

# BALLARD CORNERS PARK

@ 17th Avenue NW & NW 63rd Street

## DRAFT DESIGN DEVELOPMENT REPORT

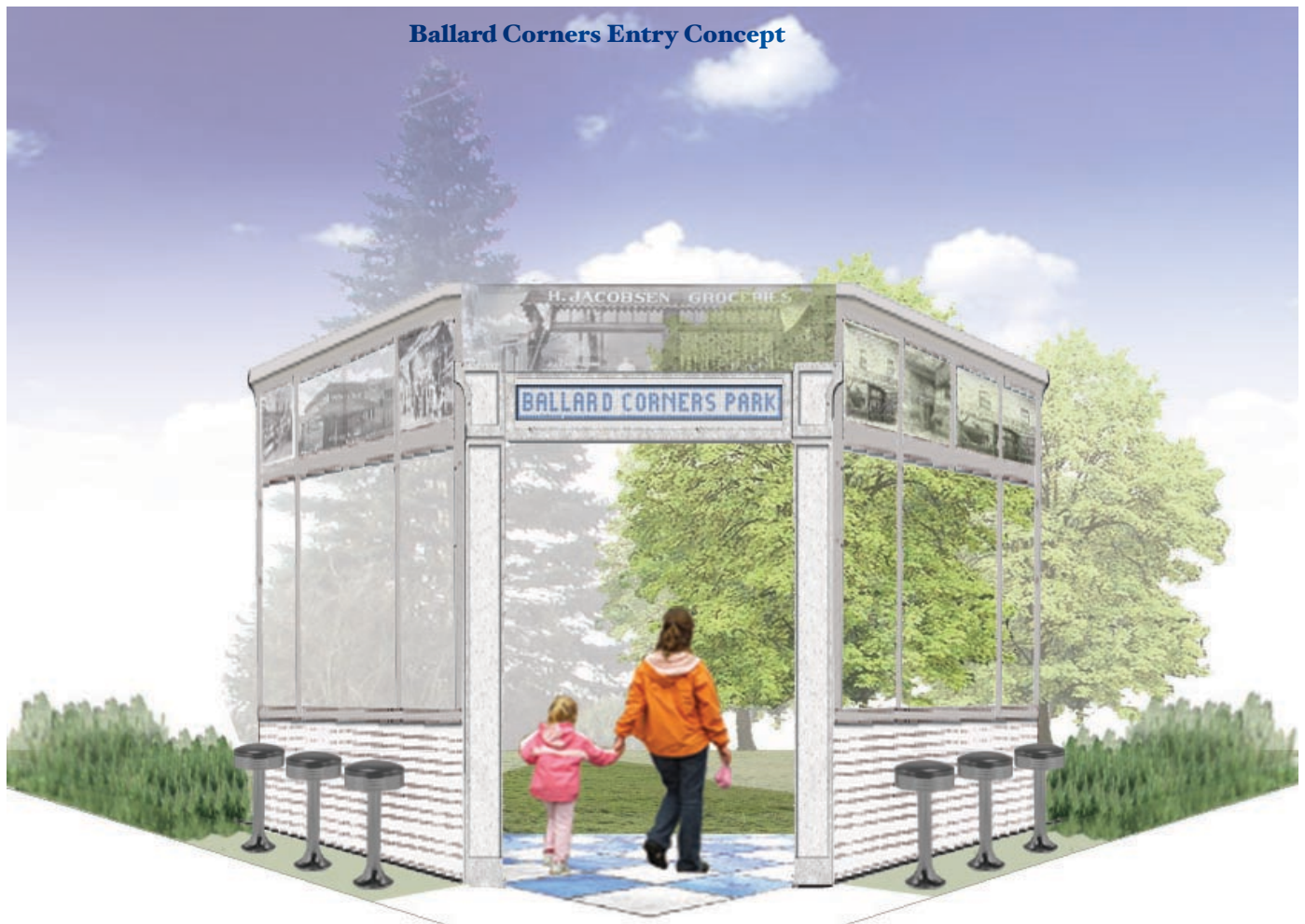
April 2007



**Friends of Ballard Corners Park**

*David Folweiler & Rebecca Carr, Co chairs*

**Ballard Corners Entry Concept**



**BARKER LANDSCAPE  
ARCHITECTS, P.S.**  
1514 NW 52nd St.  
Seattle, WA 98107  
tel 206.783.2870

# Ballard Corners Park Steering Committee

David Folweiler, *co chair and webmaster*

Rebecca Carr, *co chair*

Haley Drage, *community outreach*

Erin Eason, *treasurer*

Lydia Strand, *photographer extraordinaire*

Davidya Kasperzyk, *park visionary and large shoulders*

Phoebe Fine, Brock Gaverty, Mackenzie Gaverty, Gabriella Möller, John Morefield, Daria Rutledge

