

URBAN PARK PARTNERSHIPS CASE STUDIES

BRYANT PARK New York, NY

Bryant Park Corporation (BPC) is a nonprofit, private management company and a cooperating business improvement district of neighboring property owners. BPC was formed to restore historic Bryant Park, which had suffered a decline in the 1970s.

A 15-year agreement was signed in 1988, entrusting management and improvements to the BPC. The park reopened in 1991 after four years of renovation. It is the largest effort in the nation to apply private management backed by private funding to a public park, and it's been a success with the public, press, and nearby institutions.

Notable Features: The Great Lawn, concerts, outdoor movies, cafes, fitness classes.



MILITARY PARK Newark, NJ

Beginning in February 2010, Biederman Redevelopment Ventures (BRV) began the process of implementing a series of significant changes to Military Park. With the MCJ-Amelior Foundation, the Prudential Foundation, and the City of Newark, BRV co-founded the Military Park Partnership, the nonprofit corporation was created to develop and operate the revitalized Military Park. Park redesign broke ground in May 2013. Military Park reopened in spring 2014.

Notable Features: Farmers' market, cafe, reading room, lawn games, fitness classes.

KLYDE WARREN PARK Dallas, TX

Klyde Warren Park is owned by the City of Dallas and privately operated and managed by the Woodall Rodgers Park Foundation. The Foundation studied great public parks across the country and plans to bring best practices to the park's operations, programming and maintenance.

Klyde Warren Park was awarded the Urban Land Institute's Open Space Award in 2014.

Notable Features: Reading room, putting green, ping pong, children's park, bocce courts, fitness programs.



DISCOVERY GREEN Houston, TX

In 2004, the City of Houston created the framework for the park's construction and operations, including the role of the new organization, Discovery Green Conservancy. With the guidance of Project for Public Spaces, the Conservancy mounted an intensive public process, which included both large public meetings and smaller focus groups to solicit public feedback. This feedback became the basis for the park's programming.

Notable Features: Public art installations, winter ice skating rink, restaurants, concert stage, jogging trail, bocce courts, picnic lawn.

A NEW URBAN PARKS VISION



Enhancing Occidental Park and Westlake Park through an Urban Parks Partnership

In Partnership with:



SEATTLE PARKS FOUNDATION

In Consultation with:



A NEW VISION

In an effort to make parks in the urban core more welcoming and vibrant, the Downtown Seattle Association (DSA) and its partners, in consultation with Biederman Redevelopment Ventures (BRV), identified several physical, programmatic, and operational enhancements to two of Seattle's most visible urban parks: Westlake Park and Occidental Park.

Following the development of the park improvement plan, the partnership determined a new vision was needed to revitalize the Downtown's parks. The partnership proposes a new programming, staffing, and revenue strategy. The partnership also seeks to increase the number of park visitors (particularly families), reduce illegal activities, improve the attractiveness of the parks, and pilot a new approach regarding community partnerships that could be utilized as part of future park revitalization efforts.

These improvements will be achieved through a contract for services between the DSA and City of Seattle. The future effort will make Westlake Park and Occidental Park more enjoyable and welcoming for everyone, and will be among the best public spaces in the country.



NEW AMENITIES
Purchase new tables, chairs, and umbrellas



RESTORED BOCCÉ COURTS
Improve existing bocce courts in Occidental Square



PARK CONCIERGE
Each park will have two staff employees to assist visitors



FITNESS/ YOGA CLASSES
Regularly program fitness classes such as yoga and boot camp



NEW PLANTERS/ FLORAL DISPLAYS
Purchase large planters; regularly update floral displays



SIGNAGE
Create new signage and branding/marketing plans



LIGHTING
Improve park lighting scheme with atmospheric light additions



OUTDOOR MOVIES
Host a free summer film series in each park



THE GREAT LAWN
Establish a lawn space for games & relaxation



PARK SECURITY & RANGERS
Hire two overnight staff for park security and work with rangers for enforcement



CHILDREN'S PROGRAMMING
Conduct regular children/family programming



FOOD TRUCK POD
Organize daily lunchtime food truck pods



WIFI
Provide internet access to park visitors



CAFÉ/ PATIO
Introduce food and beverage options for park visitors, and explore potential of beer & wine service



READING ROOMS
Provide reading material and games for both adults and children while in the park



