

Ballard Corners Park

A new place to play, gather, and relax!



We are the **Friends of Ballard Corners Park**. We are helping to build a neighborhood park on two 5000 square foot lots between NW 62nd and 63rd Streets along the west side of 17th Ave NW in the Ballard neighborhood of Seattle.

Ballard Corners Park was envisioned by nearby resident, architect, and regional planner

Davidya Kasperzyk. Davidya is a board member of Groundswell NW and was heavily involved in the development of the new Ballard Commons Park.

The Ballard neighborhood is rapidly growing more dense, with a large population of children, elders and families living in it. The creation of Ballard Corners Park fills a need identified in the Ballard Hub Urban Village [Crown Hill/Ballard Neighborhood Plan] for a **neighborhood park** in our arterial quadrant.

Groundswell NW and the Ballard Open Space Coalition (BOSC) first identified the property as an acquisition opportunity as part of their Ballard/Crown Hill Open Space Inventory and Action Plan, a Neighborhood Matching Fund (NMF) project involving over 200 Ballard citizens from all sectors of the community in 1996.



The City of Seattle acquired the North parcel in March of 2003 through the Pro-Parks Levy. The city is in the process of acquiring the south lot now and hopes to have it completed by the end of the year.

The conceptual plan for the park was completed earlier this year. It was funded by a Seattle Department of Neighborhoods (DoN) Small and Simple award (\$15,000). We formed a selection committee of seven neighbors to choose the design firm. The design contract was awarded to Barker Landscape Architects. They held a series of three community meetings, each attended by up to 40 interested neighbors, in order to refine the design with public input.

Our 19-member steering committee is continuing work on design development, community involvement, stewardship of the park, fundraising, and raising public awareness. A second Small and Simple award of \$15,000 is helping to fund this phase. Barker Landscaping will refine the design to 50% completion of the construction drawings.

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Budget and Timeline

Barker Landscaping has completed a preliminary cost estimate of \$415,129. The Pro-Parks levy has designated \$150,000 toward construction costs. We plan to apply for the DON \$100,000 Large Project Matching Fund. We are actively seeking additional funding to both match the DoN Large Project Fund monies and help us reach the estimated \$415,129 construction cost. We plan to solicit donations from neighbors, partner with businesses, and apply for smaller grants (Starbucks, Safeco, etc.).

Budget

Estimated Construction Cost	\$415,129
Pro-Parks Levy Development	(\$150,000)
Seattle DON Large Projects Fund	(\$100,000)
Smaller Grants	(\$30,000)
Direct Donations	(\$10,000)
Additional Funding Needed	\$125,129

Timeline

Acquisition of North Lot	3/03
Select Design Firm	3/06
Preferred Alternative Design	6/06
Acquisition of South Lot	12/06
Design Development to 50%	2/07
Apply for Large Project Fund	4/07
Large Project Fund Awarded	9/07
Construction Drawings	12/07
Construction Bidding	2/08
Construction Begins	5/08
Construction Completed	10/08