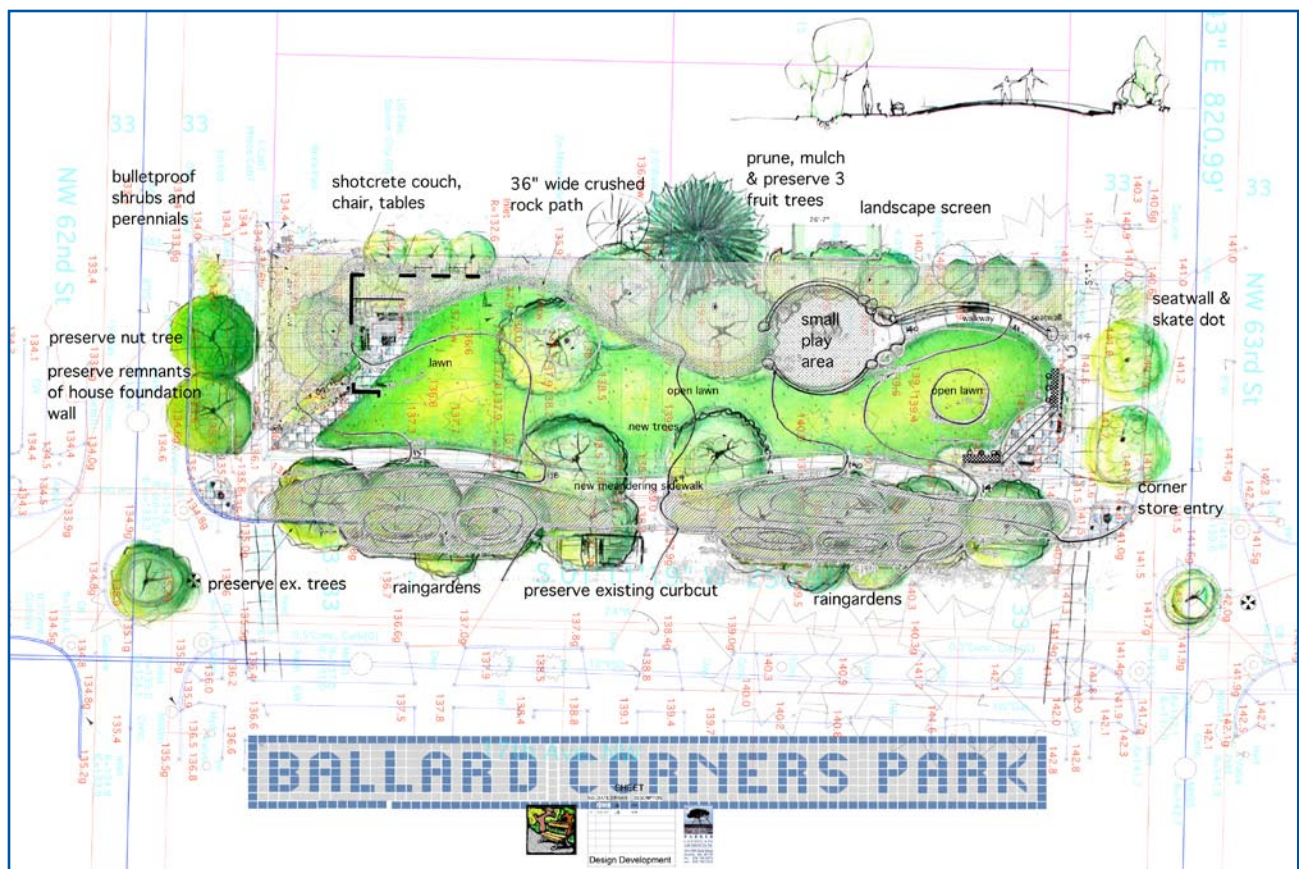
Jared Strand, Kelly Taylor, & Susan O'Neil

Thomas Whittemore, Project Manager, Seattle Department of Neighborhoods

Sam Star, Executive Director, Groundswell NW

Jim Jenson, Board President, Groundswell NW

Mark Hendricks, Executive Director, Ballard Boys & Girls Club



## Seattle Parks & Recreation

Pamela Kliment, Parks Project Manager 206 684 7556

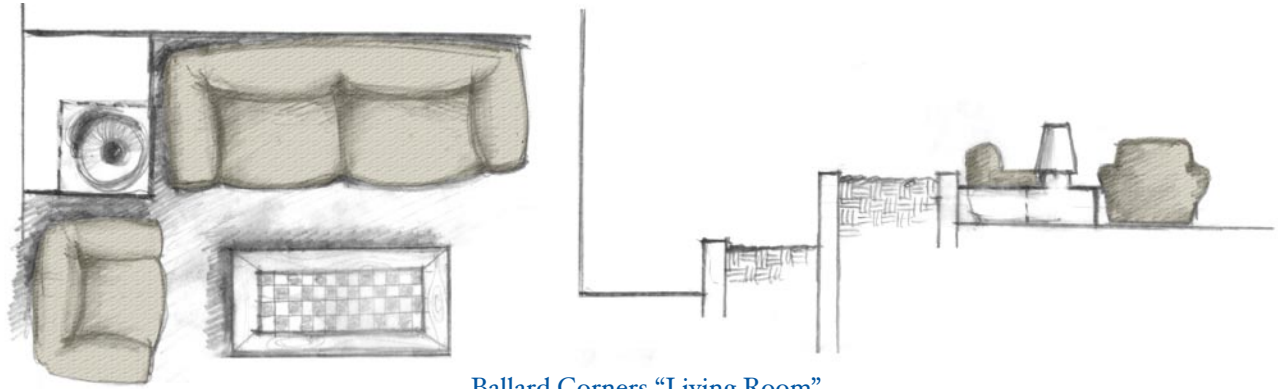


## Barker Landscape Architects

John Barker, Page Crutcher, Principals

206 783 2870

March 2007



Ballard Corners “Living Room”