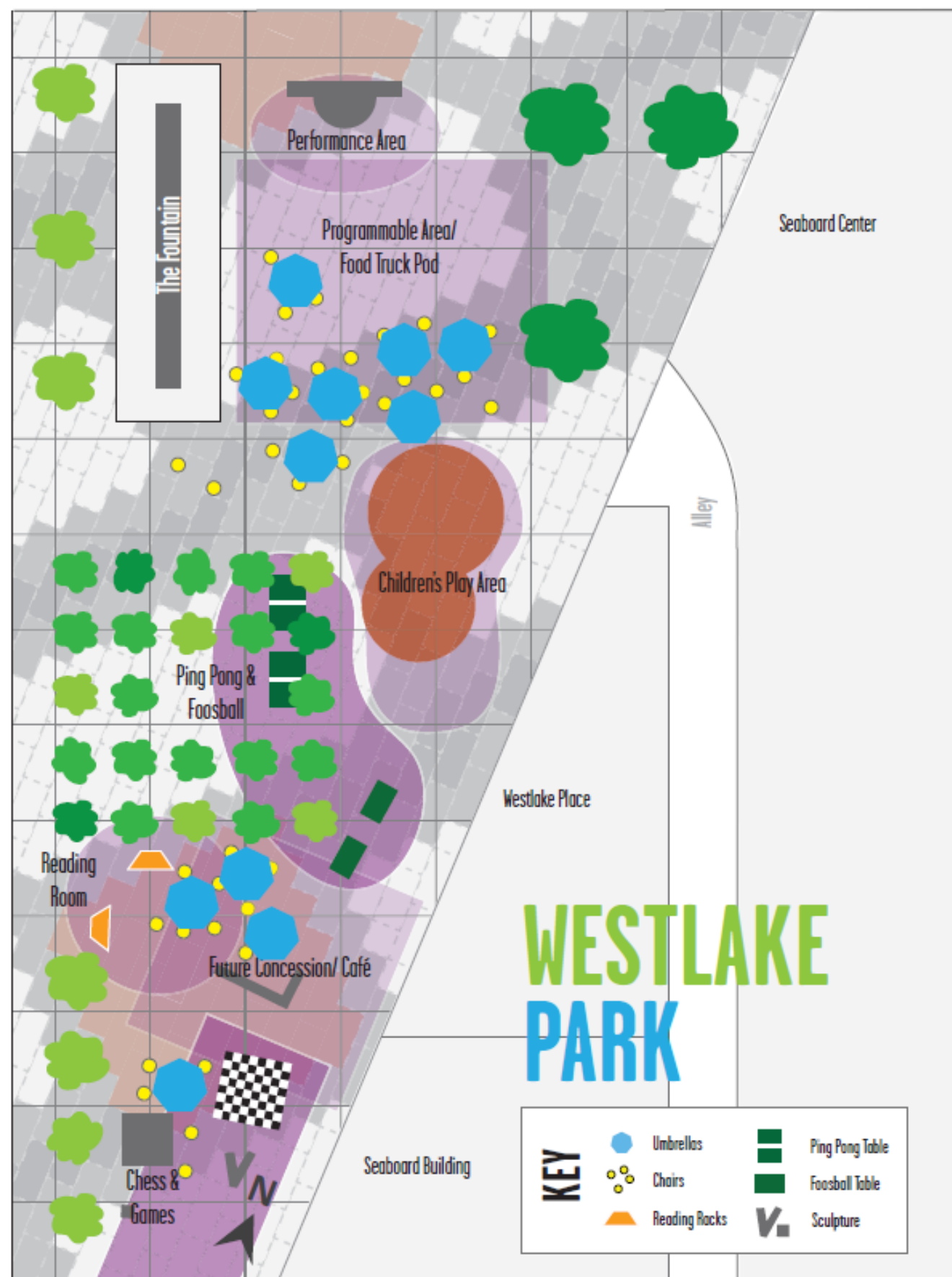
TABLE & BOARD GAMES
Install new ping pong and foosball tables, as well other games



CHILDREN'S AMENITIES
Purchase children's furniture and a play structure

FOURTH AVENUE

PINE STREET



Items:

- Yellow and blue heavy tables and chairs from last summer will be setup in the south end of the park. These will be left out each night.
- Ping pong tables and foosball (2 of each) —these are moveable and will be left out overnight
- Reading room carts (3) - the carts are on wheels and will be moveable. They will be left out overnight
- Shuffleboard court—this will be setup in the south end. The material is similar to the flooring used in the playspace. The surface can be power washed. They will remain out.
- Bistro tables and chair—these are movable and will be put on cart each night. The cart will be stored in the park (if possible). If we see damage the carts will be put into storage each night.
- Trashcan—10 to 12 trash cans will be added to the park. They will stay out.
- Bike rack (2) - we will install 2 bike racks—unsure of location

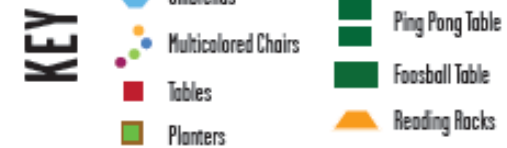
Plants:

- Planters—we will use the current planters, 40 to 50 of them. We will decide on the location and they will stay for the season.

Plant list:

- 20 sensios
- 20 red flowering currant: ribes sanguineum
- 280 sedum
- 160 kinnikinnik
- 40 rock rose: cistus albidus
- 80 yarrow: Achuilegia millefolium

S WASHINGTON STREET



S MAIN STREET

OCCIDENTAL PARK

Items:

- Playspace—will be similar on maintenance as the Westlake Park playspace
- Ping pong tables and foosball (2 each) —these are moveable and will be left out overnight
- Reading room carts (3) - the carts are on wheels and will be moveable. They will be left out overnight
- Bistro tables and chair—these are movable and will be put on cart each night. The cart will be stored in the park (if possible). If we see damage the carts will be put into storage each night.
- Trashcan—10 to 12 trash cans will be added to the park. They will stay out.
- Planters—we will use the current planters, 40 to 50 of them. We will decide on the location and they will stay for the season.
- Bike rack (2) - we will install 2 bike racks—unsure of location

Plant list:

40 Planters (shown on drawing with green squares)

30: 3.5 feet wide at the surface, 2.5 feet tall

10: 3.5 feet wide at the surface 3 feet tall

Total 805 cubic yards of planters

Medium size plants - Euphorbia - 120

Sword fern for beds around totems - 2 gallon Polystichum munitum - 40

Ground covers – Kinnikinnik - 120

Ground covers - Mexican Feather Grass: Nassella tenuissima - 135

Ground covers - Broadleaf stonecrop : Sedum spathulifolium - 2100

Ground covers - Yarrow: Achillea millefolium - 250

Ground covers—Red Columbine: Aquilegia Formosa - 80

Ground covers—Creeping Jenny : Lysimachia nummularia 'Aurea' - 400

Shrubs - Red-osier dogwood : Cornus sericea - 40

Small trees - Japanese Mape : 5' Acer japonicum - 5

Small trees - Vine Maple : Acer circinatum - 5

Naturalized perennial daffodils for beds around totems 6" naturalized daffodils - 100

