

BELK TONAWANDA PARK MASTER PLAN

CITY OF MONROE

PARKS AND RECREATION

MARCH 2020



ACKNOWLEDGEMENTS



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Surluta Anthony, Council Member
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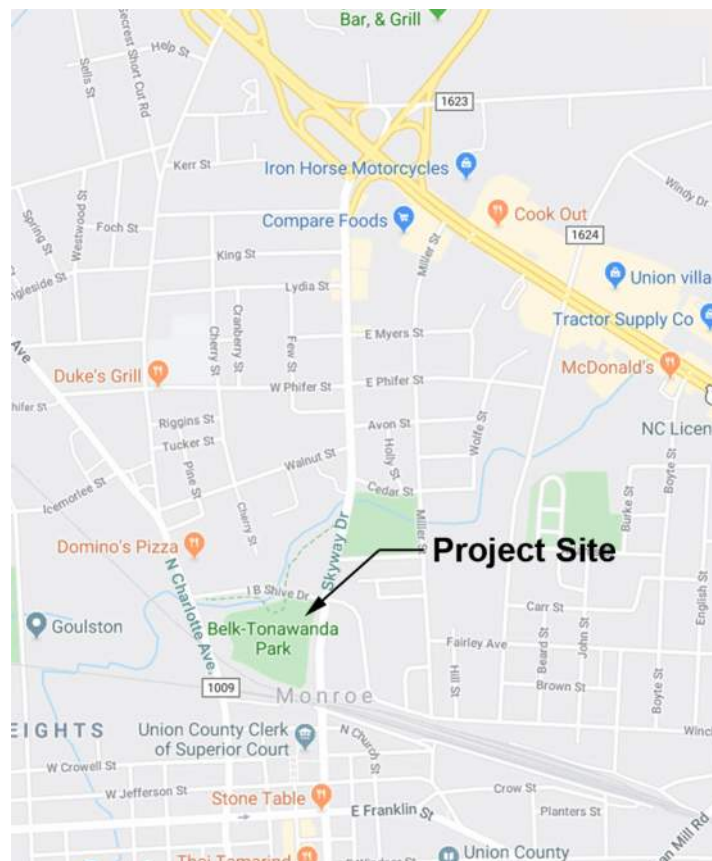
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PLANNING OVERVIEW

In 1989, the City of Monroe developed Belk Tonawanda Park on the northern edge of Downtown. The property is located near residential neighborhoods, the Union County Farmers Market, Don Griffin Park as well as downtown businesses and offices for which the park provides “walk to” amenities for many people that live and work within a half mile radius of the park. The park is bounded on three sides by Charlotte Avenue, IB Shive Drive and Skyway Drive, with the CSX railroad forming the southern boundary. Bearskin Creek flows along the northern edge of the park as well as a portion of the Bearskin Creek Greenway which connects to the park. The City last updated the park in 2001.

Recognizing the growing need for more accessible parks and recreation facilities and expansion of offerings, the City selected a consultant to develop a Master Plan for the park in 2018. The City had recently acquired 0.65 acres fronting Charlotte Avenue to provide additional access to the park. Total park acreage is now at 14.82 AC. The City’s intent is to develop a vision for the park and establish a budget for phased park improvements with the understanding that park construction is not anticipated immediately. Development of the new park facilities will likely not begin within the next 2 years.

The following document provides a summary of the planning process, includes a plan for park development, and provides a cost estimate for construction. The purpose of this master plan is to provide City staff and elected officials with a vision for park development and expansion, with the understanding that final design and construction will likely reflect changes based on future conditions.



Area Map

SITE ANALYSIS

The following is a description of the natural and existing man-made features of Belk Tonawanda Park. These existing features are important determinants in planning the future park improvements.

