

4-1-1979

South Park Blocks Task Force Report, Discussion Draft, April 1979

Mary Ann Burki

Brad Post

Let us know how access to this document benefits you.

Follow this and additional works at: http://pdxscholar.library.pdx.edu/oscdl_cityarchives



Part of the [Urban Studies Commons](#), and the [Urban Studies and Planning Commons](#)

Recommended Citation

Burki, Mary Ann and Post, Brad, "South Park Blocks Task Force Report, Discussion Draft, April 1979" (1979). *Portland City Archives*. Paper 35.

http://pdxscholar.library.pdx.edu/oscdl_cityarchives/35

This Report is brought to you for free and open access. It has been accepted for inclusion in Portland City Archives by an authorized administrator of PDXScholar. For more information, please contact pdxscholar@pdx.edu.

DRAFT REVIEW COPY

SOUTH PARK BLOCKS

TASK FORCE REPORT

DISCUSSION DRAFT

activities
lunch

APRIL, 1979

MARY BURKI, Chairperson

BRAD POST, Staff

le fashi

SOUTH PARK BLOCKS
TASK FORCE REPORT

C O N T E N T S

	<u>Page Number</u>
I. INTRODUCTION	1
A. Background	1
B. Project Area	2
II. SPECIFIC ISSUES ADDRESSED	3
III. PROBLEM-SOLVING CONCEPTS AND APPROACHES	4
A. Park Programming	4
B. Legislation	5
C. Design	5
D. Law Enforcement	6
E. Citizen Action	7
IV. RECOMMENDATIONS	8
V. APPENDICES	12

I. INTRODUCTION

Background

In October 1978, Council gave its approval for the creation of a task force that would examine the problems of the South Park Blocks and report back with specific recommendations. The area to be included was that bounded by Southwest Salmon Street, Park Avenue, Market Street and Ninth Avenue, or the six park blocks north of Portland State University's campus.

The purpose of the South Park Blocks Task Force was to take a comprehensive look at the problems of that area and to recommend a course of action. Over the past several years, various fragmented approaches have been proposed as solutions to the area's problems. Such approaches have ranged from public restrooms to increased police patrol and the prohibition of beer in the parks. For a variety of reasons, none of these proposals were implemented.

The Task Force was composed of both citizens area institutions, and city staff members. Represented were the Downtown Community Association, Portland Art Museum, Oregon Historical Society, Portland State University, churches from the area, and concerned residents. From the city, Park Bureau, Police Bureau, District Attorney's Office, Crime Prevention and Human Resources were represented. They met over a period of two months, and attempted -

1. to clearly identify all problems of the area,
2. to note which problems were related and how they were related,
3. to identify the source or reason for the problem occurring in

that particular area, and

4. to recommend possible courses of action that would aid in eliminating the problem.

Project Area

The South Park Blocks is a pedestrian parkway with trees, some plantings, statues, and benches - both movable and attached. In addition to the Blocks themselves, the park nature of the area extends to the vacated street (Madison) between the Portland Art Museum and the Masonic Temple. The sidewalks abutting the surrounding buildings also share the park atmosphere of the area. Because the park is predominantly a pedestrian way and because of the perception that the park extends beyond its actual boundaries, there seem to be some special problems with this park area.

The users of the Park Blocks are of many types. Persons walking north and south use the Park Blocks because of the pleasant change from the trafficked streets. Joggers run through the area, especially around noon time. Some elderly persons who live in the area sit and watch people or feed birds. Children from surrounding day care centers use the Blocks for outdoor play activities. During spring, summer and fall the Blocks are a popular outdoor lunch spot.

There are also the "street people" who use the Blocks. Frequently, these "street people" are young men, 18 to 35, who may or may not live in the area. They tend to "hang out", gathering in crowds of four or more, and not infrequently drinking, smoking marijuana, panhandling,

harrassing pedestrians, and ultimately, urinating wherever it seems convenient. It is this group of park users that tend to discourage others from using the parks.

II. SPECIFIC ISSUES ADDRESSED

The Task Force attempted to address all issues that might have some impact on solving the problems of the South Park Blocks. The major problems were defined as:

Assault/Harrassment/Intimidation/Foul Language - Overt crimes of rape and assault have occurred in the Park Blocks. More common, though, is harrassment and intimidation. Elderly persons, especially, report such activity and express a concern for their safety when passing through the Park Blocks. There seems to be little assistance from police on the matter, as it is particularly difficult for a uniformed officer to observe such behavior.

Alcohol/Drugs - The street people who "hang out" can be seen drinking beer and smoking marijuana. Various drugs are also sold in the area, though police report that a fair portion of the marijuana sold is "burn" not real marijuana. Sale of "burn" is not illegal.

Prostitution/Promotion The Park Blocks, and particularly the area near Southwest Salmon and Park Avenue, are wellknown for prostitution. The activity extends beyond the Park Blocks down (north) Park Avenue and east on Salmon. This tends to be evening activity and acts to

draw undesirables to the area. Aggravating this condition further are the male entrepreneurs promoting prostitution, and according to several citizens, their confrontations with females are intimidating.

Urination/Public Nuisance - As there are no public restrooms in the Park Blocks and adjacent institutions tend to discourage use of their restrooms by the "street people", urination in the Park or on nearby buildings is a frequent occurrence one that is apparent to even the casual passerby.

