APPENDIX: OUTREACH

Information Gathering Meetings with City Staff

5/16/12 Introduction of Project and kick-off Meeting with internal stakeholders

6/27/12 Special Events needs in Citywide parks with RPCA Special Events Division

6/28/12 Future stormwater needs and projects in Citywide parks with Office of Environmental Quality

6/28/12 Future public art plans for Citywide parks with Office of the Arts

6/29/12 Sports programming use in Citywide parks with RPCA Recreation Division

7/9/12 Utility needs in Citywide parks with General Services

7/10/12 History of Citywide parks with Office of Historic Alexandria

7/11/12 Potential tree receiving areas in Citywide parks with Natural Resources Division

7/13/12 Future school facilities and program uses in Citywide parks with ACPS

7/19/12 Community process and adjacent development projects with Planning and Zoning

7/24/12 Sanitation collection in Citywide parks with Transportation & Environmental Services

7/25/12 Accessibility needs in Citywide parks with Office of Human Rights

7/25/12 Four Mile Run Park programming needs with Cora Kelly Recreation Center Staff

7/31/12 Chinquapin Summer Camp Program needs with Recreation Division

8/1/12 Pedestrian and cyclist needs in Citywide parks with Transportation & Environmental Services

8/7/12 Picnic and rental area needs with Recreation Division

8/22/12 Summary of meetings with internal stakeholders

10/19/12 Crime Prevention through Environmental Design in Citywide Parks with Alexandria Police Department

3/4/12 Update on Community Feedback with Park Operations

3/08/13 Holmes Run Trail Improvement needs with Transportation and Environmental Services

3/13/13 Draft Four Mile Run Park Plan with Four Mile Run Park Operations Staff

3/13/13 Recycling implementation plan with Transportation & Environmental Services

3/20/13 Incorporation of stormwater management into Draft Improvement Plan concepts with Office of Environmental Quality

4/4/13 Bike Share in Citywide Parks with Transportation & Environmental Services

4/4/13 Review of Draft Park Plans with Office of Historic Alexandria

3/28/13 Review of draft Park Plans with Recreation Division

4/12/13 Complete Streets around Holmes Run Trail with Transportation and Environmental Services and Commission on Aging Chair

4/16/13 Review of draft park plans and public process with Planning and Zoning

4/18/13 Review of draft park plans with Park Operations Division

4/30/13 Review of draft park plans with Natural Resources Division

Community Meetings

10/10/12 Four Mile Run Park Community Feedback Workshop

10/17/12 Simpson Park Community Feedback Workshop

10/22/12 T.C. Williams Student Chinquapin Workshop

10/24/12 Chinquapin Park Community Workshop

11/12/12 Del Ray Citizens Association Meeting

11/7/12 Holmes Run Park Community Feedback Workshop

11/14/12 Ben Brenman Park Community Feedback Workshop

11/19/12 Hensley Park Community Feedback Workshop

3/21/13 Update to Park and Recreation Commission on draft plan progress

4/24/13 Simpson Dog Park Needs with Community Representatives

4/25/13 Meeting with James Marx Family to review Draft Holmes Run Park Plan

5/1/13 RPCA Commissions and Boards Meeting to Review Draft Plans *(invited: Park and Recreation Commission, Youth Sports Advisory Board, Bicycle and Pedestrian Advisory Committee, Alexandria, Alexandria Commission on Aging, Alexandria Beautification Commission)*

5/15/13 Four Mile Run Public Workshop

5/21/13 Meeting with Simpson Garden Volunteers

5/21/13 Meeting with Chinquapin Garden Representative

5/21/13 Holmes Run Public Workshop

5/29/13 Ben Brenman Public Workshop

6/4/13 Meeting with Bill Hendrickson of Del Ray Citizens Association to discuss Public Process

6/5/13 Chinquapin Public Meeting

6/12/13 Meeting with T.C. Student Garden Club to review Chinquapin Draft Plan

6/12/13 Simpson Public Workshop

6/16/13 Ben Brenman Farmers Market “Mobile Workshop”

6/19/13 Hensley Public Workshop

6/20/13 First Thursday Del Ray “Mobile Workshop”

6/23/13 La Gracia Service at Grace Episcopal Church “Mobile Workshop”

6/27/13 St. Martin’s Senior Center “Mobile Workshop”

Note: In addition to the formal meetings listed above, Staff spoke with and showed the draft plans to users in the Parks at various times; staff also visited business adjacent to the Parks

Ben Brenman and Boothe Parks Community Feedback

Process

From September through early December 2012, the public was invited to provide input on the existing conditions and possible future uses for Ben Brenman and Boothe Parks. To gather information, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a public workshop to discuss Park needs and distributed a survey asking for feedback.

This same process simultaneously occurred for each of the City's large parks, including Chinquapin Park, Four Mile Run Park, Hensley Park, Holmes Run Park, and Simpson Stadium Park. Combined, over 585 Alexandria people responded to the surveys and 45 attended workshops.

Throughout the 2012/2013 winter, RPCA will use the information gathered to determine Park needs and priorities to develop Park Improvement Plans. Ultimately, these plans will help inform budget decisions and on-going use and facility considerations.

Survey Results

On October 1, 2012, online park improvement surveys became available to the public through

"Love the path along the lake and the view. It's a great length for a walk and also to take kids on a short bike ride. Our son also loves to stand on the bridge and look at turtles, etc."

"[I like the] Location and Space. I used to enjoy the Outdoor Movie when it was at this location, because if children got restless, there was enough space where they could go back and read."

the City of Alexandria's website, press releases and social media. RPCA also distributed hard copy surveys through boxes located at entrances to the park and in the mailboxes of adjacent neighborhood homes. RPCA received 78 completed surveys.

RPCA acknowledges that this survey is not statistically accurate. Rather, the responses are from those who saw the survey and chose to participate. While this is a sample of Park users, it is not representative of all users. As an example, through sports permitting, we know that many more soccer and ballfield users visit the Park than are reported through the survey. For this reason, the information below will be supplemented with site observation and additional data to inform recommendations in the Park Improvement Plans.

The survey asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities, what they like about the park, and what areas of the park need improvement. Survey participants also prioritized their improvement needs.

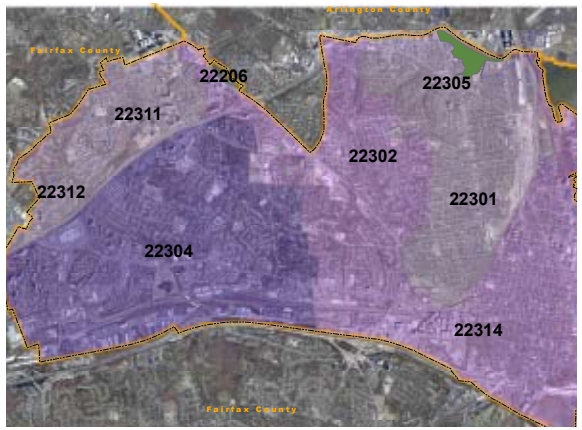
Of those surveyed, 52 participants lived in the 22304 zip code . Ten lived in the 22314 zip code; nine lived in 22302 and fewer than 5 participants lived in each of the other Alexandria zip codes or outside City limits. The majority of those who visit do so daily (28%) or weekly (34%).

This is what we heard:

"My dog and I love the dog park and all of the great people and dogs we meet."

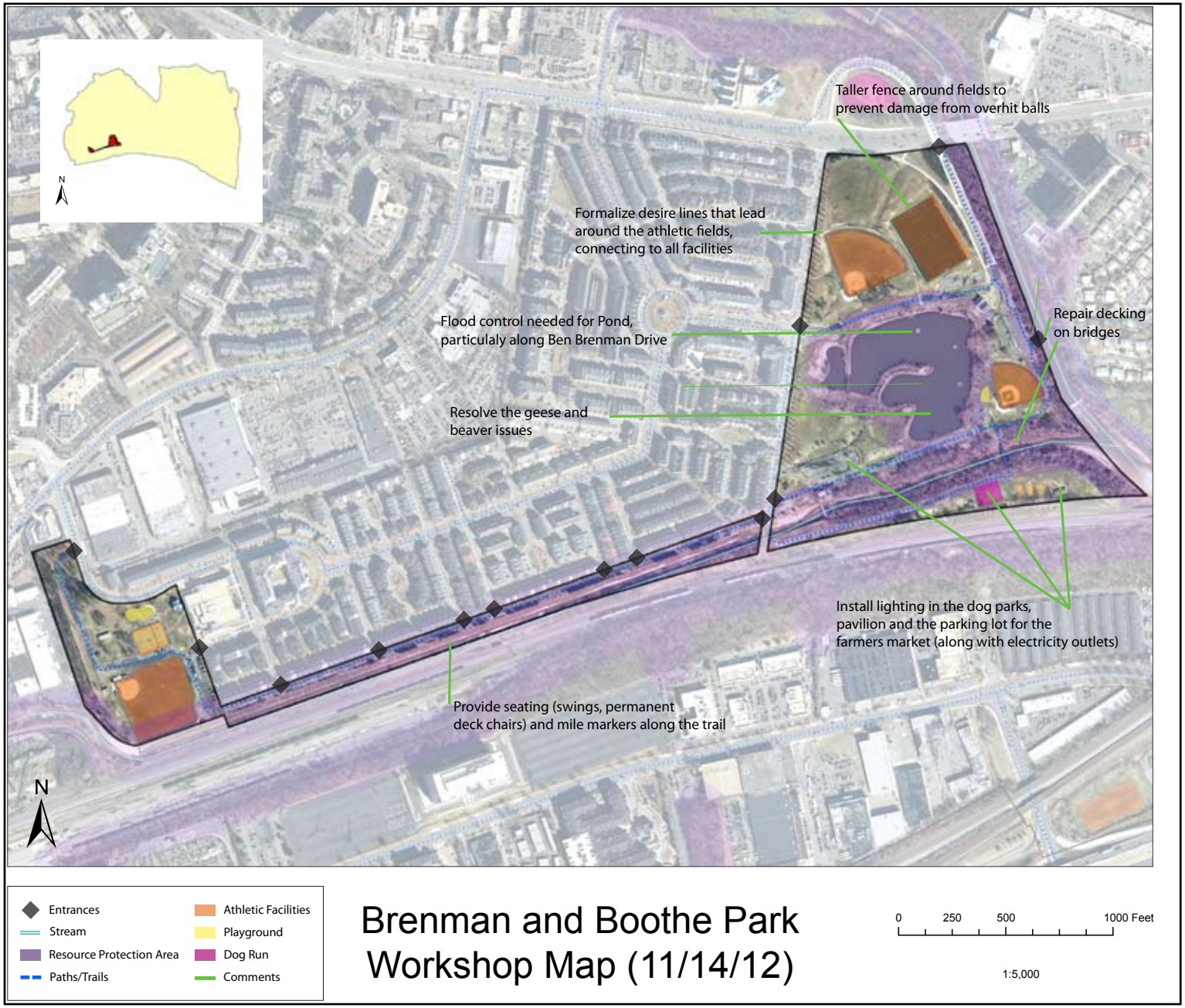
"Ben Brenman: I like that the playground is safe for younger kids. I love the bridge over the pond and searching for turtles, frogs and water fowl (I have seen an osprey diving here as well as several types of cranes/herons/bitterns...I have been surprised!) I like that there are open grassy areas for open play and picnics. I like the farmers market. My son loves that you can see the train go by. Boothe: I like the one older kids' playground but I look forward to the renovated play areas that I saw plans for. I liked the festival they had there."

Where do you live?
(Darker color zip codes indicate a higher number of survey participants)



How often do you visit the Park?

Value	Count	Percent of responses
Daily	28	34%
Weekly	34	41%
Monthly	14	17%
Yearly	4	5%
Never	3	4%



Brenman and Boothe Park Workshop Map (11/14/12)

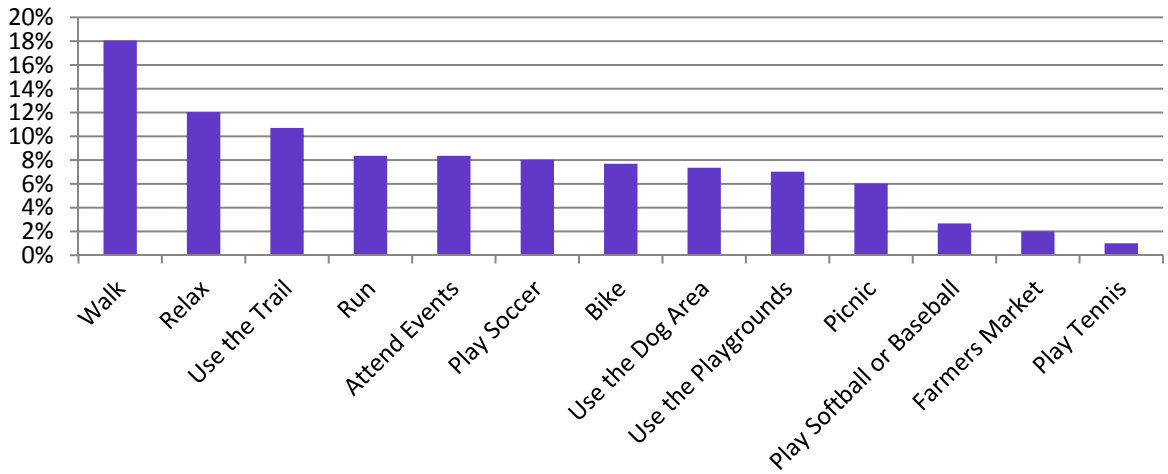
Summary

There are some consistent themes throughout the two methods of community feedback. These include:

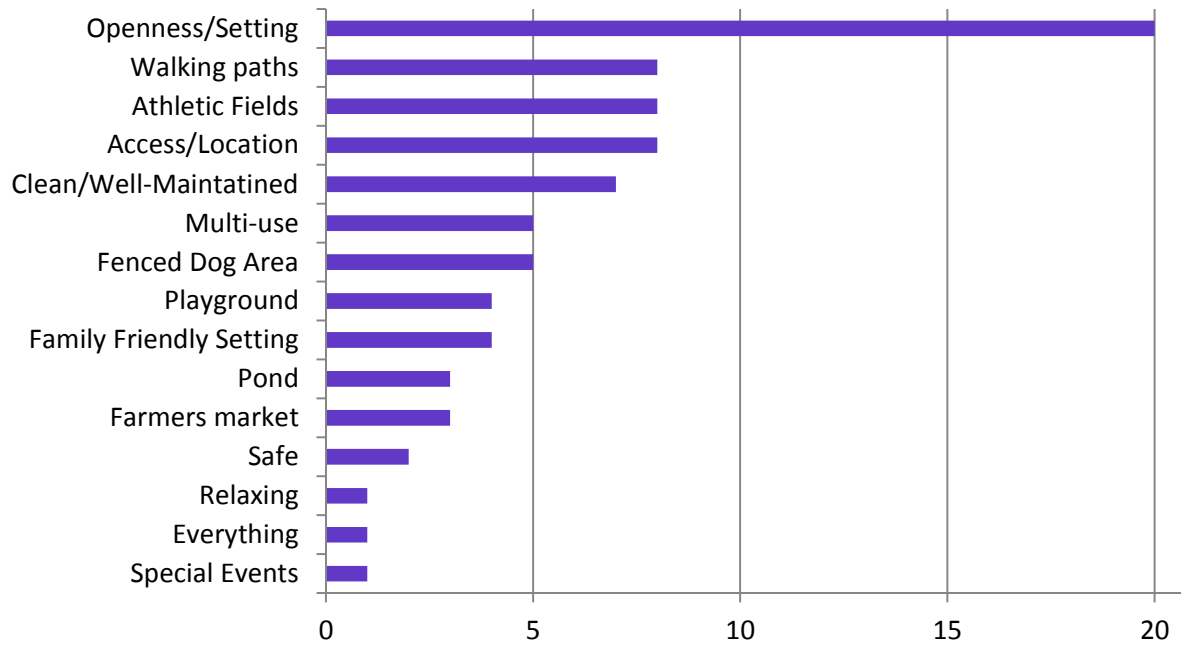
1. Dog area. Participants in the workshop and the survey named the dog area and its surrounding landscapes as Brenman Park's highest improvement need. This particular area of the Park is very isolated and dog park users feel unsafe walking to such a hidden location, particularly when visiting after work hours in the Fall and Winter. Adding lighting to the area may not be feasible because it would require bringing electrical conduit over Backlick Run, however, there is potential for installing alternative lighting such as solar lighting. In addition, a basic site clean-up and minor re-design of the picnic and dog park area could increase site activity and visibility.
2. Stormwater Pond. The Brenman Pond is a working stormwater retention pond, fed by rainwater traveling through the City storm sewers, the pond treats the water with aeration fountains before the water works its way to the Potomac River. The system is designed to capture any trash traveling with the water before it makes its way into the pond. However, as many respondents noted, trash often escapes the filters and enters the pond. The trash trap is difficult to clean and maintain. An increase of maintenance funds would be required to maintain the pond to its highest standard. As technology improves, new filter systems can also be explored.
3. Boothe Playground. Many survey respondents stated that the play equipment in Boothe Playground is outdated and spread out around the Park. For reasons acknowledged in the comments, this playground was previously identified for renovation, which is anticipated to occur in 2013/2014. The playground will be relocated and consolidated into two areas; a new playground will be located near Samuel Tucker Elementary School to provide better access and security for school children. Younger children, not enrolled in school, will have access to a new tot lot located near the exiting picnic pavilion, during school hours. Consolidating the equipment to these locations will also allow more open, passive space near the picnic pavilion.
4. Wayfinding signage. The Brenman and Boothe Park system is large and many people have difficultly finding their way around the Park and to certain activities. As suggested in the workshop, directional wayfinding signage would help visitors navigate their way around the Park and give a stronger identity to the Park through coordinated graphics.
5. Park furniture. According to the survey, one of the highest Park uses is "relaxing." To supplement this activity, respondents and workshop participants commented on the need for additional park benches, as well as more bike racks.

While these five themes were consistent throughout the feedback process, they are not fully comprehensive to all of the Park's improvement needs. Other suggestions, such as small improvements to the baseball field have also been identified through previous studies and working with the Alexandria Youth Sports Advisory Board. The information herein will be supplemented with site observation and additional existing conditions data to ultimately create recommendations and an implementation plan.

What do you do in the Parks?



What do you like about the Parks?



Access and Park Use

Fifty-one percent walk to either Brenman or Boothe Park; 42% drive and only 8% bike. This high number of pedestrians demonstrates how Brenman/Boothe is considered a large park with a strong neighborhood use, attracting leisurely activity. It also implies the need to review safer pedestrian and cyclist access throughout the Parks. The high number of drivers is likely associated with the athletic fields, though many park users living outside of the Cameron Station neighborhood also drive to the Parks to walk or use other park features.

When asked, **"What do you do in the Park?"** the majority of participants stated that they go for unorganized, passive park uses. The highest use was to walk (18%). Another popular answer was "relax" (12%). These activities are multi-generational and can occur individually or in vary small groups. The other responses were very closely ranked, including athletic field, dog area, and playground use, emphasizing the Parks multi-use nature. The only two activities that received responses of less than one percent were "use the basketball courts" and "use the volleyball courts."

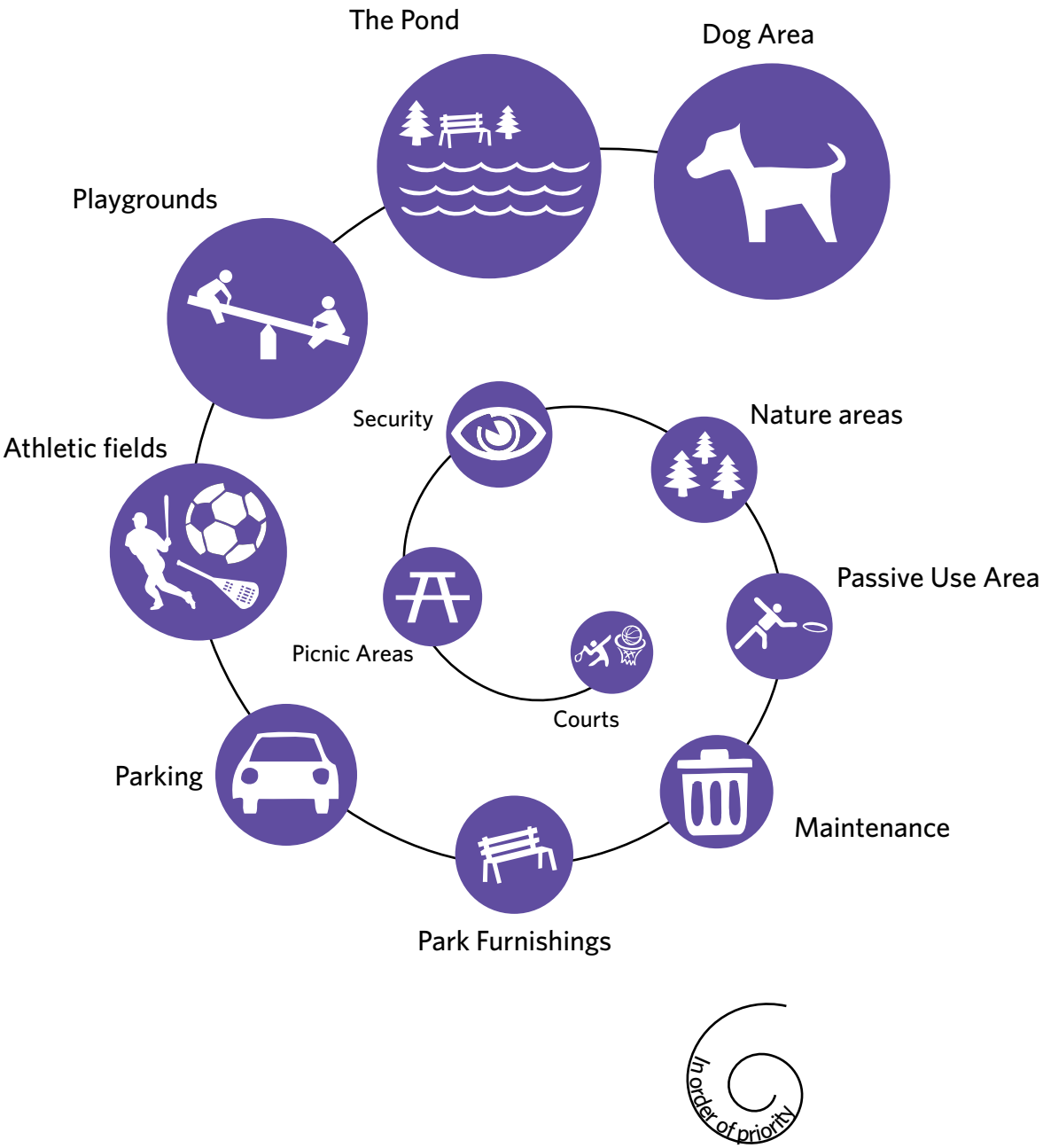
In answering, **"What do you like about the Park,"** participants overwhelmingly identified the open green space and setting of the park. All of the comments were emphatically positive, citing many reasons why people enjoy the park regularly. In particular, many respondents noted that there is something for everyone in these Parks - children, adults, and pets.

Improvements

Participants identified the dog area as the highest need for Park improvements, with the pond as the second highest need. The following pages have selected statements that support the need for identified improvements. The comments are shown in prioritized order, (all participants selected a need but did not always provide additional comments on their selection):

Dog Area

- "Lighting for the dog park! Shade in the summer. The gravel in the dog park needs to go."
- "Getting lights, solar powered at the very least, at the dog area AND the pavilion."
- "I'd like to see the small dog park near the railroad tracks better tended by the City. I'd like better fencing; right now small dogs can escape through a couple of gaps in the fence. I'd like the surface gravel to be safer--more level and cleaner."
- "I don't know if it is possible because of the topography, but I wish I could access the dog park from the park rather than having to walk all the way around."
- "Add lighting and amenities such as running water to the dog exercise area and expand its size. Add an off-leash dog run area near enclosed exercise area Add lighting at the walkway to the bridge over Holmes Run on the Holmes Run Parkway side of the bridge. It is quite dark at that location."
- "More light at the dog run area is needed. There are many people who are clearly not upstanding citizens who walk through the



area and go to the picnic tables to drink/ smoke."

- "There needs to be lighting added along the back run of the park (on the opposite side of the storm run-off canal). The pavilion at the end of this area almost always has suspicious activity going on under it when dark. A simple outdoor flood light would resolve. As an added safety measure some additional lights would be beneficial. The dog park in that area has no lighting and it isn't safe for pets or owners at night. I know some people only have time to take their animals later after work so it makes utilizing this difficult. I am not saying this to get an action, but I truly believe it is only a matter of time before there is an assault that takes place along this stretch at night."
- "Dog exercise area, because it is the feature I use most."
- "My dog and I (and many other dogs and their humans) would love to have lights in the park."
- "Safety...For humans and pets! It would be nice if dog area could be divided into small / medium size dogs...to a large dog area."
- "I park at the library and walk my dogs along Duke St to the dog park, as do most of the people that I see at the park. It would be much better if the entrance were moved to the corner of the park closer to the library, or if a second entrance were added to that corner. Duke St is very busy with speeding cars and it's unpleasant and potentially unsafe to walk dogs along it any longer than necessary."
- "Lights for the dog park"

The Pond

- "Ongoing cleanup of the Lake is also a huge priority -- although the lake was designed as a stormwater retention pond, more regular cleanup of the trash that accumulates near the walking bridge would greatly help. Also, the trash bins around the lake fill often, and should be emptied more regularly during periods of high use."
- "Clean the lake up too much trash!"
- "Keeping the lake clean of man-made debris and algae"
- "The lake. It must be dredged of the massive amounts of algae that threaten its environment and made deeper. Thus, the fountains will also work better and it will avoid smelly refuse. Whoever is hired to keep it clean does not keep it clean. it needs more consistent, frequent cleanup."
- "Put in new pumps for the fountains, (they hardly ever all work at once) and keep the trash and algae out. It looks better this year but still needs work. And water the trees in the summer!!!!"
- "There is always litter in the water - somehow that needs to be addressed"
- "Keep the lake clean and natural. Keep natural areas for wildlife to live in and for people to engage with the solace of nature."

Playgrounds

- "The new playground equipment at Boothe Park has been delayed for some time, and is badly needed."
- "Better playground and spruced up grounds in Boothe."
- "Playground improvements at Boothe park are in dire need of updating."
- "In Boothe, upgrade the playgrounds."
- "The playground (tot lot) should be closer to the residences so families can walk there. Despite a fairly high fence/netting, I've seen a number of close calls with foul balls. I recommend moving the playground or making nets even higher."
- "Playgrounds, some of the remote areas need cleaning up"
- "For the park system overall, I would say my number one priority is refurbishing playground areas/structures. Stevenson Square Park, which is very close to my house, had its play structure and area redone a few years ago and it has completely improved the park. More children play there. The playground is cleaner and more stimulating to young children. I think the Department should go through park by park and designate those in most need of help--meaning those with old, rickety play structures and/or those with play items directly on dirt. Dirt results in mud and the newer spongy ground covering is cleaner and nicer."
- "Playground needed in Brenman"

Athletic fields

- "Cleaning up stray bottles, plastic bags, and garbage by the water's edge"

Parking

- "More parking"
- "Parking. There is not enough for any social event. I have turned around and not attended some events because I could not find parking."

Park Furnishings

- "Bike racks!! Every time I attend an event there, I can't find anywhere to park my bike and others have the same problem. We end up squishing them against any signpost we can find. Please stop prioritizing cars at the expense of bikes - you should encourage bike use in a park, of all places."
- "More benches."
- "More grills in Brenman."

Maintenance

- "More trees/Flowers. Prevent trash/clean trash build up by the lake near the bridge. Maintain water fountains"
- "Clean, fresher landscape and make it safe."
- "Cleanliness of natural areas.."

Passive Use Areas

- "More open space. as we create more athletic fields which are very needed and I support, we then fence them in (which we need to do) but it reduces then the usable space for citizens. Take Brenman, look at how big it is on a map and you see a very large area. X out all of the fenced off areas and you reduce that Open space by at least 1/2. so let's keep in what it looks like on map acre wise it not necessarily usable space for the average citizen."

Security

- "Based on past reports, I am concerned about my personal safety when I am walking by myself in the park when there are few others around."
- "Security - I would like to run on the trail and not be concerned about assault"
- "Security at the Holmes Run Park area between Van Dorn and Beauregard St., after 2 o 3 PM., on weekdays it's necessary because group of people loitering and consuming., the maintenance and cleaning. also in that area is almost non-existent."
- "Lights. It's fairly secluded and unsafe without lighting."
- "Safety/routine police patrols"

Other

- "Provide bathrooms and make it cleaner"
- "There must be better enforcement of people who feed the geese. They are the biggest contributors to the problem. Also, the "geese peace" dogs should wear identification vests otherwise they look like they are illegally off-leash."
- "West end public swimming pool; kid friendly like the cute one at Charles Houston Rec Center"
- "Have more events. We miss the movies and the many concerts."
- "#1 Priority: Construct the long promised West End Senior Center at the dedicated pile of dirt in Ben Brenman Park. #2 Priority: Elevate the Steadfast Bridge across Holmes Run to be 1 foot above the 100 year flood plain now that the city has altered the flow of flood waters. #3 Priority: Relocate the displaced, refugee Steadfast bridge to cross Holmes Run at the rectangular pool just below the last weir on Holmes Run."
- "Improve staff's communication with the general public about their proposals prior to decision making for all park properties"
- "Space behind the far goal that is on a hill. Can that be used for anything?"
- "Logistics of the farmers market"
- "If mowed and maintained, would be ideal for community gardens where children can learn"

Workshop

A Ben Brenman and Boothe Parks planning workshop was held on November 14, 2012 at Samuel Tucker Elementary School with the purpose of having community members identify the priorities for future improvements, based on their park experiences and observations. The workshop was advertised through the City's e-news and calendar. Signs with workshop information were posted at park entrances and flyers were dropped in the mailboxes of homes in the adjacent neighborhood. A total of six park users attended.

Inspiration Board

As participants entered the room they were asked to comment and write their thoughts on precedent images. The exercise was designed to provoke ideas and inspire site programs. None of the images were from City of Alexandria Parks. Participants commented on the following images:

Easy fix in most locations. Already in Market Square in Old Town, works Well.

Nice for films, concerts in summer - like this!

Get me a swing in the Park - Love you forever

More community activity plus will bring in neighborhood nearby

Never Ever lose space for my farmers market

Yummy!

good idea for area of BB next to fence

Community garden behind baseball field

Interesting idea

Yummy

Group Exercise

Following a presentation on the Park's existing conditions, participants joined one of four tables for group exercises. The results of those tables have been aggregated, as shown below.

The first exercise was designed to identify the Park's top five assets. These are the areas of the Park that participants felt keep them coming to the Park and should remain in the Park and be further enhanced:

The top five park assets identified:

1. Playground
2. Pond
3. Turf field
4. Number and variety of pathways
5. Parking lot

Other assets included: Hill for sledding, small dog park, open space, farmers market, tennis courts, basketball courts, trees, and the baseball field

Second, the groups used a map of the Park to (1) suggest where pathways should be for optimal park circulation, (2) which existing conditions need improvement, (3) and what programs and facilities are not in the park, but should be. The results of this exercise are shown to the opposite page.

Additional needs discussed included:

- Wayfinding signage
- Better trash can placement

Draft, January 16, 2014

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Chinquapin Park Community Feedback

Process

From September through early December 2012, the public was invited to provide input on the existing conditions and possible future uses for Chinquapin Park. To gather information, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a public workshop to discuss Park needs, distributed a survey asking for feedback, and met with a group of T.C.. Williams High School students.

This same process simultaneously occurred for each of the City's large parks, including Simpson Park, Four Mile Run Park, Hensley Park, Brenman and Boothe Parks, and Holmes Run Park. Combined, over 585 Alexandria residents responded to the surveys and 45 attended workshops.

Throughout the 2012/2013 winter, RPCA will use the information gathered to determine Park needs and priorities to develop Park Improvement Plans. Ultimately, these plans will help inform budget decisions and on-going use considerations.

Survey Results

On October 1, 2012, online park improvement

"I've lived in Alexandria for 30 years. Chinquapin is the only park I use regularly. The community garden and the many people I've met there are chief among the reasons I enjoy living in Alexandria. Chinquapin is a great park; sensitive planning and a renewed commitment to providing activities suitable for all Alexandrians will only enhance it."

"This park is an important green space for the City and needs to be protected and enhanced."

surveys became available to the public through the City of Alexandria's website, press releases and social media. RPCA also distributed hard copy surveys through boxes located at entrances to the park and at the Chinquapin Aquatics Facility, and in the mailboxes of adjacent neighborhood homes. RPCA received 99 completed surveys.

RPCA acknowledges that this survey is not statistically accurate. Rather, it served as a self-reporting method of data collection—those who sent in the survey saw it and wanted to provide feedback. While this is a sample of Park users, it is not representative of all users. As an example, through sports permitting and summer camp registration, RPCA is able to capture the number of players and campers that use the fields daily; yet, the surveys do not fully represent this use. For this reason, the information below will be supplemented with site observation and additional data to support recommendations.

The survey asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities, what they like about the park, and what area of the park need improvement. Survey participants also prioritized their improvement needs.

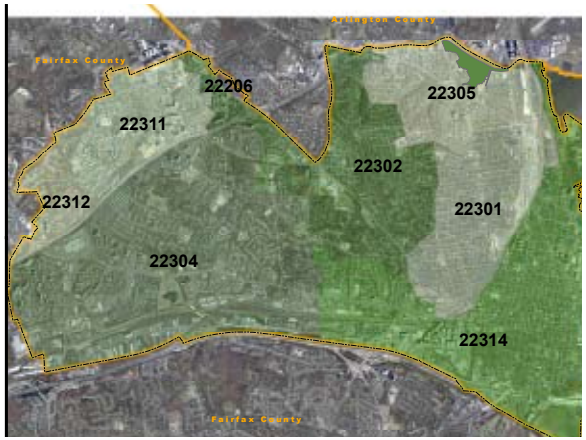
Of those surveyed, 26 participants lived in the 22302 zip code, 20 lived in the 22314, 17 lived in 22305, and 16 lived in 22304. Fewer than 10 participants lived in each of the other Alexandria zip codes. Two participants lived in Fairfax County. The majority of those who visit do so

"I like how many different groups use the park. It really seems like a center for use by all people in the community. Also I think the gardens are absolutely wonderful. Very life-affirming in addition to being very beautiful and interesting."

"It's a unique little oasis and community recreation area in our urban community. I can run around the park or park in the park and run around the track or on King Street".

"This is an incredible asset to the city, Invest in it!"

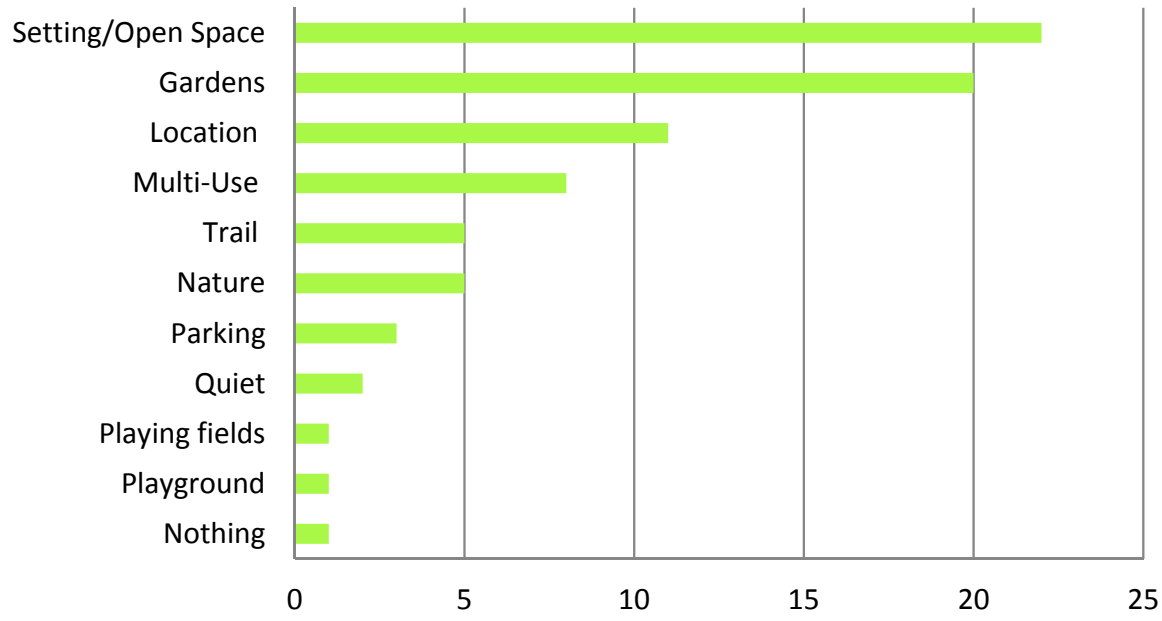
Where do you live?
(Darker color zip codes indicate a higher number of survey participants)



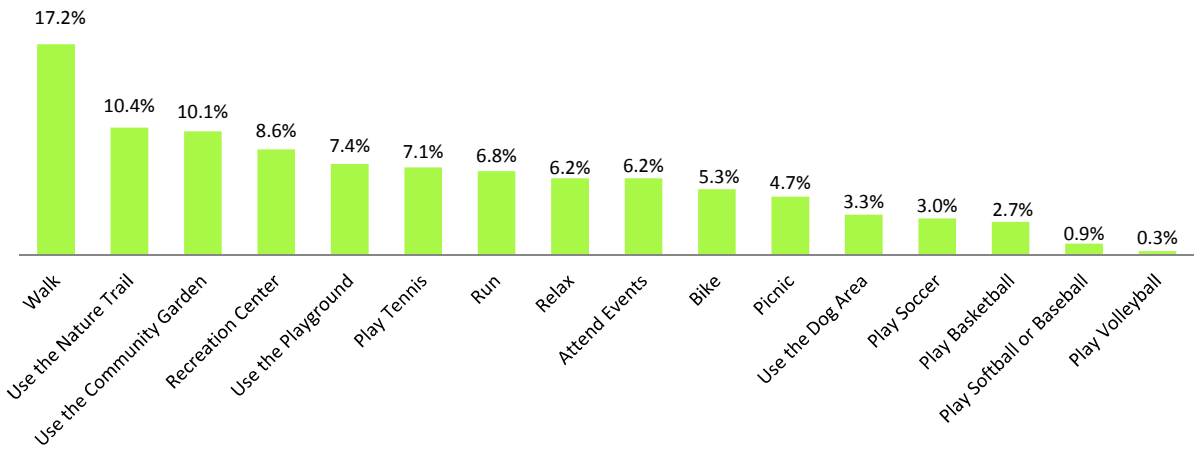
How often do you visit the Park?

Value	Count	Percent
Daily	18	15.7%
Weekly	54	47.0%
Monthly	26	22.6%
Yearly	15	13.0%
Never	2	2%

What do you like about the Park?



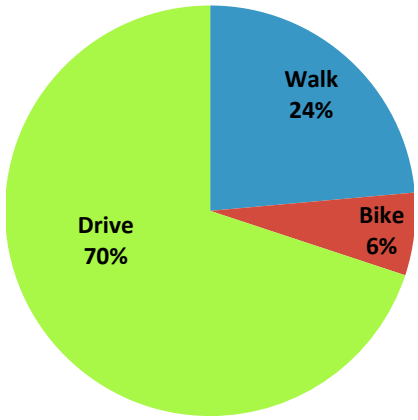
What do you do in the Park?



weekly (47%).

This is what we heard from them:

Access and Park Use
Seventy percent of survey participants drive to Chinquapin Park. Twenty-four percent walk to the Park and only 6% bike. This high number of vehicles implies both a need to improve the parking options and to review opportunities for encouraging safe cyclist and pedestrian access



into the Park.

The access response is particularly interesting when looking at this information in combination with the question "What do you do in the Park?" The majority of participants stated that they use the park to walk, indicating that they drive to Chinquapin, park their car and then walk. Twenty-three participants stated that they run in the park. Presumably many are walking or running along the loop, shared with vehicles or

Draft, January 16, 2014

on the nature trail. Other activities of significance include the community garden, playground, and the tennis courts. Fewer participants reported using the fields for athletics.

When asked, "What do you like about the Park," participants overwhelmingly identified the Park's open space and natural setting, reinforcing the uniqueness of a large passive use green space in the City. Chinquapin Park has a serene and pastoral character, which is clearly desired as an escape from more urban areas nearby.

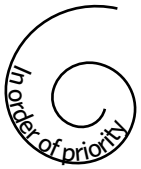
Many also replied that the gardens are extremely important to them. While it appeared that a disproportionate number of garden users may have responded to the survey compared to other Park users, their response clearly identified that the gardens bring a sense of community and culture to the City. This type of passion shown in the comments about the garden exemplifies how open space is so important in bringing residents and nature together.

Improvements
Participants identified the Park's playground as having the highest need for Park improvements, with parking as the second highest need. The following page has selected statements that support the need for identified improvements. The comments are shown in prioritized order, (all participants selected a need but did not always provide additional comments on their selection):

Playground

Areas identified as "in need of improvement"

Priorities are based on the number of responses to needed improvements and then weighted by how participants prioritized their answers



- "Provide more accessible playground equipment, especially an accessible swing."
- "The playground area needs to be upgraded with another newer play structures that would appeal to older kids and also another shaded area."
- "With this park and many others in Alexandria, I would love to see a roof over the playground. In the summer months, it is so hot that my young kids can hardly last a few minutes outside in the hot sun, especially since the equipment - slides, etc. get too hot to touch. A roof over the playground would be a wonderful improvement!"
- "I would love to have a zip line on any of the playgrounds in Alexandria"
- "Not sure that anybody knows that there is a great playground right behind the pool, maybe let people know about it"

Parking

- "The one-way drive is such a pain, better parking w/o having to drive all the way around?"
- "Please change the parking signs to read no parking for school days so that parents can park here for evening events"
- "Rec Center expansion with adequate parking and safe traffic plan. Further incorporate sustainable elements in the park for greater fee generation and expanded programming."
- "In context of large parks management planning, this park needs a closer look at how parking is arranged, traffic"

Community Garden

- "I would like to not only see the gardens maintained but expanded as I know there is high demand for this. The field above the gardens that was once used as a soccer field and later as a construction parking lot for TC might be such a place."
- "Expanding plots in the garden. It brings so many in the community together and the children love it. There are many people on the waiting list and it would be so great to share the joy of it with more Alexandria residents."
- "Ensuring that the community gardens have a permanent place in the park. There were suggestions last year that the gardens would become soccer field, which is ridiculous geographically and does not allow for use diversity. There are plenty of soccer field available now elsewhere. Gardens are both practical and environmentally friendly."
- "In the community gardens, many of the paths between gardens are unstable and not flat -- and therefore dangerous to try to walk. These should be made safe with retaining walls, or by other means."
- "More garden plots in higher ground"

The Loop

- "First, recommend green light turn signal for drivers going west and taking left into Chinquapin. Second, the distance from King to first parking lot entrance is so short that it is dangerous because cars coming behind you may be going to fast. The walkers' light signal is on when trying to take left. This causes backup onto King Street. Cars typically block the parking lot entrance even though there is sign and lines to not block entrance/exit to first parking lot. Also, there should be bumps in first parking lot entrance. Cars go to fast when arriving and leaving. There are babies and children and parents should not have to worry about being hit."
- "The multiuser trail needs to be paved to allow access to those with disabilities. I find it shocking that no thought has been given to this."
- "A loop accommodating joggers, walkers in addition to parking needs"
- "The loop requires repaving, parking is a challenge especially when TC has events, the fields are getting grass-bare."