## Table of Contents

Steering Committee & Acknowledgments .....	I
Table of Contents .....	2
I. Design Development .....	3
II. Design Elements .....	5
Raingarden	
Planting	
Play Areas	
Donor Items	
Corner Entry Arbor	
Living Room	
Site Plan 11 x 17 insert	
III. Cost Estimate .....	II
IV. Appendix .....	13
Proposed Plant List	



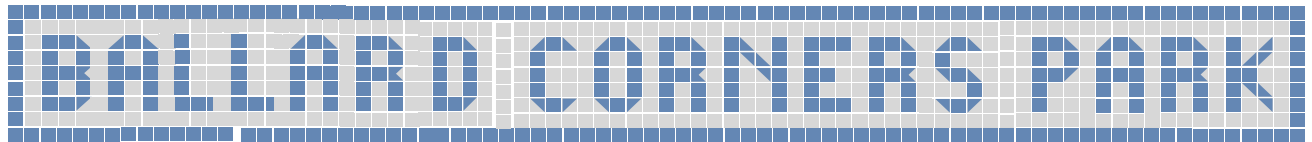
# I. *Design Development*

## • **Steering Committee Meeting & Donor Recognition Items: February 24th 2007**

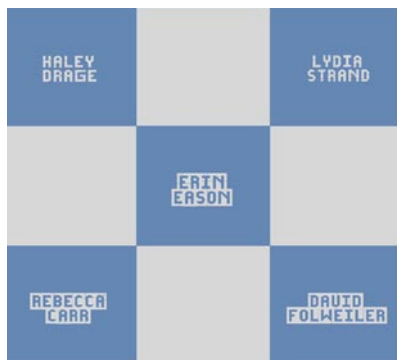
We met with John Barker tonight. Gabriella, Rebecca, Davidya, Phoebe, and Gordon were all there. He showed us several examples of donor recognition items. We discussed bronze leaves, but ultimately we gravitated toward honoring Ballard's past by selecting tiles that would mimic the old Ballard street names. We thought it would be lovely if we could use the design of the old blue and white tile signs that are embedded in the sidewalk throughout Ballard. The tiles will be available for \$100 each and can be strung together. They (most likely) will be placed on the backrest of the seatwall leading to the children's play structure.

## • **Steering Committee Meeting & Donor Recognition Items: March 21st, 2007**

Public design workshop for current park design.



park name in tile

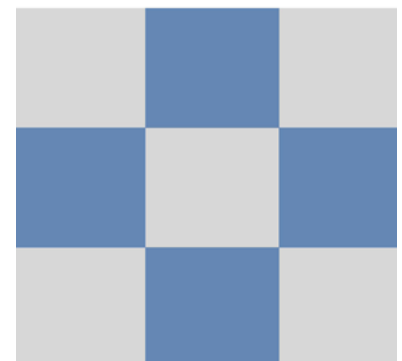


park donors in tile

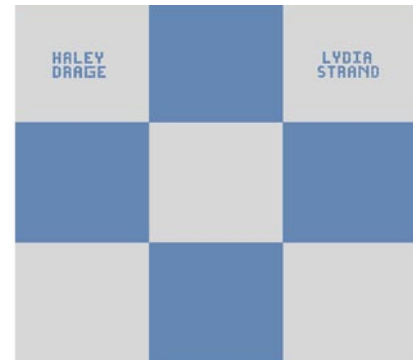
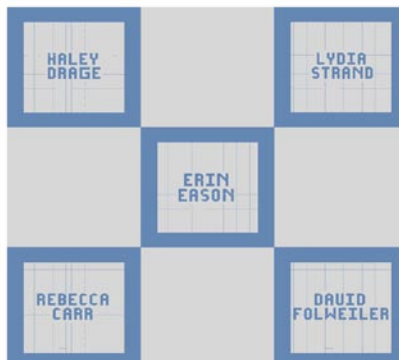
historic neighborhood photos

