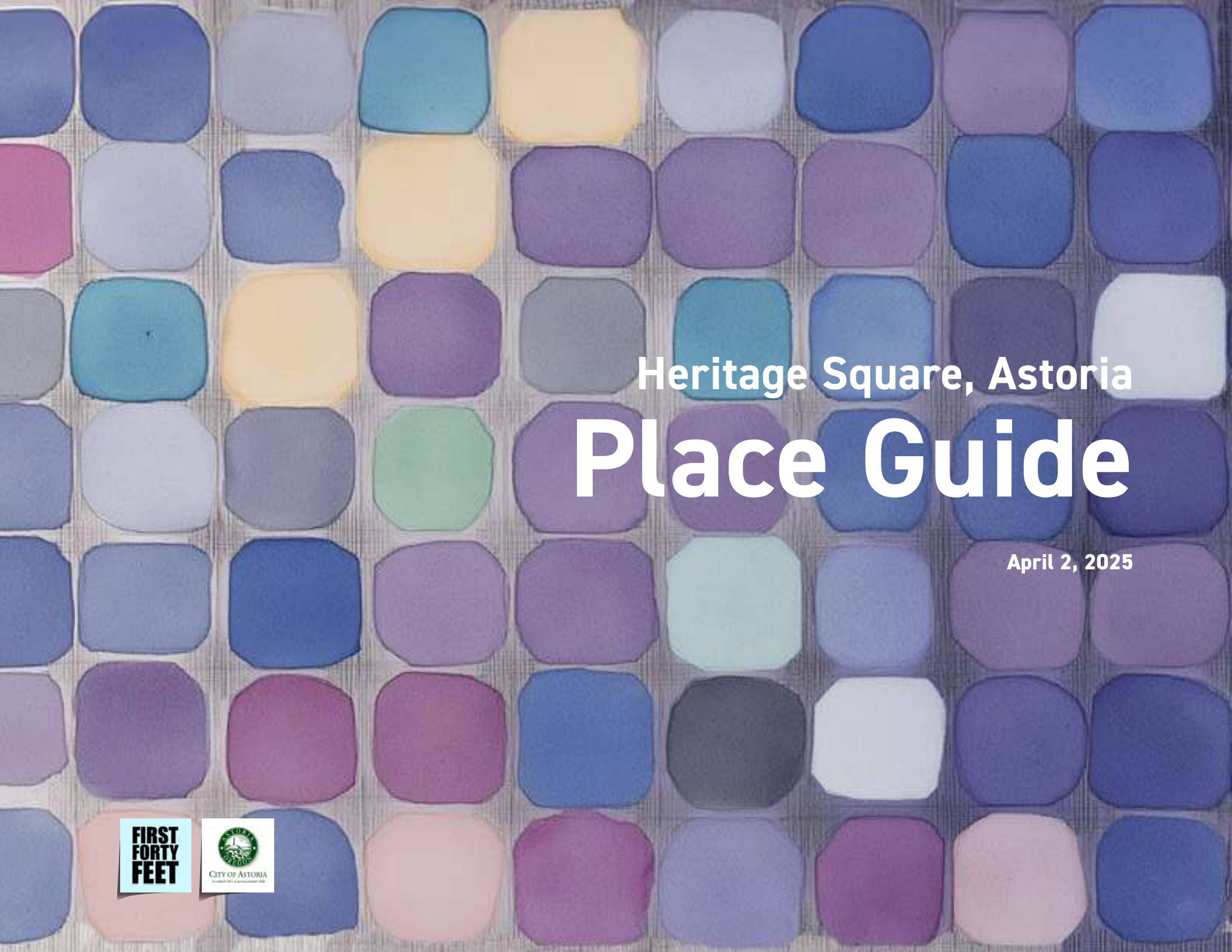
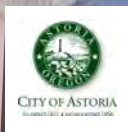




Heritage Square, Astoria Place Guide

April 2, 2025

**FIRST
FORTY
FEET**



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Prepared for the City of Astoria by First Forty Feet in partnership with:

OTAK

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PREFACE

Introduction

This document serves as the Place Guide for Heritage Square in Astoria, providing a comprehensive framework for the site's vision, design, and development strategy. Prepared for the City of Astoria by First Forty Feet in partnership with OTAK, this guide reflects extensive public engagement and planning efforts to transform Heritage Square into a vibrant, community-centered space.

The document outlines the guiding principles and vision that shape the project, supported by an analysis of the site's context, feedback from public engagement, and the process

that led to the preferred development scenario. It also includes detailed design guidelines, an event feasibility study, and visual representations of the proposed site layout. Additionally, key typologies such as planting palettes, site elements, and lighting considerations are explored to ensure a cohesive design approach.

Looking forward, this guide also provides an overview of next steps, including the project timeline and cost estimate, to facilitate implementation.

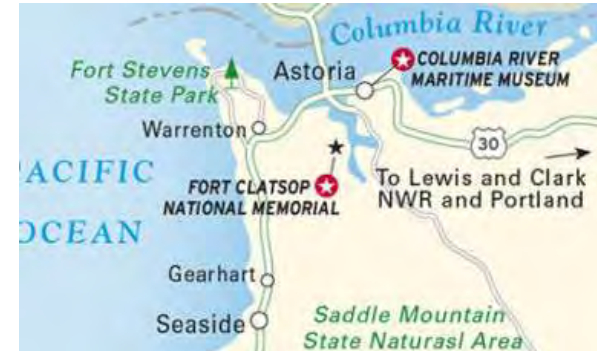


Fig. 1: Project Regional Map

For more information, primary contacts include Jonah Dart-McLean from the City of Astoria and James Brackenhoff and Jason Graf from First Forty Feet.

