



Lake Forest Park Lakefront Improvements

Presentation of Concept Alternatives

Parks & Recreation Advisory Board (PRAB) Meeting
January 23, 2024

D | C | G WATERSHED

Meeting Purpose & Objectives

Purpose

- Review concepts and supporting information
- Opportunity for PRAB members to ask detailed questions to help engage with the community

Objectives

- Prepare for Community Workshop 2/21
- PRAB recommendations for preferred alternatives

Schedule Review

Today: PRAB meeting

- Feb 8: Cory to provide update to City Council

Feb 21: Community Workshop #2

- Feb 27: PRAB meeting, *deliberate on preferred alternative*

Mar 14: City Council working session

- Mar 25: Committee of the Whole
- Mar 26: PRAB meeting, *recommendation of preferred alternative*
- Mar 28: City Council Meeting, *target for adoption of resolution selecting preferred concept*

Mar 31: Preferred concept confirmed by 3/31

Next steps:

- Update materials to describe preferred concept
- May 1: Deadline for applications to RCO
- June: Presentation of schematic design package for preferred alternative

Approach to Concept Alternatives

Approach to concept design

- Multi-layered input
- Strategy of concept options
 - Site plan options vs. design options

Permitting overview

- Multiple layers of permitting required—local, state, federal
- Majority local approvals, requires early coordination with city

Site plan and design areas

- Planning level design—lots of opportunity for cost management through design
- Detailed cost breakdown, rounded assumptions and estimates

LAKE FOREST PARK

LAKEFRONT PARK

Waterfront Park Cost Comparison

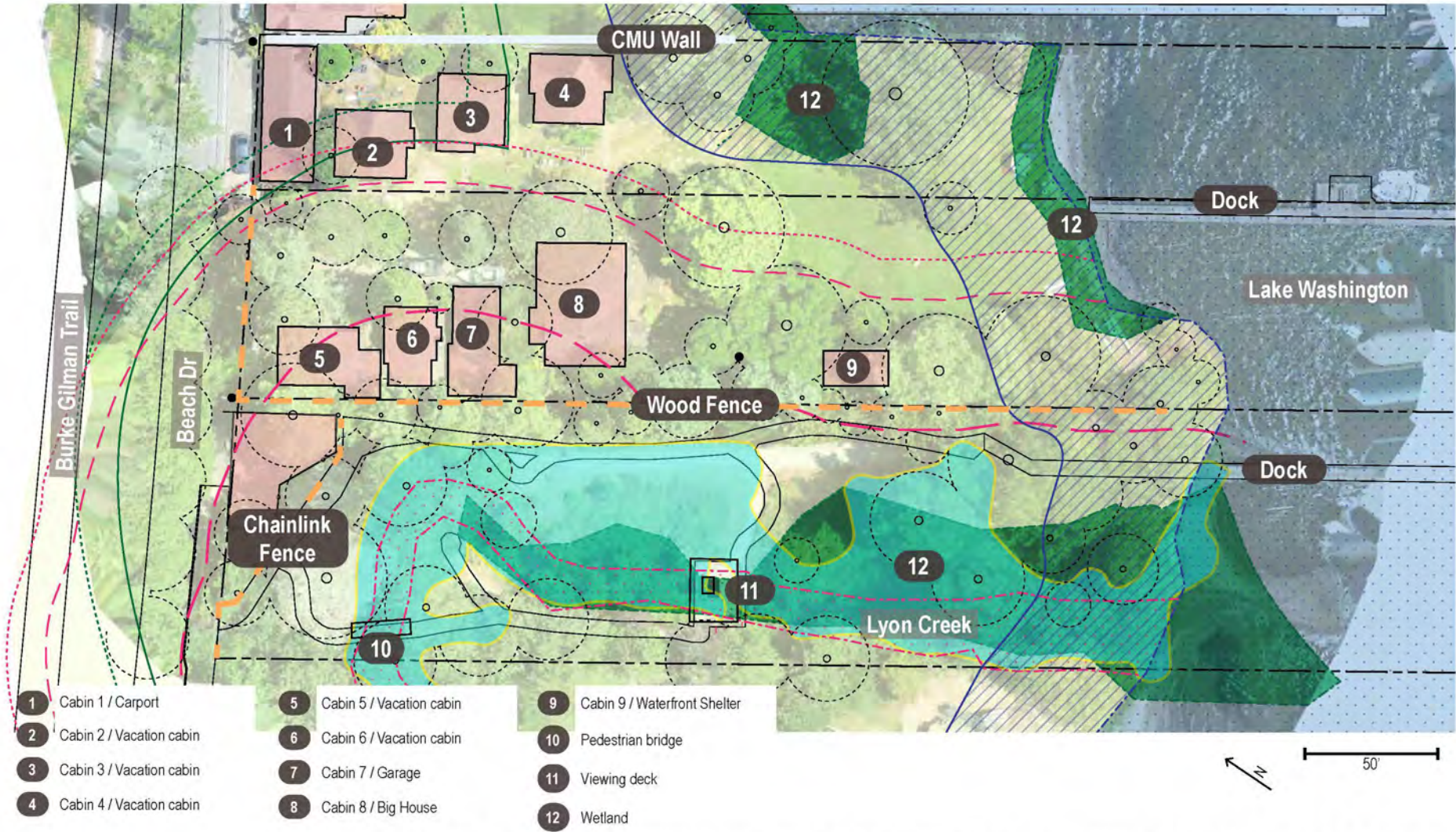


Relative Costs

- Construction + burdened
- 20% cost contingency assumed
- Owner costs not shown in poster