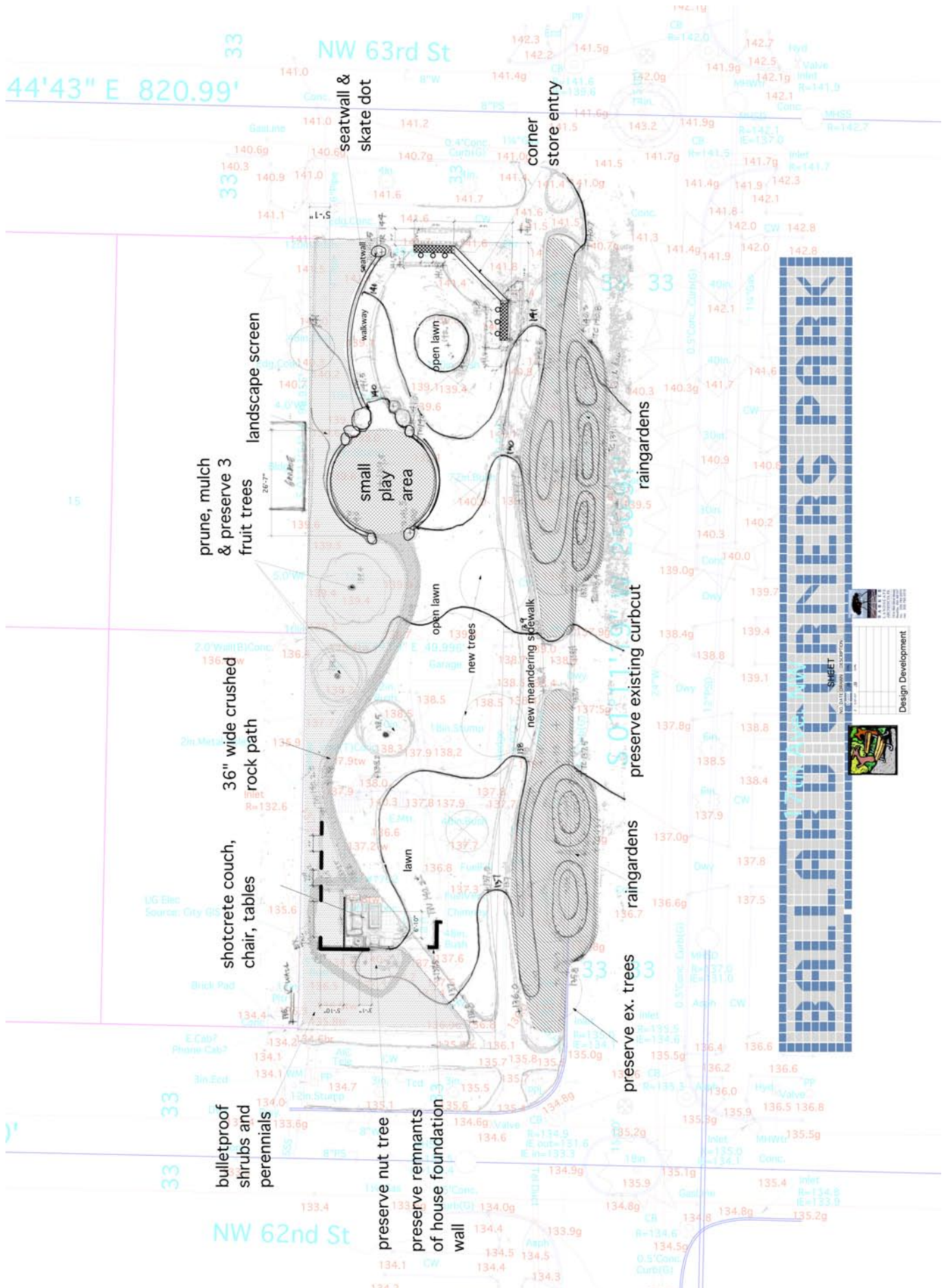


bronze plaque recognizing donors



park donors in tile

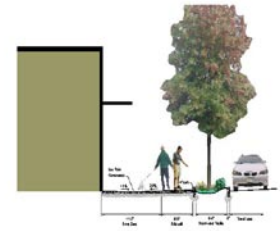
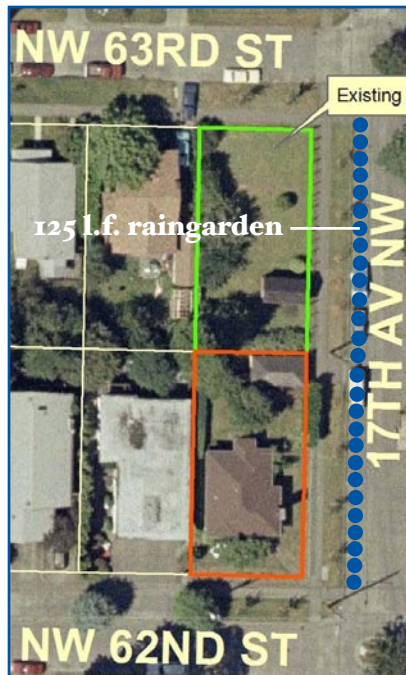




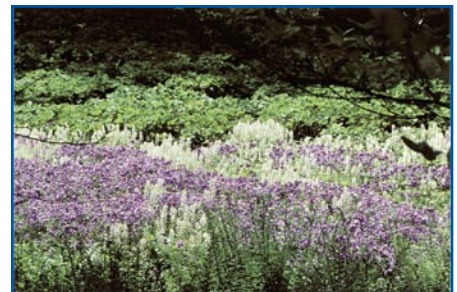
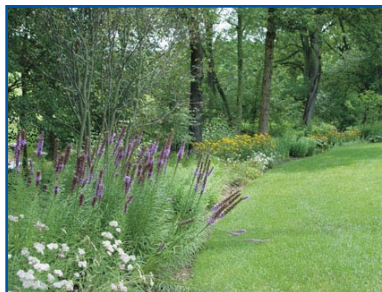
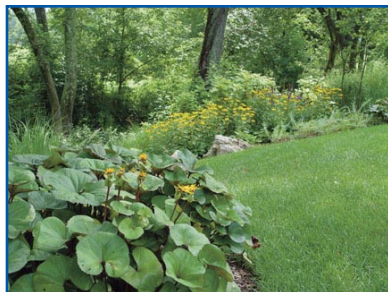