III. PROBLEM-SOLVING CONCEPTS AND APPROACHES

In general, the Task Force discussed these issues in terms of their causes, effects, and inter-relationships. And as these discussions evolved, a series of problem-solving concepts and approaches were employed to resolve the many park concerns. Task Force members sought out, in round-table fashion, practical remedies by exploring the relative effectiveness of the problem-solving approaches summarized below.

Park Programming - In some cases, positive park use can be encouraged when performances, special events and other organized activities are scheduled in a park. These activities, when highly visible, tend to discourage misuse or encampment by individuals associated with these park-use problems. This approach is related to two assumptions: (1) that there is public demand for involvement in activities or programs at the specific park, and (2) that the demand for positive programming is sufficient to discourage negative activity.

Legislation - Misbehavior and criminal activity, whether it occurs in a public park or in someone's front yard, is generally subject to legal sanction. Technical aspects of the law sometimes hamper law enforcement effort, and in turn these problems encourage the continuance of misbehavior and criminal activity.

Similarly, legislation can sometimes allow a general privilege (e.g., drinking beer in a park) without providing clear remedies for restricting this privilege in cases where necessary.

In situations where these problems are serious, new legislation can be enacted and old legislation amended so that technical aspects of the law can be improved, and excessive behavior can be modified. The ultimate effectiveness of these approaches is based on the assumption that the misbehavior and criminal activity in question cannot be resolved utilizing current legislation.

Design - The physical attributes of a park shape the magnitude and character of leisure activity at the site. Preferably, parks which are chiefly utilized by specific neighborhoods or user-groups, are designed and constructed to best meet the needs and interests of these groups.

As populations shift and leisure interests become redefined, the physical elements within a park can be adjusted to meet these restated needs. The process of planning a new or adjusting the existing layout of a park site is commonly referred to as "urban design."

The urban design process is primarily a conceptual tool used by planners to optimize the utilization of a facility or site. In the case of park planning, the design process is a methodology that focuses on: (1) determining the intended uses (leisure objectives) of a park; (2) assessing alternative structural methods to accomplish these objectives; (3) determining the inter-relationships between both the objectives and the structural alternatives; and (4) proposing overall physical strategies which appear most effective given these relationships.

The benefits of this process are based on the assumptions that: (1) generalized public demand can be articulated in specific design recommendations, and (2) actual park-use is significantly affected by the structure of the park.

Law Enforcement - Alternate police methods and levels of service have different practical effects on misbehavior problems in a park. In general, as the visibility of law enforcement increases, the certainty of deterrence and apprehension increases.

The visibility of law enforcement efforts can be maximized in two general ways: (1) by increasing the level of uniformed enforcement personnel "on the street" and in the park, or (2) by making available law enforcement resources more visible.

The first method is frequently constrained by the scarcity of law enforcement resources, and the second technique is sometimes operationally difficult to implement.

The effectiveness of law enforcement strategies can also be improved by focusing available crime management resources on specific park problems. These resources include: crime analysis, planning, scheduling, prevention and community relations, and operations supervision.

These management resources can help guide the practical delivery of police services and target these services so that they are complementary and effective in resolving specific issues and park problems.

Citizen Action - Running throughout these problem-solving approaches is the role of the citizen. Clearly, in the case of park programming, it will be the efforts of citizens which will make programs in the park successful. Legislative remedies can only be effective if citizens agree with the purpose and enforcement of new or modified laws.

Design alternatives are developed, by definition, with the needs of park-users in mind. Law enforcement strategies are enhanced when they operate in concert with the assistance of citizens in making their concerns known, reporting facts, and assisting planners develop prevention programs which meet the needs of the community.

Citizen involvement is, then, central to each of these approaches, and in general, determines the ultimate usefulness of each in resolving the problems and issues in a park.

Citizen action efforts are maximized when they are well-organized and focus on clearly defined civic objectives and citizen roles. When citizen involvement is developed in this matter, it can provide the

central impetus for shaping and implementing an effective government program or effort.

IV. RECOMMENDATIONS

The Task Force developed general and, where possible, specific recommendations for consideration by City Council. It is our view that these recommendations are practical, responsive to the specific issues at hand, and if implemented, will return the South Park Blocks to their intended use.

PARK PROGRAMMING

We recommend that the Portland Bureau of Parks and Recreation develop an intensive overall program of activities, scheduled events, and related leisure opportunities within this park. These activities should be based on the interests of the Downtown Community Association, user-groups, and others interested in the use of the park. These programmed activities might include: summer "playground" programs (see design recommendations), senior citizen physical fitness programs, noontime "brown bags", summer concerts, simple theatre productions, citizen gardening projects, and similar efforts.

In addition to encouraging activities in the Park Blocks, programming can assist in changing the citizen's perception of an area. An example is the altered perception many citizens have of the Lownsdale Park Blocks. Prior to the summer noon-time concerts, the area was viewed as containing many undesirable types. After several years of noon-time concerts, unstructured activity in the Park Blocks has increased. An increased feeling of comfort with the area as well

as awareness of the area's potential are given as reasons for the increased use.

LEGISLATION

We recommend that legislation be drafted at this time which prohibits the use of alcohol in the South Park Blocks. Such legislation could be considered an "experiment" and it would be expected that both the Bureau of Police and the Bureau of Parks would evaluate this prohibition within a specific time frame established by Council. We also recommend that Portland Police officials establish necessary procedures which assure that existing city, state and federal laws are consistently enforced in the South Park Blocks, and that, specifically, the following city ordinance areas be effectively enforced: panhandling, begging, solicitation and prostitution, drinking, sleeping, general harrassment, and urination (see Appendix: Memo to the Mayor from the City Attorney's Office).

