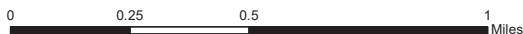


CITY OF FERNDALE

Parks, Recreation and Trails Projects and Programs



Map Print Date: January 2018

EXHIBIT 4

Project Group	Project ID	Project Name	Project Limits	Project Description	2018 Cost Estimate	PF Eligible	Grants or Other Agency Funding	Grant Portion of Cost Estimate	Developer Dedication	Developer Portion of Cost Estimate (Not Including Park Impact Fees)	Volunteer Labor/ Donations	Volunteer Portion of Cost Estimate	Park Impact Fee (%)	PF Cost	General City Funds	PIF Eligibility Notes	Notes on Cost Estimates	Priority	Timeline	Project Justification			
																				Environment	Safety	Addresses Multiple Needs	
<p>Cost Assumptions: Trail Development (Per Mile): \$214,356; Trail Acquisition and Development (Per Mile): \$557,555; Park Acquisition (Per Acre): \$171,900; Park Development (Per Acre): \$144,324</p>																							
T-1		Schell Marsh Boardwalk	Fernside Library to Pioneer Park	1,200 boardwalk and interpretive area positioned between Fernside Library and Pioneer Park	\$1,000,000	Y	50%	\$500,000	10%	\$100,000	10%	\$100,000	15%	### ### #	\$150,000	Downstream link between residential development and regional parks.	Cost estimate anticipates wetland mitigation and engineered boardwalk.	High	Short	X	X	X	
T-2		Trestle Trail	Centennial Riverwalk to Vanderyacht Park	Construct a 200' trail extension between the Centennial Riverwalk and Vanderyacht Park.	\$12,000	N	0%	\$0	0%	\$0	50%	\$6,000	0%	### ### #	\$6,000	No LOS improvement is needed.	2018 estimate includes an additional 25% contingency for work within the shoreline.	Low	Long	X	X		
T-3		East Bank Trail	East bank of Nooksack River, north of Main Street	~1900' trail along the east bank of the Nooksack River, through the former Rye Farm and Course property	\$215,000	Y	0%	\$0	0%	\$0	0%	\$0	30%	\$64,500	\$150,500	Improvements are needed for both current and future growth, therefore only the portion of the project is eligible for improvements.		Medium	Mid		X		
T-4		West Bank Trail	West bank of Nooksack River, from Vanderyacht Park to north terminus of Cedar Street	Construct ~1,300' trail to connect Vanderyacht Park to north terminus of Cedar Street	\$480,000	Y	0%	\$0	0%	\$0	0%	\$0	30%	### ### #	\$336,000	Improvements are needed for both current and future growth, therefore only the portion of the project is eligible for improvements.		Medium	Mid	X	X		
T-5		Shannon Avenue Trail	Shannon Avenue to Main Street	Construct a ~1,250' trail between Shannon Avenue and Main Street.	\$150,000	Y	5%	\$7,500	10%	\$15,000	10%	\$15,000	75%	### ### #	\$0	Existing City-owned right of way from Main Street to Schell Ditch; potential stream crossing may be required to access trail. Costs may be higher than assumed due to full cost of development and acquisition to account for stream crossing.		Medium	Long	X	X	X	
T-6		Hendrickson Trail	Hendrickson Avenue to Shannon Avenue	Construct ~800' trail between Hendrickson Avenue and Shannon Avenue	\$100,000	Y	0%	\$0	50%	\$0	10%	\$10,000	90%	\$90,000	\$0	Development of lands associated with trail will be conditioned on establishing public trail space, with credits provided against Park Impact Fees.		High	Mid	X	X		
T-7		Church Hollow Trail	Shannon Avenue to Main Street	Construct 2,200' trail between Shannon Avenue and the intersection of Church and Main Street	\$245,000	Y	0%	\$0	0%	\$0	0%	\$0	100%	### ### #	\$0	Improvement needed only because of growth, therefore the entire project is eligible for impact fees.		Low	Long	X	X		
T-8		Schell Creek Trail (North)	Within the Schell Creek Ravine from Pine Drive to Aspen Place	Construct a 2,100' wilderness trail between Pine Drive to Aspen Place with the Schell Creek ravine	\$85,000	Y	10%	\$8,500	0%	\$0	65%	\$55,250	10%	\$8,500	\$12,750	The majority of land associated with the trail is owned privately by the City of Ferndale via easements. The construction of a wilderness trail can be completed with volunteer labor and donated materials. Significant cost increases are likely if all or a portion of the trail is required as a boardwalk. TRF.		Medium	Mid	X	X	X	