## II. Design Elements

### RAINGARDEN



### PLANTING



*Rock Rose*



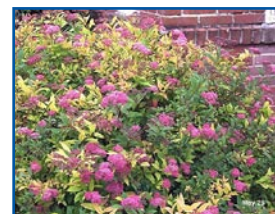
*Witch Hazel*



*Lavender*



*Philadelphus*



*Spiraea*



## PLAYAREAS



High Stepper Mini  
\$10,919  
Sitelines



The Blue \$17,870  
Goric



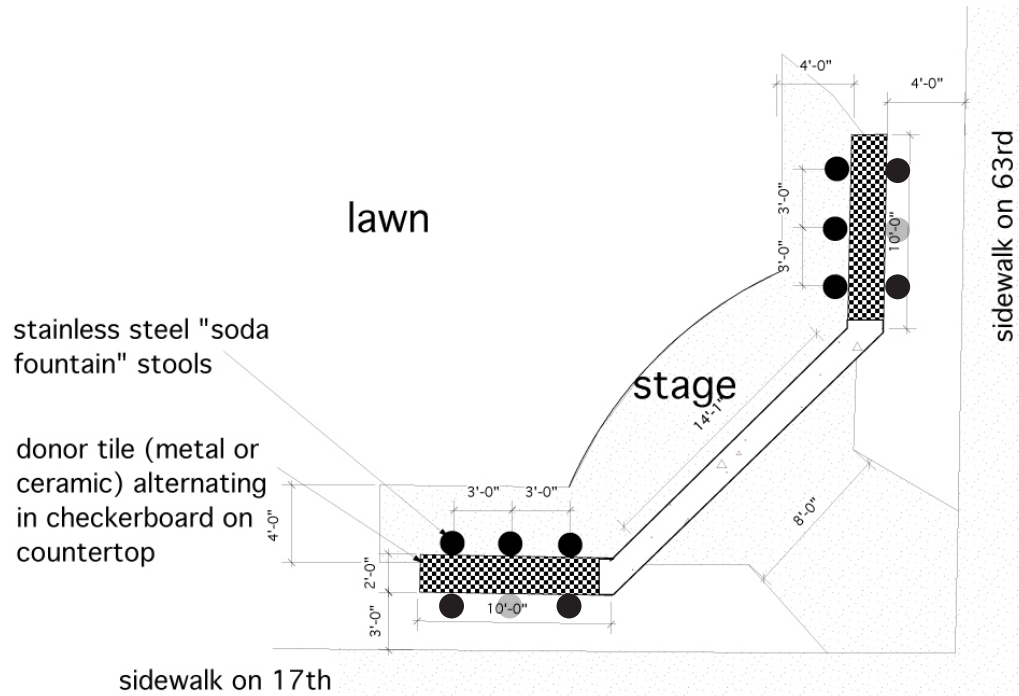
The Ridge \$8,000  
(Landscape Structures)



Algol \$13,000  
Kompan

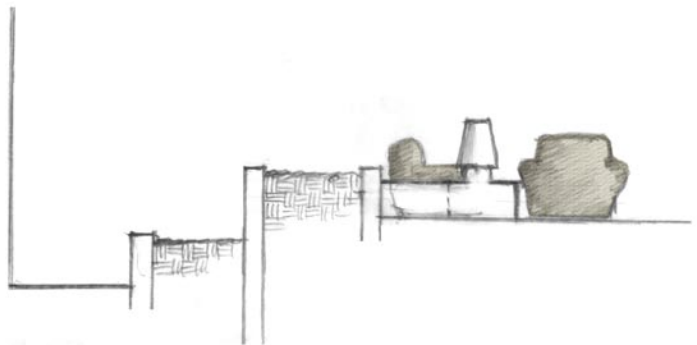
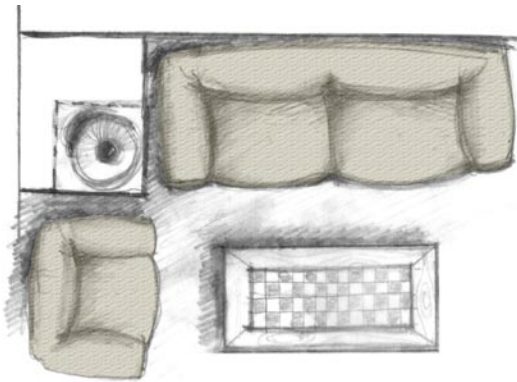
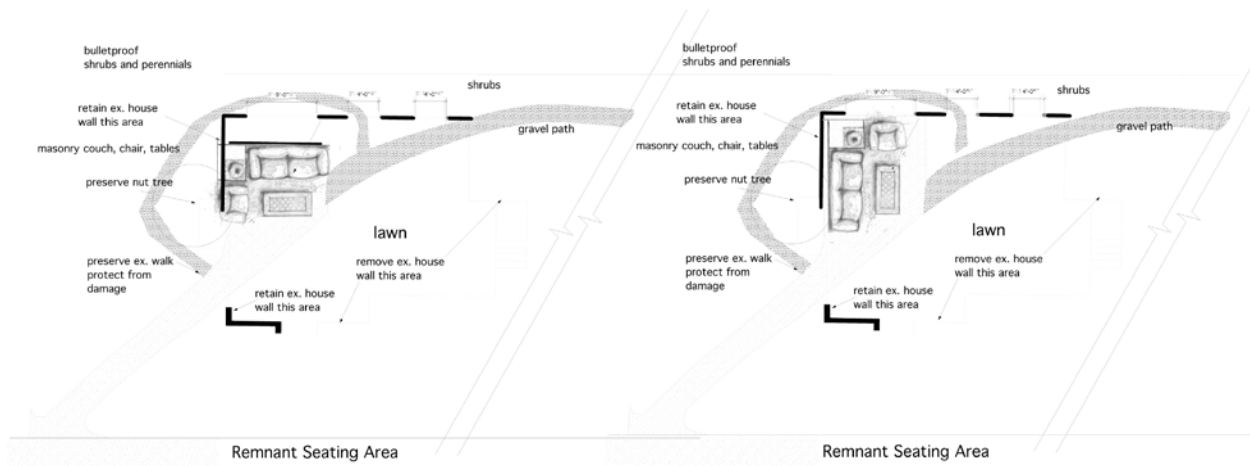
\*\* All numbers are approximate and for purchase only (they do not include delivery or installation)