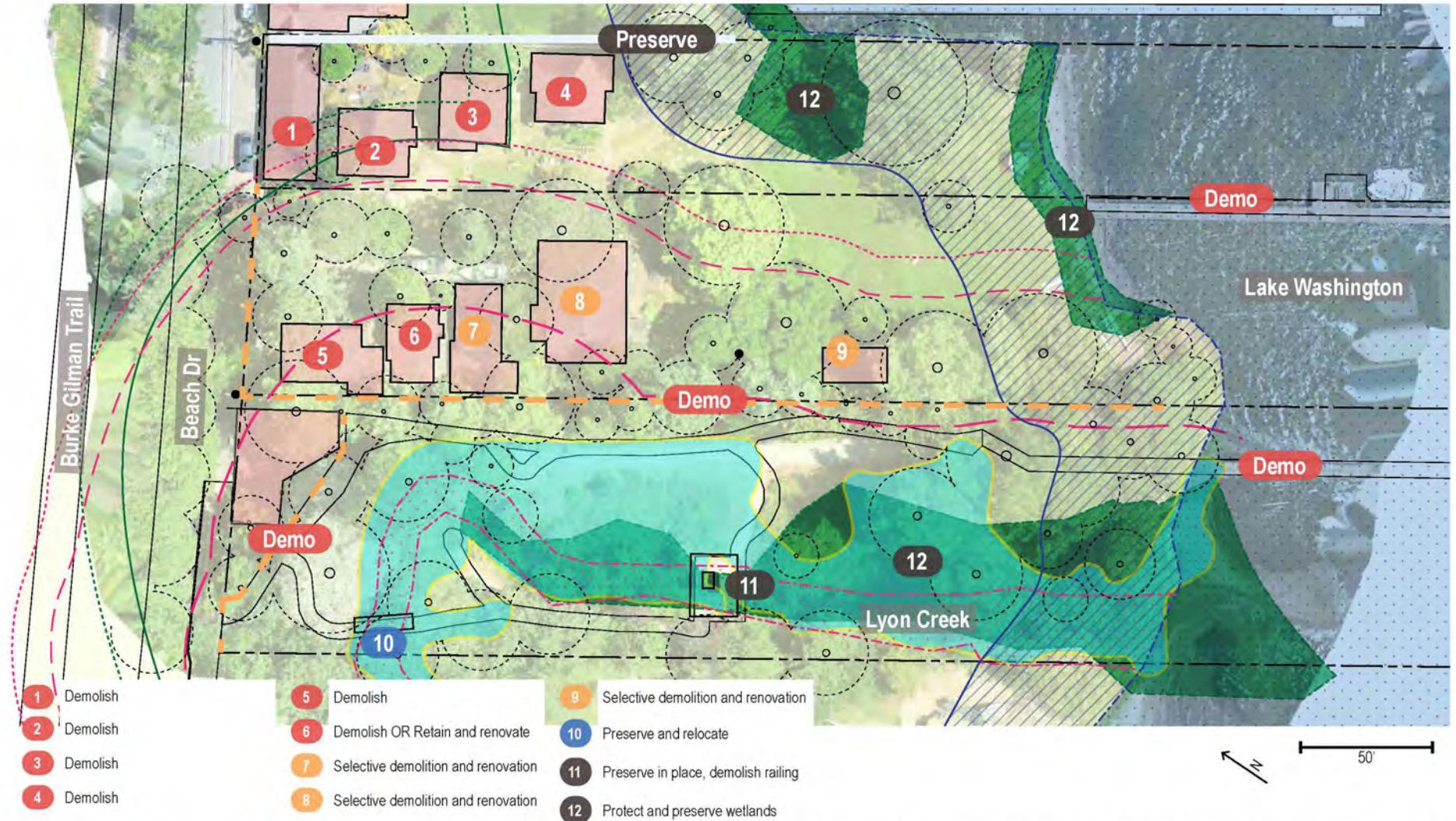
Site Overview



EXISTING

The project comprises three parcels, including an existing public preserve (plan south, above) and two parcels previously programmed as a single residential property with multiple outbuildings (plan north, above). The residential property and the preserve each have an existing wood plank dock. The project is encumbered by shoreline and critical area regulations, including the shoreline management area of Lake Washington and encumbrances from onsite wetlands and Lyon Creek, a natural salmon-bearing stream.

Planned Demo



DEMOLITION

LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

Demolition for all potential cost alternates is the same, with exception of Cabin 6, which may or may not remain depending on alternatives chosen. Complete demolition of Buildings 1-5 and selective demolition of buildings 6, 7, and 9 will be conducted through salvage and dismantling in order to salvage and reclaim as much of the material as is feasible, including but not limited to old growth timber, brick, metal work and fixtures, appliances, furnishings, and other materials. Preserve CMU wall at the north boundary. Demolish docks and fencing.

DESIGN NARRATIVES | 2

Demolition and Site Preparation
Estimated Cost:
\$950k - \$1M

Concept Design Strategy

Kit of parts

9 design areas

- 6 areas have site plan or programmatic options
- 3 areas have design options for a single site plan concept



OVERVIEW

The concept alternatives are designed as a kit of parts that can be combined into multiple potential scenarios. The park is divided into nine areas.

Building Options

Main structure (the 'Big House')

- Current enclosed garage renovated into park bathroom
- Bathroom design follow main structure program

Deck

- Deck options can work with any of the Big House options

Cabin 6

- Programmed as flexible office space
- Retention of structure depends on parking lot design

Lakefront shelter

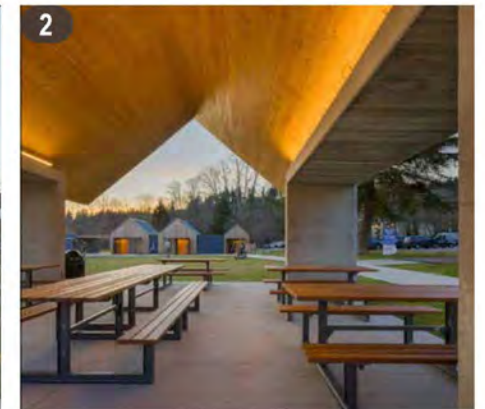
- Programmed as picnic shelter
- Options for structure design and construction

ARCHITECTURE

See attached concept drawing plan sheets for the following architecture options:

- 1 BIG HOUSE AND BATHROOM OPTIONS
CABIN 6
- 2 LAKEFRONT SHELTER OPTIONS

Building Options



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

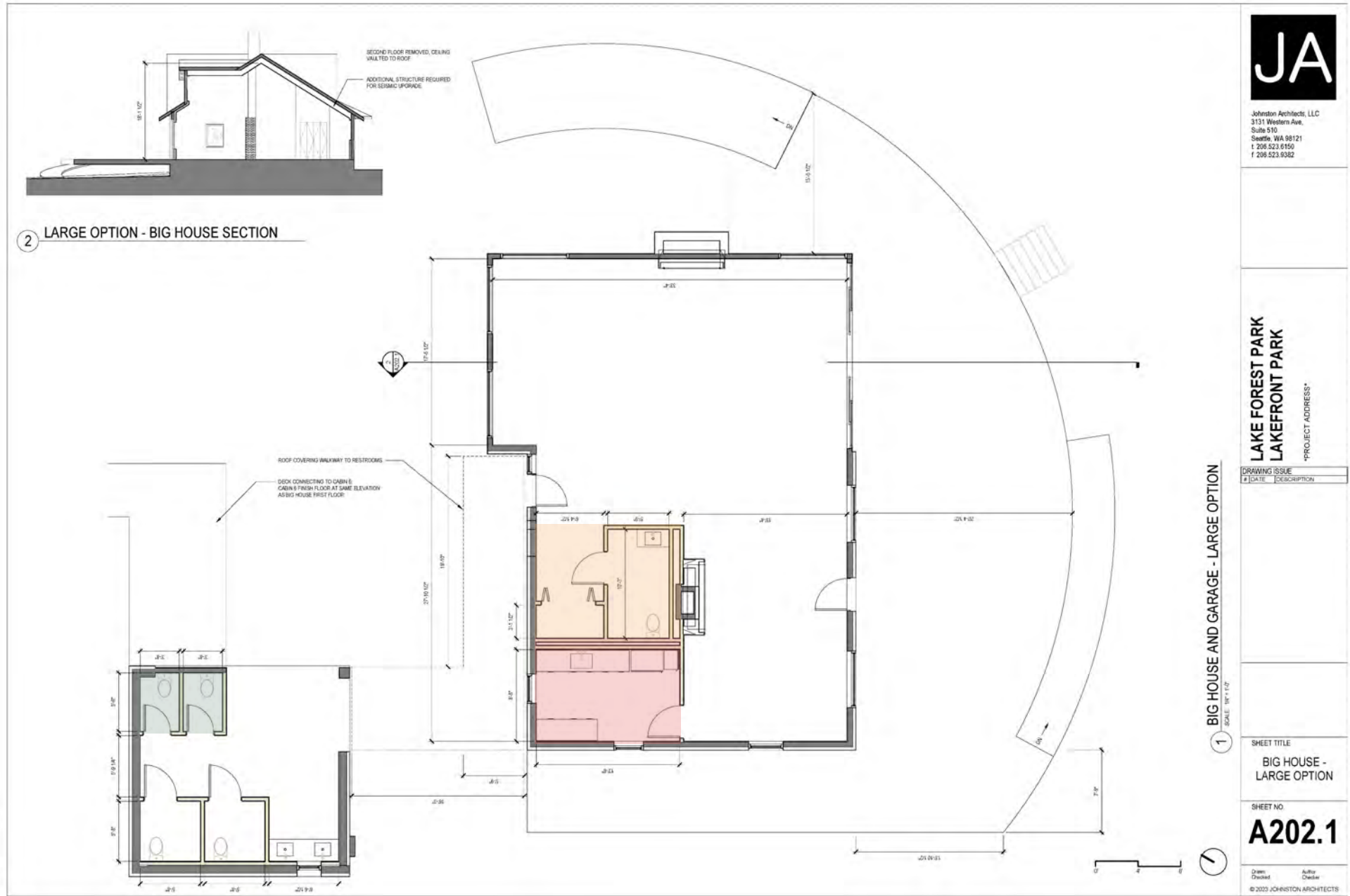
DESIGN NARRATIVES 15

Estimated Cost:
\$1.1M - \$1.9M

BIG HOUSE: Large

Estimated Cost:
\$950k - \$970k

Nominal cost change from Medium



2 LARGE OPTION - BIG HOUSE SECTION

1 BIG HOUSE AND GARAGE - LARGE OPTION
SCALE: 1/8" = 1'-0"

JA
Johnston Architects, LLC
3131 Western Ave.
Suite 510
Seattle, WA 98121
t 206.523.6150
f 206.523.9382

LAKE FOREST PARK
LAKEFRONT PARK
PROJECT ADDRESS

DRAWING ISSUE
| DATE | DESCRIPTION

SHEET TITLE
BIG HOUSE -
LARGE OPTION

SHEET NO.
A202.1

Drawn: []
Checked: []
Authr: []
Owler: []
© 2023 JOHNSTON ARCHITECTS

Deck Options

DECK

Install new deck attached to Big House structure. High-end wood decking for deck surface. Below decking, outer face of decking supports shall be perforated brick wall using reclaimed brick. Either decking option works with all options for Big House and bathroom.

OPTION 1: GRAND GATHERING DECK

Provide large statement deck with associated ramps, stairs, and rails. Estimated quantities:

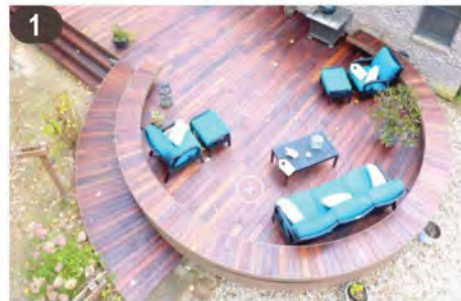
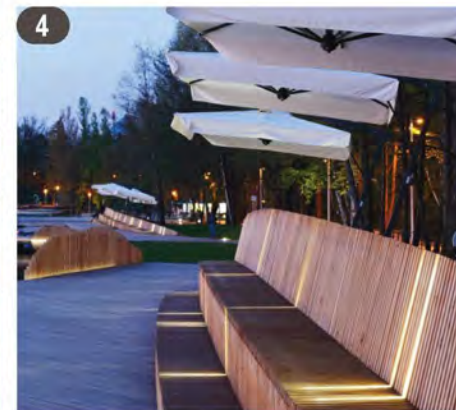
- New deck: 1,600 SF

OPTION 2: GATHERING DECK

Provide replacement deck with associated ramps, stairs, and rails. Estimated quantities:

- New deck: 800 SF

- 1 Statement deck ramp
- 2 Outer face of wall supporting deck
- 3 Statement deck stair
- 4 Gathering area



