appear in your report, and you are encouraged to read them closely. Your consultant will be pleased to give full and frank answers to your questions.

The preceding paragraphs are based on information provided by the Geoprofessional Business Association (https://www.geoprofessional.org)

Estimate of
Probable Cost of Construction
Arthur Johnson Park
HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 14, 2025

All Phases Total: $23,279,443.92

Phase 1: Public Access Improvements

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	120	LF	$4.50	$540.00	
1.02	Site Clearing and Grubbing (6" depth)	1	LS	$500.00	$500.00	
~~1.03~~	~~Clear Brush and Sapling (for soft surface trail)~~	~~0.25~~	~~AC~~	~~$10,500.00~~	~~$2,577.14~~	Completed
1.04	Construction Fence (6' chain-link)	134	LF	$6.00	$804.00	
1.05	T.E.S.C	1	LS	$5,000.00	$5,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	1	LS	$5,000.00	$5,000.00	
2.02	Export Cut (24" average depth)	1	LS	$500.00	$500.00	
2.03	Rough Grading	1	LS	$1,000.00	$1,000.00	
2.04	Finish Grading	1	LS	$1,000.00	$1,000.00	
4.00	**Paving/ Surfacing**					
~~4.01~~	~~Soft surface trails (4" depth mulch)~~	~~43~~	~~CY~~	~~$65.00~~	~~$2,768.24~~	Completed
4.02	Concrete paving (picnic area)	540	SF	$12.00	$6,480.00	

6.00	**Site Improvements**					
6.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	2	EA	$1,300.00	$2,600.00	
6.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
6.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	2	EA	$3,100.00	$6,200.00	
6.04	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
6.05	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
6.06	Signage (wayfinding)	1	EA	$5,000.00	$5,000.00	
6.07	Interpretive Signage	2	EA	$2,000.00	$4,000.00	V
6.08	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
8.00	**Planting**					
8.01	Seed Meadow around picnic area (with soil prep and no irrigation)	400	SF	$3.00	$1,200.00	
				,	$75,499.00	$66,199.00
				Contractor Mobilization & Overhead (20%)	$15,099.80	$13,239.80
				Sales Tax (10.3%)	$7,776.40	$6,818.50
				Park Improvements Total	**$98,375.20**	**$86,257.30**
				Design Fees (20%)	$19,675.04	$17,251.46
				Administrative Costs (15%)	$14,756.28	$12,938.59
				Contingency (30%)	$29,512.56	$25,877.19
				Total Phase Cost	**$162,319.08**	**$142,324.54**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Assumes temporary irrigation will connect to existing well.

Phase 2: East Park Improvement

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	5,625	LF	$4.50	$25,312.50	
1.02	Site Clearing and Grubbing (6" depth)	6.12	AC	$12,000.00	$73,387.22	
1.03	Clear Brush and Sapling	2.48	AC	$10,500.00	$26,053.06	
1.04	Existing Tree Removal	20	EA	$750.00	$15,000.00	
1.05	Construction Fence (6' chain-link)	1,575	LF	$6.00	$9,450.00	
1.06	T.E.S.C	1	LS	$240,000.00	$240,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	4,820	CY	$10.00	$48,200.00	
2.02	Export Cut (24" average depth)	397	CY	$30.00	$11,908.89	
2.03	Rough Grading	6.12	AC	$6,000.00	$36,693.61	
2.04	Finish Grading	6.12	AC	$10,000.00	$61,156.02	
3.00	**Site Civil and ROW**					
3.01	Stormwater for Parking	8,670	SF	$15.00	$130,050.00	
3.02	Stormwater for ROW Improvements	963	LF	$150.00	$144,450.00	
3.01	Stormwater for Site Improvements	1	LS	$65,000.00	$65,000.00	
3.02	Electrical Service Connection	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	100	LF	$50.00	$5,000.00	
3.04	Sewer Service Connection	1	LS	$20,000.00	$20,000.00	
3.05	Sewer Line	100	LF	$175.00	$17,500.00	
3.06	Water Service Connection	1	LS	$10,000.00	$10,000.00	
3.07	Water Line	1350	LF	$175.00	$236,250.00	
4.00	**Paving**					
4.01	Paving - Concrete Sidewalk (4" depth with 4" base)	1,197	SF	$15.00	$17,955.00	
4.02	Paving - Concrete - Specialty	513	SF	$25.00	$12,825.00	
4.03	Paving - Asphalt - Parking (4" asphalt, 6" crushed rock base course)	8,670	SF	$12.00	$104,040.00	
4.04	Paving - Concrete Sidewalk - ROW (4" depth with 4" base)	5,665	SF	$15.00	$84,975.00	
4.05	Paving - Concrete Curb and Gutter - ROW	963	LF	$40.00	$38,520.00	
4.06	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	13,920	SF	$10.00	$139,200.00	
4.07	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	12,790	SF	$10.00	$127,900.00	
4.08	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	6,625	SF	$6.00	$39,750.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	4	EA	$2,650.00	$10,600.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	4	EA	$3,100.00	$12,400.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Signage (Wayfinding)	5	EA	$5,000.00	$25,000.00	
5.06	Signage (Interpretive)	2	EA	$2,000.00	$4,000.00	V
5.07	Play & Discovery Elements	4	EA	$80,000.00	$320,000.00	V
5.08	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
5.09	Wood Split-Rail Fence (along outer limit of the wetland/stream buffers)	665	LF	$80.00	$53,200.00	
5.10	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Structures**					
6.01	Shelter w/ Restrooms	1	EA	$500,000.00	$500,000.00	
6.02	Boardwalk	2,330	SF	$150.00	$349,500.00	
6.03	Boardwalk Guardrail	460	LF	$100.00	$46,000.00	
6.04	Bridge (max 10' - 30')	2	LS	$600,000.00	$1,200,000.00	
7.00	**Planting**					
7.01	Trees	30	EA	$650.00	$19,500.00	
7.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	6,917	SF	$20.00	$138,342.00	
7.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	16,140	SF	$12.00	$193,678.80	
7.04	Seed Meadow (with soil prep and no irrigation)	143,374	SF	$3.00	$430,122.00	
7.05	Planting Restoration (native plantings with soil prep and temp. irrigation)	75,619	SF	$7.00	$529,333.00	V
				Subtotal	$5,619,327.09	$4,755,394.09
				Contractor Mobilization & Overhead (20%)	$1,123,865.42	$951,078.82
				Sales Tax (10.3%)	$578,790.69	$489,805.59
				Park Improvements Total	**$7,321,983.20**	**$6,196,278.50**
				Design Fees (20%)	$1,464,396.64	$1,239,255.70
				Memos and Reports	$50,000.00	$50,000.00
				Administrative Costs (15%)	$1,098,297.48	$929,441.78
				Contingency (30%)	$2,196,594.96	$1,858,883.55
				Total Phase Cost	**$12,131,272.29**	**$10,273,859.53**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.
7. Includes cost for Traffic Impact Analysis Report, but does not include costs for improvements resulting from the report.
8. Assumes 6.5' width sidewalk, curb, and gutter for ROW improvements along Union Hill Road.
9. No ROW improvement required along Red Brick Road due to historic designation per King County Comments.
10. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Phase 3a: Planning SE Redmond Park / Arthur Johnson Spine Trail

Item	Description	Qty	Unit	Unit Cost	Item Total
0.00	**Planning**				
0.01	Trail Master Planning (includes trail alignment planning)	1	LS	$250,000.00	$250,000.00
0.02	Property Acquisition of Parcel # 0725069085 (stream buffer)	0.64	AC	$106,387.12	$68,046.76
0.03	Property Acquisition of Parcel # 0725069005 (stream buffer)	0.53	AC	$106,386.39	$56,742.74
0.04	Property Agreement with Parcel # 1286300010 (stream buffer)	1.48	AC	$1,532,159.52	$2,267,999.28
0.05	Reports and Memos (Could include CAR, CRA, and Geotech)	1	LS	$50,000.00	$50,000.00
				Subtotal	$2,692,788.79
	CAR = Critical Area Report			*Administrative Costs (15%)*	$403,918.32
	CRA = Cultural Resources Assessment			*Contingency (30%)*	$807,836.64
				Sales Tax (10.3%)	$246,457.25
				Total Phase 3a Cost	**$4,151,000.99**

Assumptions:

1. Property values are based on King County Parcel Viewer property costs and acreage from Oct. 2024.
2. Costs are based on 2025 costs and do not include escalation.
3. Sales tax is applied to property acquisition only.

Phase 3b: CIP SE Redmond Park / Arthur Johnson Spine Trail

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	3,957	LF	$4.50	$17,806.50	
1.02	Site Clearing and Grubbing (6" depth)	1.26	AC	$12,000.00	$15,109.96	
1.03	Clear Brush and Sapling	1.26	AC	$10,500.00	$13,221.22	
1.04	Existing Tree Removal	20	EA	$750.00	$15,000.00	
1.05	Construction Fence (6' chain-link)	1,200	LF	$6.00	$7,200.00	
1.06	T.E.S.C	1	LS	$32,000.00	$32,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	992	CY	$10.00	$9,924.07	
2.02	Export Cut (24" average depth)	397	CY	$30.00	$11,908.89	
2.03	Rough Grading	1.26	AC	$6,000.00	$7,554.98	
2.04	Finish Grading	1.26	AC	$10,000.00	$12,591.64	
3.00	**Paving**					
3.01	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	23,600	SF	$6.00	$141,600.00	
3.02	Rockery Wall	493	LF	$300.00	$147,750.00	
4.00	**Site Improvements**					
4.01	Signage (Rules Kiosk)	1	EA	$10,000.00	$10,000.00	
4.02	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
4.03	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
4.04	Wood Split-Rail Fence (along the east side of trail for stream buffer)	2,625	LF	$80.00	$210,000.00	
5.00	**Planting**					
5.01	Trees	20	EA	$650.00	$13,000.00	
5.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	30,100	SF	$7.00	$210,700.00	V
				Subtotal	$886,117.26	$675,417.26
				Contractor Mobilization & Overhead (20%)	$177,223.45	$135,083.45
				Sales Tax (10.3%)	$91,270.08	$69,567.98
				Park Improvements Total	**$1,154,610.79**	**$880,068.69**
				Design Fees (20%)	$230,922.16	$176,013.74
				Administrative Costs (15%)	$173,191.62	$132,010.30
				Contingency (30%)	$346,383.24	$264,020.61
				Total Phase 3b Cost	**$1,905,107.80**	**$1,452,113.34**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
6. No work will occur within creek ordinary high water limits.