Park Furniture

- "More user friendly with equipment for exercise and benches"

Picnic Area

- "It would be nice to have a water line, for potable water, at the gazebo."
- "Picnic area looks a little dilapidated, but I've never actually tried to use it for a picnic."

Sports

- "Put turf fields in center of loop. Alexandria could then host a variety of tournament (soccer or lacrosse) events with a collection of multi-use fields in one location. It would also provide a practice area for several of TCW's "
- "The loop breaks up valuable field use space. we could host a full sized soccer, baseball, or softball field, maybe two full sized fields. why do we continue to "bus" TC students around when they should have access to fields near the school. athletic teams, year round. Income from field rental would eventually

pay for both the fields construction and maintenance."

- "Have you thought about putting a basketball court near the tennis courts so the lighting could be shared with the basketball players?"

Tennis Courts

- "Turning on and leaving on ALL tennis court lights 365 days a year is silly, wasteful, and harmful to migrating birds. Implement a pay-as-you-go system to turn on the lights for an hour at a time, only on the courts that people are actually occupying."
- "The tennis courts are aligned east-west, which makes it difficult to play because the sun is in one players eyes. This is unusual, as almost all tennis courts are aligned north-south."
- "More tennis courts"

Natural Areas

- "Plant trees to replace ones damaged by storms over the past few years."
- "Do not encroach on the natural forest area with any other uses. Leave it exactly the size that it is. Untouched land is one of the city's scarcest resources and Chinquapin forest should be preserved at all costs"
- "It would be great if the city could do some eradication of poison ivy along the nature trail. It tends to grow right at the edge of the trail and often very far into it and it's very pervasive in summer."
- "Need more invasive plant removal, the english ivy is taking over."

Security

- "Continual usage of the lights available at Chinquapin. As an early morning walker, it is very dark and the lights in the parking lot and on the street are not maintained and many times are not even turned on for the 6am arrivals at Chinquapin Center. It seems that the street lights are turned on by Chinquapin but I have heard they are to be maintained by TC Williams. Well many of the street lights are burned out and are not being replaced especially right on the corner of King and the road to Chinquapin. Only one light is working in the two lights from the King. Since TC Williams has no external lighting there, it gets quite dark and dangerous."
- "More lights"

Maintenance

- "Quality of natural areas for people and wildlife. Park is in desperate need of regular trash clean-up (disgusting!), invasive plant removal, planting of native species, monitoring of stream quality. If the proper balance is there, we will all be rewarded with more birds and biodiversity."
- "General maintenance needs improvement"
- "More trash pickup at the gardens to prevent rodents."
- "Better trash pick up in garden and maintenance like regularly mowing grass. Clearly marked composting and recycling areas would reduce amount of trash."
- "1. Better stewardship, management, and maintenance generally. Specifically, including removal of debris, patching of potholes, timely collection of trash from the garden area and allocation of financial and human resources to park and garden management/ maintenance. 2. Better City maintenance of the pathways, public areas and parking areas in the community garden. 3. Improvements to the picnic pavilion, including installing steps for better access and addressing the flooding and drainage problems, are also a priority."
- "looks neglected and not in keeping to Dept standards of appearance & safety."

Dog Area

- "There needs to be a fenced off dog run area (away from the gardens and playground) where people can let their dogs off leash. Dogs should not be off leash elsewhere in the park and that should be enforced."
- "A fenced in dog area. The fenced in dog parks are so heavily used in the City that we need some more locations."
- "Would be really great to have a fenced dog park in the area as well. Many people walk their dogs through the park without leashes and this concerns me. I think a fenced dog run would be welcomed by the local residents."
- "There is a real problem in the Park with dogs running around off-leash. This is especially true of the access road behind the community garden."
- "There should be a fenced off dog run area where dogs can go leash-free. This should be away from gardens, picnic area and playground. Off-leash dogs are a problem/ danger at the park now."
- "Doggie bag stations for your pet"

Paths/Trail

- "Improved trails from Janneys to park"
- "I would like the path through the woods

that ends up at the back of Douglas MacArthur Elementary to be improved."

- "Better surface for the trail"

Wayfinding/Marketing

- "The park isn't well known - I lived here for years before I knew what was there. The amenities aren't well known."
- "I like the walking trail but what I'd really like is a map that shows all the main paths."
- "The nature trail needs to be better marked and possibly made more interactive for kids with kid friendly signage, etc."
- "I walk my dogs on the nature trail but had no idea there was a dog exercise area in the park. Signs would help direct people to the different areas of the park."

Restrooms

- "Have porta johns , that are maintained all the Year long, that are available 24/7"
- "Bathrooms!"

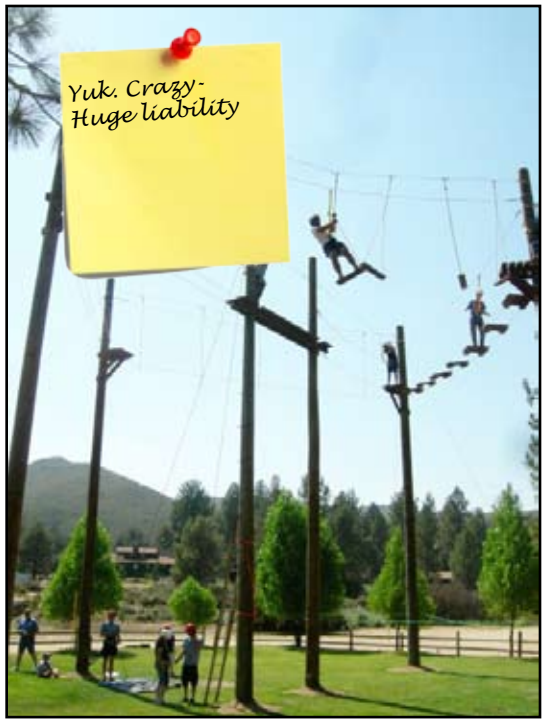
Other

- "NO lights"

Workshop

A Chinquapin Park workshop was held on October 24, 2012 at T.C. Williams High School with the purpose of having community members identify the priorities for future improvements, based on their park experiences and observations. The workshop was advertised through the City's e-news and calendar. Signs with workshop information were posted at Park Entrances and flyers were distributed through the Chinquapin Aquatics Center and dropped in the mailboxes of homes in the adjacent neighborhood. A total of ten park users attended.

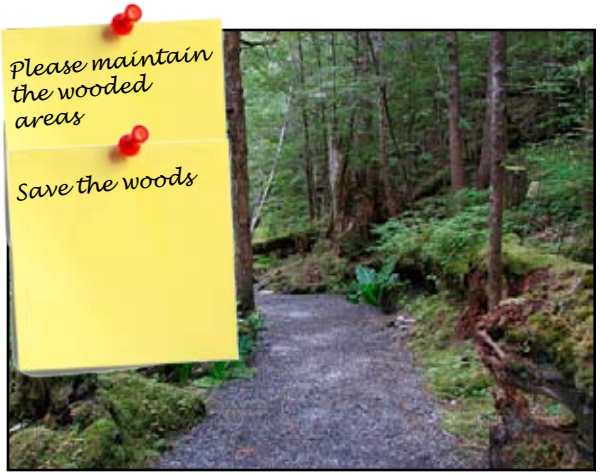
Inspiration Board



Place to sit, relax and watch kids is great
Love the bench

Trash
Recycle
Need this!!! Lots of them.
Doggy trash + poop bags too

Add mountain biking to woods


Please maintain the wooded areas
Save the woods

Could be fun.
See water feature at national harbor

Maybe a few scattered around pavilion

Yes!

Bench would be better

Late night noise in neighborhood is problematic
Great idea!
Occasional use could be fun.

If Hammond Rink is closed, might be a good idea

Great idea
Terrific!
I Second that!
A farmers market would be awesome!

Good for fitness

No more please
No Lights!

Expand.
Gardens are great!!!
We want more

Nice. B-ball courts could be improved.

Group Exercise
Following a presentation on the Park's existing conditions, participants joined one of two tables for group exercises. The results of those tables have been aggregated, as shown below.

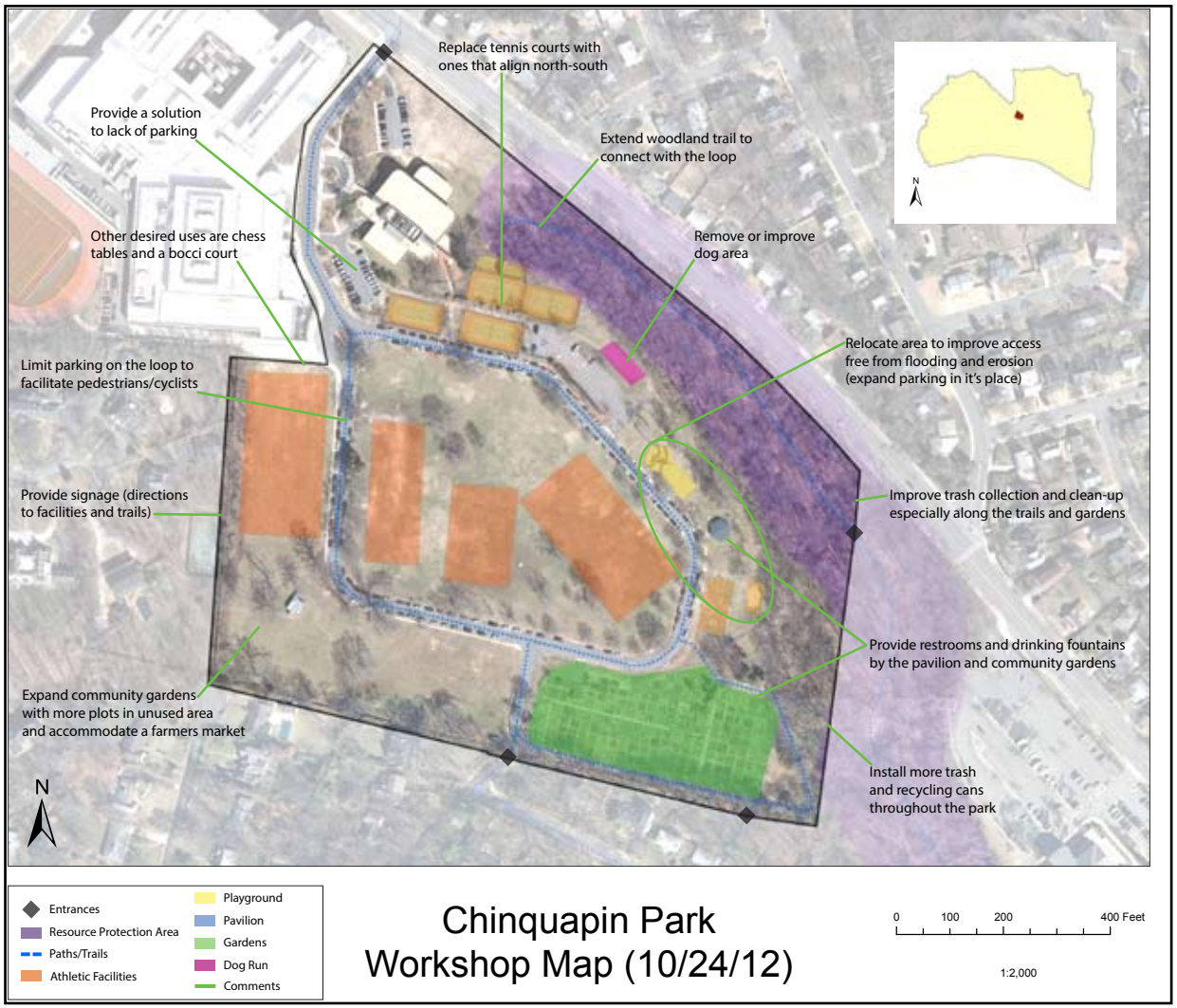
The first exercise was designed to identify the Park's top five assets. These are the areas of the Park that participants felt keep them coming to the Park and should remain in the Park and be further enhanced:

The top five park assets
1. Trails
2. Community gardens
3. Natural space
4. Multi-use availability
5. Attracts a diverse population

Second, the groups used a map of the Park to (1) suggest where pathways should be for optimal park circulation, (2) which existing conditions need improvement, (3) and what programs and facilities are not in the park, but should be. The results of this exercise are shown to the right.

Additional requests included providing:
- Drinking fountains
- Benches
- Chess tables
- Signage along the trails (educational and directive)
- Distance markers

Both groups identified general park maintenance as a high priority.



T.C. Williams Students

On October 22, 2012, RPCA staff met with thirty T.C. Williams High School students in an after-school program sponsored by Liberty's Promise. The intention of the meeting was to gather feedback on the Park from students who use the Park during the school day and after school for recreational use.

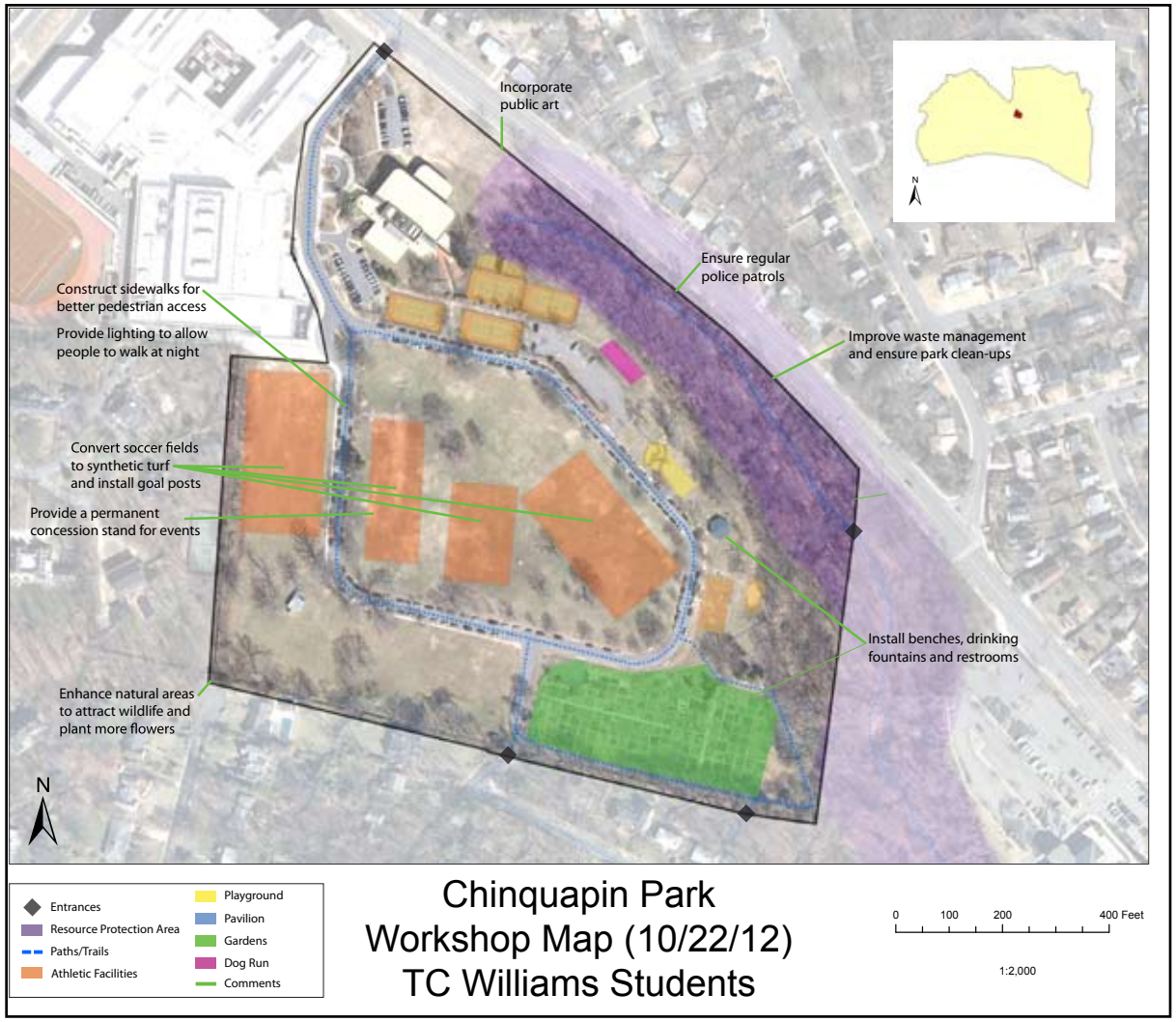
The students identified their top five assets as:

1. You can play soccer
2. Walk/run and play tennis (tied)
3. Close proximity for students
4. The field is free to use

Other responses included:

- It's clean and safe
- You can park in it
- There are diverse activities
- You can play lacrosse and basketball
- There is space to ride bikes
- There are places to sit on benches

The aggregated recommendations are shown on the right.



Summary

There are some consistent themes throughout the three methods of community feedback. These include:

1. Improve mobility for pedestrians and vehicles. The survey and both workshops indicated that a parking management strategy is needed to determine how to maximize use of the parking lots and limit parking along the Loop. This may allow the development of a car free lane for walkers and runners, better supporting one of the Park's main uses.
2. Preserve the pastoral green space, while accommodating multi-use sports. The survey results clearly stated that the people like the Park because it is open and green. However, the T.C. students remarked that the green space is not usable for their recreational activities. Chinquapin's future design will need to be flexible enough to support multiple uses, such as sports, while still open and natural in character.
3. Expand or improve the community gardens. The gardens are highly active, year-round, and create a vibrant community within the Park. The land dedicated to gardening is currently limited and the plots have a very infrequent turnover rate. New ways to expand the gardens and access to gardening will be explored in the improvement plan.
4. Improve the playground. As shown in the survey results, the playground is a priority for Park improvements. The workshop also indicated the need to renovate the picnic area, frequently used for summer camps. These two renovation projects may be combined in order to create a multi-use outdoor activity center with equipment geared towards various age groups and abilities.
5. Improve general maintenance. The survey and workshop results both stated the need for improved general maintenance of the Park, including better distribution of trash receptacles. Many maintenance improvements can begin prior to other projects and continue as park renovations trigger the implementation of park facility standards.

While these five themes were consistent throughout the feedback process, they are not fully comprehensive to all of the Park's improvement needs. The information will be supplemented with site observation and additional existing conditions data to ultimately support recommendations and an implementation plan.

Four Mile Run Park Community Feedback

Process

From September through early December , 2012, the public was invited to provide input on the existing conditions and possible future uses for Four Mile Run Park. To gather information, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a public workshop to discuss Park needs, distributed a survey asking for feedback, and met with a local playgroup.

This same process simultaneously occurred for each of the City's large parks, including Simpson Park, Chinquapin Park, Hensley Park, Brenman and Boothe Parks, and Holmes Run Park. Combined, over 585 Alexandria residents responded to the surveys and 45 attended workshops.

Throughout the 2012/2013 winter, RPCA will use the information gathered to determine Park needs and priorities to develop Park Improvement Plans. Ultimately, these plans will help inform budget decisions and on-going use considerations.

Survey Results

On October 1, 2012, online park improvement surveys became available to the public through the City of Alexandria's website, press releases and social media. RPCA also distributed both English and Spanish hard copy surveys through

"[I like the] Proximity to the stream; ability to see nature; it is a crossroads of sorts for people and activities, and a place for urban"

"I like the proximity to my neighborhood and the water, as well as the bike path."

"The nature trail is very serene and peaceful amidst two very busy roads (Mt. Vernon Ave. and Route1). The trail's path is smooth and very accessible to beginner cyclists."

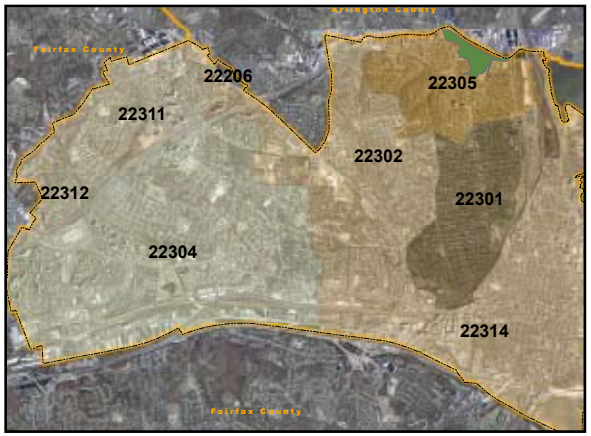
"I like the ability to walk my dog on the trail along four mile run and in the nature area without many other users. It's one of the few quiet places in that part of town. I generally like the informal, passive uses of the open space (e.g., pick-up games) as it feels more like a neighborhood park than a fully programmed regional

" [I like] Nothing - dirty, crowded, unkept, terrible. But there is so much potential. This is the 'other waterfront' our city has and it should be exploited as such."

How often do you visit the Park?

Value	Count	Percent
Daily	15	16.5%
Weekly	39	42.9%
Monthly	23	25.3%
Yearly	17	18.7%

Where do you live?
(Darker color zip codes indicate a higher number of participants)



boxes located at entrances to the park and at the Cora Kelly Recreation Center. RPCA received 91 completed surveys.

RPCA acknowledges that this survey is not statically accurate. Rather, it served as a self-reporting method of data collection—those who sent in the survey saw it and wanted to provide feedback. While this is a sample of Park users, it is not representative of all users. As an example, through the sports permitting process, RPCA is able to capture the number of players that use the sports fields daily; yet, the surveys do not fully represent the sports use. For this reason, the information below will be supplemented with site observation and additional data to support recommendations.

The survey asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities, what they like about the park, and what area of the park need improvement. Survey participants also prioritized their improvement needs.

Of those surveyed, 32 participants lived in the 22301 zip code and 28 lived in the adjacent zip code, 22305. Fewer than 10 participants lived in the lived in each of the other Alexandria zip codes and none lived in 22206. Seven participants lived in Arlington. The majority of those who visit do so weekly (42.9%).

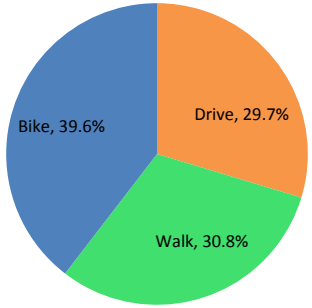
This is what we heard from them:

Access and Park Use

There is not a dominant mode of transportation to Four Mile Run Park. Park Users almost equally walk (30.8%) as much as drive (29.7%), while 39.6% bike.

When looking at this information in combination

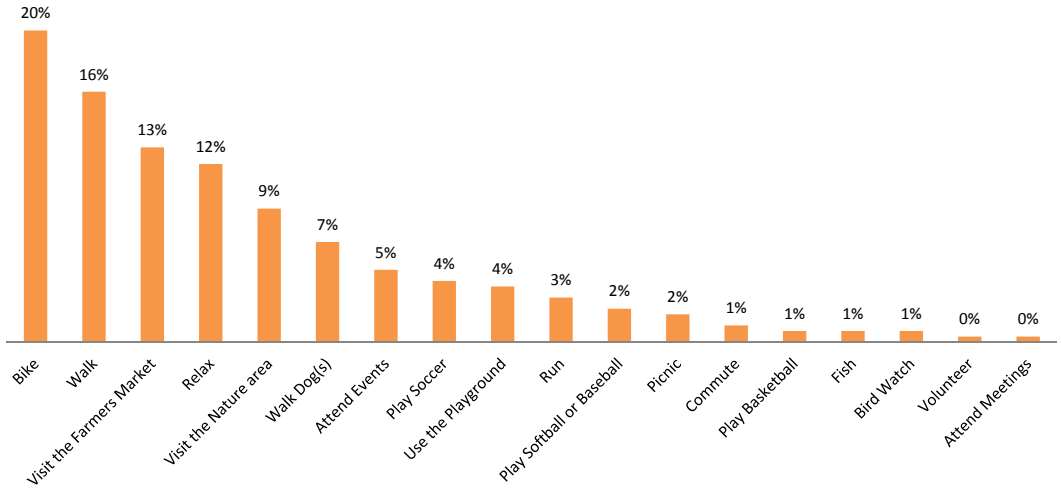
How do you get to the Park?



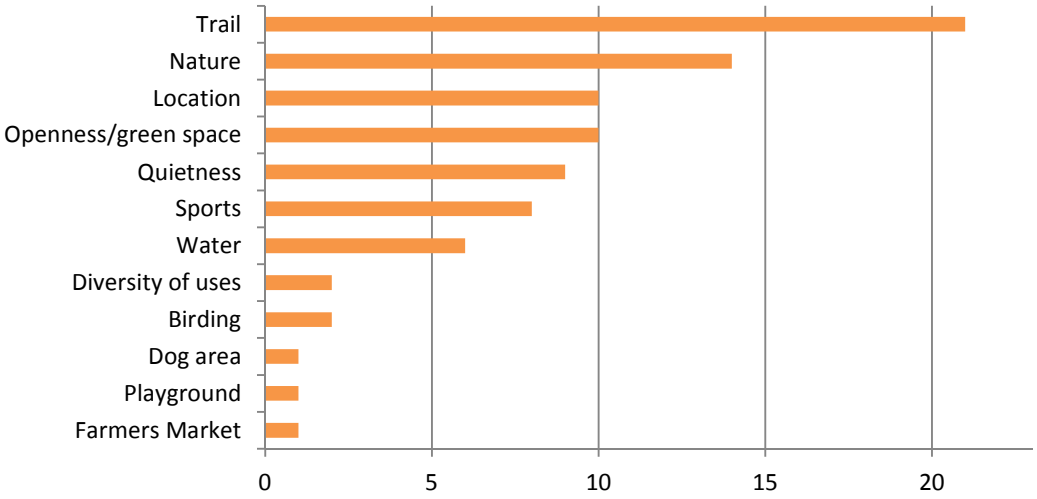
with the question "What do you do in the Park," it is apparent that survey participants are using the Park's trails (30% use the park for biking and 14% for walking), implying that the trail through the Park is one of the major Park resources. Other activities of significance include the visits to the Farmer's Market and general relaxation.

When asked, "What do you like about the Park," participants overwhelmingly identified the trail, reinforcing the Parks importance as a route for walkers and cyclists. Other replies, including "nature," "location," "openness and green space" recognize the Park's natural setting along the Four Mile Run Stream, a scarce resource in an urban setting.

What do you do in the Park?



What do you like about the Park?



Improvements

Participants identified the Park's natural areas as the highest priority for Park improvements (over 17% of participants). Below are selected statements that support the need for identified improvements. The improvements are shown in prioritized order, based on the number of respondents that selected the need *(all participants selected a need but did not always provide additional comments on their selection)*:

Natural Areas

- "The natural area is unused and has been ignored for a long time. If it is at all intended for any sort of recreational use then it needs a lot of work. If it is intended to be natural habitat then it needs to be cleaned up and restored (remove invasives)."
- "Continue to keep the margins of the Run vegetated; gradually eliminate invasive exotic plants (esp. Paulownia) while increasing native herbs, shrubs and trees. Management for wildlife, esp. birds, should be one of the formal objectives for this park."
- "Ensure that all development and enhancements for people support the health and ecosystem of the 4 Mile Run stream and shoreline, so it can continue as a habitat for the many birds, fish, etc. that exist there."
- "Protect the trees, natural area, and wildlife by maintaining the designated trails and public areas."
- "Remove invasive plants from woodland"

Recreational Transportation

- "Better connect to/among bike trails, esp. Mt. Vernon trail and new trails in Potomac Yard."
- "Better connectivity of the park to the neighborhoods via bike/waking trails."
- "Repave the trails!"
- "Smooth paths. A new paved connector from the bike path to the parking lot for MOM's"
- "Better and longer bike paths for riding with tweens."
- "Consolidation of entrances to (Duron) bldg parking lot and 24 hr Express parking lot to improve pedestrian safety."

Athletics

- "More organized and accessible adult sport facilities (baseball, softball, etc.)"
- "Keeping the trail, but additionally add some smaller soccer facilities. Every afternoon, there are multiple pick-up games going on. It would be nice to provide some facilities to facilitate them."
- "Could be the premier baseball field and softball field in Northern Virginia as far as league games and tournament sites go"
- "I would like a turf field installed so the fields can be used for general play in addition to league play. Currently the fields are always locked except for league play."
- "Covered dugouts for baseball/softball fields
- Fix the backstops, fences get this back to a number 1 ballpark"

Security

- "The security, the park is not very safe with the wooded area so close to the bike path and the connections to the housing behind MOMs. This is especially noticeable early morning and dusk."
- "The running trail could use more lighting."
- "Lighting would be nice for night walks. I don't feel safe there after the sun goes down"
- "I do not feel safe."

Playground

- "The playground. This is a very busy playground, and it often feels neglected. A few benches for tired mamas would be appreciated!"

Dog Area

- "Would love to see a fenced in dog park."
- "Create a dog area away from the bike path"

Park Furniture

- "You need more picnic tables throughout, especially near the farmers market. It would be nice to go there in the morning and sit and enjoy the space."
- "Working water fountains"
- "Some sort of pavement or paving tiles under the benches. The grass is worn away, making the space near the benches either dusty of muddy."
- "Improved facilities for passive recreation. More seating that is oriented towards Four Mile Run, so visitors can enjoy the natural beauty of the park."

Parking

- "The parking area is not the most important to me but it seems worn out. For larger events, bona fide bike locking set-ups would be helpful."
- "The parking is awful. the city should be horribly embarrassed about providing such wonderful soccer fields for our kids and then sending police to ticket parents parked in a VACANT CITY lot that is marked as held for 4 mile run expansion. I can't believe how short sighted we are as a city."
- "Need more parking."

Maintenance

- "There's always trash along the trail, the banks of the canal, and in the bird preserve area. Would be nice to see the beer cans and liquor bottles gone since so many kids are there."

Restrooms

- "Need public restrooms"

Other

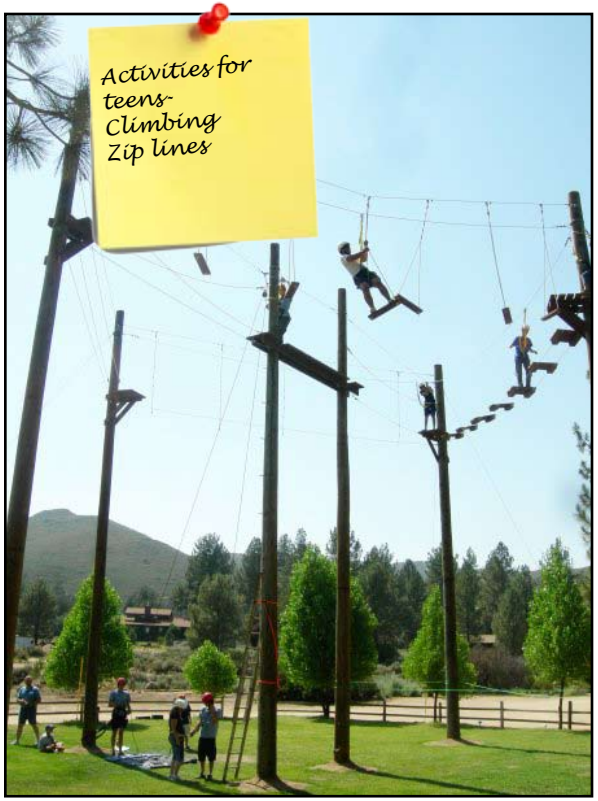
- "Tear down the basketball court"
- "Create a clear layout"
- "Spray park like they have built in Arlington at the park on Lee Highway."
- "Remove high transmission wires"

Workshop

A Four Mile Run workshop was held on October 10, 2012 at the Cora Kelly Recreation Center with the purpose of having community members identify the priorities for future improvements, based on their park experiences and observations. The workshop was advertised through the City's e-news and calendar. Signs with workshop information were posted at Park Entrances and flyers were distributed through the Cora Kelly Recreation Center and at the Four Mile Run Farmer's Market. A total of six park users participants attended.

Inspiration Board

As participants entered the room they were asked to comment and write their thoughts on precedent images. The exercise was designed to provoke ideas and inspire site programs. None of the images were from City of Alexandria Parks. Participants commented on the following images:



Group Exercise
Following a presentation on the Park's existing conditions, participants joined a group exercise.

The first exercise was designed to identify the Park's top five assets. These are the areas of the Park that participants felt keep them coming to the Park and should remain in the Park and be further enhanced:

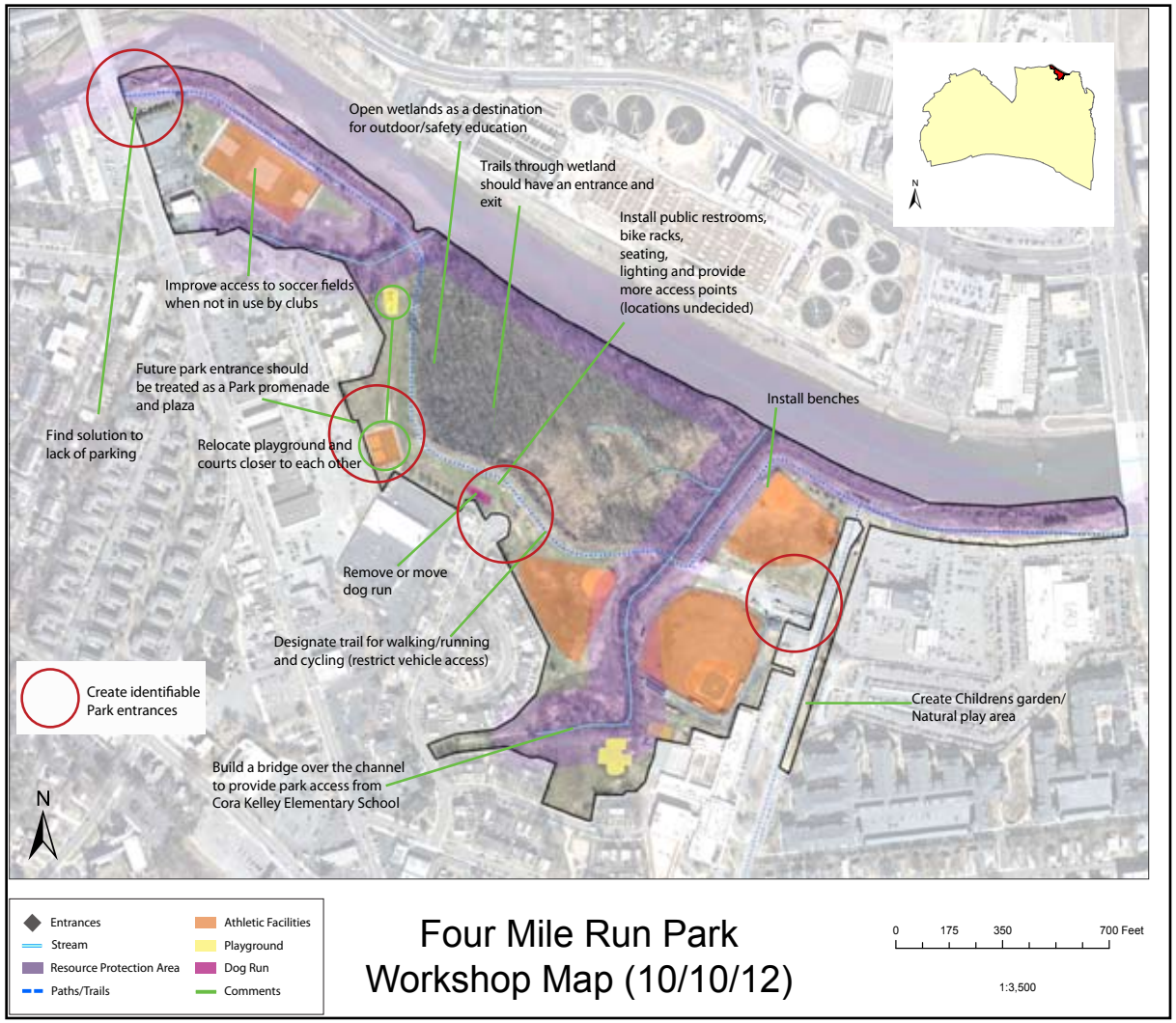
The top five park assets

1. Natural areas
2. Paths/trails
3. New community center plaza
4. Stream
5. Ball fields

Second, the group used a map of the Park to (1) suggest where pathways should be for optimal park circulation, (2) where the multi-use courts should be re-located, following re-development of Mount Vernon Village, (2) which existing conditions need improvement, (3) and what programs and facilities are not in the park, but should be. The results of this exercise are shown to the right.

Additional feedback included:

- Promote alternative transport such as biking, install plenty of bike racks and safe places to store them
- Park should have more access points, thinking about new development
- Pavilion for community to gather and interact
- Trails look like a road and invite traffic causing an important safety issue



Playgroup

On October 26, 2012, RPCA staff met with parents in a Playgroup (ages 2-5) that regularly meets at the new Four Mile Run Community building. The intention of the meeting was to gather feedback on the Park from neighborhood parents. Over ten parents participated, all of whom were Spanish speakers and spoke to RPCA staff through a translator.

Of the parents, only two knew there was a playground in the Park. However, they had never brought their children there because, in their community, the Park is perceived as being too dangerous. They suggested moving the playground to a more visible location, such as closer to the new community building and Mount Vernon Avenue. This suggested location would provide "eyes on the park" and allow them to feel safer.

Summary

There are some consistent themes throughout the three methods of community feedback. These include:

1. Nature: The survey and workshop clearly indicated the Park's highest asset and priority for improvement are the Park's natural areas. The Park's features, such as the wetlands and stream, are rare in an urban environment and create bird habitats and unique ecological resources. Yet, the Park's current design and the growth of invasive species have masked these resources and opportunities for environmental education.
2. Trails and Connections: One of the dominant uses of the Park is its pedestrian and bicyclist trail. As indicated in the survey and the workshop, the trail is a local and regional destination. However, the trail mainly serves as a connection through the park, rather than attracting people to stay in the Park. Trail amenities, such as bike racks and park activities, would allow people to not only pass through, but to visit. Additionally, more trails through the wetlands and to the Cora Kelly Recreation Center would allow greater park usage and connections to nature.
3. Security and Park Activities: The playgroup's major concern with using the Park is its security. This was also emphasized in the workshop and survey. Park activities, such as the playground, are not fully used because they are hidden from the street and isolated, often attracting illegal uses. As suggested in the workshop, one solution to enhance the Park's activities is to cluster uses near the park entrances. This would create a convergence for mixed age groups and programs, allowing more "eyes on the park" and the perception of active, safe spaces. The new Four Mile Run Community Building on Mt. Vernon Avenue has set an example as an active and visible Park area.
4. Parking: The majority of Park visitors bike or walk to the Park. However, there are many users that drive, particularly to use the athletic fields. It is likely that most sports players will continue to drive as they are coming from all over the City to use the fields and often carrying athletic equipment. Appropriate parking accommodations must be met for sports field use, but while doing so natural areas will need to be preserved.
5. Natural play spaces: The workshop participants indicated an interest in seeing more areas in the park for kids to play on informal park elements, such as boulders and climbing features. The survey also supports the need for a renovated playground with park furniture, while the playgroup hoped to see play features in more visible locations. All three of these interests may be incorporated near park entrances and other locations.

While these five themes were consistent throughout the feedback process, they are not fully comprehensive to all of the Park's improvement needs. The information will be supplemented with site observation and additional existing conditions data to ultimately support recommendations and an implementation plan.

"It's a quiet and peaceful area to relax, walk, and observe nature, a wonderful and important resource for a city that has a shortage of open green and natural spaces."

"I love its quietness in the midst of a heavily populated area."

"It is a beautiful island of tranquility in an otherwise busy neighborhood, much used and appreciated by runners, walkers, and families."

Holmes Run Park Community Feedback

Process

From September through early December 2012, the public was invited to provide input on the existing conditions and possible future uses for Holmes Run Park. To gather information, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a public workshop to discuss Park needs and distributed a survey asking for feedback.

This same process simultaneously occurred for each of the City's large parks, including Chinquapin Park, Four Mile Run Park, Hensley Park, Brenman and Boothe Parks, and Simpson Stadium Park. Combined, over 585 Alexandria people responded to the surveys and 45 attended workshops.

Throughout the 2012/2013 winter, RPCA will use the information gathered to determine Park needs and priorities to develop Park Improvement Plans. Ultimately, these plans will help inform budget decisions and on-going use and facility considerations.

Survey Results

On October 1, 2012, online park improvement surveys became available to the public through the City of Alexandria's website, press releases and social media. RPCA also distributed hard copy surveys through boxes located at entrances

to the park and in the mailboxes of adjacent neighborhood homes. RPCA received 94 completed surveys.

RPCA acknowledges that this survey is not statistically accurate. Rather, the responses are from those who saw the survey and chose to participate. While this is a sample of Park users, it is not representative of all users. As an example, through cyclist counts, we know that many more bike through the Park than are reported through the survey. For this reason, the information below will be supplemented with site observation and additional data to inform recommendations in the Park Improvement Plans.

The survey asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities, what they like about the park, and what areas of the park need improvement. Survey participants also prioritized their improvement needs.

Of those surveyed, 64 participants lived in the 22304 zip code . Fewer than 5 participants lived in each of the other Alexandria zip codes or outside City limits. The majority of those who visit do so daily (33%) or weekly (37%).

This is what we heard:

Access and Park Use
Sixty percent walk to Holmes Run Park; 19% bike and only 14% drive. This high number of pedestrians demonstrates how Holmes

"I like the extended path and my kids use it to go across the creek. Other than that there is nothing to draw us there, just a means to an end. I wish it had a draw for us..."

"It provides a safe connection between Eisenhower Avenue and Bailey's Crossroads for biking. The park is very quiet and relaxing to pass through."

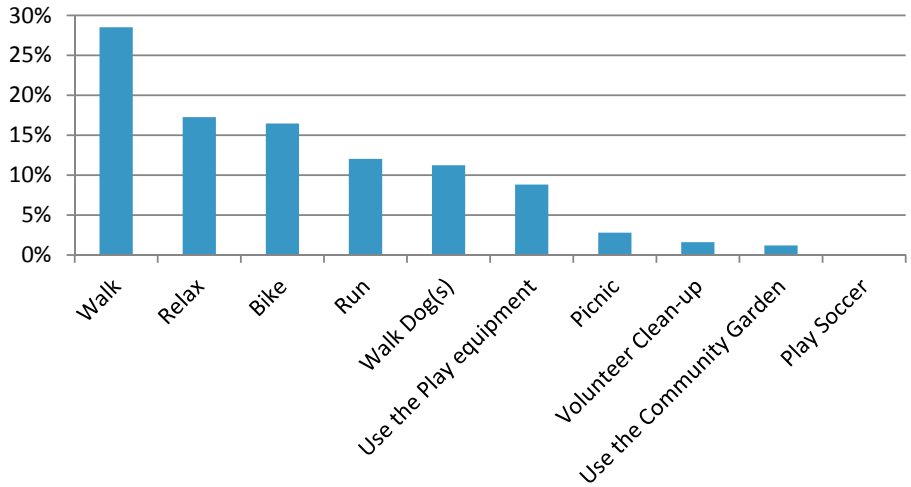
"Holmes Run Park is a vital City resource, not only for the people that live in the area by the park, but for people throughout the city. It needs to be protected, respected and provided the resources and attention that it deserves."