Cost Assumptions: Trail Development (Per Mile): \$214,356; Trail Acquisition and Development (Per Mile): \$537,556; Park Acquisition (Per Acre): \$171,900; Park Development (Per Acre): \$144,324

Project Group	Project ID	Project Name	Project Limits	Project Description	2018 Cost Estimate	PF Eligible	Grants or Other Agency Funding	Grant Portion of Cost Estimate	Developer Dedication	Developer Portion of Cost Estimate (Not Including Park Impact Fees)	Volunteer Labor/ Donations	Volunteer Portion of Cost Estimate	Park Impact Fee (%)	PF Cost	General City Funds	PIF Eligibility Notes	Notes on Cost Estimates	Priority	Timeline	Environment	Safety	Project Justification		
																						Addresses Multiple Needs	Area Circulation	
T-9		Church Crest Trail	From South Bakenview Place to Shannon Avenue	~1,700' trail between 18th and 19th Avenues, connecting to School Creek Trail on the east.	\$190,000	Y	0%	\$0	80%	\$152,000	5%	\$9,500	15%	\$28,500	\$0	Majority of the trail is eligible for Park Impact Fees, so the majority of the trail expected to be constructed by the developer of properties east of Church Street.	Cost estimates assume trail development at South Bakenview Place through the drainage channel and City property at Spruce Avenue. If this is not possible, the eastern system may utilize existing sidewalks or new trails connecting to Church Street.	High	Long	X	X	X	X	
T-10		FHS Outer Loop Trail	From the north property line of the Female High School campus north to Thornton Street	Construct ~1,650' trail along the north campus to Thornton Street	\$185,000	Y	10%	\$18,500	20%	\$37,000	10%	\$18,500	65%	#####	-\$9,250	Trail provides connectivity as part of the City's outer loop plans	The majority of land along the trail is not zoned for residential purposes, and as a result is not eligible for credits in the dedication or development of trail space. It is likely that the City will be required to provide additional value to the land at fair market value on these.	High	Mid		X		X	
T-11		Malloy Terrace Trail	Glacier Park to Lancaster Way	Construct ~1350' trail between Glacier Park and Lancaster Way, along the Malloy Terrace subdivision would construct and maintain the trail as an additional east-west trail to the north.	\$150,000	Y	0%	\$0	0%	\$0	0%	\$0	100%	#####	\$0	Improvement provides connectivity and overall trail area.	Cost estimates assume full acquisition and proposed as part of the Malloy Terrace subdivision; trails would be retained and be open to the public. Cost estimates do not include additional trails that are also proposed as part of Park Impact Fee credits.	High	High	X	X	X	X	
T-12		Skyline Ridge Trail	Chloe Lane to Slevers Way	Construct ~1350' trail between Chloe Lane and Slevers Way, linking The Meadows, Bender Park, and Church Hill Estates via trails.	\$150,000	Y	0%	\$0	0%	\$0	0%	\$0	100%	#####	\$0	Improvement is needed to provide connectivity between the City's outer loop.	Cost estimates assume full acquisition and development. It may be possible that a portion of the new trail would utilize existing sidewalks as part of the future development, in which case impact fee credits would not be provided.	Low	Mid		X		X	X

