



Lake Forest Park Lakefront Improvements

Design, Engineering, Environmental, and Permitting

D|C|G

WATERSHED

Schedule overview

Notice to Proceed received July 11, 2023

Pre-design (July to October):

- Data Collection
- Site Analysis
- Early Engagement

Concept Design (October to January 2024):

- Design programming
- Alternatives development
- Feasibility analysis
- Permit mapping
- Cost estimation

Council Update
11/9/2023

Alternatives Analysis (January 2024 to March):

- Presentation of alternatives
- Refinement
- Selection of preferred design

Council Update
3/7/2024

Schematic Design (March to June):

- Advance preferred design
- Preparation and delivery of schematic design package

End of current phase 1 contract

Early works demolition – *March to December 2024*

Design Development – *targeting Notice to Proceed in June 2024*

Progress report

Concept Design (October to January 2024):

- **Design programming**
- Alternatives development
- Feasibility analysis
- Permit mapping
- Cost estimation

Completed:

Evaluate survey data, community input, regulatory and site information, grant requirements, and city feedback

Identify potential park program of site uses, facilities, amenities

Progress report

Concept Design (October to January 2024):

- Design programming
- **Alternatives development**
- **Feasibility analysis**
- **Permit mapping**
- **Cost estimation**

Completed:

Using informed approach, explore design scenarios for program implementation

Explore regulatory and permit implications to potential design scenarios

Design, vet, redesign

Refine to strong array of feasible options and send for outside pricing

Comprehensive cost review, refine design to target cost range

Progress report

Alternatives Analysis (January 2024 to March):

- **Presentation of alternatives**
- Refinement
- Selection of preferred design

Completed:

Continued community engagement

- Online open house, listserv sign up
- Outreach – social media, email, postcards, eNews

Presentation of design options

- Overview to city staff 1/18
- Presentation to PRAB 1/23 (meeting summary in Council packet)

Presentation at community workshop

- In-person workshop 2/21
- Online survey to collect community preferences open from 2/20 – 3/6

Ongoing Promotions

Website

- ~2,500 unique visitors (~780 on 11/9)
- 172 individuals on listserv (96)

Postcard mailings: 2 mailings to 4,733 homes

Enews: citywide distribution

Engagement surveys (684 total responses)

- Predesign: 496 responses
- Workshop 1 recap: 7 responses
- Workshop 2: 181 responses

LAKE FOREST PARK LAKEFRONT PARK

You can shape the vision for Lake Forest Park's public lakefront.

The Lake Forest Park Mayor and City Council have established improving public waterfront access as a high priority. This project was identified as a high priority in the City's Parks, Recreation, Open Space and Trails (PROST) plan.

The City of Lake Forest Park has acquired 2 parcels, totaling 1.91-acres, on the shores of Lake Washington. This land is located near the Town Center, Burke-Gilman Trail, and adjacent to the scenic Lyon Creek Waterfront Preserve. As of now, the City lacks public water access, and this project aims to provide the community with active water recreation opportunities in a beautiful area.

This multi-year effort requires community participation and input. Look out for opportunities to get involved or sign up at the website below to receive email updates.

lfplakefrontpark.com

Top: City map showing project location and adjacent water, pedestrian, and bicycle routes. Bottom: Aerial photo of project location facing east.

Estimated Project Schedule

2023	2024	2025	2026
7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9 10 11 12	1 2 3 4 5 6 7 8 9
DATA COLLECTION	ENGAGEMENT & PREDESIGN	DESIGN ALTERNATIVES & REFINEMENT	

LAKE FOREST PARK LAKEFRONT PARK

You can shape the vision for Lake Forest Park's public lakefront.

The city and its consultants are embarking on the design of a new public waterfront that will feature expanded park and community space.

Visit the website to find out more and to learn how you can participate in the design and planning process.

lfplakefrontpark.com

Welcome Background Virtual Tour City Website Calendar & Events

Welcome to the lakefront improvement project online open house website!

LAKE FOREST PARK LAKEFRONT PARK PROPERTY

LAKE FOREST PARK LAKEFRONT PARK

Save the date!

Join the Community Workshop on Wednesday, October 25th at Lake Forest Park City Hall.