Project Timeline

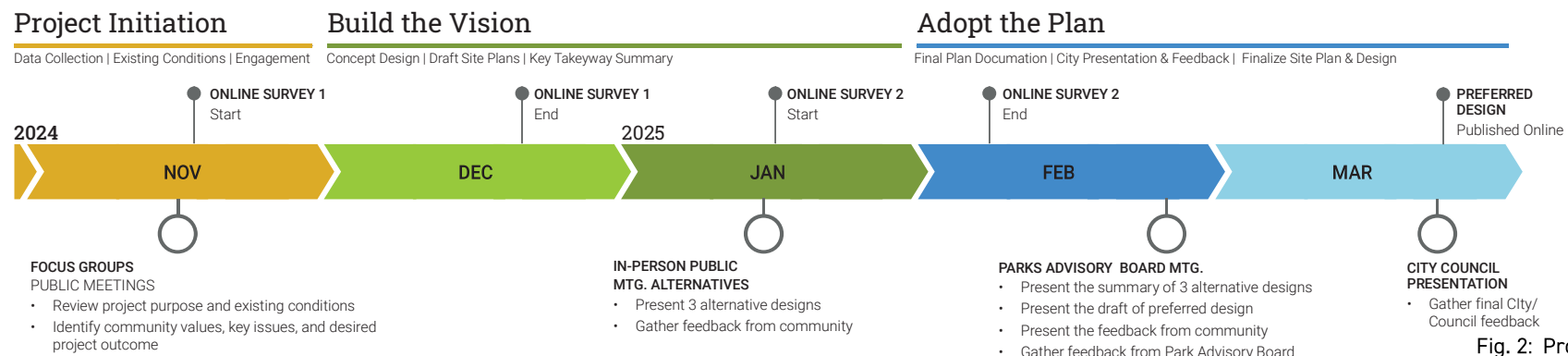


Fig. 2: Project Timeline

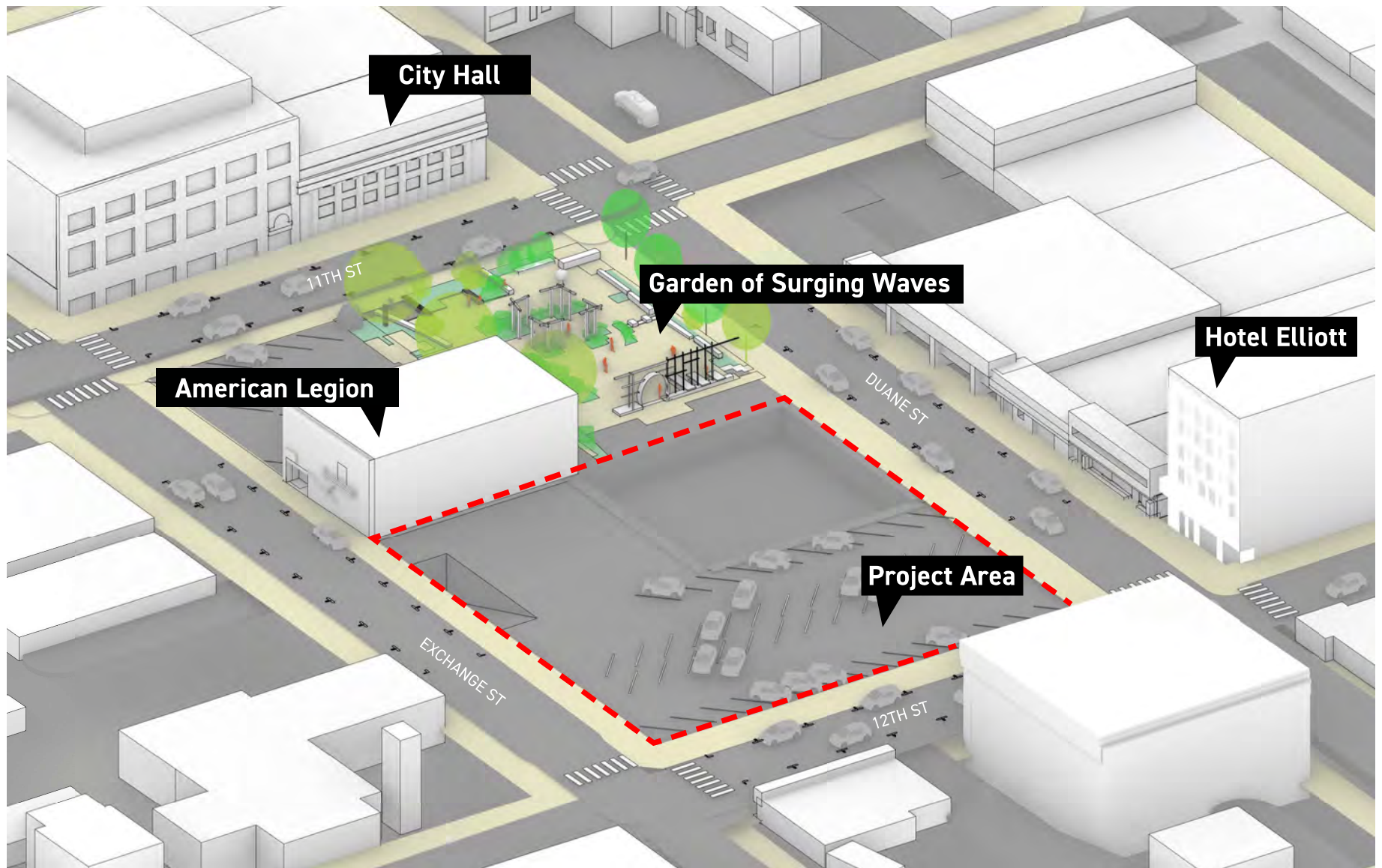


Fig. 3: Project Area

ANALYSIS OF CONTEXT

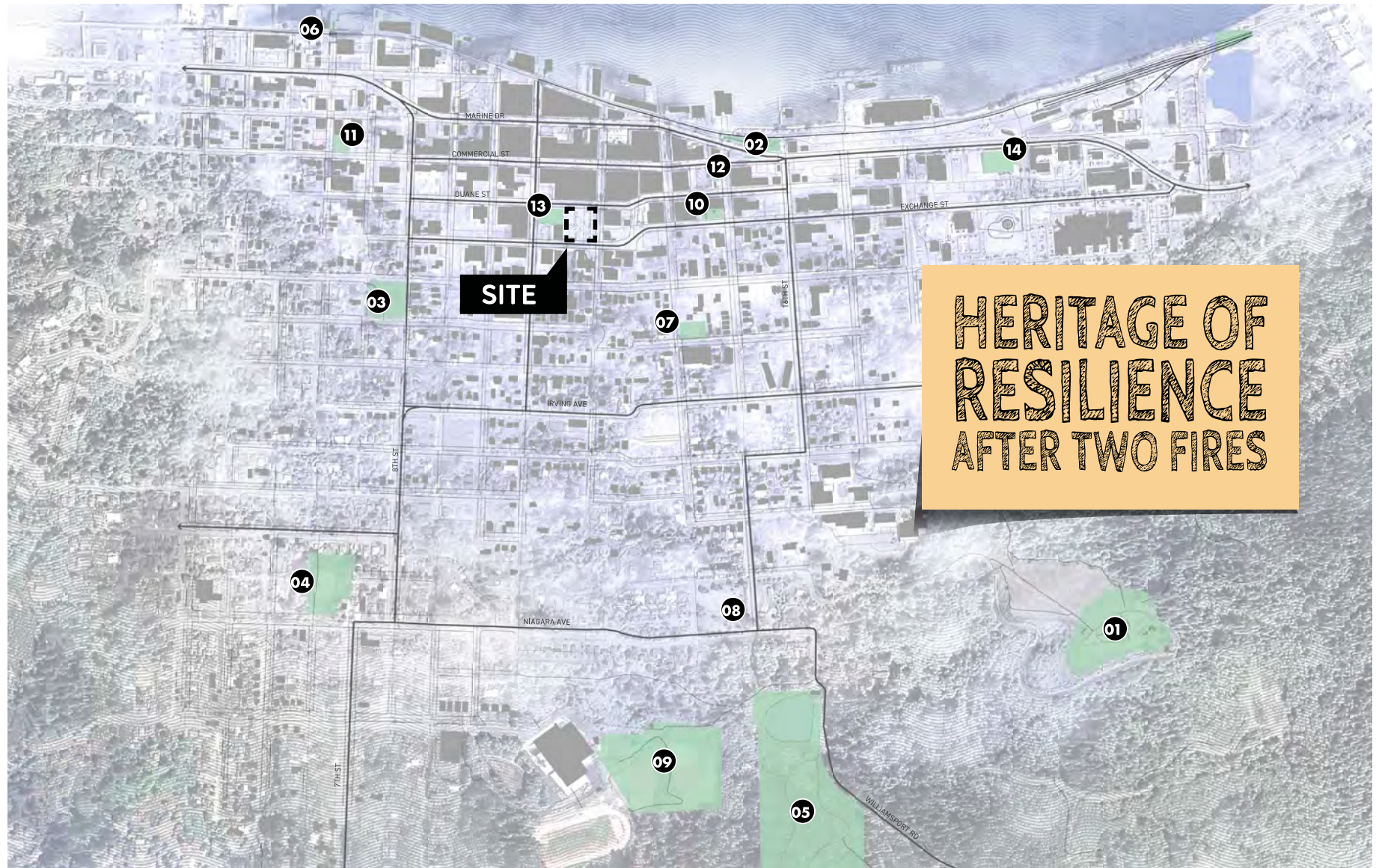


Fig. 4: Site Context



01 Astoria Column



04 Fred Linstrom Memorial Park



07 14th and Grand Playground



11 Childen's Park



02 Nordic Heritage Park



05 Shively Park



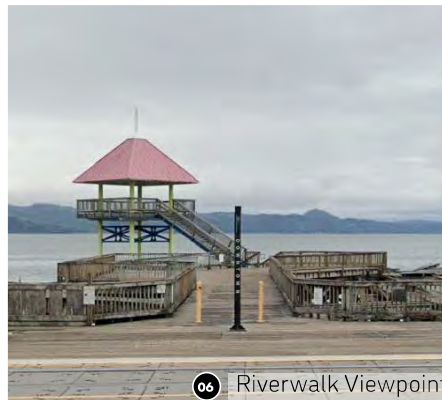
08 Pioneer Cemetary



12 Charging Station



03 McClure Playground



06 Riverwalk Viewpoint



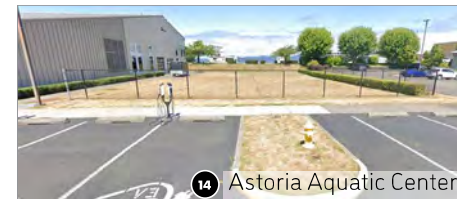
09 Evergreen Park



13 Garden of Surging Waves



10 Fort Astoria Fur Trading



14 Astoria Aquatic Center





THE VISION

VISION

The vision for Astoria's public space is a vibrant, flexible town square that honors heritage and serves as a welcoming hub for all ages. It will feature spaces for socializing, play, and performances, with covered areas for year-round use. This "living room" of Astoria will be a culturally rich, inclusive space that offers 1000 reasons to be there everyday and celebrates the city's identity.

GUIDING PRINCIPLES



All People

Creating an inclusive environment that welcomes people of all ages, backgrounds, and abilities, fostering connection and belonging for everyone.



All Weather

Creating an adaptable environment with design features like covered areas, proper drainage, and durable materials to ensure all-weather usability and comfort.



All Year

Incorporating flexible features that adapt to seasonal events, providing a welcoming environment for gatherings, celebrations, and activities in every season.



All Astoria

Celebrating the distinctive qualities that make Astoria a truly exceptional city on the West Coast.

ANALYSIS OF CONTEXT

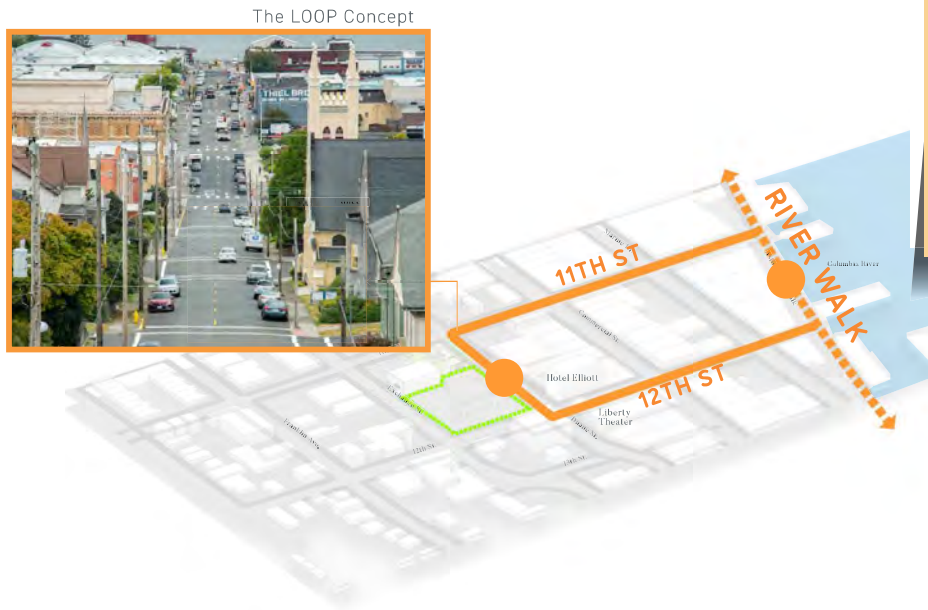


Fig. 5: The Concept of "Loop"

Downtown "Loop"

Centrally located in downtown Astoria, the site has the potential to complete a vibrant pedestrian loop, linking the Riverwalk, 11th and 12th Streets, and Heritage Square. Redeveloping this space is essential to strengthening a dynamic network of pedestrian activity in the heart of downtown. "The Loop" concept was introduced to enhance both commercial vitality and walkability, connecting key destinations between 12th, 11th, Duane, and the waterfront. Heritage Square can serve as a focal point in reinforcing this pedestrian-friendly framework.