Occidental Park

Alternative Plant Options



Creeping Jenny



Mexican Feather Grass

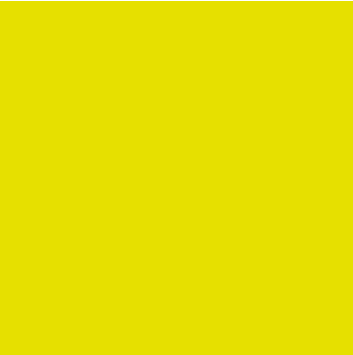


Acer circinatum



Kinnikinnik

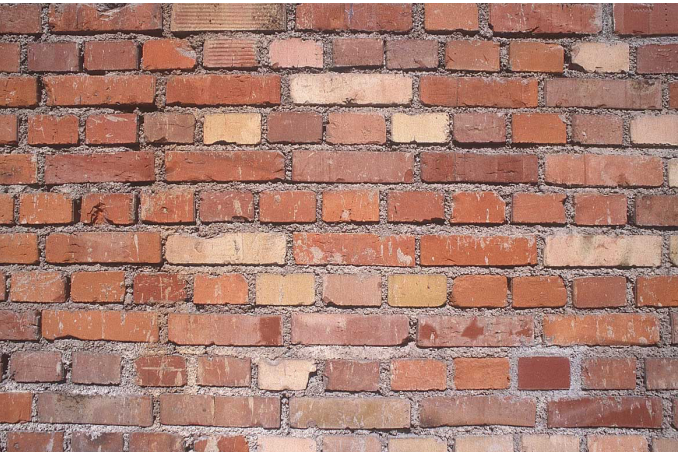
Furniture Colors



Furniture



Materials



Westlake Park

Alternative Plant Options



Rock Rose

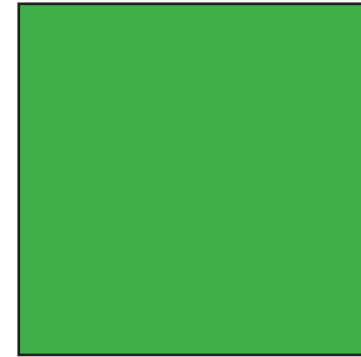
Mexican Feather Grass

Lonicera - Lemon Beauty

Kinnikinnik

Lavender

Furniture Colors



Furniture



Materials



Occidental and Westlake Park Budgets

Occidental Square Park	Budget
Capital Expenses	
Chairs /Tables	\$43,146
Planters / Plants	\$50,560
Umbrellas	\$35,500
Reading rooms	\$16,700
Ping Pong/Foosball	\$21,700
Trash cans	\$13,385
WIFI network	\$15,000
Misc game supplies	\$2,090
Graphics / Website	\$10,320
Tools for staff	\$5,000
Bike Rack	\$12,000
Bocce court update	\$3,500
Contingency	\$27,000
Admin	\$26,750
Subtotal	\$282,651
Operations	
Storage	\$5,000
WIFI network	\$2,200
Busker/ DJ	\$48,000
Reading Room Supplies	\$9,540
Literary program	\$1,600
Chess lessons	\$3,000
Flea market	\$10,000
Parks Launch	\$5,000
Face of OCC	\$15,000
Movies	\$11,950
Food truck pod	\$14,510
Fitness classes	\$18,925
Signage/Marketing	\$35,420
Tools for staff	\$7,500
Subtotal	\$187,645
Staffing	
Uniforms	\$5,000
Activation supervisor	\$21,927
OCC Park Staffing	\$172,992
Subtotal	\$199,919
Total - Occidental	\$670,215

Westlake Park	
Capital Expenses	
Chairs/Tables	\$28,136
Umbrellas	\$7,000
Lighting	\$10,000
Trash cans	\$12,000
Ping pong tables	\$6,000
Shuffleboard court	\$5,000
Kiosk	\$15,000
WIFI	\$15,400
Tents	\$3,000
Fitness supplies	\$950
Plants	\$25,000
Admin	\$26,750
Replacement equip	\$5,000
Subtotal - WLP Hardgoods	\$159,236
Operations	
Storage	\$5,400
WIFI monthly fee	\$2,200
Lunchtime Buskers	\$36,000
Magazines	\$9,540
Literary program	\$1,600
Chess lessons	\$4,500
Pop Up Food Market	\$41,610
Movies	\$8,400
Food truck Pod	\$14,510
Fitness	\$25,450
Putt Putt Golf event	\$17,000
World Cup / Sports	\$3,017
Creative / Signage	\$14,200
Subtotal - WLP Activations	\$183,427
Staffing	
Uniforms	\$1,500
Activation Supervisor	\$21,927
WLP Park Staffing	\$192,984
Subtotal - WLP Staffing	\$214,911
Total - WLP Park	\$557,574

Total - Occidental + Westlake Parks	\$1,227,788
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EXHIBIT B

Permitting Protocols Including Allowable Fees and Charges

Seattle Parks and Recreation will continue to permit any event that is an exercise of rights protected by the First and Fourteenth Amendments to the United States Constitution or Article I, Sections 3, 4, 5 or 11 of the Washington State Constitution. These events will be referred to as "Free Speech events". Seattle Parks will also continue to permit any event that requires a City of Seattle Citywide Special Event permit and those events that are part of its baseline programming.

DBIA will schedule and permit all other events in Westlake and Occidental Parks.