Phase 4: West Park Improvements

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	2,358	LF	$4.50	$10,611.00	
1.02	Site Clearing and Grubbing (6" depth)	2.21	AC	$12,000.00	$26,465.70	
1.03	Clear Brush and Sapling	3.25	AC	$10,500.00	$34,121.92	
1.04	Existing Tree Removal	20	EA	$750.00	$15,000.00	
1.05	Construction Fence (6' chain-link)	2,115	LF	$6.00	$12,690.00	
1.06	T.E.S.C	1	LS	$78,000.00	$78,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	1,738	CY	$10.00	$17,382.41	
2.02	Export Cut (24" average depth)	695	CY	$30.00	$20,858.89	
2.03	Rough Grading	2.21	AC	$6,000.00	$13,232.85	
2.04	Finish Grading	2.21	AC	$10,000.00	$22,054.75	
3.00	**Site Civil**					
3.01	Stormwater	7,930	SF	$15.00	$118,950.00	
3.02	Water Service Connection	1	LS	$10,000.00	$10,000.00	
3.03	Water Line	100	LF	$175.00	$17,500.00	
4.00	**Paving and Walls**					
4.01	Paving - Concrete Sidewalk with Curb (4" depth with 4" base)	5,380	SF	$15.00	$80,692.50	
4.02	Paving - Concrete - Specialty	2,306	SF	$25.00	$57,637.50	
4.03	Paving - Asphalt - Parking (4" asphalt, 6" crushed rock base course)	7,930	SF	$12.00	$95,160.00	
4.04	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	4,525	SF	$10.00	$45,250.00	
4.05	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	4,620	SF	$6.00	$27,720.00	
4.06	Retaining Walls (concrete, cast in place)	30	CY	$350.00	$10,500.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	2	EA	$1,300.00	$2,600.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	3	EA	$3,100.00	$9,300.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
5.06	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
5.07	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
5.08	Signage (Interpretive)	8	EA	$2,000.00	$16,000.00	V
5.09	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
5.10	Wood Split-Rail Fence (along outer limit of the wetland/stream buffers)	865	LF	$80.00	$69,200.00	
5.11	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Planting**					
6.01	Trees	20	EA	$650.00	$13,000.00	
6.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	8,870	SF	$20.00	$177,390.00	
6.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	20,696	SF	$12.00	$248,346.00	
6.04	Seed Lawn (with soil prep and irrigation)	23,400	SF	$6.00	$140,400.00	
6.05	Planting Restoration (native plantings with soil prep and temp. irrigation)	61,038	SF	$7.00	$427,262.50	V
				Subtotal	$1,874,501.00	$1,425,563.50
				Contractor Mobilization & Overhead (20%)	$374,900.20	$285,112.70
				Sales Tax (10.3%)	$193,073.60	$146,833.04
				Park Improvements Total	**$2,442,474.81**	**$1,857,509.24**
				Design Fees (20%)	$488,494.96	$371,501.85
				Memos and Reports	$50,000.00	$50,000.00
				Administrative Costs (15%)	$366,371.22	$278,626.39
				Contingency (30%)	$732,742.44	$557,252.77
				Total Phase Cost	**$4,080,083.43**	**$3,114,890.25**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.

Phase 5: Secondary Creek Crossing

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	365	LF	$4.50	$1,642.50	
1.02	Site Clearing and Grubbing (6" depth)	0.15	AC	$12,000.00	$1,763.35	
1.03	Clear Brush and Sapling	0.32	AC	$5,000.00	$1,613.60	
1.04	Existing Tree Removal	5	EA	$750.00	$3,750.00	
1.05	Construction Fence (6' chain-link)	640	LF	$6.00	$3,840.00	
1.06	T.E.S.C	1	LS	$18,000.00	$18,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	116	CY	$10.00	$1,158.15	
2.02	Export Cut (24" average depth)	46	CY	$30.00	$1,389.78	
2.03	Rough Grading	0.15	AC	$6,000.00	$881.67	
2.04	Finish Grading	0.15	AC	$10,000.00	$1,469.45	
3.00	**Paving**					
3.01	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	1,200	SF	$6.00	$7,200.00	
4.00	**Site Improvements**					
4.01	Signage (Wayfinding)	2	EA	$2,000.00	$4,000.00	
5.00	**Structures**					
5.01	Bridge (max 6' X 30')	1	LS	$250,000.00	$250,000.00	
6.00	**Landscape**					
6.01	Trees	5	EA	$650.00	$3,250.00	
6.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	12,277	SF	$7.00	$85,939.00	V
				Subtotal	$385,897.50	$299,958.50
				Contractor Mobilization & Overhead (20%)	$77,179.50	$59,991.70
				Sales Tax (10.3%)	$39,747.44	$30,895.73
				Park Improvements Total	**$502,824.45**	**$390,845.93**
				Design Fees (20%)	$100,564.89	$78,169.19
				Memos and Reports	$20,000.00	$20,000.00
				Administrative Costs (15%)	$75,423.67	$58,626.89
				Contingency (30%)	$150,847.33	$117,253.78
				Total Phase Cost	**$849,660.34**	**$664,895.79**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
6. No work will occur within creek ordinary high water limits.

Estimate of
Probable Cost of Construction
Martin Park
HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 14, 2025

Phase Total: $8,652,641.85

Phase 1: Soft Surface Spine Trail

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
~~1.01~~	~~Tree Protection Fence and Signage~~	~~**260**~~	~~LF~~	~~$4.50~~	~~$1,170.00~~	Completed
~~1.02~~	~~Site Clearing and Grubbing (6" depth)~~	~~**0.05**~~	~~AC~~	~~$12,000.00~~	~~$540.79~~	Completed
~~1.03~~	~~Clear Brush and Sapling~~	~~**0.09**~~	~~AC~~	~~$10,500.00~~	~~$915.79~~	Completed
~~1.04~~	~~T.E.S.C~~	~~1~~	~~LS~~	~~$1,000.00~~	~~$1,000.00~~	Completed
~~**2.00**~~	~~**Earthwork**~~					
~~2.01~~	~~Balance Cut/Fill on Site (6" average depth)~~	~~**36**~~	~~CY~~	~~$10.00~~	~~$355.19~~	Completed
~~2.02~~	~~Rough Grading~~	~~**0.05**~~	~~AC~~	~~$6,000.00~~	~~$270.39~~	Completed
~~2.03~~	~~Finish Grading~~	~~**0.05**~~	~~AC~~	~~$10,000.00~~	~~$450.66~~	Completed
~~**3.00**~~	~~**Paving/ Surfacing**~~					
~~3.01~~	~~Soft surface trails (4" depth mulch)~~	~~**24**~~	~~CY~~	~~$65.00~~	~~$1,539.20~~	Completed
4.00	**Site Improvements**					
4.01	Signage (wayfinding)	**1**	EA	$5,000.00	$5,000.00	V
4.02	Signage (Interpretive)	**1**	EA	$2,000.00	$2,000.00	V
4.03	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
4.03	Security Fence for Existing Buildings	**635**	LF	$12.00	$7,620.00	
				Subtotal	$14,995.00	$7,995.00
				Contractor Mobilization & Overhead (20%)	$2,999.00	$1,599.00
				Contingency (30%)	$3,748.75	$1,998.75
				Sales Tax (10.3%)	$1,544.49	$823.49
				Park Improvements Total	**$23,287.24**	**$12,416.24**
				Design Fees (20%)	$4,657.45	$2,483.25
				Administrative Costs (15%)	$3,493.09	$1,862.44
				Contingency (30%)	$6,986.17	$3,724.87
				Total Phase Cost	**$38,423.94**	**$20,486.79**

Assumptions:
1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.