HERITAGE SQUARE
CAN ENHANCE
ITS SURROUNDINGS



Fig. 6: Sunday Market

Sunday Market

The Sunday Market will play a pivotal role in shaping the design of Heritage Square. The design could enhance market operations by integrating infrastructure improvements such as built-in tent tie-downs, upgraded utilities, and enhancements to pedestrian safety and circulation. Depending on parking needs, the market could be accommodated within the new public gathering space while preserving parking elsewhere, or it could be relocated to an improved parking area, allowing for a more open and flexible community space.

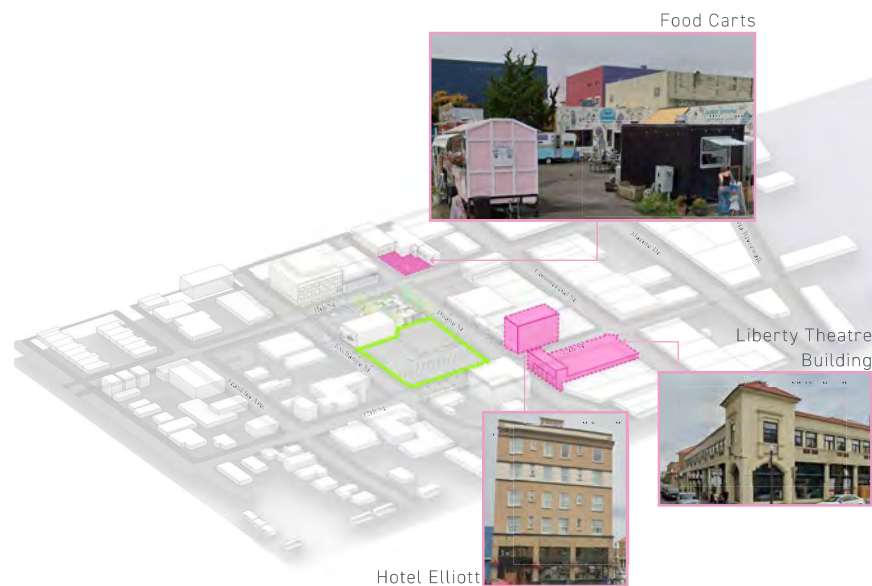


Fig. 7: Activity Generators

Activity Generators

Commercial activity along Duane Street could be further strengthened through thoughtful design elements in Heritage Square, making the street more inviting and increasing foot traffic and dwell time. Adding places to gather, sit, and eat would encourage visitors to linger, creating more opportunities for spontaneous shopping, dining, and engagement with local businesses. These enhancements would not only elevate the street's vibrancy and appeal but also provide direct economic benefits to businesses in Astoria's historic downtown.



Fig. 8: Influence of Garden of Surging Waves

Influence of Garden of Surging Waves

As part of the initial analysis, the design team explored if Heritage Square should connect with the Garden of Surging Waves through circulation, cultural themes, or complementary uses. They studied pathways, sightlines, and programming to ensure Heritage Square integrates with the Garden of Surging Waves while enhancing its presence in Astoria's urban fabric. This included analyzing visitor movement, spatial interactions, and ways to reinforce the garden's cultural significance.

HOW PUBLIC ENGAGEMENT INFLUENCED THE PLAN

Community input played a vital role in shaping the vision for Heritage Square, ensuring it reflects the needs and aspirations of Astoria’s residents, businesses, and visitors. Through public meetings, surveys, and discussions, several key themes emerged, guiding the design to strengthen connections, celebrate the city’s history while looking to the future, and support local business activity. The feedback highlighted a strong desire for a flexible, multi-use public space that serves both everyday visitors

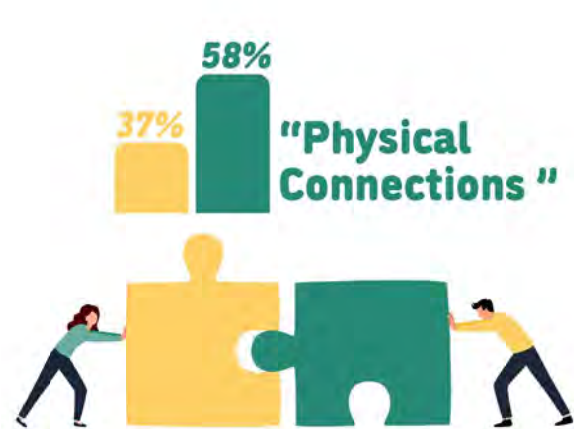
and large community events, reinforcing Heritage Square as a central gathering place in downtown Astoria.

A major focus was the relationship between Heritage Square and the Garden of Surging Waves. Residents emphasized the need for a physical and visual connection between the two spaces. Ideas such as an elevated walkway, shared landscaping, and extended pathways were considered to create a seamless transition. The community also

advocated for a design that reflects Astoria’s broader history through art, materials, and programming, ensuring the space remains rooted in local heritage while accommodating new cultural expressions.

Another priority was ensuring Heritage Square continues to support the Astoria Sunday Market, a longtime downtown staple. Public feedback favored a flexible design that accommodates market stalls, vendors, and foot traffic while allowing for other

How should the Garden of Surging Waves physically connect to Heritage Square?



Should the future Heritage Square design continue to support the Sunday Market?



Should the east side of the American Legion Building be used for art or some other type of expression to make Heritage Square a more vibrant public space?

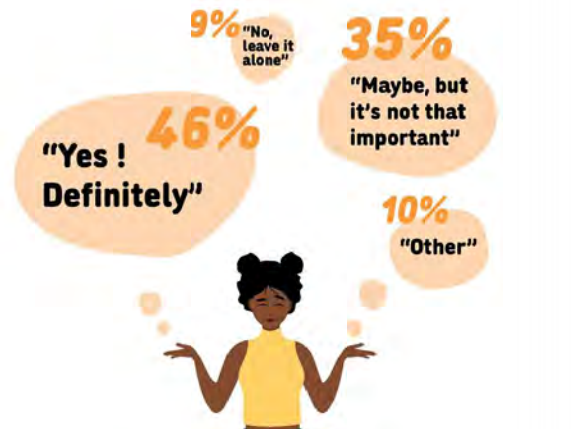


Fig. 9: What We Heard #1

community events year-round. Gathering spaces, seating, and a pedestrian-friendly layout were seen as key to maintaining the market's role in drawing both locals and visitors. Additionally, the design needed to balance market activity with everyday use, ensuring the square remains welcoming and functional beyond market days.

WHAT THE COMMUNITY WANTS

Activating Duane Street was another key theme. Residents and business owners saw opportunities to strengthen pedestrian activity and support nearby businesses through seating areas, small performance spaces, and inviting storefront connections.

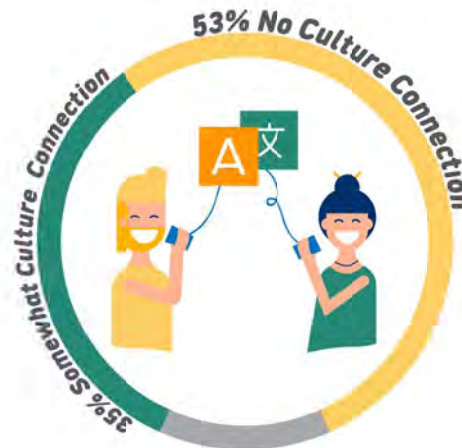
A well-designed streetscape with lighting, landscaping, and signage would reinforcing Duane Street as a lively corridor.

Public engagement ensured that Heritage Square will be more than just a public space—it will be a place of connection, culture, and community vitality. By embracing these insights, the design will make Heritage Square a dynamic and meaningful gathering place for generations to come, strengthening its role as a focal point in Astoria's historic downtown.

How should the Garden of Surging Waves influence the uses in Heritage Square?



How should the Garden of Surging Waves influence the cultural expression of Heritage Square?



How could the design help support activity along Duane street?



Fig. 10: What We Heard #2

GETTING TO PREFERRED SCENARIO

In the winter of 2024, the First Forty Feet team engaged residents and stakeholders in shaping the future of Heritage Square by presenting three distinct design concepts. Each concept explored different ways to enhance public gathering spaces, connectivity, and integration with the Garden of Surging Waves, while balancing community needs and site constraints.

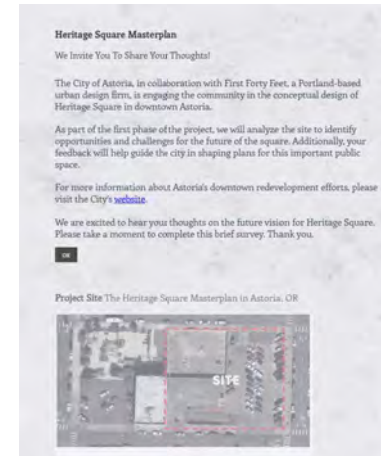
Many voices from the community showed up to express both their enthusiasm and concerns, highlighting the importance of the space and its role in downtown Astoria. At the public event, attendees were given a questionnaire to provide feedback on the concepts, and an online survey was made available on the City's website for nearly a month afterward to ensure broader participation. This approach allowed the team to gather as much public input as possible, helping to refine and develop a preferred concept that best reflects the community's vision for Heritage Square.

