

PROJECT BOOK FOR

FESTIVAL PARK REDESIGN

BOOK 2: DEVELOPMENT OF THE PREFERRED PLAN
SEPTEMBER 15, 2015





THE PREFERRED CONCEPT

PROGRESS PRESENTATION TO THE DDA AND DMA | SEPT. 3, 2015

MOVIE NIGHT AT FESTIVAL PARK | SEPT. 5, 2015

FINAL PRESENTATION TO TOWN COUNCIL | SEPT. 20, 2015

NOTE THAT THIS IS THE CULMINATION OF A SIX MONTH DESIGN PROCESS THAT INCLUDED A GREAT DEAL OF PUBLIC INTERACTION. PLEASE REFER TO BOOK 1 FOR A SUMMARY OF THE PROCESS UP TO THIS POINT.

PREFERRED CONCEPT



LEGEND

- ① ROCK WATER WALL & SPLASH PLAY
- ② ENTRY GATEWAY
- ③ CHRISTMAS TREE PLAZA
- ④ SHADED 2ND STREET PLAZA
- ⑤ BIKE CORRAL
- ⑥ CANOPY PERCHES
- ⑦ WOODLAND OVERLOOK
- ⑧ STREAM SIDE PICNIC AREAS
- ⑨ BRIDGE
- ⑩ CHILDREN'S SLIDE
- ⑪ CHILDREN'S OVERLOOK PLATFORMS
- ⑫ POTENTIAL FIRE PIT LOCATION
- ⑬ WATER QUALITY RUNNEL
- ⑭ COMMUNITY PAVILION
- ⑮ BUILDING RAIN GARDEN
- ⑯ FARM TABLE
- ⑰ THE "BLEACHERS"
- ⑱ LAWN
- ⑲ OUTDOOR CLASSROOM
- ⑳ WATER "GET DOWN" AREA
- ㉑ FIRE PLACE FEATURE
- ㉒ PARENT'S BENCH
- ㉓ MOVABLE CAFE SEATINGS
- ㉔ WI-FI ZONE & MOVABLE CAFE SEATINGS
- ㉕ GRAND STAIRS
- ㉖ CLIMBING WALL
- ㉗ CLIMBING / PLAY ELEMENTS
- ㉘ BATTERED RETAINING WALL
- ㉙ NATURAL WATER DROP STRUCTURE

PLAN DETAIL- 2ND STREET



LEGEND

- ① ROCK WATER WALL & SPLASH PLAY
- ② ENTRY GATEWAY
- ③ CHRISTMAS TREE PLAZA
- ④ SHADED 2ND STREET PLAZA
- ⑤ BIKE CORRAL
- ⑥ CANOPY PERCHES
- ⑦ WOODLAND OVERLOOK
- ⑧ STREAM SIDE PICNIC AREAS
- ⑨ BRIDGE
- ⑩ CHILDREN'S SLIDE
- ⑪ CHILDREN'S OVERLOOK PLATFORMS
- ⑫ POTENTIAL FIRE PIT LOCATION
- ⑬ WATER QUALITY RUNNEL
- ⑭ COMMUNITY PAVILION
- ⑮ BUILDING RAIN GARDEN
- ⑯ FARM TABLE
- ⑰ THE "BLEACHERS"
- ⑱ LAWN
- ⑲ OUTDOOR CLASSROOM
- ⑳ WATER "GET DOWN" AREA
- ㉑ FIRE PLACE FEATURE
- ㉒ PARENT'S BENCH
- ㉓ MOVABLE CAFE SEATINGS
- ㉔ WI-FI ZONE & MOVABLE CAFE SEATINGS
- ㉕ GRAND STAIRS
- ㉖ CLIMBING WALL
- ㉗ CLIMBING / PLAY ELEMENTS
- ㉘ BATTERED RETAINING WALL
- ㉙ NATURAL WATER DROP STRUCTURE