Where do you live?
(Darker color zip codes indicate a higher number of survey participants)

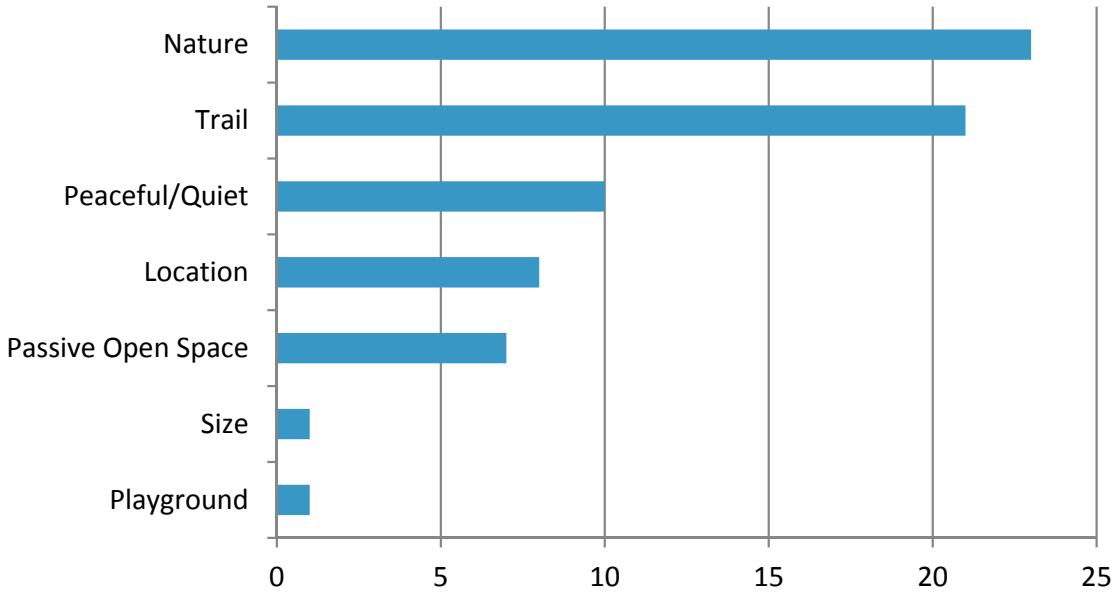
How often do you visit the Park?

Value	Count	Percent of responses
Daily	31	33%
Weekly	35	37%
Monthly	18	19%
Yearly	6	6%
Never	4	4%

What do you do in the Park?



What do you like about the Park?



Run is considered a large park with a strong neighborhood use, attracting leisurely activity. It also implies the need to review safer pedestrian and cyclist access throughout the Park.

When asked, **"What do you do in the Park?"** almost all participants stated that they go for unorganized, passive park uses. The highest use was to walk (29%). Other popular activities included relaxing (17%), biking (19%), running (12%) and walking dog(s) (11%). All of these activities are multi-generational and can occur individually or in vary small groups.

In answering, **"What do you like about the Park,"** participants were consistent in identifying the natural character of the Park's setting. Over 30% specifically commented that they like the Park because of nature. Comments included, "[I like] the large, old trees along the bike path, the stream and the wildlife (especially the occasional heron), and the chance it gives my children to experience 'the woods' in the middle of the City" and "[I like] the wooded natural area next to the stream...able to see wildlife: deer, hawks, foxes, etc." The trail is also a clear asset of the Park, both locally and regionally. Respondents liked that the trail is quiet, but also connected to places they need to go, such as the Foxchase Shopping Center.

Improvements

Participants identified security as the highest need for Park improvements, with the nature areas as the second highest need. The high need for security improvements follow several

sexual assaults that occurred in 2012. Before that time there were few reported crimes. The following page has selected statements that support the need for identified improvements. The comments are shown in prioritized order, *(all participants selected a need but did not always provide additional comments on their selection)*:

Security

- "Since I heard of a recent assault in the park, I would like to see better security."
- "There have been a few incidents that the joggers got mugged and sexually assaulted."
- "Getting the police OFF of the bike trail in their cars and using bicycle cops instead. Police cars DO NOT belong on the trails!"
- "The park requires regular policy presence. Additionally, the city should make an effort to clear underbrush within the park."
- "Park Patrolled by Police Park Closed at Dark Enforcement & patrols after dark Park is not continuously patrolled unless something happens. Enforcement needs to be continuous & permanent. Holmes Run Parkway (north side) has always been a late night place to come and park and go into the park at night and do whatever people do in the middle of the night??? It is a well known area for drugs, drinking, deals, and lewd sexual acts. Police enforcement via cruiser and bike patrols down in the park (driving on the path) must remain constant to let the public know the park is being monitored on a regular basis."
- "I am concerned about the history of attacks, would like to explore the possibility of adding more lighting in well-traveled areas"

- "There have been a number of incidents along the Holmes Run trail in recent weeks, and I no longer feel safe taking my children there."
- "We need to know that we are safe."
- "Security needs to be improved."
- "The walking/running path is USUALLY safe when there are people around - but in mid-afternoon and when it's dark (early a.m./late p.m.) I don't feel safe."
- "While the park is mostly safe there are some obviously homeless people that make the park their home. I have never had any trouble with these individuals but I can understand why it would make some people nervous. I would suggest the occasional police bike patrols through the park, maybe twice a day."

Natural Areas

- "The English ivy is posing a serious threat to many of the trees in Holmes Run Park. An effort needs to be made to eradicate the ivy. Just because a plant is not native, however, does not make it bad. The mimosa and Japanese honeysuckle add their beautiful aromas to the park."
- "Stewardship of this bit of the wild in the city: Keeping natural areas accessible (fighting choking vines and invasive species?)"
- "Removal of English ivy which is choking many of the trees."
- "No more concrete in the waterway"
- "A path down by the water where you can get close and look for wildlife with or without your dog- kinda like a stream oriented nature trail."
- "The greenway needs to be bolstered to provide the best transitway for wildlife through our city. Manipulations for people should not adversely impact the wildlife corridor needs."
- "Community involvement to remove invasive plants and enhance with native planting."
- "I do wish to emphasize that the park should pretty much be left alone. Leave the Canada geese, the pigeons, the feral cats, the squirrels. They harm no one. I was active in 1997 in getting the city to stop the clear cutting of the banks of Holmes Run. I wish to see as little cutting along the banks as possible. Also remember that just because a tree in the woods is dead, it does not mean that it should be taken down. It serves as habitat to a variety of living organisms. I do not want to see the underbrush cleared. It poses no threat either. If you wish information on the benefits of underbrush, I can provide it to you."

Playground Equipment

- "Needs more playground equipment scattered throughout the park"
- "Playgrounds are really lame. Would love to have a community playground with picnic tables, and equipment"
- "Play equipment for children 5-10 yrs old."
- "I have lived here my whole life and have never felt particularly drawn. My daughter liked to go when she was little and the equipment was the right age for her. There is nothing to draw kids over the age of 6 there, really."
- "Add boulders and other natural features children can enjoy - not more static play equipment"

Dog Area

- "A fenced-in small dog area near Holmes Run Parkway would be nice."
- "Create a small dog - dog park"
- "The park needs a small dog exercise area. There are dozens of small dog owners in the adjacent condos, most of whom are reluctant to put their pets in the nearby exercise area for fear of the many large dogs there. I would contribute up to $200 and would be happy to spearhead a local fund drive to finance such a project, and have canvassed many of the pet owners here who have said they would also be happy to contribute."
- "Always in favor of more designated dog areas"
- "I would like a water line & spigot at the dog park. Other than that, it's a great area for dogs."
- "The dog parks on Duke and at Cameron have no water and no trees."
- "To minimize pollution, discourage dog use."

Paths/Trails

- "Very important to widen the path to separate walkers and bikers: most bikers are racers giving no notice of approach, never slowing and very aggressive. Walkers and runners listen to music and older folks don't hear well if there is a ding from a bike."
- "Designate a walking path for kids, strollers, and other non-biking users to safely enjoy.

Offer park security, graffiti and debris removal"

- "Yards and miles measurements."
- "Improve the bike trail so people can use it to ride to work. Other trails, such as Mt Vernon, are OK to ride on in work clothes. Holmes run still needs work."
- "Upgrade and properly maintain the shared-use path to AASHTO bikeway standards (10-foot wide pavement plus two clear 2-foot shoulders *minimum* width). Segments of the asphalt trail that are frequently flooded should be repaved in concrete to withstand the water damage. Also, the low-water crossings should be upgraded so bicyclists do not routinely get wet feet and legs when crossing."
- "Multiuse trail, especially the tunnel, stream crossing, trail surface, and lack of curb cut at N Morgan St (I think that's the one)."
- "Is there anyway to connect the park with other parks or recreational areas on the west end? that would be a boon for the area."
- "On the south end of the park, the path towards Eisenhower Ave is in poor shape as it goes under the railroad tracks. It is narrow and often floods under the northernmost railroad bridge. The new underpass under Eisenhower Ave is helpful, but some improvements could be made to make it easier for people to go in and out from the south along Eisenhower Ave."
- "Love it, I have been using it for about 20 years, biking and walking."

Maintenance

- "Cleaning up stray bottles, plastic bags, and garbage by the water's edge"
- "I would like to see the Park continue to promote a healthy area for all beings to flourish. Get some recycling bins by the trash cans."
- "Prevent the sewer from stinking and making the river cleaner."
- "I would like to see the park "managed" as little as possible."
- "I wish I could be furnished with a piece of equipment to pick up trash while on my walks. The trash is usually in the bushes and brush and not easily reached with my bare arms."
- "Holmes Run Park is an important reason for buying our home, so its care, security and maintenance is important to us. We run and bike in the park daily. We would like the debris (fencing, large rocks) removed at the end of Paxton St. where the sewer line was being repaired."
- "The poor maintenance of this shared-use path is a disgrace. The asphalt "pavement" north of N Beauregard St is buckled, and the section of unpaved path immediately north of N Beauregard St that was washed out by a storm about a year ago has still not been adequately restored to its poor condition prior to that storm. The section immediately south of N Beauregard St is also poorly maintained with much overgrown vegetation intruding on the narrow and badly deteriorated path. Also, the trail has unnecessary and inadequately marked bollards that are a serious crash hazard for bicyclists. I get angry when I think about this crappy and unsafe transportation and recreation asset. Once the path is safe for fair-weather use, the City should also keep it clear of snow and ice in winter. Relatively minor problems are that many dog owners do not keep their dogs leashed on the trail, and families let their little kids sit and play on the low-water bridge for long periods without adequate supervision. The fact that this survey for the Holmes Run Park does not even list a category for its shared-use path speaks volumes."

Park Furnishings

- "Needs more benches"

Lighting

- "I know the park is closed at dusk but it would make a great place to walk in the evening especially during the Spring and Summer. Placing lights throughout the park would make this possible."
- "A few more lights in key areas would go a long way."
- "I think better lighting would improve security."

Soccer Area

- "We enjoy walking with the dog, and playing with the kids. Some people don't like kids playing soccer there, but we love to see them out there playing. We are so short fields to use, and improvement for the youth to play soccer is a good idea."

Community Garden

- "I didn't know about a community garden

area. Perhaps there could be more community gardens."

Activity

- "All Veterans Park is under utilized, under planned. Would like to see this used more as a 'planned park' and the rest of the park left in a more natural state"
- "More new things to do"
- "It needs to draw the kids and family's out."
- "The installation of additional exercise equipment, expand the current exercise space by the Beatley bridge."

Flood Control

- "Priority #1: Raise the displaced, refugee Steadfast Bridge in Tarleton Park to be one foot above the 100 year flood plain now that any flood waters have been redirected by the City towards the Tarleton Neighborhood. Priority #2: Construct a berm, levee, or wall in along the east bank of Holmes Run in Tarleton Park to divert flood waters away from Tarleton Residences now that any flood waters have been redirected by the City towards the Tarleton Neighborhood. Priority #3: In addition to the berm, levee, or wall along the east bank of Holmes Run, construct a check valve at the outfall to Homes Run at the lower end of South Jenkins Street matching the style of the check valve to Cameron Run that protects the Wheeler Avenue warehouses. Priority #4: To compensate for the undersized outfalls for the two pedestrian concrete causeways recently constructed in Tarleton Park, add a berm eight inches high at a location five feet south of the crushed rock path and a swale eight inches deep at a location 10 feet south of the crushed rock path. The City recently brought in dirt and graded Tarleton Park so that it drain a larger area of the park northward. Priority #5: Construct a safety railing matching the railing at the outfall to Cameron Run to keep Tarleton Park users from falling about five feet to either concrete or to water at the unnatural artificially sharp bend in the stream half way between the South Gordon Street outfall and the check valve at the outfall to Cameron Run. Priority #6: In Tarleton Park mark the borders of the Resource Protection Areas with posts spaced 100 feet apart with height level markings for the 1966 flood, the 1972 Agnes flood, the 1975 Eloise flood, and the anticipated 100 year flood level. Priority #7. Establish urban meadows in the Resource Protection Areas in lower Tarleton Park to reduce the cost of mowing. Priority #8: Relocate the marker post for the South Gordon Street Off-Leash Dog Exercise Area to a position outside of the Resource Protection Area. Priority #9: Use the standard design for street signs and posts to identify the viable streams with the serial numbers assigned to the streams in recent years. During the last revision of the maps the State granted the City a six month extension in the process updating and expanding the list. Priority #10: Add one bulletin board or one utility pole or both at each cluster of metal benches, decorative rail fences, and metal trash container in Tarleton Park for the purpose of having a place to post official notices. City notices about Tarleton Park that are posted in the industrial area on Wheeler Avenue produce minimal response."
- "Trail under Beauregaurd gets flooded and is very dangerous"
- "Improve the tunnel under van dorn st and 395. It frequently floods, is very dirty, and poorly lit. It is a vital connection between the neighborhoods on either side of 395 and in regional bike trails. It makes it difficult for people who live west of 395 to walk or bike into the rest of the park. One short term improvement would be to put more jersey barriers between the stream and the path. There are one or two barriers down there already, but they are misaligned and more would be needed to try to limit the flooding. The longer term solution is to elevate the path well above the water."
- "Maintenance of the trail especially around the I-395 tunnel and stream crossings. There tend to be flooding and build-up of sand around these areas that make it less accessible."

Other

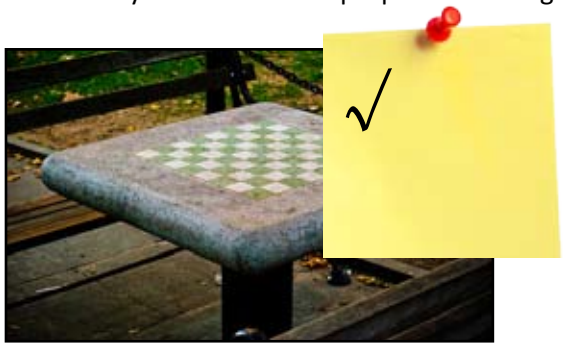
- "Move the displaced Steadfast Bridge to a better location. Option #1: Place it over the rectangular pool just below the last weir on Holmes Run. Option 2: Place it north of the Duke Street Bridge to connect with the Clermont Drive crossover above Duke Street."
- "Usually too buggy to visit during the height of summer"
- "The improvements to walking and biking

that have been done in the past few years have been great."

- "The park trail has improved a lot over the past few years, especially with the leveling of many bumps caused by tree roots."
- "It is fine as is."
- "Maintaining 'green space' and open areas for general use."

Workshop

A Holmes Run Park planning workshop was held on November 7, 2012 at Samuel Tucker Elementary School with the purpose of having



Group Exercise

Following a presentation on the Park's existing conditions, attendees participated in group exercises.

The first exercise was designed to identify the Park's top five assets. These are the areas of the Park that participants felt keep them coming to the Park and should remain in the Park and be further enhanced:

The top five park assets identified:

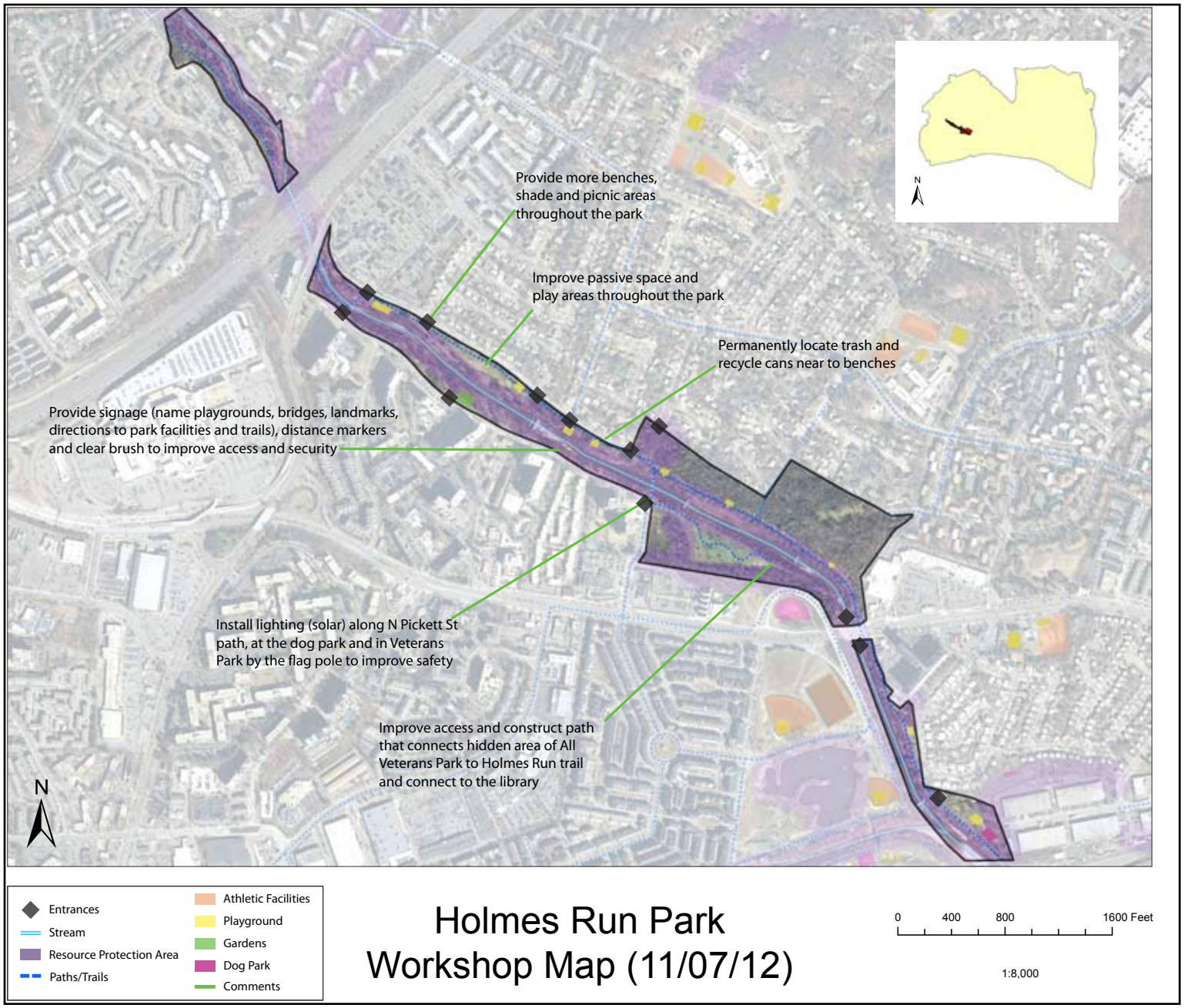
1. The shared-use path
2. Beatley Bridge
3. Playgrounds
4. Benches and park furniture
5. Open flat area

The group also mentioned the community garden as an asset.

Second, the groups used a map of the Park to (1) suggest where pathways should be for optimal park circulation, (2) which existing conditions need improvement, (3) and what programs and facilities are not in the park, but should be. The results of this exercise are shown to the opposite page.

Additional priorities discussed included:

1. Mile markers needed on shared-use trail improve safety
2. Shelter improvements
3. ADA Accessibility (curb cuts for seniors and strollers)
4. Pavement improvements
5. An additional dog park for small dogs


Provide more benches, shade and picnic areas throughout the park
Improve passive space and play areas throughout the park
Permanently locate trash and recycle cans near to benches
Provide signage (name playgrounds, bridges, landmarks, directions to park facilities and trails), distance markers and clear brush to improve access and security
Install lighting (solar) along N Pickett St path, at the dog park and in Veterans Park by the flag pole to improve safety
Improve access and construct path that connects hidden area of All Veterans Park to Holmes Run trail and connect to the library
N
Entrances
Stream
Resource Protection Area
Paths/Trails
Athletic Facilities
Playground
Gardens
Dog Park
Comments
Holmes Run Park
Workshop Map (11/07/12)
0
400
800
1600 Feet
1:8,000

Summary

There are some consistent themes throughout the three methods of community feedback. These include:

1. **Security.** The survey and workshop indicate that security is a major concern in the Park. As mentioned earlier in the summary, this concern follows several sexual assaults that occurred in the Park in 2012. Since that time, the Alexandria Police Department has increased their presence in the area and has worked closely with the neighborhood groups to be alert to unusual park user behavior. As suggested by the police and discussed in the workshop, one easy way to address the security situation is to clear brush where it creates hiding locations and to install mile makers along the trail so that park users can easily identify where in the park they are. Many respondents asked for better lighting in the park as well. Lighting in some locations, such as along the Beatley Bridge may be appropriate, however, a careful lighting plan must also consider the fact that increased park lighting may have a negative effect by inviting illegal activity to take place in the park at odd hours.
2. **Shared-Use Trail.** The shared-use path in Holmes Run is highly active and used by runners, cyclists, and pedestrians. Because the path is so heavily used, better markings to separate the uses may help avoid dangerous situations such as collisions between cyclists and children. Flood control is also a big concern along the trail. The City of Alexandria's Department of Transportation and Environmental Services is currently reviewing options for improving the portion of the trail underneath the 395 overpass. Areas of the trail near the Tarleton Park portion of the Park may be studied in the future for better flood control.
3. **Natural Areas.** Holmes Run Park is set within one of the most beautiful, natural areas of the City. Its quiet, peaceful setting is what draws many people to the neighborhood to live and recreate. However, throughout the park there are areas where invasive plants pose a threat to the native wildlife. There are also many locations within the All Veterans Park area of Holmes Run Park where invasive species have grown so dense that they block the view of the stream and have created dangerous, hidden areas. An effort to remove and curtail the overgrowth could help enrich the Park's natural health.
4. **All Veterans Park.** Throughout the survey results, many people stated that there needs to be a draw to the Park for their family to use it. The All Veterans Park portion of the Park has the potential to be an area to meet the need for passive play, such as picnics, frisbee throwing, or other unorganized recreational activity. It also, has a beautiful setting along the stream, though currently hidden by overgrowth. As suggested during the workshop, a re-design of this portion of the park may open the space to be more usable and bridge connections between the library and shared-use Holmes Run trail could lead people to the Park and activate the site.
5. **Play equipment.** Many of the play equipment pieces scattered throughout the Park are dated. While some pieces have recently been replaced, more equipment and natural play features that cater to all ages could help draw more people to the Park and become a greater neighborhood asset.

While these five themes were consistent throughout the feedback process, they are not fully comprehensive to all of the Park's improvement needs. Other suggestions, such as small improvements to the existing dog areas and Park maintenance may be more easily addressed, while larger projects aimed to control flooding along the trail will take time and heavy resources, but can be planned for now.

The information herein will be supplemented with site observation and additional existing conditions data to ultimately create recommendations and an implementation plan.

Eugene Simpson Stadium Park Community Feedback

Process

From September through early December 2012, the public was invited to provide input on the existing conditions and possible future uses for Simpson Stadium Park. To gather information, the Department of Recreation, Parks, and Cultural Activities (RPCA) held a public workshop to discuss Park needs, distributed a survey asking for feedback, and met with the Del Ray Citizens Association.

This same process simultaneously occurred for each of the City's large parks, including Chinquapin Park, Four Mile Run Park, Hensley Park, Brenman and Boothe Parks, and Holmes Run Park. Combined, over 585 Alexandria people responded to the surveys and 45 attended workshops.

Throughout the 2012/2013 winter, RPCA will use the information gathered to determine Park needs and priorities to develop Park Improvement Plans. Ultimately, these plans will help inform budget decisions and on-going use and facility considerations.

"There are always so many people there, it's a great community park."

"The location is great and the dog park has amazing people and dogs. I LOVE the dog park!"

"I live nearby and I like that it has a wide variety of uses, and that it attracts the community."

Survey Results

On October 1, 2012, online park improvement surveys became available to the public through the City of Alexandria's website, press releases and social media. RPCA also distributed hard copy surveys through boxes located at entrances to the park and in the mailboxes of adjacent neighborhood homes. RPCA received 244 completed surveys.

RPCA acknowledges that this survey is not statistically accurate. Rather, the responses are from those who saw the survey and chose to participate. While this is a sample of Park users, it is not representative of all users. As an example, through sports permitting, RPCA is able to capture the number of players that use the fields daily; yet, the surveys do not fully represent this use. For this reason, the information below will be supplemented with site observation and additional data to inform recommendations in the Park Improvement Plans.

The survey asked park users to identify their usual point of access into the park, the mode of transportation they use to get there, their typical park activities, what they like about the park, and what areas of the park need improvement. Survey participants also prioritized their improvement needs.

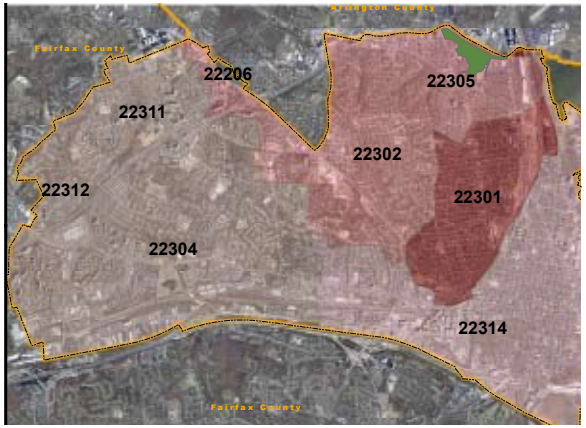
Of those surveyed, 149 participants lived in the 22301 zip code, 35 lived in the 22302, 26 lived in 22305, and 23 lived in 22314. Fewer than 15 participants lived in each of the other Alexandria

"I like that the dog park and the playground are near each other, so that the whole family can have fun in the park."

"I love the parks size and general feel. I love the garden and the walking path. I enjoy watching baseball games. I love the park!"

"I love the mixed use of the park -- throughout the day, we can hear children's voices, a great sound, and walk through the remarkable garden area to watch the baseball games."

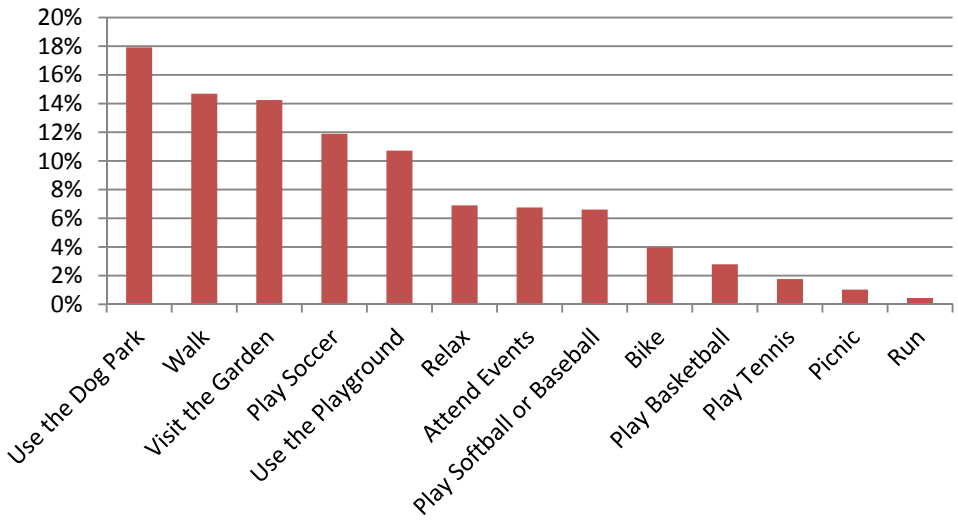
Where do you live?
(Darker color zip codes indicate a higher number of survey participants)



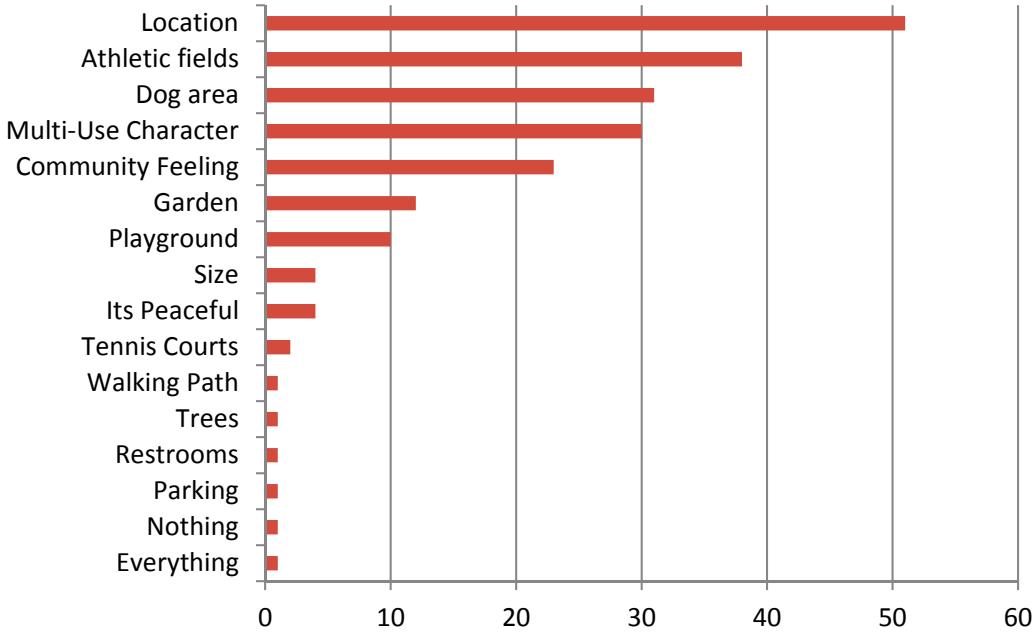
How often do you visit the Park?

Value	Count	Percent of responses
Daily	87	32%
Weekly	135	49%
Monthly	32	12%
Yearly	13	5%
Never	6	2%

What do you do in the Park?



What do you like about the Park?



zip codes or outside City limits. The majority of those who visit do so weekly (49%), though 32% visit daily.

This is what we heard:

Access and Park Use

Fifty percent walk to Simpson Park, 46% drive and only 4% bike. Of those that drive, most are using the sports fields. This high number of vehicles demonstrates both a need to consider parking options when the fields are in heavy use and to review opportunities for encouraging safer pedestrian and cyclist access into the Park.

When asked, "What do you do in the Park?" many participants stated that they partake in a multitude of activities, but the majority go just for one purpose. The highest use was to visit the dog park (18%), though other activities, including walking (15%), visiting the garden (15%) and using the playground (11%) were not far behind. Sports use had a combination of over 18%, which can be broken out by 12% playing soccer and 6.6% playing softball or baseball.

In answering, "What do you like about the Park," participants overwhelmingly identified the Park's location. The athletic fields and dog area followed and many people who mentioned these two features also stated that they enjoy these activities because of the interaction they have with people and neighbors in the Park. Close to 25 people simply stated that they like the park because of the community. It is clear from these responses that Simpson has the feel of a neighborhood park while offering citywide amenities. People go to this park to see and be

with other people, whether it is by interactions between parents and kids in the playground or watching a baseball game. The one exception is the garden, which park users enjoying visiting for its serene setting. These type of park uses exemplify a vibrant urban park that weaves together, recreation, community, and nature in a compact open space.

Improvements

Participants identified parking as having the highest need for Park improvements, with the dog area as the second highest need. The following page has selected statements that support the need for identified improvements. The comments are shown in prioritized order, (all participants selected a need but did not always provide additional comments on their selection):

Parking

- "More available parking and easier access to soccer fields from parking"
- "With the new soccer fields, parking (especially on the weekends), is crazy!."
- "Parking. Weekend users of the park are parking far into the neighborhoods. The crosswalk at Leslie and Monroe is unsafe due to poor sight-lines. Some traffic calming is needed on Monroe east of Leslie."
- "The city rents out the soccer fields to anyone (non-residents) but provides no additional parking. The old fields had plenty of dedicated parking."
- "It is almost impossible to find a place to park when there are several soccer practices "
- "Definitely parking! With games, the local

Priorities are based on the number of responses to needed improvements and then weighted by how participants prioritized their answers

In order of priority

streets are overcrowded. Just create a residential sticker so people who live on Duncan and Monroe can park at home!"

- "The parking situation is tough now that the soccer fields have opened. People park on Monroe Ave and the crossing there isn't very safe (we walk across it to access the park)."
- "Parking - when the new soccer fields are in full use, there is not enough parking available for the number of people using the park."
- "To encourage parking along Monroe and to keep people from parking in the neighborhood, a gate to the soccer field should be put in the fence for the soccer field along the Monroe Ave side."
- "Parking is so far away from the soccer fields."
- "This is a remarkably poorly layed out, dangerous and ugly assembly of facilities. There is not enough parking - build a garage It is not a pleasant spot b/c of the weird lay out (the garden is pretty; the rest an eyesore) It is grossly dangerous. There are no lines of site between the parking and the fields. A kid could be nabbed from there and no one would notice. So....thanks for the facilities. Please fix the mess you've created."
- "There needs to be more parking provided for those days on which there are baseball games and soccer games. But not at the expense of the dog park. We dog owners pay our taxes too, and should not have to give up our park for parking. There needs to be another solution."
- "Parking is a big problem and will get worse as the playing fields become more heavily used."
- "PARKING! not adequate parking for Simpson-related activities + YMCA usage, especially on Sat / Sun."

Dog Area

- "This dog park would be convenient, but it is not appealing at all. It is covered mostly in gravel/sand which doesn't provide dogs with good traction, and is messy and uncomfortable for them to walk on, especially in heat or wet weather. Instead of a traditional "dog park" (which only serves dogs), I suggest fencing in a much larger multi use "dog friendly area" that is grassy and has trees and bushes and picnic tables, etc in it, so it is designed for people but lets dog owners let their dogs off leash too."
- "I'd like to see more attention taken to the dog park. Possibly more seating or a few more trees for shaded area. Also, it wouldn't hurt to add additional ground covering every so often. Overall, i think there should be additional seating across the park. In the dog park, it would be nice to have the water fountain fixed- it seems that many pebbles are starting to block the drain. possible even improving on the water fountain situation could be a nice lofty goal. But I would start with more trees in this space and additional seating. The playgrounds look like they needs some new slides or equipment- or at least to fix the existing areas within."
- "Dog park - grass would be nice."
- "Please put more effort into maintaining the dog park. I have watched as THOUSANDS of $$ have been spent ond grooming and maintaining the extravagant soccer fields and have seen NO effort to landscape the much smaller area of the dog park. The park should include more features for dogs to exercise and play."
- "Would like an area for small dogs that is separate from large dogs."
- "Dog park could be better maintained. A lot of money seems to go into other areas of the park - new soccer fields, new fence around the tennis court, new bathroom facilities, yet very little has been done in the dog park."
- "Making dog area nicer - trees, some ground cover."
- "More seating within the dog park area and ground lighting within the garden would be a beautification/safety measure, particularly in the evening."
- "Would be very helpful for there to be some separation of dogs in dog park according to size/weight."
- "Dog park is pretty limited compared to other in the area."
- "Artificial Turf or Grass for the Dog Park. The gravel is not good for the dogs as it is a mess to clean out of their paws....and owners cannot use th park after rain...due to drainage issues and mud. Also, we are very careful when we go to not have our dog play in areas where people have not cleaned up their feces along the fence and in the weeds. It would be nice to model our dog parks after other communities that have gone to the artificial turf....see the Beneful Dream Dog Parks website as an example!"
- "Make the dog park even better...line the outside of the fence with trees that would

give needed shade...contour aerate, leaf mulch and grass seed on the grassy berm in the dog park so chunks of construction debris and glass are not eroded out of the hill. We need a grass field dog park where dogs can run on grass instead of gravel"

- "fix up the dog park....I pay taxes, have a dog, and want the park reflect the use it generates...everyone uses the park..put some $$ into it."
- "The dog park needs more trees."
- "Grass/lighting for dog park"
- "The dog park needs upgraded benches, more trees for shade , the hill full of rocks and glass needs to be flattened and an alternative to the gravel dirt would be nice. Most important , do not put in a bulletin board that needs THUMB TACKS! I pick up thumb tacks off the ground everyday. Put in a new nesssge area but have in enclosed so the tacks can't fall on the dirt and dogs won't step on them."
- "Dog park is nothing more than a gravel pit with rock clay and weeds. Dog owners represent a very large sector of Alexandria taxpayers. Dogs are like kids to us, so we want the same treatment as the city gives to the soccer/baseball fields...spending big bucks to upkeep these fields, how about us dog owners?"
- "Larger , cleaner dog park!!!!!!!!!"

Access and Circulation

- "The entire park feels like a series of fences without a clear circulation path. Finding needs to be improved and there needs to be more grassy areas open to play on. If I want to play soccer, I can't get on the fields. I don't even know if I can go on the baseball diamond."
- "The main gate (closest to the parking lot) should be reopened to make it easier to get dogs into the park. It also would be great if stairs could be put in on the hill next to the front entrance so people and their pets coming from the east can have an easier time getting down to the park (because they're going to try to walk down the hill anyway)."
- "Easier access to the dog park."
- "Landscaping and a defined walking trail with signage - would be nice if the walking trail extended around the soccer fields."
- "Gates and pathways and stairs that allow for easier access into the park complex -- gets in fences on all sides of soccer field. Better steps and paths into the park by the bball court."
- "An opening in the fence closer to rt. 1 will allow more people to drop off kids closer to the fields."
- "the soccer field access that is closest to Monroe Ave (between the little league field and the dog park) contributes to a huge bottleneck of people crossing between the dog park, the ball fields, and the soccer field. Please close that entrance and put a Soccer entrance on Monroe Ave"
- "safe drop-off/pick-up zones for kids playing soccer."
- "The area around the larger baseball field need to be redone. The bleachers need to be moved to have the pavement replaced. The retaining wall is nothing more then a trip hazard."
- "A few more gates so I can get more easily from Swing's Coffee across Monroe into the field, or from Duncan Ave to the soccer field without going all the way to the Monroe Ave side."
- "More access to the soccer fields. It's really inefficient."
- "More entrances to the soccer fields will make it easier to park. Now if you park far away you need to walk around the fence area to get in. There should be gates in all corners."
- "Integrate all the elements into one cohesive design."
- "Some organization and planning...this park is totally unorganized. you need to fix access from the street and provide direct access to the soccer fields and dog park that does not require coming from the YMCA only, Steps, paths, seating (at the fields) and shade trees could all use some attention"
- "a real design to meet the needs of access from parking and people movement int he park"
- "Better drop-off and pick-up areas along with a new access point to the soccer fields."
- "Stairs to walk from the street parking down to the front entrance of the dog park."
- "More walking paths"
- "There is no way that I know of to access the soccer fields from all that street parking along Monroe. So you end up parking in the small lot by the baseball field or in the Y lot. Otherwise you have to walk around the dog park."
- "Having steps installed from the street

parking. It is extremely difficult for people to access the park. The hill by the dog park is bare due to people slipping down the hill to get to the dog park."

Playground

- "It would be nice to add some facilities for older (tween aged) kids. They hang out at the toddler playground because there isn't anywhere else to go (except the bleachers). That mix causes tween wildness to mix with underfoot toddlers, and knock-downs happen."
- "playground needs updating"
- "I'd like to see the wood chips on the playground replaced with the soft rubber surfacing"
- "Play equipment interesting to kids older than 5"
- "Playground equipment is old and often in disrepair. Also not sufficient shade - makes it impossible to use this playground in the summer months because the structures get dangerously hot."
- "Playground needs shade - can't use it most of the summer because it's too hot."
- "larger playground with sets for children of different ages."
- "1) Adult playground/outdoor work-out stations 2) Children's spray park"
- "The mulch should be removed on playground and the new soft turf should be installed like other parks."
- "Playground...great place for a sprayground!"
- "Playground needs to be expanded and updated"
- "ground cover for playground move away from mulch and use surfaces installed at school playgrounds. Better upkeep of equipment"

Passive Use

- "Other/Needs areas you can play in without needing a permit. I would like to play catch, soccer, or frisbee with my children but there are few areas where we can do that at Simpson. The baseball and soccer fields appear to be off limits to us unless we are league members. Please create open grassy areas where people can play ball without a reservation. We need to encourage kids to have unsupervised play in addition to their many supervised activities."
- "There is no real green space to speak of at Simpson park to do anything that requires space. Children have no room to run. All the big spaces -- i.e., the baseball fields and the soccer fields are locked up most of the time. It is particularly galling that the soccer fields are always locked up as we, in the neighborhood, have to put up with all of the traffic the fields generate on the weekends, however get no use of the fields unless your child is playing on a team. All the other green spaces are either devoted to dogs or plants. It is really ridiculous."
- "We would love to be able to access the little league field (obviously when not in use by organized teams) to play a pick up game of baseball, or just throw the ball and run the bases."
- "The park needs more open play space for Del Ray's young people. When the new soccer fields are locked up (which they are far too much of the time), there is inadequate open play space. Also, what space is available is not well-graded and sodded."
- "In my opinion, there are far too many fences. It looks like a prison compound and highly uninviting. This fall, we tried several times to visit the soccer fields only to be locked out. I understand that the organized groups have priority with these spaces, but the fields should be open to the public when games and practices are not taking place."
- "For the city in its entirety, not just the park: More green space for kids to play PICKUP soccer (in addition to the formal fields where the kids play organized soccer). An equivalent issue: Parking/drop-off/pick-up zones, given the huge number of kids playing in Alexandria soccer leagues who practice there."
- "More non-playing field open space. Better parking"

Lighting

- "Add lights!"
- "Lights in the dog park."
- "Lighting for the dog park in the evenings (1 to 2 large floodlights needed to create a safe environment, esp in winter months when it gets dark early)"
- "The dog park could use a little more lighting at night."
- "Lighting for the soccer fields."
- "The baseball field lights are not very good. I watch TC Williams baseball games there and have sometimes been concerned about player safety."
- "A light or two for the dog park!"
- "Lighting the soccer fields"

- "More light around the dog park. Sometimes I do take my dog early morning or late afternoon and will be great to have some extra light to see where my dog is and what is she doing."
- "Please add lights to the soccer fields. My daughter's team was unable to practice there after the daylight savings time change and it was so convenient in its proximity to GW."
- "Lighting of the dog park."
- "Lights for the fields."
- "Lights on soccer field"
- "Lights for the dog park. There are lights everywhere in the park EXCEPT the dog park. I was disappointed when the new lights went in for the baseball field and the soccer fields, that not one light was added for the dog park. If you measure the usage over the course of the year, I have to believe the dog park gets just as much if not more traffic than the sporting fields."
- "Solar lighting along the garden walkway, by the playground, would be nice."
- "Lights at night"
- "Lighting at the park should be a priority."
- "Lights for the dog park"
- "as a neighbor, the ball field and b-ball court lighting could be better directed downward and toward the fields/court, and away from our bedroom windows as well as westbound car traffic on Monroe - it can be blinding."
- "Lights for dog park. A couple of trees have just been planted, but a couple more would be great."
- "lights for the dog park for evening hours"
- "Lighting improvements are vital in winter months when visibility is difficult as early as 5pm."
- "Lights for the dog park and a second dog park. A second dog park for the growth in housing from Potomac Yard is critical. The Simpson Dog Park is probably the most used park use. People and dogs there every day morning, noon, and night. In the peak hours, the park has too many dogs in it and safety of dogs and people must be a priority too."
- "More walking paths with landscaping, better security lighting. It gets fairly dark at night, and if the main path isn't lit by the baseball field lights, it feels quite unsafe."