On the following pages, the three design alternatives are presented, with the percentage of votes in favor shown in the upper right-hand corner of each option.

Open House Event



Engagement Tools



Public Feedback



Fig. 11: Photos of Engagement Process

Concept A strengthens the connection between Heritage Square and the Garden of Surging Waves, extending public space along Duane Street to 12th Street. It expands the Astoria Historic Timeline, further anchoring the site in the city's history, while reintroducing glass tiles reminiscent of the original historic tiles to enhance its historical continuity. Flexible seating supports both daily use and events, and the design ensures the space can accommodate the Astoria Sunday Market, creating a dynamic, multi-use public plaza. Additionally, a parking lot along Exchange Street remains available for downtown businesses during the week and transitions for market use on Sundays, enhancing its current functionality.



Fig. 12: Concept A: Passive to Active - Sunday Market

40%
Participants chose
Active to Passive

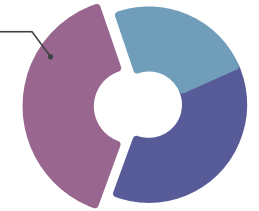


Fig. 13: Concept A: Passive to Active

GETTING TO PREFERRED SCENARIO

Concept B introduces a complementary green space adjacent to the Garden of Surging Waves, extending the park while creating a distinct yet cohesive public space. Along Duane Street, a series of inviting “living rooms” provide flexible seating for social interaction, relaxation, and community gathering. A unique feature of the design is the seating, inspired by the historic underground chair columns that have supported Astoria's city blocks for over a century. By bringing these hidden structural elements to the surface, the design honors the city's history while creating an engaging, interactive space. This blend of heritage, gathering spaces, and greenery ensures Heritage Square remains a vibrant and welcoming destination.



Fig. 14: Concept B: Garden Rooms - Sunday Market



Fig. 15: Concept B: Garden Rooms

Concept C prioritizes expanding public gathering space in downtown Astoria while minimizing space allocated for parking. Oriented toward Duane and 12th Streets, it features a versatile, amphitheater-like plaza designed for events, performances, and daily social interactions. A lush green space bridges the plaza to the Garden of Surging Waves, providing a natural transition and buffer for the designated public parking to keep more of the site dedicated to public use. A key feature is the elevated pedestrian walkway, offering an accessible connection from the plaza to the garden's portal. By prioritizing community gathering over parking, Concept 3 strengthens downtown Astoria's role as a vibrant, pedestrian-friendly destination.



Fig. 16: Concept C: The Round - Sunday Market

37%
Participants chose
The Round



Fig. 17: Concept C: The Round





DEVELOPMENT FRAMEWORK

DESIGN GUIDELINES & CONSIDERATIONS

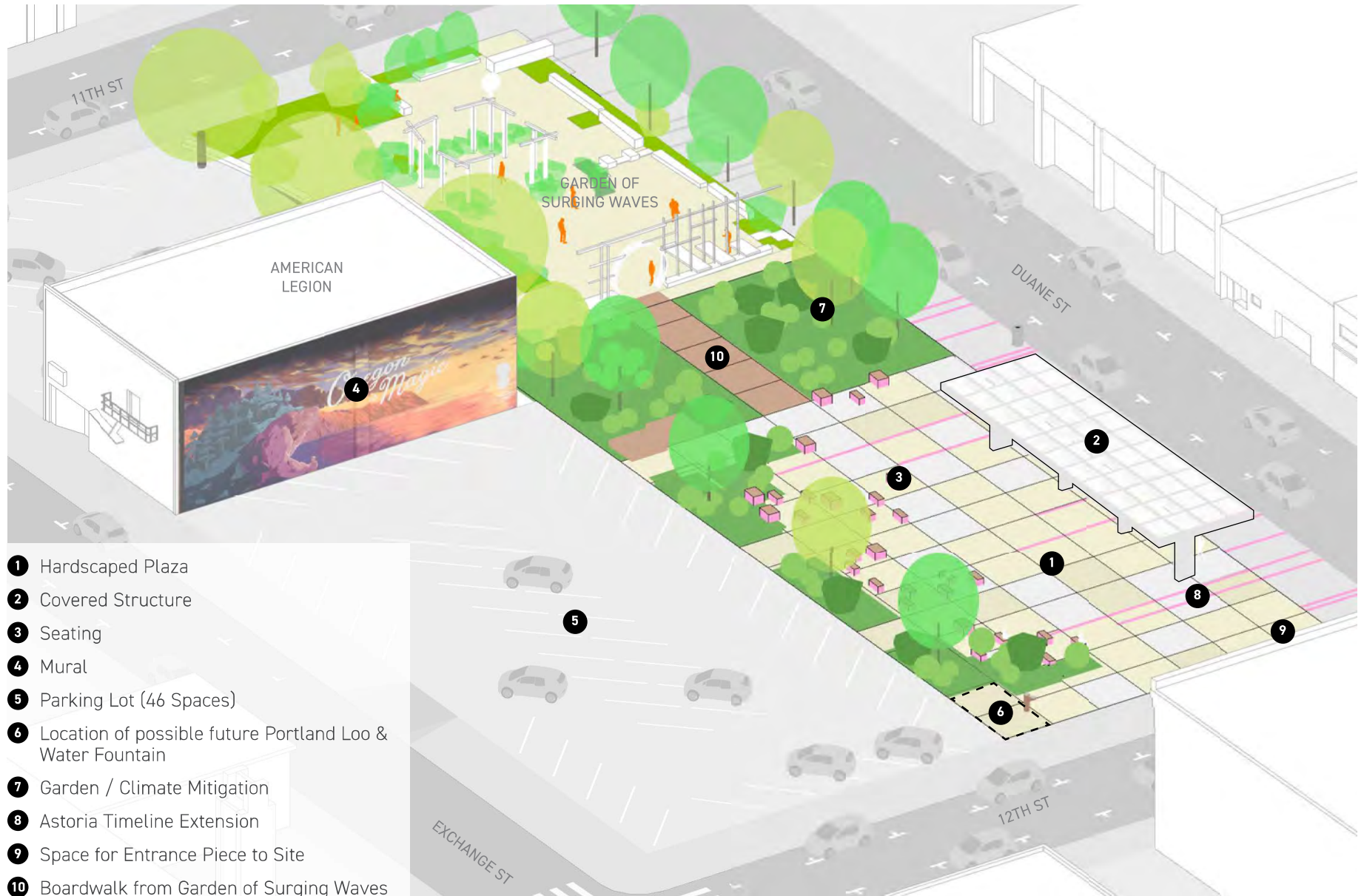


Fig. 18: Final Design Concept

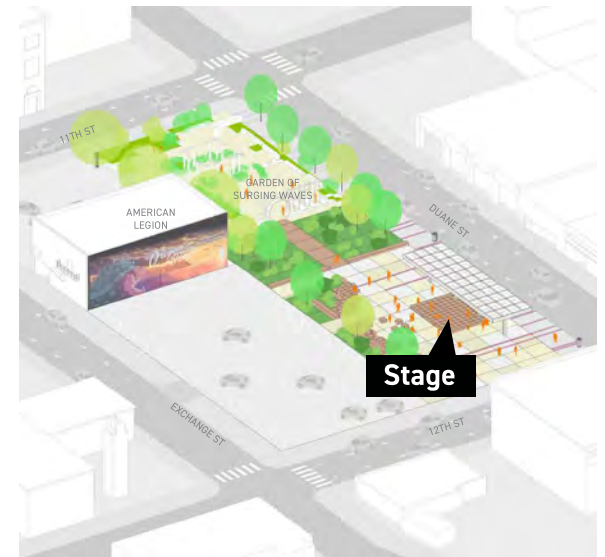
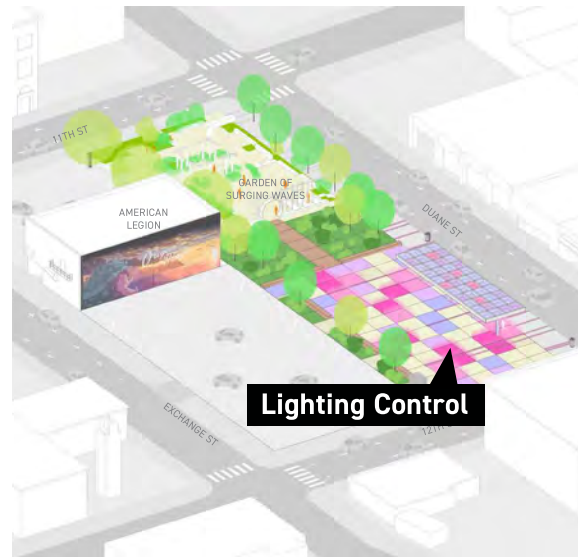
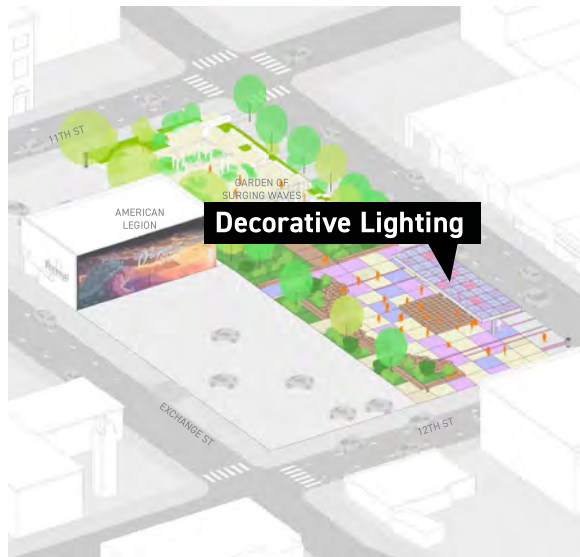


Fig. 19: Final Design Concept Axon Diagrams 1-3

General Lighting

Lighting should play a key role in Heritage Square, enhancing safety, wayfinding, and ambiance while reflecting strong community support for well-lit public spaces. Paving lights define gathering areas and guide pedestrians, while integrated lighting in the covered structure creates a warm, inviting glow for evening events and gatherings. Public feedback emphasized the need for better nighttime visibility and an engaging atmosphere, leading to lighting that is both functional and artistic.