Phase 2: Paved Trails

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	970	LF	$4.50	$4,365.00	
1.02	Site Clearing and Grubbing (6" depth)	1.55	AC	$12,000.00	$18,648.50	
1.03	Clear Brush and Sapling	1.16	AC	$10,500.00	$12,182.57	
1.04	Existing Tree Removal	10	EA	$750.00	$7,500.00	
1.05	Construction Fence (6' chain-link)	670	LF	$6.00	$4,020.00	
1.06	T.E.S.C	1	LS	$18,000.00	$18,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	1,225	CY	$10.00	$12,248.15	
2.02	Export Cut (24" average depth)	122	CY	$30.00	$3,674.44	
2.03	Rough Grading	1.55	AC	$6,000.00	$9,324.25	
2.04	Finish Grading	1.55	AC	$10,000.00	$15,540.41	
3.00	**Site Civil and ROW**					
3.01	Stormwater for ROW Improvements	360	LF	$150.00	$54,000.00	
4.00	**Paving**					
4.01	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	9,260	SF	$10.00	$92,600.00	
4.02	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	1,541	SF	$10.00	$15,410.00	
4.03	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	1,595	SF	$6.00	$9,570.00	
4.04	Paving - Concrete Sidewalk - ROW (4" depth with 4" base)	2,160	SF	$15.00	$32,400.00	
4.05	Paving - Concrete Curb and Gutter - ROW	360	LF	$40.00	$14,400.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	4	EA	$2,650.00	$10,600.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	4	EA	$3,100.00	$12,400.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Signage (Wayfinding)	1	EA	$5,000.00	$5,000.00	
5.06	Signage (Interpretive)	2	EA	$2,000.00	$4,000.00	V
5.07	Wood Split-Rail Fence (along outer limit of the wetland/stream buffers)	970	LF	$80.00	$77,600.00	
6.00	**Planting**					
6.01	Trees	34	EA	$650.00	$22,100.00	
6.02	Seed Meadow (no soil prep or irrigation)	35,635	SF	$3.00	$106,905.00	
6.03	Planting Restoration (native plantings with soil prep and temp. irrigation)	25,945	SF	$7.00	$181,615.00	V
				Subtotal	$752,303.32	$556,088.32
				Contractor Mobilization & Overhead (20%)	$150,460.66	$111,217.66
				Sales Tax (10.3%)	$77,487.24	$57,277.10
				Park Improvements Total	**$980,251.22**	**$724,583.08**
				Design Fees (20%)	$196,050.24	$144,916.62
				Reports and Memos	$30,000.00	$30,000.00
				Administrative Costs (15%)	$147,037.68	$108,687.46
				Contingency (30%)	$294,075.37	$217,374.92
				Total Phase Cost	**$1,647,414.51**	**$1,225,562.08**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. No work will occur within creek ordinary high water limits.
6. Assumes temporary irrigation will connect to existing well.
7. Includes cost for Traffic Impact Analysis, but does not include for improvement resulting from the report.
8. Assumes 6.5' width sidewalk, curb, and gutter for ROW improvements along Union Hill Road.
9. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Phase 3: Farmyard

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	180	LF	$4.50	$810.00	
1.02	Site Clearing and Grubbing (6" depth)	2.02	AC	$12,000.00	$24,242.48	
1.03	Existing Tree Removal	10	EA	$750.00	$7,500.00	
1.04	Construction Fence (6' chain-link)	300	LF	$6.00	$1,800.00	
1.05	T.E.S.C	1	LS	$160,000.00	$160,000.00	
1.06	Building Demolition	1	LS	$80,000.00	$80,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	1,592	CY	$10.00	$15,922.22	
2.02	Export Cut (24" average depth)	159	CY	$30.00	$4,776.67	
2.03	Rough Grading	2.02	AC	$6,000.00	$12,121.24	
2.04	Finish Grading	2.02	AC	$10,000.00	$20,202.07	
3.00	**Site Civil**					
3.01	Stormwater	19455	LS	$15.00	$291,825.00	
3.02	Electrical Service	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	400	LF	$50.00	$20,000.00	
3.04	Sewer Service Connection	1	LS	$20,000.00	$20,000.00	
3.05	Sewer Line	500	LF	$175.00	$87,500.00	
3.06	Water	1	LS	$10,000.00	$10,000.00	
3.07	Water Line	400	LF	$175.00	$70,000.00	
4.00	**Paving and Walls**					
4.01	Paving - Concrete Sidewalk(4" depth with 4" base)	6,083	SF	$15.00	$91,245.00	
4.02	Paving - Concrete - Specialty	2,607	SF	$25.00	$65,175.00	
4.03	Paving - Asphalt - Parking (4" asphalt, 6" crushed rock base course)	17,790	SF	$12.00	$213,480.00	
4.04	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	4,980	SF	$10.00	$49,800.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	6	EA	$2,650.00	$15,900.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	6	EA	$3,100.00	$18,600.00	
5.04	Bike Rack	4	EA	$1,500.00	$6,000.00	
5.05	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
5.06	Signage (Interpretive)	8	EA	$2,000.00	$16,000.00	V
5.07	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
5.08	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Structures**					
6.01	Picnic Shelter w/ Restrooms	1	LS	$500,000.00	$500,000.00	
6.02	The Barn Renovation	2,760	SF	$350.00	$966,000.00	
7.00	**Planting**					
7.01	Trees	24	EA	$650.00	$15,600.00	
7.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	3,006	SF	$20.00	$60,120.00	
7.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	7,014	SF	$12.00	$84,168.00	
7.04	Seed Lawn (with soil prep and irrigation)	39,055	SF	$6.00	$234,330.00	
				Subtotal	$3,217,192.68	$3,185,292.68
				Contractor Mobilization & Overhead (20%)	$643,438.54	$637,058.54
				Sales Tax (10.3%)	$331,370.85	$328,085.15
				Park Improvements Total	**$4,192,002.06**	**$4,150,436.36**
				Design Fees (20%)	$838,400.41	$830,087.27
				Reports and Memos	$50,000.00	$50,000.00
				Administrative Costs (15%)	$628,800.31	$622,565.45
				Contingency (30%)	$1,257,600.62	$1,245,130.91
				Total Phase Cost	**$6,966,803.40**	**$6,898,219.99**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Includes cost for Traffic Impact Analysis report, but does not include cost for improvements resulting from the report.

Estimate of
Probable Cost of Construction
West Perrigo Park and Hanscom Property
HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 14, 2025

Phase Total: $27,465,643.28

Phase 1: Interpretive Elements

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Site Preparation and Vegetation Management	1	LS	$5,000.00	$5,000.00	
2.00	**Site Improvements**					
2.01	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	3	EA	$2,650.00	$7,950.00	V
2.02	Signage (Interpretive Shelters)	2	EA	$15,000.00	$30,000.00	
2.03	Signage (Wayfinding)	3	EA	$5,000.00	$15,000.00	
2.04	Signage (Interpretive)	2	EA	$2,000.00	$4,000.00	V
2.05	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
				Subtotal	$62,700.00	$45,000.00
				Contractor Mobilization & Overhead (20%)	$12,540.00	$9,000.00
				Sales Tax (10.3%)	$6,458.10	$4,635.00
				Park Improvements Total	**$81,698.10**	**$58,635.00**
				Design Fees (20%)	$16,339.62	$11,727.00
				Administrative Costs (15%)	$12,254.72	$8,795.25
				Contingency (30%)	$24,509.43	$17,590.50
				Total Phase 1 Cost	**$134,801.87**	**$96,747.75**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.

Phase 2: Planning Hanscom Property

Item	Description	Qty	Unit	Unit Cost	Item Total
0.00	**Planning**				
0.01	Master planning for Park Property	1	LS	$250,000.00	$250,000.00
0.02	Reports and Memos (Could include TIA, CAR, CRA, and Geotech)	1	LS	$50,000.00	$50,000.00
				Subtotal	$300,000.00
	TIA = Traffic Impact Analysis				
	CAR = Critical Area Report			*Administrative Costs (15%)*	$45,000.00
	CRA = Cultural Resources Assessment			*Contingency (30%)*	$90,000.00
				Total Phase 2 Cost	**$435,000.00**

Assumptions:

1. Costs are based on 2025 costs and do not include escalation.

Phase 3: Connector Nature Trails

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	5,440	LF	$4.50	$24,480.00	
1.02	Site Clearing and Grubbing (6" depth)	0.97	AC	$12,000.00	$11,651.79	
1.03	Clear Brush and Sapling	3.25	AC	$10,500.00	$34,086.14	
1.04	Existing Tree Removal	50	EA	$750.00	$37,500.00	
1.05	Construction Fence (6' chain-link)	200	LF	$6.00	$1,200.00	
1.06	T.E.S.C	1	LS	$110,000.00	$110,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	765	CY	$10.00	$7,652.78	
2.02	Export Cut (24" average depth)	77	CY	$30.00	$2,295.83	
2.03	Rough Grading	0.97	AC	$6,000.00	$5,825.89	
2.04	Finish Grading	0.97	AC	$10,000.00	$9,709.82	
3.00	**Site Civil**					
3.01	Stormwater for ROW Improvements	645	LF	$150.00	$96,750.00	
4.00	**Paving and Walls**					
4.01	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	10,956	SF	$6.00	$65,736.00	
4.02	Paving - Concrete Sidewalk - ROW (4" depth with 4" base)	3,870	SF	$15.00	$58,050.00	
4.03	Paving - Concrete Curb and Gutter - ROW	645	LF	$40.00	$25,800.00	
5.00	**Site Improvements**					
5.01	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	4	EA	$2,650.00	$10,600.00	V
5.02	Signage (Wayfinding)	5	EA	$5,000.00	$25,000.00	
5.03	Signage (Interpretive)	3	EA	$2,000.00	$6,000.00	V
5.04	Rock Pile Discovery	1	LS	$80,000.00	$80,000.00	
5.05	Wood Split-Rail Fence	1,000	LF	$80.00	$80,000.00	
5.06	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
6.00	**Structures**					
6.01	Boardwalk	4,690	SF	$125.00	$586,250.00	
6.02	Boardwalk Guardrail	1,480	LF	$100.00	$148,000.00	
6.03	Bridge (max 6' X 30')	**1**	LS	$250,000.00	$250,000.00	
7.00	**Planting**					
7.01	Trees	50	EA	$650.00	$32,500.00	
7.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	129,470	SF	$7.00	$906,286.50	V
7.03	Seed Meadow (with soil prep and no irrigation)	3,225	SF	$3.00	$9,675.00	
				Subtotal	$2,615,749.75	$1,609,013.25
				Contractor Mobilization & Overhead (20%)	$523,149.95	$321,802.65
				Sales Tax (10.3%)	$269,422.22	$165,728.37
				Park Improvements Total	**$3,408,321.93**	**$2,096,544.27**
				Design Fees (20%)	$681,664.39	$419,308.85
				Reports and Memos	$50,000.00	$50,000.00
				Administrative Costs (15%)	$511,248.29	$314,481.64
				Contingency (30%)	$1,022,496.58	$628,963.28
				Total Phase 3 Cost	**$5,673,731.18**	**$3,509,298.05**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.
7. No curb and gutter for ROW improvements. Stormwater is limited to a conveyance swale only.
8. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Phase 4: Hanscom Property