This will be an open house event with activities for all ages. Stop by anytime between 5:30PM - 7:30PM.

Learn more about the project, take a virtual tour, and take the community survey at the project website.

lfplakefrontpark.com

Virtual Community Workshop: Survey is now open!

The community survey for the second Community Workshop is now open. The in-person meeting will take place Wednesday, October 25th at Lake Forest Park City Hall.

The second Community Workshop for the Lakefront Improvements Project is available in both in-person and virtual formats.

Select Language

Presentation of Design Options

Parks and Recreation Advisory Board

- Jan 23, 2024, 2 hr in-person meeting (hybrid option)
- Presentation with interactive exercises
- Attended by all members of PRAB
- Summary of discussion included in PRAB notes
- PRAB came to consensus on preferred design February 28, recommendation memo sent to Council on March 6

Community Workshop 2

- Feb 21, 2024, 2 hr in-person meeting
- Open house format with interactive exercises
- 87 participants signed in
- Data collection via online survey
 - Survey open 2/20 – 3/6/2024
 - 181 responses

Presentation of Design Options

PRAB Meeting

Jan 23, 2024, 2 hr in-person meeting (hybrid option)

Presentation with interactive exercises

Attended by all members of PRAB

Summary of discussion included in PRAB notes and posted to project website

PRAB recommendation provided to Council

City of Lake Forest Park Parks & Recreation Advisory Board

Memo

To: Lake Forest Park City Council
From: Parks and Recreation Advisory Board
cc: Cory Roche

Background:

The Parks and Recreation Advisory Board (PRAB) has been honored to be a part of the project to create a new park in the city. At this stage, we have been asked to review and discuss several open design questions and provide our recommendations to the City Council. The city has held two design open houses for community members to attend, as well as two online surveys. The most recent open house and survey provided much community input regarding the pending design questions. Additionally, members of the PRAB have discussed those questions with their own networks of local community groups and PTA's.

Summary:

Pending Design Question	PRAB recommendation
1. Parking Options	Minimal parking to include required ADA spaces, adequate load/unload spaces, and several permit-only spaces related to use of the building.
2. Lyon Creek Preserve Options	Meadow
3. Beach Options	All beach
4. Lakefront Shelter Options	Balanced design – useful for the purpose, but not ornate
5. Play Area Options	Nature inspired, but with a strong focus on an actual play area useful to kids year-round
6. Community Dock Options	All-activity dock, including exploring the addition of a swim float.



Details:

A note on community input: The PRAB found the survey responses to be very helpful in identifying what is important to the residents of the city. We read all of them and discussed themes and concerns. While we cannot address every comment raised, we really appreciate the time and effort that respondents took to share their views.

1. Parking

We would like to begin by recognizing that parking is a huge issue for this park. Based on the park size and location, no design scenario will provide adequate parking within the park for the busiest days. The city will need to rely on the parking spaces available near City Hall as the primary parking. Another aspect of this project is to improve the pedestrian experience on the walk between that parking area and the park, including sidewalks, curbs, and signage.

The park will need some on-site parking spots, but we suggest those be kept to a minimum:

- Accessible parking spaces to accommodate our park users with such needs (and to comply with state law).
- Several short-term load/unload sites, to allow for loading of people, picnic supplies, human powered watercraft, etc., and to minimize the need to carry such things across Bothell Way.
- A few permitted spaces for building users, which may include city or police staff, program/service providers, etc.