Park Furnishings

- "Another drinking fountain, perhaps, plus more trash cans."
- "would like to see more benches outside of the playground area since I sometimes visit the playground with grandchildren and with the dog - there's no place to sit outside of the playground area. continued grounds maintenance, more trees, more trash cans"
- "More benches for parents of toddlers using the playground and for peaceful contemplation of the serene garden center."
- "More bike racks."

Soccer Fields

- "#1 turf on one of the fields. #2 Lights"
- "For the soccer fields, given high use, wear and tear and past history, it seems likely that the quality grass fields will not last. City should consider turf and lights for all season play and extended practice hours."
- "Turf soccer field."
- "Dedicated Soccer Field."

Ballfields

- "Additional netting should be installed for foul balls at the 90' ("big") baseball field."
- "Baseball field improvements"
- "Improvements to baseball facility - turf field"
- "Grading of Simpson's 90' field and rebuilding the "bunker" for the TC Baseball program."
- "Turf field for baseball"
- "Better drainage on the baseball field"
- "Fix the seating areas of the ballpark, improve the baseball fields!"

Security

- "Security. There are often homeless men hanging about who can seem intimidating to women and children."

Gardens

- "I would encourage the gardeners to expand their area. An educational garden would be great- butterfly habitat etc. The gardens have greatly improved the experience of the park. The corner next to the playground would be a good site for expansion of the gardens."
- "Maintain gardens, be nicer to the volunteers who do a tremendous amount of the work."

Maintenance

- "There is too much broken glass along walkway areas of the park. There was some work done between the basketball court and

Monroe Ave that left up turned debris from the soil including lots of broken glass. This is the only means of ingress and egress to the dog park currently and is completely inexcusable."

- "People need to be more considerate of the garbage they generate and leave behind. It looks run down with utility vehicles and storage units"
- "would be useful if Parks and Rec Department equipment/vehicles were not stored and parked in open areas and pedestrian walkways."

Restrooms

- "A public bathroom for all the various sporting games that go on at the park."
- "All season bathrooms and water fountain"
- "Restroom and concession facilities are critical additions needed (recognize work underway)."

Shade

- "maybe plant a few more trees in the dog park section."
- "More shade trees"
- "It would be great to get some shade trees for the playground. Our nanny takes the kids to the pocket park behind Monroe's instead of here because it is too hot in the middle of summer. It would be nice to be able to use it more if there was ample shade."
- "more shade trees & benches"
- "Trees and/or other planting along the perimeter of the park would give some useful shade and encourage people to walk to Simpson park. The dog park is used by many people from throughout the City so it will be good to spruce it up a bit .... and thanks to the City staff and dog park volunteers who recently cleaned up there!"
- "More shade"
- "we need lots of trees so it becomes more peaceful like ft. Ward."
- "Comprehensive landscaping plan with far more shade trees. Staff needs to take the Urban Forestry Master Plan seriously."
-

Noise Control

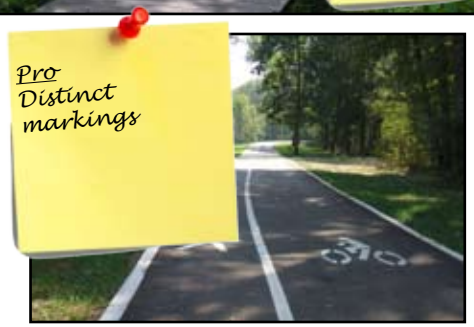
- "Lower the PA system."

Workshop

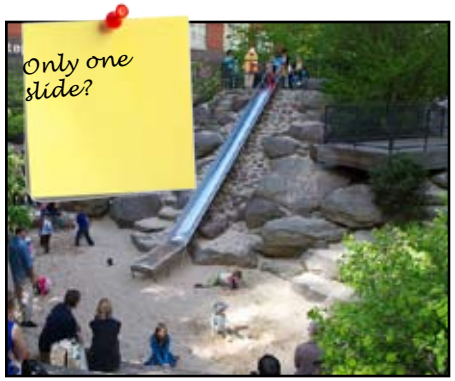
A Simpson Park planning workshop was held on October 17, 2012 at Mount Vernon Recreation Center with the purpose of having community members identify the priorities for future improvements, based on their park experiences and observations. The workshop was advertised through the City's e-news and calendar. Signs with workshop information were posted at park entrances and flyers were dropped in the mailboxes of homes in the adjacent neighborhood. A total of fifteen park users attended.

Inspiration Board

As participants entered the room they were asked to comment and write their thoughts on precedent images. The exercise was designed to provoke ideas and inspire site programs. None of the images were from City of Alexandria Parks. Participants commented on the following images:

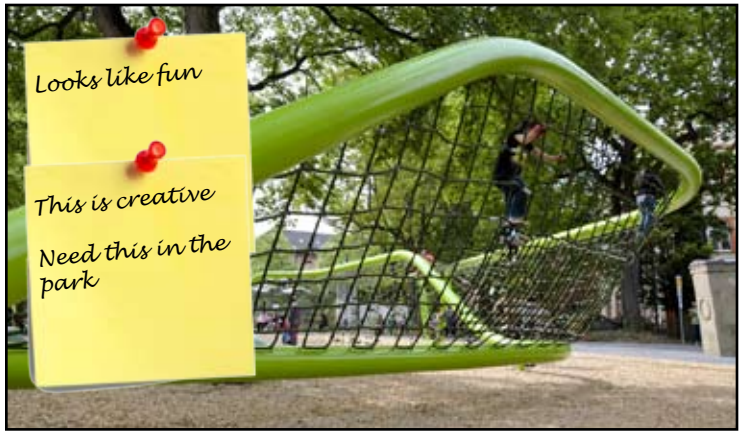


Need climbing wall


Only one slide?

Needs a better playground

Pro
Distinction of age level for playground


Looks like fun
This is creative
Need this in the park

Nice
Labyrinth for adults/ Reflecting area/ meditation

Looks like fun

Like dogs & water

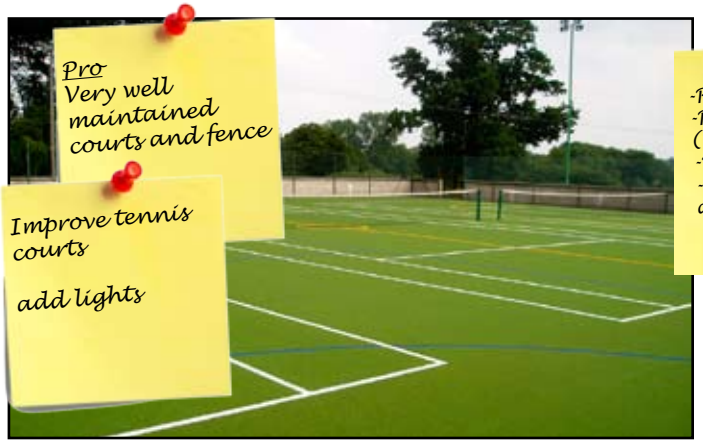
Fun place for dogs

Pro
Grass
Benches

Con
Fence too short

Its hard to believe this many people would ever be using this. No privacy when working out

Community gardens build community - great idea!



Group Exercise

Following a presentation on the Park's existing conditions, participants joined one of four tables for group exercises. The results of those tables have been aggregated, as shown below.

The first exercise was designed to identify the Park's top five assets. These are the areas of the Park that participants felt keep them coming to the Park and should remain in the Park and be further enhanced:

The top five park assets identified:

1. High quality turf surface on field
2. Heavily used baseball fields and basketball courts
3. Heavily used playgrounds
4. Used throughout many hours during the day
5. Dog park

Second, the groups used a map of the Park to (1) suggest where pathways should be for optimal park circulation, (2) which existing conditions need improvement, (3) and what programs and facilities are not in the park, but should be. The results of this exercise are shown to the opposite page.

Additional feedback included:

- Fields are too restricted by fencing/permits
- Turf fields are overused
- The park is generally unattractive and run down
- There are a lack of entrances

Entrances
Paths/Trails
Athletic Facilities
Playground
Dog Run
Comments

Eugene Simpson Stadium Park Workshop Map (10/17/12)

0 75 150 300 Feet

1:1,500

Del Ray Citizens Association

On November 12, 2012, RPCA staff attended the monthly Del Ray Citizens Association meeting at Mount Vernon Community School. This meeting provided an opportunity for Del Ray residents who were unable to attend the Simpson Workshop to provide feedback. Suggestions included:

- Provide a vegetable garden
- Install distance markers along the running/walking trail
- Enforce an overall landscape plan
- Create a succession plan for the garden
- Install bike racks and a Capital Bike Share platform
- Manage the parking by clearly marking the parking spots for park and YMCA use
- Open the soccer field for the public when its not scheduled through permits
- Create a traffic calming plan for East Monroe Avenue
- Preserve the park and prevent the fields from being a future school site
- Provide more trees and open space

Summary

There are some consistent themes throughout the three methods of community feedback. These include:

1. **Parking.** The survey and both workshops indicated that a parking management strategy is needed to determine how to control parking during heavy use of the soccer fields. From the users perspective, there needs to be easier access to the fields from parking spaces, yet from the neighborhood point of view, park users should be limited from parking on residential streets. A multi-pronged strategy must be determined to address the parking issue. This may include providing increased access to the fields from Monroe Avenue, altering the field use schedules to minimize conflicting use, better management of the existing spaces, or finding a location for additional spaces.
2. **Access and Circulation.** The community feedback clearly shows the need for improved pathways and entrances to the Park. Currently, park users enter where convenient, such as from Monroe Avenue, rather than where there are formalized paths. These informal entrances have become dangerous and caused erosion. Pathways that better connect park facilities and user patterns would create a more cohesive site.
3. **Dog Park.** The dog park is highly active, year-round and facilitates a strong community among dog owners. Many dog park users feel that the facility lacks amenities such as shade, lighting, new surfacing, and seating. A landscape plan that accommodates the dog park needs would provide more specific recommendations and implementation strategies to improve the site.
4. **Playground**. As shown in the survey results, the playground is a priority for Park improvements. As suggested, a playground renovation should include rubberized surface, areas for ages over five, and more shade. The design could also be better connected to passive use areas, making it family friendly for multiple age groups.
5. **Passive Community Space.** Simpson Park has many facilities to support organized activity for specific user groups. It lacks, however, a welcoming space to throw a frisbee, gather for a picnic, or let kids just "run around." While the park is compact, better circulation could help carve out open areas for unorganized passive use. Additionally, the fields may be opened on occasion for monitored use without a permit.

While these five themes were consistent throughout the feedback process, they are not fully comprehensive to all of the Park's improvement needs. The information herein will be supplemented with site observation and additional existing conditions data to ultimately create recommendations and an implementation plan.

PROCESS

The Department of Recreation, Parks and Cultural Activities began a multi-year process to develop a Citywide Large Park Improvement Plan in summer 2012. The goal of this initiative is to study and understand the existing conditions and future needs for Alexandria's parks that are over 20-acres, municipally owned, and have multiple uses. The Citywide Parks include: **Ben Brenman and Armistead L. Boothe parks**, **Chinquapin Park**, **Four Mile Run Park**, **Joseph Hensley Park**, **Holmes Run Park System**, and **Simpson Stadium Park**. These parks serve as vital open spaces for our community, providing recreational opportunities, areas for picnics and relaxation, and ecological benefits to the City. Through the Citywide Large Park Improvement Plan, RPCA intends to determine budgeting priorities and recommendations for both short and long term incremental improvements, ensuring the Parks serve Alexandria's needs now and into the future.

From May through the end of June 2013, City of Alexandria Park Planning staff invited the public to review the draft Park Improvement Plans. These draft plans were constructed based on the findings of the 2011 Needs Assessment and community input received in the fall and winter of 2012/13 regarding existing conditions and possible future uses for the City's Large Parks.

Throughout the summer of 2013 we will be finalizing each Park's Improvement Plan prior to going before the Park and Recreation Commission and City Council in late Fall. Ultimately, these plans will create a long range vision for our large parks and will help inform budget decisions and on-going use and facility considerations.

The Department of Recreation, Parks, and Cultural Activities (RPCA) engaged in multiple methods to receive input from diverse groups of park users, including: public workshops on each park's draft plan, hosting online surveys, distributing hard copies of the survey to neighboring businesses, institutions, residences and park users.

Additional feedback was received during "mobile workshops" at Alexandria's farmers markets and community businesses and institutions. All in all, 147 citizens responded to the surveys and over 170 citizens attended workshops during this phase of the Improvement Plan process.

As part of the surveys and workshops, we asked citizens what they liked about the plans, what they believed could be improved, and which proposed improvements they would prioritize. The lists provided in this document summarize the feedback on improvements that received the highest number of comments for each park. RPCA acknowledges that the responses from the workshops and surveys belong to a sample of park users and are not necessarily representative of all users. For this reason, the information on the following pages will be supplemented with further site observations, data analysis, and staff feedback to inform the final Park Improvement Plans. A full report of all feedback received throughout the process will be included in the final plans.

Thank you for your participation in this process and your enthusiasm for Alexandria's parks.

The feedback is aggregated from the following outreach methods:

- Public Feedback Workshop at Immanuel Church-on-the-Hill – June 5, 2013
- T.C. Williams Garden Club Feedback Meeting – June 12, 2013
- Chinquapin Survey (online and hard copies) – May 9, 2013 thru June 30, 2013

Consistent themes throughout the community feedback include:

Convert athletic field to artificial turf (nonregulation size): *"Why not regulation size?"* *"Why turf if nonregulation size?"*

The general consensus from the surveys and the workshops was that the proposed plan did not adequately accommodate sports activities. Participants noted that the one nonregulation size, athletic field included in the draft plan would be insufficient and unusable for many of the T.C. Williams and City teams in need of space. Much of the feedback we received suggested allocating a larger and more central space in the park for sports activities and leaving the park's perimeter as an open area for passive uses.

Construct ¼ mile marked walking loop to ring passive open space: *"Great idea!"* *"Would be great to be able to safely walk the course"*

From the surveys and workshops, we heard a lot of excitement for a marked walking trail around the park. Given that many people already walk around the existing Chinquapin loop, many participants were certain that a walking trail separate from vehicular traffic would improve park usage. However, there was concern that the walking loop would segment the park's large, central open space, which many felt should accommodate athletic fields.

Complete loop around the community garden: *"I see no need for this"* *"single entrance is adequate"*

The majority of community gardeners who participated in the workshops or took the survey were concerned about completing the road loop around the community garden. Gardeners noted that the road could bring unnecessary traffic around the garden and make it easier for people to dump unwanted materials in the woods bordering the garden plots.

Plant Public Grove Reflective of Historic Neighborhood Grid: *"Very High Maintenance"* *"Would love to see more native plants."* *"Like this idea a lot"*

There was a mix of reactions to the idea of placing a public grove adjacent to the community garden. Many participants agreed that access to gardening opportunities at Chinquapin needed to be increased but were not convinced that the proposed public grove was the appropriate means for doing so. The consensus was a large fruit or nut grove would be very difficult to maintain. Participants suggested adding a smaller grove or garden, possibly with native plant species, that could be easily managed and maintained by a community group.

Additional Feedback included:

- **Add interpretive/history trail**
- **Add native trees**
- **Consider moving parking near TC Williams**
- **Add more lighting around Park**

The feedback is aggregated from the following outreach methods:

- Public Feedback Workshop at Cora Kelly Recreation Center – May 15, 2013
- Mobile workshop at Four Mile Farmers' Market and neighbouring businesses – May 15, 2013
- Del Ray Farmers Market Workshop – June 15, 2013
- First Thursday Del Ray Workshop – June 20, 2013
- Four Mile Run Park Survey (online and hard copies) – May 9, 2013 thru June 30, 2013

Consistent themes throughout the community feedback include:

Relocate and Fence Dog Area: *"My Dog will be happy." "...it's a good way to get to know your neighbors."*
The majority of survey and workshop participants expressed excitement for a fenced dog park at Four Mile Run Park. Participants noted how the fenced dog park would be a great place for nearby dog owners to meet each other. The dog park's year-round use would increase the sense of safety at Four Mile Run Park. There was also a general consensus that the dog park should be located close to parking but away from the playground. Participants stated that the proposed dog park could be made better with additional shade, suitable surfaces, and adequate amenities.

Add new hard and soft trails: *"Absolute Must…These connections are crucial to make the park attractive and more accessible."*
Workshop participants noted that better accessibility within Four Mile Run Park was as a clear concern. The feedback on the draft plan showed that many park users liked the idea of a trail along the water's edge giving visitors access to the water and wetland area. However, respondents also expressed a major concern for the preservation of the natural resources along the proposed trail. Any trail would be designed for very low intrusion so as not to degrade the parks' precious wetlands.

Improve perimeter trees to create "green alleys": *"More trees are always good" "improves effect of green space"*
There was a general consensus that planting "green alleys" along Four Mile Run Park's western edge would create an aesthetically pleasing buffer between the residential neighborhood and park. Additional trees would also increase the quality of the entire park. Some respondents stated the importance of planting the trees in a manner that maintains the neighborhood's and police visibility of the park.

Add Adult Fitness Equipment: *"People would definitely use it"*
Although not included in the original draft plan, many participants from every feedback method felt that Four Mile Run Park would be a great place for adult fitness equipment. It was suggested that these fitness stations could be used by the active people taking the trail and could draw pedestrians to the park.

Establish new community garden: *"Lots of advantages" "This needs to be approached very carefully"*
While many citizens liked the idea of establishing a community garden, there were concerns about the garden's design and management. Citizens were concerned that the garden would take up too much of the park's limited passive space and would not be well-integrated with the rest of the park. The feedback showed the need for considering the proper management that would ensure the gardens are well kept and accessible to as many residents as possible.

Additional Feedback included:

- **Add lighting throughout the park**
- **Add water fountains and restroom access**
- **Separate playground and the dog park**
- **Plant more trees**
- **Consolidating the playground and courts is a good idea**
- **Accommodate pick-up soccer near the consolidated play courts**

Despite efforts to obtain community feedback, including online, hard-copy distribution, posted signs, and communication through athletic coaches, Park Planning only received nine completed surveys on the Hensley Park draft plan. There were no community member participants for the workshop on the Hensley Park draft plan, which was held on June 19, 2013 at the Lee Center.

Here are some of the comments and suggestions from the surveys we received:

- *Add playground or play features in order to accommodate children during picnics and events at Hensley*
- *Consider having additional temporary restroom facilities available at programmed fields during big weekend events*
- *Include drink-vending machines and concession stand space*
- *Create multiple entrance/exit points to park*
- *Expanding parking is a priority*

Draft, January 16, 2014

The feedback is aggregated from the following outreach methods:

- Public Feedback Workshop at Samuel Tucker School – May 21, 2013
- West End Farmers' Market Workshop – June 16, 2013
- St. Martin de Porres Senior Services Center Feedback Workshop – June 27, 2013
- Holmes Run Survey – May 9, 2013 thru June 30, 2013

Consistent themes throughout the community feedback include:

Install bridge to connect all veterans park to Charles Beatley library: *"Great idea.." "this would be welcomed"*
This was a very popular point on the draft plan considering how secluded All Veterans Park is from the rest of the Park system. Many of the survey and workshop participants saw the bridge as an effective means of increasing visibility and use of All Veteran's Park.

Remove invasive species: *"Yes, a very good idea, much needed and overdue" "Too clogged now - great idea" "Current setup is a missed opportunity"*
In the Fall community workshops, many citizens expressed the need for greater access to the waterway at Holmes Run. The great majority of those who participated in the feedback surveys and workshops stated that removing the outgrowth of invasive species is an invaluable step in establishing this access. Many participants also voiced their desire to see a healthier Holmes Run stream corridor through the removal of invasive plants.

Improve flood control for trail underpasses: *"Much needed..." "Anything that can address the frequent flooding...will be an improvement."*
There was general consensus that improving the flood control for trail underpasses should be a priority in the Holmes Run Park System Plan.

Install lights on Beatley Bridge: *"Security" "Needed safety/security feature." "Just have the lights be modest and understated..."*
There has been much concern about safety and the need for lights along the parts of the trail frequented by commuters. Feedback was generally supportive of lights on Beatley Bridge, but some were concerned that it might attract unwanted attention. Others requested additional lighting from Beatley Bridge through to N. Pickett St. Some form of subtle lighting, such as solar, was also suggested.

Add wayfinding & mile markers along existing path: *"Yay safety." "A great safety addition to the trails system..." "Nice to have mile markers."*
The feedback from the surveys and workshops showed wide support for adding wayfinding signage and mile markers along the existing path on the North side of the Holmes Run Park System. Many of the participants felt that wayfinding & mile markers would help park users orient themselves in the park and significantly increase the sense of safety at Holmes Run.[2]

Additional Feedback included:

- **Take anti-graffiti and possibly public art approach to making the Duke St tunnel more inviting**
- **Install water fountains along the trail**
- **Create a separate path to the Bicentennial Tree**
- **Increase recreation programming at the park**
- **Add more lighting**

2 Since the public outreach process began, RPCA installed mile markers with solar lighting features along the Holmes Run Park Trail.

The feedback is aggregated from the following outreach methods:

- Public Feedback Workshop at Mount Vernon Recreation Center – June 12, 2013
- Del Ray Farmers Market Workshop – June 15, 2013
- First Thursday Del Ray Workshop – June 20, 2013
- Simpson Survey (online and hard copies) – May 9, 2013 thru June 30, 2013

Consistent themes throughout the community feedback include:

Improve Dog Park to include Lighting, Terraced Hill, Trees, and Play Features: *"Great improvements to space!"*
Many of survey and workshop participants were happy about the proposed improvements to the dog park and explicitly stated that this is their top priority in the plan.

Encourage use of forty five total on-street parking spaces along E Monroe: *"Good idea but probably nowhere near enough spaces"* *"This is a priority"*
Though participants liked the idea of encouraging the use of existing on-street parking spaces, many felt that there are just not enough parking spaces to accommodate the park's many users. There was a general consensus that the plan needs to better address issues related to parking and traffic management at Simpson. The public feedback indicated the need for measures that differentiate the park user parking from non-park user parking surrounding Simpson, in response to park users and neighbors being unable to find parking.

Improve plantings and fixtures in passive use areas: *"We need to make sure Simpson Park has something for everyone…"* *"should not inhibit ball/frisbee tossing"*
This improvement received a lot of support across the board. Participants saw this improvement as a great means to improve usage of the site and increase the overall community value of the park. Investing in the passive use areas would strike a better balance of activities at the park. Participants averred that the plantings and fixtures should be installed as to allow as much usable, open space for passive recreation as possible.

Adjust playground borders, improve entrances, add natural play: *"Natural Play!" "The playground is used heavily throughout the year."*
Improvement to the playground was a clear priority to many of the workshop and survey participants. The feedback showed a lot of support for adding natural play features to the playground and creating safer and more accessible entrances.

Additional Feedback included:

- **Improve access to playing fields when not in use by teams**
- **Fix drainage issues at the passive spaces**
- **Improve trash and recycling planning**
- **Create better park entrances (signage, landscaping)**
- **Add turf, shade, and amenities to soccer fields***

*** As part of a Potomac Yard Development condition, the soccer fields are reserved as a site for a future school. Alexandria City Public School System (ACPS) will be evaluating the need for the site as part of their upcoming Long Range Facilities Master Plan (FY 14-FY 15).**

The feedback is aggregated from the following outreach methods:

- Public Feedback Workshop at Samuel Tucker School – May 29, 2013
- West End Farmers' Market Workshop – June 16, 2013
- St. Martin de Porres Senior Services Center Feedback Workshop – June 27, 2013
- Ben Brenman and Boothe Parks Survey (online and hard copies) – May 9, 2013 thru June 30, 2013

Consistent themes throughout the community feedback include:

Light Dog Park (Push-Button Activated, Timed) & Light Bridge Exit (Motion-Sensor Activated): *"Great for cooler months" "[This improves] safety" "I want to request that you reconsider this approach"*
While the majority of feedback was in favor of installing lights in the South, secluded area of Brenman Park, many survey and workshop participants voiced serious concerns over the effectiveness of push-button or motion-sensor activated lighting for the area. Safety issues could arise during whatever time elapses before a park user can activate the lighting. Considering that dog park users visit the site throughout the year, participants argued for more predictable and continuous lighting that would not be easily tampered with or in constant need of repair.

Additional Feedback included:

- **Stairway should be built from the South Side of Duke Street to existing overpass on Duke Street.**
- **Install new grills near Picnic center at Brenman**
- **Add better signage throughout the parks**
- **Keep access to the creek on the South/East corner of Brenman**
- **Repave the Cameron Station path**
- **Separate bike trails from pedestrian paths**
- **Add benches to the Northern passive space area at Brenman**
- **Add water fountains**

Renovate courts and install natural play features to create picnic activity center: *"The current picnic area is unattractive, in disrepair, and under-utilized."*
There was a general consensus that the plan should prioritize the improvements to the picnic area at the South side of Brenman Park. This area, as much of the feedback indicated, is in dire need of renovation and re-design before it can become a safe and comfortable space for activities.

Improve connections to Holmes Run trails: *"More connectivity=more people=safety in numbers"*
One of the goals of the Framework Plan for the City's six largest parks is to foster an interconnected system of open spaces. The feedback from the surveys and workshops affirmed the value of this goal, especially as a means of creating safer parks. Participants noted that creating better connectivity between the Holmes Run trails and Brenman Park would increase visibility along the trails and, thus, create a safer environment for pedestrians.

Reserve space for future community center: *"Please preserve this open space." "Need to better understand why this is needed."*
Many people who participated in the Brenman and Boothe survey and workshops expressed concern over the location of the proposed community center. The majority of the participants placed a high value on the passive open space at Brenman and averred that the location of the proposed community center is well-utilized by neighborhood kids, youth teams, and the park's passive users. While many completely opposed the idea, some participants were supportive if it were a small facility that met certain needs in the area, or were ambivalent and wanted more information on the future community center's size, uses, and purpose.[1]

Build Multi-modal bridge across tracks to Eisenhower Avenue[2]: *"This is THE change that really excites me."*
Much of the feedback was in support of building a multi-modal bridge connecting to Eisenhower Avenue. Many participants noted how the proposed bridge would create a convenient route to the Van Dorn Metro for residents near Brenman and Boothe.

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1 A community building at this location was originally proposed in the 1998 Ben Brenman Park plan. Any new building in this park would require a special use permit with extensive public review and approval by the Planning Commission and City Council.

2 A Multi-modal bridge is part of the 2009 Landmark Small Area Plan.

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Appendix: Cost Estimates

As provided by Pennoni Associates

BEN BRENMAN AND BOOTHE PARKS R1

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$11,178	-	$14,285	
01 IMPROVE CONNECTIONS TO HOLMES RUN	Provided by T&ES			
02 RESERVE SPACE FOR COMMUNITY CENTER	N/A			
03 NORTHERN PASSIVE USE AREA	55,273	-	67,574	
04 BICYCLE PARKING	4,000	-	6,000	
05 RETROFIT CAMERON STATION POND	Provided by T&ES			
06 OPEN VIEWSHEDS	Provided by RPCA staff based on similar projects			
07 MAINTENANCE BUILDING IMPROVEMENTS	359,057	-	480,292	
08 TRAIL IMPROVEMENTS AND SHADE STUCTURES	37,500		57,500	
09 STUDY FEASIBILITY OF BIKE-FRIENDLY PATH	N/A			
10 CONSOLIDATE FIVE SMALL PLAYGROUNDS INTO TWO	N/A			
11 PROVIDE MULTIMODAL BRIDGE ACROSS EISENHOWER AVE	N/A			
12 HOLD LOCATION FOR SCHOOL GARDEN	45,888	-	67,944	
14 BRIDGE LIGHTING	7,000	-	10,000	
15 PICNIC ACTIVITY CENTER	148,342	-	207,297	
17 CLOSE GAP LEADING TO TRACKS	2,998	-	3,673	
UTILITY UPGRADES	97,500	-	117,500	

BEN BRENMAN AND BOOTHE PARKS R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
WAYFINDING				11,178.24	-	14,285.30	
SIGNAGE:							
DESTINATION IDENTIFICATION	3	EA	550.24	1,650.72	687.80	2,063.40	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
00 MILE MARKERS				6,000.00	-	6,000.00	
CAMERON LINEAR PARK	1.00	LS	6,000.00	6,000.00	6,000.00	6,000.00	To match Holmes Run-15 markers,

BEN BRENMAN AND BOOTHE PARKS R1 DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
03 NORTHERN PASSIVE USE AREA				**55,273.33**	-	**67,574.01**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	75	CY	3.00	224.07	5.00	373.46	Assumes 4"
STRIP TOPSOIL TO HAUL OFF	60	CY	20.00	1,195.06	35.00	2,091.36	
CUT TO EXPORT	90	CY	20.00	1,792.59	35.00	3,137.04	
EROSION CONTROLS:							
SUPER SILT FENCE	1,210	LF	7.88	9,534.80	8.00	9,680.00	Assumed around entire project.
TREE PROTECTION	1,210	LF	3.38	4,086.44	4.00	4,840.00	Assumed around entire project.
TEMP. SEED & MULCH	672	SY	0.33	224.33	0.50	336.11	All disturbed areas except pavement.
TRAILS						0.00	
8' ASPHALT TRAIL	636	SY	34.05	21,641.01	42.56	27,051.26	
LANDSCAPING:							
RESPREAD TOPSOIL	15	CY	5.03	75.08	7.65	114.28	ssumes 4",1' of rspd both sides of trail
FINE GRADE/SEED/MULCH/FERTILIZE	134	SY	1.15	154.61	2.50	336.11	
SHRUBS	48	EA	97.38	4,713.25	116.86	5,655.90	1 per 25' of trail, both sides
EVERGREEN TREES	8	EA	262.18	2,114.92	314.62	2,537.91	1 per 150' of trail, both sides
DECIDIOUS TREES	24	EA	299.63	7,251.16	359.56	8,701.39	1 per 50' of trail, both sides
ORNAMENTAL TREES	6	EA	374.54	2,265.99	449.45	2,719.19	1 per 200' of trail, both sides
04 BICYCLE PARKING				**4,000.00**	-	**6,000.00**	
BICYCLE RACKS	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	Assumes each holds 12 bicycles
07 MAINTENANCE BUILDING IMPROVEMENTS				**359,057.17**	-	**480,292.06**	
CLEARING & DEMOLITION:							
REMOVE INDIVIDUAL TREES	1	EA	500.00	500.00	1,000.00	1,000.00	
DEMO EX BUILDINGS	600	SF	7.24	4,346.94	9.05	5,430.00	
REMOVE EX GRAVEL	289	SY	2.75	794.44	3.44	993.06	
DEMO EX CONCRETE	89	SY	23.18	2,060.77	28.98	2,575.56	
DEMO EX FENCE	260	LF	1.63	424.57	2.04	530.71	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	72	CY	3.00	216.11	5.00	360.19	Assumes 4"
STRIP TOPSOIL TO HAUL OFF	5	CY	20.00	109.14	35.00	190.99	
CUT TO EXPORT	163	CY	20.00	3,263.12	35.00	5,710.46	Assumes bldg=8", pavement=12.5"
EROSION CONTROLS:							
SUPER SILT FENCE	750	LF	7.88	5,910.00	8.00	6,000.00	Assumed around entire project.
TREE PROTECTION	750	LF	3.38	2,532.92	4.00	3,000.00	Assumed around entire project.

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BEN BRENMAN AND BOOTHE PARKS R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
TEMP. SEED & MULCH	221	SY	0.33	73.79	0.50	110.56	All disturbed areas except pavement.
FACILITIES:							
PREFABRICATED 20'X30' BUILDING	1	LS	40,000.00	40,000.00	50,000.00	50,000.00	el building on Concrete Foundataion.
8' CHAIN LINK PRIVACY FENCE	150	LF	33.71	5,056.50	40.45	6,067.50	
BRIDGE							
ABUTMENT	2	EA	75,000.00	150,000.00	100,000.00	200,000.00	
PRE-FAB BRIDGE	1		124,500.00	124,500.00	175,000.00	175,000.00	Assumes 100' span
PAVEMENT							
FINE GRADE	427	SY	0.75	318.25	1.00	426.98	
8" 21-A BASE	427	SY	13.34	5,695.85	16.10	6,874.31	
3" ASPHALT BASE (115#)	427	SY	14.66	6,260.53	16.39	6,997.06	
1.5" FINAL ASPHALT PAVING	427	SY	8.19	3,498.53	9.49	4,050.93	
LANDSCAPING:							
RESPREAD TOPSOIL	49	CY	5.03	248.18	7.65	377.78	Assumes 4", over ex bldg site
RESPREAD TOPSOIL	17	CY	5.03	86.43	7.65	131.56	Assumes 4", over new bldg site
FINE GRADE/SEED/MULCH/FERTILIZE	444	SY	1.15	511.11	2.50	1,111.11	Over ex bldg site
FINE GRADE/SEED/MULCH/FERTILIZE	155	SY	1.15	177.99	2.50	386.94	Over new bldg site
SHRUBS	10	EA	97.38	973.81	116.86	1,168.58	
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	
08 TRAIL IMPROVEMENTS AND SHADE STUCTURES				**37,500.00**	-	**57,500.00**	
TRAIL IMPROVEMENT ALLOWANCE	1	LS	7,500.00	7,500.00	12,500.00	12,500.00	
SHADE STRUCTURE ALLOWANCE	3	EA	10,000.00	30,000.00	15,000.00	45,000.00	
13 DOG PARK IMPROVEMENTS				**45,888.24**	-	**67,944.38**	
CLEARING & DEMOLITION:							
DEMO EX FENCE	60	LF	1.63	97.98	2.04	122.47	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	74	CY	3.00	222.22	5.00	370.37	
CUT TO FILL	150	CY	3.00	450.00	5.00	750.00	
IMPORT TO FILL	150	CY	20.00	3,000.00	35.00	5,250.00	
ROUGH GRADE GREEN AREAS	667	SY	0.50	333.38	0.50	333.38	
DRAINAGE IMPROVEMENTS	1	LS	10,000.00	10,000.00	20,000.00	20,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	350	LF	7.88	2,758.00	8.00	2,800.00	Assumed around entire project.
TREE PROTECTION	350	LF	3.38	1,182.03	4.00	1,400.00	Assumed around entire project.

BEN BRENMAN AND BOOTHE PARKS R1	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
TEMP. SEED & MULCH	667	SY	0.33	222.48	0.50	333.33	All disturbed areas except pavement.
LIGHTING							
TIMED SOLAR LIGHTS	5	EA	3,200.00	16,000.00	3,800.00	19,000.00	Push-button actived
LANDSCAPING:							Allowances.
RESTORE EXISTING PARK AREA	1,444	SY	2.50	3,611.11	5.00	7,222.22	All green areas.
4' CHAIN LINK FENCE	260	LF	15.43	4,011.04	18.51	4,812.60	
GATED ENTRANCE PADDOCK	1	EA	1,500.00	1,500.00	1,800.00	1,800.00	Includes 2-4' swing gates.
BENCH	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
TRASH RECEPTICLE	1	EA	500.00	500.00	750.00	750.00	
14 BRIDGE LIGHTING				**7,000.00**	-	**10,000.00**	
LIGHTING							
TIMED SOLAR LIGHTS	2	EA	3,500.00	7,000.00	5,000.00	10,000.00	Motion actived
15 PICNIC ACTIVITY CENTER				**148,342.19**	-	**207,297.28**	
CLEARING & DEMOLITION:							
SAW CUT EX ASPHALT	8	LF	5.99	47.90	5.99	47.90	
REMOVE EX SAND	167	CY	20.00	3,333.33	35.00	5,833.33	
REMOVE VOLLEYBALL EQUIPMENT	1	LS	500.00	500.00	750.00	750.00	
EROSION CONTROLS:							
SUPER SILT FENCE	1,075	LF	7.88	8,471.00	8.00	8,600.00	Assumed around entire project.
TREE PROTECTION	1,075	LF	3.38	3,630.52	4.00	4,300.00	Assumed around entire project.
TEMP. SEED & MULCH	2,400	SY	0.33	800.92	0.50	1,200.00	All disturbed areas except pavement.
SIDEWALKS/PAVERS							
PATIO PAVERS FOR PICNIC AREA	587	SY	125.65	73,715.21	171.34	100,520.74	Assumes brick w/ aggregate base
TRAILS							
8' ASPHALT TRAIL	36	SY	34.05	1,210.69	42.56	1,513.36	
COURTS:							Assumes demolition of existing lot.
FINE GRADE	267	SY	0.75	198.76	1.00	266.67	
10" 21-A BASE	267	SY	16.68	4,448.00	20.13	5,368.00	
2" ASPHALT PAVING	267	SY	10.93	2,914.67	18.98	5,060.00	
RUBBERIZED SURFACE	267	SY	6.71	1,789.33	9.39	2,504.00	
BASKETBALL HOOPS	3	EA	1,500.00	4,500.00	2,000.00	6,000.00	
PLAYGROUND:							
FAUX CLIMBING ROCKS	15	EA	750.00	11,250.00	1,000.00	15,000.00	
LANDSCAPING:							

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BEN BRENMAN AND BOOTHE PARKS R1 DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
IMPORT TOPSOIL TO RESPREAD	588	CY	30.00	17,648.15	45.00	26,472.22	Assumes 4",Grass area improvement
RESPREAD TOPSOIL	588	CY	5.03	2,956.47	7.65	4,500.28	Assumes 4",Grass area improvement
FINE GRADE/SEED/MULCH/FERTILIZE	5,294	SY	1.15	6,088.61	2.50	13,236.11	Grass area improvement
FINE GRADE/SEED/MULCH/FERTILIZE	611	SY	3.50	2,138.89	4.50	2,750.00	Proposed soccerfield
DITCH - SEEDED	350	LF	7.71	2,699.74	9.64	3,374.68	Around soccerfield
17 CLOSE GAP LEADING TO TRACKS				**2,998.17**	-	**3,672.81**	
LANDSCAPING:							
SHRUBS	12	EA	125.00	1,500.00	156.25	1,875.00	
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	
UTILITY UPGRADES				**97,500.00**	-	**117,500.00**	
POWER	1	EA	60,000.00	60,000.00	70,000.00	70,000.00	Transformer
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	tap and 2" meter
FIBER OPTIC	1	EA	7,500.00	7,500.00	10,000.00	10,000.00	
GAS	1	EA	5,000.00	5,000.00	7,500.00	7,500.00	Maintenance building
END OF ESTIMATE							

CHINQUAPIN PARK

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$11,178	-	$14,285	
01 CONDUCT AQUATICS FEASABILITY STUDY	NOT IN CONTRACT			
02 CONSOLIDATE & EXPAND REC CENTER PARKIN(	390,486	-	507,576	
03 NEW PARK SHELTER	420,390	-	537,804	
04 RELOCATE PLAYGROUND	122,388	-	179,311	
05 RELOCATE & ENCLOSE DOG PARK	50,891	-	72,892	
06 ADULT FITNESS AND MULTI-USE COURTS	159,248	-	227,575	
07 NATIVE PLANT GROVE	215,124	-	282,333	
08 1/4 MILE WALKING LOOP AT FIELD PERIMETER	320,326	-	572,232	
09 RE-GRADE FIELD IN CENTER OF LOOP	536,356	-	690,850	
10 WEST LOOP ROAD	582,522	-	698,301	
11 EAST LOOP ROAD	944,134	-	1,142,177	
12 PARKING AND ENTRANCE TO AQUATICS FACILI1	60,280	-	68,592	
#REF!	PROVIDED BY T&ES			
14 INVASIVE SPECIES REMOVAL	34,500	-	34,500	
15 REFORESTATION	16,021	-	23,748	
16 COMMUNITY GARDEN ROAD & TURN AROUND	778,630	-	959,149	
UTILITY UPGRADES	110,000	-	137,500	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
WAYFINDING				11,178.24	-	14,285.30	
SIGNAGE:							
DESTINATION IDENTIFICATION	3	EA	550.24	1,650.72	687.80	2,063.40	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
01 CONDUCT AQUATICS FEASABILITY STUDY				0.00	-	0.00	
NOT IN CONTRACT							