Lighting Through the Year

The lighting at Heritage Square is designed for flexibility in intensity and color, adapting to events and seasons. Dimmable lights create a soft glow for small gatherings or brighten for large events. Color-changing LEDs enhance seasonal celebrations and cultural events, adding vibrancy to the space. In winter or foggy conditions, brighter lighting improves visibility and safety, while softer tones in summer create a welcoming atmosphere. This adaptability keeps Heritage Square dynamic and engaging year-round.

Opportunities for Performances

The seating along the edges and the covered structure at Heritage Square create a natural venue for public performances, transforming the space into a flexible gathering place. The edge seating provides comfortable spots for audiences to watch live music, theater, or community events, while the covered structure serves as a stage, offering shelter for performers and events year-round. This design ensures that Heritage Square becomes a vibrant hub for arts and culture in downtown Astoria.

EVENT FEASIBILITY STUDY

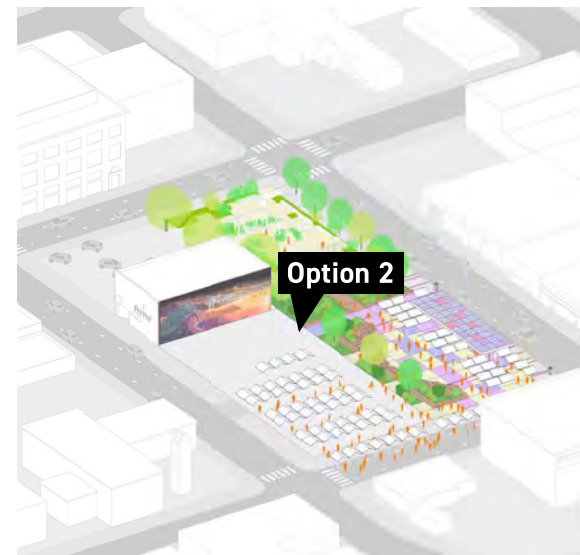
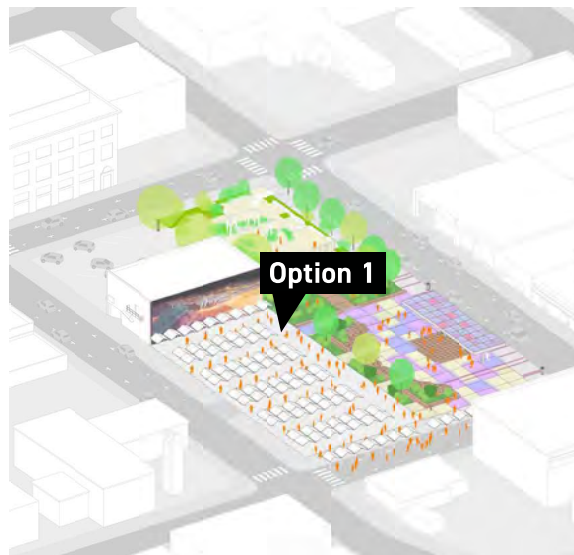


Fig. 20: Concept Diagrams of Event day 1-2

Sunday Market in the Parking Lot

The new parking lot at Heritage Square remains a key space for the Astoria Sunday Market, providing a familiar and functional area for vendors. During market days, the adjacent plaza serves as a lively gathering space, offering seating, shaded areas, and spots community activities. This connection between the market and plaza encourages visitors to linger, socialize, and explore nearby businesses, enhancing the overall market experience.

Sunday Market in the Plaza

The flexible, hardscaped plaza at Heritage Square allows the Sunday Market to extend into the space, accommodating vendors while preserving some parking in the adjacent lot. This layout encourages visitors to explore the market while maintaining convenient access for those arriving by car. The plaza's open design supports a variety of market configurations, ensuring both efficient vendor setup and a welcoming atmosphere for shoppers and community gatherings.

SITE PLAN



Fig. 21: Site Plan

SITE SECTION

The site section illustrates the connection between the Garden of Surging Waves and the hardscaped plaza of Heritage Square. Lush landscaping and layered plantings define the garden zone, creating a threshold that softens the transition between the two spaces. Along the pathway, people gather in the plaza, enjoying the open space and vibrant urban setting, blending greenery with activity.



Fig. 22: Site Section

SQUARE DURING SUNDAY MARKET

The rendering captures Heritage Square during the Sunday Market on a sunny day. Vendors occupy the adjacent parking lot to the south while the plaza allows people to gather at seating areas, and enjoy live performances under the covered structure. The scene highlights a vibrant, pedestrian-friendly and community oriented space.

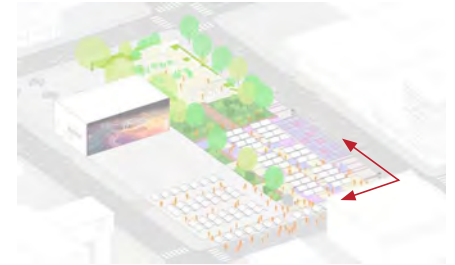


Fig. 23: Visualization of the Square 1

EVENING VIEW

The rendering shows Heritage Square on a typical evening, where warm, ambient lighting casts a charming glow over the plaza. The illuminated canopy creates a welcoming focal point, while paving lights and canopy lighting enhance visibility and safety, ensuring the space remains active and inviting for evening gatherings and events.



Fig. 24: Visualization of the Square 2

NIGHT VIEW WITH FESTIVE LIGHTING

In this view, the LED lighting activates Heritage Square for special events and celebrations. Color-changing lights highlight the covered structure, while programmable paving and accent lighting enhance the atmosphere. This adaptable system brings energy to seasonal festivals, cultural events, and community gatherings, keeping the space lively after dark.



Fig. 25: Visualization of the Square 3

DURING THE WINTER MONTHS

The rendering depicts Heritage Square on a typical rainy, windy winter day, where the covered structure provides much-needed weather protection for visitors. Beneath the canopy, people gather, sheltered from the elements, as the warm glow of integrated lighting creates an inviting atmosphere.

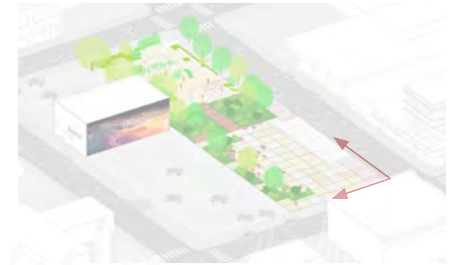


Fig. 26: Visualization of the Square 4

SQUARE ENTRY FROM GARGEN OF SURGING WAVES - DAYTIME + EVENING

The rendering captures the view from the Garden of Surging Waves portal, where a lush, landscaped pathway creates a seamless transition into Heritage Square. As visitors move through the garden along the elevated boardwalk, their view gradually opens up into the plaza's flexible gathering space, reinforcing the connection between the two sites.



