



CAPE COD
COMMISSION

SECTION D

Interim Uses of Former Drive-in Site

- a. Use Options (May 2010)
- b. Concept and Cost Estimates
(August 2010)



Keeping a Special Place Special

Interim Uses for Drive-In Site: Yarmouth, MA

OVERVIEW

The Yarmouth Drive-in site is a 21.89 acre town-owned parcel of land in South Yarmouth, including 19.320 acres of upland and 2.59 acres of marsh. This is a large site with little street frontage or identity, and limited legibility from road. Currently the town of Yarmouth is considering plans for a Parkers River Marine Park and Marina, and is researching temporary uses for the land until decision is made on the project.

SCOPE OF WORK

- Inventory & Analysis Descriptions.....2
- Inventory & Analysis Maps.....5
- Matrix of Temporary Uses.....9
- Interim Use Options.....10
- Visualizations of Parkers River Bridge, Entrance.....20
- Conceptual Site Plan: Entrance to Drive-In Site.....23

SITE INVENTORY

Map 1: Topography, Soil, and Hydrology

Soils on the site are sandy and degraded, with remnant glass and pavement debris from 1970's era Drive-in movie theater. This former automobile use is evident in the flat topography and patchy pavement throughout the site. Stormwater percolates rapidly into the sandy and pervious soil and flows E/SE into lowland areas, where it eventually meets the Parkers River.

The river bounds the sites entire eastern edge, connecting the Seine and Long Ponds north of the site to Nantucket Sound. The site is entirely within A-zone (subject to 100 year flooding), and partially in a V-zone (subject to hazardous flooding, wave impact and significant erosion). There has been groundwater found in the soil nearest the river at depths of 7-8.5 feet.

Topography, Soil, and Hydrology Constraints:

- V zone designation dictates that permanent structures can only be built in the NW portions of the site.
- Soil is low in nutrients and humus, contains glass and pavement debris.
- Cost to remove glass and contaminated soils: cost is approx. \$1.50/CY (taking into account OSHA standards, digging loading and unloading...disposal would be subject to disposal costs). Asphalt removal costs are a bit higher \$2.50/\$3.00 SF, and include the use of jackhammers, bulldozers and hauling trucks. The estimated amount of soil removal/amendment has been factored into each interim use scenario.

Topography, Soil, and Hydrology Opportunities:

- Flat topography is appropriate for pedestrian pathways, sports fields and ADA accessibility.

Map 2: Landscape Conditions

Vegetation is primarily disturbed and weedy throughout the site, with pockets of upland trees (Pitch Pines) and shrubs at the site entrance and bounding the western and southern edges. A small landscaped bed with signage is situated at the entrance to the site. Pockets of boulders are located along the SW and SE edges of the graded area. Marsh habitat along the Southern end of the site is primarily intact and undisturbed. The site lies outside areas of priority habitat. Given the poor soil quality throughout; a triangular area of approximately 3.5 acres presents the greatest opportunity for planting and recreation. This has been designated by the direction of overland stormwater flow, vegetation appearance, and lack of soil disturbance in this area.

Landscape Conditions Constraints:

- Poor soil quality and disturbed vegetation will need amendment for turf and ornamental establishment.

Landscape Conditions Opportunities:

- Boulder areas present opportunity for free play/alternative uses.
- Vast area of open space is a 'blank slate' for interim park planning.

Map 3: Land Use, Circulation & Viewsheds

Currently the site is rarely used except for shellfishing activity and passive recreation. Dumping was observed, and dilapidated gates, fencing and apparent debris give the impression that the site is unused. This notion is accentuated by the sheer expanse of the site, which leaves a visitor exposed and feeling vulnerable with only one entry/exit. Sidewalks connect the site to route 28, although at this time no crosswalk exists to locations north of route 28, including the Parkers River bridge overlook and marsh areas connecting to Seine Pond.

The site is zoned B2 to the north and R-25 at the upland/marsh interface. It is bounded by residential and commercial uses to the west, Route 28 to the North, the Parkers River and marshland to the South and East. Neighboring uses include Parkers Pub and Lobsterboat restaurant to the north, residential uses along the western edge, and Skippy's Pier 1 and Marina (a timeshare/hotel property) to the east. Primary viewsheds were

identified at the small beach in the NE corner with views of the Parkers river bridge and adjacent Marina, as well as at the informal boat landing to the SE with views of the marsh. Viewsheds are depicted as the approximate area viewed from a fixed point by the naked eye.

Socio-cultural Constraints:

- The sheer size of the open space (at approximately 19 acres) is dauntingly open to visitors, and may need to be broken up into smaller zones in order to bring the site to pedestrian scale.
- The long driveway and entranceway landscaping as it exists creates a barrier between route 28 and the main portion of the site. This lack of visibility can lead to safety and security issues.

Socio-cultural Opportunities:

- Entranceway areas can be improved with minimal landscaping to link the site to areas north and show stewardship.
- The site presents a linkage in a potential greenway which runs could run north/south.
- An additional opportunity lies via the Parkers River, which bounds the sites eastern edge and presents waterway access via boat, with recreational boaters at peak hours on Saturdays from 11-5.

Map 4: Site Opportunities and Initial Concepts

Because of the large size of the site, breaking it up into smaller, more manageable 'zones' may give the space a safer, pedestrian-scaled treatment. Linkages to the marsh areas north and south can be strengthened into a cohesive greenway and roadway frontage should be designed to entice pedestrians and motorists, identify that the site is useable space, and establish a recreational link between two proposed districts, with an improved Parkers River Bridge in-between.

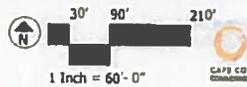
The easy grade of the topography on site presents an opportunity to create pedestrian accessible recreation areas. Areas of interest could be strengthened, including the waterfront, entranceway, and boulder fields.