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
02 CONSOLIDATE & EXPAND REC CENTER PARKING				**390,486.06**	-	**507,575.59**	
CLEARING & DEMOLITION:							
CLEARING	1	LS	1,500.00	1,500.00	2,500.00	2,500.00	
DEMO EX ASPHALT	1389	SY	7.24	10,062.36	9.00	12,500.00	
DEMO EX C&G	115	LF	13.04	1,499.69	13.04	1,499.69	
SAW CUT EX ASPHALT	115	LF	5.99	688.56	7.48	860.20	
REMOVE EX LIGHTS	24	EA	550.00	13,200.00	750.00	18,000.00	
DEMO EX SIGNS	4	EA	48.60	194.40	60.75	243.00	
DEMO TRASH RECEPTICLE	6	EA	75.00	450.00	125.00	750.00	
DEMO BENCH	6	EA	75.00	450.00	100.00	600.00	
DEMO EX WHEEL STOPS	36	EA	32.93	1,185.53	42.93	1545.48	
DEMO EX WALL AROUND COURTS/PAI	350	LF	10.00	3,500.00	15.00	5,250.00	
DEMO EX SIDEWALK	362	SY	23.18	8,397.64	28.98	10,495.39	
DEMO BLEACHERS	4	LS	1,500.00	6,000.00	2,000.00	8,000.00	Allowance.
DEMO COURTS	3200	SY	5.62	17,984.00	8.25	26,400.00	
DEMO TIMBER EDGING	250	LF	5.00	1,250.00	7.50	1,875.00	
DEMO CHAINLINK FENCE	1600	LF	2.50	4,000.00	3.75	6,000.00	
DEMO PLAYGROUND EQUIPMENT	1	LS	4,500.00	4,500.00	6,500.00	6,500.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO RESPREAD	750	CY	20.00	15,000.00	35.00	26,250.00	
CUT TO FILL	500	CY	3.00	1,500.00	5.00	2,500.00	
IMPORT TO FILL	1,750	CY	20.00	35,000.00	35.00	61,250.00	Assumes 2' over pavement area
ROUGH GRADE PAVEMENT	2,578	SY	0.70	1,804.69	0.70	1,804.69	
ROUGH GRADE GREEN AREAS	2,600	SY	0.50	1,300.18	0.50	1,300.18	
EROSION CONTROLS:							
SUPER SILT FENCE	1,800	LF	7.88	14,184.00	8.00	14,400.00	Assumed around entire area
TREE PROTECTION	1,800	LF	3.38	6,079.01	4.00	7,200.00	
STRUCTURE PROTECTION	2	EA	200.23	400.46	250.00	500.00	
TEMP. SEED & MULCH	4,089	SY	0.33	1,364.54	0.50	2,044.44	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	2,578	SY	38.75	99,888.89	50.00	128,888.89	Allowance per sy of pavement.
SIDEWALKS:							
4" CONC. SIDEWALK	333	SY	35.90	11,966.75	44.88	14,958.44	
4" 21-A BASE	333	SY	6.67	2,223.33	8.34	2,779.17	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
HANDICAP RAMPS	9	EA	718.01	6,462.05	897.51	8,077.56	
DETECTABLE WARNING SURFACE	90	SF	15.00	1,350.00	20.00	1,800.00	
PAVEMENT							
FINE GRADE	2578	SY	0.75	1,921.37	1.00	2,577.78	
8" 21-A BASE	2293	SY	13.34	30,593.07	16.10	36,922.67	
3" ASPHALT BASE (115#)	2293	SY	14.66	33,626.00	16.39	37,582.00	
1.5" FINAL ASPHALT PAVING	2293	SY	8.19	18,791.00	9.49	21,758.00	
GRASS PAVERS, SOIL POLYMER, SAN	284	SY	38.37	10,914.46	47.96	1,840.43	Allowance for flex. use/farmers mrkt
6" 21-B SUBBASE FOR GRASS PAVERS	284	SY	6.20	1,763.10	7.75	48.03	
PERM SEED GRASS PAVER	284	SY	0.74	209.89	0.92	0.68	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	73	EA	30.00	2,190.00	40.00	2,920.00	
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
24" PAINTED CROSSWALK LINES	112	LF	1.75	196.00	2.50	280.00	
LANDSCAPING:							
FINE GRADE/SEED/MULCH/FERTILIZE	4,089	SY	1.15	4,702.22	2.50	10,222.22	All green areas.
SHRUBS	20	EA	97.38	1,947.63	116.86	2,337.15	Allowance.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
ORNAMENTAL TREES	10	EA	374.54	3,745.43	449.45	4,494.52	Allowance.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
03 NEW PARK SHELTER				**420,390.00**	-	**537,804.00**	
PARK SHELTER	1	LS	345,000.00	345,000.00	435,000.00	435,000.00	50' by 60'
ENTRANCE PLAZA:							
BRICK PAVERS	600	SY	125.65	75,390.00	171.34	102,804.00	
04 RELOCATE PLAYGROUND				**122,387.65**	-	**179,311.41**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO HAUL OFF-SITE	75	CY	20.00	1,500.00	35.00	2,625.00	
CUT TO EXPORT	75	CY	20.00	1,500.00	35.00	2,625.00	
ROUGH GRADE PLAYGROUND	650	SY	0.70	455.06	0.70	455.06	
EROSION CONTROLS:							
SUPER SILT FENCE	300	LF	7.88	2,364.00	8.00	2,400.00	Assumed around entire playground

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
TREE PROTECTION	300	LF	3.38	1,013.17	4.00	1,200.00	
TEMP. SEED & MULCH	700	SY	0.33	233.60	0.50	350.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	650	SY	38.75	25,187.50	50.00	32,500.00	Allowance per sy of playground
PLAYGROUND:							
FINE GRADE	650	SY	0.75	484.48	1.00	650.00	
10" 21-A BASE	850	SY	16.68	14,178.00	20.13	17,110.50	
2" ASPHALT PAVING	850	SY	10.93	9,290.50	18.98	16,128.75	
RUBBERIZED SURFACE	850	SY	6.71	5,703.50	9.39	7,981.50	
4' CHAINLINK FENCE	300	LF	15.43	4,628.13	19.28	5,784.00	
4' CHAINLINK FENCE GATE	2	EA	350.00	700.00	18.98	37.95	
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
PLAYGROUND EQUIPMENT ALLOWAN	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 3-6.
PLAYGROUND EQUIPMENT ALLOWAN	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 6-9.
PLAYGROUND EQUIPMENT ALLOWAN	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 9-12.
LANDSCAPING:							
FINE GRADE/SEED/MULCH/FERTILIZE	700	SY	1.15	805.00	2.50	1,750.00	All green areas.
SHRUBS	10	EA	97.38	973.81	116.86	1,168.58	Allowance.
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	Allowance.
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	Allowance.
05 RELOCATE & ENCLOSE DOG PARK				**50,891.44**	**-**	**72,892.20**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	90	CY	3.00	268.52	5.00	447.53	
CUT TO FILL	180	CY	3.00	540.00	5.00	900.00	
IMPORT TO FILL	180	CY	20.00	3,600.00	35.00	6,300.00	
ROUGH GRADE GREEN AREAS	806	SY	0.50	402.83	0.50	402.83	
SMALL AREA PREMIUM	1	LS	2,500.00	2,500.00	3,000.00	3,000.00	
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	400	LF	7.88	3,152.00	8.00	3,200.00	Assumed around entire project.
TREE PROTECTION	400	LF	3.38	1,350.89	4.00	1,600.00	Assumed around entire project.
TEMP. SEED & MULCH	806	SY	0.33	268.83	0.50	402.78	All disturbed areas except pavement.
STRIPING, SIGNAGE & LIGHTING:							

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
POLE MOUNTED SOLAR LIGHTS	4	EA	2,058.76	8,235.04	3,202.51	12,810.06	
LANDSCAPING:							Allowances.
RESTORE EXISTING PARK AREA	350	SY	1.15	402.50	2.50	875.00	All green areas.
4' CHAIN LINK FENCE	400	LF	15.43	6,170.84	18.51	7,404.00	
GATED ENTRANCE PADDOCK	1	EA	1,500.00	1,500.00	1,800.00	1,800.00	Includes 2-4' swing gates.
BENCH	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
TRASH RECEPTICLE	1	EA	500.00	500.00	750.00	750.00	
06 ADULT FITNESS AND MULTI-USE COURTS				**159,247.92**	-	**227,574.97**	Bellefonte Ave to Maint Rd (09).
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	302	CY	3.00	907.41	5.00	1,512.35	
CUT TO FILL	605	CY	3.00	1,814.81	5.00	3,024.69	
IMPORT TO FILL	605	CY	20.00	12,098.77	35.00	21,172.84	
ROUGH GRADE TRAILS	112	SY	0.70	78.41	0.70	78.41	
ROUGH GRADE ENTRANCE FEATURE	200	SY	0.70	140.02	0.70	140.02	
ROUGH GRADE ADULT FITNESS AREA	70	SY	0.70	49.01	0.70	49.01	
ROUGH GRADE COURTS	1,600	SY	0.70	1,120.15	0.70	1,120.15	
ROUGH GRADE GREEN AREAS	365	SY	0.50	182.53	0.50	182.53	
EROSION CONTROLS:							
SUPER SILT FENCE	650	LF	7.88	5,122.00	8.00	5,200.00	Assumed around entire project.
TREE PROTECTION	650	LF	3.38	2,195.20	4.00	2,600.00	Assumed around entire project.
TEMP. SEED & MULCH	365	SY	0.33	121.81	0.50	182.50	All disturbed areas except pavement.
COURTS:							
FINE GRADE	1600	SY	0.75	1,192.58	1.00	1,600.00	
10" 21-A BASE	1600	SY	16.68	26,688.00	20.13	32,208.00	
2" ASPHALT PAVING	1600	SY	10.93	17,488.00	18.98	30,360.00	
RUBBERIZED SURFACE	1600	SY	6.71	10,736.00	9.39	15,024.00	
BASKETBALL HOOPS	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
TENNIS NET	1	EA	1,000.00	1,000.00	1,500.00	1,500.00	
ADULT FITNESS:							Allowances.
ALLOWANCE	1	LS	25,000.00	25,000.00	35,000.00	35,000.00	
ENTRANCE PLAZA:							
BRICK PAVERS	200	SY	125.65	25,130.00	171.34	34,268.00	
BENCH	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
TRASH RECEPTICLE	1	EA	500.00	500.00	750.00	750.00	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
TRAILS:							
ASPHALT/FLEXIPAV	112	SY	37.83	4,236.96	100.00	11,200.00	Asphalt is low end, Flexipav is high.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	302	CY	5.03	1,520.12	7.65	2,313.89	
FINE GRADE/SEED/MULCH/FERTILIZE	365	SY	1.15	419.75	2.50	912.50	All green areas.
SHRUBS	30	EA	97.38	2,921.44	116.86	3,505.73	
EVERGREEN TREES	5	EA	262.18	1,310.90	314.62	1,573.08	
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	
4' CHAINLINK FENCE	480	LF	15.43	7,405.00	19.28	9,254.40	
07 NATIVE PLANT GROVE				**215,124.20**	**-**	**282,333.33**	
TRAILS:							
STONE DUST TRAIL	2,500	SY	23.44	58,600.00	29.30	73,250.00	
FILTER FABRIC	2,500	SY	3.00	7,490.87	5.00	12,500.00	
STEEL EDGING	4,400	LF	3.00	13,200.00	5.00	22,000.00	
LANDSCAPING:							Allowances.
FINE GRADE/SEED/MULCH/FERTILIZE	13,333	SY	2.50	33,333.33	3.25	43,333.33	
SHRUBS	500	EA	100.00	50,000.00	125.00	62,500.00	Per Client
DECIDIOUS TREES	50	EA	450.00	22,500.00	475.00	23,750.00	Per Client
PERENNIALS	1,000	EA	30.00	30,000.00	45.00	45,000.00	Per Client
08 1/4 MILE WALKING LOOP AT FIELD PERIMETER				**320,325.83**	**-**	**572,232.00**	
EARTHWORK & GRADING:							
IMPORT TO FILL	10,000	CY	20.00	200,000.00	35.00	350,000.00	Assumes 5' high 4:1 slope
ROUGH GRADE PAVEMENT	1,500	SY	0.70	1,050.14	0.70	1,050.14	
ROUGH GRADE GREEN AREAS	8,500	SY	0.50	4,250.58	0.50	4,250.58	
EROSION CONTROLS:							
SUPER SILT FENCE	2,000	LF	7.88	15,760.00	8.00	16,000.00	Assumed around entire project.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	
TEMP. SEED & MULCH	8,500	SY	0.33	2,836.60	0.50	4,250.00	All disturbed areas except pavement.
TRAILS:							
ASPHALT/FLEXIPAV	1,500	SY	37.83	56,745.00	100.00	150,000.00	Asphalt is low end, Flexipav is high.
LANDSCAPING:							Allowances.
FINE GRADE/SEED/MULCH/FERTILIZE	8,500	SY	2.50	21,250.00	3.25	27,625.00	Assumes 20' width along alleyway.
KEYSTONE RETAINING WALLS	400	SF	37.64	15,056.27	37.64	15,056.27	Assumes 1' footing

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
09 RE-GRADE FIELD IN CENTER OF LOOP				**536,356.00**	-	**690,850.00**	
EARTHWORK & GRADING:							
CUT TO EXPORT	2,200	CY	20.00	44,000.00	35.00	77,000.00	For ramp, assumes 7' slope
EROSION CONTROLS:							
SUPER SILT FENCE	1,200	LF	7.88	9,456.00	8.00	9,600.00	Assumed around entire project.
FOOTBALL FIELD:							
SYNTHETIC TURF FIELD	58,900	SF	8.00	471,200.00	10.00	589,000.00	Includes stone, drains, edging, etc
GOALS	2	EA	2,100.00	4,200.00	2,625.0	5,250.00	
SCOREBOARD	1	EA	7,500.00	7,500.00	10,000.0	10,000.00	
10 WEST LOOP ROAD				**582,522.42**	-	**698,300.71**	
CLEARING & DEMOLITION:							
DEMO EX ASPHALT	2833	SY	7.24	20,527.21	9.00	25,500.00	
DEMO EX C&G	1700	LF	13.04	22,169.39	13.04	22,169.39	
SAW CUT EX ASPHALT	60	LF	5.99	359.25	7.48	448.80	
DEMO EX S/W	378	SY	23.18	8,758.28	23.18	8,758.28	
EARTHWORK & GRADING:							
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	1,700	LF	7.88	13,396.00	8.00	13,600.00	
STRUCTURE PROTECTION	4	EA	200.23	800.92	250.00	1,000.00	
TEMP. SEED & MULCH	1,889	SY	0.33	630.36	0.50	944.44	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	2,833	SY	38.75	109,778.75	50.00	141,650.00	Allowance per sy of pavement.
SIDEWALKS:							
4" CONC. SIDEWALK	889	SY	35.90	31,911.35	44.88	39,889.18	
4" 21-A BASE	889	SY	6.67	5,928.89	8.34	7,411.11	
PAVEMENT							
FINE GRADE	2833	SY	0.75	2,111.60	1.00	2,833.00	
PERMEABLE PAVEMENT	2833	SY	95.00	269,135.00	110.00	311,630.00	
UD-4 UNDERDRAIN	1,700	LF	14.93	25,384.13	17.00	28,900.00	
CURB & GUTTER	1,700	LF	16.25	27,618.88	17.00	28,900.00	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	98	EA	30.00	2,940.00	40.00	3,920.00	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	200	CY	5.03	1,005.14	7.65	1,530.00	
FINE GRADE/SEED/MULCH/FERTILIZE	1,889	SY	1.15	2,172.22	2.50	4,722.22	All green areas.
SHRUBS	40	EA	97.38	3,895.25	116.86	4,674.30	
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	10,000.00	10,000.00	15,000.00	15,000.00	
11 EAST LOOP ROAD				**944,133.89**	**-**	**1,142,177.41**	
CLEARING & DEMOLITION:							
DEMO EX ASPHALT	7800	SY	7.24	56,510.21	9.00	70,200.00	
DEMO EX C&G	4000	LF	13.04	52,163.27	13.04	52,163.27	
SAW CUT EX ASPHALT	35	LF	5.99	209.56	7.48	261.80	
DEMO EX S/W	89	SY	23.18	2,060.77	23.18	2,060.77	
EARTHWORK & GRADING:							
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	4,000	LF	7.88	31,520.00	8.00	32,000.00	Assumed around entire project.
TEMP. SEED & MULCH	5,111	SY	0.33	1,705.67	0.50	2,555.56	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	8,950	SY	38.75	346,812.50	50.00	447,500.00	Allowance per sy of pavement.
PAVEMENT							
FINE GRADE	8950	SY	0.75	6,670.97	1.00	8,950.00	
8" 21-A BASE	8950	SY	13.34	119,393.00	16.10	144,095.00	
3" ASPHALT BASE (115#)	8950	SY	14.66	131,229.38	16.39	146,668.13	
1.5" FINAL ASPHALT PAVING	8950	SY	8.19	73,334.06	9.49	84,913.13	
CURB & GUTTER	4,600	LF	16.25	74,733.44	17.00	78,200.00	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	48	EA	30.00	1,440.00	40.00	1,920.00	
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	200	CY	5.03	1,005.14	7.65	1,530.00	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
FINE GRADE/SEED/MULCH/FERTILIZE	5,111	SY	1.15	5,877.78	2.50	12,777.78	All green areas.
SHRUBS	10	EA	97.38	973.81	116.86	1,168.58	
EVERGREEN TREES	10	EA	262.18	2,621.80	314.62	3,146.16	
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	10,000.00	10,000.00	15,000.00	15,000.00	
12 PARKING AND ENTRANCE TO AQUATICS FACILITY				**60,280.06**	-	**68,592.42**	
CLEARING & DEMOLITION:							
DEMO EX ASPHALT	950	SY	7.24	6,882.65	9.00	8,550.00	
DEMO EX C&G	450	LF	13.04	5,868.37	13.04	5,868.37	
DEMO EX S/W	80	SY	23.18	1,854.69	23.18	1,854.69	
EROSION CONTROLS:							
SUPER SILT FENCE	500	LF	7.88	3,940.00	8.00	4,000.00	Assumed around entire project.
PAVEMENT							
FINE GRADE	1000	SY	0.75	745.36	1.00	1,000.00	
8" 21-A BASE	1000	SY	13.34	13,340.00	16.10	16,100.00	
3" ASPHALT BASE (115#)	1000	SY	14.66	14,662.50	16.39	16,387.50	
1.5" FINAL ASPHALT PAVING	1000	SY	8.19	8,193.75	9.49	9,487.50	
CURB & GUTTER	200	LF	16.25	3,249.28	17.00	3,400.00	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	18	EA	30.00	540.00	40.00	720.00	
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
14 INVASIVE SPECIES REMOVAL				**34,500.00**	-	**34,500.00**	
CLEARING & DEMOLITION:							
CLEARING	1.15	AC	30,000.00	34,500.00	30,000.00	34,500.00	
15 REFORESTATION				**16,021.32**	-	**23,748.42**	
CLEARING & DEMOLITION:							
DEMO COURTS	640	SY	5.62	3,596.80	8.25	5,280.00	
DEMO BASKETBALL GOAL	4	EA	150.00	600.00	200.00	800.00	
REMOVE EX SAND	70	CY	20.00	1,400.00	35.00	2,450.00	

CHINQUAPIN PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
REMOVE VOLLEYBALL EQUIPMENT	1	LS	500.00	500.00	750.00	750.00	
DEMO TRASH RECEPTICLE	1	EA	50.00	50.00	75.00	75.00	
LANDSCAPING:							Allowances.
FINE GRADE/SEED/MULCH/FERTILIZE	1,200	SY	1.15	1,380.00	2.50	3,000.00	All green areas.
REFORESTATION	0.40	AC	10,000.00	4,000.00	15,000.00	6,000.00	
DECIDIOUS TREES	15	EA	299.63	4,494.52	359.56	5,393.42	
16 COMMUNITY GARDEN ROAD & TURN AROUND				**778,630.33**	**-**	**959,149.17**	
CLEARING & DEMOLITION:							
DEMO EX ASPHALT	1800	SY	7.24	13,040.82	9.00	16,200.00	
DEMO EX RETAINING WALL	1400	SF	7.00	9,800.00	10.00	14,000.00	
EARTHWORK & GRADING:							
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	2,500	LF	7.88	19,700.00	8.00	20,000.00	Assumed around entire project.
UTILITIES:							
STORM SEWER IMPROVEMENTS	8,950	SY	46.50	416,175.00	60.00	537,000.00	Allowance per sy of pavement.
PAVEMENT							
FINE GRADE	2389	SY	0.75	1,780.58	1.00	2,388.89	
PERMEABLE PAVEMENT	2389	SY	95.00	226,944.44	110.00	262,777.78	
UD-4 UNDERDRAIN	1,000	LF	14.93	14,931.84	17.00	17,000.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	200	CY	5.03	1,005.14	7.65	1,530.00	
FINE GRADE/SEED/MULCH/FERTILIZE	2,222	SY	1.15	2,555.56	2.50	5,555.56	All green areas.
KEYSTONE RETAINING WALLS	1,400	SF	37.64	52,696.95	37.64	52,696.95	Assumes 1' footing
UTILITY UPGRADES				**110,000.00**	**-**	**137,500.00**	
POWER	1	EA	80,000.00	80,000.00	100,000.00	100,000.00	
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	
FIBER OPTIC	1	EA	5,000.00	5,000.00	7,500.00	7,500.00	
END OF ESTIMATE							

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

FOUR MILE RUN PARK R1

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$11,178	-	$14,285	
01 MT VERNON AVE PARKING LOT	127,115	-	163,388	
01 COMMONWEALTH PARKING LOT	361,964	-	443,910	
02 COMMUNITY BUILDING RENOVATION	400,000	-	400,000	
03 ADD WATER FOUNTAIN	Provided by RPCA staff based on similar projects			
04 ADD MOTION SENSOR LIGHTING	Provided by RPCA staff based on similar projects			
05 FIELD #1 - FRANK MANN	98,750	-	123,500	
05 FIELD #2 - SOCCER/BASEBALL	402,540	-	527,950	
05 FIELD #3 - UNFENCED	157,051	-	206,246	
05 FIELD #4 - SOCCER	230,016	-	310,932	
06 RELOCATE DOG PARK	46,058	-	66,046	
08 RELOCATE SPORT COURTS	101,137	-	141,209	
08 RELOCATE PLAYGROUND	119,193	-	152,485	
07 CORA KELLY FITNESS EQUIPMENT	9,000	-	15,000	
08 OPEN PLAY AREA	41,158	-	58,774	
09 MILE MARKERS	Provided by RPCA staff based on similar projects			
10 & 19 TRAILS	321,851	-	523,629	
11 ALLEYWAY LANDSCAPE BUFFER	51,618	-	62,391	
12 PREFABRICATED BRIDGE INSTALLATION	1,269,200	-	535,000	
13 STORMWATER MANAGEMENT	Provided by T&ES			
14 COMMUNITY GARDEN	74,080	-	95,718	
15 CREATE OPEN-USE FIELD WITH SEATING	Provided by RPCA staff based on similar projects			
16 RESTORE COMMONWEALTH OPEN SPACE	111,960	-	136,713	
16 COMMONWEALTH FURNISHINGS	36,409	-	47,290	
17 RECYCLING CENTER	Provided by T&ES			
18 RENOVATE MUSTER ROOM	Provided by RPCA staff based on similar projects			
20 PEDESTRIANIZE COMMONWEALTH AND REED	Provided by T&ES			
21 PARK ENTRANCE FURNITURE	20,000	-	30,000	
UTILITY UPGRADES	112,500	-	140,000	
	LOW RANGE		HIGH RANGE	

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
WAYFINDING				**11,178.24**	-	**14,285.30**	
SIGNAGE:							
DESTINATION IDENTIFICATION	3	EA	550.24	1,650.72	687.80	2,063.40	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
01 MT VERNON AVE PARKING LOT				**127,115.21**	-	**163,388.24**	
CLEARING & DEMOLITION:							
DEMO BUILDINGS	850	SF	10.30	8,755.00	17.29	14,696.50	
DEMO ASPHALT	583	SY	5.62	3,273.96	8.25	4,806.08	
DEMO GUARD RAIL	10	LF	6.59	65.86	7.00	70.00	
REMOVE & STORE STREET LIGHTS	6	EA	550.00	3,300.00	750.00	4,500.00	sumes reinstallation of existing lights.
REMOVE & STORE ENTRANCE SIGN	1	EA	350.00	350.00	400.00	400.00	ssumes reinstallation of existing sign.
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	50	CY	3.00	150.00	5.00	250.00	
CUT TO STR'L FILL	50	CY	3.00	150.00	5.00	250.00	
CUT TO EXPORT	200	CY	20.00	4,000.00	35.00	7,000.00	
ROUGH GRADE STREETS	900	SY	0.70	630.09	0.70	630.09	
ROUGH GRADE GREEN AREAS	2,500	SY	0.50	1,250.17	0.50	1,250.17	
EROSION CONTROLS:							
SUPER SILT FENCE	600	LF	7.88	4,728.00	8.00	4,800.00	Assumed around entire parking lot.
TREE PROTECTION	250	LF	3.38	844.31	4.00	1,000.00	
TEMP. SEED & MULCH	900	SY	0.33	300.35	0.50	450.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	900	SY	38.75	34,875.00	50.00	45,000.00	Allowance per sy of pavement.
PAVEMENT:							Assumes demolition of existing lot.
WHEEL STOPS	2	EA	51.65	103.31	64.57	129.13	Assumes 2 handicap spaces.
CURB & GUTTER	633	LF	16.25	10,283.97	17.00	10,761.00	
5.5" STONE UNDER CURB	633	LF	2.96	1,873.68	3.55	2,247.15	
FINE GRADE	900	SY	0.75	670.82	1.00	900.00	
8" 21-A BASE	900	SY	13.34	12,006.00	16.10	14,490.00	
3" ASPHALT BASE (115#)	900	SY	14.66	13,196.25	16.39	14,748.75	
1.5" FINAL ASPHALT PAVING	900	SY	8.19	7,374.38	9.49	8,538.75	

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FOUR MILE RUN PARK R1	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	20	EA	30.00	600.00	40.00	800.00	
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
REINSTALL ENTRANCE SIGN	1	EA	500.00	500.00	750.00	750.00	
REINSTALL STREET LIGHTS	6	EA	1,566.18	9,397.08	1,982.51	11,895.05	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	50	CY	5.03	251.28	7.65	382.50	
FINE GRADE/SEED/MULCH/FERTILIZE	2,500	SY	1.15	2,875.00	2.50	6,250.00	All green areas.
SHRUBS	15	EA	97.38	1,460.72	116.86	1,752.86	
DECIDIOUS TREES	7	EA	299.63	2,097.44	359.56	2,516.93	
ORNAMENTAL TREES	2	EA	374.54	749.09	449.45	898.90	
01 COMMONWEALTH PARKING LOT				**361,964.02**	-	**443,909.72**	Includes proposed turn-around.
CLEARING & DEMOLITION:							
DEMO ASPHALT	2700	SY	5.62	15,174.00	8.25	22,275.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	75	CY	3.00	225.00	5.00	375.00	
CUT TO STR'L FILL	75	CY	3.00	225.00	5.00	375.00	
CUT TO EXPORT	150	CY	20.00	3,000.00	35.00	5,250.00	
ROUGH GRADE STREETS	3,750	SY	0.70	2,625.36	0.70	2,625.36	
ROUGH GRADE GREEN AREAS	800	SY	0.50	400.06	0.50	400.06	
EROSION CONTROLS:							
SUPER SILT FENCE	1,500	LF	7.88	11,820.00	8.00	12,000.00	Assumed around entire parking lot.
STRUCTURE PROTECTION	1	EA	200.23	200.23	250.00	250.00	
TEMP. SEED & MULCH	800	SY	0.33	266.97	0.50	400.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	3,762	SY	38.75	145,764.58	50.00	188,083.33	Allowance per sy of pavement.
PAVEMENT							Assumes demolition of existing lot.
WHEEL STOPS	10	EA	51.65	516.53	64.57	645.67	Assumes 10 handicap spaces.
CURB & GUTTER	1,300	LF	16.25	21,120.32	17.00	22,100.00	
5.5" STONE UNDER CURB	1300	LF	2.96	3,848.00	3.55	4,615.00	
FINE GRADE	3762	SY	0.75	2,803.80	1.00	3,761.67	
8" 21-A BASE	3762	SY	13.34	50,180.63	16.10	60,562.83	
3" ASPHALT BASE (115#)	3762	SY	14.66	55,155.44	16.39	61,644.31	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
1.5" FINAL ASPHALT PAVING	3762	SY	8.19	30,822.16	9.49	35,688.81	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	90	EA	30.00	2,700.00	40.00	3,600.00	
HANDICAP SPACE PAINT	10	EA	226.60	2,266.04	271.93	2,719.30	
HANDICAP SIGN	10	EA	275.12	2,751.20	340.25	3,402.50	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	75	CY	5.03	376.93	7.65	573.75	
FINE GRADE/SEED/MULCH/FERTILIZE	800	SY	1.15	920.00	2.50	2,000.00	All green areas.
SHRUBS	25	EA	97.38	2,434.53	116.86	2,921.44	
DECIDIOUS TREES	15	EA	299.63	4,494.52	359.56	5,393.42	
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	
02 COMMUNITY BUILDING RENOVATION				**400,000.00**	-	**400,000.00**	
PLUG NUMBER BY PENNONI	1	LS		400,000.00		400,000.00	
06 RELOCATE DOG PARK				**46,058.08**	-	**66,045.77**	
CLEARING & DEMOLITION:							
DEMO BOLLARD	4	EA	50.00	200.00	100.00	400.00	
DEMO TRASH RECEPTICLE	1	EA	75.00	75.00	125.00	125.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	25	CY	3.00	75.00	5.00	125.00	
CUT TO FILL	25	CY	3.00	75.00	5.00	125.00	
IMPORT TO FILL	50	CY	20.00	1,000.00	35.00	1,750.00	
ROUGH GRADE GREEN AREAS	225	SY	0.50	112.52	0.50	112.52	
SMALL AREA PREMIUM	1	LS	2,500.00	2,500.00	3,000.00	3,000.00	
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	350	LF	7.88	2,758.00	8.00	2,800.00	Assumed around entire project.
TREE PROTECTION	350	LF	3.38	1,182.03	4.00	1,400.00	Assumed around entire project.
TEMP. SEED & MULCH	225	SY	0.33	75.09	0.50	112.50	All disturbed areas except pavement.
STRIPING, SIGNAGE & LIGHTING:							
POLE MOUNTED SOLAR LIGHTS	4	EA	2,058.76	8,235.04	3,202.51	12,810.06	
LANDSCAPING:							Allowances.
RESTORE EXISTING PARK AREA	725	SY	1.15	833.75	2.50	1,812.50	All green areas.
4' CHAIN LINK FENCE	320	LF	15.43	4,936.67	18.51	5,923.20	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
GATED ENTRANCE PADDOCK	1	EA	1,500.00	1,500.00	1,800.00	1,800.00	Includes 2-4' swing gates.
BENCH	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
TRASH RECEPTICLE	1	EA	500.00	500.00	750.00	750.00	
08 RELOCATE SPORT COURTS				**101,137.37**	-	**141,208.94**	
CLEARING & DEMOLITION:							
REMOVE TREE	1	EA	500.00	500.00	1,000.00	1,000.00	
DEMO COURTS	1523	SY	5.62	8,558.01	8.25	12,562.92	
DEMO CHAINLINK FENCE	600	LF	2.50	1,500.00	3.75	2,250.00	
DEMO BASKETBALL GOAL	2	EA	150.00	300.00	200.00	400.00	
DEMO COURT LIGHTING	2	EA	550.00	1,100.00	750.00	1,500.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	100	CY	3.00	300.00	5.00	500.00	
CUT TO FILL	100	CY	3.00	300.00	5.00	500.00	
CUT TO EXPORT	200	CY	20.00	4,000.00	35.00	7,000.00	
ROUGH GRADE COURTS	930	SY	0.70	650.78	0.70	650.78	
ROUGH GRADE GREEN AREAS	2,000	SY	0.50	1,000.14	0.50	1,000.14	
EROSION CONTROLS:							
SUPER SILT FENCE	1,000	LF	7.88	7,880.00	8.00	8,000.00	Assumed around entire project.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	Assumed around entire project.
TEMP. SEED & MULCH	2,000	SY	0.33	667.44	0.50	1,000.00	All disturbed areas except pavement.
TRAILS:							
ASPHALT TRAIL	315	SY	34.05	10,729.70	37.83	11,921.89	
COURTS:							Assumes demolition of existing lot.
FINE GRADE	930	SY	0.75	693.18	1.00	930.00	
10" 21-A BASE	930	SY	16.68	15,512.40	20.13	18,720.90	
2" ASPHALT PAVING	930	SY	10.93	10,164.90	18.98	17,646.75	
RUBBERIZED SURFACE	930	SY	6.71	6,240.30	9.39	8,732.70	
BASKETBALL HOOPS	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
TENNIS NET	1	EA	1,000.00	1,000.00	1,500.00	1,500.00	
12' CHAINLINK FENCE	365	LF	50.00	18,250.00	75.00	27,375.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	100	CY	5.03	502.57	7.65	765.00	
FINE GRADE/SEED/MULCH/FERTILIZE	3,000	SY	1.15	3,450.00	2.50	7,500.00	All green areas.
SHRUBS	5	EA	97.38	486.91	116.86	584.29	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
DECIDIOUS TREES	2	EA	299.63	599.27	359.56	719.12	
ORNAMENTAL TREES	1	EA	374.54	374.54	449.45	449.45	
08 RELOCATE PLAYGROUND				**119,193.15**	-	**152,485.39**	
CLEARING & DEMOLITION:							
DEMO CHAINLINK FENCE	260	LF	2.50	650.00	3.75	975.00	
DEMO TIMBER EDGING	260	LF	5.00	1,300.00	7.50	1,950.00	
HAUL OFF MULCH/SURFACE	80	CY	20.00	1,600.00	30.00	2,400.00	
DEMO PLAYGROUND EQUIPMENT	1	LS	2,500.00	2,500.00	3,125.00	3,125.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	60	CY	3.00	180.00	5.00	300.00	
CUT TO FILL	120	CY	3.00	360.00	5.00	600.00	
ROUGH GRADE GREEN AREAS	350	SY	0.50	175.02	0.50	175.02	
EROSION CONTROLS:							
SUPER SILT FENCE	600	LF	7.88	4,728.00	8.00	4,800.00	Assumed around entire project.
TREE PROTECTION	600	LF	3.38	2,026.34	4.00	2,400.00	Assumed around entire project.
PLAYGROUND:							
FINE GRADE	350	SY	0.75	260.88	1.00	350.00	
10" 21-A BASE	350	SY	16.68	5,838.00	20.13	7,045.50	
2" ASPHALT PAVING	350	SY	10.93	3,825.50	18.98	6,641.25	
RUBBERIZED SURFACE	350	SY	6.71	2,348.50	9.39	3,286.50	
4' CHAINLINK FENCE	250	LF	15.43	3,856.77	19.28	4,820.00	
4' CHAINLINK FENCE GATE	2	EA	350.00	700.00	437.50	875.00	
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
PLAYGROUND EQUIPMENT ALLOWAN	1	LS	80,000.00	80,000.00	100,000	100,000.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	60	CY	5.03	301.54	7.65	459.00	
FINE GRADE/SEED/MULCH/FERTILIZE	475	SY	1.15	546.25	2.50	1,187.50	All green areas.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
08 OPEN PLAY AREA				**41,158.37**	-	**58,774.38**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	25	CY	3.00	75.00	5.00	125.00	
CUT TO FILL	25	CY	3.00	75.00	5.00	125.00	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
IMPORT TO FILL	50	CY	20.00	1,000.00	35.00	1,750.00	
ROUGH GRADE GREEN AREAS	225	SY	0.50	112.52	0.50	112.52	
SMALL AREA PREMIUM	1	LS	2,500.00	2,500.00	3,000.00	3,000.00	
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	350	LF	7.88	2,758.00	8.00	2,800.00	Assumed around entire project.
TREE PROTECTION	350	LF	3.38	1,182.03	4.00	1,400.00	Assumed around entire project.
TEMP. SEED & MULCH	225	SY	0.33	75.09	0.50	112.50	All disturbed areas except pavement.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	25	CY	5.03	125.64	7.65	191.25	
FINE GRADE/SEED/MULCH/FERTILIZE	225	SY	1.15	258.75	2.50	562.50	All green areas.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
IN-SET SEATING ALLOWANCE	1	LS	10,000.00	10,000.00	15,000.00	15,000.00	
09 MILE MARKERS				**6,000.00**	-	**6,000.00**	
	1	LS	6,000.00	6,000.00	6,000.00	6,000.00	15 markers, lights and installation
10 & 19 TRAILS				**321,851.47**	-	**523,628.79**	
CLEARING & DEMOLITION:							
SELECTIVE CLEARING ALLOWANCE	1	LS	5,000.00	5,000.00	10,000.0	10,000.00	
SAW CUT EX ASPHALT	50	LF	5.99	299.38	7.48	374.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	350	CY	3.00	1,050.00	5.00	1,750.00	
CUT TO FILL	350	CY	3.00	1,050.00	5.00	1,750.00	
CUT TO EXPORT	350	CY	20.00	7,000.00	35.00	12,250.00	
ROUGH GRADE PAVEMENT	2,050	SY	0.70	1,435.20	0.70	1,435.20	
ROUGH GRADE GREEN AREAS	1,800	SY	0.50	900.12	0.50	900.12	
EROSION CONTROLS:							
SUPER SILT FENCE	3,160	LF	7.88	24,900.80	8.00	25,280.00	Assumed around entire project.
TREE PROTECTION	3,160	LF	3.38	10,672.03	4.00	12,640.00	Assumed around entire project.
ENTRANCE PLAZA:							
BRICK PAVERS	825	SY	125.65	103,661.25	171.34	141,355.50	
TRAILS:							
FLEXIPAV	1,210	SY	108.00	130,680.00	225.00	272,250.00	Quote by Capitol Flexi-pav, LLC.
15" CMP CULVERT CROSSINGS	90	LF	33.00	2,970.00	41.25	3,712.50	Assumes 1-10' pipe every 150'.