It was noted by the Task Force that many laws currently exist which relate to the undesirable behavior exhibited in the Park Blocks. The difficulty in carrying out these laws is that citizens are sometimes reluctant to pursue the long and time-consuming process necessary to ensure prosecution. In other cases, police do not witness the crime, thus making arrest, much less prosecution, unlikely. The simple addition of new laws will not solve the problems. Active enforcement is necessary.

DESIGN

We recommend that the existing physical design of the South Park Blocks be modified to improve the utilization of the park. The specific elements of these improvements are summarized in the Appendix (see Project Abstract - concept

diagram and budget). We specifically recommend that City Council authorize the Bureau of Parks and Recreation to establish a development plan for the park during 1979, and with this plan, seek funding from local donors, federal sources, and city capital improvement resources to implement this plan. If funding sources sufficient to implement these modification are approved by Council, we recommend that the proposed playground facilities be constructed first.

The Task Force has discussed the possibility of using citizen labor and donated materials as a first step in the park modification process. Particularly with regard to the children's play area, the earliest possible implementation is recommended. Another project for volunteer labor could be the garden area between Southwest Salmon and Main, directly in front of the Roosevelt Plaza. Such citizen involvement would provide watchful eyes in the Park Blocks as well as needed modifications.

LAW ENFORCEMENT

We recommend that the Portland Bureau of Police take necessary action to increase the visibility of police activity in the South Park Blocks, and overall safety of its users. Specifically, we recommend that the Bureau of Police:

1. Continue the use of day and night foot patrol in the park,
2. Implement a four-month experimental mounted horse patrol in the park during the summer of 1979 (see Appendix: Mounted Police Patrol Project),
3. Develop and implement a comprehensive crime prevention and education program with neighborhood residents in the area and with park users as

necessary, and

4. Systematically enforce all applicable city, state and federal laws pertinent to misbehavior in the area.

The Task Force feels that law enforcement is critical to the successful modification of undesirable behavior in the Park Blocks. Without Police presence and enforcement of laws, neither programming, design, new legislation nor citizen involvement can be effective.

CITIZEN ACTION

We recommend that the Downtown Community Association establish a specific one-year citizen work program which establishes the role of Portland citizens in helping resolve these problems and implementing the above recommendations.

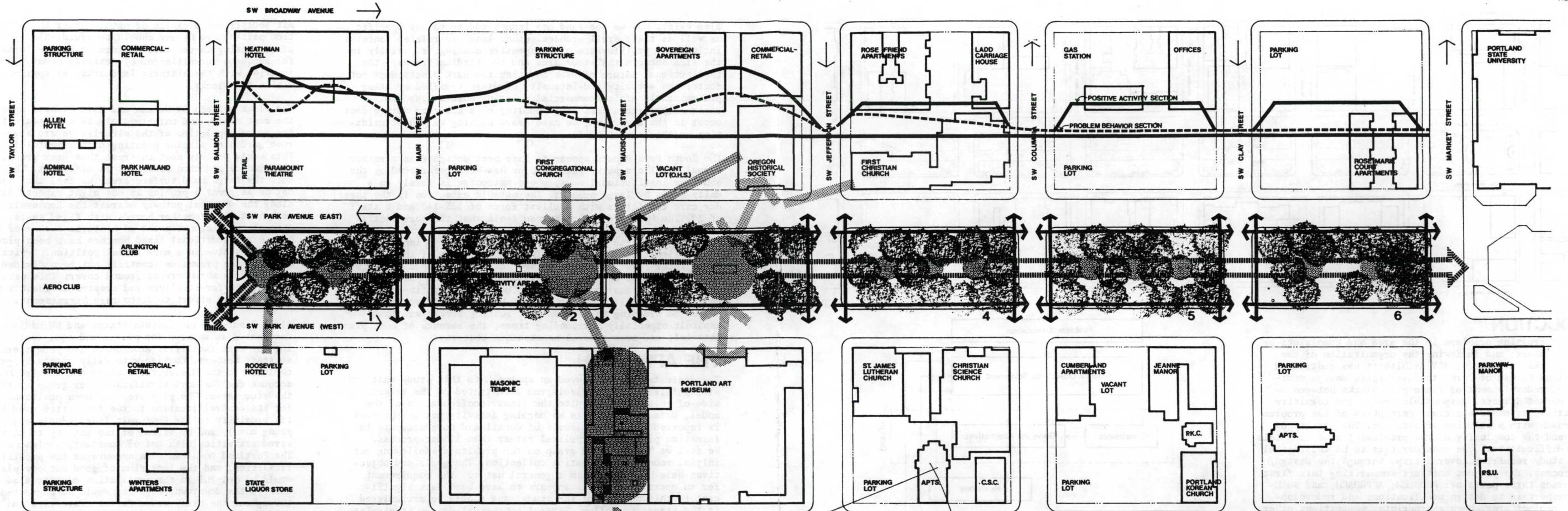
SUMMARY OF RECOMMENDATIONS

The Task Force feels strongly that implementation of one recommendation without implementation of others will not effectively alter the problems of the South Park Blocks. We present these recommendations as a total package, with each recommendation designed to address a specific aspect of the problem.