Fig. 27: Visualization of the Square 5-6



TYPES

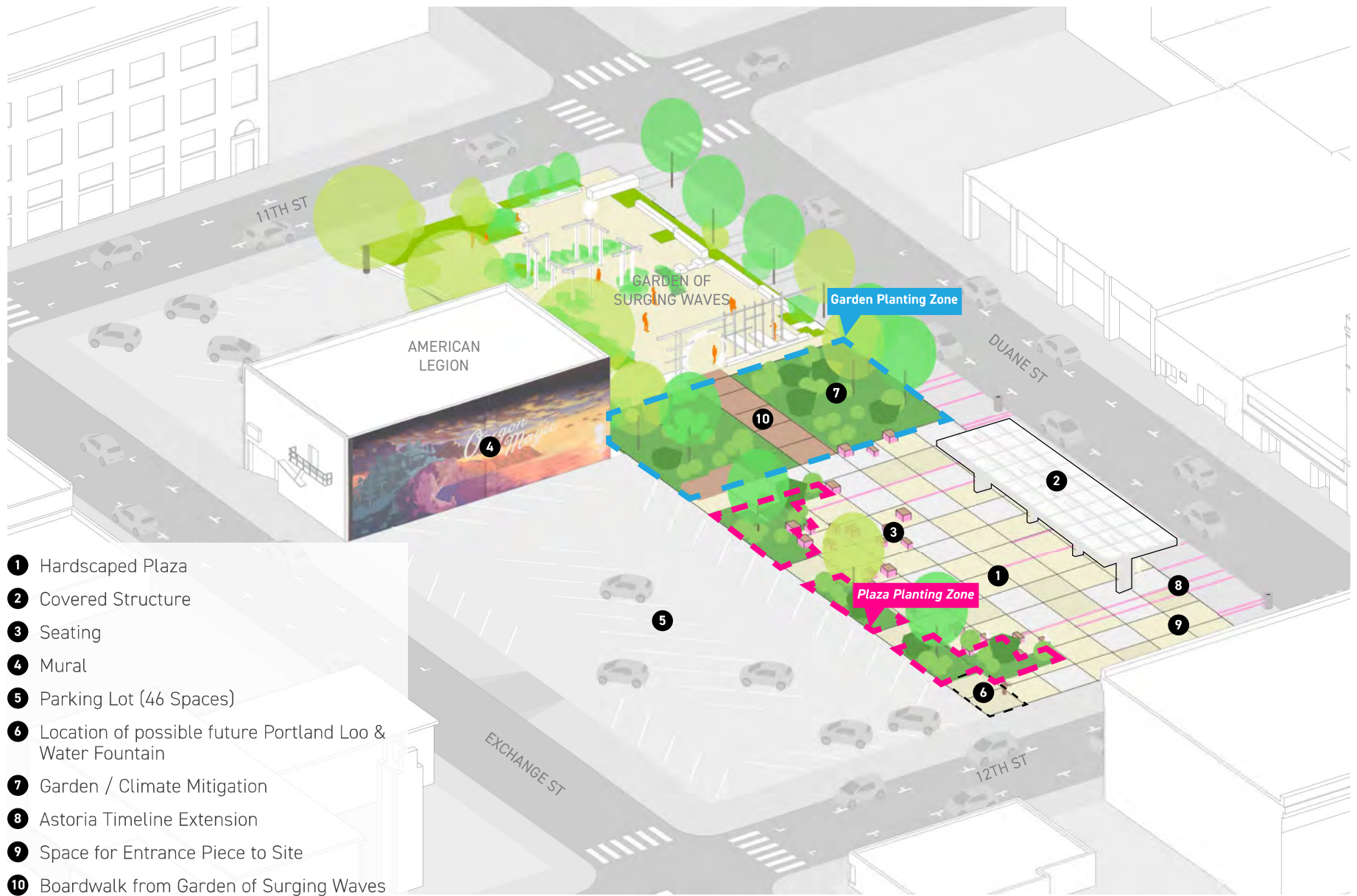


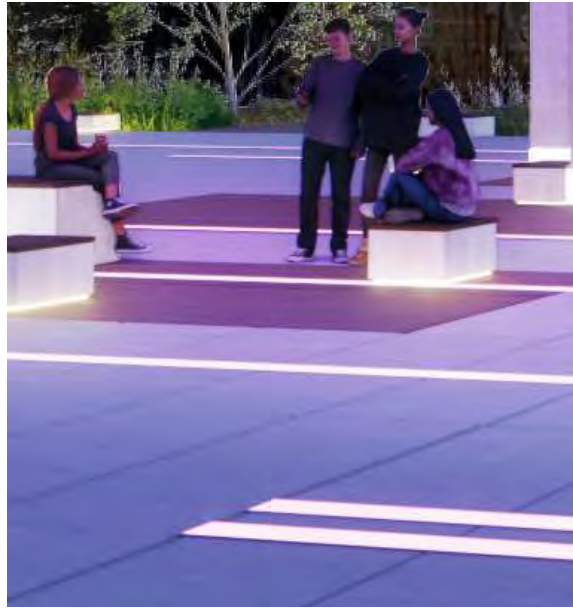
Fig. 28: The Key Diagram of Site Elements

LIGHTING



Canopy Lights

The canopy lights in the Heritage Square design draw inspiration from the distinctive glass tiles found throughout downtown Astoria, paying homage to the city's rich architectural heritage. These lights not only illuminate the plaza but also create a visual connection to the historic built environment, blending past and present in a thoughtful, artistic way. Designed as controlled LED fixtures, the lights can change color and intensity, allowing for dynamic lighting effects that adapt to different events and seasons.



Bench and Ground Lighting

Bench and ground lighting in Heritage Square will enhance nighttime navigation of the space while creating a welcoming atmosphere. These imbedded LED lights can be placed along pathways and seating areas to ensure safety and accessibility after dark. They also highlight the Astoria timeline embedded in the sidewalk, drawing attention to the city's history in an engaging and visually compelling way.

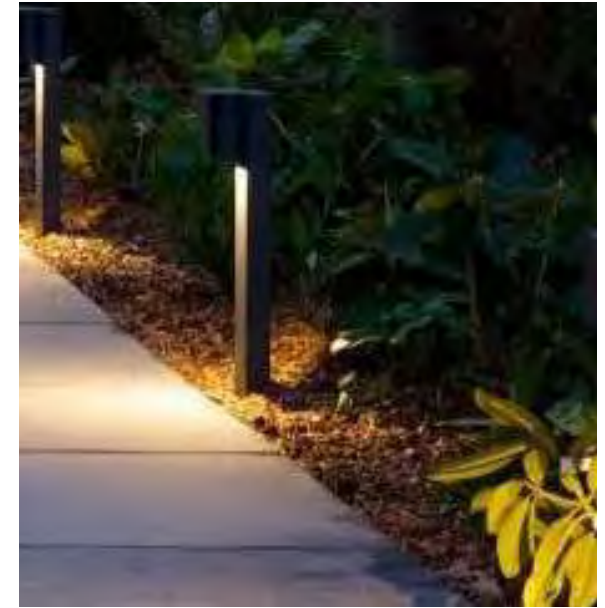
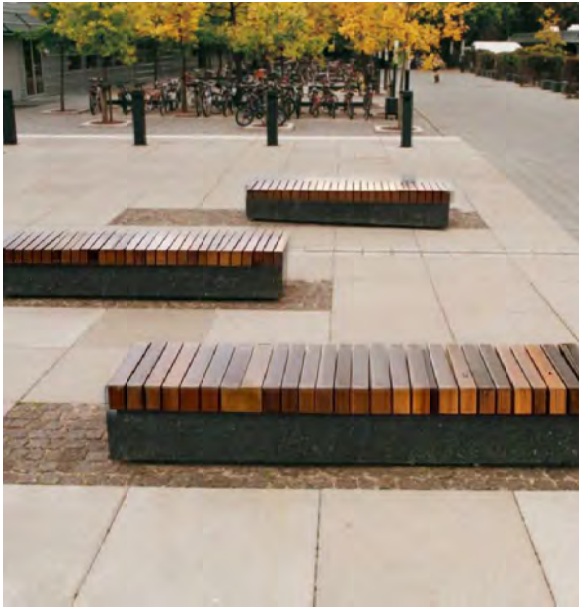


Fig. 29: Lighting Features

Garden Path + Bridge Lighting

Lighting along the garden path pedestrian walkway will be essential for guiding visitors through the transitional garden from the Garden of Surging Waves into Heritage Square. These fixtures will ensure safe passage while enhancing the immersive experience of moving through the landscape. This lighting will create visual connections between the two spaces, inviting exploration and highlighting the garden's role as a meaningful transition within the broader urban fabric.

SITE ELEMENTS



Wood-Top Bench Seating

The plaza seating takes inspiration from the city's underground columns, reflecting Astoria's architectural heritage in a modern, sculptural form. To enhance comfort and usability, a wood top should be incorporated, providing a warm, inviting surface for visitors to rest and gather. This blend of an historic reference and contemporary design ensures the seating is both visually striking and functional, enriching the overall experience of Heritage Square.



Canopy

The concrete canopy in Heritage Square offers both functional shelter and an opportunity for storytelling. By incorporating signage and sculptural historic imprints into the concrete, the design can illustrate how Astoria was built and rebuilt over time. These imprints will serve as a visual narrative, allowing visitors to engage with the city's layered history while enhancing the plaza's identity as a place of resilience and community memory.



Fig. 30: Site Features

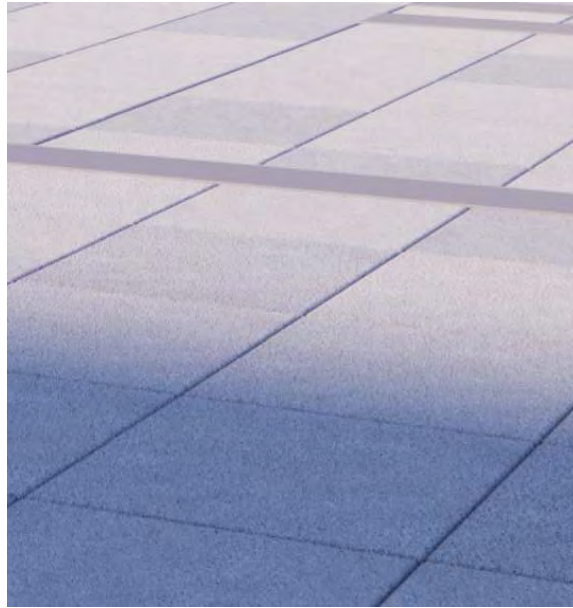
Mural Art

The mural on the American Legion Building adds vibrant local history and cultural identity to Heritage Square. Its bold imagery celebrates the community's past and fosters pride, creating a unique artistic focal point that enhances the area's sense of place and connection to the city's heritage.



Boardwalk and Gathering Area

The pedestrian walkway into the square, along with the seating areas, could be constructed using Trex or another weather-resistant decking material. This choice ensures durability and low maintenance, while maintaining a visually appealing aesthetic that complements the surrounding environment. The material's ability to withstand the elements makes it an ideal solution for creating a comfortable and long-lasting space for visitors to relax and enjoy the area year-round.



Paving

The paving in Heritage Square could be concrete scored with control joints to reinforce the city's orthogonal grid, while random smooth-finish troweled sections add a dynamic, textured element. This balance of order and visual interest enhances the space's character and complements the city's historic grid.



Fig. 31: Paving and Staging

Temporary Staging

Planning for the installation of temporary stages should be carefully considered to accommodate performances and events in the space. Flexible staging areas with proper infrastructure for setup and takedown will ensure ease of use and minimal disruption to the surrounding area. Considerations such as access to power, seating arrangements, and traffic flow should be incorporated into the design to create a functional and adaptable venue for various activities.

