



Norwood Park Preferred Option Condition Assessment and Feasibility Report

December, 2011



LEGEND

- A. Restore House and Ornamental Garden
- B. Restore TeaHouse and Greenhouse
- C. Add New Building
- D. Patios with Views to Downtown
- E. Entry Plaza
- F. Restore Bathhouse (Convert to Public Restrooms)
- G. Raised Performance Lawn/Game Area with Projection Screen/Art Wall
- H. Preserve Heritage Trees
- I. Add accessible sidewalks from Riverside Drive to all Facilities throughout the Park
- J. Off-street Parking along Edgecliff Terrace and along Riverside Drive (68 Spaces)
- K. Picnic Area in Pecan Grove
- L. Connection to Boardwalk
- M. Connection to future Rail Stop
- N. Water Quality Feature and Elevated Trail
- O. Fenced Off-Leash Area (\pm 20,000 SF)
- P. Vendor Kiosks
- Q. Terraced Hillside Performance Seating
- R. Amphitheatre/Overlook along bank of Lady Bird Lake
- S. Expanded Pathways through Park

POTENTIAL USES

1. Rental Facility
2. Gallery
3. Events
4. Information Center
5. Concession
6. Off-Leash Area
7. Performances
8. Park Ranger Station
9. Restrooms
10. Trailhead
11. Lawn Games
12. Play Areas
13. Passive Park
14. Educational
15. Sustainable Design Demonstration

COST OF CONSTRUCTION

New Structures	\$	1,320,000
Restore Historic Structures & Garden	\$	1,026,000
Site Work	\$	496,900
Special Uses	\$	475,400
Connection Boardwalk	\$	500,000
Parking	\$	252,000
Landscaping	\$	392,040
Water Quality	\$	100,000
Utilities	\$	100,000
Construction	\$	4,662,340
Project Fees (25%)	\$	1,165,585
Subtotal	\$	5,827,925
Contingency (30%)	\$	1,748,378
Project Budget	\$	7,576,303

POTENTIAL REVENUE

SPACE	SF	\$/MONTH
Event	4,000	\$ 36,000
Visitor Center/Exhibits	800	\$ 0
Offices	800	\$ 2,800
Kiosks (Commercial)	4	\$ 3,200
Performances	1	\$ 400
Total	5,600	\$ 42,400



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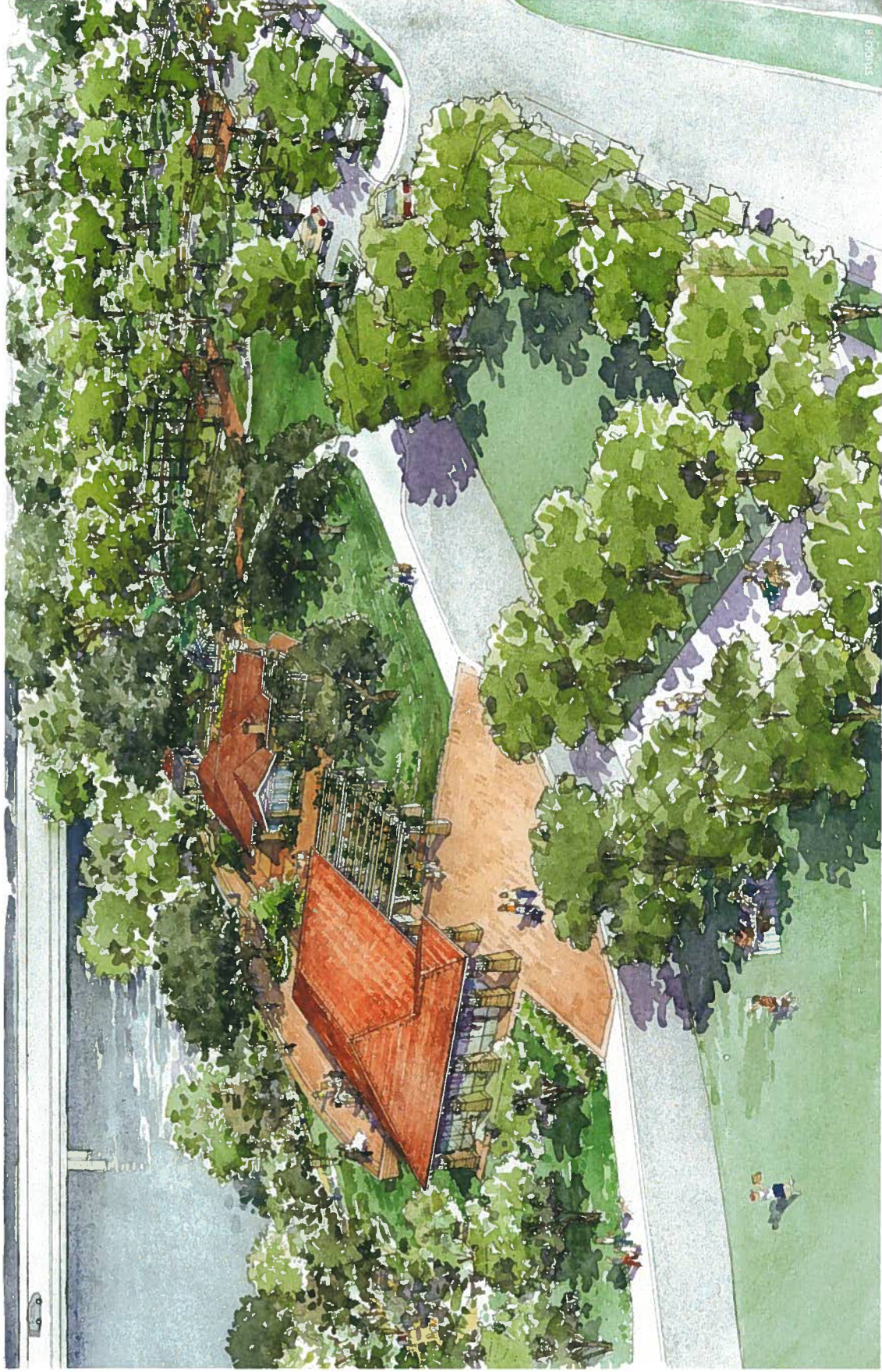




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