Project Group	Project ID	Project Name	Project Limits	Project Description	2018 Cost Estimate	P/F Eligible	Grants or Other Agency Funding	Grant Portion of Cost Estimate	Developer Dedication	Developer Portion of Cost Estimate (Not Including Park Impact Fees)	Volunteer Labor/Donations	Volunteer Portion of Cost Estimate	Park Impact Fee (%)	P/F Cost	General City Funds	PIF Eligibility Notes	Notes on Cost Estimates	Priority	Timeline	Environment	Safety	Project Justification			
																						Addresses Multiple Needs	Area Circulation		
PARK REDEVELOPMENT	PR-1	Pioneer Village Pathways	Pioneer Village	Construct ~1000' of concrete pathways between Pioneer Village structures	\$200,000	N	75%	\$150,000	0%	\$0	0%	\$0	0%	\$0	\$50,000			High	Short		X	X			
	PR-2	Pioneer Park Entry Reconfiguration	Pioneer Park North Entry	Reconstruct Pioneer Park north entry, update primary entryway "Pioneer Display"	\$700,000	N	30%	\$210,000	0%	\$0	20%	\$140,000	0%	\$0	\$350,000			Medium	Short	X		X	X		
	PR-3	Shannon Natural Area	6000 Block, West of Shannon Avenue	Establish food-truck area, including fruit trees, together with benches and bird houses/ bat boxes	\$50,000	N	0%	\$0	0%	\$0	80%	\$40,000	0%	\$0	\$10,000			High	Long	X		X	X		
	PR-4	Vanderyacht Park Paving and Restroom	Vanderyacht Park	Paving area, add decorative parking lot lights, install pt ticket and structure	\$250,000	Y	10%	\$25,000	0%	\$0	5%	\$12,500	50%	###	\$87,500			High	Short			X		X	
	PR-5	Michael Moore Park Contraction and Development	Michael Moore Park	Install additional sport court and playground equipment, surplus remaining field area.	\$50,000	Y	0%	\$0	0%	\$0	5%	\$2,500	20%	\$10,000	\$37,500		Park development will serve new surrounding developments	Surplus parkland is purchased and later developed by third parties. Revenues from property sale are to be used for park-related projects or park-related debt service.	Medium	Mild		X	X		
	PR-6	Phillips 66 Sport Courts	Phillips 66 Ballfields (south-central area)	Install multiple sport courts adjacent to existing ballfields, as per original Phase 06 ballfield plan. Sport courts would utilize existing light standards for evening and night activities.	\$150,000	Y	60%	\$90,000	10%	\$15,000	0%	\$0	20%	\$30,000	\$15,000		Lighted sport courts with viewing tower will add distance of core will add an amenity not currently available in the area.		Low	Mild		X	X		
	PR-7	Bender Park Development and Tower	Bender Park	Remove waste material, install viewing tower and vegetated area. Potential use of adjacent vegetated Fendale School District property may provide accessible ramp to tower.	\$900,000	Y	0%	\$0	8%	\$72,000	10%	\$90,000	40%	###	\$378,000		Development of tower and Park will provide a recreation amenity within a growing residential area currently under-served by parks.	Cost estimates depend on the type and extent of material to be removed or capped onsite, and includes potential fill necessary to sculpt the area. Tower may be completed by professional contractors for impact fee credits; volunteer labor may be used for site prep, trees and plant vegetation.	Low	Short	X	X	X	X	
	PR-8	Fendale Skatepark	Phillips 66 Ballfields Parking Lot, west of BMX Park Phase II	Construct recessed skatepark including features: excavated materials may be utilized for BMX Park Phase II construction.	\$400,000	Y	20%	\$80,000	5%	\$20,000	10%	\$40,000	20%	\$80,000	\$180,000		Skatepark with viewing tower will add distance of core will add an amenity not currently available in the area.		High	Short		X	X		
	PR-9	BMX Park (Phase II)	Phillips 66 Ballfields Parking Lot, west of BMX Park	Expand existing BMX Park to include additional ramps and	\$50,000	N	0%	\$0	0%	\$0	60%	\$30,000	20%	\$10,000	\$10,000		The expansion is an extension of		Medium	Mild					
	PR-10	Riverwalk Restroom Update	Centennial Riverwalk between Main and Alder Streets	Install modular restroom facility similar in type to Star Restroom facility, relocate existing restroom facility to new location TBD.	\$100,000	N	0%	\$0	0%	\$0	0%	\$0	0%	\$0	\$100,000		Replaces existing facility		Low	Short		X			
	PR-11	Grifftown Park Landscaping Update	Grifftown Park	Replaces and enhance landscaping including turf within Grifftown Park and Second Avenue medians.	\$100,000	N	0%	\$0	0%	\$0	10%	\$10,000	20%	\$20,000	\$70,000		Replaces existing landscaping	Volunteer labor may be utilized for limited landscaping installation and/or artwork.	Low	Short	X	X	X		