PLANTING PALETTE



Polystichum munitum, sword fern

- Shade tolerant
- Low maintenance
- Grow in a variety of soils
- Native to the Pacific Northwest

 Garden / Climate Mitigation Zone



Camassia leichtlinii, camas

- Regional adaptation
- Cold hardy
- Attracts pollinators
- Early spring blooming, vibrant blue or purple flowers

 Plaza Planting Zone

ECO-RESTORATIVE
CLIMATE
RESILIANCE



Helleborus, lenten rose

- Winter-resistant
- Ideal for shaded areas
- Easy care
- Hardy and disease-resistant
- Compact, clump-forming habit

Fig. 32: Selected Perennial Plant Varieties



Ribes sanguineum, flowering currant

- Coastal wind tolerant
- Deciduous shrub
- Grow in a variety of soils
- Attractive clusters of pink to red flowers in early spring



Rosa gymnocarpa, baldhip rose

- Adapted to the local climate
- Resilient once established
- Soil flexibility
- Supports local wildlife
- Year-round appeal, flowers in the spring and hips in the late summer and fall



Symphoricarpos albus, snowberry

- Naturally adapted to the region's climate, soil types, and ecosystems
- Coastal adaptability, tolerant of salt
- Winter interest
- Non-invasive growth

Fig. 33: Selected Perennial Shrub Varieties 1

PLANTING PALETTE



Gaultheria shallon, salal

- Native evergreen shrub
- Shade tolerant
- Attracts pollinators
- Dark green leaves provide year-round cover



Garden / Climate Mitigation Zone



Mahonia, Oregon grape

- Tough evergreen shrub native to the PNW
- Known for its spiny leaves and bright yellow flowers
- Thrives in both sun and partial shade
- Salt tolerant



Plaza Planting Zone



Spiraea spp., spirea

- Hardy shrubs that come in both deciduous and semi-evergreen varieties
- Produce clusters of small, colorful flowers
- Tolerant of salt exposure
- Attractive clusters of pink to red flowers in early spring

Fig. 34: Selected Perennial Shrub Varieties 2



***Pseudotsuga menziesii*, douglas fir**

- Native to the PNW-ideal for shaded areas
- Highly resilient
- Tolerates a range of soil types
- Well-suited for both wet and dry conditions
- Soft, green needles



***Acer macrophyllum*, bigleaf maple**

- Well-adapted to the moist, cool climates
- Grows rapidly in coastal climates
- Large, attractive leaves that turn bright yellow in the fall
- Provides excellent shade



***Picea sitchensis*, sitka spruce**

- Native to coastal regions
- Grows rapidly in coastal climates
- Soil flexibility
- Ideal for creating a vertical visual element
- Blue-green needles

Fig. 35: Selected Perennial Tree Varieties





NEXT STEPS

INTRODUCTION

The Heritage Square project in Astoria, Oregon, is rooted in an inclusive community input process, with First Forty Feet recommending this document as the foundation for moving forward. The City Council's motion to designate Heritage Square as a public gathering place reinforces the project's direction. Lessons learned from similar projects, such as the Buchanan Street Mall renovation in San Francisco and the Riverfront Park redevelopment in Spokane, highlight the importance of phased construction, diverse funding sources, and continuous community engagement.

Site Preparation and Infrastructure Work

The first priority is to prepare the site for future infrastructure work by utilizing secured grant funding to fill the existing hole. Early site preparation, as demonstrated in the Buchanan Street Mall project, helps prevent costly delays and ensures smoother construction progress.

Community and Stakeholder Engagement

Alongside financial planning, the City must continue its commitment to public outreach and stakeholder engagement. Both case studies have shown that maintaining transparency and incorporating ongoing community input helps sustain political and public support throughout the project's development.

Comprehensive Funding Strategy

Following site preparation, the City should develop a comprehensive funding strategy that combines city funds, grants, and potential private investment. Spokane's Riverfront Park redevelopment showcases the benefits of diverse funding for financial flexibility.

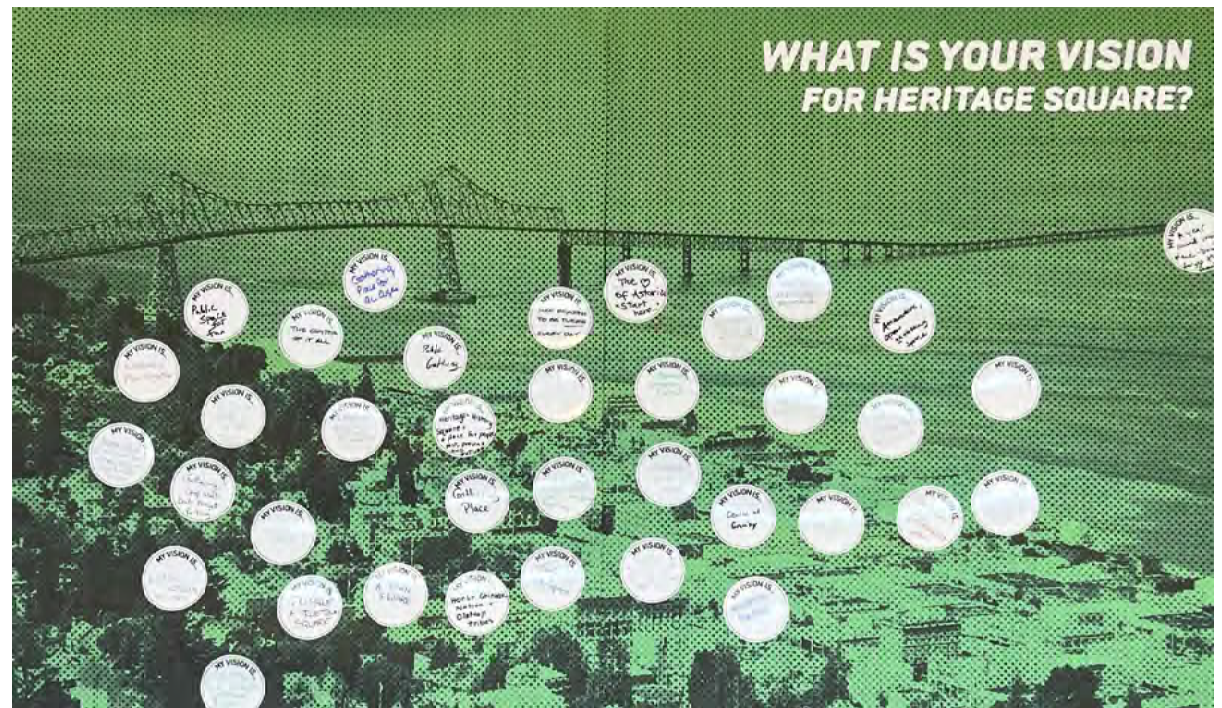


Fig. 36: Photo of the Vision Board from Engagement Event 1

Phased Construction Approach

To minimize disruption and adapt to evolving conditions, a phased construction approach should be implemented. Keeping portions of the space accessible during construction allows for adjustments based on funding availability and site conditions.

Design and Development Coordination

As the project moves into the design phase, the City should release an RFP to engage a design firm and master developer to produce construction drawings. Close collaboration between designers and developers is crucial for achieving a cohesive and well-integrated final product.

Sunday Market Relocation Strategy

A plan should also be established to relocate the Sunday Market during construction while ensuring that it remains accessible and visible to the community. Buchanan Street Mall's redevelopment highlighted the importance of proactively planning for event continuity to support local businesses and preserve a sense of community engagement.

Sustainability and Accessibility Considerations

In addition, the final design should prioritize sustainable and inclusive features such as stormwater management, accessibility improvements, and enhanced pedestrian connectivity. Both case studies emphasized the role of sustainability and inclusivity in ensuring the long-term success of public spaces.

Progress Monitoring and Adaptation

Finally, the City should implement a system for regular progress reviews to monitor milestones and make necessary adjustments based on funding, construction timelines, and public feedback. Continuous assessment ensures that the project remains adaptable and responsive to the needs of the community.

By incorporating these key strategies, the Heritage Square redevelopment will balance historical preservation with contemporary urban needs, creating a vibrant and functional public space for Astoria.



Fig. 37: Photo of the Focus Group from Engagement Event 1

COST ESTIMATE

The cost estimate for the Heritage Square project in Astoria, OR, provides a comprehensive assessment of anticipated expenses while incorporating flexibility for potential contingencies. Given the variability in construction timelines, the estimate accounts for potential cost fluctuations related to labor, materials, and market conditions. Additionally, the estimate acknowledges a range of unknown factors that may emerge from various site surveys, including geotechnical, environmental, and utility assessments. By including contingency allowances, the estimate ensures that the project remains financially viable even in the face of unforeseen challenges, ultimately supporting the successful implementation of the design vision for Heritage Square.