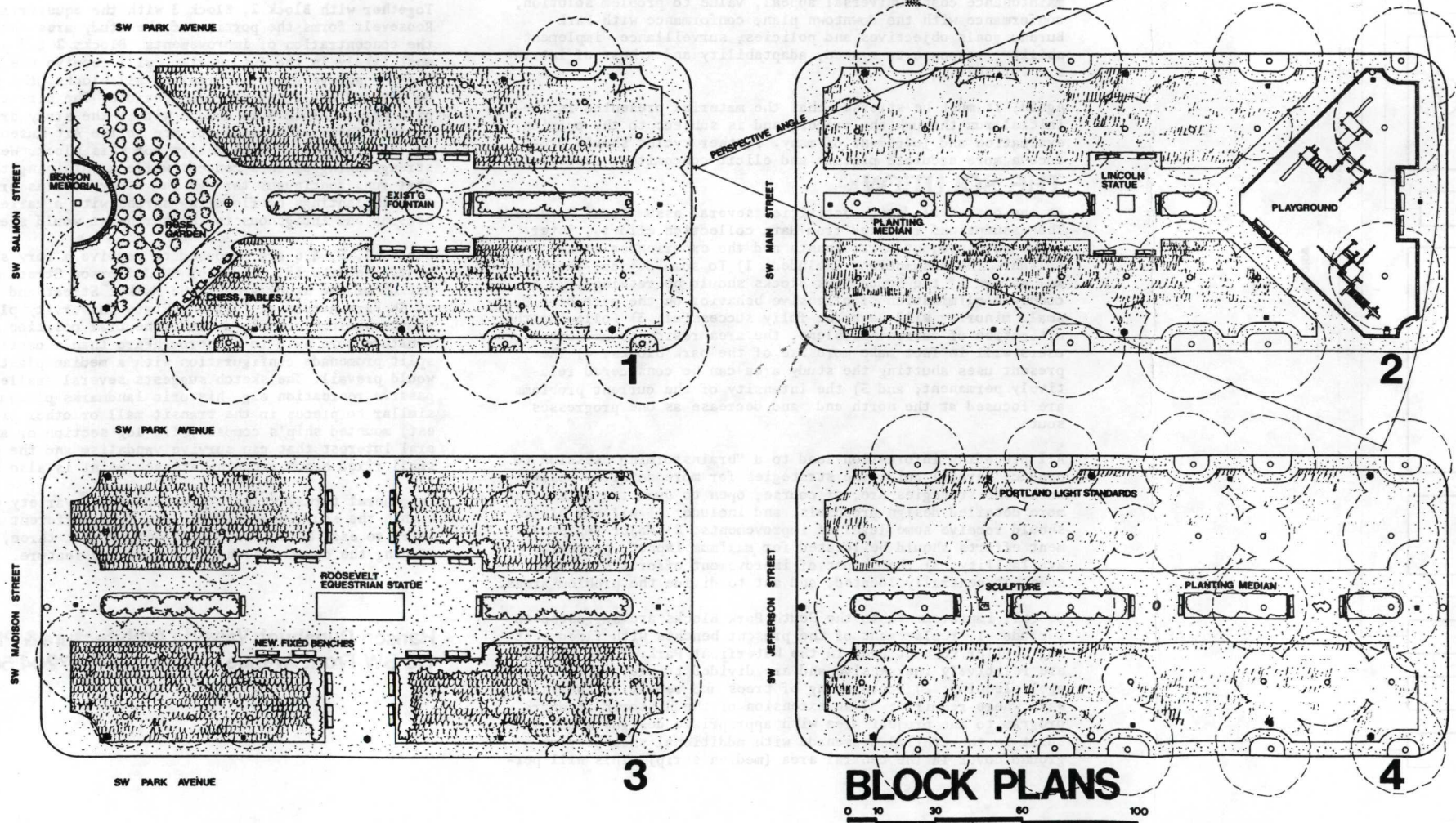
APPENDICES

SUMMARY OF RECOMMENDATIONS

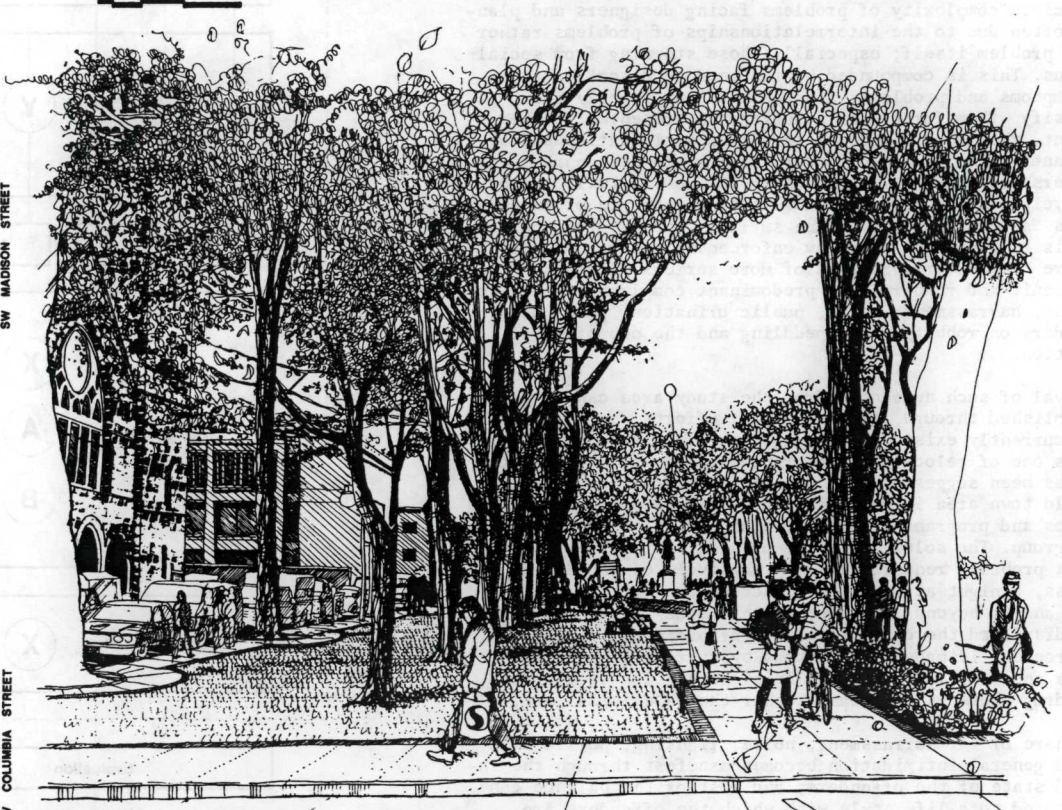
The Task Force feels strongly that implementation and recommendation without implementation of others will not effectively solve the problems of the South Park Block. We present these recommendations as a total package, with each recommendation related to address a specific aspect of the problem.



STUDY AREA - CONCEPT DIAGRAM

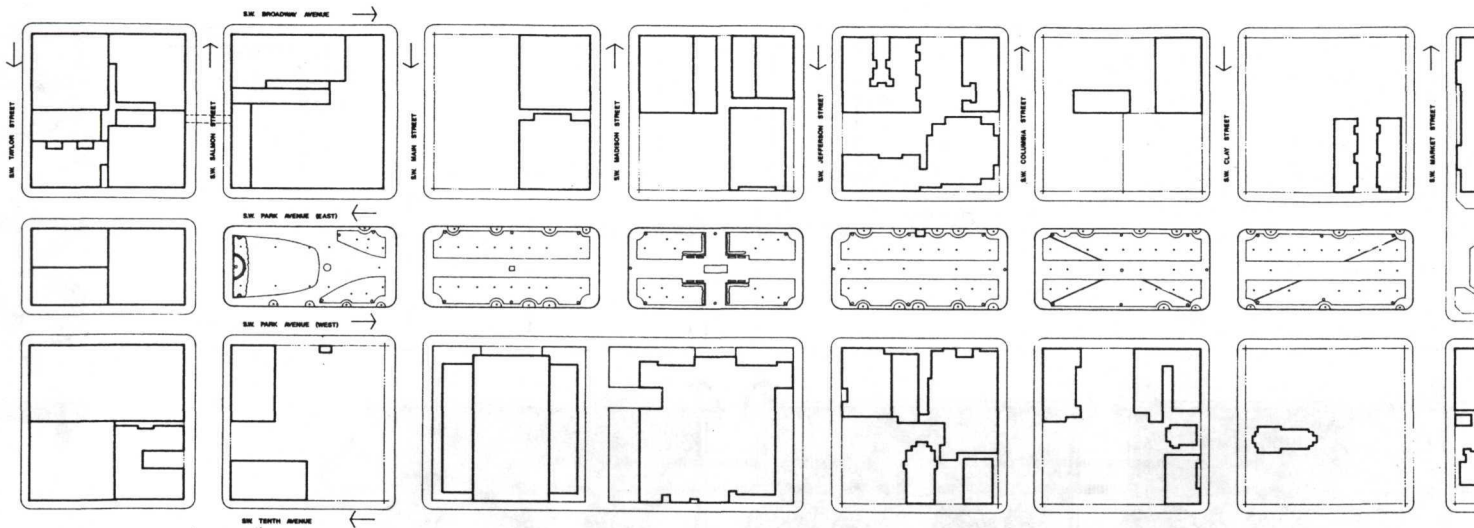


BLOCK PLANS



SOUTH PARK BLOCKS
 PORTLAND BUREAU OF PARKS

PROJECT ABSTRACT 1-24-79



INTRODUCTION

Prompted by increasing problems in the area and complaints by residents and users; and following the organization of the South Park Blocks Task Force, HDV Architects was contracted by the Portland Bureau of Parks to investigate design modifications and redevelopment of those park blocks between SW Salmon and Market Streets. Responsible design and cognitive planning activities mandate a clear perception of the problem and an approach with a solution orientation. The brevity of this study and the complexity of the problem(s) have made this at best, a difficult task. We consider this to be the initial cycle of a study requiring several trips through the design/planning process. The project abstract summarizing this first cycle addresses three parts of: PROBLEM, APPROACH, and SOLUTION as they pertain to design modifications and redevelopment of the project area. When appropriate, suggestions other than those of a design nature will also be mentioned.