1. Parks will update its application and website to direct users to the appropriate application and recipient agency
2. DBIA will create an application and instructions to post on the Parks website for permit applicants OR a link to an external website where applicants may obtain a permit application. If such a website exists, it will direct Free Speech users to the Parks website.
 - a. Any application for Free Speech activity received by DBIA will be forwarded to Parks immediately.
 - b. Any applications received by Parks for events for activities not related to Free Speech activity will be forwarded to DBIA within one business day. Applications will be reviewed for time sensitivity and forwarded with urgency.
3. Parks will issue permits for Free Speech events after reviewing DBIA's electronic calendar and consulting with DBIA staff if needed. When less than forty-eight (48) hours turn-around time is involved for a Free Speech permit application, Parks requires a one-hour response to Parks during business hours of 8:30am-5:00pm. Once issued, a copy of any Free Speech permit will be forwarded to DBIA for addition to the main calendar.
4. Free Speech events often occur as the result of political or religious events around the world, labor changes or the anniversaries of such events. Parks will negotiate the time place and manner of these events to the best of its ability, but generally tries to accommodate Free Speech events as desired by the applicants.
 - a. Free Speech peaceful assemblies are not required to obtain a permit, but do so as a courtesy
 - b. Free Speech events with equipment that poses risk are required to obtain a permit with conditions and provide insurance
 - c. Marches and rallies that commence in other areas often use Westlake Park as a terminus with and without permits. Parks and SPD do not always receive notice of this activity.
 - d. All attempts will be made to permit Free Speech events at the South portion of Westlake Park, but the Arch may be permitted as needed.
5. Previously scheduled activity will be accommodated by DBIA with no change to a permit's stated conditions.
 - a. Previously scheduled activity may/may not preclude Free Speech event permitting
 - b. DBIA will monitor the Citywide Special Events calendar for events that impact Westlake and Occidental parks but may not be permitted for those locations

6. Because Parks is a member of the Citywide Special Events committee, it will continue to permit those events that require a Citywide Special Event permit, working closely with DBIA on successful outcomes.
 - a. When DBIA receives applications for events that could potentially require review for a Citywide Special Event permit, DBIA will forward the application to Parks for review. Criteria for this review could be one or more of the following elements:
 - i. An event planned to be held in a park or other public place that meets all three of the following criteria:
 1. Is reasonably expected to cause or result in more than fifty people gathering in a park or other public place; and
 2. reasonably expected to have a substantial impact on the park or other public place; and
 3. requires the provision of substantial public services; OR
 - ii. An event planned to be held on private property that meets all three of the following criteria:
 1. Is reasonably expected to cause or result in more than five hundred (500) people gathering in a park or other public place; and
 2. Is reasonably expected to have a substantial impact on the park or other public place; and
 3. Is reasonably expected to require the provision of substantial public services; OR
 - iii. An event planned to be held on public or private property that meets any of the following criteria:
 1. The intent to serve or sell alcoholic beverages
 2. The installation of heavy equipment or displays (in excess of 3000lbs)
 3. Reduced access by the general public to a public park
7. For events or activities permitted by DBIA, DBIA shall apply only the fees and charges listed in the Use Permits section of the 2015-2016 Fees and Charges, included below.

PERMITS

USE PERMITS

Use Permits authorize non-department groups to utilize Department of Parks and Recreation property for special events (i.e., runs, boating, concerts, day camps, community festivals, rallies, commercials, etc.). Additional charges may apply to cover direct cost of special services/requests.

- **General Provisions**

NOTE: Insurance shall be required when the planned event or any structure, activity or feature thereof presents a significant risk of liability or loss for the City, its officers, or for the applicant, due to personal injury or property damage. The insurance requirement shall not apply to events where the sole activity consists of expression protected by the First Amendment and does not involve the use of any structures, vehicles, equipment, apparatus or machinery that creates a significant risk of personal injury or property damage. In addition, an application fee will be collected upon formal written application. This fee is non-refundable, except when the Department denies a request.

2015	2016	
\$50.00	\$50.00	Application fee – First Amendment Events, including political activities.
\$75.00	\$75.00	Standard Application fee – Use Permits (i.e., runs, boating, concerts, day camps, community festivals, rallies, seasonal concession permits, etc.)
\$20.00	\$20.00	Booth fee – As part of a special event, a charge of \$20.00 per booth or 10% of gross sales, whichever is greater.
10% of gross sales on Parks property	10% of gross sales on Parks property	If, in the course of the activity/event, charges are levied for admission, sales, or entry fees, the user will be subject to a minimum charge of 10% of the gross receipts. NOTE: For PRIVATE events that limit access to a public outdoor park, a charge of 10% or \$5,000 (whichever is greater) of ALL admissions, registrations or tickets related to the event will be collected, including those that may be collected before the event OFF Parks properties.
\$20.00	\$20.00	Load/Unload fee, per vehicle – for short-term access into non-parking areas or those areas accessed through a locked gate or bollard.
\$75.00	\$75.00	Utility hook-up fee – for any utility hook-up performed by Department personnel.
\$75.00	\$75.00	Alcohol use permit fee
\$75.00	\$75.00	Supplemental Late Application Fee – for requests submitted less than 6 working days before event. (Fee does not apply to First Amendment events)
\$100.00	\$100.00	Per surface (advertising banner, canopy/tent wall, sign, vehicle surface, inflatables, other) per day – for posting advertising signage (including signage that contains both commercial and non-commercial elements) in a park in conjunction with a park use permit.

Amy Williams
 DPR 2015-2016 Fees & Charges ORD ATT 1
 November 24, 2014
 ADOPTED

\$10.00	\$10.00	*Hourly use fee for Triangles, Circles, Squares, Pocket parks, Boulevards, and the Burke Gilman Trail
\$20.00	\$20.00	*Hourly use fee for Downtown & Neighborhood parks
\$25.00	\$25.00	*Hourly use fee for Community, Natural, Special Use and Recreation Area parks
\$150.00	\$150.00	**Parking area use fee – 25 or fewer spaces blocked per day
\$200.00	\$200.00	**Parking area use fee – 26-50 spaces blocked per day
\$500.00	\$500.00	**Parking area use fee – 51 or more spaces blocked per day

* Hourly use fee for Park Use Permits for all events except those constitutionally protected or those events covered under separate agreement. Contact Event Management office at 684-4081 for further information.

** Parking area use fees apply to designated parking areas in some parks that the Parks Department deems necessary to reserve for events.