WESTERN ENTRANCE



WATER PLAZA AND CANOPY PERCH



WATER PLAZA



EASTERN ENTRANCE



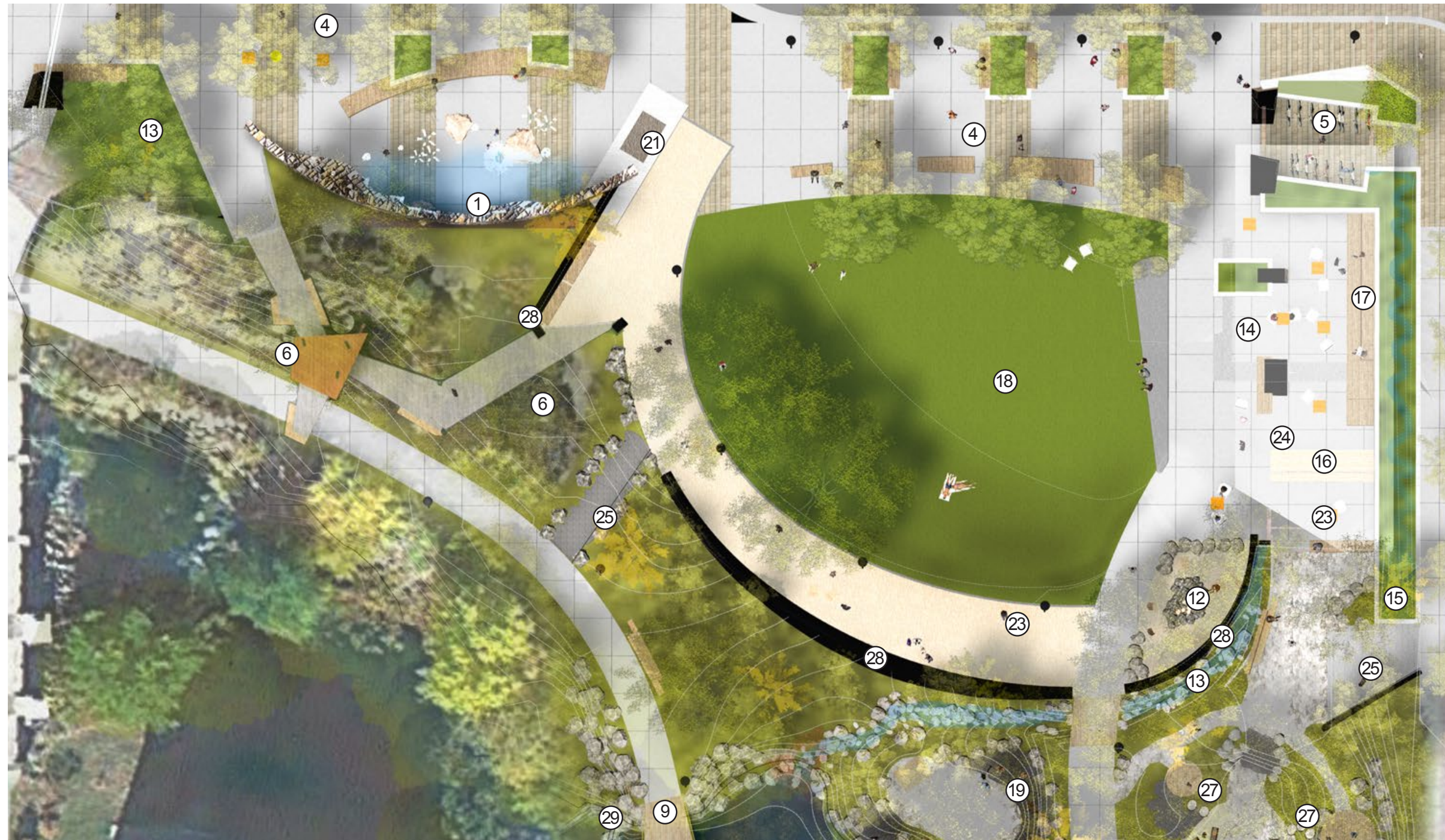
EASTERN ENTRANCE



CHRISTMAS TREE PLAZA



PLAN DETAIL- CENTRAL SPACE



LEGEND

- ① ROCK WATER WALL & SPLASH PLAY
- ② ENTRY GATEWAY
- ③ CHRISTMAS TREE PLAZA
- ④ SHADED 2ND STREET PLAZA
- ⑤ BIKE CORRAL
- ⑥ CANOPY PERCHES
- ⑦ WOODLAND OVERLOOK
- ⑧ STREAM SIDE PICNIC AREAS
- ⑨ BRIDGE
- ⑩ CHILDREN'S SLIDE
- ⑪ CHILDREN'S OVERLOOK PLATFORMS
- ⑫ POTENTIAL FIRE PIT LOCATION
- ⑬ WATER QUALITY RUNNEL
- ⑭ COMMUNITY PAVILION
- ⑮ BUILDING RAIN GARDEN
- ⑯ FARM TABLE
- ⑰ THE "BLEACHERS"
- ⑱ LAWN
- ⑲ OUTDOOR CLASSROOM
- ⑳ WATER "GET DOWN" AREA
- ㉑ FIRE PLACE FEATURE
- ㉒ PARENT'S BENCH
- ㉓ MOVABLE CAFE SEATINGS
- ㉔ WI-FI ZONE & MOVABLE CAFE SEATINGS
- ㉕ GRAND STAIRS
- ㉖ CLIMBING WALL
- ㉗ CLIMBING / PLAY ELEMENTS
- ㉘ BATTERED RETAINING WALL
- ㉙ NATURAL WATER DROP STRUCTURE

CENTRAL LAWN



ARC WALL AND TERRACE



FIRE PIT



CENTRAL PAVILION- FARM TABLE