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Topography, Soil, and Hydrology (Map 1)

- DIRECTION OF OVERLAND FLOW
- AREA OF GREATEST RECHARGE
- A ZONE
- V ZONE
- PARCEL BOUNDARY
- TOPOGRAPHY (2' INTERVAL)





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Landscape and Habitat (Map 2)

| | | | |
|---|--|--|--|
|  UPLAND TREES & SHRUBS |  DISTURBED / GRADED |  BOULDERS |  PARCEL BOUNDARY |
|  SALT MARSH |  REMANANT PAVING |  BEACH |  TOPOGRAPHY (2' INTERVAL) |




1 Inch = 60'-0"



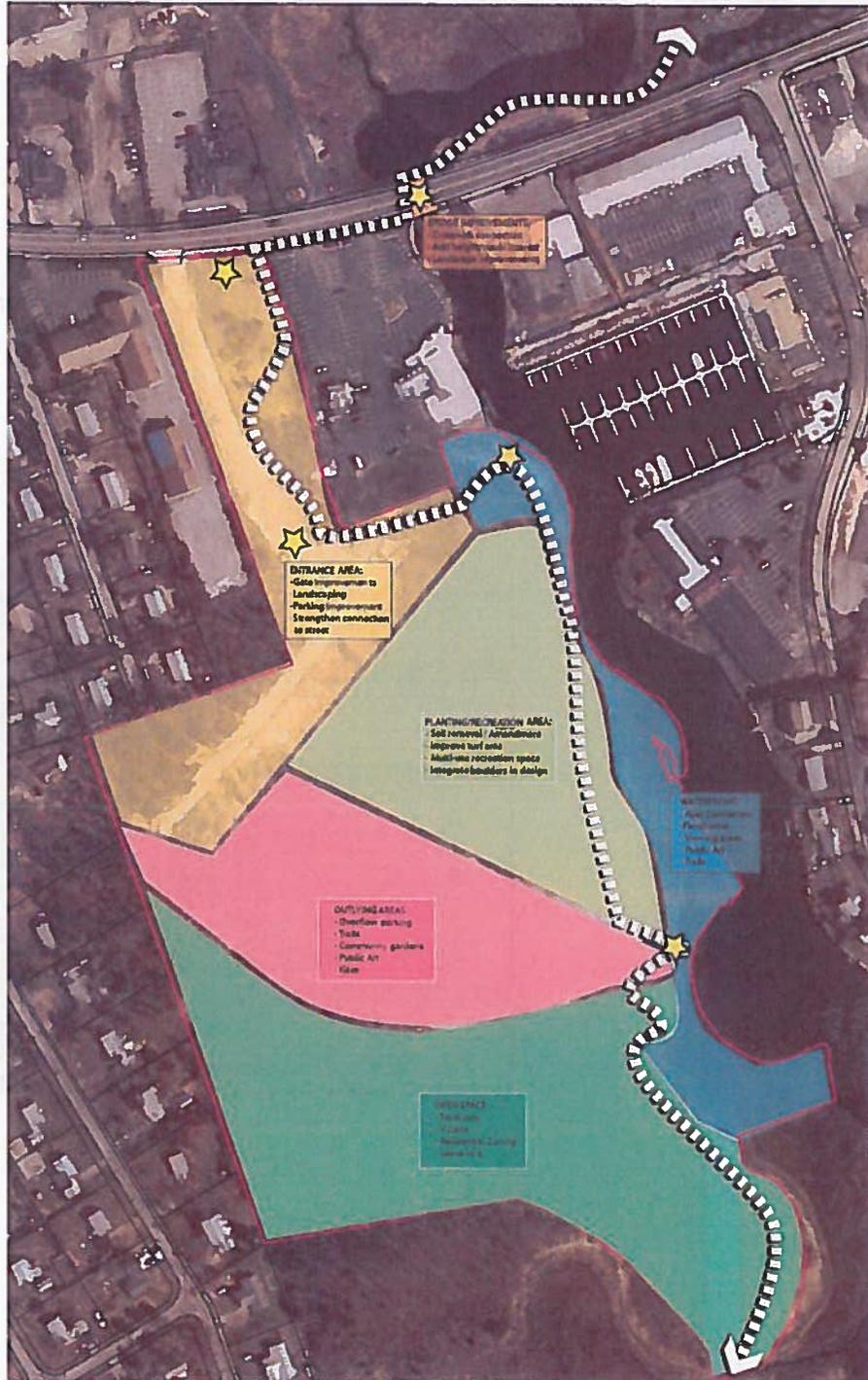


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Land Use, Circulation and Viewsheds (Map 3)

| | | | |
|----------------------|------------------|------------------------|-------------------------|
| PARKERS RIVER BRIDGE | AUTO CIRCULATION | WATERCRAFT CIRCULATION | WATER, ELECTRIC UTILITY |
| VIEWSHED | PED CIRCULATION | PARCEL BOUNDARY | R-1 ZONING |
| | | | R-3 ZONING |
| | | | R-25 ZONING |

30' 90' 210'
 1 Inch = 60'-0"



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Site Opportunities / Initial Concepts (Map 4)

| | | |
|----------------------|------------------|--------------------------|
| PARKERS RIVER BRIDGE | TRAIL CONNECTION | ENTRANCE ZONE |
| POINT OF INTEREST | PARCEL BOUNDARY | PLANTING/RECREATION ZONE |
| | | WATERFRONT ZONE |
| | | OUTLYING ZONE |
| | | OPEN SPACE |

30' 90' 210'
 1 Inch = 60'-0"

Interim Use Options

Interim Uses are being explored as a temporary solution to create vibrant public space at the heart of South Yarmouth. Proposed uses range from those that can be easily implemented with little infrastructure or planning, to those which require more funding and coordination. Many uses can be established alongside each other, as noted in the compatibility matrix.

When determining interim uses for the site, the estimated hours of operation, seasonal interest and inter-compatibility of uses should be considered in a planning framework that promotes maximization of the site to draw visitors year-round.