EXHIBIT C
**Principles and Thresholds to Guide Aesthetic and Functional Improvements to Westlake
and Occidental Parks**

DBIA Services will be empowered to make improvements to Westlake and Occidental Parks without prior approval from Parks assuming those improvements:

- Comply with the American Disabilities Act 2010 Standards for accessible design (<http://www.ada.gov/regs2010/2010ADASTandards/2010ADASTandards.htm>)
- Conform with the pre-approved design, budget, and programming strategy found in Attachment A
- Are non-permanent
- Do not irreversibly alter an existing asset
- Fall under a \$20,000 threshold per asset
- Do not result in a net decrease in seating options

For all other improvements to the parks, DBIA Services will seek Parks approval prior to any action.

Additional Commitments

- DBIA Services will be responsible for working with the Pioneer Square Historic Preservation Board to seek approval for changes to Occidental Park, including furniture, planters, and other non-permanent amenities.
- DBIA Services will submit to Parks the proposed sponsorship and naming opportunities and will honor the off-premise advertising laws as established by the City of Seattle.

EXHIBIT D
Parks Maintenance and Park Ranger Service Levels.

Baseline

Seattle Parks and Recreation will provide the following baseline levels of maintenance and Park Ranger presence to Westlake and Occidental Parks.

Cleaning and Landscaping

- Daily morning cleanings will be completed by 9:00 am and will include the following:
 - Removal of trash from all surfaces and receptacles
 - Wash down of following surfaces:
 - Westlake Park
 - Concrete pavers
 - Seven Hills Art Pieces
 - Base levels of arch
 - Water fountain base
 - Permanent seating
 - Play Space
 - Occidental Park
 - Brick surfaces
 - Permanent seating
 - Future Play Space
 - Removal of leaves, as needed
 - Removal of graffiti tags
- Early afternoon second removal and/or topping off of any trash receptacles within the park
- Late afternoon third trash removal and/or top-off Wednesdays through Sundays, May-September.
- Twice per year pressure washing of Westlake fountain, arch and play area. Four times per year pressure washing and mechanical scrubbing of Occidental.
- Landscaping
 - Review of tree canopy of Occidental Square Park after leaves are fully grown and, if not detrimental to health of the trees, pruning for increased daylight. Pruning will be done winter 2015.
 - Annual mulch
 - Watering as needed
 - Replacing plants as needed
 - Basic plant maintenance
- Annual review of condition of Totems in Occidental Park and maintenance as needed, per the Office of Arts and Culture.
- Cleaning/maintenance of Occidental Kiosk, as needed
- Outside of the identified cleaning hours, DBIA Services will be empowered to bring the parks up to a standard of cleanliness expected for the successful execution of any event.

Maintenance

- DBIA Services will provide Parks with a load calculation for the full set up for events that will require electrical grid functionality within two weeks prior to the event. Parks staff will review and recommend changes, if needed, within 5 business days of receiving the load calculation. For major events, DBIA will schedule on a regular business day *after* electrical installation is complete or almost complete and at least 24 hours prior to the event, a second on-site review with Parks electrician staff to trouble-shoot problems. Parks electricians work Monday through Friday, 6AM – 4:30PM and are available for on-time repair of the grid unless required to address departmental emergencies. Should events fall after working hours, or on holidays, DBIA Services may choose to rely on the standard Parks on-call system or else pay the overtime cost of retaining on site one electrician in the case of events in Occidental, and two electricians for Westlake events to accommodate confined-space access requirements.
DBIA Services will notify Parks of any maintenance or repair required for normal operations in both parks, initiating a process in which Parks sends the appropriate maintenance specialist to review and or repair the identified issue . Should the repair require major disruption to the surrounding area, Parks will submit to DBIA Services for approval a plan of repair Parks commits to a good faith effort to respond as promptly as possible to all requests.

Park Rangers

- Parks will continue to provide Park Rangers services in both parks at a level similar to prior years, with Occidental and Westlake Parks identified as high-emphasis parks. Rangers will deter negative behavior through education, diplomacy, low-level enforcement in the form of written warnings or citations when appropriate, and by contacting SPD when needed. Parks will work with SPD in every way it can to support a strong partnership and collaboration between officers and park rangers. Parks will provide SPD with instruction regarding Parks Code and the Parks Code of Conduct. Parks and West Precinct officers will conduct a joint training regarding enforcement of code violations by May 30, 2015, including representatives from the City Attorney’s Office.
- When Parks and SPD execute an MOA that clearly identifies thresholds of enforcement and lines of communication that enables an appropriate response to Park Code or City, County, State, or Federal laws, the MOA will be provided to DBIA.
- DBIA Services and Parks will develop a communication plan to ensure that Park Rangers are in direct communication with DBIA Services staff.

Additional Service

At the expense of DBIA Services, Parks will provide additional maintenance services in both Westlake and Occidental Parks. The scope of such services will be agreed upon prior to assumption of service.

Should the Baseline Services not match those listed either above or in any separate agreements, DBIA Services will notify Parks, commencing a 10 day period in which service levels will be cured to match those agreed upon unless the reduction in service is the result of budget-related needs of the City.

Should any Additional Services, paid for by DBIA, not match those listed in any separate agreements, DBIA Services will notify Parks, commencing a 10 day period in which service levels will be cured to match those agreed upon.

EXHIBIT E

QUARTERLY REPORTING COMMITMENTS

DBIA Services will submit to Parks a Quarterly Report that includes the following for each park:

- Income (including all funds, permit fees, and revenues) and expenses on an accrual basis:
 - Showing transactions of the current quarter and year-to-date;
 - Separating revenues and expenses by category;
 - Clearly identifying the period---date, month, and year—covered by the report;
 - Providing narrative information to explain any problems or irregularities in record-keeping or reporting that Parks should be aware of.
- All programmed activities, including attendance counts
- A survey of surrounding property owners and randomized park users
- Community partners and publicly acknowledged sponsors
- Permitting calendar of events/activities, including list of permittees and vendors
- Daily counts, including males, females, and children.
- MID outreach report, including number of contacts made, services provided, and outcomes as available and adhering to confidentiality guidelines as determined by City, State, and Federal law.