CENTRAL PAVILION- THE BLEACHERS



MOVIE NIGHT IN THE PARK



AERIAL VIEW-NORTH EAST



FROM THE CANOPY PERCH



REVEGETATED BIKE PATH



PLAN DETAIL- CREEKSIDE



LEGEND

- ① ROCK WATER WALL & SPLASH PLAY
- ② ENTRY GATEWAY
- ③ CHRISTMAS TREE PLAZA
- ④ SHADED 2ND STREET PLAZA
- ⑤ BIKE CORRAL
- ⑥ CANOPY PERCHES
- ⑦ WOODLAND OVERLOOK
- ⑧ STREAM SIDE PICNIC AREAS
- ⑨ BRIDGE
- ⑩ CHILDREN'S SLIDE
- ⑪ CHILDREN'S OVERLOOK PLATFORMS
- ⑫ POTENTIAL FIRE PIT LOCATION
- ⑬ WATER QUALITY RUNNEL
- ⑭ COMMUNITY PAVILION
- ⑮ BUILDING RAIN GARDEN
- ⑯ FARM TABLE
- ⑰ THE "BLEACHERS"
- ⑱ LAWN
- ⑲ OUTDOOR CLASSROOM
- ⑳ WATER "GET DOWN" AREA
- ㉑ FIRE PLACE FEATURE
- ㉒ PARENT'S BENCH
- ㉓ MOVABLE CAFE SEATINGS
- ㉔ WI-FI ZONE & MOVABLE CAFE SEATINGS
- ㉕ GRAND STAIRS
- ㉖ CLIMBING WALL
- ㉗ CLIMBING / PLAY ELEMENTS
- ㉘ BATTERED RETAINING WALL
- ㉙ NATURAL WATER DROP STRUCTURE

CHILDREN'S PLAY AREA- CLIMBING WALL AND BOULDERS



CHILDREN'S PLAY AREA- SLIDE AND LOGS



CREEK SIDE "GET DOWN"