NATURAL FEATURES

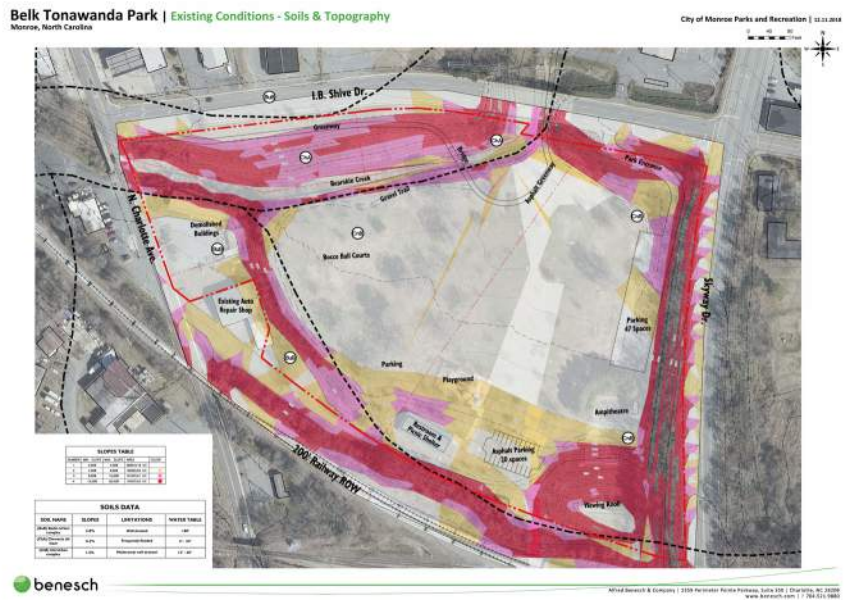
There are several natural features within the park site that impact future development. These features include:

Topography

There is considerable elevation change found along the upland edges of the park rising up to the surrounding streets and the railroad. The elevations in these areas range from 10 to 20 feet above the main park area. The site's lowest elevations are found within the center of the park where the site is predominately flat for ¾ of the site where elevations range from 558 to 562.

Areas associated with Bearskin Creek, and along the floodplain, are the flattest areas on the site. Unfortunately, development of these flatter areas will be restricted due to Floodway and Special Flood Hazard designations. Upper areas of the site, running along the fringes and the newly acquired Charlotte Avenue frontage, have moderate slopes (5-10%) and can be used for some recreational activities/facilities.

While the site has some elevation change and areas of relatively steeper slopes, the expansion of a Community Park (with low impact recreational facilities) is an appropriate continued use of this site. Recreational facilities such as walking trails, picnic facilities, spraygrounds, etc. can be developed on the site without significant cost or negative impact to existing site features.



Soils

The site is predominantly comprised of Cid-Urban Land Complex (65%), with pockets along the northern and western edges comprised of Chewacla sandy loam (25% and Badin-Urban land complex (10%).

The main soil type found on the site is Cid-Urban land complex. This soil type is found within the main portion of the park. The Cid-Urban series consists of moderately, well drained soils. The Cid soils consist of Residuum weathered from metrvolcanics and/or argillite. The Urban soils consist of impervious layers over human transported material.

Chewacla sandy loams are somewhat shallow and somewhat poorly drained soils made from Loamy alluvium

derived from igneous and metamorphic rock. These soils are typically found in floodplains and at Belk Tonawanda Park follow both sides of Bearskin Creek. Areas with Chewacla sandy loam have very limited development potential for buildings and roads, with limited development potential for recreational use. The construction of low impact recreational facilities on these soils should not pose significant construction problems.

The third soil type found on the site is Badin-Urban land complex. This soil type is found within the upland along Charlotte Avenue. The Badin-Urban series consists of very deep, well drained soils. The Badin soils consist of Residuum weathered from metravolcanics and/or argillite. The Urban soils consist of impervious layers over human transported material.

Hydrology/Drainage

The northern boundary of the park site is defined by Bearskin Creek. The floodway follows the creek. Much of the existing park is within the 100-year floodplain. Given the topography, the entire site drains towards the creek. The 500-year floodplain wraps around the perimeter of the park.

Vegetation

The site is predominately open, some older hardwoods dot the upland area around the bowl of the park. There are mostly scattered hardwood trees within the park with younger trees growing more within the center of the park. A few of the hardwoods within the site are of significant size, but many of trees within the park are also exhibiting signs of poor health. There is a thick layer of vegetation along the park edges.