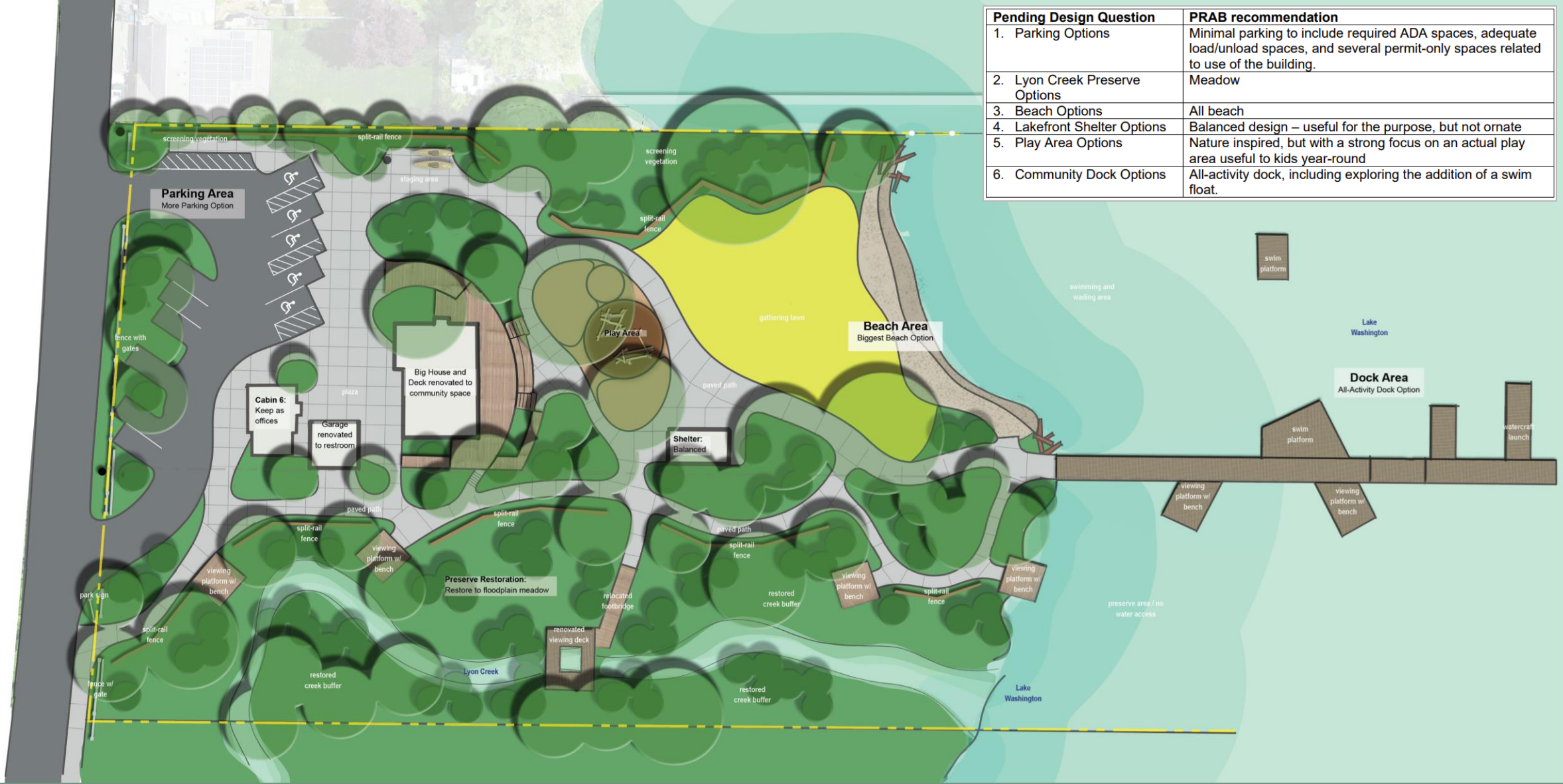
Another design option included a few more long-term, non-permitted parking spaces by removing green space and one of the smaller cabins. After much discussion, the PRAB does not recommend that option. On balance, we expect the presence of such "general use" parking spaces will increase traffic circulation through the park as drivers look for parking. That could lead to unwanted parking on the neighborhood street of Beach Drive when the small number of spaces are full. We also want to be mindful of the increased vehicle traffic in the area with more park users visiting the park.

Community input leaned toward the "more parking" option, but on our review of the comments, we believe our suggestion of "minimal parking" plus dedicated accessible, loading, and permitted spaces will meet those needs. The PRAB also recommends this option to encourage and support alternative means of travel which connect with this park well, including bikes, transit, and walking.

2. Lyon Creek Preserve

Primary consideration is to do what is best for the health of the creek. Between the forested option and meadow option, we support both but have a preference for the meadow. Public opinion was evenly split on this question, but we believe the meadow option is an uncommon area and the forested option is more common. For purposes of variety, the PRAB recommends the meadow option. The community input also leaned in favor of the meadow option.