Items marked by  indicate that a low level of planning is needed to establish the use on this site.

| TEMPORARY USES | |
|--------------------------------------|--|
| Farmers Market/Art Shows/Flea Market | |
| Antique Car/ Motorcycles | |
| Pumpkin Patch | |
| Christmas Tree Sales | |
| Plant Sales | |
| Corn Maze | |
| Multi-Use Sports | |
| Kites | |
| Outdoor Movies/Concerts | |
| Public Art Installation | |
| Nursery/Community Gardens | |
| Walking Trails | |

| | | GOOD, MAYBE, NO | |
|--|--|-----------------|--|
| SEASON | Spring | | |
| | Summer | | |
| | Winter | | |
| | Fall | | |
| HOURS | Weekends | | |
| | Weekdays | | |
| | AM | | |
| | PM | | |
| | Evening (after 6pm) | | |
| SHARED SITE COMPATIBILITY |  Farmers Market/Art Shows/Flea Market | X | |
| | Antique Car/ Motorcycle Shows | X | |
| | Pumpkin Patch | X | |
| |  Christmas Tree Sales | X | |
| |  Plant Sales | X | |
| | Corn Maze | X | |
| | Multi-Use Sports | X | |
| | Kites | X | |
| | Outdoor Movies/Concerts | X | |
| |  Public Art Installation | X | |
| | Nursery/Community Gardens | X | |
|  Walking Trails | X | | |
| LOCATION | Entrance Zone | | |
| | Waterfront | | |
| | Planting/Recreation Zone | | |
| | Outlying Areas | | |
| | Trails | | |



1. Farmers Market/Art Show/Hea Market

Season/Hours:

- Late Spring, Summer, Fall
- Weekly (Sunday or Monday)
- Anytime from 8am-6pm

Needs:

- Leadership, vendors, partnership with Buy Local
- Electricity and potable water hookups (hose ok), portable toilets
- Folding tables, chairs
- Signage and advertising
- Parking for Vendors trucks behind tent sites
- Parking for visitors

Approximate Size needed:

- 10 vendors (@10'x10'): 3,000 SF
- 20 vendors: 6,000 SF
- 50 vendors: 15,000 SF
- Parking: 1 (10x20') parking space per 2 people in entrance area (ex: 50 people: 5,000 SF parking, 25 sp).
- If overflow parking elsewhere on site ('other'), building inspector can review

Work that needs to be done:

- Develop leadership team to book vendors, oversee budget and scheduling
- Market research: What other markets are in town/nearby, when, how many vendors
- How large of a market does Yarmouth want
- Signage, lot clearance must comply with current zoning
- Draft temporary use agreement

Permits:

- Farming and Retail allowed by right in B2 zoning
- Permits for water, electricity hookups



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2. Antique Car/Motorcycle Shows

Season/Hours:

- Late Spring, summer, Fall
- Monthly/Bi-Monthly
- Saturday/Sunday anytime

Needs:

- Leadership, vendors, event staff
- Landscape Improvements
- Electricity and potable water hookups (hose ok), portable toilets
- Entertainment (DJ, band, awards ceremony) needs stage, sound system, podium
- Food vendors
- 10x10 Tents, trailer space for vendors
- Folding tables, chairs, trash
- Signage and advertising
- Insurance for antique cars, bikes
- Parking

Size Needs:

- Approx. 10'x 40' (400SF) per car/bike shown
- Approx 3,000 SF for vendors, trailers, stage, pathways, lawn
- Parking: 1 (10x20') parking space per 2 people on site (ex: 100 people: 10,000 SF parking)

Work that needs to be done:

- Market research on what other shows are/will be in area
- Determine approx. number of vendors/public wanted
- Insurance, registration with antique car clubs and orgs
- Develop leadership team to book entertainment, oversee budget and scheduling, hire staff, plan event
- Signage, lot clearance must comply with current zoning.
- Draft temporary use agreement

Permits:

- Misc. amusement/Municipal recreation need special permit by Board of Appeals in B2 zoning
- If overflow parking elsewhere on site ('other'), building inspector can review
- Permits for water, electricity hookups



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3. Seasonal Agriculture Sales

Season/Hours:

- Pumpkin Patch (Fall Sept 1-Oct 31)
- Open 7 days a week 5-10pm, Weekends 8-4
- Christmas Tree Sales (Winter, day after Thanksgiving-Christmas)
- Open 7 days a week 5-10pm, Weekends 8-4
- Spring Plant Sales (Spring, March-May)
- Open 7 days a week 5-10pm, Weekends 8-4

Needs:

- Leadership, groups to support (boy scouts, churches, etc), staff
- Retailers (local farmers?) Trees, pumpkins and plants do not have to be grown on-site
- Electricity (temporary night floodlights) and water hookups (hose ok), portable toilets for staff
- 10x10 tents or shacks for retail needs (cash register, staff)
- 10x10 tents or shacks for vendors
- Fencing and security
- Site amenities: trash, seating, etc
- Signage and advertising

Size Needs:

- Approx 5,000-10,000 SF fenced area for agricultural stock
- Approx 2,000 SF for vendors, trailers, retail staff base, pathways
- Parking: 1 (10x20') parking space per 2 people on site (ex: 50 people: 5,000 SF parking)

Work that needs to be done:

- Market research on what other vending of this type is/will be in area
- Determine vendors wanted
- Hire lead staff, advertisements
- Signage, lot clearance must comply with current zoning
- Draft temporary use agreement

Permits:

- Farming and Retail allowed by right in B2 zoning
- Permits for water, electricity hookups?
- If overflow parking elsewhere on site ('other'), building inspector can review





4. Corn Maze

Season/Hours:

- Plant in May, Oversee growth through summer
- Fall Sept 1-Oct 31
- Open several days a week 5-10pm, Weekends 8-9

Needs:

- Leadership, groups to support (boy scouts, churches, etc), staff
- Retailer/crop farmer to oversee planting, operational staff
- Electricity and water hookups (for temporary night floodlighting & crop irrigation), portable toilets
- 10x10 tents or shacks for retail needs (cash register, staff)
- 10x10 tents or shacks for vendors
- Fencing and security
- Site amenities: trash, seating, etc
- Signage and advertising
- Maze plan
- Tractor (& GPS?)
- Soil amendment, clean up for glass and debris, corn seedlings
 - Soil removal, amendment per 1' soil: 807-4,840 CY @ cost 1.50-3.00/CY: \$1,210-\$9,680, no asphalt

Size Needs:

- Approx 0.5-3 acre area for agricultural corn maze
- Approx 2,000 SF for vendors, trailers, retail staff base, pathways
- Parking: 1 (10x20') parking space per 2 people on site (ex: 50 people: 5,000 SF parking)