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

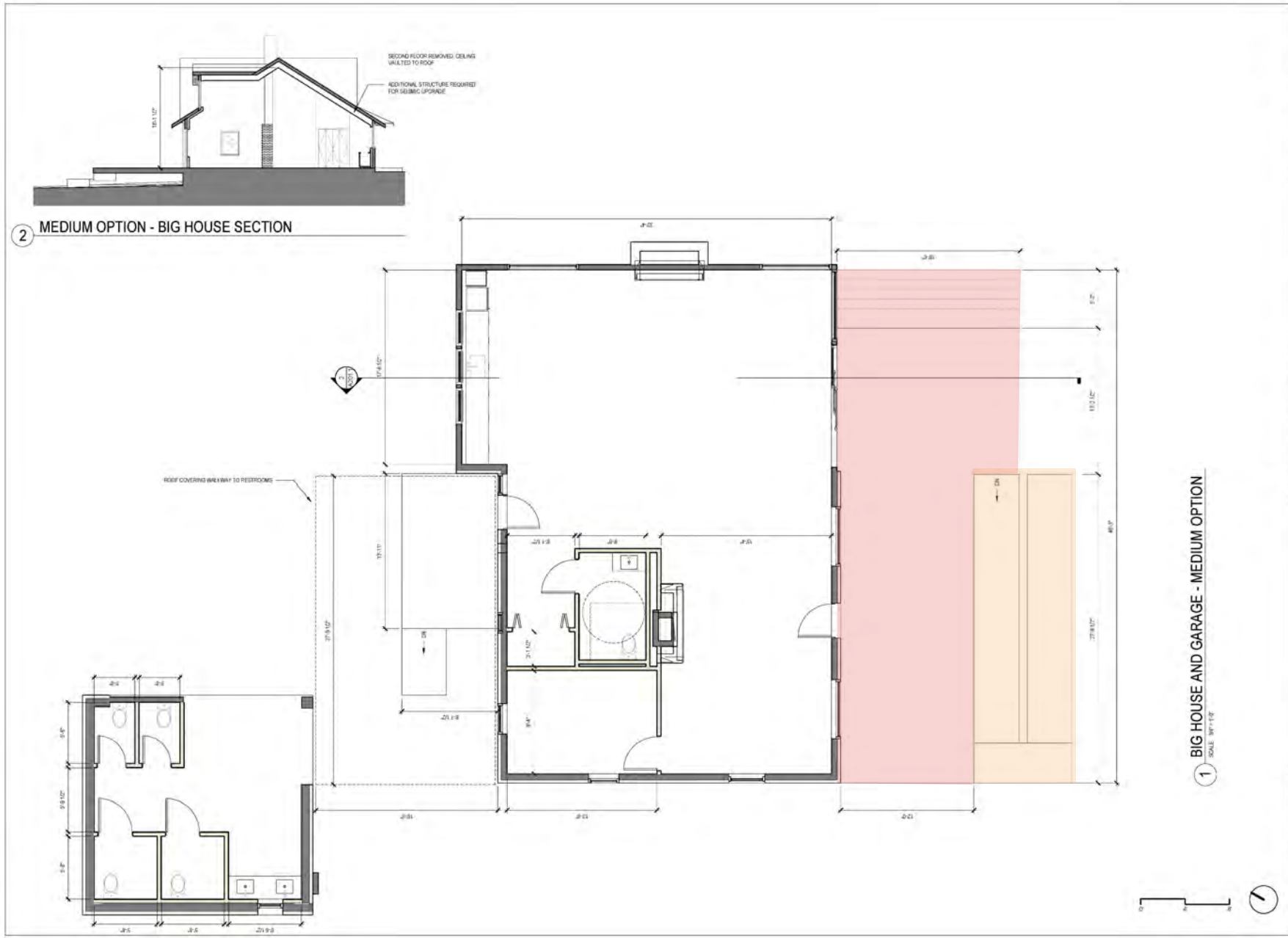
DESIGN NARRATIVES | 13

Estimated Cost:
\$190k - \$355k

Main cost driver is SF deck area

DECK: Modest

Estimated Cost:
\$190k - \$210k



2 MEDIUM OPTION - BIG HOUSE SECTION

1 BIG HOUSE AND GARAGE - MEDIUM OPTION
SCALE: 1/8"=1'-0"

DRAWING ISSUE	
#	DESCRIPTION

SHEET TITLE
BIG HOUSE -
MEDIUM OPTION

SHEET NO.
A201.1

Drawn: _____
Alpha: _____
Designer: _____
© 2023 JOHNSTON ARCHITECTS

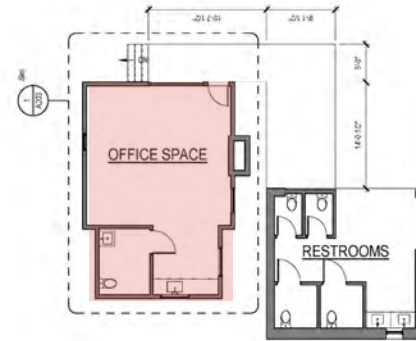
CABIN 6: If Retained

Estimated Cost:
\$275k - \$285k

Printed: 12/15/2023 3:02:24 PM



1 CABIN 6 - PLAN
SCALE: 1/4" = 1'-0"



3 CABIN 6 - SITE PLAN - 1/8



Johnston Architects, LLC
3131 Western Ave.
Suite 510
Seattle, WA 98121
t 206.523.6150
f 206.523.9382

LAKE FOREST PARK
LAKEFRONT PARK
PROJECT ADDRESS

DRAWING ISSUE
| DATE | DESCRIPTION

SHEET TITLE
CABIN 6 OPTION

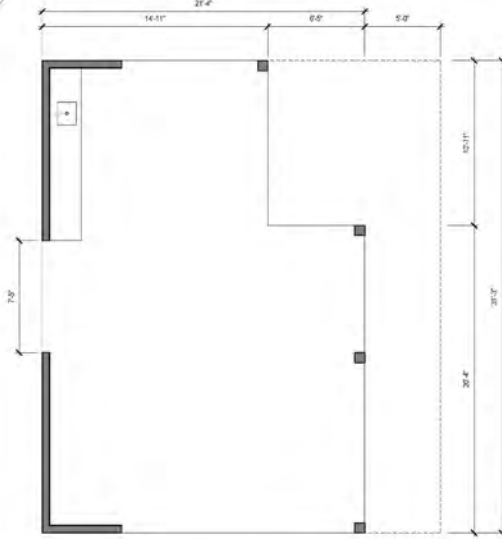
SHEET NO.
A203

Drawn: Author
Checked: Checker
© 2023 JOHNSTON ARCHITECTS

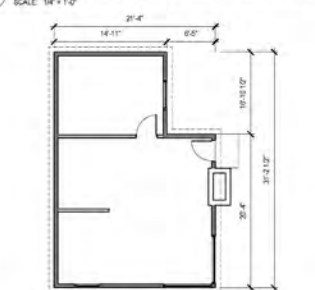
LAKEFRONT SHELTER: Picnic Pavilion



3 PICNIC SHELTER OPTION 3 - FOLD



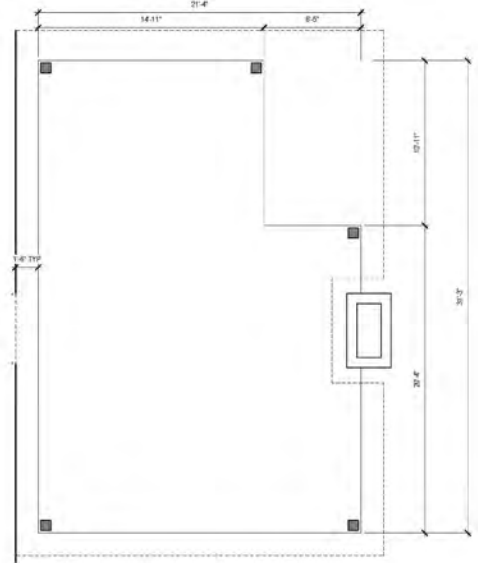
6 PICNIC SHELTER OPTION 3 - FOLD



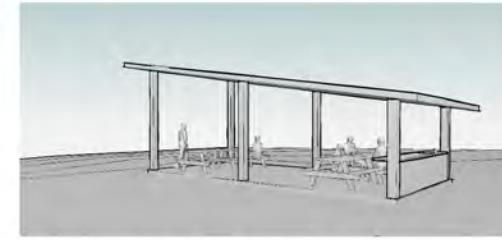
8 PICNIC SHELTER SITE - EXISTING CABIN



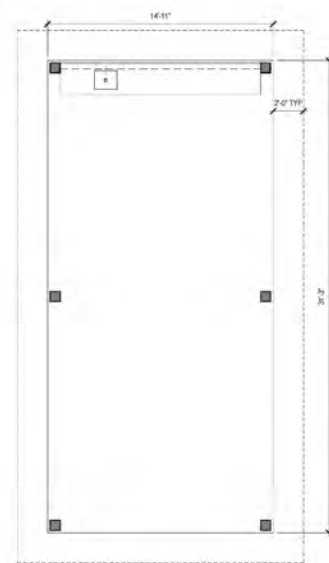
2 PICNIC SHELTER OPTION 2 - CHIMNEY



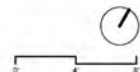
5 PICNIC SHELTER OPTION 2 - CHIMNEY



1 PICNIC SHELTER OPTION 1 - SIMPLE



4 PICNIC SHELTER OPTION 1 - SIMPLE



FILENAME: 15115100213 10:27 PM

Estimated Cost:
\$130k - \$350k



Johnston Architects, LLC
3131 Western Ave.
Suite 510
Seattle, WA 98121
t 206.523.6150
f 206.523.9362

LAKE FOREST PARK
LAKEFRONT PARK
"PROJECT ADDRESS"

DRAWING ISSUE

| DATE | DESCRIPTION

Design Areas with Single Site Plan Concept

City Hall to Burke Gilman

- Design team recommendations provided to LFP
- LFP coordination with stakeholders is underway (Sound Transit, WSDOT)

Right-of-Way: Ballinger Way and Beach Drive

- Designated pedestrian connections from intersection to park entrance
- Required to improve to current standards, provide opportunities for retrofit later if needed

Lyon Creek Waterfront Preserve

- Maintains restrictions on water access
- Aims to reduce potential for degradation from increased visitation
- Options for planting scheme and experience (view preservation vs. forested)

Central Area

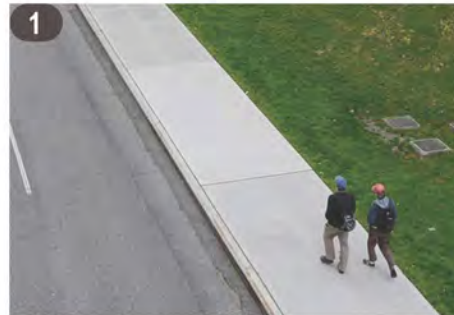
- Options for play structures and finishes

SIDEWALK & ROW UPDATES

Install new sidewalk along end of Ballinger Way, new striped crossing at Beach Drive, and install new sidewalk along south side of Beach Drive from new crossing to park entrance. Improve Beach Drive right-of-way from Ballinger Way to edge of project boundary. Estimated quantities:

- New sidewalk: 300 LF
- New striped crossing: 30 LF
- Improved ROW: 400 LF

RIGHT-OF-WAY: Safety & LFP Code Compliance



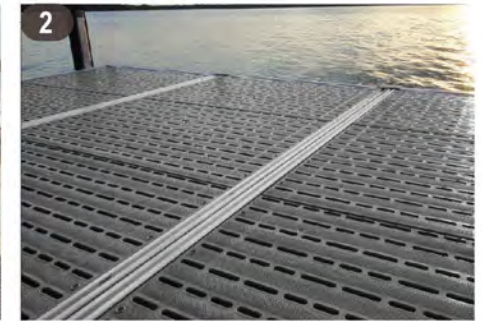
Estimated Cost:
\$140k - 150k

PRESERVE: Design Options

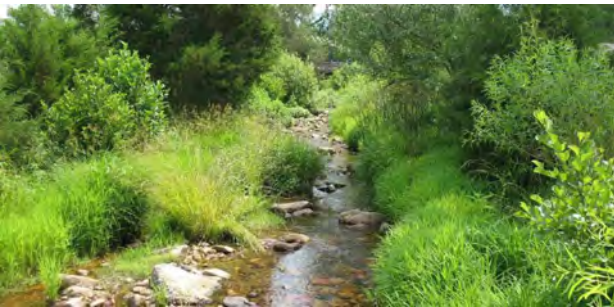
PRESERVE AREA

Remove existing gravel trails. Relocate pedestrian bridge. Salvage existing benches and boulders. Preserve overlook platform, demolish and replace railing. Install new concrete paths and new overlook platforms with seating. Restore trails south of creek to planting. Remove invasive plants throughout and replant with native species. Estimated quantities:

- New overlook platforms with seating: 4 @ 225 SF ea.
- New concrete path: 6' wide, typ.
- Salvage existing boulders: 6 ea.
- Salvage existing benches: 3 ea.



- 1 New concrete paths
- 2 New overlook platforms
- 3 Demolish and restore trails
- 10 Preserve and relocate bridge
- 11 Preserve overlook, in place



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES 9

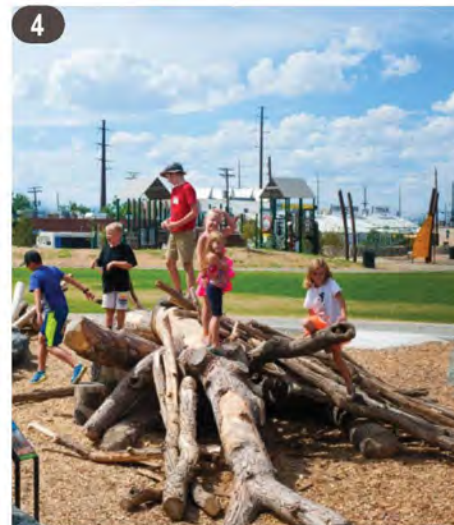
Estimated Cost:
\$900k - 920k
Key mitigation opportunities, cost manage through finish and SF

STAGING & PLAY AREA

Staging area for recreational equipment including automated air pump station, kayak and bike racks. Installed new concrete paths and plazas, using reclaimed brick. Main path will serve as emergency vehicle access route to dock. Plazas will have seating and interpretive elements. Remove invasive species and renovate existing planting beds. Install new nature-based play area among existing mature trees. Estimated quantities:

- Staging area with amenities: 1 ea @ 750 SF
- New concrete path: 10' wide, typ.
- New plazas with seating: 3 picnic tables, 2 benches
- New play area with wood chips surface: 750 SF

- 1 New staging area with amenities
- 2 New interpretive/seating plaza
- 3 New paved path
- 4 New play area



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES 10

CENTRAL AREA: Design Options

Estimated Cost:
\$400k - \$475k

Design Areas with Site Plan Options

Parking and Entrance

- More and minimum scenarios for onsite parking
- Majority of parking will be offsite at City Hall
- Onsite parking may have operational limitations through signage and enforcement, such as load/unload only, time limited, permit-only

Beach Area

- SMP limits launching in swimming areas
- Swimming area buoy line extending along north property line
- No swimming south of dock

Dock

- Removes condemned and aging structures
- Divides water access areas, protects preserve
- Retreats from wetland and moves off of preserve parcel, gives space to creek mouth

PARKING AREA: More & Minimum Parking Options

PARKING & ENTRY AREA

Create new asphalt entrance and parking area. Focus development over footprints of existing pavements and structures. Preserve existing large trees. Preserve overhead utilities and utility poles in current locations. Minimize excavation, build over existing grade.

OPTION 1: MORE PARKING

Larger parking area required demolition of Cabin 6. Estimated quantities:

- Universally-accessible/ADA-compliant spaces: 3 ea.
- Standard parking spaces: 9 ea.

OPTION 2: MINIMUM PARKING

Smaller parking area allows for preservation of Cabin 6. Estimated quantities:

- Universally-accessible/ADA-compliant spaces: 5 ea.
- Standard parking spaces: 0 ea.

- 1 New entry sign monument
- 6 Cabin 6 / Demolished
- 6 Cabin 6 / Preserved



Estimated Cost:
\$190K - \$220K

Nominal cost change between options

BEACH AREA: Biggest Beach & Separate Soft Launch Options

BEACH AREA

Preserve existing lawn in place. Remove obstructions and armoring from beach; soften and natural shoreline. Place rocks and logs and install native plantings. Install permanent irrigation. Install wildlife-friendly fencing in wetland buffer.

OPTION 1: MAXIMUM BEACH

Provide large contiguous beach and large gathering lawn. Estimated quantities:

- Restored beach: 125 LF

OPTION 2: DESIGNATED SOFT LAUNCH

Provide sizable beach and large gathering lawn, includes separate soft launching area for paddlecraft. Estimated quantities:

- Restored beach: 85 LF

- 1 Preserve existing lawn
- 2 Restore and soften beach
- 3 Provide separate soft launch for paddlecraft
- 4 Native plantings
- 9 Cabin 9 / Lakefront shelter



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES



DESIGN NARRATIVES 11

Estimated Cost:

\$155K - \$175K

Key mitigation opportunities, nominal change between options

DOCK AREA: All-activity Dock & Separate Swim Float Options

DOCK

Install new fixed-pier construction multipurpose dock. Dock to be constructed using best practices for protection of shoreline ecology (i.e., grated decking, steel supports, wildlife-friendly lighting). South side of dock will feature viewing platforms with seating (est. 2 ea.). Terminal end of dock will feature access for watercraft and accessible paddlecraft launch.