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	700	LF	$4.50	$3,150.00	
1.02	Site Clearing and Grubbing (6" depth)	6.31	AC	$12,000.00	$75,746.62	
1.03	Clear Brush and Sapling	1.50	AC	$10,500.00	$15,789.47	
1.04	Existing Tree Removal	15	EA	$750.00	$11,250.00	
1.05	Construction Fence (6' chain-link)	2,500	LF	$6.00	$15,000.00	
1.06	T.E.S.C	1	LS	$270,000.00	$270,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	4,975	CY	$10.00	$49,749.63	
2.02	Export Cut (24" average depth)	497	CY	$30.00	$14,924.89	
2.03	Rough Grading	6.31	AC	$6,000.00	$37,873.31	
2.04	Finish Grading	6.31	AC	$10,000.00	$63,122.18	
3.00	**Site Civil**					
3.01	Stormwater for ROW Improvements	650	LF	$150.00	$97,500.00	
3.01	Stormwater	12500	SF	$15.00	$187,500.00	
3.02	Electrical Service	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	350	LF	$50.00	$17,500.00	
3.04	Sewer Service Connection	1	LS	$20,000.00	$20,000.00	
3.05	Sewer Line	350	LF	$175.00	$61,250.00	
3.06	Water	1	LS	$10,000.00	$10,000.00	
3.07	Water Line	350	LF	$175.00	$61,250.00	
4.00	**Paving and Walls**					
4.01	Paving - Concrete (4" depth with 4" base)	4,270	SF	$13.00	$55,510.00	
4.02	Paving - Concrete - Specialty	1,830	SF	$20.00	$36,600.00	
4.03	Paving - Asphalt - Parking	12500	SF	$12.00	$150,000.00	
4.04	Paving - Concrete Sidewalk - ROW (4" depth with 4" base)	3,905	SF	$15.00	$58,575.00	
4.05	Paving - Concrete Curb and Gutter - ROW	650	LF	$40.00	$26,000.00	
4.04	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	20,060	SF	$10.00	$200,600.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	8	EA	$2,650.00	$21,200.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	6	EA	$3,100.00	$18,600.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
5.06	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
5.07	Signage (Wayfinding)	4	EA	$5,000.00	$20,000.00	
5.08	Signage (Interpretive)	4	EA	$2,000.00	$8,000.00	V
5.09	Play Area (includes play features and surfacing)	1	LS	$600,000.00	$600,000.00	
5.10	Wood Split-Rail Fence	1,350	LF	$80.00	$108,000.00	
5.11	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	

6.00	**Structures**					
6.01	House Renovation	1	LS	$800,000.00	$800,000.00	
6.02	Barn Renovation	2	LS	$700,000.00	$1,400,000.00	
6.03	Picnic Shelter (6 table size)	1	LS	$300,000.00	$300,000.00	
7.00	**Landscape**					
7.01	Trees	30	EA	$650.00	$19,500.00	
7.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	3,890	SF	$20.00	$77,800.00	
7.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	15,560	SF	$12.00	$186,720.00	
7.04	Seed Lawn (with soil prep and irrigation)	29,175	SF	$6.00	$175,050.00	
7.05	Seed Meadow (with soil prep and no irrigation)	145,875	SF	$3.00	$437,625.00	
7.05	Planting Restoration (native plantings with soil prep and temp. irrigation)	19,235	SF	$7.00	$134,645.00	V
				Subtotal	$5,914,606.10	$5,750,761.10
				Contractor Mobilization & Overhead (20%)	$1,182,921.22	$1,150,152.22
				Sales Tax (10.3%)	$609,204.43	$592,328.39
				Park Improvements Total	**$7,706,731.74**	**$7,493,241.71**
				Design Fees (20%)	$1,541,346.35	$1,498,648.34
				Reports and Memos	$50,000.00	$50,000.00
				Administrative Costs (15%)	$1,156,009.76	$1,123,986.26
				Contingency (30%)	$2,312,019.52	$2,247,972.51
				Total Phase 4 Cost	**$12,766,107.38**	**$12,413,848.82**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.
7. Assumes 6.5' width sidewalk, curb, and gutter for ROW improvements along NE 95th St.
8. Driveway bridge replacement not included in estimate.
9. Includes cost for Traffic Impact Analysis Report, but does not include costs for improvements resulting from the report.
10. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Phase 5: Perrigo Connector Trails

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	820	LF	$4.50	$3,690.00	
1.02	Site Clearing and Grubbing (6" depth)	0.64	AC	$12,000.00	$7,699.62	
1.03	Clear Brush and Sapling	0.64	AC	$10,500.00	$6,737.17	
1.04	Existing Tree Removal	10	EA	$750.00	$7,500.00	
1.05	Construction Fence (6' chain-link)	2,000	LF	$6.00	$12,000.00	
1.06	T.E.S.C	1	LS	$26,000.00	$26,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	506	CY	$10.00	$5,057.04	
2.02	Export Cut (24" average depth)	202	CY	$30.00	$6,068.44	
2.03	Rough Grading	0.64	AC	$6,000.00	$3,849.81	
2.04	Finish Grading	0.64	AC	$10,000.00	$6,416.35	
3.00	**Paving**					
3.01	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	3,188	SF	$10.00	$31,880.00	
3.02	Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	3,450	SF	$6.00	$20,700.00	
4.00	**Site Improvements**					
4.01	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
6.00	**Planting**					
6.01	Trees	10	EA	$650.00	$6,500.00	
6.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	20,670	SF	$7.00	$144,690.00	V
				Subtotal	$298,788.44	$154,098.44
				Contractor Mobilization & Overhead (20%)	$59,757.69	$30,819.69
				Sales Tax (10.3%)	$30,775.21	$15,872.14
				Park Improvements Total	**$389,321.34**	**$200,790.27**
				Design Fees (20%)	$77,864.27	$40,158.05
				Reports and Memos	$20,000.00	$20,000.00
				Administrative Costs (15%)	$58,398.20	$30,118.54
				Contingency (30%)	$116,796.40	$60,237.08
				Total Phase 5 Cost	**$662,380.21**	**$351,303.95**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.

Phase 6: Trails and Canopy Tower

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	**Demolition/Site Preparation**				
1.01	Tree Protection Fence and Signage	3,950	LF	$4.50	$17,775.00
1.02	Site Clearing and Grubbing (6" depth)	0.43	AC	$12,000.00	$5,171.05
1.03	Clear Brush and Sapling	0.74	AC	$10,500.00	$7,771.38
1.04	Existing Tree Removal	20	EA	$750.00	$15,000.00
1.05	Construction Fence (6' chain-link)	1,400	LF	$6.00	$8,400.00
1.06	T.E.S.C	1	LS	$150,000.00	$150,000.00
2.00	**Earthwork**				
2.01	Balance Cut/Fill on Site (6" average depth)	340	CY	$10.00	$3,396.30
2.02	Export Cut (24" average depth)	136	CY	$30.00	$4,075.56
2.03	Rough Grading	0.43	AC	$6,000.00	$2,585.53
2.04	Finish Grading	0.43	AC	$10,000.00	$4,309.21
3.00	**Site Improvements**				
3.01	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00
3.02	Boardwalk	12,075	SF	$125.00	$1,509,375.00
3.03	Boardwalk Guardrail	4,030	LF	$100.00	$403,000.00
3.04	Canopy Tower (ADA)	1	LS	$500,000.00	$500,000.00
3.05	Wood Split-Rail Fence	1,000	LF	$80.00	$80,000.00
4.00	**Planting**				
4.01	Trees	20	EA	$650.00	$13,000.00
4.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	125,981	SF	$7.00	$881,863.50
				Subtotal	$3,615,722.52
				Contractor Mobilization & Overhead (20%)	$723,144.50
				Sales Tax (10.3%)	$372,419.42
				Park Improvements Total	**$4,711,286.45**
				Design Fees (20%)	$942,257.29
				Reports and Memos	$20,000.00
				Administrative Costs (15%)	$706,692.97
				Contingency (30%)	$1,413,385.93
				Total Phase 6 Cost	**$7,793,622.64**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
4. Pin pile boardwalks will be used within wetland limits.