Work that needs to be done:

- Develop leadership team to oversee development, budget and scheduling
- Consider wastewater, nitrogen load, irrigation
- Amend soil, prepare for farming
- Market research on what other corn mazes are/will be in area
- Determine vendors wanted
- Hire lead staff, advertisements
- Signage, lot clearance must comply with current zoning
- Draft temporary use agreement

Permits:

- Farming and Retail allowed by right in B2 zoning
- Permits for water, electricity hookups?
- If overflow parking elsewhere on site ('other'), building inspector can review



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5. Multi-Use Sports Fields

Season/Hours:

- Spring, Summer, Fall
- Open several days a week 5-10pm, Weekends: dawn-dusk

Needs:

- Determine groups to support (schools, sports clubs etc)
- Electricity and water hookups (for temporary night floodlighting & turf irrigation), portable toilets
- Can install multi-use field for shared soccer/football/baseball surface
- Fencing and security
- Site amenities: trash, seating, etc
- Site plan, installation of Turf, or sport court/artificial surface (\$\$)
- Irrigation
- Soils clean up for glass and debris
- Soil amendment costs @ 1 foot: approx. 2500 CY @ cost 1.50-3.00/CY: \$3750-\$7500, no asphalt
- Maintenance contract
- Signage and advertising

Size Needs:

- Football: 160'x360'
- Soccer: 60'x100'
- Baseball: 90'x 90'
- Parking: 1 (10x20') parking space per 2 people on site (ex: 50 people: 5,000 SF parking)

Work that needs to be done:

- Develop leadership team to oversee development, budget and scheduling
- Consider wastewater, nitrogen load from fertilizer, irrigation
- Market research on what other recreation fields in the area: Sandy Pond recreation site is closest (baseball fields, tennis, basketball and soccer)
- Decide on structural needs (if desired year round, in rain): tented structure vs. blow up bubble, and costs
- Signage, lot clearance must comply with current zoning
- Draft temporary use agreement

Permits:

- Permits: Municipal recreation needs Special Permit by Board of Appeals in B2 zoning.
- Permits for water, electricity hookups?
- If overflow parking elsewhere on site ('other'), building inspector can review



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6. Kites

Season/Hours:

- Late Spring, summer, Fall
- Any day, dawn to dusk

Needs:

- Leadership, volunteer groups to support
- Landscape Improvements, trails
- Signage and advertising
- Parking
- On-site kite sales? Could have shack set up with operational staff

Size Needs:

- At least .5 acre space, away from trees or obstacles.
- Parking: 1 (10x20') parking space per 2 people on site (ex: 10 people: 2,000 SF parking)

Work that needs to be done:

- Signage, lot clearance for landscape must comply with current zoning.
- Draft temporary use agreement

Permits:

- Misc. amusement/Municipal recreation need special permit by Board of Appeals in B2 zoning



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7. Outdoor Movies / Concerts

Season/Hours:

- Summer
- One day week/ Weekend after dusk (8pm-11pm)

Needs:

- Leadership, volunteer groups to support (boy scouts, volunteers, churches, etc)
- Musicians, performance groups
- 10x10 tents or shacks for vendors
- Electricity and water hookups (for temporary night lighting, stage and movie screen, crop irrigation), portable toilets
- Landscape Improvements
- Soils clean up, turf installation
- Signage and advertising
- Parking
- Site amenities: trash, screen (inflatable ok), Stage for concerts

Size Needs:

- Approx 3,500 SF minimum for lawn area, stage, pathways
- Parking: 1 (10x20') parking space per 2 people on site (ex: 50 people: 5,000 SF parking)

Work that needs to be done:

- Signage, lot clearance for landscape must comply with current zoning
- Draft temporary use agreement
- Develop leadership team to book entertainment, oversee budget and scheduling

Permits:

- Theatrical productions need Special Permit by Board of Appeals in B2 zoning
- Permits for water, electricity hookups
- If overflow parking elsewhere on site ('other'), building inspector can review



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8. Public Art Installation

Season/Hours:

- Year-round
- Any day, dawn to dusk

Needs:

- Leadership, volunteer groups to support stewardship
- Landscape Improvements, trails
- Clean up glass, broken pavement
- Site amenities: trash, benches
- Artist call for proposals, funding
- Signage and advertising
- Kick off event?
- Parking

Size Needs:

- Approx. 500 SF per piece, adjacent to trail network
- Parking: 1 (10x20') parking space per 2 people on site (ex: 10 people: 2,000 SF parking)

Work that needs to be done:

- Can boulders be used in creating art (ex: paint the boulders)
- Signage, lot clearance for landscape must comply with current zoning.
- Draft temporary use agreement

Permits:

- Misc. amusement/Municipal recreation need special permit by Board of Appeals in B2 zoning



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9. Nursery/ Community Gardens

Season/Hours:

- Spring-Fall
- Open to members 7 days a week, dawn to dusk

Needs:

- Leadership, groups to support (CSA, gardeners groups etc)
- MOA with group
- Water hookups (hose ok), portable toilets
- Fencing, shacks for supplies, security?
- (6-10) 3'x8' Raised garden beds, soil to fill (approx 11-17 CY @ 2')
- Site amenities: trash, seating, etc
- Signage and advertising
- Site plan

Size Needs:

- Approx 3,000-6,000 SF for beds and shack
- Parking: 1 (10x20') parking space per 2 people on site (ex: 50 people: 5,000 SF parking)

Work that needs to be done:

- Develop leadership team to oversee development, budget and scheduling
- Build temporary garden beds, fencing, prepare for gardeners
- Market research on what other community gardens are/will be in area
- Establish list of users
- Signage, lot clearance must comply with current zoning
- Draft temporary use agreement

Permits:

- Farming allowed by right in B2 zoning
- Permits for water hookups?
- If overflow parking elsewhere on site ('other'), building inspector can review





9. Walking Trails

Season/Hours:

- Year-round
- Any day, dawn to dusk

Needs:

- Leadership, volunteer groups to support stewardship, trail building (boy scouts)
- Landscape Improvements, trail building (6' wide, layer of surfacing)
- Site amenities: trash, benches, gravel or mulch trail surfacing, trail edging: 1/2 mile loop perimeter trail: 6' wide = 49 CY surfacing
- Signage and advertising
- Parking

Size Needs:

- Site can support 1/2 mile loop perimeter trail w/ 5-6 interpretive areas @ 200 SF ea: total of 17,000 SF
- Parking: 1 (10x20') parking space per 2 people on site (ex: 10 people: 2,000 SF parking)

Work that needs to be done:

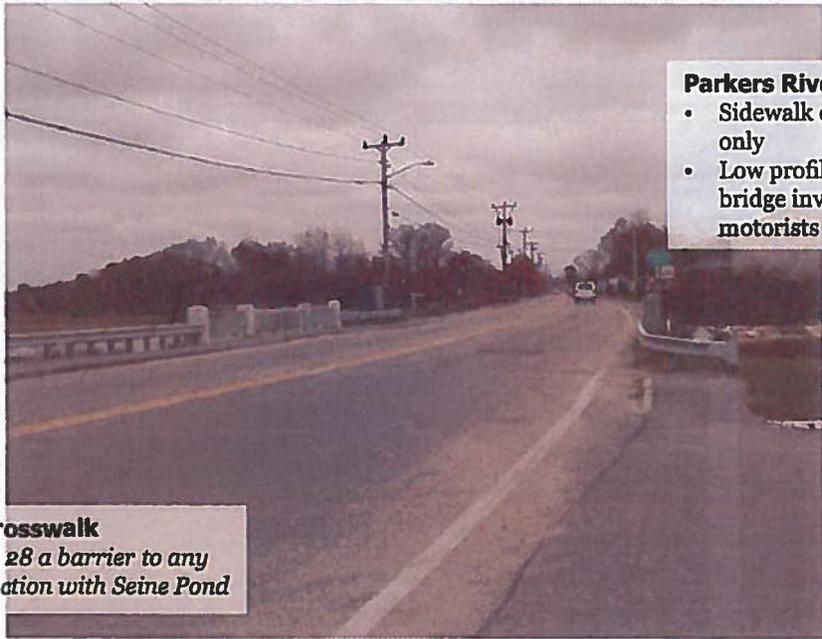
- Trail creation, surfacing
- Signage, lot clearance for landscape must comply with current zoning.
- Draft temporary use agreement

Permits:

- Misc. amusement/Municipal recreation need special permit by Board of Appeals in B2 zoning



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- Parkers River Bridge**
- Sidewalk on one side only
 - Low profile makes bridge invisible to motorists

No Crosswalk
Route 28 a barrier to any connection with Seine Pond

Existing: Parkers River Bridge Looking East



Flags out of ROW: attached to rear deck area

- Bridge Improvements**
- Calms traffic
 - Sidewalk on both sides adds safety element
 - Landscape
- Improvements make bridge a centerpiece in

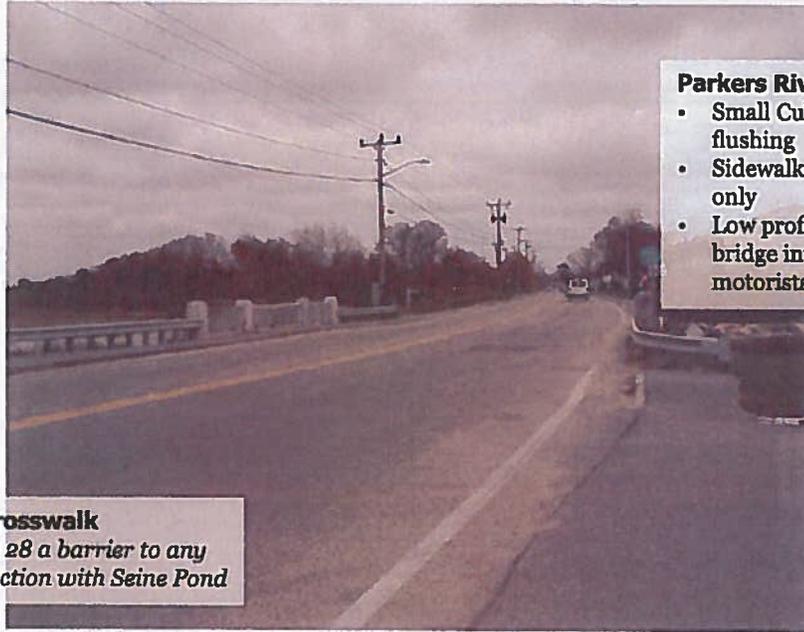
Pedestrian Crosswalk
facilitates North/South connection

Proposed: Parkers River Bridge Looking East

Current Bridge with Improvements



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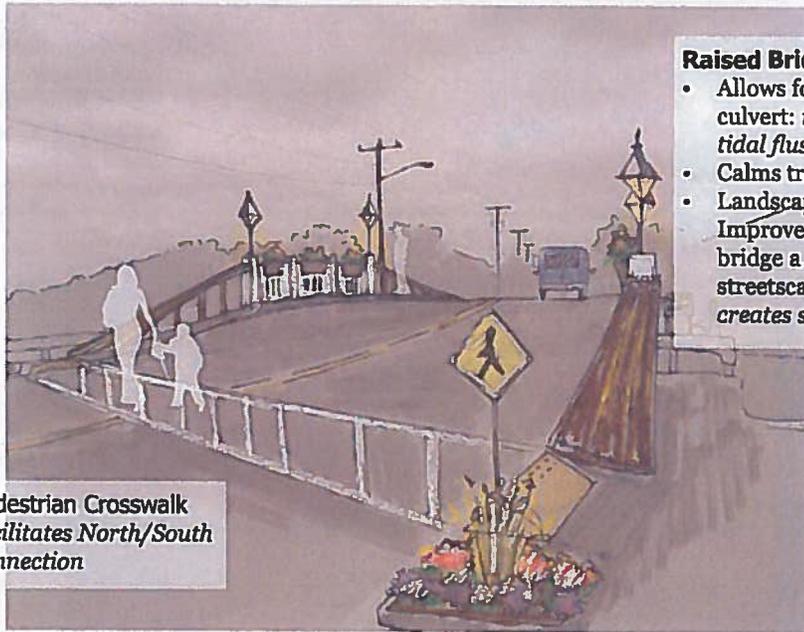