Recommended design based on PRAB recommendation



Pending Design Question	PRAB recommendation
1. Parking Options	Minimal parking to include required ADA spaces, adequate load/unload spaces, and several permit-only spaces related to use of the building.
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6. Community Dock Options	All-activity dock, including exploring the addition of a swim float.

Presentation of Design Options

Community Workshop 2

Feb 21, 2024, 2 hr in-person meeting

Open house format with interactive exercises

87 participants signed in, est. 100 attendees

Great engagement with design team; good questions, ideas, and feedback

Data collection via online survey

Survey open 2/20 - 3/6/2024

181 responses



Community Workshop 2 Survey Results

Community feedback and trends

Aligns with PRAB recommendation

Polling on design options:

More parking (60.7%), rather than minimum parking (39.3%).

- Load and unload zones are critical.
- Operational limitations should be used to influence parking behaviors, such as to discourage parking for Burke Gilman Trail and Civic Club.
- Encourage travel by biking, walking, and transit.
- Safety and logistics of crossing from City Hall to the park are a concern.

Aligns with PRAB recommendation

Open planting is preferred (61.3%) to forested (38.7%).

- Planting and restoration in Lyon Creek Waterfront Preserve should be driven by environmental factors.
- Maintenance of planting is a key concern.

Community Workshop 2 Survey Results

Community feedback and trends

Aligns with PRAB recommendation

Polling on design options:

A larger beach is preferred (60.8%) to a smaller beach with launch area (39.2%).

- Many respondents commented on the value of a separate launch, the logistics of paddle crafts considering parking limitations, and the pros and cons of lawns.
- Some reduction of lawn is supported over what is shown in the design.

Aligns with PRAB recommendation

A balanced picnic shelter design (48.9%) is preferred to a simple or showpiece design (41.4%, 9.7%, respectively).

- Covered space and amenities like running water, seating, and electricity are desired.
- Art integration should be considered.

Community Workshop 2 Survey Results

Community feedback and trends

Aligns with PRAB recommendation

Polling on design options:

Nature-inspired play (72.2%) over a natural materials play area (16.1%) or big timber play structure (11.7%).

- A formal playground is a priority need among respondents.
- Play area should be as large as is feasible and appropriate for the area proposed.
- The play structure should feature many activities and serve all ages (younger and older kids) and all abilities (accessible play features).
- Other opportunities for nature play and engagement with nature should be incorporated throughout the park.

Aligns with PRAB recommendation

Slight preference for the all-activity dock (51.2%) over the modest dock (48.8%), but the community is divided.

- Community members are divided on the appropriateness of boats and fishing in the park.
- Several comments mentioned more specific delineation of the swimming area or containment of the swimming area.

Community Workshop 2 Survey Results

Community feedback and trends

Recurring themes from community feedback:

1. **Prioritize environmental protection, preservation, and restoration.**
2. **Provide a robust playground amenity** that includes multiple activities and serves a wide range of ages and abilities.
3. **Design to minimize maintenance and long-term operating costs.**
4. **Accommodate a wide array of recreational opportunities within the park.**
5. **Community members are concerned about parking capacity and logistics.** Many respondents advocated for no parking beyond required minimums, and many advocated for even more parking than is shown in the proposed designs. Parking lot should provide adequate unloading/drop-off areas no matter how much parking is provided.
6. **Cost is a concern.** Value and return on investment should be prioritized; maintenance and operational cost should be considered.

Recommended design based on community poll

Aligns with PRAB recommendation



Synthesis of Design Recommendations

Design options selected by the PRAB align with the community preferences gleaned from the survey.

Selected design options include both higher and lower cost options, but generally tend towards the middle.

Based on the early pricing exercise, a planning cost estimate for the recommended design is \$7.65M

Other feedback received from the community and PRAB will be integrated into the final design as the project moves forward.