MAN-MADE FEATURES

Existing Facilities

Belk Tonawanda Park has served the residents of Monroe for over 30 years. It has served as one of Monroe’s most used parks and provides opportunities for family and special events including the annual Independence Day Celebration, picnicking, walking, jogging, exercise and play. In recent years, the park’s users have begun to experience a shift with changes in development around the fringe of the park.

The park currently encompasses around 19 acres and provides a variety of passive recreation opportunities. The only vehicular entrance to the park is from IB Shive Drive. Pedestrians can access the park from sidewalks on IB Shive Drive and from Bearskin Creek Greenway. Existing facilities in the park include:

- Picnic Shelter/Restroom Building – (12 tables, 1 family style grill)
- Open picnic areas (2) (9 tables, 1 grill)
- Bocce Courts (3)

- Playground w/shade structure (3 structures, plus 6 swings)
- Amphitheater – hillside bleacher seating w/concrete pad
- Walking path (soft surface)
- Bearskin Creek Greenway (paved)
- Open/Greenspace

The existing park facilities are functionally meeting many of the community’s recreational needs, however, they have been in place for many years. Some have been upgraded in recent years and others have not. This report will describe opportunities for upgrades and additions to the existing features offered at the park.

Picnic Shelter/Restrooms

There is one large group picnic shelter within the park with restrooms on one end. The shelter features 12 picnic tables, 1 family size grill and has electricity. The structure is in relatively good shape, but more recently the shelter has tended to serve as a node for vagrancy.

Separate from the shelter are two small open picnic areas in the center of the park with 9 picnic tables and 1 grill. There is not an accessible route to either of the picnic areas.

Bocce Courts

The three (3) bocce courts on the west end of the park are in very good shape, but they are somewhat distantly located from the parking areas. There is not an accessible route to the bocce courts nor any type of shade structure.



Playgrounds

The park currently has one playground area located next to the Picnic Shelter/Restroom Building and features two sets of play equipment for mixed ages. Playground equipment is relatively recent with Fibar type surfacing and fabric shade sails. There is one accessible entrance to the playground area. The play area also features a three-bay swing set (6 swings).



Amphitheater

The current amphitheater is comprised of a concrete pad and bleacher style seating on an adjacent hillside. There is no shade structure or raised stage associating with the amphitheater unless provided by the user. The drive connecting the two parking areas comes between the stage and the seating area. The stage faces the railroad side of the park.



Trail System

There is an existing soft surface trail system around three sides of the park which is shared with vehicular service access near the shelter/restroom building. There is no trail connecting the shelter restroom building to the greenway along the east side of the

park. Trail users either walk through the greenspace or through the parking areas. The trail sections closer to Bearskin Creek are often muddier and wetter. The greenway is paved.

Pedestrian and Bicycle Access

There are sidewalks along Charlotte Avenue, IB Shive Drive and Skyway Drive, but the only park access is off IB Shive Drive. Bearskin Creek Greenway links into the park from under IB Shive Drive on the north side providing connectivity from the Union County Farmers Market, Don Griffin Park and neighborhoods to the northeast.

Parking

Parking is accessed from the only entrance off IB Shive Drive. The main parking area has 43 spaces. There is a newer 19 space lot at the Shelter/Restroom Building and is accessed via the main parking area and through the amphitheater area.

Existing Programs

Currently, the park is used for the annual Independence Day Celebration and numerous family and group events. The bocce courts are used for Senior Olympics events.

Zoning

The site is currently zoned G-I-SU and B-I-SU which allows for development of parks and open spaces with the facilities and activities proposed for this master plan.

Surrounding Land Use

The park site is surrounded on three sides by commercial development and railroad on the southern edge with Downtown Monroe on the other side of the rail line. Bearskin Creek forms the northern edge of the park.

Utilities

The site is well served by utilities. Water and sanitary sewer are available along Charlotte Avenue and IB Shive Drive. Sanitary sewer also crosses the site in several locations. Power is available on the site.