Parks will submit to DBIA Services a Quarterly Report that includes the following for each park:



- Maintenance and cleaning services completed
- Work order history
- Park Rangers daily log of activities

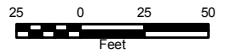
WESTLAKE PARK

Lots 1 and 4 and that portion of Lot 5 lying Westerly of Westlake Avenue, as now established, Block 19, A.A. Denny's 3rd Addition to Seattle and the westerly 70 feet of vacated Westlake Avenue as established by City of Seattle Condemnation Ordinance 7733, and vacated under Ordinance 124014, between the southerly margin of Pine Street and the easterly margin of 4th Avenue, all in Block 19 Addition to the Town of Seattle as laid out by A.A. Denny (commonly known as A.A. Denny's 3rd Addition to the City of Seattle) as per plat recorded in Volume 1 of Plats, page 33, Records of King County, Washington.

**Westlake Park
Expansion**

Legend

-  Westlake Park Expansion
-  Park Boundary
-  Parcel Boundary

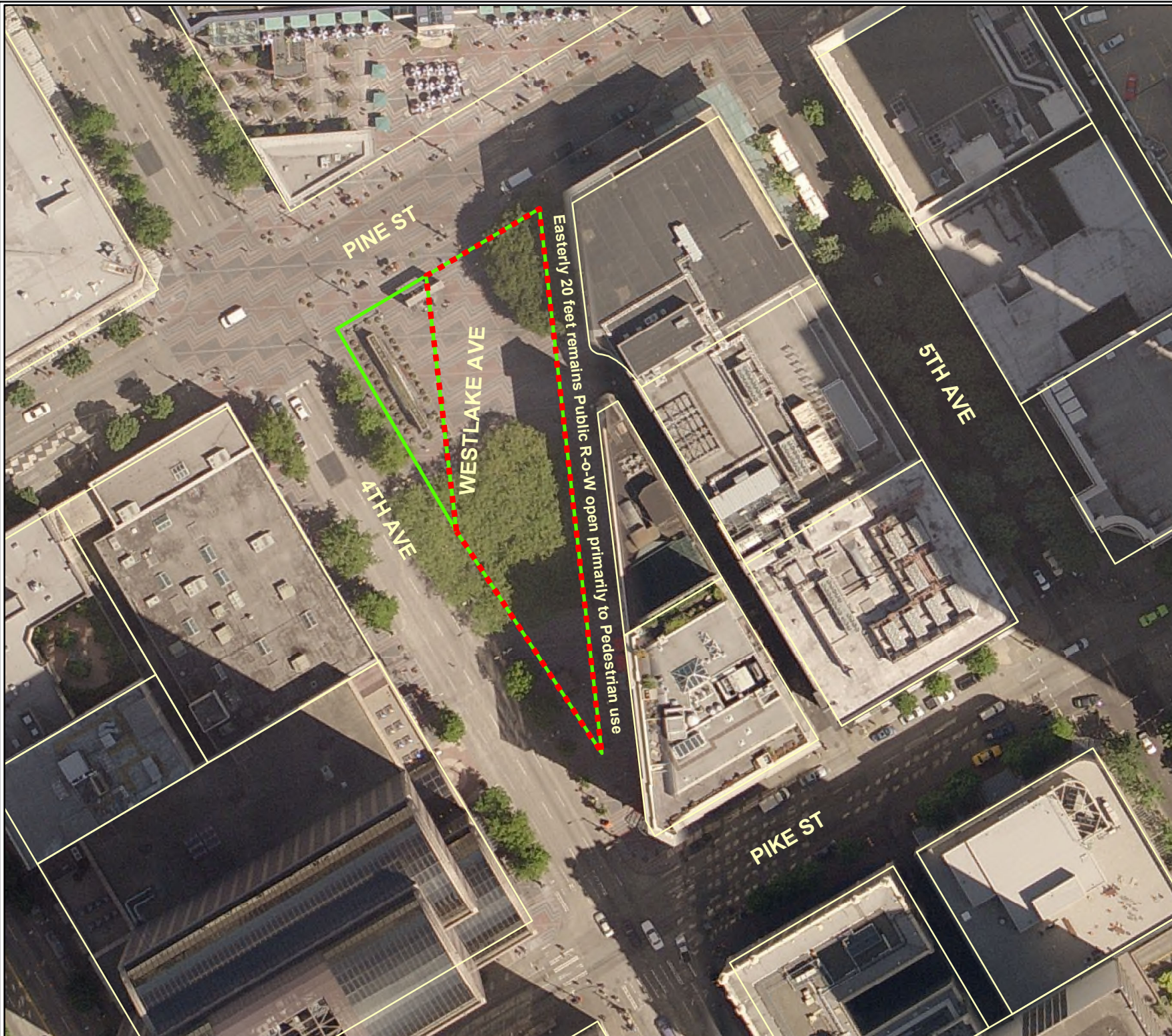


1 inch = 75 feet

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Orthophoto source:
Pictometry, June 2007
Map date: November 27, 2012






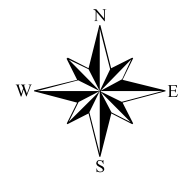
Occidental Park

Lots 5,6,7,8, Block 7, Town of Seattle, as laid out by D.S.Maynard, commonly known as D.S. Maynard's Plat of Seattle, as per plat recorded in Volume 1 of Plats, page 23, records of King County; Except the east 9 feet thereof for street; Situate in the City of Seattle, County of King, State of Washington