Specifically, this feedback will inform:

- Design refinements
- Details and specifications
- Cost management

LAKE FOREST PARK

LAKEFRONT PARK

Waterfront Park Cost Comparison

Relative Costs

- Construction + burdened, escalated to 2026 dollars
- 20% cost contingency assumed
- Owner costs estimated at +40.2% of construction costs, includes design, engineering, jurisdictional and permit fees, sales tax, inspection, administration, owner contingency, and other items.
- Est. total cost with owner costs = \$10.7M (est. in 2026 dollars, includes consultant fees already billed in 2023/2024)
- Selected design will be repriced in Schematic Design (April)

**PRAB & Community
\$7.65M Construction**

Other efforts to advance the project, such as early works demolition, are also included in this cost

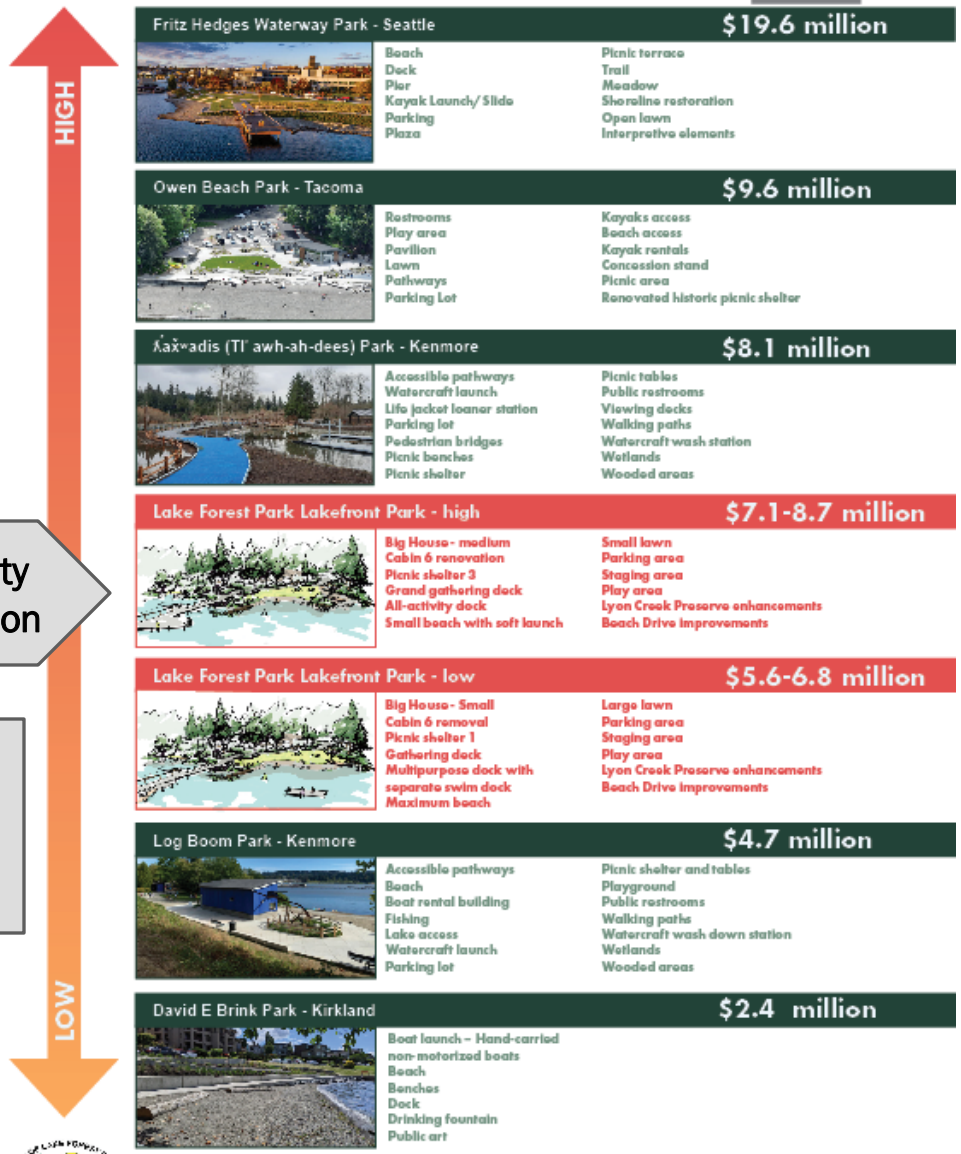


Table 1. Lakefront Park Regulatory Risk Summary

Project Components	Description/Location		Shoreline/Critical Area Constraints	LFP Regulatory Implications	State/Federal Regulations	Risk Summary
	Option 1	Option 2				
Early Demo	<ul style="list-style-type: none"> Demolish Cabins 1-6. Retain masonry wall along eastern property line. 	<ul style="list-style-type: none"> Demolish Cabins 1-5. Retain masonry wall along eastern property line. 	Partially within shoreline jurisdiction and overlapping stream/wetland buffers.	<ul style="list-style-type: none"> Demolition of structures will be permitted. The side yard setback of 5' is to remain free of structures; however, the existing wall can remain and be repaired, but cannot be enlarged. 	N/A	Both options appear feasible, though the condition of the existing wall may dictate the ability to retain it.
Parking	<ul style="list-style-type: none"> Create ingress/egress from Beach Dr NE. Create parking for approx. 15 vehicles, including 5 ADA spaces in the northern portion of the site. 	<ul style="list-style-type: none"> Create ingress/egress from Beach Dr NE Create approx. 5 ADA parking spaces with a drop-off/loading zone in the northern portion of the site. 	The majority of access/parking is located within shoreline jurisdiction and within overlapping stream/wetland buffers.	<ul style="list-style-type: none"> Parking is permitted in both the UC and SR environments. Parking is to be limited to the minimum necessary. Structures must be setback at least 25' from the adjacent residential parcel*. 	N/A	It appears that parking areas have been positioned as far from the lake and stream/wetland, as feasible. City Planning should confirm whether parking spaces and/or the staging area/walkways can be placed within 25' of the adjacent residential parcel.