SITE ANALYSIS SUMMARY

Opportunities

- Flat to gently sloping site provides visual interest with some of the mature trees and some nice views. Elevation change is enough to add interest without creating development issues or creating barriers to accessibility,
- Site is well served by public utilities, reducing infrastructure installation costs,
- Existing open areas reduce potential construction costs by reducing clearing and grubbing required



for expansion,

- Existing facilities can remain in whole, but they could use better accessibility and enhancement such as the amphitheater, bocce and open picnic areas. Opportunities exist for recreation expansion along Charlotte Avenue and within the center of the park,
- Pedestrian and bicycle connectivity to the park in place with minor enhancements internally and off-site connections. Bearskin Creek Greenway greatly enhances connectivity to the park. Completing the eastern leg of the walking trail internal to the park eliminates pedestrian/vehicular conflicts through the parking areas.

Constraints

- Large portions of the site lie within the 100-year and 500-year floodplains from Bearskin Creek. Recreation facilities must be carefully located to minimize flooding. Facilities must be designed to minimize flooding impacts or require City Council or agency approvals
- Majority of soils found onsite have development restrictions requiring special care in facility placement and design. Some undercutting and structural soil replacement may be required for trails and pads. Subsurface soil investigation is highly recommended,
- Belk Tonawanda Park is still a popular park and is routinely used. The support structures (restrooms, shelters) are showing use and pose perceptions of “unsafe environments” to many users.
- Accessibility throughout park needs enhancement and expansion.

COMMUNITY ENGAGEMENT

Recognizing that the proposed park development is important to the neighborhood and surrounding residents, the City embarked on a community engagement process to gather input from citizens on recreational needs and desired outcomes of this planning process. All meetings were advertised beginning two weeks prior to the sessions through Facebook posts, website, posters displayed at all Recreation Centers, Monroe Aquatics Fitness Center, Ellen Fitzgerald Senior Center, Union County Library and in all Downtown Businesses. All meetings were organized as open house/drop-in formats facilitated by Parks & Recreation staff. Four community workshops were held as follows:

Ellen Fitzgerald Senior Center

February 12, 2020

9am-11am Drop-In

Number of Attendees: 30

Public Comments Collected:

- Awesome additions; Have used this park many times in the past
- Very excited about the paving of the existing walking trail
- Will it raise my taxes? *No*
- What about adding a Dog Park? *Not proposed at this location. Other sites are being evaluated.*
- Outdoor Fitness Cluster will be a great addition to my walk
- New entry way will make that area look better
- Family utilizes Greenways in Matthews and is excited to have same opportunities closer to home (paved trail is proposed in this project to connect to existing Greenway)
- Fitness Station is a great addition to accommodate all citizens
- What about flooding

- Move the Amphitheater to better location
- Greenways and Parks are a priority in other towns/cities and it is good to see Monroe is doing the same
- Kids will love Splash Pad
- Displaces people in the park doing negative things (more activity in the park will discourage negative behaviors)
- All for it! Great additions
- Enjoy Bocce Courts for senior activity

Monroe City Hall

February 19, 2020

6-8pm Drop-In (Was only attended by Non-Recreation Staff & Council Members)

Number of Attendees: 5

Staff/Council Comments Collected

- Would like to see additional playground equipment added
- Splash Pad will be a great addition at this location
- Can we add a vehicular entrance off of Charlotte Ave.? *Acquisition of additional property would be necessary to accommodate a new vehicular entrance.*

Monroe Aquatics & Fitness Center

March 2, 2020

5:30-7:30pm Drop-In

Number of Attendees: 49

March 4, 2020

8:30-10am Drop-In

Number of Attendees: 31

Public Comments Collected:

- Will Tennis Courts be added? *Our usage at the tennis courts located at the Dickerson Center have seen a drastic decrease in use, so no additional courts are planned at this time.*
- What about safety? *Part of the goal with the design for this and future phases at this park is to provide better visibility to improve the perception that this park is unsafe at certain times of the day.*
- Excited about the Splash Pad
- What effect on current special events held there? *No impact on current events.*
- Additional Vehicle Access? *Not in this phase.*
- Splash Pad would be so cool
- Sounds great. No Dog Park? *Not proposed at this location. Other sites are being evaluated.*
- Good improvement into Downtown Monroe
- Much needed improvements
- Aesthetic improvements are definitely needed. This is a good start.
- Maybe add a shelter over the Fitness Station
- Love that Monroe is growing.
- Excited about a Splash Pad
- Spray Park- Just fountain type/no features
- Spray Pad needs colorful features
- Walking Path paved –Great idea/fitness station will be used
- Kids will love Splash Pad!
- Fees? How will the Splash Pad operate? Staffed or Not? Rentals? *We do plan to staff the Splash Pad. Unsure of fees at this time. We do plan to rent for private events.*

- Zip line would be a great addition as well
- Outdoor Ping Pong tables/Corn Hole Boards

RECREATIONAL FACILITY NEEDS

As a part of the Monroe Parks, Recreation and Open Space Master Plan Update, developed in June 2015 there were some facility needs identified specifically for Belk Tonawanda Park, including:

PARKS AND FACILITIES

General:

Immediate Facility Needs (1 – 3 years)

Long Term Facility Needs (3 – 10 years)

- Create a “nice” outdoor amphitheater or potentially an outdoor classroom that is more inviting than the one at Belk-Tonawanda

Belk Tonawanda Park:

- City to purchase property on Charlotte Avenue for expansion of Belk-Tonawanda Park and add a group picnic shelter with restrooms; add a park entrance along Charlotte Avenue,
- Renovate restroom building and picnic shelter,
- Install a designated volleyball area,
- Improve physical and visual access issues,
- Add picnic tables and trash receptacles,

In general, the community survey noted that under outdoor activity participation, there are high needs for:

- More walking and biking trails
- Adult fitness and wellness programs
- Playing in a water park
- Utilizing a splash pad

Belk Tonawanda Park is viewed as the top most used park facility in the City’s system.

PROGRAM DESCRIPTION/CONCEPT DEVELOPMENT

Based on the site analysis, site limitations and input received from from Parks and Recreation staff and the community meetings, a master plan was developed.

The Parks and Recreation staff reviewed and discussed the programming input and worked with Benesch to develop a preliminary master plan based on the following program preferences:

- Splash Pad
- Restrooms with a Picnic Shelter and parking to support the splash pad
- Additional Walking Trails/Loops
- Picnic Shelters– Have one smaller shelter located within the park
- Fitness Station Cluster
- Physical Amphitheater structure
- Better internal connectivity and accessibility within the park
- Relocated Bocce Courts for better proximity to parking
- Expanded parking and improved vehicular and pedestrian circulation throughout the park



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A preliminary master plan was prepared and presented to Parks & Recreation staff and Monroe Facilities Committee. Staff approved the plan, but also asked that the plan be modified to remove the additional proposed playground equipment on the hill and add an outdoor fitness cluster. A modified (final) master plan was prepared for presentation to City Council. The City Council adopted the master plan in May 2019.

FINAL MASTER PLAN/PHYSICAL NEEDS

The final master plan was developed by addressing the recreational needs expressed by the community during the system-wide master planning process and staff desires with the physical limitations found on the existing site for the park expansion. The description of park elements is broken into the different recreation areas.

Walking Trails

Completion of the existing walking path (8' wide) along the eastern side of the park to complete a walking loop, thus eliminating the need for users to walk through the parking areas. In addition, a new trail connection bisects the walking loop to connect the Restroom/Picnic Shelter to the open picnic area and Bearskin Creek Greenway, thus providing ADA connectivity.

Picnicking

A new small group picnic shelter will be added in the middle of the park to offer additional rental opportunities.