## CORNER ENTRY ARBOR

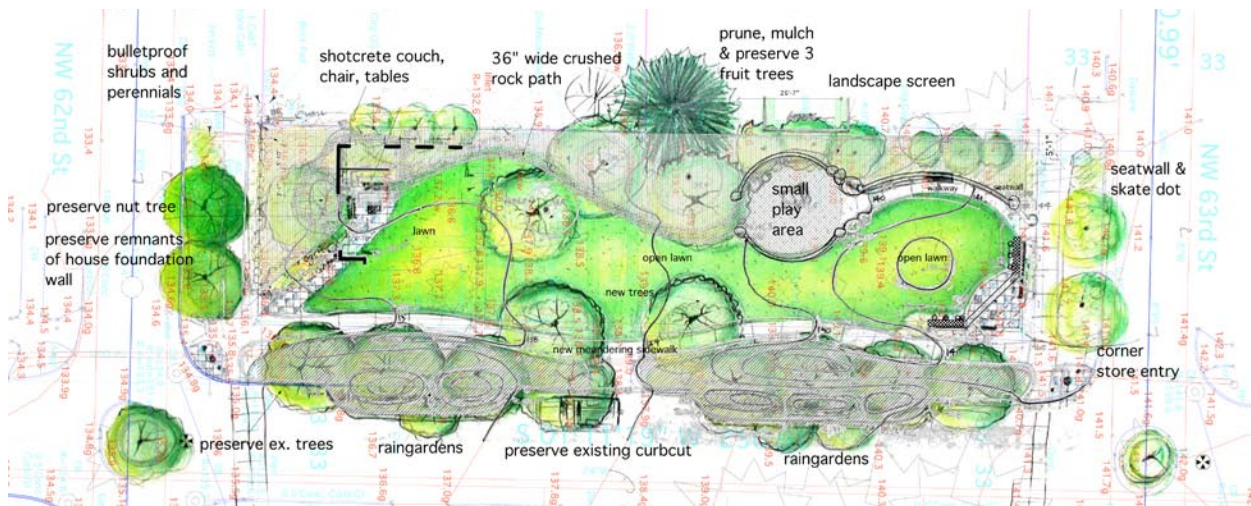




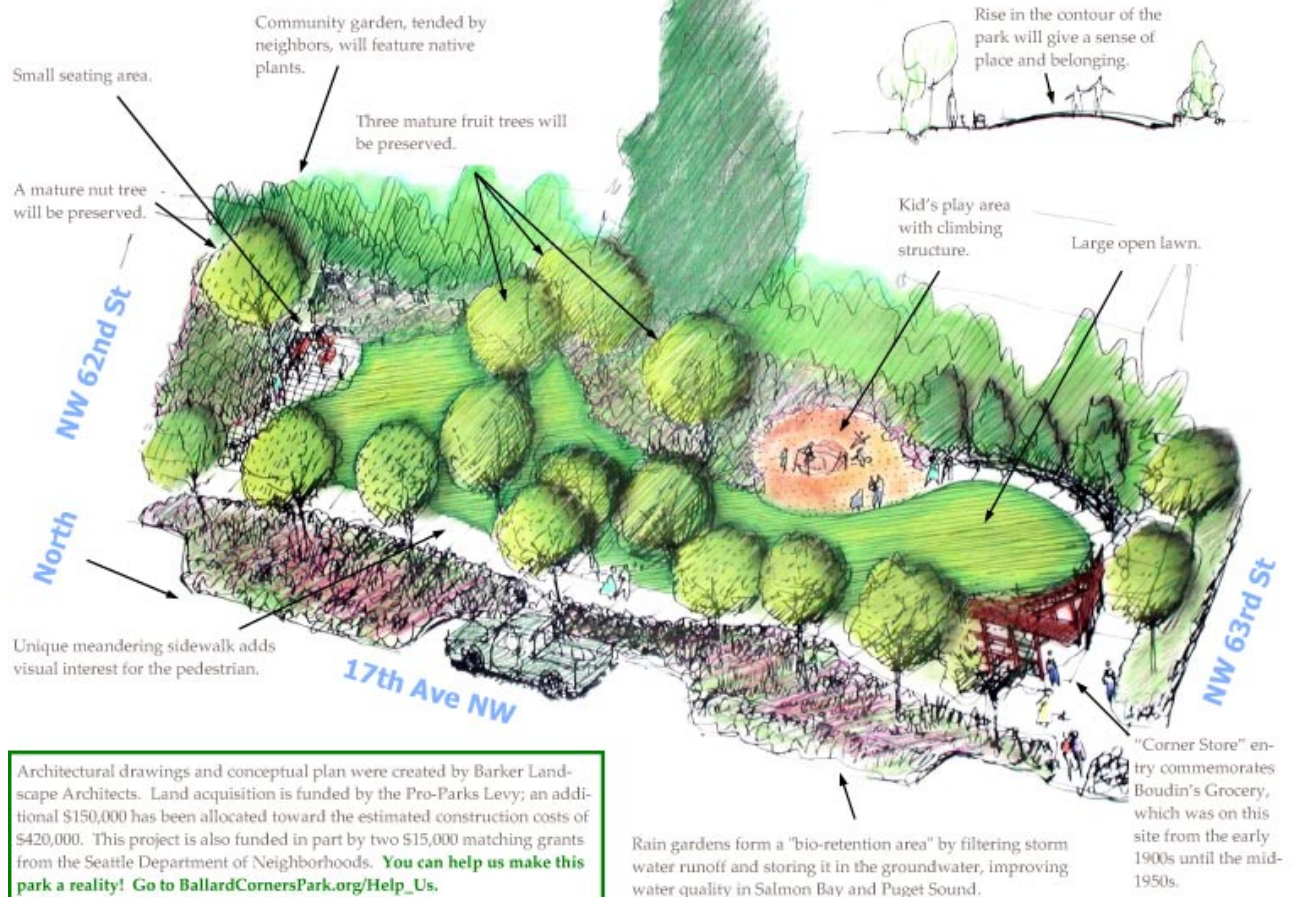
## LIVING ROOM



## SITE PLAN (see 11 x 17 insert)



## Ballard Corners Park - Conceptual Plan







4/3/07

# Ballard Corner's Park • Design Development Cost Estimate

Prepared by Barker Landscape Architects, 1514 NW 52nd St., Seattle, WA 98107

Qty.	Unit	Item	Labor	Mat's	\$/unit	Subtotal	
<b>MOBILIZATION, DEMOLITION, TESC</b>							
1	LS	Mobilization	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000
620	LF	Temp fencing of site		\$3	\$3	\$1,860	\$1,860
1	LS	Performance bonding, insurance (3% of total)				\$10,000	\$8,300
1	LS	Environmental Protection (cb filters, tire cleaning, other permits)	\$1,000	\$1,000	\$2,000	\$2,000	\$2,000
1	LS	Allowance for pruning, grubbing, sod removal and export	\$1,750	\$250	\$2,000	\$2,000	\$2,000
1	LS	sawcut street paving, demo. concrete curb and roadway	\$3,500	\$1,500	\$5,000	\$5,000	\$5,000
1	LS	House demolition BY OTHERS	\$0				
<b>Subtotal</b>							<b>\$29,160</b>
<b>EARTHWORK</b>							
200	CY	Rough grading (15,000 SF/4" = 5000 CF= 185 CF)	\$30		\$30	\$6,000	\$6,000
200	CY	Soil Import	\$30	\$15	\$45	\$9,000	\$9,000
500	CY	Fine grading	\$15		\$15	\$7,500	\$7,500 volunteers
<b>Subtotal</b>							<b>\$22,500</b>
<b>SITE UTILITIES (Storm Conveyance)</b>							
1	LS	Irrigation	\$6,000	\$6,000	\$12,000	\$12,000	\$12,000
1	LS	Drainage Allowance (play area, raingarden)	\$3,000	\$3,000	\$6,000	\$6,000	\$6,000
<b>Subtotal</b>							<b>\$18,000</b>
<b>HARDSCAPE AND SURFACING</b>							
120	LF	new curb/gutter for raingarden	\$10	\$10	\$20	\$2,400	\$2,400
290	SF	Plaza paving for corner store	\$12	\$12	\$24	\$6,960	\$6,960
155	SF	Living room seating area	\$12	\$12	\$24	\$3,720	\$3,720
600	SF	Gravel paths	\$0.50	\$1	\$1.50	\$900	\$900 volunteers
1	LS	Allowance for sawcutting, grinding, adapting 'ruin' walls	\$2,000	\$2,000	\$4,000	\$4,000	\$4,000
1275	SF	Concrete path and sidewalk	\$4	\$3	\$7	\$8,925	\$8,925
2	LS	Safe crossings	\$1,000	\$1,000	\$2,000	\$4,000	\$4,000
95	SFF	Concrete childrens seatwall around play area	\$20	\$20	\$40	\$3,800	\$3,800
80	SFF	Seatwall along path (w/Skate Dot edge)	\$20	\$20	\$40	\$3,200	\$3,200
9	EA	Seat boulders	\$200	\$250	\$450	\$4,050	\$4,050
25	CY	Accessible wood fiber surfacing	\$20	\$30	\$50	\$1,250	\$1,250
<b>Subtotal</b>							<b>\$43,205</b>
<b>FURNITURE AND ARTISTIC ELEMENTS</b>							
1	LS	Cast in Place Concrete footings, counter, columns	\$10,000	\$5,000	\$15,000	\$15,000	\$15,000
1	LS	Steel storefront, sign framing, wood look incorporated	\$5,000	\$5,000	\$10,000	\$10,000	\$10,000