Parkers River Bridge

- Small Culvert restricts flushing
- Sidewalk on one side only
- Low profile makes bridge invisible to motorists

No Crosswalk
Route 28 a barrier to any connection with Seine Pond

Existing: Parkers River Bridge Looking East



Raised Bridge

- Allows for larger culvert: *increased tidal flushing*
- Calms traffic
- Landscape Improvements make bridge a centerpiece in streetscape design: *creates sense of place*

Pedestrian Crosswalk
facilitates North/South connection

Proposed: Parkers River Bridge Looking East

Raised Bridge (Bridge Replacement)



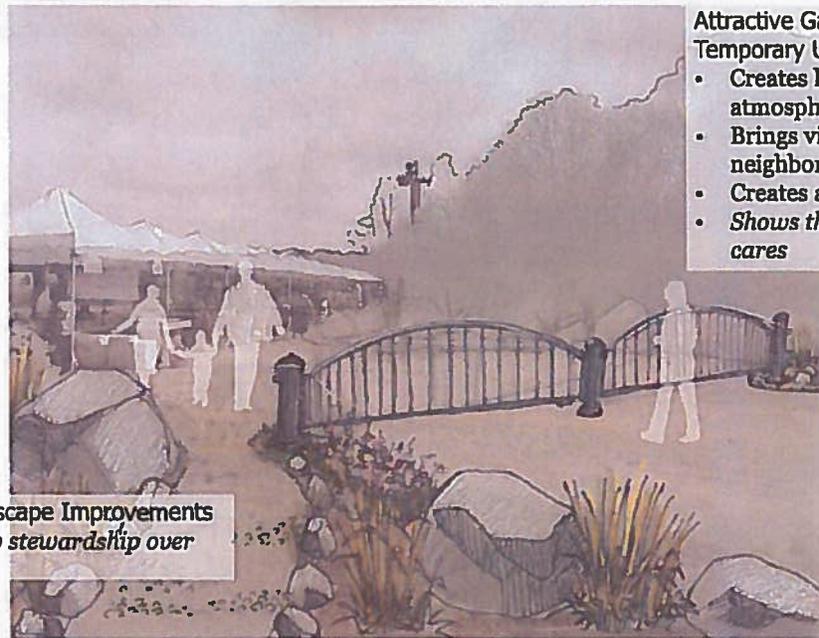
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Lack of defined Uses
Ok for criminal activity, dumping

Trash dumping & dilapidated gates
Dismiss site as un-cared for space

Existing: Drive In Site Entrance



Attractive Gates & Temporary Uses

- Creates lively atmosphere
- Brings vibrancy to neighborhood
- Creates a destination
- Shows that someone cares

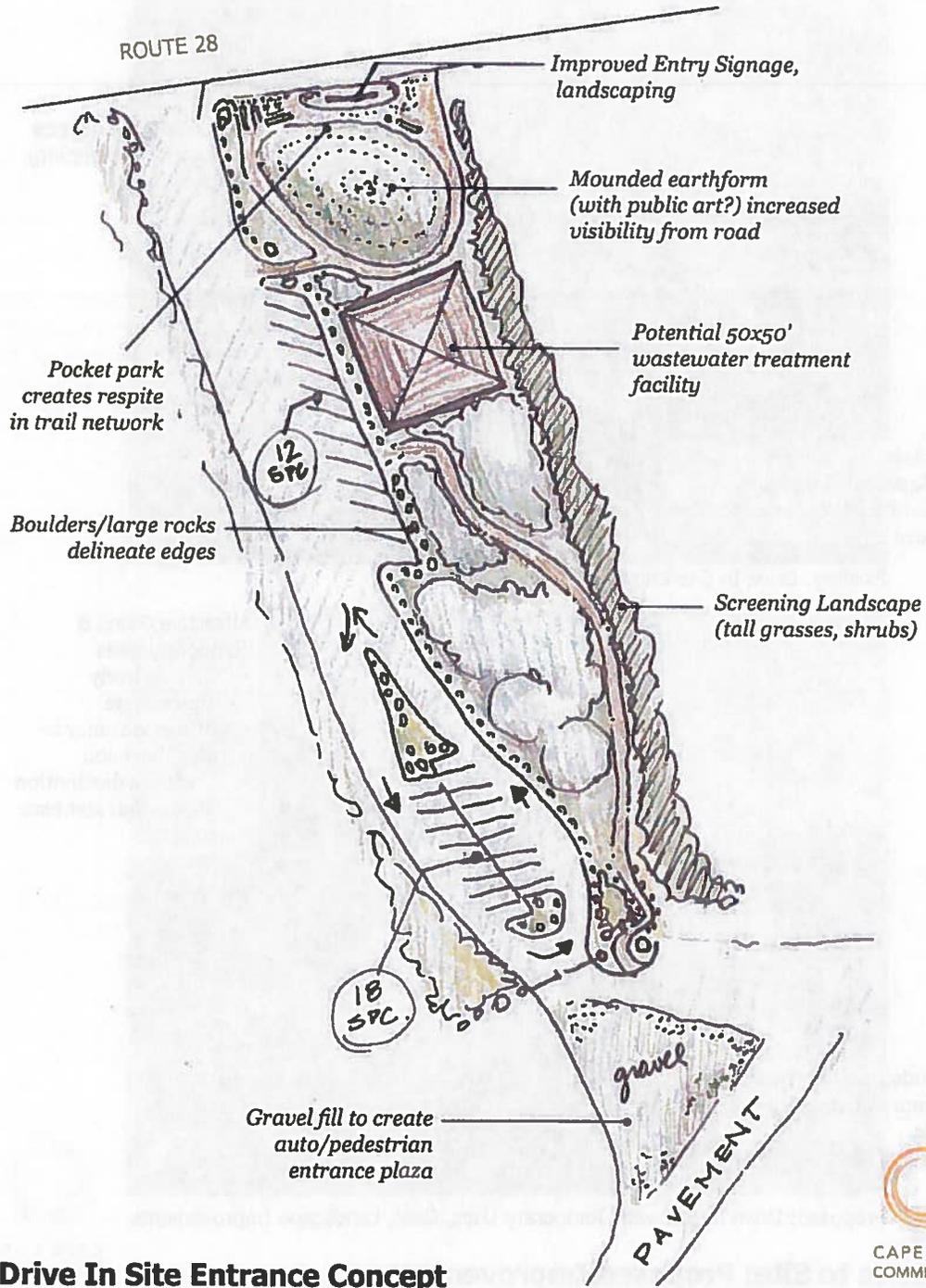
Landscape Improvements
Show stewardship over site