Splash Pad

A splash pad will be constructed in the upland area facing Charlotte Avenue. A restroom building and picnic



FINAL MASTER PLAN

PROJECT COSTS

An order of magnitude budget estimate was developed for the improvements shown in the final park master plan. Total build out of the expanded community park is currently estimated to cost approximately \$1,500,000, including a projected 3-year inflation factor. This overall projected construction cost is broken into the following project element costs:

Belk Tonawanda Park

Monroe, North Carolina

Order of Magnitude Budget Estimate

Prepared 5/2/2019; Based on Schematic Site Plan - Option A dated 5/2/2019

<u>Item</u>	<u>Cost</u>
Clearing/Demolition	\$15,000.00
Grading/Erosion Control	\$98,300.00
Storm Drainage	\$28,760.00
Parking Improvements	\$48,995.00
Sidewalks/Trails	\$55,575.00
Utilities	\$29,500.00
Park Structures	\$680,000.00
Park Furnishings and Amenities	\$73,500.00
Landscape	<u>\$21,825.00</u>
Probable Sub-Contractor Budget	\$1,051,455.00
Contractor Overhead, Profit, and General Conditions (10%+/-)	\$105,145.50
Probable Total Construction Budget (w/out Contingency)	\$1,156,600.50
Design Fees, Survey, Geotechnical (10%+/-)	\$115,660.05
General Contingency (10%+/-)	\$115,660.05
Inflation Factor (3% per year for 3 years - 9%+/-)	\$104,094.05
Total additional fee items and contingency	<u>\$335,414.15</u>
Probable Total Budget (w/additional fees and contingency)	\$1,492,014.65

PHASING

Realizing that the park expansion cannot all be done all at one time, a proposed phasing of the project is as follows:

Phase 1A: Construct parking off Charlotte Ave., sidewalk access to the main park and site preparation for the splash pad, shelter and restroom building: \$200,000.

Phase 1B: Construct splash pad, restrooms, picnic shelter, extend and pave walking paths, fitness cluster, bocce court relocation and associated site work: \$850,000

Phase 2: Construct amphitheater stage and new bleacher seating, add picnic shelter and additional parking spaces: \$450,000

The City may wish to consider submitting an application to PARTF to assist with grant funding for phases 1B and 2.



EXHIBITS

Belk Tonawanda Park
Monroe, North Carolina
Order of Magnitude Budget Estimate

Prepared 5/2/2019

Based on Schematic Site Plan - Option A dated 5/2/2019

Item	Cost
Clearing/Demolition	\$15,000.00
Grading/Erosion Control	\$98,300.00
Storm Drainage	\$28,760.00
Parking Improvements	\$48,995.00
Sidewalks/Trails	\$55,575.00
Utilities	\$29,500.00
Park Structures	\$680,000.00
Park Furnishings and Amenities	\$73,500.00
Landscape	\$21,825.00
Probable Sub-Contractor Budget	\$1,051,455.00
Contractor Overhead, Profit, and General Conditions (10%+/-)	\$105,145.50
Probable Total Construction Budget (Without Contingency)	\$1,156,600.50
Design Fees, Permits, Survey, Geotechnical (10%+/-)	\$115,660.05
General Contingency (10%+/-)	\$115,660.05
Inflation Factor (3% per year for 3 years - 9%+/-)	\$104,094.05
Total additional fee items and contingency	\$335,414.15
Probable Total Budget (including additional fees and contingency)	\$1,492,014.65

Note: This estimate has been prepared based on the elements reflected at a master planning level. General assumptions have been made on anticipated design & engineering needs that may be needed to implement the master plan elements. Upon completion of an as-built survey, subsurface investigation and final design, engineering & architecture, a refined cost estimate should be prepared reflective of a complete final design. Furthermore, the above estimate is based on 2019 construction dollars with an estimated inflation factor of 3% per year (for a three year projection) and will need to be updated to reflect the time frame in which the project will be constructed.