Qty	Unit	Item	Labor	Mat's	\$/unit	Subtotal
MOBILIZATION, DEMOLITION, TESC						
1	LS	Mobilization	\$5,000	\$5,000	\$10,000	\$10,000
200	LF	Temp. facilities		\$3	\$3	\$600
1	LS	Performance bonding, insurance (3% of total)				\$10,000
1	LS	Environmental Protection (cb filters, tire cleaning, other permits)	\$1,000	\$1,000	\$1,000	\$2,000
1	LS	Allowance for pruning, grubbing, sod removal and export	\$250	\$250	\$500	\$500
1	LS	House demolition BY OTHERS				
		Subtotal				\$23,100
EARTHWORK						
200	CY	Rough grading (15,000 SF/4" = 5000 CF= 185 CF)	\$30		\$30	\$6,000
200	CY	Soil Import	\$30	\$15	\$45	\$9,000
500	CY	Fine grading	\$15		\$15	\$7,500
		Subtotal				\$22,500
SITE UTILITIES (Storm Conveyance)						
1	LS	Irrigation	\$12,000	\$12,000	\$24,000	\$24,000
1	LS	Drainage Allowance	\$3,000	\$3,000	\$6,000	\$6,000
		Subtotal				\$30,000
HARDSCAPE AND SURFACING						
		New concrete sidewalk (2250 sf)				
350	SF	plaza for corner store	\$12	\$12	\$24	\$8,400
350	SF	plaza in ruin (and path)	\$12	\$12	\$24	\$8,400
1	LS	Allowance for shaping 'ruin' walls	\$2,000	\$2,000	\$4,000	\$4,000
18	CY	Concrete path/stepping stones (based on 245 lf)	\$450	\$450	\$900	\$16,200
1	LS	Rain Garden	\$2,000	\$2,000	\$4,000	\$4,000
1	LS	Safe crossings	\$1,000	\$1,000	\$2,000	\$2,000
80	LF	Concrete curb around play structure	\$20	\$20	\$40	\$3,200
5	CY	Seatwall along path (50 lf)	\$550	\$550	\$1,100	\$5,500
5	EA	Seat boulders	\$100	\$100	\$200	\$1,000
25	CY	Accessible wood fiber surfacing	\$20	\$30	\$50	\$1,250
		Subtotal				\$45,550
FURNITURE AND ARTISTIC ELEMENTS						
1	LS	Allowance for Corner Store Art & Architecture	\$10,000	\$5,000	\$15,000	\$15,000
1	LS	Allowance for 'Living room' concrete (or other) furniture	\$5,000	\$5,000	\$10,000	\$10,000
1	LS	natural play elements (boulder, logs, etc.	\$2,000	\$2,000	\$4,000	\$4,000
1	LS	Children's Play Structure	\$10,000	\$15,000	\$25,000	\$25,000
4	EA	Picnic tables Fairweather 36" sq F-4 IPE	\$300	\$1,000	\$1,300	\$5,200
		Subtotal				\$59,200
PLANTING						
200	CY	Imported and placed soil amendments (5000 sf)	\$20	\$20	\$40	\$8,000
10	EA	Trees (procured & delivered by contractor/planting by others)	\$250	\$250	\$250	\$2,500
100	EA	Shrubs (procured & delivered by contractor/planting by others)	\$15	\$15	\$15	\$1,500
500	EA	Perennials (procured & delivered by contractor/planting by others)	\$7	\$7	\$7	\$3,500
1000	EA	Groundcovers (procured & delivered by contractor/planting by others)	\$2	\$2	\$2	\$2,000
1	LS	Temp. Fencing for lawn establishment	\$1,750	\$1,000	\$2,750	\$2,750
5400	SF	hydroseed lawn	0.14	0.14	0.28	\$1,512
		Subtotal				\$21,762
Subtotal before tax and contingency:						
Overhead, Profit 15%						\$202,112
Subtotal						\$30,317
25% Design, Permitting, Project Man						\$58,107
Subtotal						\$290,536
8.8% WSSST						\$25,567
Subtotal						\$316,103
SDOT Permitting						\$20,000
25% Contingency						\$79,025.79
TOTAL						\$415,129

Contacts

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Much more information is available at www.BallardCornersPark.org.

Ballard Corners Park - Conceptual Plan

Rise in the contour of the park will give a sense of place and belonging.

Community garden, tended by neighbors, will feature native plants.

Small seating area.

Three mature fruit trees will be preserved.

A mature nut tree will be preserved.

Kid's play area with climbing structure.

Large open lawn.

Unique meandering sidewalk adds visual interest for the pedestrian.

Architectural drawings and conceptual plan were created by Barker Landscape Architects. Land acquisition is funded by the Pro-Parks Levy; an additional \$150,000 has been allocated toward the estimated construction costs of \$420,000. This project is also funded in part by two \$15,000 matching grants from the Seattle Department of Neighborhoods. **You can help us make this park a reality! Go to BallardCornersPark.org/Help_Us.**

Rain gardens form a "bio-retention area" by filtering storm water runoff and storing it in the groundwater, improving water quality in Salmon Bay and Puget Sound.

"Corner Store" entry commemorates Boudin's Grocery, which was on this site from the early 1900s until the mid-1950s.