12	ea	custom heavy duty outdoor soda fountain stools	\$250	\$1,000	\$1,250	\$15,000	\$15,000
180	EA	donor countertops of bronze tiles (20 SF each x 9 tiles/SF=180 tiles for 1/2 coverage)	\$10	\$25	\$35	\$6,300	\$6,300
1	LS	Allowance for 'Living room' polished shotcrete "couch"	\$500	\$5,500	\$6,000	\$6,000	\$6,000
1	LS	Allowance for 'Living room' polished shotcrete chair	\$300	\$3,000	\$3,300	\$3,300	\$3,300
1	LS	Allowance for stone end table/lamp	\$300	\$1,200	\$1,500	\$1,500	\$1,500
1	LS	Allowance for 'Living room' coffee table"	\$300	\$1,800	\$2,100	\$2,100	\$2,100
1	LS	natural play elements (boulder, logs, etc.)	\$1,000	\$2,000	\$3,000	\$3,000	\$3,000
1	LS	Children's Play Structure ("Algol GXY927000-37" & supervision)	\$1,800	\$13,000	\$14,800	\$14,800	\$14,800 volunteers
1	EA	Bike Rack	\$200	\$200	\$400	\$400	\$400
<b>Subtotal</b>							<b>\$77,400</b>
<b>PLANTING</b>							
2610	SF	Main park planting area soil preparation	\$0.50	\$1	\$1.50	\$3,915	\$3,915 volunteers
1280	SF	Rain Garden A planting area soil preparation	\$0.50	\$1	\$1.50	\$1,920	\$1,920 volunteers
1500	SF	Rain Garden B planting area soil preparation	\$0.50	\$1	\$1.50	\$2,250	\$2,250 volunteers
50	CY	Imported and placed mulch	\$0	\$20	\$20	\$1,000	\$1,000 volunteers
100	CY	Imported and placed soil amendments	\$20	\$20	\$40	\$4,000	\$4,000 volunteers
10	EA	Trees (procured and delivered by contractor/planting by others)		\$200	\$200	\$2,000	\$2,000 volunteers
100	EA	Shrubs (procured and delivered by contractor/planting by others)		\$15	\$15	\$1,500	\$1,500 volunteers
500	EA	Perennials (procured and delivered by contractor/planting by others)		\$7	\$7	\$3,500	\$3,500 volunteers
500	EA	Groundcovers (procured and delivered by contractor/planting by others)		\$2	\$2	\$1,000	\$1,000 volunteers
1	LS	Fencing to protect lawn	\$800	\$400	\$1,200	\$1,200	\$1,200
5600	SF	Hydroseed lawn	0.14	0.14	0.28	\$1,568	\$1,568
<b>Subtotal</b>							<b>\$23,853</b>
Subtotal before tax and contingencies							\$214,118
Overhead, Profit 15% (contractor's markup above material and labor for profit and overhead)							\$32,118
Subtotal Construction Costs							\$246,236
8.9% WSST							\$21,915
Subtotal							\$268,151
20% Design, Permitting, Project Management (after DD phase complete)							\$53,630
Subtotal							\$321,781
SDOT Permitting- Civil Engineering Design/Permit documents fee							\$20,000
Subtotal							\$341,781
15% Owner's Contingency (5% design and 10% Owner)							\$51,267
3% Escalation costs							\$10,253
<b>TOTAL ESTIMATED PROJECT BUDGET</b>							<b>\$403,301</b>