Proposed: Drive In Site with Temporary Uses, Gate, Landscape Improvements

Entrance to Site: Proposed Improvements



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Drive In Site Entrance Concept



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SECTION D

Interim Uses of Former Drive-in Site

- a. Use Options (May 2010)
- b. Concept and Cost Estimates
(August 2010)



Keeping a Special Place Special

Parkers River Gateway Improvements

OVERVIEW

The Parkers River Gateway is a proposed 3 phase plan for improvements to the Parkers River Bridge and environs along Route 28 in Yarmouth. This would include the small pocket park to the north along Seine Pond, the Parkers River bridge and surrounding street edge, and the Yarmouth Drive-in site (a 22 acre town-owned parcel of land).

This plan for the Parkers River Gateway is intended as an interim approach to improving the aesthetics and functionality of the designated area while the Marina and Parkers River bridge replacement are in the planning stage. Research shows that interim plans such as these are a way of 'starting with the petunias': approaching a long term vision through low-budget enhancement benchmarks which show a town's dedication to an area in order to attract private investment.

The attached plan and cost estimate have been broken out into 3 phases:

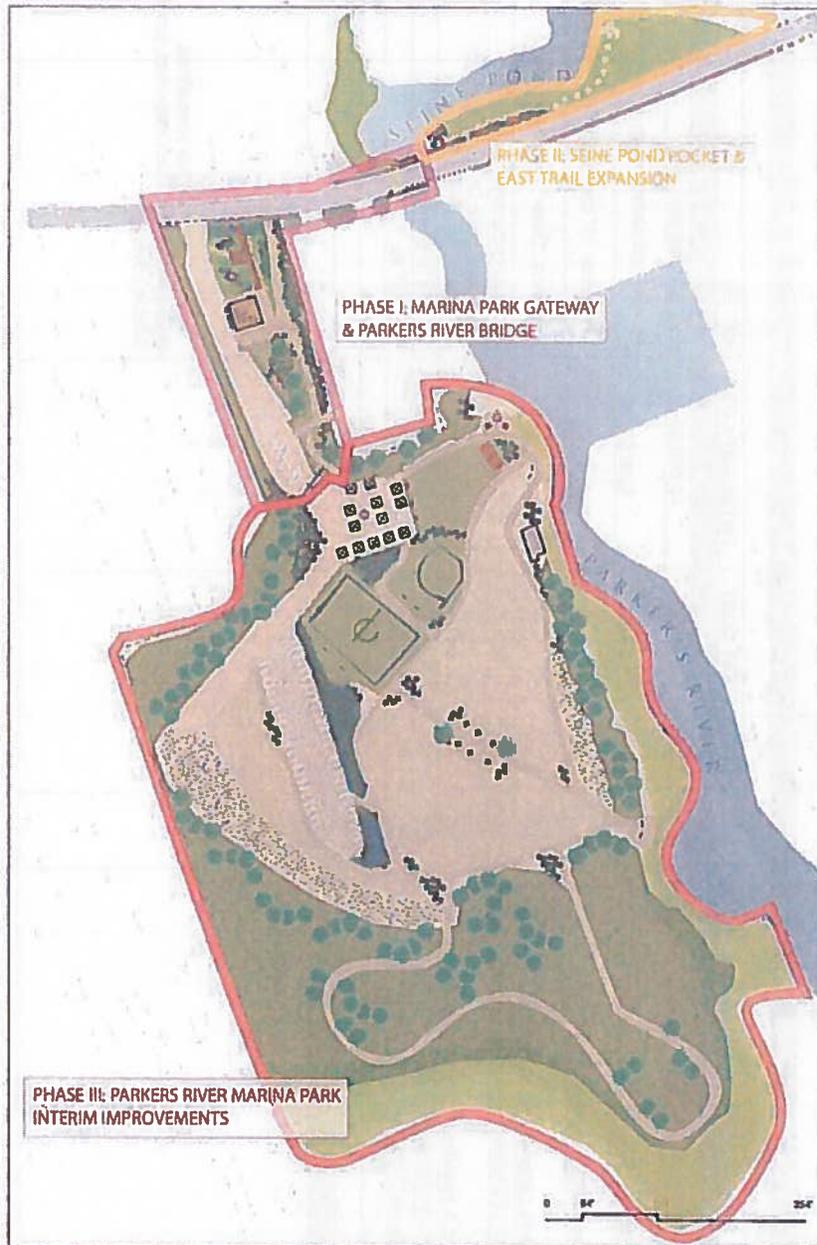
Phase I: Marina Park Gateway and Bridge Interim Improvements

Phase II: Seine Pond Pocket Park Improvements

Phase III: Parkers River Marina Park Interim Improvements

SCOPE OF WORK

- Cost Estimate
- Phased Plan
- Conceptual Site Plan For the Parkers River Gateway