Estimate of
Probable Cost of Construction
Conrad Olsen Park

HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 14, 2025

Phase Total: $13,309,600.66

Phase 1: Interpretive Trails

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	2,650	LF	$4.50	$11,925.00	
1.02	Site Clearing and Grubbing (6" depth)	0.54	AC	$12,000.00	$6,505.83	V
1.03	Clear Brush and Sapling	0.81	AC	$10,500.00	$8,555.67	V
1.04	T.E.S.C	1	LS	$5,000.00	$5,000.00	V
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	470	CY	$10.00	$4,702.59	V
2.02	Rough Grading	0.60	AC	$6,000.00	$3,579.98	V
2.03	Finish Grading	0.60	AC	$10,000.00	$5,966.64	V
3.00	**Site Civil and ROW**					
3.01	RRFB Pedestrian Crossing (full crossing & electrical connection)	1	LS	$150,000.00	$150,000.00	
4.00	**Paving/ Surfacing**					
4.01	Soft surface trails (4" depth mulch)	143	CY	$65.00	$9,303.34	V
6.00	**Site Improvements**					
6.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	2	EA	$1,300.00	$2,600.00	
6.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
6.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	2	EA	$3,100.00	$6,200.00	
6.04	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
6.05	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
6.06	Signage (Wayfinding)	1	EA	$5,000.00	$5,000.00	
6.07	Signage (Interpretive)	1	EA	$2,000.00	$2,000.00	V
6.08	Security Fence for Existing Buildings	700	LF	$8.00	$5,600.00	
6.09	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
				Subtotal	$262,614.05	$61,325.00
				Contractor Mobilization & Overhead (20%)	$52,522.81	$12,265.00
				Sales Tax (10.3%)	$27,049.25	$6,316.48
				Park Improvements Total	**$342,186.11**	**$79,906.48**
				Design Fees (20%)	$68,437.22	$15,981.30
				Administrative Costs (15%)	$51,327.92	$11,985.97
				Contingency (30%)	$102,655.83	$23,971.94
				Total Phase 1 Cost	**$564,607.08**	**$131,845.68**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.

Phase 2: Outdoor Learning and ADA Access

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	3,500	LF	$4.50	$15,750.00	
1.02	Site Clearing and Grubbing (6" depth)	3.49	AC	$12,000.00	$41,878.76	
1.03	Clear Brush and Sapling	2.52	AC	$10,500.00	$26,490.60	
1.04	Existing Tree Removal	25	EA	$750.00	$18,750.00	
1.05	Construction Fence (6' chain-link)	1,502	LF	$6.00	$9,012.00	
1.06	T.E.S.C	1	LS	$68,000.00	$68,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	2,751	CY	$10.00	$27,505.56	
2.02	Export Cut (24" average depth)	275	CY	$30.00	$8,251.67	
2.03	Rough Grading	3.49	AC	$6,000.00	$20,939.38	
2.04	Finish Grading	3.49	AC	$10,000.00	$34,898.97	
3.00	**Site Civil and ROW**					
3.01	Stormwater for ROW Improvements	630	LF	$150.00	$94,500.00	
3.01	Stormwater for Site Improvements	4,380	SF	$15.00	$65,700.00	
4.00	**Paving**					
4.01	Paving - Concrete Sidewalk (4" depth with 4" base)	1,425	SF	$15.00	$21,367.50	
4.02	Paving - Concrete - Specialty	611	SF	$25.00	$15,262.50	
4.03	Paving - Asphalt - Bus Stop	2,535	SF	$15.00	$38,025.00	
4.04	Paving - Asphalt - Parking (ADA stalls)	600	SF	$12.00	$7,200.00	
4.05	Paving - Concrete Sidewalk - ROW (4" depth with 4" base)	3,785	SF	$15.00	$56,775.00	
4.06	Paving - Concrete Curb and Gutter - ROW	630	LF	$40.00	$25,200.00	
4.05	Gravel Parking Lot (8" depth Base course)	3,800	SF	$8.00	$30,400.00	
4.06	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	7,134	SF	$10.00	$71,340.00	
4.07	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	13,720	SF	$10.00	$137,200.00	
4.08	Wetland Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	6,200	SF	$5.00	$31,000.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	4	EA	$2,650.00	$10,600.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	4	EA	$3,100.00	$12,400.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Signage (Wayfinding)	5	EA	$5,000.00	$25,000.00	
5.06	Signage (Interpretive)	2	EA	$2,000.00	$4,000.00	V
5.07	Wood Split-Rail Fence	880	LF	$80.00	$70,400.00	
5.08	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
5.09	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Planting**					
6.01	Trees	25	EA	$650.00	$16,250.00	
6.02	Seed Meadow (with soil prep and no irrigation)	71,132	SF	$3.00	$213,396.00	
6.03	Planting Restoration (native plantings with soil prep and temp. irrigation)	66,390	SF	$7.00	$464,731.75	V
				Subtotal	$1,699,299.68	$1,219,967.93
				Contractor Mobilization & Overhead (20%)	$339,859.94	$243,993.59
				Contingency (25%)	$424,824.92	$304,991.98
				Sales Tax (10.3%)	$175,027.87	$125,656.70
				Park Improvements Total	**$2,639,012.41**	**$1,894,610.20**
				Design Fees (20%)	$527,802.48	$378,922.04
				Reports and Memos	$50,000.00	$30,000.00
				Administrative Costs (15%)	$395,851.86	$284,191.53
				Contingency (30%)	$791,703.72	$568,383.06
				Total Phase 2 Cost	**$3,612,666.75**	**$2,587,723.77**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. No curb and gutter for ROW improvements. Stormwater is limited to a conveyance swale only.
5. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
6. Assumes 6.5' width sidewalk, curb, and gutter for ROW improvements along NE 95th St.
7. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Phase 3: Buildings

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	500	LF	$4.50	$2,250.00	
1.02	Site Clearing and Grubbing (6" depth)	1.05	AC	$12,000.00	$12,546.99	
1.03	Clear Brush and Sapling	0.52	AC	$10,500.00	$5,489.31	
1.04	Existing Tree Removal	5	EA	$750.00	$3,750.00	
1.05	Construction Fence (6' chain-link)	1,200	LF	$6.00	$7,200.00	
1.06	T.E.S.C	1	LS	$200,000.00	$200,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	3,857	CY	$10.00	$38,570.00	
2.02	Export Cut (24" average depth)	1,543	CY	$30.00	$46,290.00	
2.03	Rough Grading	4.7	AC	$6,000.00	$28,200.00	
2.04	Finish Grading	4.7	AC	$10,000.00	$47,000.00	
3.00	**Site Civil**					
3.01	Stormwater for Site Improvements	7,600	SF	$15.00	$114,000.00	
3.02	Electrical Service Connection	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	250	LF	$50.00	$12,500.00	
3.04	Sewer Service Connection	1	LS	$20,000.00	$20,000.00	
3.05	Sewer Line	250	LF	$175.00	$43,750.00	
3.06	Water Service Connection	1	LS	$10,000.00	$10,000.00	
3.07	Water Line	250	LF	$175.00	$43,750.00	
4.00	**Paving and Walls**					
4.01	Paving - Concrete Sidewalk with Curb (4" depth with 4" base)	1,561	SF	$15.00	$23,415.00	
4.02	Paving - Concrete - Specialty	669	SF	$25.00	$16,725.00	
4.03	Paving - Asphalt - Parking (4" asphalt, 6" crushed rock base course)	7,600	SF	$12.00	$91,200.00	
4.03	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	31,500	SF	$10.00	$315,000.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	2	EA	$3,100.00	$6,200.00	
5.04	Signage (Wayfinding)	1	EA	$5,000.00	$5,000.00	
5.05	Signage (Interpretive)	2	EA	$2,000.00	$4,000.00	V
6.00	**Structures**					
6.01	House Rehabilitation (for office and public meeting space)	1,844	SF	$500.00	$922,000.00	
6.02	The Garage Upgrade	414	SF	$350.00	$144,900.00	
6.03	Small Shed Upgrade (for structural preservation not public use)	205	SF	$250.00	$51,250.00	
6.04	The Olson Barn (for structural preservation not public use)	1,018	SF	$250.00	$254,500.00	
6.05	Future Environmental Community Building	1,600	SF	$900.00	$1,440,000.00	

7.00	**Planting**					
7.01	Trees	5	EA	$650.00	$3,250.00	
7.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	2,400	SF	$20.00	$48,000.00	
7.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	5,600	SF	$12.00	$67,200.00	
7.04	Seed Lawn (with soil prep and no irrigation)	10,000	SF	$3.00	$30,000.00	
7.05	Planting Restoration (native plantings with soil prep and temp. irrigation)	18,000	SF	$7.00	$126,000.00	V
				Subtotal	$4,224,436.30	$4,089,136.30
				Contractor Mobilization & Overhead (20%)	$844,887.26	$817,827.26
				Sales Tax (10.3%)	$435,116.94	$421,181.04
				Park Improvements Total	**$5,504,440.50**	**$5,328,144.60**
				Design Fees (20%)	$1,100,888.10	$1,065,628.92
				Reports and Memos	$50,000.00	$30,000.00
				Administrative Costs (15%)	$825,666.08	$799,221.69
				Contingency (30%)	$1,651,332.15	$1,598,443.38
				Total Phase 3 Cost	**$9,132,326.83**	**$8,821,438.59**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Includes cost for Traffic Impact Analysis Report, but does not include costs for improvements resulting from the report.