Astoria Heritage Square - Preferred Design Opinion of Probable Cost - Design Development							Otak Project No. 22094 March 12, 2025
1. Quantities based on SketchUp model provided to Otak on 3/6/2025 2. Quantities and costs are preliminary and subject to change upon completion of detailed construction plans. 3. Assumes dry weather construction in one phase. 4. Assumes construction within 2 years of cost estimate.							
For: City of Astoria Astoria, Oregon	Prepared By: GAK / DS Date:						Otak, Incorporated 3/12/2025
ITEM	DESCRIPTION	LOW UNIT PRICE	HIGH UNIT PRICE	UNIT	QUANTITY	LOW END AMOUNT	HIGH END AMOUNT
SCHEDULE A - General / Misc Construction Costs							
1	Mobilization/demobilization	\$200,000.00	\$350,000.00	LS	1	\$ 200,000	\$ 350,000
2	Construction Staking/Surveying	\$5,000.00	\$5,000.00	LS	1	\$ 5,000	\$ 5,000
3	Erosion Sediment Control (12 Months)	\$35,000.00	\$50,000.00	LS	1	\$ 35,000	\$ 50,000
4	Hole Fill (From 10/24 Cost Estimate Provided by Astoria Parks)	\$201,000.00	\$251,250.00	LS	1	\$ 201,000	\$ 251,250
SCHEDULE A SUBTOTAL						\$ 441,000	\$ 656,250
SCHEDULE B - Utilities							
1	1.5" Water Line Tap Fee	\$13,166.00	\$21,033.00	EA	1	\$ 13,166	\$ 21,033
2	1.5" Water Meter	\$450.00	\$1,100.00	EA	1	\$ 450	\$ 1,100
3	1.5" Backflow Preventer (RPBA)	\$1,500.00	\$3,500.00	EA	1	\$ 1,500	\$ 3,500
4	Electrical Infrastructure (Transformer/Wiring/Panel/Controllers)	\$90,000.00	\$140,000.00	LS	1	\$ 90,000	\$ 140,000
SCHEDULE B SUBTOTAL						\$ 105,116	\$ 165,633
SCHEDULE C - Hardscape							
1	Base Prep 4" Depth	\$3.00	\$6.00	SF	33,850	\$ 101,550	\$ 203,100
2	Concrete Paving - Light Broom Finish	\$12.00	\$20.00	SF	15,500	\$ 186,000	\$ 310,000
3	Concrete Additive - Sparkle Grain (1/2 of paving)	\$2.00	\$4.00	SF	7,750	\$ 15,500	\$ 31,000
3	LED Pavers w/ Installation 5' O.C.	\$140.00	\$275.00	LF	571	\$ 79,940	\$ 157,025
4	Timeline Paving (Specialty)	\$15.00	\$25.00	LF	571	\$ 8,565	\$ 14,275
4	Parking Lot (Asphalt)	\$3.25	\$5.50	SF	18,350	\$ 59,638	\$ 100,925
5	Parking Lot Striping	\$10.00	\$15.00	SF	100	\$ 1,000	\$ 1,500
6	Composite Wood Decking Panels	\$22.00	\$45.00	SF	1,955	\$ 43,010	\$ 87,975
SCHEDULE C SUBTOTAL						\$ 495,203	\$ 905,800
SCHEDULE D - Site Furnishings							
1	Concrete Benches Small	\$1,500.00	\$2,500.00	EA	11	\$ 16,500	\$ 27,500
2	Concrete Benches Large	\$2,000.00	\$3,000.00	EA	15	\$ 30,000	\$ 45,000
3	Concrete Benches XL	\$2,500.00	\$3,500.00	EA	11	\$ 27,500	\$ 38,500
4	Bench Lighting	\$500.00	\$1,000.00	EA	37	\$ 18,500	\$ 37,000
4	Trash Receptacle	\$1,000.00	\$1,200.00	EA	3	\$ 3,000	\$ 3,600
5	Bike Rack	\$350.00	\$450.00	EA	4	\$ 1,400	\$ 1,800
6	Park Sign	\$4,000.00	\$6,000.00	EA	1	\$ 4,000	\$ 6,000
7	Parking Lot Light Poles	\$6,000.00	\$10,000.00	EA	2	\$ 12,000	\$ 20,000
SCHEDULE D SUBTOTAL						\$ 112,900	\$ 179,400
SCHEDULE E -Concrete and Glass Canopy Structure							
1	1" Thick Acrylic Concave "Glass" Panels (Bottom)	\$500.00	\$1,500.00	EA	52	\$ 26,000	\$ 78,000
2	1" Thick Acrylic Convex "Glass" Panels (Bottom)	\$400.00	\$1,200.00	EA	52	\$ 20,800	\$ 62,400
2	Concrete Canopy (6" Thick)	\$30.00	\$60.00	SF	2,200	\$ 66,000	\$ 132,000
3	Structural Reinforcement (Rebar,Mesh,Embeds for Acrylic)	\$10.00	\$20.00	SF	2,200	\$ 22,000	\$ 44,000
4	Formwork for Canopy (Custom Molds for Acrylic)	\$20.00	\$50.00	SF	2,200	\$ 44,000	\$ 110,000
5	Concrete Columns (1.5'x4'x14')	\$18,500.00	\$40,000.00	EA	4	\$ 74,000	\$ 160,000
6	Foundation (Footings for Columns)	\$10,000.00	\$20,000.00	EA	4	\$ 40,000	\$ 80,000
7	Lighting	\$20.00	\$40.00	SF	2,200	\$ 44,000	\$ 88,000
8	Installation/Labor (Casting, Glass Setting, Structural Assembly)	\$40.00	\$80.00	SF	2,200	\$ 88,000	\$ 176,000
SCHEDULE E SUBTOTAL						\$ 424,800	\$ 930,400

Fig. 38: Cost Estimate Summary 1

SCHEDULE F - Raised Pedestrian Walk						
1 Composite Wood Decking	\$12.00	\$25.00	SF	800	\$ 9,600	\$ 20,000
2 Composite Wood Curbing	\$30.00	\$50.00	LF	120	\$ 3,600	\$ 6,000
3 Substructure	\$20.00	\$40.00	SF	800	\$ 16,000	\$ 32,000
4 LED Lights	\$100.00	\$300.00	EA	15	\$ 1,500	\$ 4,500
5 Foundation/Piers	\$2,000.00	\$6,000.00	EA	11	\$ 22,000	\$ 66,000
6 Installation	\$10,800.00	\$21,600.00	EA	1	\$ 10,800	\$ 21,600
SCHEDULE F SUBTOTAL					\$ 63,500	\$ 150,100
SCHEDULE G - Landscaping						
1 Shrubs - 5 Gal	\$45.00	\$65.00	EA	145	\$ 6,525	\$ 9,425
2 Perennials - 3 Gal	\$30.00	\$40.00	EA	190	\$ 5,700	\$ 7,600
3 Deciduous Trees - 1.5" Cal.	\$300.00	\$450.00	EA	21	\$ 6,300	\$ 9,450
4 Evergreen Trees - 6' Min.	\$350.00	\$500.00	EA	8	\$ 2,800	\$ 4,000
5 Drip and Spray Irrigation	\$2.00	\$4.00	SF	6,384	\$ 12,768	\$ 25,536
6 Low Voltage Tree Up-lights (1.5 lights per tree)	\$431.00	\$1,300.00	EA	29	\$ 12,499	\$ 37,700
SCHEDULE G SUBTOTAL					\$ 46,592	\$ 93,711
Construction Contingency				35%	\$ 591,189	\$ 1,078,453
Design Fees and Constuction Permitting				18%	\$ 304,040	\$ 554,633
Total Heritage Square Preferred Design					\$ 2,584,339	\$ 4,714,380
Additive Option 1 - Portland Loo						
1 Product and Delivery	\$155,000.00	\$175,000.00	EA	1	\$ 155,000	\$ 175,000
2 Installation Costs (Minimal site work - done w/ park construction)	\$30,000.00	\$80,000.00	EA	1	\$ 30,000	\$ 80,000
Monthly Maintenance Estimate					\$ 185,000	\$ 255,000
Ongoing Maintenance Costs						
	Month	Month			Year	Year
1 LED Lighting inspection and repairs (quarterly inspections, occasional replacement)	\$833.00	\$1,667.00	EA	12	\$ 9,996	\$ 20,004
2 Lighting control system maintenance costs (software updates and repairs	\$200.00	\$300.00	EA	12	\$ 2,400	\$ 3,600
3 Landscape Maintenance (pruning, Irrigation checks, mulching)	\$200.00	\$400.00	EA	12	\$ 2,400	\$ 4,800
4 Power washing surfaces (2 times per year)	\$135.00	\$200.00	EA	12	\$ 1,620	\$ 2,400
5 Trash & General Cleanup (2 hrs/day)	\$3,000.00	\$4,000.00	EA	12	\$ 36,000	\$ 48,000
*Labor assumed at \$50/hr)						
Yearly Maintenance Estimate					\$ 52,416	\$ 78,804
Additive Option 1 - Portland Loo - Monthly Maintenance Cost	\$1,295.00	\$1,600.00	EA	12	\$ 15,540	\$ 19,200

Fig. 39: Cost Estimate Summary 2

PROJECT TIMELINE

Recommended Timeline (Subject to Secured Funding)

- **2025-2026:** Secure grant funding and fill the existing site.
- **2025-2026:** Obtain initial funding from city sources and grants.
- **2026:** Release RFP for a master developer and design firm; expand community engagement efforts.
- **2026-2027:** Develop construction drawings and finalize design plans.
- **2028-2029:** Begin phased construction.



Fig. 40: Photo of the Heritage Square "Hole"

Contingency Plan

If the project experiences delays exceeding five years, the City should revisit the design through renewed community engagement to ensure it aligns with downtown's evolving needs.

By incorporating these insights from similar projects, the Heritage Square redevelopment can effectively balance historical preservation with modern community needs, creating a space that is both functional and culturally meaningful.

APPENDIX

Engagement Event No.1 Mentimeter Result Data:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.1%20Mentimeter%20Result%20Data.pdf

Engagement Event No.1 Survey Monkey Result Data:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.1%20Survey%20Monkey%20Result%20Data.pdf

Engagement Event No.1 Result Overall Analysis:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.1%20Result%20Overall%20Analysis.pdf

Engagement No.2 Mentimeter Result Data:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.2%20Mentimeter%20Result%20Data.pdf

Engagement No.2 Survey Monkey Result Data:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.2%20Survey%20Monkey%20Result%20Data.pdf

Engagement No.3 Survey Monkey Result Data:

https://www.astoria.gov/assets/dept_14/pm/pdf/Heritage%20Square/Engagement%20No.3%20Survey%20Monkey%20Result%20Data.pdf