Cost Assumptions: Trail Acquisition and Development (Per Mile): \$57,565
 Trail Development (Per Mile): \$214,356
 Park Acquisition (Per Acre): \$171,800
 Park Development (Per Acre): \$144,324
 Trail Acquisition and Development (Per Acre): \$557,565
 Park Acquisition and Development (Per Acre): \$315,924

Cost Assumptions: Trail Acquisition and Development (Per Mile): \$557,556; Park Acquisition and Development (Per Acre): \$315,924

Project Group	Project ID	Project Name	Project Limits	Project Description	2018 Cost Estimate	PF Eligible	Grants or Other Agency Funding	Grant Portion of Cost Estimate	Developer Dedication	Developer Portion of Cost Estimate (Not Including Park Impact Fees)	Volunteer Labor/ Donations	Volunteer Portion of Cost Estimate	Park Impact Fee (%)	PF Cost	General City Funds	PIF Eligibility Notes	Notes on Cost Estimates	Priority	Timeline	Project Justification			
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	PR-12	Pioneer Park Playground Removal and Update	Pioneer Park Playground - west of Pioneer Village	Remove outdated equipment, replace with outdoor exercise equipment or picnic facilities	\$10,000	Y	0%	\$0	0%	\$0	30%	\$3,000	10%	\$1,000	\$6,000		The relatively small cost equipment or barbecue facilities may represent an attractive corporate or individual donation.	Low	Short				
	PR-13	Phillips 66 Field Turf and Lighting	Phillips 66 Ballfields (baseball/soccerball fields)	Update and replace playground equipment in City parks as needed, based on annual year allocation.	\$1,000,000	N	50%	\$500,000	0%	\$0	50%	\$500,000	0%	\$0	\$0	Turf replacement does not.	Washington State matching grant program.	High	Mid			X	X
	PR-14	Playground Replacement (Recurring - ten-year total expenditure)	Citywide	Update and replace playground equipment in City parks as needed, based on annual year allocation.	\$100,000	Y	0%	\$0	0%	\$0	0%	\$0	10%	\$10,000	\$90,000	Replacement of existing playground equipment provides a minimal amount of expanded use.		High	Short		X	X	X
	PR-15	Glacier Park Natural Area Conversion	Glacier Park	Convert Glacier Park into community gardens or similar, removing dead or aging trees and reducing responsibility and encroachment by neighbors.	\$50,000	N	0%	\$0	0%	\$0	20%	\$10,000	0%	\$0	\$40,000	Removal of park activities		Low	Long		X		
	PR-16	Spray Park	To Be Determined	Establish a purpose-built play area that will include water spray or misting devices, and textured surfacing, to be operated primarily during summer months.	\$200,000	Y	15%	\$30,000	0%	\$0	10%	\$20,000	50%	### ### #	\$50,000	Spray park represents expansion of available recreation activities in Ferndale.	Based upon University of Georgia analysis of multiple splash parks. Cost range: \$150,000-\$300,000.	Medium	Mid			X	
	PR-17	Fenced Dog Park	Vanderyacht Park	Install perimeter fencing to facilitate off-leash areas, and provide dog water and non-dog users.	\$50,000	N	5%	\$2,500	0%	\$0	10%	\$5,000	0%	\$0	\$42,500	Fenced dog park does not represent an expansion of park use.		Low	Short		X	X	X
	PR-18	Star Park Shelter	Star Park	Install Shelter with BBQ and sink.	\$50,000	Y	0%	\$0	0%	\$0	0%	\$0	100%	\$50,000	\$0			Medium	Short				X
	REC-1	Recreation Programs - ten year total expenditure	Citywide/ Various	Supports recreation programming in the City of Ferndale. Recreation programming may include, but is not limited to programmed events, including recreational amenities, entertainment, and more.	\$220,000	N	20%	\$44,000	0%	\$0	20%	\$44,000	0%	\$0	\$132,000	Cost estimates assume grants and volunteer contributions/ in-kind giving will equal or exceed an average of 40% of total costs.		High	Short		X		X

RECREATION PROGRAMS