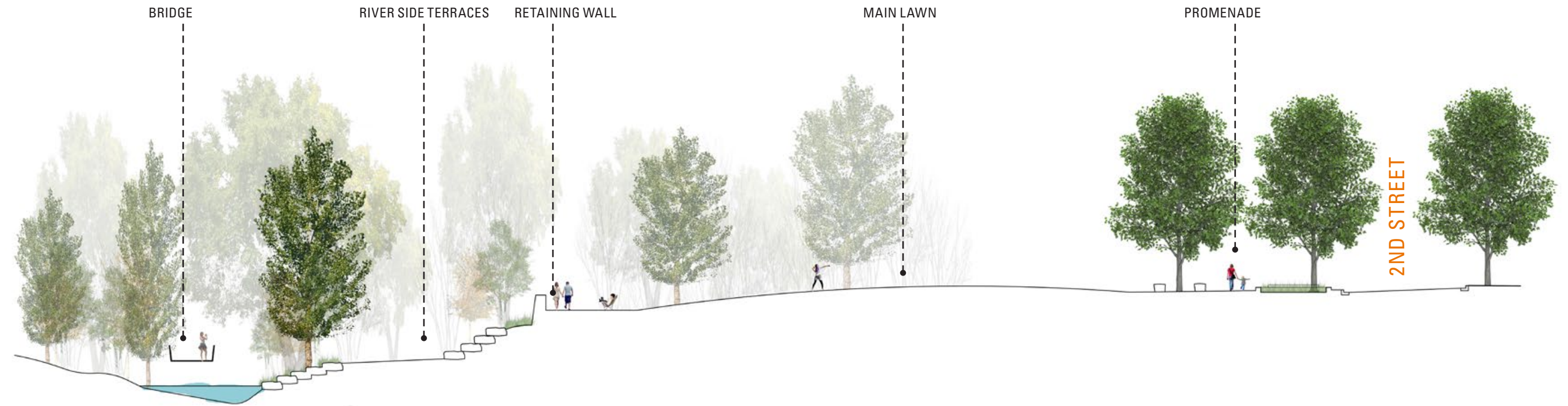
THE MORNING COMMUTE



FROM THE BRIDGE



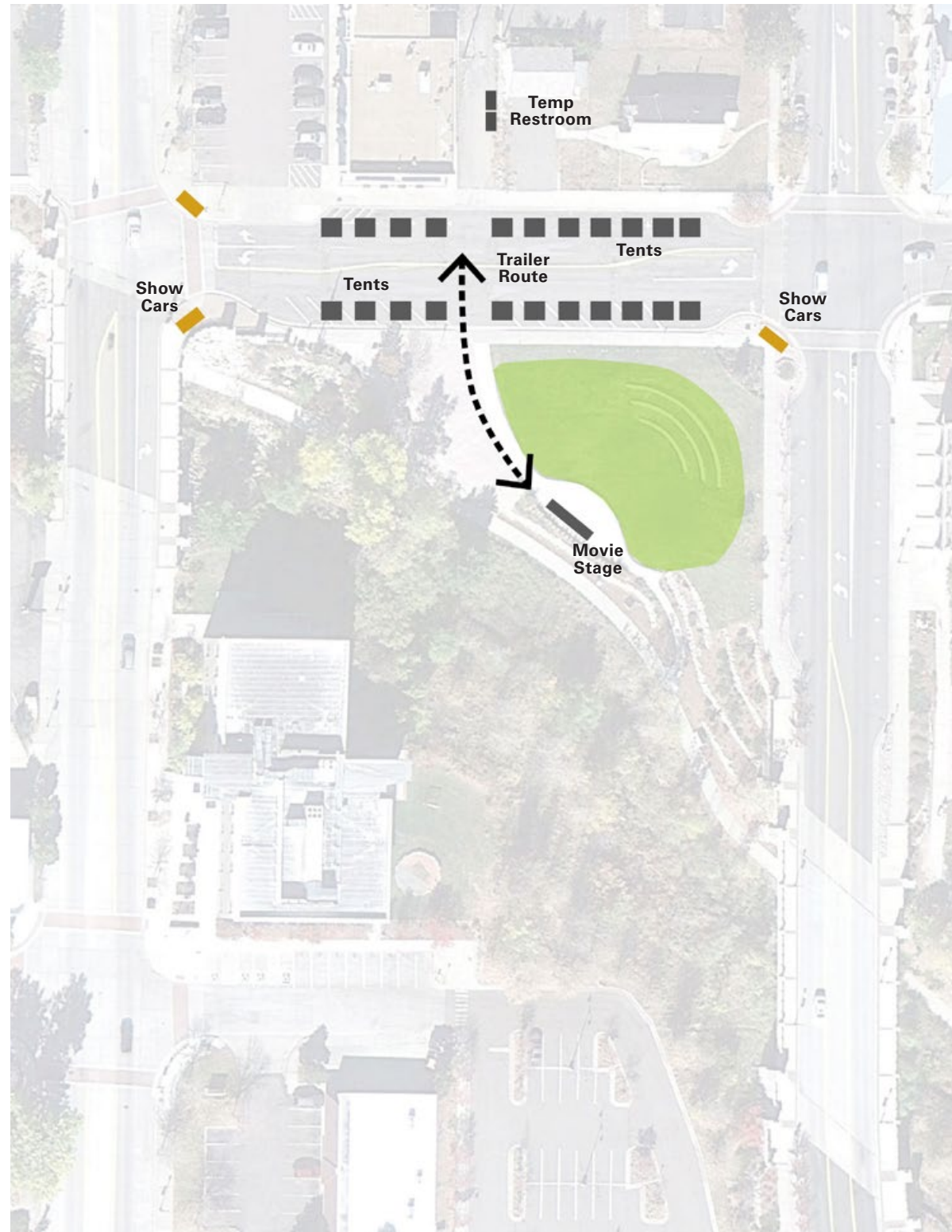
SITE SECTIONS



DESIGN CONCEPT

USABLE SPACE (EVENTS) COMPARISON

EXISTING - MOVIE NIGHT / CONCERT



PROPOSED - MOVIE NIGHT / CONCERT



Existing - Movie/Concert

Usable SF: **9,130**

of people @10SF/person: **913**

of people @25SF/person: **365**

Proposed - Movie/Concert

Usable SF: **16,370**

of people @10SF/person: **1,637**

of people @25SF/person: **655**

DESIGN CONCEPT

USABLE SPACE (EVENTS) COMPARISON

Existing

High Activity Area: **8,760 SF**
of people @15SF/person: **584**

Shaded Area: **2,760 SF**
of people @30SF/person: **92**

Total # of people: 676

Proposed

High Activity Area: **14,180 SF**
of people @15SF/person: **945**

Shaded Area:
of people @30SF/person:

Total # of people: 945

EXISTING - SPLASH IN THE PARK



PROPOSED - SPLASH IN THE PARK



DESIGN CONCEPT

OTHER PROGRAMS

CIRCULATION



VIEWS TO THE ROCK



RESTROOM ALTERNATIVES

PORTLAND LOO

KEY FEATURES

- Stainless steel structure, can be delivered as a complete enclosure (much lighter than typical restroom building)
- Fits in an average parking space, 10' 7" long x 6' wide x 8' 6" tall
- Anti-graffiti clear coat
- Mechanical / janitorial supplies closet
- Cleaning hose
- Can be off-grid with solar-powered LED fixtures or 115 volt AC
- All exposed plumbing and bowl are wrapped in heated wire (freeze protection)
- Portland restrooms average 250 flushes/day
- ADA compliant

DESIGN FEATURES

- At night, interior lights turn on and exterior lights dim to indicate it is in use
- Hand washing station mounted on exterior to promote shorter use times
- Louvers at top and bottom allow for interior visual privacy and ventilation.
- Angle of lower louvers allows law enforcement to observe # of users "without compromising privacy".
- Recessed LED lights

COST

- \$90,000 +

At least three other cities have purchased Loos.