Preserve	<ul style="list-style-type: none"> Preserve existing viewing platform. Relocate existing bridge over Lyon Creek. Add grated decking to the bridge and viewing platform. Reconfigure trails north of the stream. Remove trails south of the stream. Remove fence along north preserve boundary. 	<ul style="list-style-type: none"> Same as Option 1. 	Partially within shoreline jurisdiction; fully within overlapping wetland/stream buffers.	<ul style="list-style-type: none"> Stream crossings are permitted, and relocation of the existing bridge would be allowed. Trail reconfiguration in the UC environment will require a Shoreline CUP. Clearing and grading in the UC environment requires a Shoreline CUP. Grading within the floodplain must not result in an increase of fill. 	<ul style="list-style-type: none"> WA Dept. of Fish and Wildlife approval will be needed for the proposed bridge relocation and/or any resurfacing of the bridge. Grading within the floodplain may require approval from FEMA. 	Proposed modifications to the Preserve appear feasible, though a Shoreline CUP will likely be required. This same permit was required for previous improvements to the Preserve and will also likely be necessary for implementation of some components within other areas of the park.
Big House	<ul style="list-style-type: none"> Preserve and renovate the Big House. Renovate, and reduce the size of the existing garage structure to become a bathroom building. 	<ul style="list-style-type: none"> Same as Option 1, except with a further reduced bathroom size. 	Fully within shoreline jurisdiction and overlapping wetland/stream buffers.	<ul style="list-style-type: none"> Existing structures can be repaired. Expansion of structures can occur if nonconformities are not further increased. Wetland and stream buffer provisions likely allow added flexibility to expand existing structures and/or add new structures elsewhere within buffers. Utilities (accessory) require a Shoreline CUP in the UC environment. 30' height limit in the UC and SR environments. 	N/A	Repair (or reduction in size) of existing structures would be straightforward. Expansion would only be allowed if it is determined that there is no option with less impact (Option 2 is less impactful) and that adequate mitigation is provided. City Planning should be consulted prior to detailed design.