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

FOUR MILE RUN PARK R1	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
DESCRIPTION							
15" CMP END SECTION	18	EA	233.58	4,204.44	291.98	5,255.64	Assumed on both sides of pipe.
CLI DRY RIP RAP	45	SY	71.40	3,212.91	71.40	3,212.91	Assumes 5 SY on outlet end only.
DITCH GRADING	2720	LF	7.71	20,971.20	9.64	26,220.80	Assumed on both sides of trail.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	60	CY	5.03	301.54	7.65	459.00	
FINE GRADE/SEED/MULCH/FERTILIZE	475	SY	1.15	546.25	2.50	1,187.50	All green areas.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
11 ALLEYWAY LANDSCAPE BUFFER				**51,617.56**	-	**62,391.07**	
LANDSCAPING:							Allowances.
FINE GRADE/SEED/MULCH/FERTILIZE	1,800	SY	2.50	4,500.00	3.25	5,850.00	Assumes 20' width along alleyway.
SHRUBS	80	EA	97.38	7,790.50	116.86	9,348.60	Assumes 1 tree every 10' of road.
EVERGREEN TREES	20	EA	262.18	5,243.61	314.62	6,292.33	Assumes 1 tree every 40' of road.
DECIDIOUS TREES	80	EA	299.63	23,970.78	359.56	28,764.93	Assumes 1 tree every 10' of road.
ORNAMENTAL TREES	27	EA	374.54	10,112.67	449.45	12,135.21	Assumes 1 tree every 30' of road.
12 PREFABRICATED BRIDGE INSTALLATION				**1,269,200.21**	-	**535,000.00**	
HUME SPRING CREEK:							
WETLANDS: ABUTMENTS	2	EA	50,000.00	1,008,700.21	75,000.00	150,000.00	
WETLANDS: PRE-FAB BRIDGE	1	EA	124,500.00	124,500.00	175,000.00	175,000.00	Assumes 100 LF span
CORA KELLY: ABUTMENTS	2	EA	50,000.00	100,000.00	75,000.00	150,000.00	
CORA KELLY: PRE-FAB BRIDGE	1	EA	36,000.00	36,000.00	60,000.00	60,000.00	Assumes 20 LF span
14 COMMUNITY GARDEN				**74,080.05**	-	**95,718.19**	Assumes 12-20' X 20' plots.
EARTHWORK & GRADING:							
CUT TO FILL	100	CY	3.00	300.00	5.00	500.00	
CUT TO EXPORT	100	CY	20.00	2,000.00	35.00	3,500.00	
IMPORT COMPOST	100	SY	88.53	8,852.84	106.23	10,623.00	
ROTOTILL COMPOST INTO SOIL	535	SY	2.50	1,337.50	3.00	1,605.00	
ROUGH GRADE GREEN AREAS	625	SY	0.50	312.54	0.50	312.54	
EROSION CONTROLS:							
SUPER SILT FENCE	330	LF	7.88	2,600.40	8.00	2,640.00	Assumed around entire project.
TREE PROTECTION	330	LF	3.38	1,114.48	4.00	1,320.00	Assumed around entire project.
IRRIGATION SYSTEM:							
12X4 WET TAP	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	Assumes 2" meter

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
4" DIP	70	LF	27.30	1,910.97	34.12	2,388.40	
2" COPPER	100	LF	23.66	2,366.22	29.58	2,957.77	
HOSE BIB	12	EA	750.00	9,000.00	1,250.00	15,000.00	
OPEN CUT & PATCH PAVEMENT	13	SY	73.38	953.90	91.72	1,192.38	
STONE BACKFILL IN PAVED AREAS	17	CY	98.00	1,666.00	122.50	2,082.50	Spoils to off-site
TRAFFIC CONTROL ALLOWANCE	1	LS	5,000.00	5,000.00	7,500.00	7,500.00	
TRAILS:							
STONE DUST TRAIL	85	SY	23.44	1,992.40	29.30	2,490.50	
LANDSCAPING:							Allowances.
8' CHAIN LINK FENCE	330	LF	29.31	9,672.78	35.17	11,606.10	
05 FIELD #1 - FRANK MANN				**98,750.00**	**-**	**123,500.00**	
CLEARING & DEMOLITION:							
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	Allowance.
FACILITIES:							
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.00	62,500.00	Allowance.
FOUL BALL FENCING	300	LF	160.00	48,000.00	200.00	60,000.00	
05 FIELD #2 - SOCCER/BASEBALL				**402,540.12**	**-**	**527,949.56**	
CLEARING & DEMOLITION:							
DEMO CHAINLINK FENCE	1320	LF	2.50	3,300.00	3.75	4,950.00	
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	Allowance.
DEMO BLEACHERS	2	LS	1,500.00	3,000.00	2,000.00	4,000.00	Allowance.
DEMO SCORE BOARD	1	EA	750.00	750.00	1,000.00	1,000.00	
DEMO SOCCER GOALS	2	EA	250.00	500.00	300.00	600.00	
DEMOLISH & RESTORE TO GREEN SF	7	EA	2,500.00	17,500.00	3,250.00	22,750.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	1,500	CY	3.00	4,500.00	5.00	7,500.00	
CUT TO FILL	2,300	SY	30.00	69,000.00	45.00	103,500.00	
ROUGH GRADE GREEN AREAS	750	SY	0.50	375.05	0.50	375.05	
DEMO BACKSTOP	15	LS	750.00	11,250.00	1,000.00	15,000.00	Allowance.
FACILITIES:	5						
NEW STORAGE AREA:	1,500	LF	7.88	11,820.00	8.00	12,000.00	Assumed around entire project.
GRADING AND DRAINAGE ALLOWANC	1	LS	5,000.00		7,500.00		
STORAGE SHED 10'X10'	4	EA	1,500.00		3,500.00		

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
CUT TO FILL	150	SY	30.00	4,500.00	45.00	6,750.00	
ROUGH GRADE GREEN AREAS	125	SY	0.50	62.51	0.50	62.51	
DEMO BACKSTOP	15	LS	750.00	11,250.00	1,000.00	15,000.00	Allowance.
FACILITIES:	5						
2" PVC	3,000	LF	20.49	61,482.56	24.59	73,770.00	
SPRINKLER HEADS	40	EA	250.00	63,951.04	500.00	81,850.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	1,500	CY	5.03	7,538.54	7.65	11,475.00	
FINE GRADE/SEED/MULCH/FERTILIZE	-250	SY	1.15	-287.50	2.50	-625.00	All green areas.
FINE GRADE/SKIN INFIELD	1,000	SY	2.50	2,500.00	3.25	3,250.00	All green areas.
FACILITIES:							
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.0	62,500.00	
SOCCER GOALS	2	EA	2,100.00	4,200.00	2,625.0	5,250.00	
BENCHES	10	EA	1,000.00	10,000.00	1,500.00	15,000.00	Allowance.
PLAYER BENCHES	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
ALUMINUM BLEACHERS ALLOWANCE	2	EA	20,000.00	40,000.00	25,000.00	50,000.00	
4' CHAINLINK FENCE	1400	LF	15.43	21,597.92	19.28	26,992.00	
05 FIELD #3 - UNFENCED				**157,051.32**	-	**206,245.63**	
CLEARING & DEMOLITION:							
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	450	CY	3.00	1,350.00	5.00	2,250.00	
CUT TO FILL	1,000	SY	3.00	3,000.00	5.00	5,000.00	
ROUGH GRADE GREEN AREAS	5,000	SY	0.50	2,500.34	0.50	2,500.34	
DITCH GRADING	900	LF	7.71	6,939.00	9.64	8,676.00	Assumed around entire perimeter.
EROSION CONTROLS:							
SUPER SILT FENCE	900	LF	7.88	7,092.00	8.00	7,200.00	Assumed around entire project.
TREE PROTECTION	900	LF	3.38	3,039.50	4.00	3,600.00	Assumed around entire project.
TEMP. SEED & MULCH	4,000	SY	0.33	1,334.87	0.50	2,000.00	All disturbed areas except pavement.
IRRIGATION SYSTEM:							
12X4 WET TAP	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	umes connection in alley w/ 2" meter
4" DIP	120	LF	27.30	3,275.95	34.12	4,094.40	
2" PVC	1,000	LF	20.49	20,494.19	24.59	24,590.00	
SPRINKLER HEADS	20	EA	250.00	5,000.00	500.00	10,000.00	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
OPEN CUT & PATCH PAVEMENT	13	SY	73.38	953.90	91.72	1,192.38	
STONE BACKFILL IN PAVED AREAS	20	CY	98.00	1,960.00	122.50	2,450.00	Spoils to off-site
TRAFFIC CONTROL ALLOWANCE	1	LS	5,000.00	5,000.00	7,500.00	7,500.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	450	CY	5.03	2,261.56	7.65	3,442.50	
FINE GRADE/SEED/MULCH/FERTILIZE	4,000	SY	1.15	4,600.00	2.50	10,000.00	All green areas.
FINE GRADE/SKIN INFIELD	1,000	SY	2.50	2,500.00	3.25	3,250.00	All green areas.
FACILITIES:							
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.0	62,500.00	
BENCHES	10	EA	1,000.00	10,000.00	1,500.00	15,000.00	Allowance.
05 FIELD #4 - SOCCER				**230,016.16**	**-**	**310,932.20**	
CLEARING & DEMOLITION:							
DEMO CHAINLINK FENCE	1320	LF	2.50	3,300.00	3.75	4,950.00	
DEMO BLEACHERS	2	LS	1,500.00	3,000.00	2,000.00	4,000.00	Allowance.
DEMO SCORE BOARD	1	EA	750.00	750.00	1,000.00	1,000.00	
DEMO SOCCER GOALS	2	EA	250.00	500.00	300.00	600.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESF	926	CY	3.00	2,777.78	5.00	4,629.63	
CUT TO FILL	1,852	SY	3.00	5,556.00	5.00	9,260.00	
ROUGH GRADE GREEN AREAS	8,333	SY	0.50	4,167.24	0.50	4,167.24	
DITCH GRADING	1,150	LF	7.71	8,866.50	9.64	11,086.00	Assumed around entire perimeter.
DRAINAGE IMPROVEMENTS	1	LS	20,000.00	20,000.00	30,000.00	30,000.00	
EROSION CONTROLS:							
SUPER SILT FENCE	1,500	LF	7.88	11,820.00	8.00	12,000.00	Assumed around entire project.
TREE PROTECTION	1,500	LF	3.38	5,065.84	4.00	6,000.00	Assumed around entire project.
TEMP. SEED & MULCH	8,333	SY	0.33	2,780.98	0.50	4,166.67	All disturbed areas except pavement.
IRRIGATION SYSTEM:							
2" PVC	3,000	LF	20.49	61,482.56	24.59	73,770.00	
SPRINKLER HEADS	40	EA	250.00	10,000.00	500.00	20,000.00	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	926	CY	5.03	4,653.42	7.65	7,083.33	
FINE GRADE/SEED/MULCH/FERTILIZE	8,333	SY	1.15	9,583.33	2.50	20,833.33	All green areas.
FACILITIES:							
SOCCER GOALS	2	EA	2,100.00	4,200.00	2,625.0	5,250.00	

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FOUR MILE RUN PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
BENCHES	10	EA	1,000.00	10,000.00	1,500.00	15,000.00	Allowance.
PLAYER BENCHES	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
ALUMINUM BLEACHERS ALLOWANCE	2	EA	20,000.00	40,000.00	25,000.00	50,000.00	
4' CHAINLINK FENCE	1200	LF	15.43	18,512.51	19.28	23,136.00	
16 RESTORE COMMONWEALTH OPEN SPACE				**111,959.73**	-	**136,712.98**	**Long Term Plan**
CLEARING & DEMOLITION:							
DEMO ASPHALT	1000	SY	5.62	5,620.00	8.25	8,250.00	
REMOVE GRAVEL PARKING LOT	900	SY	3.65	3,285.00	5.36	4,824.00	
DEMO EX C&G	375	LF	13.04	4,890.31	13.04	4,890.31	
SAW CUT EX ASPHALT	30	LF	5.99	179.63	7.48	224.40	
DEMO BOLLARD	8	EA	50.00	400.00	75.00	600.00	
EARTHWORK & GRADING:							
CUT TO FILL	1,500	CY	3.00	4,500.00	5.00	7,500.00	
ROUGH GRADE GREEN AREAS	3,100	SY	0.50	1,550.21	0.50	1,550.21	
EROSION CONTROLS:							
SUPER SILT FENCE	900	LF	7.88	7,092.00	8.00	7,200.00	Assumed around entire parking lot.
TREE PROTECTION	900	LF	3.38	3,039.50	4.00	3,600.00	
STRUCTURE PROTECTION	3	EA	200.23	600.69	250.00	750.00	
TEMP. SEED & MULCH	1,600	SY	0.33	533.95	0.50	800.00	All disturbed areas except pavement.
UTILITIES:							
CONVERT CURB INLET TO DROP INLE	1	LS	1,500.00	1,500.00	2,500.00	2,500.00	
TRAILS:							
ASPHALT TRAIL	1,500	SY	34.05	51,075.81	37.83	56,750.91	
LANDSCAPING:							Allowances.
IMPORT TOPSOIL TO RESPREAD	250	CY	30.00	7,500.00	45.00	11,250.00	
FINE GRADE/SEED/MULCH/FERTILIZE	1,600	SY	1.15	1,840.00	2.50	4,000.00	All green areas.
SHRUBS	50	EA	97.38	4,869.06	116.86	5,842.88	Allowance.
DECIDIOUS TREES	20	EA	299.63	5,992.69	359.56	7,191.23	Allowance.
ORNAMENTAL TREES	20	EA	374.54	7,490.87	449.45	8,989.04	Allowance.
16 COMMONWEALTH FURNISHINGS				**36,408.60**	-	**47,290.32**	
PICNIC TABLE	12	EA	2,034.05	24,408.60	2,440.86	29,290.32	
TRASH RECEPTICLE	12	EA	500.00	6,000.00	750.00	9,000.00	
OUTDOOR GRILL	12	EA	500.00	6,000.00	750.00	9,000.00	

Draft, January 16, 2014

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FOUR MILE RUN PARK R1 DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
07 CORA KELLY FITNESS EQUIPMENT				**9,000.00**	-	**15,000.00**	
EXERCISE STATION ALLOWANCE	6	EA	1,500.00	9,000.00	2,500.00	15,000.00	
21 PARK ENTRANCE FURNITURE				**20,000.00**	-	**30,000.00**	Eight entrances.
BENCH	16	EA	1,000.00	16,000.00	1,500.00	24,000.00	
TRASH RECEPTICLE	8	EA	500.00	4,000.00	750.00	6,000.00	
UTILITY UPGRADES				**112,500.00**	-	**140,000.00**	
POWER	1	EA	80,000.00	80,000.00	100,000.00	100,000.00	Transformer
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	tap w/ 2" meter
FIBER OPTIC	1	EA	7,500.00	7,500.00	10,000.00	10,000.00	
END OF ESTIMATE							

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HENSLEY PARK R1

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$10,078	-	$12,910	
01 DRAINAGE IMPROVEMENTS ON ALL FIELDS	654,556	-	866,896	
02 RE-ORGANIZE SPORT LIGHTING	45,000	-	58,500	
03 CONVERT SOCCERFIELD TO ARTIFICAL TURF	1,072,755	-	1,300,237	
04 PARKING EXPANSION	127,473	-	162,392	
05 DRIVEWAY	301,756	-	390,517	
06 RENOVATE RESTROOMS	225,000	-	250,000	
07 ADA RAMP TO RESTROOMS	128,575	-	159,982	
08 SPORTS COURTS	13,227	-	18,436	
08 ADULT FITNESS AND PLAY FEATURES	61,910	-	86,766	
09 FIELD EXPANSION PLANTING	40,638	-	48,766	
10 EASTERN PARKING LOT	199,454	-	243,920	
11 EISENHOWER DRIVEWAY	157,883	-	194,446	
12 ENTRANCE IMPROVEMENT	4,500	-	6,000	
13 RELOCATE EQUIPMENT STORAGE AREA	56,794	-	89,830	
14 RENOVATE SPECTATOR SEATING	16,465	-	27,242	
UTILITY UPGRADES	110,000	-	137,500	

HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
WAYFINDING				**10,077.76**	-	**12,909.70**	
SIGNAGE:							
DESTINATION IDENTIFICATION	1	EA	550.24	550.24	687.80	687.80	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
01 DRAINAGE IMPROVEMENTS ON ALL FIELDS				**654,556.41**	-	**866,895.79**	
WESTERN BALL FIELD:							
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	Allowance. Required by item 05.

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HENSLEY PARK R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
DEMO BLEACHERS	4	LS	1,500.00	6,000.00	2,000.00	8,000.00	Allowance. Required by item 05.
ROUGH GRADE GREEN AREAS	8,600	SY	0.50	4,300.59	0.50	4,300.59	
IMPORT TOPSOIL TO RESPREAD	1,000	CY	30.00	30,000.00	45.00	45,000.00	
FINE GRADE/SEED/MULCH/FERTILIZE	7,600	SY	1.15	8,740.00	2.50	19,000.00	All green areas.
FINE GRADE/SKIN INFIELD	1,000	SY	2.50	2,500.00	3.25	3,250.00	All green areas.
DITCH GRADING	1100	LF	7.71	8,481.00	9.64	10,604.00	Assumed on both sides of trail.
UNDERDRAIN	1,100	LF	18.76	20,641.05	23.55	25,905.00	Assumed on 1 side of trail.
TIE INTO EXISTING STORM SEWER	2	EA	701.23	1,402.46	1,402.46	2,804.93	
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.0	62,500.00	Allowance. Required by item 05.
PLAYER BENCHES	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	Allowance. Required by item 05.
ALUMINUM BLEACHERS ALLOWANCE	4	EA	20,000.00	80,000.00	25,000.00	100,000.00	Allowance. Required by item 05.
MIDDLE BALL FIELD:							
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	Allowance.
DEMO BLEACHERS	4	LS	1,500.00	6,000.00	2,000.00	8,000.00	Allowance.
ROUGH GRADE GREEN AREAS	6,700	SY	0.50	3,350.46	0.50	3,350.46	
IMPORT TOPSOIL TO RESPREAD	750	CY	30.00	22,500.00	45.00	33,750.00	
FINE GRADE/SEED/MULCH/FERTILIZE	5,700	SY	1.15	6,555.00	2.50	14,250.00	All green areas.
FINE GRADE/SKIN INFIELD	1,000	SY	2.50	2,500.00	3.25	3,250.00	All green areas.
DITCH GRADING	975	LF	7.71	7,517.25	9.64	9,399.00	Assumed on both sides of trail.
UNDERDRAIN	975	LF	18.76	18,295.48	23.55	22,961.25	Assumed on 1 side of trail.
TIE INTO EXISTING STORM SEWER	2	EA	701.23	1,402.46	1,402.46	2,804.93	
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.0	62,500.00	
PLAYER BENCHES	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
ALUMINUM BLEACHERS ALLOWANCE	4	EA	20,000.00	80,000.00	25,000.00	100,000.00	
RELOCATE FIELD GRADING ALLOWAN	1	LS	35,000.00	35,000.00	50,000.00	50,000.00	Includes re-orient field #2
EASTERN BALL FIELD:							
DEMO BACKSTOP	1	LS	750.00	750.00	1,000.00	1,000.00	Allowance.
DEMO BLEACHERS	4	LS	1,500.00	6,000.00	2,000.00	8,000.00	Allowance.
ROUGH GRADE GREEN AREAS	6,700	SY	0.50	3,350.46	0.50	3,350.46	
IMPORT TOPSOIL TO RESPREAD	750	CY	30.00	22,500.00	45.00	33,750.00	
FINE GRADE/SEED/MULCH/FERTILIZE	5,700	SY	1.15	6,555.00	2.50	14,250.00	All green areas.
FINE GRADE/SKIN INFIELD	1,000	SY	2.50	2,500.00	3.25	3,250.00	All green areas.
DITCH GRADING	975	LF	7.71	7,517.25	9.64	9,399.00	Assumed on both sides of trail.
UNDERDRAIN	975	LF	18.76	18,295.48	23.55	22,961.25	Assumed on 1 side of trail.
TIE INTO EXISTING STORM SEWER	2	EA	701.23	1,402.46	1,402.46	2,804.93	

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
BACKSTOP	1	LS	50,000.00	50,000.00	62,500.0	62,500.00	
PLAYER BENCHES	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	
ALUMINUM BLEACHERS ALLOWANCE	4	EA	20,000.00	80,000.00	25,000.00	100,000.00	
02 RE-ORGANIZE SPORT LIGHTING				**45,000.00**	-	**58,500.00**	
CLEARING & DEMOLITION:							
RELOCATE/RECONFIGURE LIGHTING	18	EA	2,500.00	45,000.00	3,250.00	58,500.00	
03 CONVERT SOCCERFIELD TO ARTIFICAL TURF				**1,072,754.68**	-	**1,300,237.41**	Includes proposed turn-around.
CLEARING & DEMOLITION:							
DEMO BLEACHERS	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	Allowance.
DEMO SOCCER GOALS	2	EA	250.00	500.00	300.00	600.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO HAUL OFF	793	CY	20.00	15,861.73	5.00	3,965.43	Assumes 4", for soccerfield
ROUGH GRADE GREEN AREAS	7,138	SY	0.50	3,569.38	0.50	3,569.38	For soccerfield
CUT TO EXPORT	1,500	CY	20.00	30,000.00	35.00	52,500.00	For ramp, assumes 7' slope
EROSION CONTROLS:							
SUPER SILT FENCE	1,300	LF	7.88	10,244.00	8.00	10,400.00	Assumed around entire project.
TREE PROTECTION	1,300	LF	3.38	4,390.39	4.00	5,200.00	Assumed around entire project.
SIDEWALKS							
4" SIDEWALK/CONC. RAMP	711	SY	39.49	28,081.98	49.36	35,102.48	10' wide
4" 21-A BASE	711	SY	6.67	4,743.11	8.34	5,928.89	
CONCRETE STEPS	88	SY	46.16	4,062.08	57.70	5,077.60	
WALLS :							
CONCRETE RETAINING WALL	4,140	SF	45.17	186,998.90	45.17	186,998.90	Assumes 10' height
FIELD STONE VENEER	3,450	SF	30.00	103,500.00	40.50	139,725.00	
HAND RAIL HR-1	345	LF	29.52	10,183.11	35.42	12,219.73	
FACILITIES:							
20'X10' STORAGE BUILDING	200	SF	165.00	33,000.00	200.00	40,000.00	Steel building on conc foundation.
FIELD STONE VENEER	600	SF	30.00	18,000.00	40.50	24,300.00	
SOCCERFIELD:							
ALUMINUM BLEACHERS ALLOWANCE	1	LS	100,000.00	100,000.00	125,000.00	125,000.00	
SYNTHETIC SOCCER FIELDS	64,240	SF	8.00	513,920.00	10.00	642,400.00	Includes stone, drains, edging, etc
SOCCER GOALS	2	EA	2,100.00	4,200.00	2,625.0	5,250.00	

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
04 PARKING EXPANSION				**127,473.42**	-	**162,391.56**	Includes proposed turn-around.
CLEARING & DEMOLITION:							
DEMO CHAINLINK FENCE	200	LF	2.50	500.00	3.75	750.00	
SAW CUT EX ASPHALT	60	LF	5.99	359.25	7.48	448.80	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	135	CY	3.00	405.00	5.00	675.00	
CUT TO FILL	135	CY	3.00	405.00	5.00	675.00	
CUT TO EXPORT	400	CY	20.00	8,000.00	35.00	14,000.00	
ROUGH GRADE PAVEMENT	1,200	SY	0.70	840.12	0.70	840.12	
ROUGH GRADE GREEN AREAS	500	SY	0.50	250.03	0.50	250.03	
EROSION CONTROLS:							
SUPER SILT FENCE	650	LF	7.88	5,122.00	8.00	5,200.00	Assumed around entire parking lot.
TREE PROTECTION	650	LF	3.38	2,195.20	4.00	2,600.00	
STRUCTURE PROTECTION	1	EA	200.23	200.23	250.00	250.00	
TEMP. SEED & MULCH	500	SY	0.33	166.86	0.50	250.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	1,200	SY	38.75	46,500.00	50.00	60,000.00	Allowance per sy of pavement.
PAVEMENT:							
WHEEL STOPS	34	EA	51.65	1,756.22	64.57	2,195.27	
FINE GRADE	1200	SY	0.75	894.43	1.00	1,200.00	
8" 21-A BASE	1200	SY	13.34	16,008.00	16.10	19,320.00	
3" ASPHALT BASE (115#)	1200	SY	14.66	17,595.00	16.39	19,665.00	
1.5" FINAL ASPHALT PAVING	1200	SY	8.19	9,832.50	9.49	11,385.00	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	34	EA	30.00	1,020.00	40.00	1,360.00	
HANDICAP SPACE PAINT	4	EA	226.60	906.42	271.93	1,087.72	
HANDICAP SIGN	4	EA	275.12	1,100.48	340.25	1,361.00	
LANDSCAPING:							
RESPREAD TOPSOIL	135	CY	5.03	678.47	7.65	1,032.75	
FINE GRADE/SEED/MULCH/FERTILIZE	500	SY	1.15	575.00	2.50	1,250.00	All green areas.
SHRUBS	30	EA	97.38	2,921.44	116.86	3,505.73	Allowance.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
ORNAMENTAL TREES	10	EA	374.54	3,745.43	449.45	4,494.52	Allowance.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
05 DRIVEWAY				**301,755.60**	-	**390,517.10**	
CLEARING & DEMOLITION:							
DEMO EX S/W	400	SY	23.18	9,273.47	28.98	11,592.00	
DEMO CHAINLINK FENCE	230	LF	2.50	575.00	3.75	862.50	
SAW CUT EX ASPHALT	30	LF	5.99	179.63	7.48	224.40	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	75	CY	3.00	225.00	5.00	375.00	
CUT TO EXPORT	375	CY	20.00	7,500.00	35.00	13,125.00	
ROUGH GRADE PAVEMENT	1,125	SY	0.70	787.61	0.70	787.61	
ROUGH GRADE GREEN AREAS	550	SY	0.50	275.04	0.50	275.04	
EROSION CONTROLS:							
SUPER SILT FENCE	1,000	LF	7.88	7,880.00	8.00	8,000.00	Assumed around entire parking lot.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	
STRUCTURE PROTECTION	1	EA	200.23	200.23	250.00	250.00	
TEMP. SEED & MULCH	550	SY	0.33	183.54	0.50	275.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	1,125	SY	38.75	43,593.75	50.00	56,250.00	Allowance per sy of pavement.
ENTRANCE PLAZA:							
BRICK PAVERS	1,125	SY	125.65	141,356.25	171.34	192,757.50	Included at Western & Middle Field.
PAVEMENT:							
WHEEL STOPS	2	EA	51.65	103.31	64.57	129.13	Assumes 2 handicap spaces.
CURB & GUTTER	1,250	LF	16.25	20,308.00	17.00	21,250.00	
5.5" STONE UNDER CURB	1,250	LF	2.96	3,700.00	3.55	4,437.50	
FINE GRADE	1,125	SY	0.75	838.53	1.00	1,125.00	
8" 21-A BASE	1,125	SY	13.34	15,007.50	16.10	18,112.50	
3" ASPHALT BASE (115#)	1,125	SY	14.66	16,495.31	16.39	18,435.94	
1.5" FINAL ASPHALT PAVING	1,125	SY	8.19	9,217.97	9.49	10,673.44	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	2	EA	30.00	60.00	40.00	80.00	
HANDICAP SPACE PAINT	2	EA	226.60	453.21	271.93	543.86	
HANDICAP SIGN	2	EA	275.12	550.24	340.25	680.50	
LANDSCAPING:							
RESPREAD TOPSOIL	75	CY	5.03	376.93	7.65	573.75	
FINE GRADE/SEED/MULCH/FERTILIZE	550	SY	1.15	632.50	2.50	1,375.00	All green areas.

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
SHRUBS	50	EA	97.38	4,869.06	116.86	5,842.88	Assumes 1 every 10' of road.
DECIDIOUS TREES	25	EA	299.63	7,490.87	359.56	8,989.04	Assumes 1 every 20' of road.
ORNAMENTAL TREES	10	EA	374.54	3,745.43	449.45	4,494.52	Assumes 1 every 50' of road.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
06 RENOVATE RESTROOMS				**225,000.00**	-	**250,000.00**	
RENOVATE RESTROOMS	720	SF	312.50	225,000.00	347.22	250,000.00	
07 ADA RAMP TO RESTROOMS				**128,575.03**	-	**159,982.44**	
EARTHWORK & GRADING:							
CUT TO EXPORT	300	CY	20.00	6,000.00	35.00	10,500.00	
ROUGH GRADE RAMP	450	SY	0.70	315.04	0.70	315.04	
ROUGH GRADE GREEN AREAS	450	SY	0.50	225.03	0.50	225.03	
EROSION CONTROLS:							
SUPER SILT FENCE	1,600	LF	7.88	12,608.00	8.00	12,800.00	Assumed around entire project.
TREE PROTECTION	1,600	LF	3.38	5,403.56	4.00	6,400.00	Assumed around entire project.
TEMP. SEED & MULCH	900	SY	0.33	300.35	0.50	450.00	All disturbed areas except pavement.
SIDEWALKS:							
4" CONC. SIDEWALK	450	SY	35.90	16,155.12	44.88	20,193.90	
4" 21-A BASE	450	SY	6.67	3,001.50	8.34	3,751.88	
MODIFIED CONCRETE CURB	1,600	LF	19.50	31,200.00	25.35	40,560.00	Assumed on both sides of ramp..
HAND RAIL HR-1	1,600	LF	29.52	47,226.01	35.42	56,671.21	Assumed on both sides of ramp..
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	150	CY	5.03	753.85	7.65	1,147.50	
FINE GRADE/SEED/MULCH/FERTILIZE	450	SY	1.15	517.50	2.50	1,125.00	All green areas.
SHRUBS	50	EA	97.38	4,869.06	116.86	5,842.88	
08 SPORTS COURTS				**13,227.40**	-	**18,436.04**	
COURTS:							
FINE GRADE	292	SY	0.75	217.40	1.00	291.67	
10" 21-A BASE	292	SY	16.68	4,865.00	20.13	5,871.25	
2" ASPHALT PAVING	292	SY	10.93	3,187.92	18.98	5,534.38	
RUBBERIZED SURFACE	292	SY	6.71	1,957.08	9.39	2,738.75	
BASKETBALL HOOPS	2	EA	1,500.00	3,000.00	2,000.00	4,000.00	

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE		HIGH RANGE		
DESCRIPTION	QUANTITY	TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
08 ADULT FITNESS AND PLAY FEATURES				**61,910.21**	-	**86,766.44**	
PLAYGROUND:							
FINE GRADE	111	SY	0.75	82.82	1.00	111.11	
10" 21-A BASE	111	SY	16.68	1,853.33	20.13	2,236.67	
2" ASPHALT PAVING	111	SY	10.93	1,214.44	18.98	2,108.33	
RUBBERIZED SURFACE	111	SY	6.71	745.56	9.39	1,043.33	
4' CHAINLINK FENCE	150	LF	15.43	2,314.06	19.28	2,892.00	
4' CHAINLINK FENCE GATE	2	EA	350.00	700.00	437.50	875.00	
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
PLAYGROUND EQUIPMENT ALLOWAN(	1	LS	25,000.00	25,000.00	35,000	35,000.00	
ADULT FITNESS:							Allowances.
ALLOWANCE	1	LS	25,000.00	25,000.00	35,000.00	35,000.00	
09 FIELD EXPANSION PLANTING				**40,637.96**	-	**48,765.55**	
LANDSCAPING:							Allowances.
SHRUBS	100	EA	97.38	9,738.13	116.86	11,685.75	
EVERGREEN TREES	25	EA	262.18	6,554.51	314.62	7,865.41	
DECIDIOUS TREES	50	EA	299.63	14,981.74	359.56	17,978.08	
ORNAMENTAL TREES	25	EA	374.54	9,363.59	449.45	11,236.30	
10 EASTERN PARKING LOT				**199,453.68**	-	**243,919.88**	
CLEARING & DEMOLITION:							
SAW CUT EX ASPHALT	60	LF	5.99	359.25	7.48	448.80	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	75	CY	3.00	225.00	5.00	375.00	
CUT TO FILL	75	CY	3.00	225.00	5.00	375.00	
CUT TO EXPORT	155	CY	20.00	3,100.00	35.00	5,425.00	
ROUGH GRADE PAVEMENT	1,956	SY	0.70	1,369.08	0.70	1,369.08	
ROUGH GRADE GREEN AREAS	300	SY	0.50	150.02	0.50	150.02	
EROSION CONTROLS:							
SUPER SILT FENCE	1,000	LF	7.88	7,880.00	8.00	8,000.00	Assumed around entire parking lot.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	
TEMP. SEED & MULCH	300	SY	0.33	100.12	0.50	150.00	All disturbed areas except pavement.
UTILITIES:							

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HENSLEY PARK R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
STORM SEWER IMPROVEMENTS	1,956	SY	38.75	75,777.78	50.00	97,777.78	Allowance per sy of pavement.
PAVEMENT:							
WHEEL STOPS	4	EA	51.65	206.61	64.57	258.27	
CURB & GUTTER	980	LF	16.25	15,921.47	17.00	16,660.00	
5.5" STONE UNDER CURB	980	LF	2.96	2,900.80	3.55	3,479.00	
FINE GRADE	1956	SY	0.75	1,457.59	1.00	1,955.56	
8" 21-A BASE	1956	SY	13.34	26,087.11	16.10	31,484.44	
3" ASPHALT BASE (115#)	1956	SY	14.66	28,673.33	16.39	32,046.67	
1.5" FINAL ASPHALT PAVING	1956	SY	8.19	16,023.33	9.49	18,553.33	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	40	EA	30.00	1,200.00	40.00	1,600.00	
HANDICAP SPACE PAINT	5	EA	226.60	1,133.02	271.93	1,359.65	
HANDICAP SIGN	5	EA	275.12	1,375.60	340.25	1,701.25	
LANDSCAPING:							
RESPREAD TOPSOIL	75	CY	5.03	376.93	7.65	573.75	
FINE GRADE/SEED/MULCH/FERTILIZE	300	SY	1.15	345.00	2.50	750.00	All green areas.
SHRUBS	20	EA	97.38	1,947.63	116.86	2,337.15	Allowance.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
ORNAMENTAL TREES	10	EA	374.54	3,745.43	449.45	4,494.52	Allowance.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
11 EISENHOWER DRIVEWAY				**157,883.18**	-	**194,445.93**	
CLEARING & DEMOLITION:							
SAW CUT EX ASPHALT	30	LF	5.99	179.63	7.48	224.40	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	110	CY	3.00	330.00	5.00	550.00	
CUT TO FILL	110	CY	3.00	330.00	5.00	550.00	
CUT TO EXPORT	215	CY	20.00	4,300.00	35.00	7,525.00	
ROUGH GRADE PAVEMENT	1,000	SY	0.70	700.10	0.70	700.10	
ROUGH GRADE GREEN AREAS	900	SY	0.50	450.06	0.50	450.06	
EROSION CONTROLS:							
SUPER SILT FENCE	1,000	LF	7.88	7,880.00	8.00	8,000.00	
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	
TEMP. SEED & MULCH	900	SY	0.33	300.35	0.50	450.00	All disturbed areas except pavement.

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HENSLEY PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
UTILITIES:							
STORM SEWER IMPROVEMENTS	1,000	SY	38.75	38,750.00	50.00	50,000.00	Allowance per sy of pavement.
SIDEWALKS:							
4" CONC. SIDEWALK	390	SY	35.90	14,001.10	44.88	17,501.38	
4" 21-A BASE	390	SY	6.67	2,601.30	8.34	3,251.63	
PAVEMENT:							
CURB & GUTTER	900	LF	16.25	14,621.76	17.00	15,300.00	
5.5" STONE UNDER CURB	900	LF	2.96	2,664.00	3.55	3,195.00	
FINE GRADE	1000	SY	0.75	745.36	1.00	1,000.00	
8" 21-A BASE	1000	SY	13.34	13,340.00	16.10	16,100.00	
3" ASPHALT BASE (115#)	1000	SY	14.66	14,662.50	16.39	16,387.50	
1.5" FINAL ASPHALT PAVING	1000	SY	8.19	8,193.75	9.49	9,487.50	
STRIPING, SIGNAGE & LIGHTING:							
PARKING STALL PAINT	10	EA	30.00	300.00	40.00	400.00	
LANDSCAPING:							
RESPREAD TOPSOIL	110	CY	5.03	552.83	7.65	841.50	
FINE GRADE/SEED/MULCH/FERTILIZE	900	SY	1.15	1,035.00	2.50	2,250.00	All green areas.
SHRUBS	60	EA	97.38	5,842.88	116.86	7,011.45	Allowance.
DECIDIOUS TREES	30	EA	299.63	8,989.04	359.56	10,786.85	Allowance.
ORNAMENTAL TREES	30	EA	374.54	11,236.30	449.45	13,483.56	Allowance.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
12 ENTRANCE IMPROVEMENT				**4,500.00**	-	**6,000.00**	
CLEARING & DEMOLITION:							
RELOCATE SIGN	5	EA	150.00	750.00	200.00	1,000.00	
RELOCATE FENCE	500	LF	7.50	3,750.00	10.00	5,000.00	
13 RELOCATE EQUIPMENT STORAGE AREA				**56,794.04**	-	**89,829.84**	
DEMOLISH & RESTORE TO GREEN SPACE:							
DEMO BUILDINGS	400	SF	10.30	4,120.00	17.29	6,916.00	
DEMO CHAINLINK FENCE	100	LF	2.50	250.00	3.75	375.00	
IMPORT TOPSOIL TO RESPREAD	1,000	CY	30.00	30,000.00	45.00	45,000.00	
FINE GRADE/SEED/MULCH/FERTILIZE	750	SY	1.15	862.50	2.50	1,875.00	All green areas.
SHRUBS	15	EA	97.38	1,460.72	116.86	1,752.86	Allowance.

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

HENSLEY PARK R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	Allowance.
NEW STORAGE AREA:							
GRADING AND DRAINAGE ALLOWANC	1	LS	5,000.00	5,000.00	7,500.00	7,500.00	
STORAGE SHED 10'X10'	4	EA	1,500.00	6,000.00	3,500.00	14,000.00	
IMPORT TOPSOIL TO RESPREAD	150	CY	30.00	4,500.00	45.00	6,750.00	
FINE GRADE/SEED/MULCH/FERTILIZE	125	SY	1.15	143.75	2.50	312.50	All green areas.
SHRUBS	15	EA	97.38	1,460.72	116.86	1,752.86	Allowance.
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	Allowance.
14 RENOVATE SPECTATOR SEATING				**16,464.79**	-	**27,241.95**	
EROSION CONTROLS:							
TREE PROTECTION	300	LF	3.38	1,013.17	4.00	1,200.00	Assumed around entire project.
STAIR RENOVATION;							
HAND RAIL HR-1	100	LF	29.52	2,951.63	35.42	3,541.95	
PRESSURE WASH SURFACE	2500	SF	2.50	6,250.00	4.50	11,250.00	
CONC/WOOD PAINT	2500	SF	2.50	6,250.00	4.50	11,250.00	
UTILITY UPGRADES				**110,000.00**	-	**137,500.00**	
POWER	1	EA	80,000.00	80,000.00	100,000.00	100,000.00	Transformer
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	tap and 2" meter
FIBER OPTIC	1	EA	5,000.00	5,000.00	7,500.00	7,500.00	
END OF ESTIMATE							

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

HOLMES PARK R1

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$11,178	-	$14,285	
01 IMPROVE FLOOD CONTROL	TES PROJECT			
02 PROTECT AGAINST EROSION ALONG BANKS	TES PROJECT			
03 COMMUNITY GARDEN IMPROVEMENTS	16,000	-	26,000	
04 INVASIVE SPECIES REMOVAL	47,302	-	47,302	
05 & 18 ADD NEW PICNIC GROUNDS	85,156	-	117,848	
06 NEW ADA SOUTHSIDE TRAIL	405,546	-	762,084	
07 ADD NATURAL PLAY FEATURES	22,500		30,000	
08 EXPAND FITNESS STATIONS	COMPLETE BY TIME OF PLAN			
09 BEATLEY BRIDGE IMPROVEMENTS	58,500	-	82,000	
10 DOG PARK IMPROVEMENTS	24,592	-	32,140	
11 FOREST TRAIL	78,146	-	97,084	
12 TRAIL MARKINGS AT N. JORDAN STREET	3,000		6,000	
13 ALL VETERANS/HOLMES RUN TRAILS	223,050	-	288,090	
14 REGRADE ALL VETERANS PARK	115,091	-	172,963	
15 RELOCATE JAMES MARX MEMORIAL	3,115	-	4,294	
16 STORMWATER MANAGEMENT	TES PROJECT			
17 INSTALL BRIDGE	475,500	-	650,000	
UTILITY UPGRADES	105,000	-	130,000	

HOLMES PARK R1	TAKEOFFUNIT		LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITYTYPE		PRICE	PRICE	PRICE	PRICE	NOTES
WAYFINDING				11,178.24	-	14,285.30	
SIGNAGE:							
DESTINATION IDENTIFICATION	3	EA	550.24	1,650.72	687.80	2,063.40	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
01 IMPROVE FLOOD CONTROL				0.00	-	0.00	

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HOLMES PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
TES PROJECT							
02 PROTECT AGAINST EROSION ALONG BANKS				**0.00**	-	**0.00**	
TES PROJECT							
03 COMMUNITY GARDEN IMPROVEMENTS				**16,000.00**	-	**26,000.00**	
TIMBER EDGING	2000	LF	4.00	8,000.00	6.00	12,000.00	
STORAGE SHEDS	4	EA	2,000.00	8,000.00	3,500.00	14,000.00	
04 INVASIVE SPECIES REMOVAL				**47,301.60**	-	**47,301.60**	
CLEARING & DEMOLITION:							
CLEARING	1.58	AC	30,000.00	47,301.60	30,000.00	47,301.60	
05 & 18 ADD NEW PICNIC GROUNDS				**85,155.54**	-	**117,848.00**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	222	CY	3.00	666.67	5.00	1,111.11	Assumes 4"
SIDEWALKS/PAVERS							
PAVERS AROUND GAZEBO	389	SY	125.65	48,922.05	171.34	66,711.88	Assumes brick w/ aggregate base
LANDSCAPING:							
RESPREAD TOPSOIL	222	CY	5.03	1,116.82	7.65	1,700.00	Assumes 4"
FINE GRADE/SEED/MULCH/FERTILIZE	2,000	SY	1.15	2,300.00	2.50	5,000.00	
REMOVE/STORE/REPLACE PICNIC TAI	4	EA	500.00	2,000.00	750.00	3,000.00	
REMOVE/STORE/REPLACE GRILL	1	EA	100.00	100.00	250.00	250.00	
REMOVE/STORE/REPLACE TRASH CAI	1	EA	50.00	50.00	75.00	75.00	
30'X30' OCTAGON GAZEBO	1	EA	30,000.00	30,000.00	40,000.00	40,000.00	Treated Pine
06 NEW ADA SOUTHSIDE TRAIL				**405,546.22**	-	**762,084.46**	
CLEARING & DEMOLITION:							
REMOVE INDIVIDUAL TREES	25	EA	500.00	12,500.00	1,000.00	25,000.00	
SAW CUT EX ASPHALT	50	LF	5.99	299.38	7.48	374.22	
DEMO EX ASPHALT TRAIL	278	SY	4.62	1,282.50	5.77	1,603.13	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	385	CY	3.00	1,153.70	5.00	1,922.84	Assumes 4"
STRIP TOPSOIL TO HAUL OFF	308	CY	20.00	6,153.09	35.00	10,767.90	
CUT TO EXPORT	461	CY	20.00	9,229.63	35.00	16,151.85	Assumes 6" trail section thickness

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HOLMES PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
EROSION CONTROLS:							
SUPER SILT FENCE	6,230	LF	7.88	49,092.40	8.00	49,840.00	Assumed around entire project.
TREE PROTECTION	6,230	LF	3.38	21,040.12	4.00	24,920.00	Assumed around entire project.
TEMP. SEED & MULCH	3,461	SY	0.33	1,155.04	0.50	1,730.56	All disturbed areas except pavement.
SIDEWALKS							
HANDICAP RAMPS	3	EA	718.01	2,154.02	897.51	2,692.52	
DETECTABLE WARNING SURFACE	30	SF	15.00	450.00	20.00	600.00	
TRAILS							
8' FLEXI-PAVE TRAIL	2,769	SY	108.00	299,040.00	225.00	623,000.00	Quote by Capitol Flexi-pav, LLC.
STRIPING							
24" PAINTED CROSSWALK LINES	465	LF	1.75	813.75	2.50	1,162.50	
LANDSCAPING:							
RESPREAD TOPSOIL	77	CY	5.03	386.54	7.65	588.39	ssumes 4",1' of rspd both sides of trail
FINE GRADE/SEED/MULCH/FERTILIZE	692	SY	1.15	796.06	2.50	1,730.56	
07 ADD NATURAL PLAY FEATURES				**22,500.00**	-	**30,000.00**	
PLAYGROUND:							
FAUX CLIMBING ROCKS	30	EA	750.00	22,500.00	1,000.00	30,000.00	
08 EXPAND FITNESS STATIONS				**0.00**	-	**0.00**	
COMPLETE BY TIME OF PLAN							
09 BEATLEY BRIDGE IMPROVEMENTS				**58,500.00**	-	**82,000.00**	
CLEARING & DEMOLITION:							
DEMO EX BRIDGE RAILING	400	LF	10.00	4,000.00	15.00	6,000.00	
TRAILS							
HAND RAIL HR-1	400	LF	45.00	18,000.00	60.00	24,000.00	
LIGHTING							
LED SOLAR BRIDGE LIGHTING	10	EA	3,500.00	35,000.00	5,000.00	50,000.00	
PEDESTRIAN TRAFFIC CONTROL							
TRAFFIC CONTROL	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	
10 DOG PARK IMPROVEMENTS				**24,592.47**	-	**32,140.00**	
CLEARING & DEMOLITION:							
DEMO EX FENCE	20	LF	1.50	30.00	2.25	45.00	

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HOLMES PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
EROSION CONTROLS:							
SUPER SILT FENCE	550	LF	7.88	4,334.00	8.00	4,400.00	Assumed around entire project.
TREE PROTECTION	550	LF	3.38	1,857.47	4.00	2,200.00	Assumed around entire project.
WATER SYSTEM							
4" DIP	100	LF	27.30	2,729.96	34.12	3,412.45	
TAP INTO EX WATERLINE	1	EA	1,750.00	1,750.00	2,500.00	2,500.00	
SIDEWALKS							
4" CONC. SIDEWALK	80	SY	35.90	2,872.02	44.88	3,590.03	
4" 21-A BASE	80	SY	6.67	533.60	8.34	667.00	
DOG PARK AMMENITIES							
4' CHAIN LINK FENCE	200	LF	15.43	3,085.42	19.28	3,856.77	
4' WIDE CHAIN LINK FENCE GATE	4	EA	350.00	1,400.00	437.50	1,750.00	
16' WIDE CHAIN LINK FENCE GATE	1	EA	975.00	975.00	1,218.75	1,218.75	
WATERING FOUNTAIN	1	EA	2,325.00	2,325.00	4,000.00	4,000.00	
WASTE CAN	2	EA	350.00	700.00	750.00	1,500.00	
BENCHES	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
11 FOREST TRAIL				**78,145.59**	**-**	**97,084.22**	
CLEARING & DEMOLITION:							
CLEARING	0.50	AC	7,350.28	3,649.36	9,187.85	4,561.70	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	267	CY	3.00	800.00	5.00	1,333.33	Assumes 4"
STRIP TOPSOIL TO HAUL OFF	107	CY	20.00	2,133.33	35.00	3,733.33	
CUT TO EXPORT	160	CY	20.00	3,200.00	35.00	5,600.00	Assumes 6" trail section thickness
EROSION CONTROLS:							
SUPER SILT FENCE	2,160	LF	7.88	17,020.80	8.00	17,280.00	Assumed around entire project.
TREE PROTECTION	2,160	LF	3.38	7,294.81	4.00	8,640.00	Assumed around entire project.
TEMP. SEED & MULCH	2,400	SY	0.33	800.92	0.50	1,200.00	All disturbed areas except pavement.
STORM SEWER							
15" CMP	120	LF	33.00	3,960.21	41.25	4,950.26	
ES-2 CMP 15"	24	EA	233.58	5,605.96	291.98	7,007.45	
CLI DRY RIP RAP	60	SY	71.40	4,283.89	71.40	4,283.89	Assumes 5sy on downhill end
DITCH - SEEDED	1,080	LF	7.71	8,330.63	9.64	10,413.28	
TRAILS							
8' MULCH TRAIL	960	SY	19.38	18,605.58	24.23	23,256.98	