Estimate of
Probable Cost of Construction
Olsen to McWhirter Connector

HBB Landscape Architecture

Date: April 9, 2025

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Phase Total: $4,815,915.67

Phase 1a: Planning COP to Novelty Trail Connector

Item	Description	Qty	Unit	Unit Cost	Item Total
0.00	**Planning**				
0.01	Trail alignment planning	1	LS	$250,000.00	$250,000.00
0.02	Property Acquisition of Parcel # 0625069026 *(only area needed for trail)*	4	AC	$36,856.07	$143,176.65
0.03	Reports and Memos (Could include TIA, CAR, CRA, and GeoTech)	1	LS	$50,000.00	$50,000.00
				Subtotal	$443,176.65
	TIA = Traffic Impact Analysis			*Administrative Costs (15%)*	$66,476.50
	CAR = Critical Area Report			*Contingency (30%)*	$132,952.99
	CRA = Cultural Resources Assessment			*Sales Tax (10.3%)*	$14,747.19
				Total Phase 1a Cost	**$657,353.33**

Assumptions:

1. Costs assume union wage rates and open competitive public bid.
2. Sales tax is applied to property acquisition only.

Phase 1b: Conrad Olsen Park to Novelty Trail Connector

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	1,590	LF	$4.50	$7,155.00	
1.02	Site Clearing and Grubbing (6" depth)	0.54	AC	$12,000.00	$6,481.02	
1.03	Clear Brush and Sapling	0.54	AC	$10,500.00	$5,670.89	
1.04	Existing Tree Removal	10	EA	$750.00	$7,500.00	
1.05	Construction Fence (6' chain-link)	1,821	LF	$6.00	$10,926.00	
1.06	T.E.S.C	1	LS	$26,000.00	$26,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	426	CY	$10.00	$4,256.67	
2.02	Export Cut (24" average depth)	43	CY	$30.00	$1,277.00	
2.03	Rough Grading	0.54	AC	$6,000.00	$3,240.51	
2.04	Finish Grading	0.54	AC	$10,000.00	$5,400.85	
3.00	**Site Civil and ROW**					
3.01	Signalized intersection and crossing (full crossing improvements)	1	LS	$850,000.00	$850,000.00	
4.00	**Paving and Walls**					
4.01	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	10,470	SF	$10.00	$104,700.00	
4.02	Rockery Wall	190	LF	$300.00	$57,000.00	
5.00	**Site Improvements**					
5.01	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	3	EA	$2,650.00	$7,950.00	V
5.02	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
5.03	Signage (Interpretive)	3	EA	$2,000.00	$6,000.00	V
5.04	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
6.00	**Planting**					
6.01	Trees	10	EA	$650.00	$6,500.00	
6.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	12,520	SF	$7.00	$87,640.00	V
				Subtotal	$1,208,072.92	$1,106,482.92
				Contractor Mobilization & Overhead (20%)	$241,614.58	$221,296.58
				Sales Tax (10.3%)	$124,431.51	$113,967.74
				Park Improvements Total	**$1,574,119.02**	**$1,441,747.25**
				Design Fees (20%)	$314,823.80	$288,349.45
				Reports and Memos	$50,000.00	$30,000.00
				Administrative Costs (15%)	$236,117.85	$216,262.09
				Contingency (30%)	$472,235.71	$432,524.17
				Total Phase 1 Cost	**$2,647,296.38**	**$2,408,882.96**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.

Phase 2: NE Redmond Rd & 192nd Ave NE ROW Improvements

Item	Description	Qty	Unit	Unit Cost	Item Total
1.00	**Demolition/Site Preparation**				
1.01	Tree Protection Fence and Signage	1,270	LF	$4.50	$5,715.00
1.02	Site Clearing and Grubbing (6" depth)	0.78	AC	$12,000.00	$9,402.07
1.03	Remove asphalt paving (8" depth)	121	CY	$70.00	$8,447.21
1.04	Existing Tree Removal	10	EA	$750.00	$7,500.00
1.05	Construction Fence (6' chain-link)	1,565	LF	$6.00	$9,390.00
1.06	T.E.S.C	1	LS	$7,500.00	$7,500.00
2.00	**Earthwork**				
2.01	Balance Cut/Fill on Site (6" average depth)	618	CY	$10.00	$6,175.19
2.02	Export Cut (24" average depth)	62	CY	$30.00	$1,852.56
2.03	Rough Grading	0.78	AC	$6,000.00	$4,701.03
2.04	Finish Grading	0.78	AC	$10,000.00	$7,835.06
3.00	**Site Civil**				
3.01	Stormwater	1,625	LF	$150.00	$243,750.00
3.02	ADA Ramp	2	EA	$4,000	$8,000.00
3.03	Detectable Warning Strips	2	EA	$750.00	$1,500.00
3.04	Cross Walk Stripping	90	SF	$10.00	$900.00
4.00	**Paving and Walls**				
4.01	Paving - Concrete Sidewalk - ROW (10' wide by 4" depth with 4" base)	13,830	SF	$15.00	$207,450.00
4.02	Paving - Concrete Curb and Gutter - ROW	1,625	LF	$40.00	$65,000.00
4.03	Paving - Asphalt - Driveway (4" asphalt, 6" crushed rock base course)	3,100	SF	$12.00	$37,200.00
5.00	**Site Improvements**				
5.01	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00
6.00	**Planting**				
6.01	Trees	40	EA	$650.00	$26,000.00
6.02	Meadow Seed (with soil prep and no irrigation)	1,205	SF	$3.00	$3,615.00
6.03	Planting Restoration (native plantings with soil prep and temp. irrigation)	9,440	SF	$7.00	$66,080.00
				Subtotal	$738,013.11
				Contractor Mobilization & Overhead (20%)	$147,602.62
				Park Improvements Total	**$885,615.73**
				Design Fees (20%)	$177,123.15
				Reports and Memos	$50,000.00
				Administrative Costs (15%)	$132,842.36
				Contingency (30%)	$265,684.72
				Total Phase 2 Cost	**$1,511,265.96**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. No sales tax on work in the ROW.
4. Stormwater within ROW includes conveyance only. Stormwater quality treatment, infiltration, and/or detention are not include.

Estimate of
Probable Cost of Construction
Farrel McWhirter Park

HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 9, 2025

Phase Total: $10,088,222.38

Phase 1: Spine Trail

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	4,895	LF	$4.50	$22,027.50	
1.02	Site Clearing and Grubbing (6" depth)	1.99	AC	$12,000.00	$23,891.45	
1.03	Clear Brush and Sapling	1.99	AC	$10,500.00	$20,905.02	
1.03	Existing Tree Removal	50	EA	$750.00	$37,500.00	
1.04	Construction Fence (6' chain-link)	4,200	LF	$6.00	$25,200.00	
1.05	T.E.S.C	1	LS	$45,000.00	$45,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	1,569	CY	$10.00	$15,691.67	
2.02	Export Cut (24" average depth)	157	CY	$30.00	$4,707.50	
2.03	Rough Grading	1.99	AC	$6,000.00	$11,945.72	
2.04	Finish Grading	1.99	AC	$10,000.00	$19,909.54	
4.00	**Paving/ Surfacing**					
4.01	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	33,035	SF	$10.00	$330,350.00	
4.02	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	2,195	SF	$10.00	$21,950.00	
4.03	Paving - Concrete Sidewalk with Curb (4" depth with 4" base)	240	SF	$15.00	$3,600.00	
6.00	**Site Improvements**					
6.01	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
6.02	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
6.03	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
6.04	Signage (wayfinding)	3	EA	$5,000.00	$15,000.00	
6.05	Interpretive Signage	2	EA	$2,000.00	$4,000.00	V
6.06	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
6.05	Wood Split-Rail Fence	500	LF	$80.00	$40,000.00	
7.00	**Structures**					
7.01	Info Shelter at Entry	1	EA	$50,000.00	$50,000.00	
7.02	Boardwalk (pin pile, 12' wide)	6,141	SF	$150.00	$921,150.00	
7.03	Boardwalk Guardrail	1,025	LF	$100.00	$102,500.00	
7.04	Bridge (max 10' x 30')	1	LS	$600,000.00	$600,000.00	

8.00	**Planting**					
8.01	Trees	50	EA	$650.00	$32,500.00	
8.02	Seed Meadow (with soil prep or irrigation)	22,155	SF	$3.00	$66,465.00	
8.03	Planting Restoration (native plantings with soil prep and temp. irrigation)	30,905	SF	$7.00	$216,335.00	V
				Subtotal	$2,351,378.39	$2,400,293.39
				Contractor Mobilization & Overhead (20%)	$470,275.68	$480,058.68
				Sales Tax (10.3%)	$242,191.97	$247,230.22
				Park Improvements Total	**$3,063,846.05**	**$3,127,582.29**
				Design Fees (20%)	$612,769.21	$625,516.46
				Reports and Memos	$30,000.00	$30,000.00
				Administrative Costs (5%)	$153,192.30	$156,379.11
				Contingency (30%)	$919,153.81	$938,274.69
				Total Phase 1 Cost	**$4,778,961.37**	**$4,877,752.55**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.