The future of the Loos may be uncertain. Responsibility is juggling between the Water Bureau and the Bureau of Environmental Services.

Images and information courtesy of:
<http://theloo.biz/>



ROMTEC SIDEWALK RESTROOM

KEY FEATURES

- Features and construction are basically a knockoff of the Portland Loo
- Per an article in the Oregonian* must pay an 8% royalty to the City of Portland for each restroom sold
- Cost savings may be in the finishes, lower overhead, etc.

COST

- \$38,500 +

Images and information courtesy of:
<http://theloo.biz/>

*Brad Schmidt, *Portland Loo: City to collect royalties from competitor sued for copyright infringement*, The Oregonian, Feb 14, 2014



ARTISTIC SIDEWALK RESTROOM

While the prior two restroom options are pragmatic and urban, a third, more exotic option might inspire a sponsorship. One option is something similar to the one-way mirror enclosures recently installed in Sulphur Springs, Texas. Monica Bonvicini was the artist behind the original versions, seen in London and Switzerland. The Sulphur Springs versions have some structural changes (steel frame) and are only mirrored on three sides to hide plumbing.

<http://abcnews.go.com/blogs/headlines/2012/11/all-glass-bathrooms-debut-in-texas-town/>



Minturn's new public restrooms reflect the mining history and geologic character of the region. They combine art and function in a way that promotes active use of the space and is an icon for the city.

http://www.denverpost.com/travel/ci_28829863/this-tiny-colorado-towns-public-restroom-is-unlike?source=infinite



Image Copyright Scott Cramer photography

OPINION OF PROBABLE COSTS



OPINION OF PROBABLE COSTS					
Item	Quantity	Unit	Estimate	Per square foot cost	Notes
Main Site					
Mobilization and Demolition	1	LS	\$ 175,000	\$ 2.74	
Erosion and Sediment Control	1	LS	\$ 30,000	\$ 0.47	For both phases.
NE Corner Plaza	11,330	SF	\$ 731,001	\$ 64.52	
NW Water Fountain Plaza	11,506	SF	\$ 1,314,347	\$ 114.23	
Great Lawn and Pavilion	15,051	SF	\$ 1,030,201	\$ 68.45	
East Playground	8,448	SF	\$ 407,874	\$ 48.28	
Center Creek Area	14,574	SF	\$ 519,244	\$ 35.63	
Connection to Town Hall	3,021	SF	\$ 94,099	\$ 31.15	
Intermediate Landscape	1	LS	\$ 15,000		Blend project edges between phases if needed.
SubTotal	63,930	SF	\$ 4,316,766	\$ 67.52	Includes %20 Contingency
Fees, Permitting, and Soft Costs ¹	1	LS	\$ 86,335		2% of construction costs
Final Design and Construction Documents ²	1	LS	\$ 388,509		9% of construction costs
Total	63,930	SF	\$ 4,791,611	\$ 74.95	

¹ POTENTIAL FEES, PERMITTING AND SOFT COSTS

- Review fees from different jurisdictions (including the Town of Castle Rock)
- CLOMR permit process
- 404 permit
- Design fees for the Utility companies
- PMJM offset
- Encroachment permits
- Irrigation tap fees (if current tap must be enlarged)
- Bidding, Negotiation and Construction Observation

² DESIGN CONSULTANTS

- Landscape Architecture
- Civil Engineering
- Architecture
- Environmental Delineation
- Fountain/Splash Feature
- Signage, Wayfinding and Environmental Graphics
- Lighting Design
- Electrical Engineering
- Traffic / Transportation
- Structural Engineering
- Irrigation
- Geotechnical Engineering