Project Components	Description/Location		Shoreline/Critical Area Constraints	LFP Regulatory Implications	State/Federal Regulations	Risk Summary
	Option 1	Option 2				
Deck	<ul style="list-style-type: none"> Renovate, and significantly expand, the deck adjacent to the Big House. 	<ul style="list-style-type: none"> Renovate, and modestly expand, the deck adjacent to the Big House. 	Fully within shoreline jurisdiction and overlapping wetland/stream buffers.	<ul style="list-style-type: none"> Existing structures can be repaired. Expansion of structures can occur if nonconformities are not further increased. Wetland and stream buffer provisions likely allow added flexibility to expand existing structures within buffers. 	N/A	Expansion would only be allowed if it is determined that there is no option with less impact (Option 2 is less impactful) and that adequate mitigation is provided. City Planning should be consulted prior to detailed design.
Staging & Play Area	<ul style="list-style-type: none"> Create impervious pathways/areas and a nature-based play area within the central/eastern portion of the site. 	<ul style="list-style-type: none"> Same as Option 1. 	Fully within shoreline jurisdiction and overlapping wetland/stream buffers. Partially within shoreline setback.	<ul style="list-style-type: none"> Public access can be allowed within the shoreline setback. Impacts within the wetland/stream buffer can be allowed in some circumstances. 	N/A	Improvements would only be allowed if it is determined that there is no option with less impact and that adequate mitigation is provided. City Planning should be consulted prior to detailed design.
Shelter	<ul style="list-style-type: none"> Renovate the existing enclosed cabin into an open-air picnic pavilion structure in the central portion of the site, using the same footprint as the existing structure. Impervious concrete paths and apron will be added around structure. 	<ul style="list-style-type: none"> Renovate and either increase or decrease the footprint of the structure. 	Fully within shoreline jurisdiction and overlapping wetland/stream buffers. Outside of shoreline setback.	<ul style="list-style-type: none"> Existing structures can be repaired. Expansion of structures can occur if nonconformities are not further increased. Wetland and stream buffer provisions likely allow added flexibility to expand existing structures and/or add new structures elsewhere within buffers. Utilities (accessory) require a Shoreline CUP in the UC environment. 30' height limit in the UC and SR environments. 	N/A	Repair (or reduction in size) of existing structures would be straightforward. Expansion would only be allowed if it is determined that there is no option with less impact (part of Option 2 is less impactful) and that adequate mitigation is provided. City Planning should be consulted prior to detailed design.
Dock	<ul style="list-style-type: none"> Remove both existing docks, construct one large dock near the middle of the site. Dock to include multiple ells for viewing/swimming access. The end of the dock will feature an ADA kayak launch. Viewing access will occur on the south side (preserve side) of the dock only. Water-based uses (swimming, personal watercraft launching, fishing will occur on the north side (non-Preserve side) of dock only. 	<ul style="list-style-type: none"> Smaller dock with fewer ells, ADA kayak launch. Swim float located north of dock. 	Within Lake Washington.	<p><u>Dock:</u> Public docks are not well-envisioned by the SMP:</p> <ul style="list-style-type: none"> Maximum size = 1,000 SF Maximum dock length = 120' Maximum walkway width = 4' All fingers/ells must be located more than 30' from the OHWM. Max. for first finger/ell = 26' x 6' Second finger maximum width of 2'. All piles must be 18' apart. All decking must be fully grated. <p><u>Float:</u></p> <ul style="list-style-type: none"> Recreational float requires a Shoreline CUP in both environments. 	<p>Required approvals:</p> <ul style="list-style-type: none"> US Army Corps of Engineers (Corps) Section 10/404 approval, including Endangered Species Act review with the Federal Fisheries Services. WA Dept. of Ecology (Ecology) Section 401 approval. WA Dept. of Fish and Wildlife (WDFW) approved. The structure must be the minimum size necessary to 	The Alternative Design option may allow for the desired dock size/configuration, provided the proposed pier was not larger than the combined size of the two existing piers. Otherwise, a Shoreline Variance would be required in order to deviate from any of the dimensional standards.