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HOLMES PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
LANDSCAPING:							
RESPREAD TOPSOIL	160	CY	5.03	804.11	7.65	1,224.00	Assumes 4"
FINE GRADE/SEED/MULCH/FERTILIZE	1,440	SY	1.15	1,656.00	2.50	3,600.00	
12 TRAIL MARKINGS AT N. JORDAN STREET				**3,000.00**	**-**	**6,000.00**	
TRAILS							
TRAIL MARKINGS	2	EA	1,500.00	3,000.00	3,000.00	6,000.00	
13 ALL VETERANS/HOLMES RUN TRAILS				**223,049.99**	**-**	**288,090.03**	
CLEARING & DEMOLITION:							
CLEARING	0.33	AC	7,350.28	2,425.59	9,187.85	3,031.99	
REMOVE INDIVIDUAL TREES	2	EA	350.00	700.00	650.00	1,300.00	
DEMO EX CURB	8	LF	13.04	104.33	13.04	104.33	
SAW CUT EX ASPHALT	24	LF	5.99	143.70	5.99	143.70	
SAW CUT EX CONC SIDEWALK	65	LF	14.97	972.97	18.71	1,216.22	
DEMO EX ASPHALT TRAIL	984	SY	4.62	4,543.13	5.77	5,678.91	
RELOCATE EXISTING BENCHES	2	EA	100.00	200.00	200.00	400.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESP	152	CY	3.00	455.56	5.00	759.26	Assumes 4"
STRIP TOPSOIL TO HAUL OFF	121	CY	20.00	2,429.63	35.00	4,251.85	
CUT TO EXPORT	182	CY	20.00	3,644.44	35.00	6,377.78	
EROSION CONTROLS:							
SUPER SILT FENCE	4,570	LF	7.88	36,011.60	8.00	36,560.00	Assumed around entire project.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	Assumed around entire project.
TEMP. SEED & MULCH	2,539	SY	0.33	847.27	0.50	1,269.44	All disturbed areas except pavement.
SIDEWALKS/PAVERS							
ENTRANCE PAVERS TO LIBRARY	751	SY	125.65	94,377.81	171.34	128,697.01	Assumes brick w/ aggregate base
TRAILS							
8' ASPHALT TRAIL	2,031	SY	34.05	69,160.44	42.56	86,450.55	
LANDSCAPING:							
RESPREAD TOPSOIL	30	CY	5.03	152.63	7.65	232.33	ssumes 4",1' of rspd both sides of trail
FINE GRADE/SEED/MULCH/FERTILIZE	3,047	SY	1.15	3,503.67	2.50	7,616.67	
14 REGRADE ALL VETERANS PARK				**115,091.32**	**-**	**172,962.50**	
CLEARING & DEMOLITION:							

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HOLMES PARK R1	TAKEOFF	UNIT	LOW RANGE UNIT	LOW RANGE EXTENSION	HIGH RANGE UNIT	HIGH RANGE EXTENSION	
DESCRIPTION	QUANTITY	TYPE	PRICE	PRICE	PRICE	PRICE	NOTES
REMOVE INDIVIDUAL TREES	2	EA	500.00	1,000.00	1,000.00	2,000.00	
EARTHWORK & GRADING:							
CUT EX BERMS	3,200	CY	3.00	9,600.00	5.00	16,000.00	
CUT TO PROPOSED BERMS	3,200	CY	3.00	9,600.00	5.00	16,000.00	
IMPORT SOIL TO FILL BEMS	2,300	CY	20.00	46,000.00	35.00	80,500.00	
EROSION CONTROLS:							
SUPER SILT FENCE	1,700	LF	7.88	13,396.00	8.00	13,600.00	Assumed around entire project.
TREE PROTECTION	1,700	LF	3.38	5,741.28	4.00	6,800.00	Assumed around entire project.
TEMP. SEED & MULCH	10,500	SY	0.33	3,504.04	0.50	5,250.00	All disturbed areas except pavement.
LANDSCAPING							
FINE GRADE/SEED/MULCH/FERTILIZE	10,500	SY	2.50	26,250.00	3.13	32,812.50	All green areas.
15 RELOCATE JAMES MARX MEMORIAL				**3,114.93**	-	**4,293.67**	
CLEARING & DEMOLITION:							
RELOCATE EXISTING BENCHES	2	EA	100.00	200.00	200.00	400.00	
RELOCATE EX FLAGPOLE	1	LF	500.00	500.00	750.00	750.00	
RELOCATE MEMORIAL	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
LANDSCAPING							
FINE GRADE/SEED/MULCH/FERTILIZE	16	SY	2.50	40.00	3.13	50.00	All green areas.
SHRUBS	4	EA	97.38	389.53	121.73	486.91	
PERENNIAL BED	3	SY	161.80	485.41	202.25	606.76	
16 STORMWATER MANAGEMENT				**0.00**	-	**0.00**	
TES PROJECT							
17 INSTALL BRIDGE				**475,500.00**	-	**650,000.00**	
BRIDGE							
LIBRARY: ABUTMENT	2	EA	75,000.00	150,000.00	100,000.00	200,000.00	
LIBRARY: PRE-FAB BRIDGE	1	EA	51,000.00	51,000.00	75,000.00	75,000.00	Assumes 50' span
HOLMES RUN: PRE-FAB BRIDGE	2	EA	75,000.00	150,000.00	100,000.00	200,000.00	
HOLMES RUN: ABUTMENT	1	EA	124,500.00	124,500.00	175,000.00	175,000.00	Assumes 100' span
UTILITY UPGRADES				**105,000.00**	-	**130,000.00**	
POWER	1	EA	80,000.00	80,000.00	100,000.00	100,000.00	Transformer
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	tap and 2" meter

EUGENE SIMPSON STADIUM PARK R1

CONCEPTUAL LAND DEVELOPMENT BUDGET COST ESTIMATE

DESCRIPTION	ESTIMATED COST RANGES			NOTES
WAYFINDING	$11,178	-	$14,285	
01 WIDEN PATHWAY	63,038	-	112,167	
02 PLAYGROUND RENOVATION	171,181	-	245,718	
02 NATURAL PLAY FEATURES	62,150	-	95,658	
03 STROLLER PARK & PLAYGROUND PLAZA ENTRA	13,809	-	19,171	
04 & 05 - PASSIVE PLAY AREA	66,644	-	114,626	
04 PASSIVE OPEN SPACE	180,027	-	250,860	
06 & 07 DUNCAN AVENUE ENTRANCE	20,270	-	33,290	
08 ALLEYWAY LANDSCAPE BUFFER	53,877	-	65,077	
09 TRAIL TO ROUTE 1	36,631	-	61,593	
10 MONROE AVENUE ADA ACCESS	66,407	-	81,084	
11 MAINTENANCE IMPROVEMENTS	156,262	-	197,793	
12 BLEACHERS & STORAGE	516,735	-	631,250	
12A BLEACHERS & CONCESSIONS	561,398	-	685,391	
13 REMOVE BLUE BUILDING & CONTAINER	162,624	-	223,967	
14 PARKING LOT TURN AROUND	42,810	-	55,256	
15 ENCOURAGE PARKING ON MAIN LINE		n/a		
16 DOG PARK BERM STABILIZATION	10,506	-	13,883	
16 DOG PARK LIGHTING	27,840	-	40,565	
17 MAINTENANCE STORAGE SHELTER	38,355	-	52,663	
18 DOG PARK BIO-FILTERS	127,992	-	159,648	
UTILITY UPGRADES	110,000	-	137,500	

EUGENE SIMPSON STADIUM PARK			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
WAYFINDING				11,178.24	-	14,285.30	
SIGNAGE:							
DESTINATION IDENTIFICATION	3	EA	550.24	1,650.72	687.80	2,063.40	Double Post
LARGE SIGN	6	EA	412.68	2,476.08	515.85	3,095.10	Single Post
SMALL SIGN	12	EA	275.12	3,301.44	343.90	4,126.80	Single Post
INTERPRETATIVE SIGN	3	EA	750.00	2,250.00	1,000.00	3,000.00	Single Post

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
INFORMATION KIOSK	1	EA	1,500.00	1,500.00	2,000.00	2,000.00	
01 WIDEN PATHWAY				**63,038.15**	**-**	**112,167.30**	
CLEARING & DEMOLITION:							
REMOVE TREE	5	EA	1,000.00	5,000.00	1,500.00	7,500.00	Large Caliper Tree
DEMO TIMBER EDGING	300	LF	5.00	1,500.00	7.50	2,250.00	200' at trail, 100' at playground.
DEMO CHAINLINK FENCE	100	LF	2.50	250.00	3.75	375.00	100' at playground.
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	60	CY	3.00	180.00	5.00	300.00	
CUT TO EXPORT	60	CY	20.00	1,200.00	35.00	2,100.00	Assumed behind existing timber wall.
ROUGH GRADE STREETS	350	SY	0.70	245.03	0.70	245.03	
ROUGH GRADE GREEN AREAS	550	SY	0.50	275.04	0.50	275.04	
EROSION CONTROLS:							
SUPER SILT FENCE	800	LF	7.88	6,304.00	8.00	6,400.00	Assumed around entire parking lot.
TREE PROTECTION	800	LF	3.38	2,701.78	4.00	3,200.00	
TEMP. SEED & MULCH	550	SY	0.33	183.54	0.50	275.00	All disturbed areas except pavement.
TRAILS:							
ASPHALT/FLEXIPAV	550	SY	37.83	20,806.50	100.00	55,000.00	Asphalt is low end, Flexipav is high.
UNDERDRAIN	600	LF	18.76	11,258.76	23.55	14,130.00	Assumed on 1 side of trail.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	60	CY	5.03	301.54	7.65	459.00	
FINE GRADE/SEED/MULCH/FERTILIZE	550	SY	1.15	632.50	2.50	1,375.00	All green areas.
SHRUBS	20	EA	97.38	1,947.63	116.86	2,337.15	Assumed along parking lot.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Assumed along parking lot.
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	Assumed along parking lot.
HORTICULTURAL GARDEN PROTECTI(	5%	LS	57,655.38	2,882.77	102,064.10	5,103.20	Plant Protection/Relocation.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
02 PLAYGROUND RENOVATION				**171,181.27**	**-**	**245,718.12**	Includes proposed turn-around.
CLEARING & DEMOLITION:							
DEMO TIMBER EDGING	300	LF	5.00	1,500.00	7.50	2,250.00	
DEMO CHAINLINK FENCE	300	LF	2.50	750.00	3.75	1,125.00	
DEMO PLAYGROUND EQUIPMENT	1	LS	4,500.00	4,500.00	6,500.00	6,500.00	
DEMO BENCH	4	EA	75.00	300.00	100.00	400.00	
DEMO TRASH RECEPTICLE	2	EA	50.00	100.00	75.00	150.00	

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
RELOCATE DRINKING FOUNTAIN	1	LS	1,500.00	1,500.00	2,500.00	2,500.00	
EARTHWORK & GRADING:							
STRIP MULCH TO HAUL OFF-SITE	135	CY	20.00	2,700.00	35.00	4,725.00	
CUT TO EXPORT	135	CY	20.00	2,700.00	35.00	4,725.00	
ROUGH GRADE PLAYGROUND	1,350	SY	0.70	945.13	0.70	945.13	
EROSION CONTROLS:							
SUPER SILT FENCE	450	LF	7.88	3,546.00	8.00	3,600.00	Assumed around entire parking lot.
TREE PROTECTION	450	LF	3.38	1,519.75	4.00	1,800.00	
STRUCTURE PROTECTION	1	EA	200.23	200.23	250.00	250.00	
TEMP. SEED & MULCH	500	SY	0.33	166.86	0.50	250.00	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	1,350	SY	38.75	52,312.50	50.00	67,500.00	Allowance per sy of pavement.
PLAYGROUND:							
FINE GRADE	850	SY	0.75	633.56	1.00	850.00	
10" 21-A BASE	850	SY	16.68	14,178.00	20.13	17,110.50	
2" ASPHALT PAVING	850	SY	10.93	9,290.50	18.98	16,128.75	
RUBBERIZED SURFACE	850	SY	6.71	5,703.50	9.39	7,981.50	
4' CHAINLINK FENCE	400	LF	15.43	6,170.84	19.28	7,712.00	
4' CHAINLINK FENCE GATE	2	EA	350.00	700.00	18.98	37.95	
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
PLAYGROUND EQUIPMENT ALLOWAN(	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 3-6.
PLAYGROUND EQUIPMENT ALLOWAN(	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 6-9.
PLAYGROUND EQUIPMENT ALLOWAN(	1	LS	15,000.00	15,000.00	25,000	25,000.00	Ages 9-12.
LANDSCAPING:							
FINE GRADE/SEED/MULCH/FERTILIZE	500	SY	1.15	575.00	2.50	1,250.00	All green areas.
SHRUBS	20	EA	97.38	1,947.63	116.86	2,337.15	Allowance.
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	Allowance.
ORNAMENTAL TREES	10	EA	374.54	3,745.43	449.45	4,494.52	Allowance.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
02 NATURAL PLAY FEATURES				**62,149.91**	**-**	**95,658.10**	
EARTHWORK & GRADING:							
ROUGH GRADE TRAILS	315	SY	1.50	472.50	2.50	787.50	

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
ROUGH GRADE GREEN AREAS	550	SY	0.75	412.50	1.00	550.00	
EROSION CONTROLS:							
SUPER SILT FENCE	500	LF	7.88	3,940.00	8.00	4,000.00	Assumed around entire parking lot.
TREE PROTECTION	500	LF	3.38	1,688.61	4.00	2,000.00	
TEMP. SEED & MULCH	550	SY	0.33	183.54	0.50	275.00	All disturbed areas except pavement.
ENTRANCE PLAZA:							
BRICK PAVERS	90	SY	125.65	11,308.50	171.34	15,420.60	
TRAILS:							
ASPHALT/FLEXIPAV	225	SY	37.83	8,511.75	100.00	22,500.00	Asphalt is low end, Flexipav is high.
PLAYGROUND:							
ROCK CLIMBING WALL - 8'X40'	1	EA	20,000.00	20,000.00	20,000.00	25,000.00	
BENCH	10	EA	1,000.00	10,000.00	1,500.00	15,000.00	
TRASH RECEPTICLE	5	EA	500.00	2,500.00	750.00	3,750.00	
LANDSCAPING:							
FINE GRADE/SEED/MULCH/FERTILIZE	550	SY	1.15	632.50	2.50	1,375.00	All green areas.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
03 STROLLER PARK & PLAYGROUND PLAZA ENTRANCE				**13,808.50**	**-**	**19,170.60**	
ENTRANCE PLAZA:							
BRICK PAVERS	90	SY	125.65	11,308.50	171.34	15,420.60	At East Bellefonte Avenue.
BENCH	2	EA	1,000.00	2,000.00	1,500.00	3,000.00	
TRASH RECEPTICLE	1	EA	500.00	500.00	750.00	750.00	
04 & 05 - PASSIVE PLAY AREA				**66,644.24**	**-**	**114,626.35**	
CLEARING & DEMOLITION:							
REMOVE TREE	6	EA	500.00	3,000.00	1,000.00	6,000.00	Small Caliper.
DEMO BENCH	1	EA	75.00	75.00	100.00	100.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	50	CY	3.00	150.00	5.00	250.00	
CUT TO FILL	750	CY	3.00	2,250.00	5.00	3,750.00	
ROUGH GRADE GREEN AREAS	1,250	SY	0.50	625.09	0.50	625.09	
EROSION CONTROLS:							
SUPER SILT FENCE	450	LF	7.88	3,546.00	8.00	3,600.00	Assumed around entire project.
TREE PROTECTION	450	LF	3.38	1,519.75	4.00	1,800.00	Assumed around entire project.
TEMP. SEED & MULCH	1,250	SY	0.33	417.15	0.50	625.00	All disturbed areas except pavement.

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
TRAILS:							
ASPHALT/FLEXIPAV	450	SY	37.83	17,023.50	100.00	45,000.00	Asphalt is low end, Flexipav is high.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	50	CY	5.03	251.28	7.65	382.50	
FINE GRADE/SEED/MULCH/FERTILIZE	1,250	SY	1.15	1,437.50	2.50	3,125.00	All green areas.
SHRUBS	50	EA	97.38	4,869.06	116.86	5,842.88	
DECIDIOUS TREES	30	EA	299.63	8,989.04	359.56	10,786.85	
ORNAMENTAL TREES	20	EA	374.54	7,490.87	449.45	8,989.04	
BENCH	10	EA	1,000.00	10,000.00	1,500.00	15,000.00	
TRASH RECEPTICLE	5	EA	500.00	2,500.00	750.00	3,750.00	
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
04 PASSIVE OPEN SPACE				**180,026.85**	-	**250,859.76**	Bellefonte Ave to Maint Rd (09).
CLEARING & DEMOLITION:							
RELOCATE EX UTILITY POLE	4	EA	0.00	0.00	0.00	0.00	Assumed to remain.
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	100	CY	3.00	300.00	5.00	500.00	
IMPORT TO FILL	600	CY	20.00	12,000.00	35.00	21,000.00	To elevate trail.
ROUGH GRADE TRAILS	1,000	SY	0.70	700.10	0.70	700.10	
ROUGH GRADE GREEN AREAS	1,050	SY	0.50	525.07	0.50	525.07	
EROSION CONTROLS:							
SUPER SILT FENCE	1,600	LF	7.88	12,608.00	8.00	12,800.00	Assumed around entire project.
TREE PROTECTION	1,600	LF	3.38	5,403.56	4.00	6,400.00	Assumed around entire project.
TEMP. SEED & MULCH	1,050	SY	0.33	350.40	0.50	525.00	All disturbed areas except pavement.
ENTRANCE PLAZA:							
BRICK PAVERS	275	SY	125.65	34,553.75	171.34	47,118.50	At East Bellefonte Avenue.
BENCH	8	EA	1,000.00	8,000.00	1,500.00	12,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
TRAILS:							
ASPHALT/FLEXIPAV	335	SY	37.83	12,673.05	100.00	33,500.00	Asphalt is low end, Flexipav is high.
15" CMP CULVERT CROSSINGS	30	LF	33.00	990.00	41.25	1,237.50	Assumes 1-10' pipe every 150'.
15" CMP END SECTION	6	EA	233.58	1,401.48	291.98	1,751.88	Assumed on both sides of pipe.
CLI DRY RIP RAP	15	SY	71.40	1,070.97	71.40	1,070.97	Assumes 5 SY on outlet end only.
DITCH GRADING	800	LF	7.71	6,168.00	9.64	7,712.00	Assumed on both sides of trail.
BENCH	6	EA	1,000.00	6,000.00	1,500.00	9,000.00	Assumes 2 for every 100' of trail.

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
TRASH RECEPTICLE	3	EA	500.00	1,500.00	750.00	2,250.00	Assumes 1 for every 100' of trail.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	100	CY	5.03	502.57	7.65	765.00	
FINE GRADE/SEED/MULCH/FERTILIZE	1,050	SY	1.15	1,207.50	2.50	2,625.00	All green areas.
SHRUBS	180	EA	97.38	17,528.63	116.86	21,034.36	Assumes 1 for every 5' of perimeter.
EVERGREEN TREES	30	EA	262.18	7,865.41	314.62	9,438.49	Assumes 1 for every 30' of perimeter.
DECIDIOUS TREES	90	EA	299.63	26,967.12	359.56	32,360.55	Assumes 1 for every 10' of perimeter.
ORNAMENTAL TREES	45	EA	374.54	16,854.45	449.45	20,225.34	Assumes 1 for every 20' of perimeter.
4' CHAINLINK FENCE	250	LF	15.43	3,856.77	19.28	4,820.00	Assumed along route 1.
06 & 07 DUNCAN AVENUE ENTRANCE				**20,270.29**	**-**	**33,289.50**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	20	CY	3.00	60.00	5.00	100.00	
CUT TO EXPORT	20	CY	20.00	400.00	35.00	700.00	
ROUGH GRADE PAVEMENT	125	SY	0.70	87.51	0.70	87.51	
ROUGH GRADE GREEN AREAS	50	SY	0.50	25.00	0.50	25.00	
EROSION CONTROLS:							
SUPER SILT FENCE	280	LF	7.88	2,206.40	8.00	2,240.00	Assumed around entire project.
TREE PROTECTION	280	LF	3.38	945.62	4.00	1,120.00	Assumed around entire project.
TRAILS:							
ASPHALT/FLEXIPAV	125	SY	37.83	4,728.75	100.00	12,500.00	Asphalt is low end, Flexipav is high.
STANDARD BOLLARDS	12	EA	335.41	4,024.94	419.27	5,031.18	Assumes 1 every 5'.
REMOVABLE BOLLARDS	2	EA	469.58	939.15	586.97	1,173.94	Assumes 2 at entrance.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	20	CY	5.03	100.51	7.65	153.00	
FINE GRADE/SEED/MULCH/FERTILIZE	50	SY	1.15	57.50	2.50	125.00	All green areas.
DECIDIOUS TREES	14	EA	299.63	4,194.89	359.56	5,033.86	Assumes 2 for every 20' of trail.
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
08 ALLEYWAY LANDSCAPE BUFFER				**53,877.00**	**-**	**65,077.40**	
LANDSCAPING:							Allowances.
FINE GRADE/SEED/MULCH/FERTILIZE	1,700	SY	2.50	4,250.00	3.25	5,525.00	Assumes 20' width along alleyway.
SHRUBS	75	EA	97.38	7,303.60	116.86	8,764.32	Assumes 1 tree every 10' of road.
EVERGREEN TREES	40	EA	262.18	10,487.22	314.62	12,584.66	Assumes 1 tree every 40' of road.
DECIDIOUS TREES	75	EA	299.63	22,472.60	359.56	26,967.12	Assumes 1 tree every 10' of road.

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
ORNAMENTAL TREES	25	EA	374.54	9,363.59	449.45	11,236.30	Assumes 1 tree every 30' of road.
09 TRAIL TO ROUTE 1				**36,631.18**	**-**	**61,592.86**	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	60	CY	3.00	180.00	5.00	300.00	
CUT TO FILL	120	CY	3.00	360.00	5.00	600.00	
ROUGH GRADE PAVEMENT	325	SY	0.70	227.53	0.70	227.53	
ROUGH GRADE GREEN AREAS	375	SY	0.50	187.53	0.50	187.53	
EROSION CONTROLS:							
SUPER SILT FENCE	600	LF	7.88	4,728.00	8.00	4,800.00	Assumed around entire project.
TREE PROTECTION	600	LF	3.38	2,026.34	4.00	2,400.00	Assumed around entire project.
TEMP. SEED & MULCH	375	SY	0.33	125.14	0.50	187.50	All disturbed areas except pavement.
ENTRANCE PLAZA:							
BRICK PAVERS	70	SY	125.65	8,795.50	171.34	11,993.80	At East Bellefonte Avenue.
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	
TRAILS:							
ASPHALT/FLEXIPAV	245	SY	37.83	9,268.35	100.00	24,500.00	Asphalt is low end, Flexipav is high.
BENCH	4	EA	1,000.00	4,000.00	1,500.00	6,000.00	Assumes 2 for every 100' of trail.
TRASH RECEPTICLE	2	EA	500.00	1,000.00	750.00	1,500.00	Assumes 1 for every 100' of trail.
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	60	CY	5.03	301.54	7.65	459.00	
FINE GRADE/SEED/MULCH/FERTILIZE	375	SY	1.15	431.25	2.50	937.50	All green areas.
10 MONROE AVENUE ADA ACCESS				**66,406.56**	**-**	**81,083.77**	
CLEARING & DEMOLITION:							
DEMO EX C&G	20	LF	13.04	260.82	13.04	260.82	
DEMO EX S/W	10	SY	23.18	231.84	23.18	231.84	
DEMO CHAINLINK FENCE	20	LF	2.50	50.00	3.75	75.00	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	25	CY	7.50	187.50	10.00	250.00	Small quantity on slope.
CUT TO FILL	100	CY	7.50	750.00	10.00	1,000.00	Small quantity on slope.
ROUGH GRADE RAMP	115	SY	0.70	80.51	0.70	80.51	Assumes 200' long, 5' wide.
ROUGH GRADE GREEN AREAS	115	SY	0.50	57.51	0.50	57.51	
EROSION CONTROLS:							
SUPER SILT FENCE	400	LF	7.88	3,152.00	8.00	3,200.00	Assumed around entire parking lot.

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
TREE PROTECTION	400	LF	3.38	1,350.89	4.00	1,600.00	
TEMP. SEED & MULCH	115	SY	0.33	38.38	0.50	57.50	All disturbed areas except pavement.
SIDEWALKS:							
4" CONC. SIDEWALK	115	SY	35.90	4,128.53	44.88	5,160.66	
4" 21-A BASE	115	SY	6.67	767.05	8.34	958.81	
MODIFIED CONCRETE CURB	800	LF	19.50	15,600.00	25.35	20,280.00	Assumed on both sides of ramp..
HAND RAIL HR-1	800	LF	29.52	23,613.00	35.42	28,335.61	Assumed on both sides of ramp..
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	25	CY	5.03	125.64	7.65	191.25	
FINE GRADE/SEED/MULCH/FERTILIZE	115	SY	1.15	132.25	2.50	287.50	All green areas.
SHRUBS	40	EA	97.38	3,895.25	116.86	4,674.30	Assumes 1 every 10' downhill..
DECIDIOUS TREES	40	EA	299.63	11,985.39	359.56	14,382.47	Assumes 1 every 10' uphill side.
11 MAINTENANCE IMPROVEMENTS				**156,261.58**	**-**	**197,792.73**	
CLEARING & DEMOLITION:							
DEMO BUILDINGS	600	SF	10.30	6,180.00	17.29	10,374.00	
DEMO CHAINLINK FENCE	175	LF	2.50	437.50	3.75	656.25	
EARTHWORK & GRADING:							
STRIP TOPSOIL TO STOCK FOR RESPI	90	CY	3.00	270.00	5.00	450.00	
CUT TO FILL	90	CY	3.00	270.00	5.00	450.00	
CUT TO EXPORT	175	CY	20.00	3,500.00	35.00	6,125.00	
ROUGH GRADE BUILDING PADS	70	SY	1.00	70.00	2.00	140.00	
ROUGH GRADE PAVEMENT	1,000	SY	0.70	700.10	0.70	700.10	
ROUGH GRADE GREEN AREAS	275	SY	0.50	137.52	0.50	137.52	
EROSION CONTROLS:							
SUPER SILT FENCE	1,000	LF	7.88	7,880.00	8.00	8,000.00	Assumed around entire project.
TREE PROTECTION	1,000	LF	3.38	3,377.23	4.00	4,000.00	Assumed around entire project.
TEMP. SEED & MULCH	345	SY	0.33	115.13	0.50	172.50	All disturbed areas except pavement.
UTILITIES:							
STORM SEWER IMPROVEMENTS	1,000	SY	38.75	38,750.00	50.00	50,000.00	Allowance per sy of pavement.
PAVEMENT (MAINTENANCE RD THAT PARALLELS FIELD & DUNCAN AVE):							
FINE GRADE	1000	SY	0.75	745.36	1.00	1,000.00	
8" 21-A BASE	1000	SY	13.34	13,340.00	16.10	16,100.00	
3" ASPHALT BASE (115#)	1000	SY	14.66	14,662.50	16.39	16,387.50	
1.5" FINAL ASPHALT PAVING	1000	SY	8.19	8,193.75	9.49	9,487.50	

EUGENE SIMPSON STADIUM PARK DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	LOW RANGE UNIT PRICE	LOW RANGE EXTENSION PRICE	HIGH RANGE UNIT PRICE	HIGH RANGE EXTENSION PRICE	NOTES
FACILITIES:							
PREFABRICATED 20'X30' BUILDING	1	LS	40,000.00	40,000.00	50,000.00	50,000.00	el building on Concrete Foundataion.
8' CHAIN LINK PRIVACY FENCE	175	LF	33.71	5,899.25	40.45	7,078.75	
LANDSCAPING:							Allowances.
RESPREAD TOPSOIL	90	CY	5.03	452.31	7.65	688.50	
FINE GRADE/SEED/MULCH/FERTILIZE	275	SY	1.15	316.25	2.50	687.50	All green areas.
SHRUBS	10	EA	97.38	973.81	116.86	1,168.58	
EVERGREEN TREES	10	EA	262.18	2,621.80	314.62	3,146.16	
DECIDIOUS TREES	10	EA	299.63	2,996.35	359.56	3,595.62	
ORNAMENTAL TREES	5	EA	374.54	1,872.72	449.45	2,247.26	
MISCELLANEOUS:							
PEDESTRIAN TRAFFIC CONTROL	1	LS	2,500.00	2,500.00	5,000.00	5,000.00	
12 BLEACHERS & STORAGE				**516,735.17**	**-**	**631,250.00**	
EARTHWORK & GRADING:							
DEMO BLEACHERS	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	
EARTHWORK & GRADING:							
CUT TO EXPORT	100	CY	20.00	2,000.00	35.00	3,500.00	
ROUGH GRADE BUILDING PADS	75	SY	1.00	75.00	2.00	150.00	
EROSION CONTROLS:							
SUPER SILT FENCE	300	LF	7.88	2,364.00	8.00	2,400.00	Assumed around entire project.
TREE PROTECTION	300	LF	3.38	1,013.17	4.00	1,200.00	Assumed around entire project.
TRAILS:							
ASPHALT/FLEXIPAV	100	SY	37.83	3,783.00	100.00	10,000.00	Asphalt is low end, Flexipav is high.
FACILITIES:							
STORAGE BUILDING	600	SF	135.00	81,000.00	170.00	102,000.00	
INTEGRATED/ATTACHED BLEACHERS	1,700	SF	250.00	425,000.00	300.00	510,000.00	
12A BLEACHERS & CONCESSIONS				**561,398.23**	**-**	**685,390.88**	
EARTHWORK & GRADING:							
DEMO BLEACHERS	1	LS	1,500.00	1,500.00	2,000.00	2,000.00	
EARTHWORK & GRADING:							
CUT TO EXPORT	100	CY	20.00	2,000.00	35.00	3,500.00	
ROUGH GRADE BUILDING PADS	75	SY	1.00	75.00	2.00	150.00	
EROSION CONTROLS:							
SUPER SILT FENCE	300	LF	7.88	2,364.00	8.00	2,400.00	Assumed around entire project.

THIS IS A VERY CONCEPTUAL COST ESTIMATE AND SHOULD BE REVISED AS SOON AS PLANS BECOME AVAILABLE.

HENSLEY PARK R1			LOW RANGE		HIGH RANGE		
DESCRIPTION	TAKEOFF QUANTITY	UNIT TYPE	UNIT PRICE	EXTENSION PRICE	UNIT PRICE	EXTENSION PRICE	NOTES
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	Allowance.
NEW STORAGE AREA:							
GRADING AND DRAINAGE ALLOWANC	1	LS	5,000.00	5,000.00	7,500.00	7,500.00	
STORAGE SHED 10'X10'	4	EA	1,500.00	6,000.00	3,500.00	14,000.00	
IMPORT TOPSOIL TO RESPREAD	150	CY	30.00	4,500.00	45.00	6,750.00	
FINE GRADE/SEED/MULCH/FERTILIZE	125	SY	1.15	143.75	2.50	312.50	All green areas.
SHRUBS	15	EA	97.38	1,460.72	116.86	1,752.86	Allowance.
DECIDIOUS TREES	5	EA	299.63	1,498.17	359.56	1,797.81	Allowance.
14 RENOVATE SPECTATOR SEATING				**16,464.79**	-	**27,241.95**	
EROSION CONTROLS:							
TREE PROTECTION	300	LF	3.38	1,013.17	4.00	1,200.00	Assumed around entire project.
STAIR RENOVATION;							
HAND RAIL HR-1	100	LF	29.52	2,951.63	35.42	3,541.95	
PRESSURE WASH SURFACE	2500	SF	2.50	6,250.00	4.50	11,250.00	
CONC/WOOD PAINT	2500	SF	2.50	6,250.00	4.50	11,250.00	
UTILITY UPGRADES				**110,000.00**	-	**137,500.00**	
POWER	1	EA	80,000.00	80,000.00	100,000.00	100,000.00	Transformer
WATER	1	EA	25,000.00	25,000.00	30,000.00	30,000.00	tap and 2" meter
FIBER OPTIC	1	EA	5,000.00	5,000.00	7,500.00	7,500.00	
END OF ESTIMATE							

Draft, January 16, 2014

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Appendix: Recommended Sanitation & Recycling Can Locations

Draft, January 16, 2014

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	TRASH					RECYCLING	CONCRETE PAD	
Park	Current Inventory	To Be Removed	To Be Relocated	Proposed New	Upgrade to Victor Stanley	Proposed New	Add	Remove
4-Mile Run	20	0	0	5	6	12	15	0
Chinquapin	20	2	3	0	9	18	15	1
Brenman	25	0	2	0	0	12	6	0
Hensley	16	0	1	0	3	13	5	0
Holmes Run	24	0	0	0	4	9	4	0
Simpson	18	0	1	0	8	12	6	0
Unit Cost	$0.00	$50.00	$50.00	$1,150.00	$1,150.00	$1,240.00	$200.00	$100.00
Total Cost	$0.00	$100.00	$350.00	$5,750.00	$34,500.00	$94,240.00	$10,200.00	$100.00

TOTAL	$145,240.00

Draft, January 16, 2014

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Appendix: Athletic Facilities Community Allocation policy, Parking design standards

Draft, January 16, 2014

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Alexandria Department of Recreation, Parks and Cultural Activities

ATHLETIC FACILITIES COMMUNITY ALLOCATION POLICY

FOR SPORTS ORGANIZATIONS AND COMMUNITY USERS

MAY 2013

C. Athletic Field Parking Design Standards

The following design standards regulate parking ratios at recreational fields. Ratios are based on a regulation size rectangular field with the dimensions of 50y x 100y:

- No more than 44 players can be on the field at one time. This can mean:
  - Four youth teams practicing, each using a 15y x 30y area
  - Two adult teams practicing, each using a 25y x 50y area
  - Two youth games, each using a 25y x 50y area
  - One adult game, using a 50y x 100y area
- With a maximum number of players set at 44, each 50y x 100y field requires a parking standard of 40 legal parking spaces, including 2 handicap spaces. In order to be consistent with the City's eco-city policy and consider Alexandria's urban character, this parking ratio assumes a few players, coaches, and/or spectators must carpool or use alternative transportation.
- If the site is in a densely urban area where 40 spots are not feasible, 20 spots are acceptable; however, the 50y x 100y field cannot have more than 22 players at one time. **If the field must be programmed for more than 22 players, organization shall be responsible for arranging either off-site parking or alternative transportation methods.**
- The City of Alexandria reserves the right to limit the number of games being played at any location due to parking concerns. These standards have been developed as a guide to assist organizations, who utilize our facilities, schedule activities based on realistic parking availability at various parks throughout the City. If the organization chooses to schedule activities above and beyond the design standards established above, the onus of responsibility shall fall upon the organization utilizing the facility for any issues that occur as a result of ignoring these standards (parking tickets, etc.).

D. Athletic Field Goal Safety Guidelines

The City requires all organizations that use RPCA or ACPS facilities must follow all safety guidelines associated with soccer, field hockey, rugby, football, lacrosse, or any other portable goals to prevent misusage and potential injuries.

- Goal Injuries Include:
  - Goals falling onto people who are moving the goals from one location to another.
  - People falling from goals while climbing or hanging from goals or nets
  - Goals falling over on people who are pulling down on or climbing on crossbars.
  - Injuries or fatalities occurring as a result of running into goal posts.
  - Goals falling over as a result of high winds or wind gusts.
  - Cuts/abrasions resulting from sharp edges or jagged metal or wood pieces protruding from goal posts.

- Organizations must follow these safety guidelines concerning portable goals:

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Appendix: Archaeology Reports

Brenman/Boothe/Cameron Station Linear Parks Cultural Resources

- Ben Brenman Park is situated at the confluence of Holmes Run and Cameron Run, and Boothe Park and Cameron Station Linear Park both front on Cameron Run. The natural resources that flourished in these riverine settings frequently attracted prehistoric peoples to set up temporary camps along the banks of waterways while they hunted and gathered. Temporary prehistoric camps generally consist of concentrations of worked quartz, quartzite, other lithic materials, and prehistoric pottery.

- By the early 19th century all three parks were once part of a 254-acre property known as "The Meadows." An 1819 deed describes the property as a "pocosin," a term meaning marsh, or inland swamp.

- An 1859 plat shows no buildings on the property, and it is depicted as vacant in later 19th-century maps and a 1906 chancery plat.

- Throughout the early 20th century the property consisted of a patchwork of meadows, overgrown areas, and agricultural fields as illustrated on a 1927 aerial photograph of the area (National Archives).

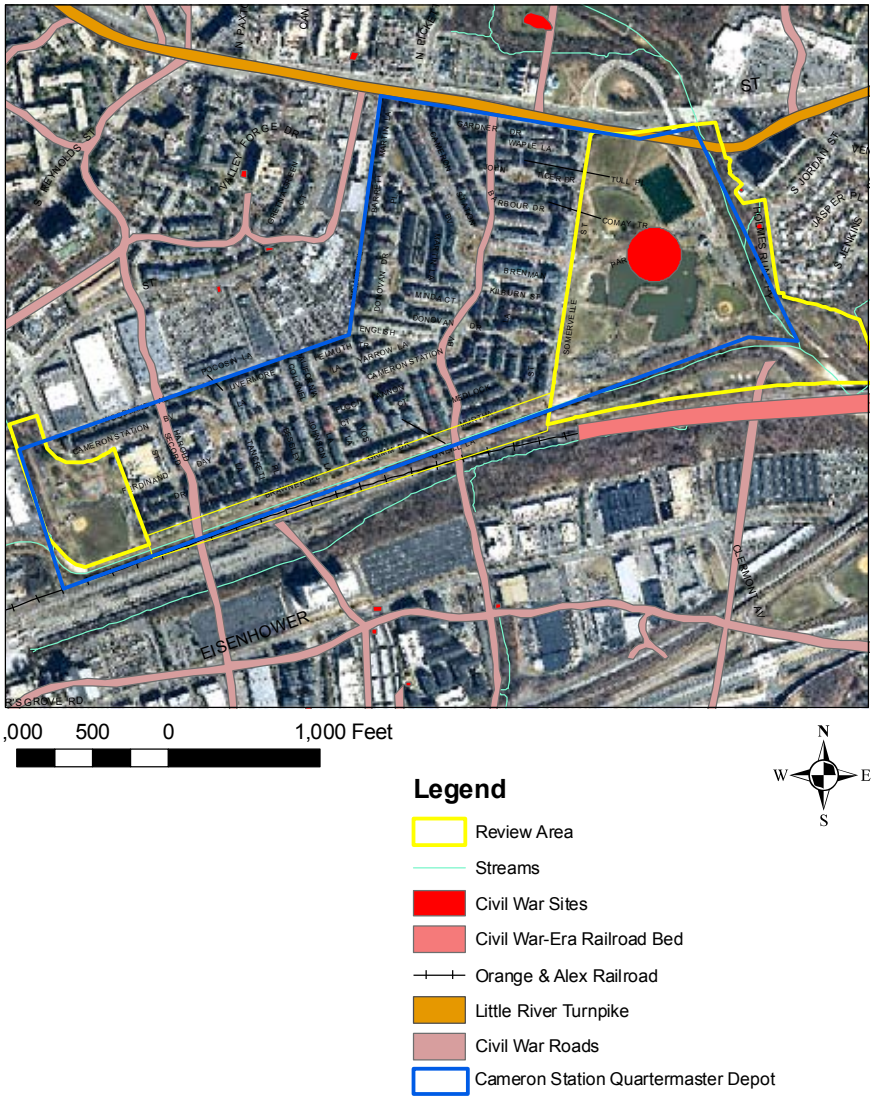
- In September 1941 the U.S. Army Quartermaster Corps broke ground for the Cameron Station Quartermaster Depot which encompassed most of the Brenman, Boothe, and Cameron Station Linear Parks. Consisting of nine large warehouses and about a dozen other buildings in support of the depot, the facility remained in operation until it was sold for private development in the early 1990s. This development prompted archaeological investigations from the early through late 1990s. Minimal findings and the extent of disturbance at the site led archaeologists to conclude that no further study was warranted (Louis Berger & Associates 1991, KFS Historic Preservation Group 1992, and Ziegler and Bodor 1998).

Interpretive Possibilities

- Cameron Station

- Budget should include funding for historical interpretation.

Brenman/Boothe/Cameron Station Linear Parks on 2011 Aerial with Historic Sites



Brenman/Boothe/Cameron Station Linear Parks on 1927 Aerial

1,000 500 0 1,000 Feet

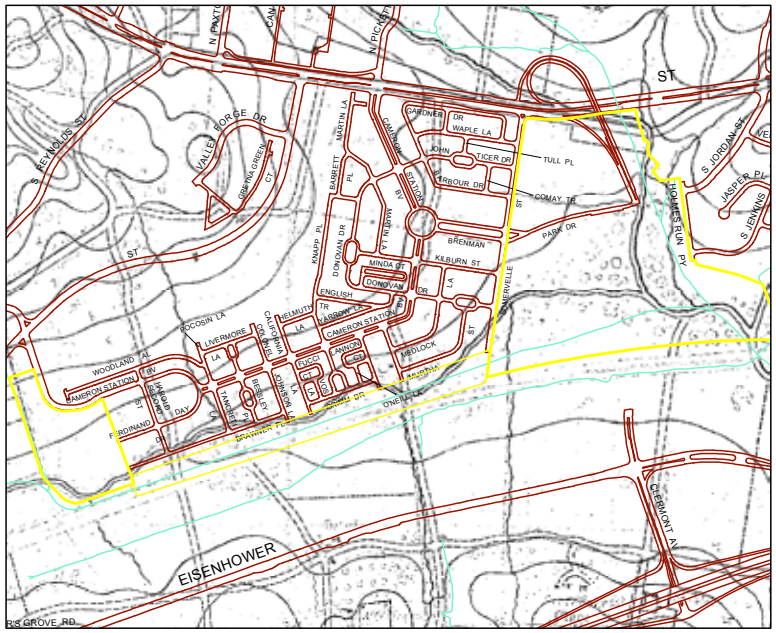
Legend

- Review Area
- Streams
- Modern Roads

N W E S

1927 Aerial Source: National Archives

Brenman/Boothe/Cameron Station Linear Parks on Civil War-Era Map



1,000 500 0 1,000 Feet

Legend

- Review Area
- Streams
- Modern Roads

N W E S

Source: Library of Congress, Environs of Washington, D.C., 1861

Chinquapin Park Cultural Resources

- Most of Chinquapin Park has not been altered substantially by earth-moving, making the presence of archaeological sites possible. Earth-moving that did occur was filling, implying the presence of buried sites. Cutting in the western and extreme southeastern portions of the property most likely destroyed any archaeological resources there.

- Quartz and quartzite for making tools can be found along Taylor Run, which lies to the north and east of the area, and surface reconnaissance turned up lithic scatters, indicating prehistoric occupation on-site.