Occidental Square

Legend

-  SCL poles
-  Park Boundary
-  Parcel Boundary



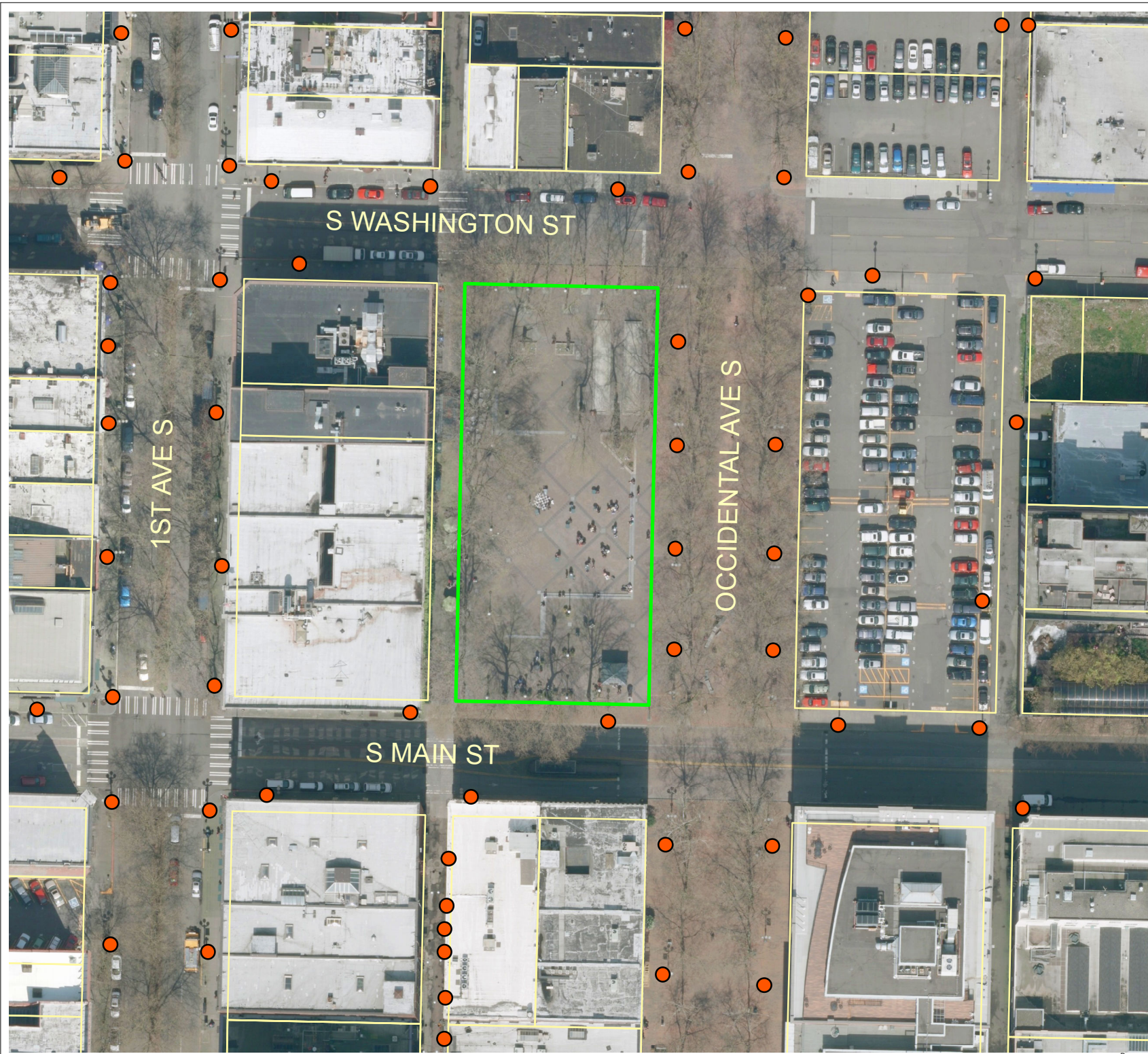
Feet

1 inch = 75 feet

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No warranties of any sort, including accuracy, fitness or merchantability accompany this product.

Orthophoto source:
MapCon, March-April 2012
Map date: February 17, 2015





Bench fence post - chipped and need to be painted.



Bocce court signage— broken and in disrepair



Bocce courts—surface needs to be redone. Pavers around the edge of the courts are chipped and damaged.



Chess tables - chipped on edges and graffiti



Kiosk - roof is damaged and moldy. The roof leaks. Pavers and tiles around entrance are chipped and damaged. Kiosk is in bad shape and need a lot of repairs. It needs to be cleaned, painted and repaired.

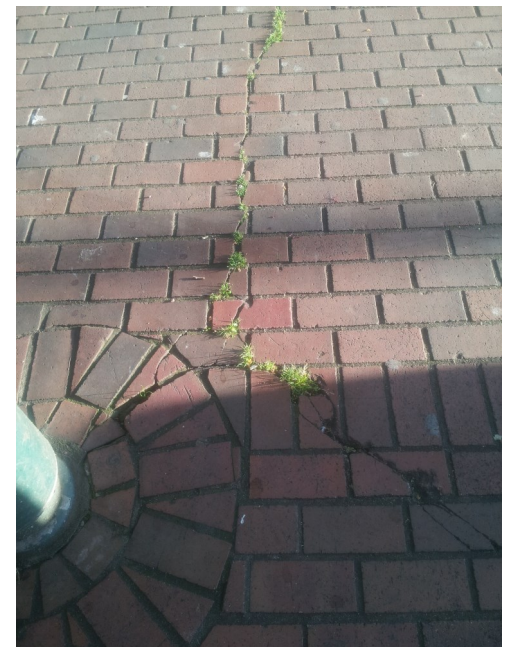
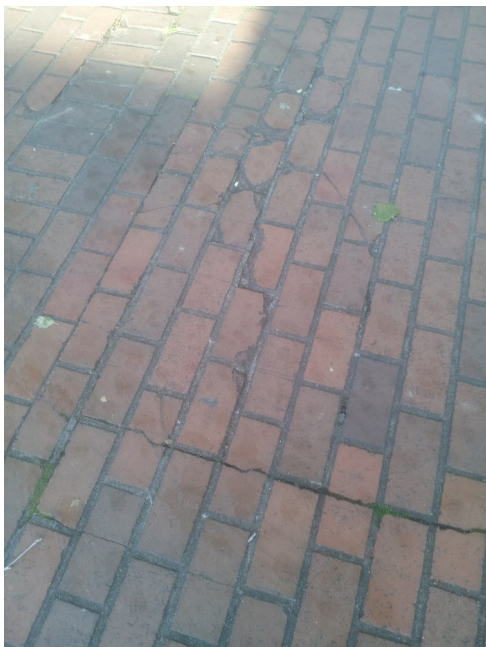