Belk Tonawanda Park Master Plan

Parking Improvements

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	ABC stone, (6" depth)	sy	1,515	\$12.00	\$18,180.00
2	Standard Duty Asphalt, 2"	sy	1,515	\$11.00	\$16,665.00
3	Parking Lot Striping / ADA signage	ls	1	\$1,500.00	\$1,500.00
4	Stop Signs, Misc. Signage	ls	1	\$8,000.00	\$8,000.00
5	Conc. Wheelstops	ea	31	\$150.00	\$4,650.00
Probable Parking Improvements Budget					\$48,995.00

Sidewalks/Trails

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Asphalt Trail, 8' wide	sy	0	\$44.00	\$0.00
2	ABC stone, (4" depth)	ton	0	\$35.00	\$0.00
3	Crusher Run - 8' wide (622 sy, 4" depth)	ton	100	\$35.00	\$3,500.00
4	Crusher Run - 10' wide (1100 sy, 4" depth)	ton	170	\$35.00	\$5,950.00
5	Concrete Walks	sy	1,025	\$45.00	\$46,125.00
Probable Sidewalks/Trails Budget					\$55,575.00

Belk Tonawanda Park Master Plan

Utilities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	3/4" PVC domestic water	lf	100	\$10.00	\$1,000.00
2	1" Gate Valve	ea	1	\$550.00	\$550.00
3	1.5" PVC domestic water	lf	100	\$24.00	\$2,400.00
4	1.5" Gate Valve	ea	1	\$750.00	\$750.00
5	1.5" RPZ	ea	1	\$2,600.00	\$2,600.00
5	Misc. water fittings, supports, bends, connection	ls	1	\$2,500.00	\$2,500.00
6	Electrical services (primary and secondary)	ls	1	\$15,000.00	\$15,000.00
7	Drinking Fountain (Freestanding w/Spout)	ea	0	\$4,000.00	\$0.00
8	4" PVC sanitary sewer, gravity line	lf	150	\$16.00	\$2,400.00
9	4" PVC clean-out	ea	1	\$300.00	\$300.00
10	Tie into existing manhole	ls	1	\$2,000.00	\$2,000.00
			Probable Utilities Budget		\$29,500.00

Belk Tonawanda Park Master Plan

Park Structures & Splash Pad

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Restroom Bldg/Splash Pad Equipment Room	ls	1	\$125,000.00	\$125,000.00
2	25'x25' Picnic Shelter w/Concrete Pad	ls	1	\$45,000.00	\$45,000.00
3	Splash Pad & Equipment (Allowance)	ls	1	\$400,000.00	\$400,000.00
4	Ampitheater Structure	ls	1	\$75,000.00	\$75,000.00
5	15'X20' Picnic Shelter w/Concrete Pad	ls	1	\$35,000.00	\$35,000.00
Probable Park Structures Budget					\$680,000.00

Park Furnishings and Amenities

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Trash cans, metal coated	ea	6	\$700.00	\$4,200.00
2	Benches	ea	6	\$800.00	\$4,800.00
3	Picnic Tables	ea	10	\$1,200.00	\$12,000.00
4	ADA Picnic Table	ea	2	\$1,300.00	\$2,600.00
5	Large Group Grills	ea	2	\$800.00	\$1,600.00
6	Relocated Bocce Ball (3 courts)	ls	1	\$2,500.00	\$2,500.00
7	Fitness Station Cluster, 7 stations w/ conc. Pad	ea	1	\$45,000.00	\$45,000.00
8	Bike Rack	ea	1	\$800.00	\$800.00
Probable Park Furnishings/Amenities Budget					\$73,500.00

Landscape

Item No.	Item	Unit	Estimated Quantity	Unit Price	Sub-Total
1	Large Trees for Charlotte Ave. Parking	ea	5	\$375.00	\$1,875.00
2	Small Trees/Large Shrubs	ea	8	\$175.00	\$1,400.00
3	Medium Shrubs to Screen Parking	ea	10	\$45.00	\$450.00
4	Small Shrubs	ea	0	\$25.00	\$0.00
5	Grassing	ac	4	\$4,000.00	\$16,000.00
6	Vehicular Gates	ea	1	\$1,000.00	\$1,000.00
7	Removable Bollard	ea	1	\$500.00	\$500.00
8	Permanent Bollards	ea	2	\$300.00	\$600.00
9	Split Rail Fence (or similar)	lf	0	\$30.00	\$0.00
Probable Landscape Budget					\$21,825.00