- The 1878 Hopkins map of the Washington, D.C., vicinity, puts three structures associated with Nelson Corbett within the project area. The 1894 Hopkins map shows seven potential archaeological sites: the three same structures associated with Corbett plus four more structures, including one tenuously attributed to a Dr. Green.

- Per oral history, in the early 20th century, John McGinnis had a garden, spring, and sugar mill in the vicinity.

- There was an African American community known as "Macedonia" or "Mudtown" in the immediate vicinity of Chinquapin Park in the early twentieth century. Children of Macedonia residents attended the Seminary Colored School on the site of what is now T.C. Williams High School.

- During World War II, the government built Chinquapin Village War Housing for Torpedo Factory workers. Frame houses went up quickly around Chinquapin Dr. to meet the need.

Archaeological Evaluation and Preservation Needs

- To ensure that significant information is not lost as a result of the current development project, the City should hire an archaeological consultant to complete a Documentary Study and Archaeological Evaluation. If significant resources are discovered, the consultant will complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

- The Chinquapin Village War Housing (World War II) historical landscape remains visible and should be protected as part of the park planning and management process.

- The park planning budget should include funding for the above needs.

Interpretive Possibilities

- Prehistoric occupation

- Late 19th- and early 20th-century occupation

- Chinquapin Village War Housing (World War II) landscape, which remains visible today

- Budget should include funding for historical interpretation.

Chinquapin Park on 2011 Aerial with Historic Sites

300 150 0 300 Feet

N W E S

Legend

Review Area

Taylor Run

Historic Sites

Late 19th-Century Sites

Chinquapin Park on 1949 Aerial

300 150 0 300 Feet

N W E S

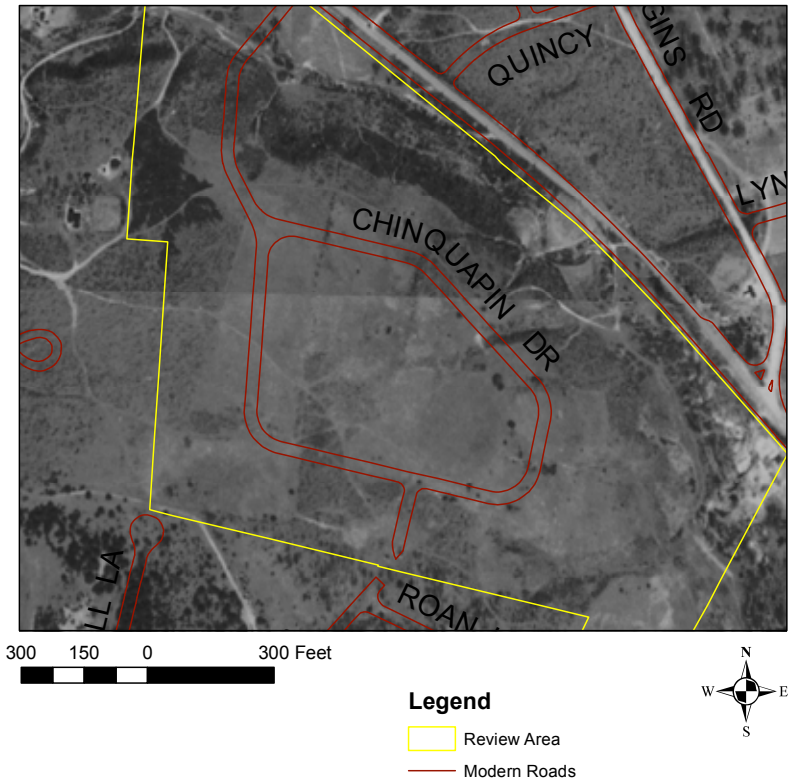
Legend

Review Area

Modern Roads

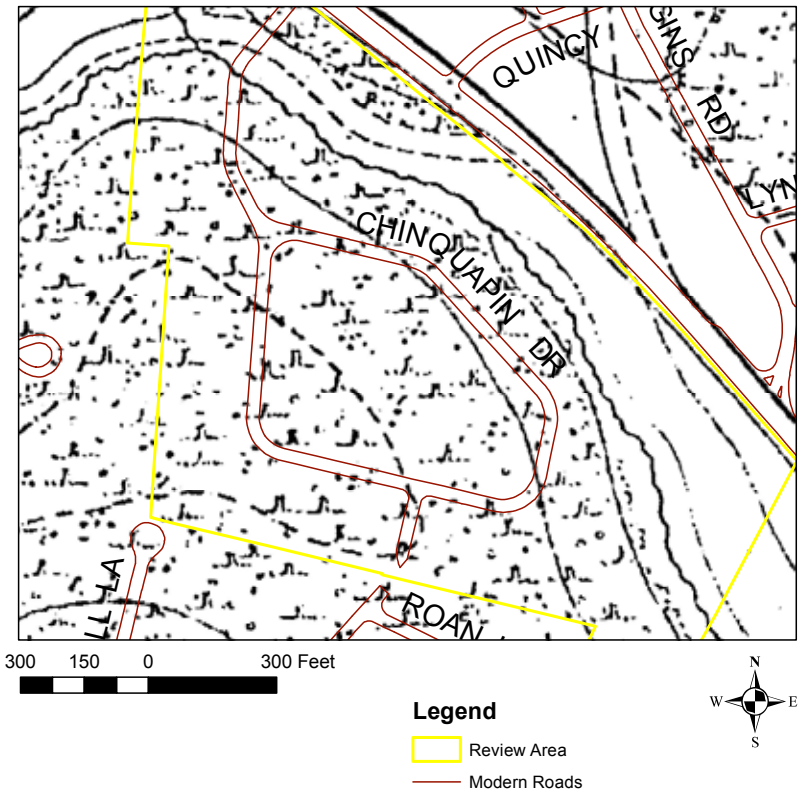
1949 Aerial Source: National Archives

Chinquapin Park on 1927 Aerial



1927 Aerial Source: National Archives

Chinquapin Park on Civil War-Era Map



Source: Library of Congress, Environs of Washington, D.C., 1861

Four Mile Run Park Cultural Resources

- Because the northern boundary of Four Mile Run Park is a stream (Four Mile Run), there exists the possibility of prehistoric occupation on-site. In fact, most of the area has not been graded or filled (except for below), meaning most of the park has not endured topographic changes through the years, making the presence of archaeological sites probable.
- The eastern half of the park would have been the historic shore of Four Mile Run. It included a large bay, which was filled, meaning there is low potential for cultural resources in this area.
- There were two Civil War camps in the southwest portion of the park: the 1st and 2nd Ohio Militia and the 1st and 3rd New Jersey Militia.
- Between Mount Vernon Ave., Four Mile Dr., and Four Mile Run are three potential archaeological sites: 1) an unidentified cemetery between #3 (below) and Mt. Vernon Ave., 2) a property associated with B. Rothery (Hopkins 1878 and 1894), and 3) a property attributed to a Mrs. Skfaw (Hopkins 1878) and S.F. and W.A. Schlevogt (Hopkins 1894).
- The Washington, Alexandria, and Mount Vernon (electric) Railway ran along Commonwealth Ave. on the eastern edge of the property.

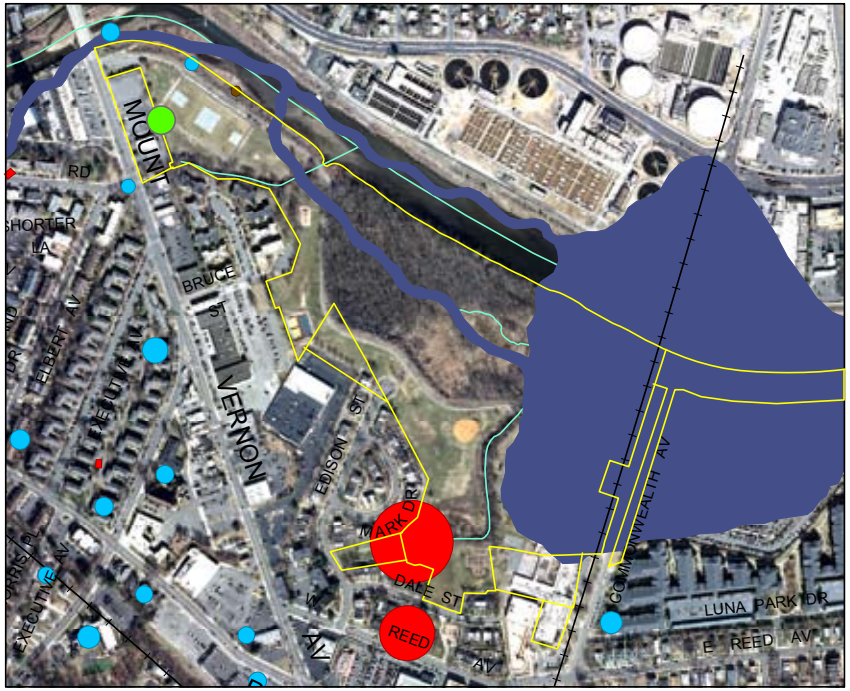
Archaeological Evaluation and Preservation Needs

- To ensure that significant information about the park property's cultural resources—most importantly the cemetery—is not lost as a result of the current development project, the City should hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation. If significant resources are discovered, the consultant will complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- The cemetery on the property should remain protected as part of the park planning and management process.
- The park planning budget should include funding for the above needs.

Interpretive Possibilities

- Prehistoric occupation
- Civil War camps
- 19th-century occupation, including a cemetery
- Rail transportation
- Budget should include funding for historical interpretation.

Four Mile Run Park on 2011 Aerial with Historic Sites



600 300 0 600 Feet

N W E S

Legend

- Review Area
- Four Mile Run (today)
- Civil War Sites
- Late 19th-Century Sites
- GW Survey Oak
- Wash, Alex, & Mt. Vernon Railway
- Four Mile Run (historic location)
- Unidentified Cemetery (possible location)

Four Mile Run Park on 1927 Aerial

600 300 0 600 Feet

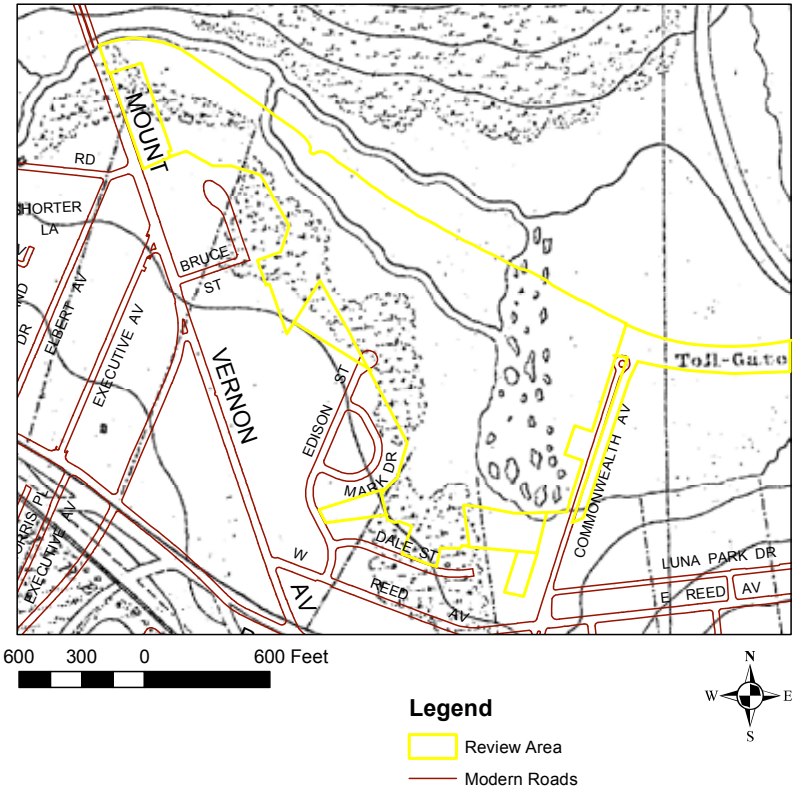
N W E S

Legend

- Review Area
- Modern Roads

1927 Aerial Source: National Archives

Four Mile Run Park on Civil War-Era Map



Source: Library of Congress, Environs of Washington, D.C., 1861

Hensley Park Cultural Resources

- The parcel is situated within the flood basin for Cameron Run. Settings such as this often attracted temporary prehistoric campsites; these may be present on the property. These types of sites generally consist of concentrations of worked quartz, quartzite, other lithic materials, and prehistoric pottery.
- Although there are no identified archaeological sites on the park property, historic Clermont Plantation was located not more than 500 ft. south from the east end of the park. Benjamin Dulany built Clermont in the late 18th century. John Mason, youngest son of George Mason, acquired the property in the early 19th century, and it later passed to the French family. Union forces used Clermont as a smallpox hospital during the Civil War and it burned to the ground in 1865.
- According to historic maps and aerial photographs, the park parcel remained vacant throughout the latter 19th century until the late 20th century. A 1927 aerial photograph shows most of the parcel under cultivation.
- In the latter 19th century a railroad line was built between Alexandria and Fredericksburg. A variety of companies operated the line, including the Richmond, Fredericksburg, and Potomac Railroad. The rail line still exists today and borders along the northwest side of Hensley Park.

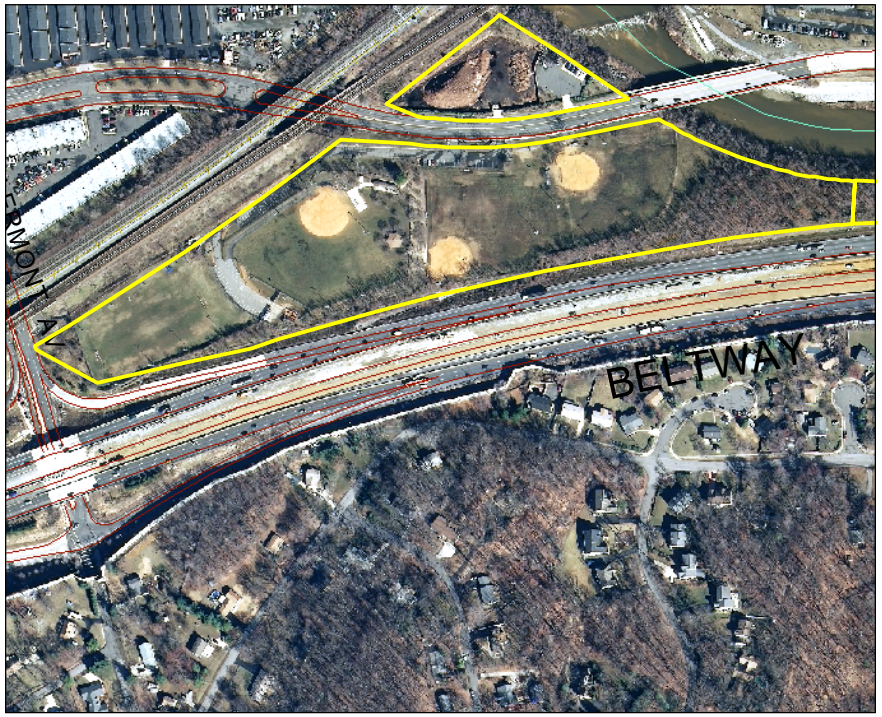
Archaeological Evaluation and Preservation Needs

- To ensure that significant information is not lost as a result of the current development project, the City should hire an archaeological consultant to complete a limited Documentary Study and shovel testing at regular intervals across the park property.
- The park planning budget should include funding for the above.

Interpretive Possibilities

- Prehistoric occupation
- 20th century occupation, including farming (possibly 19th century too)
- Rail transportation
- Budget should include funding for historical interpretation.

Hensley Park on 2011 Aerial with Historic Sites



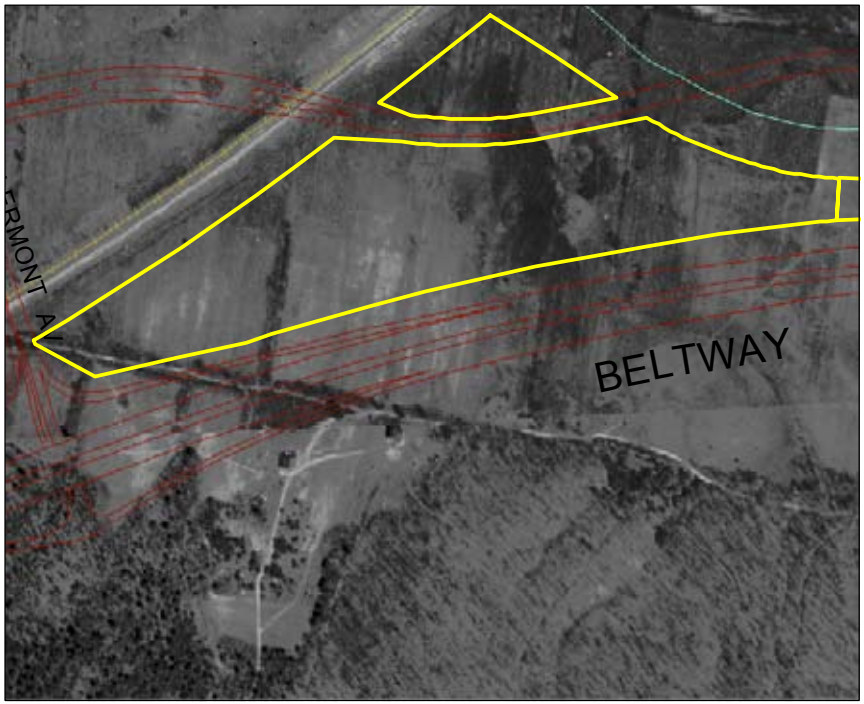
400 200 0 400 Feet

Legend

- Review Area
- Cameron Run
- Modern Roads

N W E S

Hensley Park on 1927 Aerial



400 200 0 400 Feet

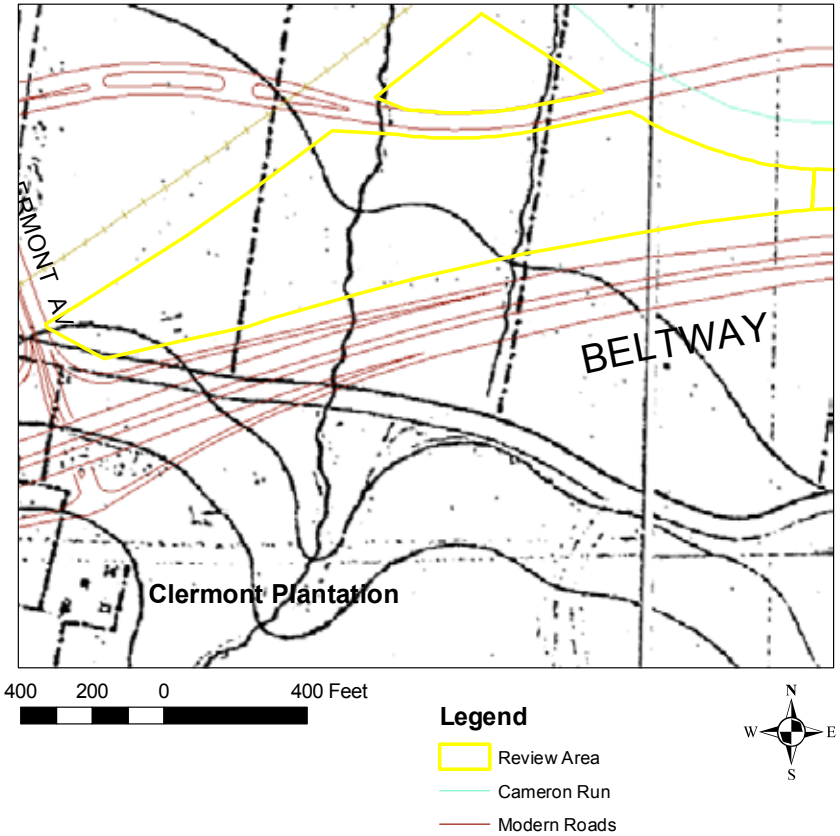
Legend

- Review Area
- Cameron Run
- Modern Roads

N W E S

1927 Aerial Source: National Archives

Hensley Park on Civil War-Era Map



Source: Library of Congress, Environs of Washington, D.C., 1861

Holmes Run Park Cultural Resources

- First and foremost, Holmes Run Park has a high potential to contain evidence of prehistoric campsites that were established along the banks of the waterway. At least one prehistoric campsite has been identified within the park boundaries (44AX22) immediately to the north of Highway 395.

- In 1706 the property was part of an enormous 4,639 acre land grant belonging to William West, William and Thomas Harrison, and Thomas Pearson. The parcel was gradually carved up over the course of the 18th century. By 1760 William Henry Terrett owned the northern half of the Holmes Run Park property, and Harrison family heirs owned the southern half of the park property which was rented to a tenant farmer, Nathaniel Popejoy. The area remained rural in character throughout the 18th century.

- By the early 19th century several farmsteads were established in the area. The Strathblane estate was built ca. 1817 by William Gregory and still stands today at 4630 Strathblane Ln., a short distance to the north of the park. William Gregory arrived in Alexandria in 1807 from Scotland and named his new house after the small town in Scotland where he was born. Although the Strathblane house is not located on the park property, much of the park land was part of the Strathblane estate in the first half of the 19th century and sites associated with the estate may be present in Holmes Run Park.

- In the early 19th century Cloud's Mill (also known as the Triadelphia Mill) was established a short distance to the south of Holmes Run Park. Portions of the mill race pass through the park. The grist mill continued in operation until the late 19th century.

- A Union cavalry camp also was located north of Cloud's Mill in close proximity to the park, and soldiers may have watered their horses in Holmes Run.

- Civil War maps also depict two unidentified structures that stood along Holmes Run a short distance north from its branch with Cameron Run.

- To the east of Cloud's Mill and south from Strathblane, the Union army launched observation balloons to observe Confederate troop movements to the west. Evidence of this activity may be preserved in the archaeological record of the park in this area.

- George Auld purchased Strathblane in 1857. For the remainder of the 19th century the Aulds buried members of their family in a cemetery (44AX130) north from Holmes

Run and south from the Strathblane house. It probably extends into park bounds. The Gregory family may have established the cemetery prior to 1857 based on a reference to "the burial place" in the 1857 deed. Currently there is a black granite obelisk marking the site that lists eight members of the Auld family. The probability that there are graves at this location is very high.

- By the early 20th century aerial maps indicate that at least one farmstead was present inside the park boundaries with a circular drive, near the Auld cemetery.

Archaeological Evaluation and Preservation Needs

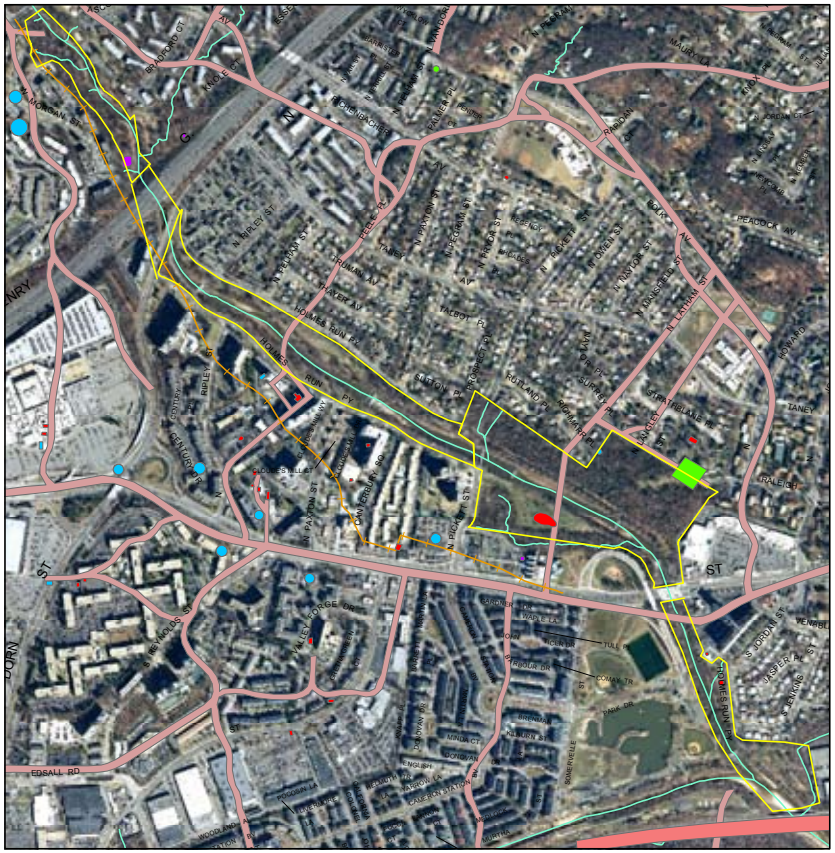
- To ensure that significant information is not lost as a result of the current development project, the City should hire an archaeological consultant to complete a Documentary Study on the park property's extensive and multi-purpose usage. The consultant also should complete an Archaeological Evaluation. If significant resources are discovered, the consultant will complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.

- The park planning budget should include funding for the above.

Interpretive Possibilities

- Prehistoric occupation
- 18th- through 20th-century occupation, including Strathblane estate and farming
- Cloud's Mill
- Civil War camps and activities
- Gregory/Auld family cemetery
- Budget should include funding for historical interpretation.

Holmes Run Park on 2011 Aerial with Historic Sites



1,200 600 0 1,200 Feet

N W E S

Legend

- Review Area
- Prehistoric Site
- Civil War Sites
- Civil War-Era Railroad Bed
- Late 19th-Century Sites
- Auld Family Cemetery
- Cloud's Millrace
- Civil War Roads
- Holmes Run

Holmes Run Park on 1927 Aerial

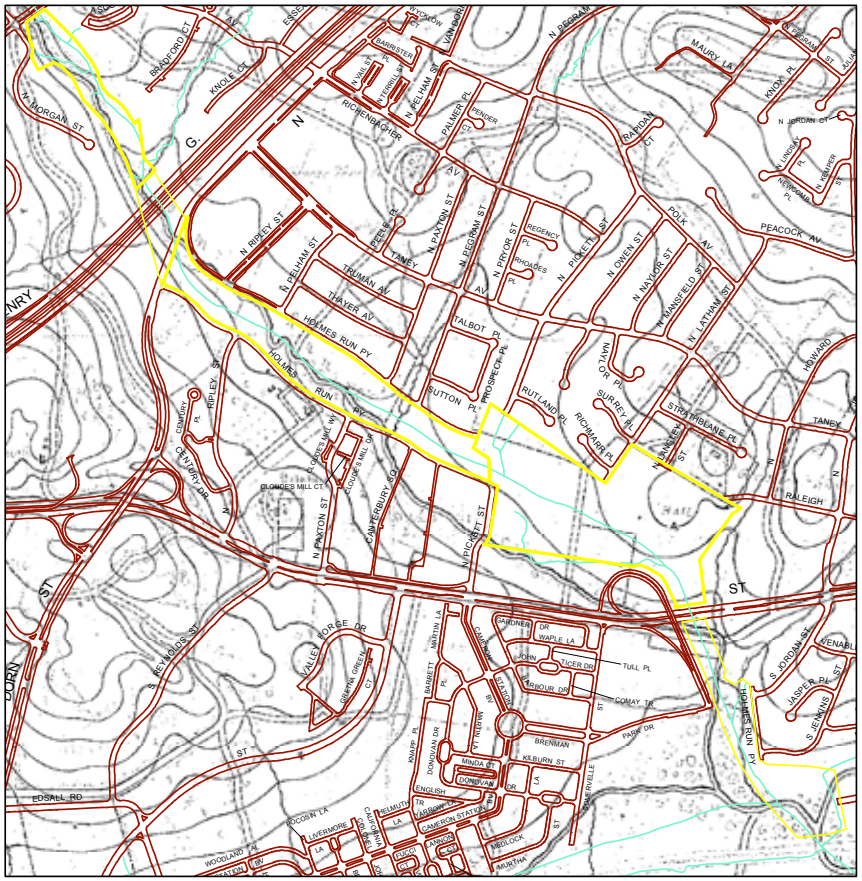
1,250 625 0 1,250 Feet

Legend

- Review Area
- Holmes Run
- Modern Roads

1927 Aerial Source: National Archives

Holmes Run Park on Civil War-Era Map



1,250 625 0 1,250 Feet

Legend

- Review Area
- Holmes Run
- Modern Roads

Source: Library of Congress, Environs of Washington, D.C., 1861

Simpson Park Cultural Resources

- There was a Civil War-era house along Monroe Ave., between Leslie Ave. and Route 1. The house was associated later with T.H. Pin (AA Master Plan).
- Near the intersection of Route 1 and Bellefonte Ave. stood another Civil War-era house (Boschke 1864) and a later house, associated with A. Cheshier (Hopkins 1894).
- Below these stood a late 19th-century house, attributed to George Hyde or Myer? (Hopkins 1878) then later Cheshier (Hopkins 1894).
- Along Leslie Ave., north of Monroe Ave., was another house attributed to Pin (Hopkins 1878).
- Near the Civil War-era house along Monroe Ave. was an Alms/Poor House, dating to the 19th century (Hopkins 1878 and 1894). The Alms House was built c. 1807 after the passing of an ordinance. It was demolished in 1952 (Mullen and Breckenridge 2007; Thunderbird, *Documentary Study*, 2008).
- The 1894 Hopkins map of the Washington, D.C., vicinity puts St. Asaph's Junction Station within the project area. It was constructed between 1878 and 1894 and demolished in the 1950s. Due to the estimated depth of previous ground disturbances associated with Potomac Yard, the potential for finding the station's foundations is considered to be very low or non-existent (Walker and Harper 1989; Mullen and Breckenridge 2007; Thunderbird, *Documentary Study*, 2008).
- Thunderbird Archaeology monitored construction work on the old restroom facilities within the project area, determining that the location was highly disturbed.
- According to the 1904 Baist (1000 Series) map, Monroe Ave. was known as Washington Ave.

Archaeological Evaluation and Preservation Needs

- To ensure that significant information about the 19th-century Alms House is not lost as a result of the current development project, the City should hire an archaeological consultant to complete a Documentary Study and an Archaeological Evaluation on the site. If significant resources are discovered, the consultant will complete a Resource Management Plan, as outlined in the *City of Alexandria Archaeological Standards*. Preservation measures presented in the Resource Management Plan, as approved by the City Archaeologist, will be implemented.
- The park planning budget should include funding for the above.

Interpretive Possibilities

- Civil War-era occupation
- Late 19th-century occupation—both residential and non, including by the Alms House and St. Asaph's Junction Station (to include the station's neighborhood and schoolhouse)
- Budget should include funding for historical interpretation.

Simpson Park on 2011 Aerial with Historic Sites

250 125 0 250 Feet

N W E S

Legend

- Review Area
- Civil War Sites
- Late 19th-Century Sites
- St. Asaph's Junction Station

Simpson Park on 1927 Aerial

250 125 0 250 Feet

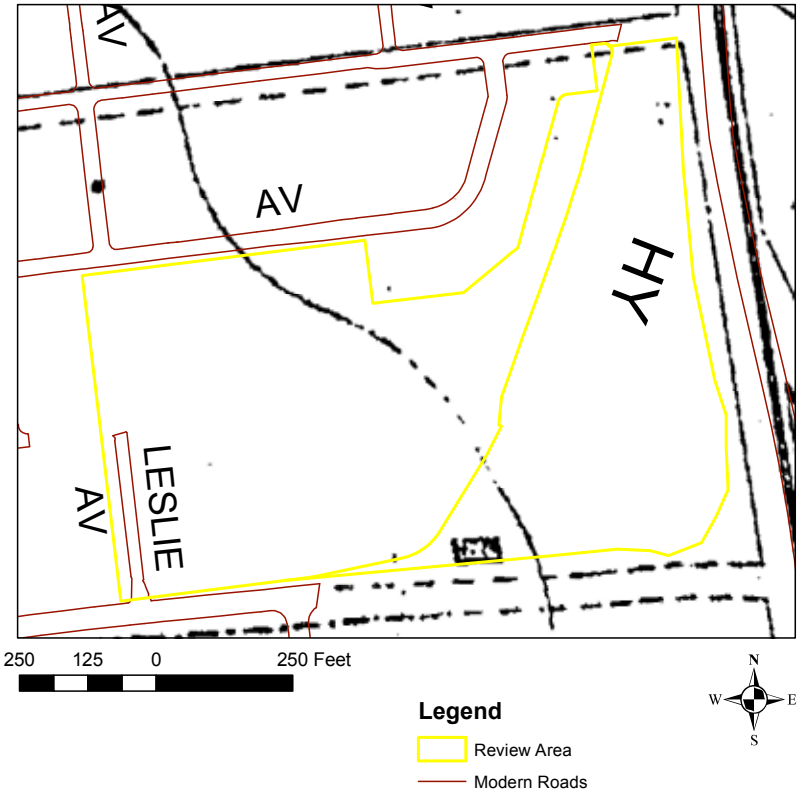
N W E S

Legend

- Review Area
- Modern Roads

1927 Aerial Source: National Archives

Simpson Park on Civil War-Era Map



Source: Library of Congress, Environs of Washington, D.C., 1861

Appendix: 2013 Parks and Recreation Needs Assessment Executive Summary

City of Alexandria

Parks and Recreation Needs Assessment Survey
Executive Summary Report

Overview of the Methodology

Leisure Vision conducted a Parks and Recreation Needs Assessment Survey between August and September of 2013 to help establish usage and satisfaction for current parks and facilities and to determine priorities for the future development of parks and recreation facilities, programs and services within the City of Alexandria Parks and Recreation Department. The survey was designed to obtain statistically valid results from households throughout the City of Alexandria. The survey was administered by mail and by phone.

Leisure Vision worked extensively with City of Alexandria officials in the development of the survey questionnaire. This work allowed the survey to be tailored to issues of strategic importance to effectively plan the future system.

A five-page survey was mailed to a random sample of 5000 households within the City of Alexandria Parks and Recreation boundaries. Approximately three days after the surveys were mailed each household that received a survey also received an automated voice message encouraging them to complete the survey. In addition, about two weeks after the surveys were mailed Leisure Vision began contacting households by phone. Those who had indicated they had not returned the survey were given the option of completing it by phone.

The goal was to obtain a total of at least 600 completed surveys. ETC/Leisure Vision went above and beyond that goal to reach a total of 850 surveys completed. The results of the random sample of 850 households have a 95% level of confidence with a precision rate of at least +/-3.3%. The return rate was 17%.

The following pages summarize major survey findings.

- ***Have Respondent Households Visited any City of Alexandria Parks During the Past 12 months? How Would Respondents Rate the Physical Condition of Those Parks Visited?*** Eighty-two percent (82%) of respondents visited the City of Alexandria Parks within the past 12 months. This is higher than the national benchmark of (78%). Of those (82%) of respondents who visited the parks, (23%) of respondents rated the parks as being in "excellent" condition. Other ratings include: Sixty-one percent (61%) "good," 15% "fair," and only (1%) rated the condition of the parks as "poor."

- ***Have Respondent Households Participated in Recreation or Cultural Programs or Special Events Offered by the City of Alexandria Parks and Recreation Department During the Past 12 Months?*** Forty-eight percent (48%) of respondents said that they have participated in the City of Alexandria programs or activities within the past 12 months. Compared to the percent of households who had participated in programs or activities in the City of Alexandria in 2011 (46%), more households are participating in programs and activities in 2013.

- ***Number of Programs Respondent Households Have Participated in Over the Past 12 Months:*** Of the forty-eight percent (48%) of households who participated in programs over the past 12 months, (23%) of respondents participated in 1 program. Fifty-five percent (55%) of respondents participated in 2 to 3 programs over the past 12 months. Eighteen percent (18%) of respondents participated in 4 to 6 programs offered by the City of Alexandria Parks and Recreation Department over the past year.

- ***How Respondents Rate the Overall Quality of Programs They Have Participated in Over the Past 12 Months:*** Of the forty-eight percent (48%) of households who participated in programs over the past 12 months, (33%) rated the overall quality of programs they have participated in as "excellent." The "excellent" rating on the overall quality of programs respondents have participated in has gone up (3%) since 2011. Sixty percent (60%) of respondents rate the overall quality of programs they have participated in as "good." The "good" rating of 2013 is consistent with the "good" rating in 2011.

- ***Means Respondents Use to Travel to Indoor and Outdoor Parks and Recreation Facilities:*** Forty-five percent (45%) of respondents use a "car" as their means of travel to both indoor and outdoor parks and recreation facilities. Thirty-eight percent (38%) of respondents "walk" to these destinations. Thirteen percent (13%) of respondents use a "bike" as means to travel to indoor and outdoor parks and recreation facilities. The remaining (5%) of respondents use public transportation to these facilities.

- ***Parks and Recreation Facilities Respondent Households Have a Need for:*** Eighty-one percent (81%) of respondents (approximately 54,874 households) have a need for "walking trails." Other similar needs include: Natural areas and wildlife habitats (67%; 45,887 households), biking trails (53%; 36,015 households) and indoor exercise and fitness facilities (52%; 35,062 households).

- ***How Well Parks and Recreation Facilities in the City of Alexandria Meet the Needs of Respondent Households:*** Based on the sum of respondents with a need for facilities, (67%) of respondents with a need for "walking trails" need is being met 75% or more. Other similar met needs include: Biking trails (66%), marina/waterfront (65%) and playgrounds (63%). Respondents unmet needs for facilities only being met 50% or less include: Natural areas (21,200 households), indoor exercise and fitness facilities (21,143 households) and indoor swimming pools (19,286 households).

- ***Parks and Recreation Facilities that are Most Important to Households:*** Based on the sum of respondents' top four choices, the most important facility offered by the City of Alexandria to respondent households is "walking trails" (59%). Other important facilities to households include: Natural areas and wildlife habitats (34%) and biking trials (33%).

- ***Parks and Recreation Programs that Respondent Households Have a Need for:*** Seventy-seven percent (77%) of respondents (approximately 52,083 households) state they have a need for Farmer's Market programs. Other household needs include: Cultural special events, i.e. concerts, movies (59%; 39,964 households), adult fitness and wellness programs (44%; 29,820 households) and outdoor public art (42%; 28,594 households).

- ***Respondents with a Need for Programs, Whose Need is Only Being met 50% or Less:*** Based on those respondents with a need who indicated their need is only being met 50%, 25% or not at all. Respondents unmet needs for programs only being met around 50% or less include: Adult fitness and wellness programs (20,188 households), adult continuing education programs (18,991 households), outdoor public art (18,186 households,) cultural special events (17,904 households) and natural programs and environmental education (17,336 households).

- ***City of Alexandria Parks and Recreation Programs that are Most Important to Households:*** Based on the sum of respondents top four choices, the most important program to respondent households is Farmers' Markets (54%). Other important programs to respondent households include: Cultural special events (38%) and adult fitness and wellness programs (24%).

- ***Ways Respondents Learn About City of Alexandria Parks and Recreation Programs and Activities:*** Fifty percent (50%) of respondent households say that they learn about programs and activities offered by the City of Alexandria through the "newspaper." Other ways households learn about programs and activities offered by the City of Alexandria include: From friends and neighbors (48%), City of Alexandria website (42%) and through the Recreation Brochure and Program Guide (38%).

- ***Ways Respondents Would Like to Receive Information Regarding Programs and Activities:*** Thirty-eight percent (38%) of respondents say that they would like to receive information about programs and activities that the City of Alexandria offers through the City of Alexandria "website." Other ways respondents would like to receive information from the City of Alexandria about the services they offer include: Recreation brochure/program guide (35%) and through the newspaper (34%).

- ***Level of Importance Respondents Place on the City of Alexandria to Take Action to Improve Recreation, Parks and Cultural Activity Services:*** Ninety-four percent (94%) of respondents believe that *improving existing trails that connect parks* is either ("very important" 63% or "somewhat important" 31%). Other actions that the City of Alexandria could take that respondents' feel are important include: *Improve existing neighborhood parks* 91% ("very important" 50%, "somewhat important" 41%), *develop new trials that connect to parks* 86% ("very important" 56%, "somewhat important" 30%) and *purchase land to preserve natural areas* 85% ("very important" 56%, "somewhat important" 29%).

- ***Action that Respondents are Most Willing to Fund with Their Tax Dollars:*** Based on the sum of respondents top four choices, (48%) of respondent said that they would be most willing to fund *the improvement of trails that connect parks*. Other actions respondents are willing to fund with their tax dollars include: *Purchase land to preserve natural areas* (41%), *develop new trails that connect parks* (40%) and *improve existing passive use neighborhood parks* (31%).

- ***Respondents Awareness of the City of Alexandria's Public Art Program:*** Thirty-nine percent (39%) of respondents were "somewhat aware" of Alexandria's public art program. Six percent (6%) of respondents were "very aware." Fifty-five percent (55%) of respondents were "not aware."

- ***Respondents Level of Satisfaction with the Aesthetic Appearance and Quality of the Cities Right-of-Ways:*** Seven percent (7%) of respondents were "very satisfied" with the aesthetic appearance of right-of-ways. Forty-six percent (46%) of respondents were "satisfied" with the aesthetic appearance and quality of the cities right-of-ways. Twenty-nine percent (29%) were "neutral" and (11%) were "dissatisfied."

❖ ***City of Alexandria Compared to National Benchmarks:***

- Eighty-two percent (82%) of households in the City of Alexandria have visited city parks over the past year compared to the national average of (78%).
- Sixty-one percent (61%) of respondents, who have visited a City of Alexandria parks in the past 12 months, rated the physical condition as "good." This is (7%) higher than the national average of (54%).
- City of Alexandria respondent participation in programs at (48%) is significantly higher (by a margin of 18%) than that of the national average at (30%).
- Respondent rating of the quality of the recreation programs they have participated in has a "good" rating of (60%) which is (7%) higher than the national average of (53%).
- The City of Alexandria rated significantly higher in several of the ways respondents learn about programs and activities. More people in Alexandria learn about programs and activities from friends and neighbors at (48%) compared the national average of just (40%). More people are learning about these services through the website at (42%) compared to the national average of (28%). Fifty percent (50%) of respondents in Alexandria receive their information from the newspaper about programs and activities the city offers compared to only (37%) at the national average.
- The City of Alexandria exceeds national benchmarks in several categories of recreation programs that respondent households have a need for. The city of Alexandria (59%) far exceeds the national benchmark of (39%) of respondents who have a need for cultural special events. The City of Alexandria (30%) exceeds the national benchmark of (19%) of respondents who have a need for adult art, dance, and performing arts.
- Most important programs for the City of Alexandria residents exceed the national average with a few programs. The City of Alexandria respondents place adult, art, dance and performing arts at (11%) importance compared to the national average of only (3%). The City of Alexandria respondents rating of (38%) far exceeds the national average of (20%) for the importance placed on cultural special events.
- The City of Alexandria compares at national benchmarks for facilities respondent households have a need for. The need for indoor fitness and exercise facilities in Alexandria is (52%) compared to the national average of (46%). The need for indoor/leisure pools in Alexandria is (47%) compared at the national average of (43%). The need for an indoor running/walking track in Alexandria is (45%) compared to the national average of (43%).