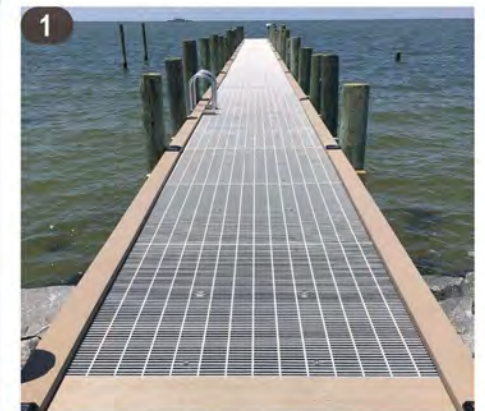
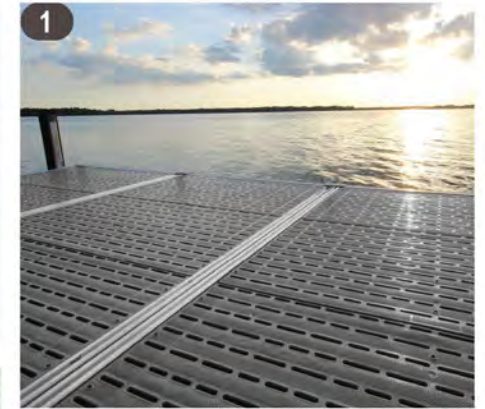
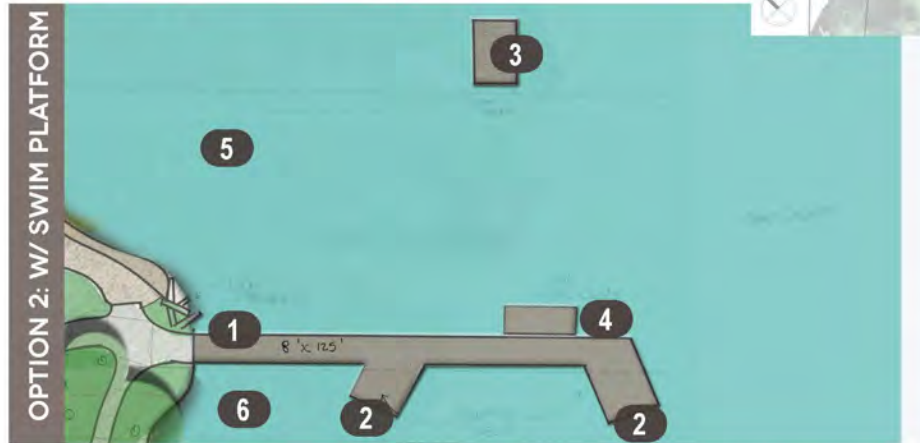
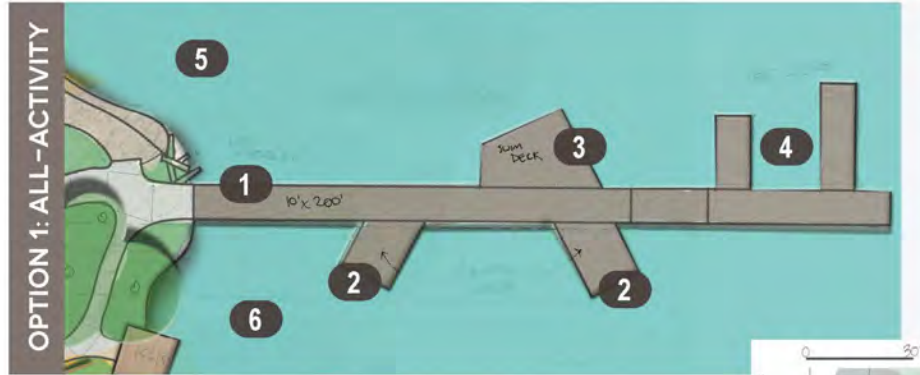
OPTION 1: ALL-ACTIVITY

Provide large multipurpose dock with integrated swimming platform on north side.

OPTION 2: MULTIPURPOSE WITH SEPARATE SWIM PLATFORM

Provide modest multipurpose dock with separate swimming platform.

- 1 New multipurpose dock
- 2 Viewing platform with seating
- 3 Swim platform
- 4 Watercraft access and accessible launch
- 5 Designated swimming and water access area
- 6 Preserve area (no water access)



LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES | 12

Estimated Cost:
\$900K - \$1.6M

Main cost driver is SF dock area

Additional Design Items & Concept Ideas

Stormwater

- More than minimum required

Utilities

- Assume total replacement

Placemaking Details

- Railing, fences, edging, walls, etc.
- Reuse salvaged materials as feasible

Examples Concepts

- Two potential iterations of design. Not *the* concept.

Stormwater



STORMWATER

A diagrammatic sketch of proposed stormwater management. Generally, stormwater will be directed to planted areas, treated with underground (or under deck) detention, then directed to surface flow into the vegetated buffer of Lyon Creek. Detention vaults may be concrete, pre-manufactured modular units, corrugated metal pipe, or other material.

LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES 6

Stormwater & Utilities
 Estimated Cost:
\$1.2M - \$1.4M

Utilities



UTILITIES

Existing power, water, and sewer systems to be replaced (i.e., four or five locations depending on whether Cabin 6 is retained). It is assumed that the existing sewer lake line connection can be reused. Permanent in-ground irrigation will be installed to all planting areas outside of the preserve; and, selective low-voltage outdoor lighting will be provided.

If required by local regulations, fire main may be required on dock.

LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES 5

Stormwater & Utilities
Estimated Cost:
\$1.2M - \$1.4M

Placemaking Details



WALL, RAIL, FENCE, & EDGING

A diagrammatic sketch of proposed new railings and fencing. Fencing shall be wildlife-friendly, such as split-rail. Railings may be decorative, may include top cap and/or handrail, and shall provide fall protection where required. Retaining walls, seat walls, and edging for planter beds and lawn will feature reclaimed brick.

LAKEFRONT IMPROVEMENT PROJECT | CONCEPT ALTERNATIVES

DESIGN NARRATIVES 14

Costs captured by area

EXAMPLE 1:

- More parking
- Grand deck
- Biggest beach
- All-activity dock



Estimated Cost:
\$6.8M - \$8.2M

EXAMPLE 2:

- Minimum parking
- Modest deck
- Separate soft launch
- Smaller dock with swim float