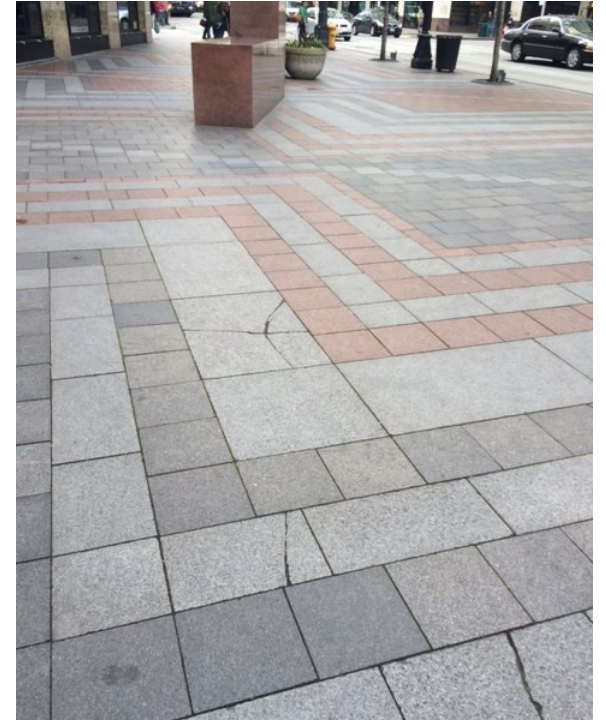
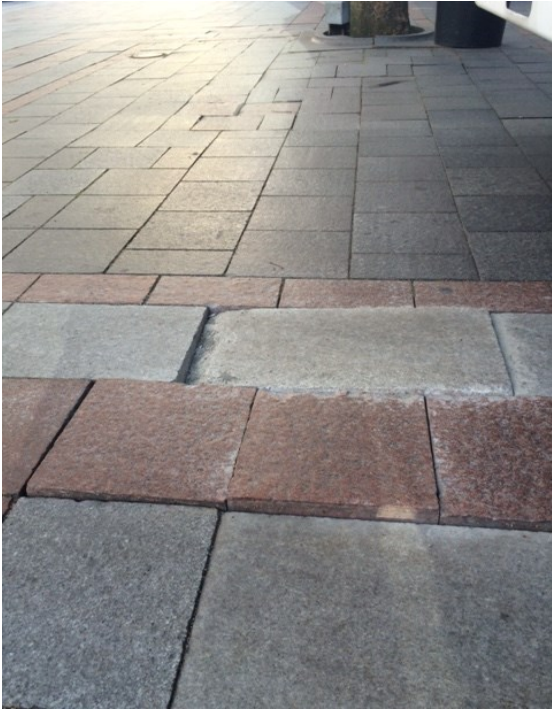


Power box—dirty and needs to be painted. Power in pole doesn't have cover. Not sure if it works. Light pole—damage on post. Drinking fountain—chipped and needs to be painted. Doesn't work. Signage—needs to be painted, needs to be removed. Need to do a power test.

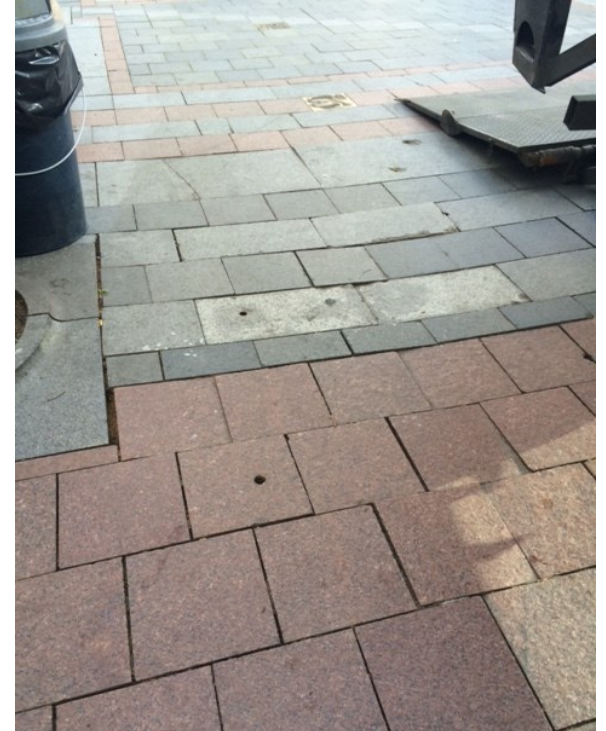


Cracks in the pavers. Lots by the entrance on S Main Street in the Mall. The cracks extend up to the area past the big to-tem.





Westlake Park - pavers are cracked and uneven in many areas. Especially bad near Sephora and the entrance to the park on Pine Street. Also damage near the hills of Westlake, playspace, and trees of Westlake.





Hills of Westlake Park— may chips and damage to the blocks. Also graffiti on many of the areas. Not able to inspect the area that was fenced off.



Power box—paint

Holes in the pavers from benches and other things that have been removed.

Need to do a power test to document what access point work and which ones are not working.

Gum and graffiti on the playspace benches. Play-space needs to be cleaned, and power washed.

Drainage grate is broken and cracked.

Wood cover plate in pavers damaged.