Project Components	Description/Location		Shoreline/Critical Area Constraints	LFP Regulatory Implications	State/Federal Regulations	Risk Summary
	Option 1	Option 2				
				<ul style="list-style-type: none"> Recreational float can be no greater than 100 SF in size. Maximum length of float is 20 feet. <p><u>Kayak Launch:</u></p> <ul style="list-style-type: none"> Kayak launch may require a Shoreline CUP. <p>The City can approve an 'Alternative Design' for pier replacement projects. This allows for deviation from the dimensional standards above, provided that State/Federal approval is obtained and that the following standards are met:</p> <ul style="list-style-type: none"> Max area = no larger than existing pier Max length = 120' Ells = max. 26' x 8' Max walkway width = 4' within 30' of OHWM, otherwise 6' 	<p>fulfil the project purpose.</p> <ul style="list-style-type: none"> Grated decking will be required throughout the structure. Removal of existing docks may fully mitigate for new structure; however, additional mitigation may be required. This could take the form of native plantings along the shoreline, or possible payment of fees to the King Count Mitigation Reserves Program. 	
Beach	<ul style="list-style-type: none"> Preserve Wetland A. Preserve existing beach within Wetland B and adjacent lawn area. Strategic log and boulder placement. Swimming buoy line extending along north property line 	<ul style="list-style-type: none"> Option 1 with smaller beach area and unpaved launch for personal watercraft. 	<p>Fully within shoreline jurisdiction and overlapping wetland/stream buffers. Partially within shoreline setback.</p>	<ul style="list-style-type: none"> Clearing and grading in the UC environment requires a Shoreline CUP. Fill waterward of the OHWM requires a Shoreline CUP. 'Launching ramps' require a Shoreline CUP within the UC environment; they are prohibited within the SR environment. SMP states, "Swimming areas shall be separated from boat launch areas." 	<ul style="list-style-type: none"> Any work below the OHWM will require approvals from the Corps, Ecology, and WDFW, as outlined above for the dock. Log and boulder placement must be designed to not constitute 'hardened' shoreline stabilization and cannot be placed within water depths of generally more than 1'. 	<p>Any unpaved launching area should be designed to not constitute a formal 'launching ramp'. Log and boulders should be strategically designed to constitute habitat features, rather than 'hardened' stabilization features.</p>

*This provision stems from the City's land use code (Title 18), but Title 18 doesn't define a 'structure'. The City's SMP includes a definition for 'structure', as follows:

A permanent or temporary edifice or building, or any piece of work artificially built or composed of parts joined together in some definite manner, whether installed on, above or below the surface of the ground or water, except for vessels.



Questions and Discussion

Next steps

Alternatives Analysis (January to March):

- Presentation of alternatives
- Refinement
- Selection and refinement of preferred design

Milestones:

- *February 21 – Community Meeting 2 – Presentation of design alternatives - DONE*
- March 7 – City Council special meeting – Presentation of design alternatives, inc. PRAB and community feedback and preferences, preferred design selection
- March 25 – Committee of the Whole – Alternatives discussion, preferred design selection
- March 28 – City Council meeting – Preferred design selection
- March 31 (target) – Preferred design confirmed

Next steps

Schematic Design (March to June):

- Advance preferred design
- Preparation of schematic design package
 - Schematic design concepts
 - Schematic design report, including updated permitting and costs

Milestones:

- April 23 – PRAB meeting 3 – Schematic design review
- May 1 – 2023 RCO funding application deadline
- May 9 – City Council working session – Presentation of schematic design package
- May 27 (target) – Delivery of schematic design package

End of current phase 1 contract

Next steps

Early Works Demolition (March to December 2024):

- Effort required to take advantage of RCO award for demolition activities
- Preparation of plans, specs, and estimates for selective deconstruction, salvage, and demolition
- Oversight of demolition activities

Milestones:

- March 11 (target) – NTP
- May 3 (target) – Submit for local permit
- August/September – Bidding and award
- September/November – Construction completion
- ***November 30, 2024 – RCO award for demolition work expires***

Next steps

Design Development & Permit Submittal – *targeting NTP in June/July 2024*

- Contracting
- 30% design development
- Permitting

Milestones:

- May 27 (target) – DD scope to City
- June – DD scope to Council
- Late September – Delivery of 30% DD package
- End of September 2024 – Submit for permits

Next steps

Construction Documentation & Permit Review – *targeting September – December 2025*

Bid Support and Coordination – *targeting December 2025 – March 2026*

Construction – *target April – September 2026*

Post Occupancy / Site Commissioning – *estimated October 2026 – October 2027*



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