Estimated Cost:
\$5.8M - \$7M

Vision: Entry Sequence

Design Elements: Either parking option, no Cabin 6



Vision: Entry Sequence

Design Elements: Minimum parking, retain Cabin 6



Vision: Parking Area

Design Elements: Minimum parking, retains Cabin 6



Vision: Parking Area

Design Elements: More parking, no Cabin 6



Vision: Preserve & Entrance

Design Elements: No Cabin 6



Vision: Preserve & Entrance

Design Elements: Retain Cabin 6



Vision: Entry Plaza

Design Elements: Modest deck, retain Cabin 6, minimum parking



Vision: Entry Plaza

Design Elements: Grand deck, more parking, no Cabin 6



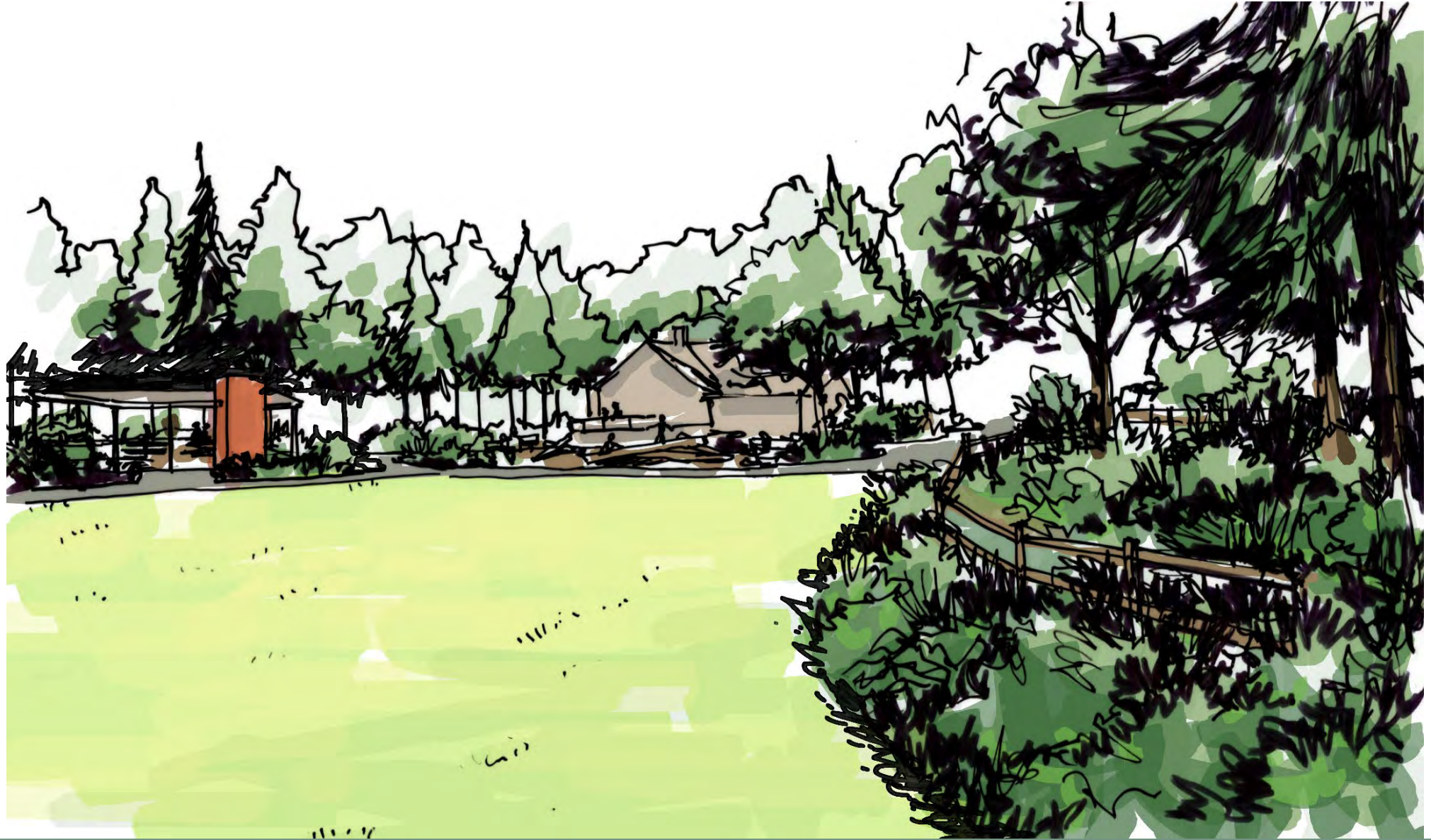
Vision: Central Area

Design Elements: Simple lakefront shelter, separate soft launch



Vision: Central Area

Design Elements: Chimney lakefront shelter, biggest beach (and lawn)



Vision: Beach

Design Elements: Modest dock



Vision: Beach

Design Elements: All-activity dock



Vision: Waterfront

Design Elements: Smaller dock with swim float, biggest beach



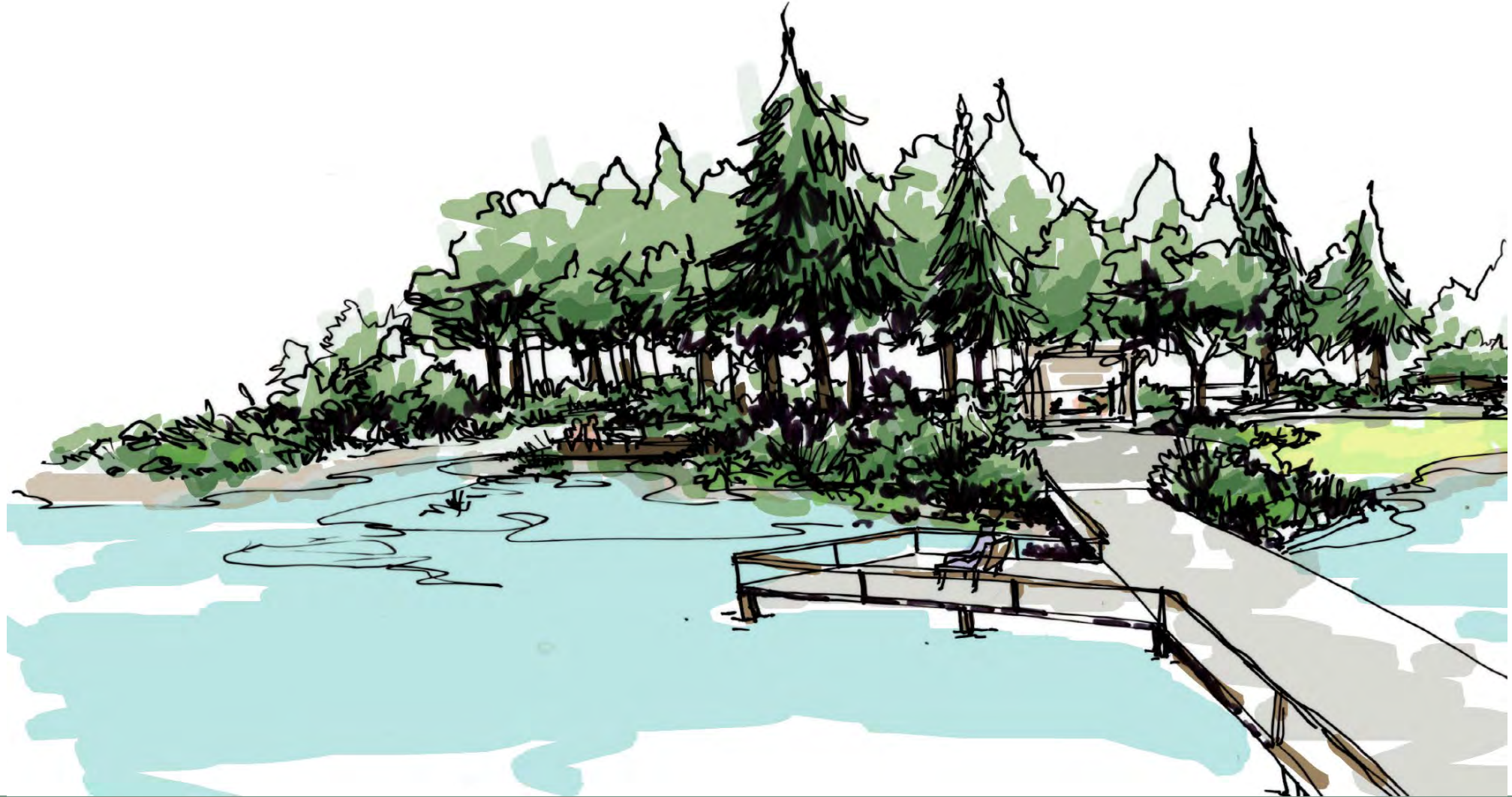
Vision: Waterfront

Design Elements: All-activity dock, separate soft launch



Vision: Waterfront

Design Elements: Either dock option, either beach option





Questions and Discussion

Meeting Information



Date & Time	1/26/2024 @ 7:00 PM – 9:00 PM
To/Participants	City of Lake Forest Park, Park and Recreation Advisory Board (PRAB) Members: Tyler Dittman (Chair), Amy Hanegan (Vice Chair), Alice Pedersen, Josh Rosenau, Richie Allan, Eric Zhang; Councilmember/Deputy Mayor Lorri Bodi (Council Liaison to PRAB) Cory Roche, Jeffrey Perrigo (City of Lake Forest Park), Amber Mikluscak, Chuck McDowell, Kenny Booth (DCG/Watershed) Jack Chaffin (Johnston Architects) Jeffrey Hee (TSI)
Copy to	Phillip Hill (City of Lake Forest Park) Erik Davido, Principal in Charge (DCG/Watershed)
From/Meeting Leader	Amber Mikluscak (DCG/Watershed)
Project No./Name	230336 – Lakefront Improvements, Ph 1
Objective	Park and Recreation Advisory Board (PRAB), presentation of concept design alternatives