THE PROBLEM

The principle complexity of problems facing designers and planners is often due to the interrelationships of problems rather than the problem itself; especially those stemming from social conditions. This is compounded by the need to discriminate between symptoms and problems, and the need to properly group and classify them for closer scrutiny. As presented to the consultant, the generic problem is one of intimidation and offensive anti-social behavior toward area residents, park users and passersby, especially the elderly and women, inflicted by a relatively small number of somewhat transient men often described as "street people". On the surface, and in great part true, this is a problem of a law enforcement nature. Albeit, there have been several reports of more serious offenses of rape, assault and robbery, the predominant complaints refer to: drunkenness, harassment, noise, public urination, panhandling that borders on robbery, drug peddling and the promotion of prostitution.

The removal of such nuisances from the study area can in part be accomplished through law enforcement efforts, for city ordinances currently exist prohibiting much of this behavior. The result is one of relocating the problem rather than eliminating it. It has been suggested that the street people may relocate to the old town area in northwest Portland where social service facilities and programs are better equipped to handle the needs of this group. The solution to the problem of the behavior itself will probably require severing the cycle of panhandling, drunkenness, a night at detox, and back on the street in the morning; and is beyond the scope of this study. Any solution cannot disregard the civil liberties afforded all park users. Law enforcement is made more tenuous by current liberalized marijuana and drug laws, and the legal perception of alcoholism and drug abuse as a disease rather than a criminal act.

A good share of the harassment, noise, fighting, public urination and general intimidation becomes manifest through the intoxicated state of the offenders; and most of the balance can be attributed to a life style with which the offenders are quite contented. The problem of intoxication is intensified by the availability of alcoholic beverages in the immediate vicinity of the South Park Blocks. Within one block of the project area at least three establishments sell over the counter, including a State Liquor Store; numerous drinking establishments

also exist. Now we see land use issues adding to the specific as well as the overall problem. Other land use related concerns include the proliferation of inexpensive housing, especially in the area between the study area and the stadium freeway; the institutional nature of uses abutting the park blocks does not foster the activity and intensity of usage typified by other predominantly office/commercial areas of downtown. We feel reasonably certain that drug peddling of a discrete nature does occur in the core area, we have heard nothing of public urination on the Transit Mall.

The South Park Blocks appear to have been designed as a rather formal strollers park. This concept has been reinforced by the abutting institutional uses, whose patronage is rarely on a daily basis by large numbers. The notable exception is the three day care facilities with a client force of 125-140 and a staff of 30. The Portland Police Bureau feels that the park blocks themselves are easily controlled and patrol car surveillance is not a problem, and are anxious to see that design improvements do not significantly alter this condition. Many of the park users interviewed felt that things were fine just as they are, in terms of park design. Physical problems of the park have been articulated by many others and include: Poor lighting, curbside walks that are difficult to travel, benches that are more conducive to sleeping than to upright resting, broken and loose asphalt especially surrounding trees, the absence of more plant material, and some general maintenance concerns.

THE APPROACH

The consultant has employed an approach to this study that generally follows the model/diagram illustrated on the reverse side of this sheet. Despite the linear configuration of the model, data collection is an ongoing activity and the process is repeated with finer levels of detail and more accurate information producing a cyclical rather than linear process. We feel we have a sound grasp on the problem(s) following our initial round of information collection. The goals and objectives have been voiced in a general nature. The requirement for an operational basis appears to have been less significant in this portion of the study, and should be articulated in the stages to follow. Several conceptual design strategies were investigated and checked with consultant developed evaluation criteria that considered items such as: initial cost, maintenance cost, universal appeal, value to problem solution, conformance with the downtown plan, conformance with Park Bureau goals objectives and policies, surveillance, implementability, response to a need, adaptability and a host of intrinsic variables.

Again, it must be stressed that the material presented is the initial run through the process and is subject to the opinion, evaluation and judgement of many. Further cycles should produce a more accurate picture and elicit concomitant responses.

THE SOLUTION

At the outset of design activities several assumptions were made. The assumptions resulted from data collection efforts, interviews with project participants and the experiences of the consultant. The assumptions included: 1) To some degree, the formal nature of the South Park Blocks should be retained; 2) A complete elimination of offensive behavior on the part of a small minority will never be fully successful; 3) Following the mitigation of current problems, the area residents and other users will in fact make more use of the park blocks; 4) The present uses abutting the study area can be considered relatively permanent; and 5) the intensity of the current problems are focused at the north end and decrease as one progresses south.

All preceding information lead to a "brainstorming" session to produce several guideline strategies for more detailed design work. The strategies are, of course, open to question as are the more detailed design proposals, and include: 1) All six blocks should receive some level of improvements; 2) Major improvement efforts should be located for maximum impact, exposure, availability; 3) The thrust of improvement efforts should be somewhat centrally located, and act to divide the problem areas.

Overall improvements to the South Park Blocks are suggested to include: 1) replacement of the present benches with fixed seating similar to that used in the Waterfront Park. These benches are relatively inexpensive and are divided to prevent (discourage) sleeping; 2) rootpruning of trees and repair of the walkways where required; 3) an extension of the historic landmark program to the project area with appropriate designations; 4) A split in the central promenade with additional shrubbery or ground cover in the central area (median strip). This will per-

mit pedestrians a choice of path rather than forcing a direction past others he may choose to avoid. 5) A general planting of augmenting shrubs that conform to Police Bureau requirements for adequate surveillance. 6) Activity nodes, perhaps in conjunction with the historic landmarks, at appropriate locations within the blocks.