Phase 2: North Parking and Arena Improvements

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See Note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	2,700	LF	$4.50	$12,150.00	
1.02	Site Clearing and Grubbing (6" depth)	3.30	AC	$12,000.00	$39,631.58	
1.03	Clear Brush and Sapling	1.07	AC	$10,500.00	$11,228.54	
1.04	Existing Tree Removal	20	EA	$750.00	$15,000.00	
1.05	Construction Fence (6' chain-link)	3,220	LF	$6.00	$19,320.00	
1.06	T.E.S.C	1	LS	$100,000.00	$100,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	357	CY	$10.00	$3,574.07	
2.02	Import Fill (Seating Berm - 8' mound with 3:1 slope)	733	CY	$50.00	$36,644.44	
2.03	Rough Grading	3.30	AC	$6,000.00	$19,815.79	
2.04	Finish Grading	3.30	AC	$10,000.00	$33,026.32	
3.00	**Site Civil and ROW**					
3.01	Stormwater	39,873	SF	$15.00	$598,095.00	
3.02	Electrical Service Connection	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	1000	LF	$50.00	$50,000.00	
3.04	Water Service Connection	1	LS	$10,000.00	$10,000.00	
3.05	Water Line	100	LF	$175.00	$17,500.00	
4.00	**Paving and Surfacing**					
4.01	Paving - Asphalt - Parking (4" asphalt, 6" crushed rock base course)	39,873	SF	$12.00	$478,476.00	
4.02	Paving - Asphalt - Resurfacing	16,125	SF	$7.00	$112,875.00	
4.03	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	9,860	SF	$10.00	$98,600.00	
4.04	Arena Surfacing (6" depth sand)	640	CY	$65.00	$41,624.07	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	4	EA	$1,300.00	$5,200.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	6	EA	$2,650.00	$15,900.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	4	EA	$3,100.00	$12,400.00	
5.04	Bike Rack	2	EA	$1,500.00	$3,000.00	
5.05	Entry Monument Signage	1	EA	$20,000.00	$20,000.00	
5.06	Signage (Rules kiosk)	1	EA	$10,000.00	$10,000.00	
5.07	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
5.08	Arena Fencing (4' Post & Rail)	890	LF	$95.00	$84,550.00	
5.09	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
5.10	Wood Split-Rail Fence	420	LF	$80.00	$33,600.00	
5.11	***Optional*** Parking Lot Lighting		EA	$15,000.00	$0.00	
5.12	***Optional*** Pedestrian Lighting (Around Arena)		EA	$10,000.00	$0.00	
5.13	***Optional*** Arena Lighting		EA	$15,000.00	$0.00	
5.14	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Planting**				
6.01	Trees	20	EA	$650.00	$13,000.00	
6.02	Shrub and Groundcover (Native buffer with soil prep and irrigation)	19,010	SF	$12.00	$228,120.00	
6.03	Meadow Seed (with soil prep and no irrigation)	15,740	SF	$3.00	$47,220.00	
6.04	Planting Restoration (native plantings with soil prep and temp. irrigation)	20,940	SF	$7.00	$146,580.00	V
				Subtotal	$2,366,380.81	$2,203,900.81
				Contractor Mobilization & Overhead (20%)	$473,276.16	$440,780.16
				Sales Tax (10.3%)	$243,737.22	$227,001.78
				Park Improvements Total	**$3,083,394.20**	**$2,871,682.76**
				Design Fees (20%)	$616,678.84	$574,336.55
				Reports and Memos	$30,000.00	$30,000.00
				Administrative Costs (5%)	$154,169.71	$143,584.14
				Contingency (30%)	$925,018.26	$861,504.83
				Total Phase 2 Cost	**$4,809,261.01**	**$4,481,108.28**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.

Phase 3: Update Park Master Plan

Item	Description	Qty	Unit	Unit Cost	Item Total
0.00	**Planning**				
0.01	Update Park Master Plan and relocation of maintenance access	1	LS	$350,000.00	$350,000.00
0.02	Reports and Memos (Could include CAR, TIA, CRA, Geotech)	1	LS	$50,000.00	$50,000.00
				Subtotal	$400,000.00
				Administrative Costs (15%)	$60,000.00
				Contingency (10%)	$40,000.00
				Total Phase 3 Cost	**$500,000.00**

Assumptions:

1. Costs are based on 2025 costs and do not include escalation.

Estimate of
Probable Cost of Construction
Juel Park

HBB Landscape Architecture

Project Name: ERC Implementation Plan
Project Number: 2024-22
Prepared By: J. Bakke
Checked By: J.Vong

Date: April 9, 2025

All Phases Total: $31,462,931.27

Phase 1: ADA Access

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	50	LF	$4.50	$225.00	
1.02	Site Clearing and Grubbing (6" depth)	0.13	AC	$12,000.00	$1,554.42	
1.03	Clear Brush and Sapling	0.06	AC	$10,500.00	$629.11	V
1.04	Construction Fence (6' chain-link)	490	LF	$6.00	$2,940.00	
1.05	T.E.S.C	1	LS	$63,000	$63,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	102	CY	$10.00	$1,020.93	
2.02	Export Cut (24" average depth)	10	CY	$30.00	$306.28	
2.03	Rough Grading	0.13	AC	$6,000.00	$777.21	
2.04	Finish Grading	0.13	AC	$10,000.00	$1,295.35	
3.00	**Site Civil**					
3.01	Stormwater for ADA Parking	600	SF	$15.00	$9,000.00	
4.00	**Paving/ Surfacing**					
4.01	Paved ADA Parking stalls (Asphalt 4" depth with 8" base)	600	SF	$12.00	$7,200.00	
4.02	Paving - Concrete (4" depth with 4" base)	1,909	SF	$13.00	$24,817.00	
4.03	Gravel Area Restoration (4" depth base course)	17	CY	$60.00	$1,036.93	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	2	EA	$1,300.00	$2,600.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	2	EA	$2,650.00	$5,300.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	2	EA	$3,100.00	$6,200.00	
5.04	Signage (wayfinding)	1	EA	$5,000.00	$5,000.00	
5.05	Interpretive Signage	1	EA	$2,000.00	$2,000.00	V
5.06	Dog Waste Station (post and panel with bag dispenser)	1	EA	$375.00	$375.00	
6.00	**Planting**					
6.01	Planting Restoration (native plantings with soil prep and temp. irrigation)	4,200	SF	$7.00	$29,400.00	V
				Subtotal	$164,677.22	$127,348.11
				Contractor Mobilization & Overhead (20%)	$32,935.44	$25,469.62
				Sales Tax (10.3%)	$16,961.75	$13,116.86
				Park Improvements Total	**$214,574.42**	**$165,934.59**
				Design Fees (20%)	$42,914.88	$33,186.92
				Administrative Costs (15%)	$32,186.16	$24,890.19
				Contingency (30%)	$64,372.33	$49,780.38
				Total Phase Cost 1	**$354,047.79**	**$273,792.07**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.

Phase 2: PSE Spine Trail

Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See note 3
1.00	**Demolition/Site Preparation**					
1.01	Site Clearing and Grubbing (6" depth)	1.12	AC	$12,000.00	$13,429.51	
1.02	Construction Fence (6' chain-link)	2,900	LF	$6.00	$17,400.00	
1.03	T.E.S.C	1	LS	$48,000.00	$48,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	882	CY	$10.00	$8,820.37	
2.02	Export Cut (24" average depth)	882	CY	$30.00	$26,461.11	
2.03	Rough Grading	1.12	AC	$6,000.00	$6,714.76	
2.04	Finish Grading	1.12	AC	$10,000.00	$11,191.26	
3.00	**Paving and Walls**					
3.01	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	19,050	SF	$10.00	$190,500.00	
4.00	**Site Improvements**					
4.01	Signage (Wayfinding)	2	EA	$5,000.00	$10,000.00	
4.02	Signage (Interpretive)	1	EA	$2,000.00	$2,000.00	V
4.03	Wood Split-Rail Fence (along the out limit of the wetland/stream buffers)	1,950	LF	$80.00	$156,000.00	
4.04	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
5.00	**Structures**					
5.01	Boardwalk	2,245	SF	$125.00	$280,625.00	
5.02	Boardwalk Guardrail	380	LF	$100.00	$38,000.00	
5.03	Bridge (max 10' X 30')	1	LS	$600,000.00	$600,000.00	
6.00	**Planting**					
6.01	Seed Meadow (with soil prep and no irrigation)	27,000	SF	$3.00	$81,000.00	
6.02	Planting Restoration (native plantings with soil prep and temp. irrigation)	2,650	SF	$7.00	$18,550.00	V
				Subtotal	$1,509,442.01	$1,488,892.01
				Contractor Mobilization & Overhead (20%)	$301,888.40	$297,778.40
				Sales Tax (10.3%)	$155,472.53	$153,355.88
				Park Improvements Total	**$1,966,802.94**	**$1,940,026.29**
				Design Fees (20%)	$393,360.59	$388,005.26
				Reports and Memos	$30,000.00	$30,000.00
				Administrative Costs (15%)	$295,020.44	$291,003.94
				Contingency (30%)	$590,040.88	$582,007.89
				Total Phase 2 Cost	**$3,275,224.84**	**$3,231,043.37**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.