Meeting Notes

- Schedule review
 - March 14th Council Meeting has been cancelled; special meeting may be needed – Cory to coordinate. Special meeting will replace 3/14 CC mtg in project schedule.
 - PRAB deliberation – Boardmembers noted need for subsequent discussion meeting the week of Jan 29 – Cory to coordinate (Zoom format; design team will not attend)
 - February 21st Community Meeting coincides with Kenmore school midwinter break; families with schooled kids may not be around to attend
 - Investigate online workshop option in concert with in-person
 - Offer take-home or print-at-home version of exercises through website
 - **1/25/2024 – Schedule updated following coordination meeting between city and DCG/Watershed; see attachment.**
- Permitting overview
 - Park in a residential area, critical areas – wetlands, stream, shoreline regulations
 - This requires impact to be minimum necessary to fulfill project purpose

- Dock – Shoreline regulations do not speak to public docks – code is written for residential docks
 - City has opportunity to make revisions to the shoreline code; SMP update currently in process. Ideally code is clarified prior to submitting project applications.
- State and federal agencies for shoreline and stream impacts
 - Tribal component to the work – Keep tribes involved and engaged in this process.
 - Existing dock is condemned – this dock needs to be removed before park could be safely opened. Dock removal requires state and federal permits.
- Presentation of Concept Design Alternatives
 - Concepts and costs are planning-level—lots of opportunity for cost management through design refinement
 - Estimates helps us understand and identify key drivers for cost
 - Cost breakdown is detailed, but still represents assumptions and estimates
 - Phasing will be explored during preferred design development; could be informed by funding availability and decisions
 - Mitigation will need to be focused around areas that are impacted – Mitigation sequencing required (must demonstrate avoidance first, then minimization, then mitigation)
- Concept design strategy
 - Architecture
 - How to maintain character of house – design detail will be further explored during next phase of design
 - Medium Option – provides bathroom in house and covered area connected to outdoor bathroom
 - All options take down part of the garage structure
 - Medium and large options provide more windows – large glass doors out to deck
 - Lakefront shelter
 - If provided, chimney could be used for bbq, firepit, ect.
 - Preserve
 - Invasive removal could be a part of volunteer projects; certain funding programs allow volunteer hours to be documented and offered as in-kind match for grant funding
 - Staging and Play Area

- Wide path also serves as emergency access route
- Can investigate play equipment specific grants
- Parking
 - Base program of each parking options – no difference between options in terms of bus drop-off area
 - Minimum option allows for renovation of Cabin 6, but does not require it. Cabin 6 can be demolished in either parking option.
- Beach
 - Removal of hard armoring at the edge of the lake will contribute to shoreline mitigation
 - Code unclear on paddlecraft launching (standup paddleboard, etc.). Team will dig into requirements for separated boat launching area; may require clarification of city code. Kayak launch would be accommodated at end of dock (either option).
- Parking
 - Drop off and load/unload space critical for success of building program (rental). Some parking needed. Could be addressed operationally, such as parking permit included with facility rental.
- Depth of water
 - Length of dock – concepts show 125ft and 200ft - how does this compare to nearby facilities:
 - Log boom +/-620 ft long
 - Civic club – 290 ft long
 - LCW Preserve – 160 ft long (extends farther landward than concepts)
 - PRAB wants to better understand where wading vs. swimming would be possible – How far out will the dock need to go to swim? Is there the depth necessary for swimming ?
 - Concepts based on best information available at the time; goal of option selection is to chose the preferred beach and dock program
 - Survey with bathymetry nearly completed, future dock design (of either option) will reflect lake bottom information
- Currently no fencing is shown in design concepts
 - Fencing can be added to design or planned as eventual retrofit if needed
 - Fencing not included in cost estimates
- Clarification from Council Liaison on role of PRAB – Should recommendation reflect what is in the best in interest of the community or what is budget oriented?

- Request is a 'layed recommendations for council...' should reflect 'what is preferred and what is a priority... what is acceptable' from a budget standpoint
- Budget and funding
 - Identifying and seeking funding is the goal.
 - No project construction budget has been set. Design team given Log Boom and ŁáŁwŁadis (Tl' awh-ah-dees) Park as relative low and high budget constraints. Cost estimates for concept options returned in that range.
 - Community contributions should be allowed; design team to include opportunities for community funding in design development (e.g., buy a brick)
 - Potential for legislative requests for funding would require specificity of what is proposed and what is being paid for, what is funding need and would demonstrate real return. Time is tight for requests. Potential ideas:
 - Preserve restoration including dock removal
 - Right-of-way improvements including sidewalk and crosswalk
 - Preliminary design and community support has contributed to past success with city requests for state funding – likely put us in the position for next year
 - City has a lobbyist working on their behalf current; Councilmember Bodi offered to connect with the Mayor on feasibility of moving forward with project-related requests this session.

LAKE FOREST PARK LAKEFRONT IMPROVEMENTS
CITY OF LAKE FOREST PARK

Schedule Overview

Project Management

- **Notice to Proceed** July 11, 2023
- Biweekly PM meetings Alternating Thursdays
- Monthly progress reports End of first week of each month
- Kickoff meeting August 15

Pre-design – *completed* July – October 2023

Concept Design and Alternatives Analysis

- Design program development October 2023
- Direct engagement
 - Civic Club October 13
 - Beach Drive Residents October 16
- Final Farmers Market October 15
- Interpretive planning
 - **Work session** **October 17**
 - Plan delivery November 17
- **Community Charrette 1** **October 25**
 - Community visioning and design programming
- **Paws in Parks / Pet Parade** **October 28**
- Pre-design survey closes November 1
- City Council meeting 1 November 9
 - Progress update and guidance
- Alternatives development November 2023 – January 2024
- **PRAB meeting 2** **January 23, 2024**
 - **Presentation and analysis of design alternatives**
- **PRAB meeting follow up** **Week of January 29 – design team not attending**
 - **Feedback before community workshop**
- **Community Workshop 2** **February 21**
 - **Presentation and analysis of design alternatives**
 - **Community preferences**
- City Council meeting February 8 or February 22 – *design team not attending*
 - Project manager update (Cory)
- **PRAB meeting** **February 27 – design team not attending**
- Special City Council Meeting March 4 or March 7
- **PRAB meeting** **Week of March 11 – design team not attending**
 - **Recommendation of preferred design**
- Committee of the Whole March 25

Schedule Key:

- Milestone events and tasks
- **PRAB tasks and events**
- Design team tasks
- *Not in current contract*

- Present to council workshop summary, PRAB recommendation, open deliberation, selection of preferred design, ready to draft resolution to approve
- Special City Council Meeting Week of March 18, if needed – *design team not attending*
- **PRAB meeting** **March 26** – *design team not attending*
- City Council meeting 2 March 28 – *design team not attending*
 - Adoption of preferred design resolution
- Preferred design selected March 31 (target)

Schematic Design

- Refinement of preferred design March – April 2024
- Prepare schematic design package April – May 2024
- **PRAB meeting 3** **April 23, 2024**
 - **Schematic design review**
- RCO grant application deadline May 1, 2024
- **City Council meeting 3** **May 9 (working session)**
 - **PRAB recommendation of schematic design approval**
 - Approve schematic design
- Deliver Schematic Package May 27 (target)

Project Phase 2 (dates estimated)

- *Design Development & Permit Submittal* *June – September 2024*
- *Construction Documentation & Permit Review* *September 2024 – December 2025*
- *Bid Support and Coordination* *December – March 2026*
- *Construction* *April – September 2026*
- *Post Occupancy / Site Commissioning* *October – October 2027*

Schedule Key:

- Milestone events and tasks
- **PRAB tasks and events**
- Design team tasks
- *Not in current contract*