## ***IV. Appendix***

### **Proposed Plants for Ballard Corners Park Submitted by Gabriella Möller**

Abelia x grandiflora  
Arbutus unedo (Strawberry Tree)  
Arcstaphylos densiflora  
Arcstaphylos uva-ursi (Kinnikinick)  
Azara microphylla  
Ballota  
Carex morrowii  
Choisya ternata (Mexican Orange)  
Cistus skanbergii  
Corylopsis pauciflora (Buttercup Winter Hazel)  
Cotinus 'Grace'  
Daphne 'Summer Ice'  
Daphne odora 'Aureomarginata'  
Enkianthus campanulatus 'Red Bells'  
Euonymus alatus 'Compactus' (Burning Bush)  
Garrya elliptica 'James Roof' (Silk Tassle Tree)  
Hamamelis x intermedia 'Arnold Promise' (Witch Hazel)  
Hebe  
Helianthemum  
Hydrangea quercifolia (Oak Leaf Hydrangea)  
Ilex crenata 'Convexa' (Japanese Holly)  
Jasminum nudiflorum (Winter Jasmine)  
Lavandula (Lavender)  
Leucothoe fontanesiana 'Rainbow'  
Lonicera nitida 'Lemon Beauty'  
Mahonia nervosa  
Mahonia x media  
Miscanthus  
Myrica californica Wax Myrtle  
Nandina domestica (Heavenly Bamboo)  
Olearia macrodonta (New Zealand Holly)  
Osmanthus delavayi  
Philadelphus 'Belle Etoile' (Mock Orange)  
Physocarpus opulifolius 'Diabolo' (Ninebark)  
Ribes sanguinum (Flowering Currant)  
Sarcococca ruscifolia  
Spiraea  
Stipa gigantea  
Syringa Lilac  
Vaccinium ovatum (Evergreen Huckleberry)  
Viburnum davidii



## ***IV. Appendix***

### **Proposed Plants for Ballard Corners Park Submitted by Gabriella Möller**

#### Possible trees:

Acer circinatum (Vine Maple)  
Cercidiphyllum japonicum (Katsura)  
Cercis canadensis (Eastern Redbud)  
Cornus kousa (Korean Dogwood)  
Ginkgo biloba 'Autumn Gold'  
Malus (Crabapple)

#### Possible plants for the rain garden:

Acorus gramineus 'Ogon'  
Blechnum spicant (Deer Fern)  
Carex 'Ice Dance'  
Cornus alba (Red-twig Dogwood)  
Cornus stolonifera 'Flaviramea' (Yellow-twig Dogwood)  
Gaultheria shallon (Salal)  
Physocarpus opulifolius (Ninebark)  
Symphoricarpos albus (Snowberry)

#### Possible vines for the corner store structure:

In a nod to the legendary distillery at the site, how about plants used in the production of wine or beer, such as Vitis vinifera 'Purpurea' (Grape) or Humulus lupulus 'Aureus' (Golden Hops)?

I also like Page's idea of Parthenocissus (Virginia Creeper) - especially if the structure ends up having more surface area on which the vine can grow.