Phase 3: Park Improvements

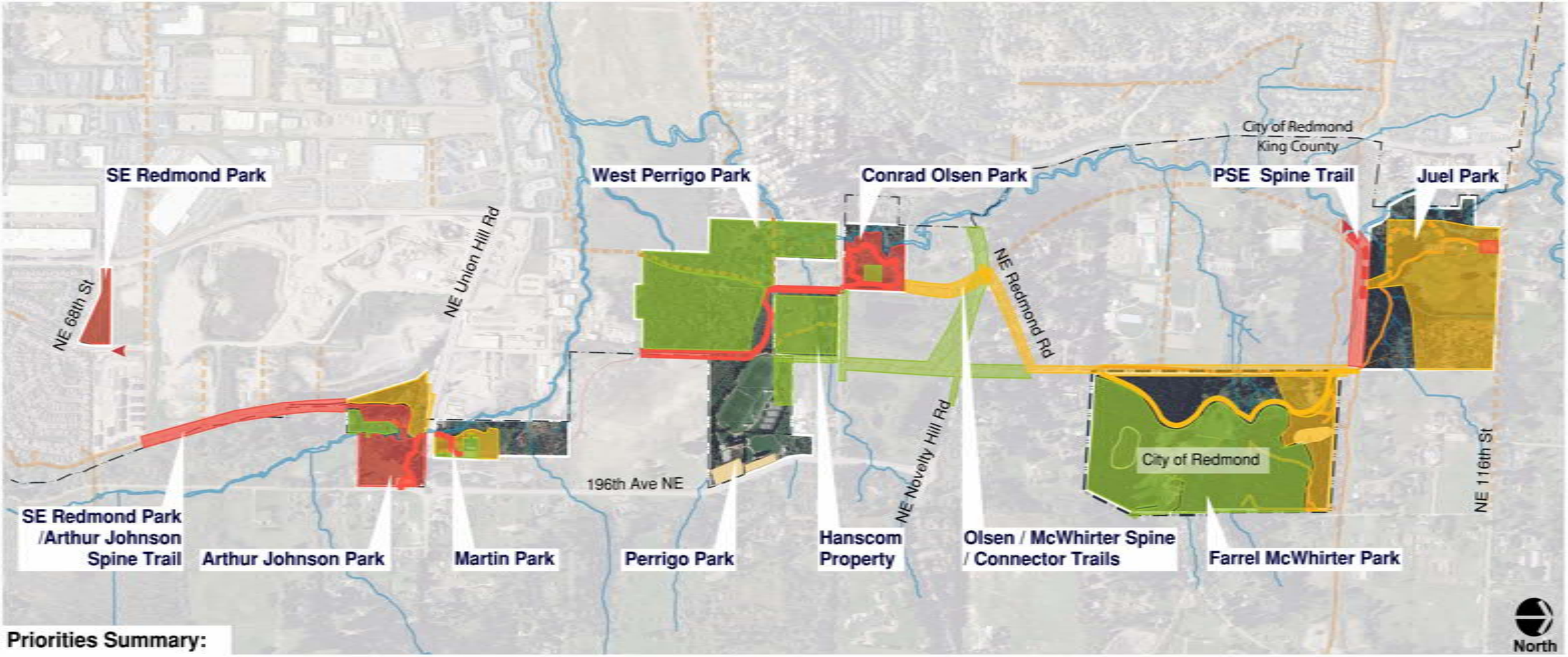
Item	Description	Qty	Unit	Unit Cost	Item Total	Volunteer Potential See note 3
1.00	**Demolition/Site Preparation**					
1.01	Tree Protection Fence and Signage	9,661	LF	$4.50	$43,474.50	
1.02	Site Clearing and Grubbing (6" depth)	15.44	AC	$12,000.00	$185,251.13	
1.03	Clear Brush and Sapling	20.54	AC	$10,500.00	$215,661.27	
1.04	Existing Tree Removal	10	EA	$750.00	$7,500.00	
1.05	Construction Fence (6' chain-link)	4,000	LF	$6.00	$24,000.00	
2.00	**Earthwork**					
2.01	Balance Cut/Fill on Site (6" average depth)	3,857	CY	$10.00	$38,570.00	
2.02	Export Cut (24" average depth)	1,543	CY	$30.00	$46,290.00	
2.03	Rough Grading	15.10	AC	$6,000.00	$90,590.27	
2.04	Finish Grading	15.10	AC	$10,000.00	$150,983.79	
3.00	**Site Civil**					
3.01	Stormwater	36,720	SF	$15.00	$550,800.00	
3.02	Electrical Service Connection	1	LS	$30,000.00	$30,000.00	
3.03	Electrical Line	200	LF	$50.00	$10,000.00	
3.04	Septic System	1	LS	$300,000.00	$300,000.00	
3.05	Water Service Connection	1	LS	$10,000.00	$10,000.00	
3.06	Water Line	450	LF	$175.00	$78,750.00	
4.00	**Paving and Walls**					
4.01	Paving - Concrete Sidewalk (4" depth with 4" base)	16,363	SF	$13.00	$212,712.50	
4.02	Paving - Concrete - Specialty	7,112	SF	$20.00	$142,230.00	
4.03	Paving - Asphalt - Parking	39,080	SF	$12.00	$468,960.00	
4.04	Regional Trail (12' wide 2" asphalt, 4" crushed rock base course)	13,131	SF	$10.00	$131,310.00	
4.05	Secondary Trail (8' wide 2" asphalt, 4" crushed rock base course)	23,525	SF	$10.00	$235,250.00	
4.06	Spur Trail (6' wide, 3" depth crushed stone, 4" depth base)	15,375	SF	$6.00	$92,250.00	
4.07	Gravel Shoulder - ROW (8' wide, 6" crushed rock base course)	10,805	SF	$3.00	$32,415.00	
5.00	**Site Improvements**					
5.01	Trash/Recycle Receptacle (Pilot Rock TRH, lid, and trash can)	8	EA	$1,300.00	$10,400.00	
5.02	Bench (Pilot Rock Contour Park Bench - Single-Pedestal)	12	EA	$2,650.00	$31,800.00	V
5.03	Picnic Table (Pilot Rock Standard 8ft movable picnic table)	16	EA	$3,100.00	$49,600.00	
5.04	Bike Rack	4	EA	$1,500.00	$6,000.00	
5.05	Signage (Wayfinding)	5	EA	$5,000.00	$25,000.00	
5.06	Signage (Interpretive)	8	EA	$2,000.00	$16,000.00	V
5.07	Boardwalk	11,450	SF	$125.00	$1,431,250.00	
5.08	Boardwalk Guardrail	3,662	LF	$100.00	$366,200.00	
5.09	Play Area *(Environmental Play - includes play features and surfacing)*	1	LS	$750,000.00	$750,000.00	
5.10	Wood Split-Rail Fence	2,460	LF	$80.00	$196,800.00	
5.11	Dog Waste Station (post and panel with bag dispenser)	2	EA	$375.00	$750.00	
5.12	***Optional*** Vehicular Entry Gates (Manual)	1	EA	$8,500.00	$8,500.00	

6.00	**Structures**					
6.01	Shelter w/ Restrooms	1	EA	$500,000.00	$500,000.00	
6.02	The Main House	1,916	SF	$350.00	$670,600.00	
6.03	The Small Barn (Storage and Possible Events Shelter)	1,010	SF	$300.00	$303,000.00	
6.04	The Low Barn (Farm Operations, Storage and Garden Shed)	1,000	SF	$350.00	$350,000.00	
6.05	The Small House (Salmon Cabin)	680	SF	$350.00	$238,000.00	
6.06	Bridge (max 10' X 30')	1	LS	$250,000.00	$250,000.00	
7.00	**Planting**					
7.01	Trees	150	EA	$650.00	$97,500.00	
7.02	Shrub and Groundcover (Accent planting with soil prep and irrigation)	1,865	SF	$20.00	$37,300.00	
7.03	Shrub and Groundcover (Native buffer with soil prep and irrigation)	46,060	SF	$12.00	$552,720.00	
7.04	Sports Meadow (with soil prep and irrigation)	277,443	SF	$6.00	$1,664,658.00	
7.05	Meadow Seed (with soil prep and no irrigation)	107,280	SF	$3.00	$321,840.00	
7.06	Planting Restoration (native plantings with soil prep and temp. irrigation)	278,288	SF	$7.00	$1,948,016.00	V
				Subtotal	$12,922,932.45	$10,927,116.45
				Contractor Mobilization & Overhead (20%)	$2,584,586.49	$2,185,423.29
				Sales Tax (10.3%)	$1,331,062.04	$1,125,492.99
				Park Improvements Total	**$16,838,580.99**	**$14,238,032.74**
				Design Fees (20%)	$3,367,716.20	$2,847,606.55
				Reports and Memos	$50,000.00	$30,000.00
				Administrative Costs (15%)	$2,525,787.15	$2,135,704.91
				Contingency (30%)	$5,051,574.30	$4,271,409.82
				Total Phase 3 Cost	**$27,833,658.63**	**$23,522,754.02**

Assumptions:

1. Costs assume prevailing wages and open competitive public bid.
2. Costs are based on 2025 construction costs and do not include escalation.
3. Volunteer subtotals excluded construction costs with items identified with V.
4. Planting restoration in wetland and stream buffer areas assumes location are predominately covered with invasive species.
5. Pin pile boardwalks will be used within wetland limits.
6. No work will occur within creek ordinary high water limits.
7. Wetland monitoring and reporting not included.
8. The sports field does not include subdrainage.
9. Includes cost for Traffic Impact Analysis Report, but does not include costs for improvements resulting from the report.

East Redmond Corridor Subcommittee Meeting 1



Priorities Summary:

Higher Priorities

- Opening Arthur Johnson Park and Conrad Olsen Park to the public with some initial activation and soft surface trails
- Connector trail between SE Redmond and Arthur Johnson Park
- Parking and restroom at Arthur Johnson to support the south end as trail head to the ERC Corridor
- Park, wayfinding, and interpretive signs across the corridor
- ADA access to new and existing parks with basic accessible amenities
- Gap in the Spine Trail at the PSE trail
- Any other early action items that can be achieved with volunteer support

Medium Priorities

- Extending ADA trails within each park
- Connector trail between Conrad Olsen and Farrel McWhirter
- Improved parking at Farrel McWhirter to support north end of the corridor
- Educational gardens at Arthur Johnson Park
- Park improvements at Juel Park
- Parking and environmental education opportunities at Conrad Olsen

Lower Priorities

- Connecting nature trail systems to the larger trail network at West Perrigo Park
- Renovation of existing buildings at Martin Park and Conrad Olsen
- New environmental learning center at Conrad Olsen Park
- Master planning and park improvements at Farrel McWhirter
- Master planning and development of the Hanscom Property
- Secondary stream crossing at Arthur Johnson
- Additional trails and boardwalk through wetlands at West Perrigo Park

Existing Spine Trail
Future Spine Trail
Existing Secondary Trails
Future Secondary Trails
Existing Trails beyond ERC
Future Trails beyond ERC
City of Redmond Boundary
Parking
Existing Creeks