PHASING

PHASING LINE AT LAWN RETAINING WALL



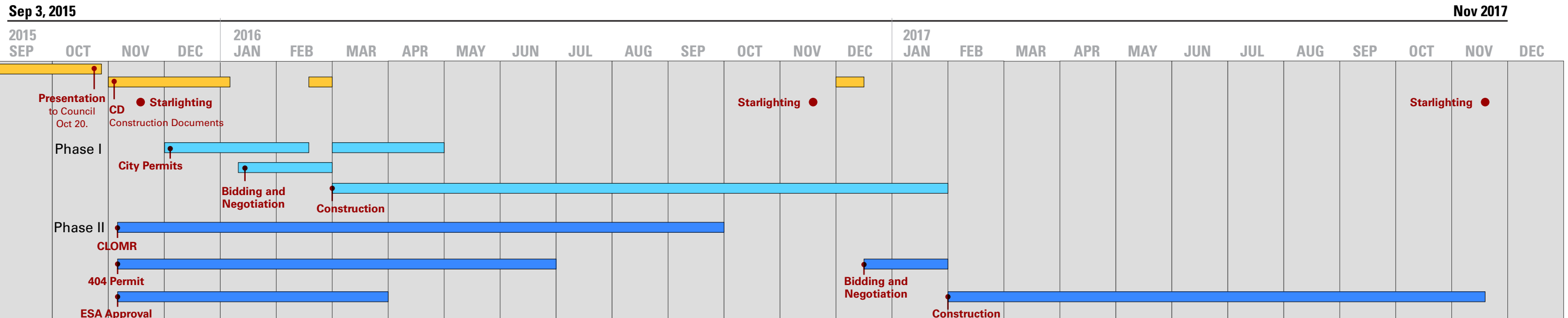
Construction Costs by Phase

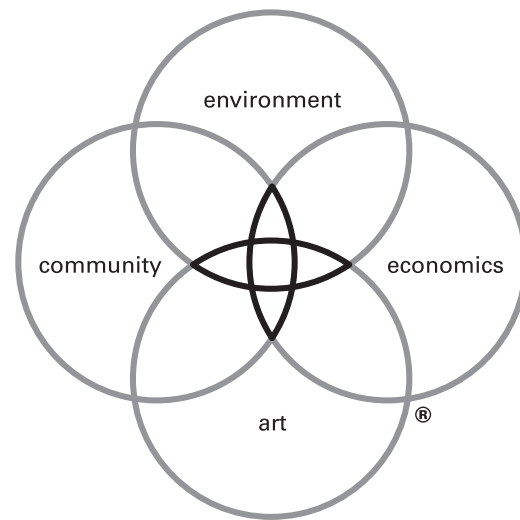
Phase I	Area (SF)	Estimate	Per SF Cost
Mobilization and Demolition		\$ 122,500	
Erosion and Sediment Control		\$ 12,000	
NE Corner Plaza	11,330	\$ 731,001	
NW Water Fountain Plaza	11,506	\$ 1,314,347	
Great Lawn and Pavilion	15,051	\$ 1,030,201	
Intermediate Landscape		\$ 15,000	
Total	37,887	\$ 3,225,049	\$ 85.12

Phase II	Area (SF)	Estimate	Per SF Cost
Mobilization and Demolition		\$ 52,500	
Erosion and Sediment Control		\$ 18,000	
East Playground	8,448	\$ 407,874	
Center Creek Area	14,574	\$ 519,244	
Connection to Town Hall	3,021	\$ 94,099	
Total	26,043	\$ 1,091,717	\$ 41.92

Grand Total	Area (SF)	Estimate	Per SF Cost
	63,930	\$ 4,316,766	\$ 67.52

Note: 20% contingency fee included within each area





DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

DESIGNWORKSHOP

ASPEN • ASHEVILLE • AUSTIN • CHICAGO • DUBAI • DENVER • HOUSTON • LAKE TAHOE • LOS ANGELES • SHANGHAI