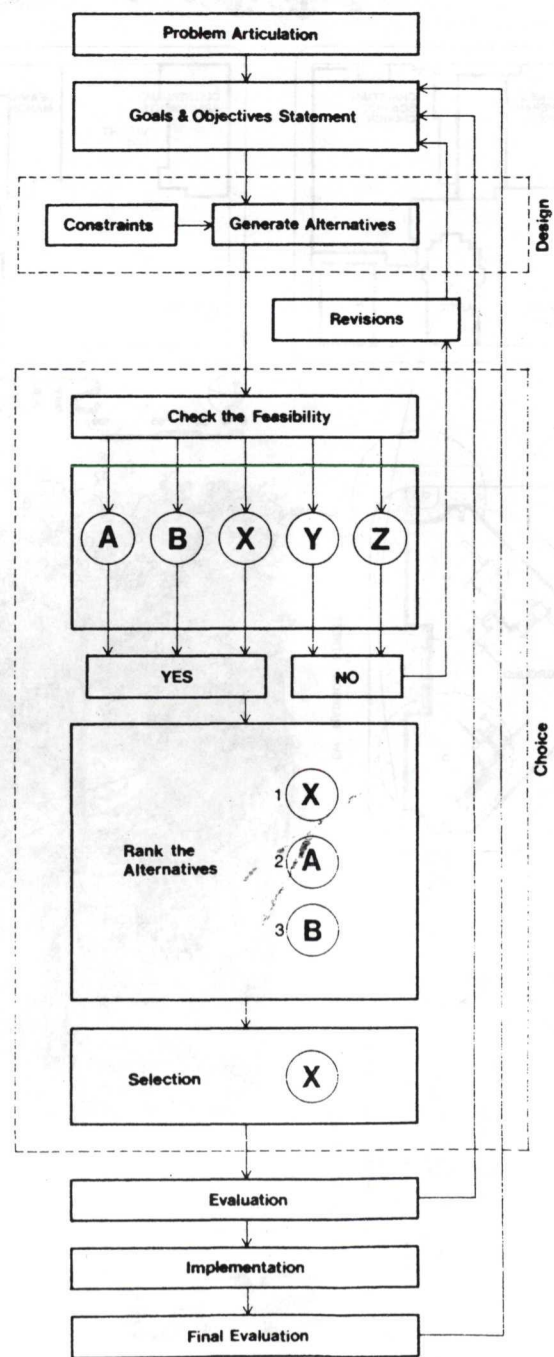
The block between SW Salmon and Main Streets appears to suffer the most abuse, and unfortunately is also nearest the Roosevelt, the major population of the elderly. We are suggesting a small rose garden or similar planting of ornamental flowers or shrubs. This would probably most interest this user group, and volunteer maintenance and care would not be difficult. This will also reduce the large hard surface area. We feel that vandalism would not be as great a problem as one might expect. Also provided along the diagonal pathway nearest the Roosevelt are several permanent chess/checker boards with fixed seats. At the confluence of the diagonal paths an historic marker or sundial might be useful. Additional fixed benches have been placed about the aquarian statue in a more formal position. Typical of most locations, the promenade (central) has been divided by a median strip of low shrubbery or ground cover. This provides an alternative path for strollers and creates at least a psychological barrier in an effort to discourage harassment.

Block 2 between the Lincoln statue and SW Madison street has been designated as an area for playground equipment. The three existing day care facilities accommodate 140 youngsters and have 35 or so staff members. Coupled with daily visits by grade school children to the Historical Society and the Art Museum, the kids account for the most significant user group in this portion of the study area. The play area has been positioned on this block for its central location to the facilities used by the children, its proximity to the Roosevelt (the elderly enjoy watching the young ones), and by virtue of the ability to divide the undesired activities with one of constant, wholesome and active use. The Portland Downtown Plan encourages the provision of day care facilities, and the inclusion of good outdoor play facilities would be helpful in the realization of increased residential uses in the downtown. Lighting would be augmented or replaced throughout the study area. Further investigation into general illumination and grade level lighting as well as the photometrics of alternative light standards will be researched.

Together with Block 2, Block 3 with the equestrian statue of Roosevelt forms the portion of the study area anticipated for the concentration of improvements. Blocks 2 & 3 presently, and most likely in the future also, will receive the major proportion of active usage. Typical of all blocks, the promenade will be divided and fixed benches provided. The direct east-west path across block 3 is unique within the study area, is axially located facing the main entrance to the Art Museum, and adds to the classical/formal design for this block. We suggest a strengthening of this concept while maintaining the new network that runs continuous through the study area as proposed. Additional plantings of flowering shrubs with a variety of blooming seasons and indigenous to the northwest would seem appropriate.

Blocks 4, 5, & 6 are proposed to receive a very similar treatment. The arterial nature of SW Jefferson Street and the termination of the study area at SW Market Street and the vacation of SW Park Avenue at Portland State University place the three southernmost blocks in a rather neutral position. They possess a nature more akin to a thoroughfare than a destination. The split promenade configuration with a median planting strip again would prevail. The sketch suggests several smaller nodes for passive recreation e.g. historic landmarks plaques, sculpture similar to pieces in the transit mall or other pieces of interest, mounted ship's compass, fir log section or anything of general interest that can survive vandalism and the elements. A small fixed bench grouping at each point is also specified.

In general terms, we have provided for a variety of activities within the south park blocks, giving a different focus of activities to each block, save the southernmost three, while maintaining the common thread as a unifying feature.



SOUTH PARK BLOCKS

PROJECT ESTIMATE

ITEM	UNIT \$	INSTALL \$	TOTAL \$
<u>A. PLANTED LANDSCAPE</u>			
1. Maintenance of turf: fertilize, plugging, add'l seed, thatching - 77,000 ft. ²	\$.05/ft ²		3,850.
2. Rose garden - 60 bushes, variety, std. installation spec.....	\$6.00/ea	\$4.75/ea	645.
3. Ground cover - ivy and low shrubs in median planter - 4800 ft. ²	\$.70/ft ²	\$.60/ft ²	6,240.
4. New planting - allowance.....			3,000.
<u>B. OTHER LANDSCAPE ITEMS</u>			
1. (4) Historic landmark placques (price includes installation).....	\$450./ea		1,800.
2. Mounted sundial (price includes installation).....	\$800.		800.
3. Mounted ship's compass (price includes installation).....	\$900.		900.
4. (3) Pieces outdoor sculpture allowance.....			10,000.
5. (4) Drinking fountains.....	\$1000./ea	\$1800./ea	11,200.
6. (4) Fixed checker/chess tables with fixed benches.....	\$1050./ea	\$ 300./ea	5,400.
7. (60) park benches (fixed) similar to those used in water front park.....	\$ 300./ea	\$ 190./ea	20,400.
8. (60, 10 per block) Portland ornamental, twinarm light standards.....	\$2400./ea	\$ 520./ea	177,000.



ITEM	UNIT \$	INSTALL \$	TOTAL \$
9. Pedestrian lights (to illuminate center walkway)- 48 units.....	\$ 170.ea	\$ 340.ea	24,480.
10. New concrete walks with brick feature strips (25,020 ft. ²) - includes demolition/removal of existing asphalt walks.....	\$.85/ft ²	\$1.95/ft ²	70,056.
<u>C. PLAYGROUND</u>			
1. Excavation to level play area.....			2,900.
2. Retaining wall and steel guard rail (220 l.f.).....	\$ 45./ft		9,900.
3. Timberform playarea 1870	\$6710.	\$2684.	9,394.
4. Timberform playarea 1880	\$7,400.	\$2960.	10,360.
5. Additional playground equipment allowance.....			3,000.
6. Barkdust fill - allowance.....			900.

SUMMARY	TOTAL
Total from preceding page	\$371,831.00
General conditions at 5%	<u>18,502.00</u>
Sub Total	\$390,423.00
General contractor's fee at 7%	<u>27,330.00</u>
Sub Total	\$417,753.00
Contingency at 10%	<u>41,775.00</u>
Projected Construction Cost	\$459,528.00
Professional services, fees, testings, surveys	<u>32,726.00</u>
Total Project Cost	<u>\$492,254.00</u>

SOUTH PARK BLOCKS

PROJECT ESTIMATE

ITEM	UNIT \$	INSTALL \$	TOTAL \$
<u>A. PLANTED LANDSCAPE</u>			
1. Maintenance of turf: fertilize, plugging, add'l seed, thatching - 77,000 ft. ²	\$.05/ft ²		3,850.
2. Rose garden - 60 bushes, variety, std. installation spec.....	\$6.00/ea	\$4.75/ea	645.
3. Ground cover - ivy and low shrubs in median planter - 4800 ft. ²	\$.70/ft ²	\$.60/ft ²	6,240.
4. New planting - allowance.....			3,000.
<u>B. OTHER LANDSCAPE ITEMS</u>			
1. (4) Historic landmark placques (price includes installation).....	\$450./ea		1,800.
2. Mounted sundial (price includes installation).....	\$800.		800.
3. Mounted ship's compass (price includes installation).....	\$900.		900.
4. (3) Pieces outdoor sculpture allowance.....			10,000.
5. (4) Drinking fountains.....	\$1000./ea	\$1800./ea	11,200.
6. (4) Fixed checker/chess tables with fixed benches.....	\$1050./ea	\$ 300./ea	5,400.
7. (60) park benches (fixed) similar to those used in water front park.....	\$ 300./ea	\$ 190./ea	20,400.
8. (60, 10 per block) Portland ornamental, twinarm light standards.....	\$2400./ea	\$ 520./ea	177,000.



ITEM	UNIT \$	INSTALL \$	TOTAL \$
9. Pedestrian lights (to illuminate center walkway)- 48 units.....	\$ 170.ea	\$ 340.ca	24,480.
10. New concrete walks with brick feature strips (25,020 ft. ²) - includes demolition/removal of existing asphalt walks.....	\$.85/ft ²	\$1.95/ft ²	70,056.
<u>C. PLAYGROUND</u>			
1. Excavation to level play area.....			2,900.
2. Retaining wall and steel guard rail (220 l.f.).....	\$ 45./ft		9,900.
3. Timberform playarea 1870	\$6710.	\$2684.	9,394.
4. Timberform playarea 1880	\$7,400.	\$2960.	10,360.
5. Additional playground equipment allowance.....			3,000.
6. Barkdust fill - allowance.....			900.

SUMMARY	TOTAL
Total from preceding page	\$371,831.00
General conditions at 5%	<u>18,592.00</u>
Sub Total	\$390,423.00
General contractor's fee at 7%	<u>27,330.00</u>
Sub Total	\$417,753.00
Contingency at 10%	<u>41,775.00</u>
Projected Construction Cost	\$459,528.00
Professional services, fees, testings, surveys	<u>32,726.00</u>
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> Total Project Cost </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> \$492,254.00 </div>