PARKERS RIVER MARINA PARK
 Conceptual Plan

PHASE I: BRIDGE, STREET & ENTRANCE TO PARKERS RIVER MARINA PARK IMPROVEMENTS

| | QTY | UNITS | EST COST. | TOTAL EST COST | NOTES |
|--|-----|---------|---|--------------------|--|
| BRIDGE: Interim Improvement | | | | | |
| Planting Boxes | 4 | EA. | 250.00 | \$1,000.00 | 1'x3' hanging basket |
| Plants, Soil | 6 | Per Box | 60.00 | \$360.00 | Est (8) 1 gal plants, 1 bag potting soil per box |
| Powerwash/Epoxy Paint/Labor | 937 | SF | 4.50 | \$4,216.50 | "Hydrosel 75" epoxy per SF (75'x5'x2.5')" |
| Painters Labor @ Prevailing Wage | 30 | HRS | 46.00 | \$1,380.00 | 2 Painters, Driver at prevailing wage |
| Lighting Fixtures (Pier/Post/Luminary) | 4 | EA | 800.00 | \$3,200.00 | Post and Luminary |
| Wiring & Installation Labor (prev. wage) | 40 | HRS | 50.00 | \$2,000.00 | Est 1 days work: Driver, Equipt Op, electrician, Installer |
| Crosswalk Striping Install | 500 | SF | 5.00 | \$2,500.00 | Est 50'x10' painting |
| Crosswalk Signage (DOT) | 2 | EA | 250.00 | \$500.00 | MA DOT #s |
| | | | Subtotal | \$15,156.50 | |
| | | | Plus 10% Contingency | \$1,515.65 | |
| | | | TOTAL BRIDGE COST W/PAINING ONLY | \$16,672.15 | |
| | | | | | *Note: Hydrosel 75 is specialized waterproof epoxy which stops rust, provides flexible coverage. |

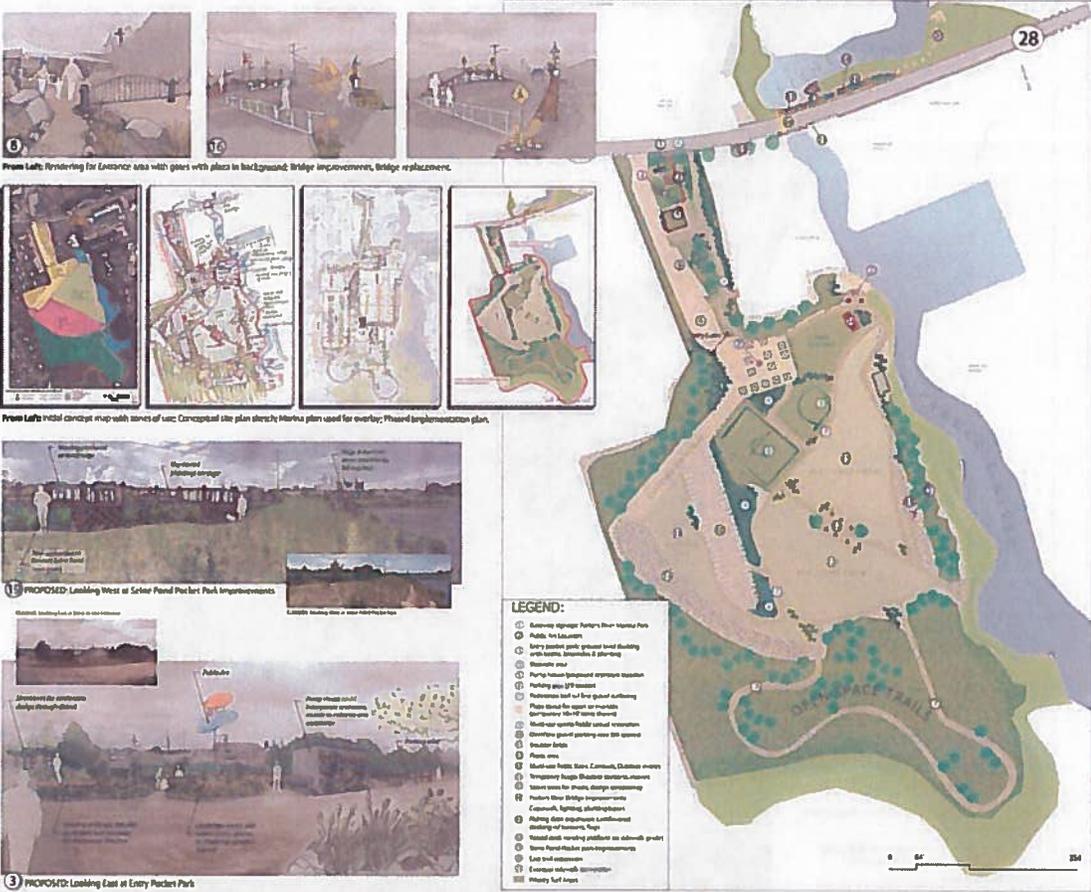
**PHASE I: BRIDGE, STREET & ENTRANCE
to PARKERS RIVER MARINA PARK
IMPROVEMENTS (Con'ty)**

| FLAGS AND BANNERS | | | | | |
|----------------------------------|----|-----|---------------------------------|--------------------|-------------------------------------|
| Flags | 3 | EA | 100.00 | \$300.00 | |
| Flagpole: 30" | 6 | EA | 1,000.00 | \$6,000.00 | *Aluminum Pole |
| Nautical Flagpole & yardarms | 1 | EA | 2,600.00 | \$2,600.00 | |
| Banner Brackets (30")/Double set | 2 | EA | 75.00 | \$150.00 | |
| Banners (30x60) | 6 | EA | 125.00 | \$750.00 | Decorative Banners: ea (2 per pole) |
| Flagpole Lighting | 3 | EA | 125.00 | \$375.00 | Downturned lighting |
| Labor (est. prevailing wage) | 80 | HRS | 50.00 | \$4,000.00 | |
| | | | SUBTOTAL | \$9,800.00 | |
| | | | Plus 10% Contingency | \$980.00 | |
| | | | TOTAL FLAGS/BANNERS COST | \$10,780.00 | |

| PHASE I: BRIDGE, STREET & ENTRANCE to PARKERS RIVER MARINA PARK IMPROVEMENTS (Con't) | | | | | |
|--|-------|-------|--|---------------------|--|
| MARINA PARK ENTRANCE AREA | | | | | |
| Demolition/Site Prep* | 16000 | SF | 1.00 | \$16,000.00 | *Includes earth moving, boulder moving (in-kind?) excludes demo nec. for pump house. |
| Driveway/Parking Lot Improvements* | 3000 | SF | 1.00 | \$3,000.00 | *Addition of gravel spaces to east, median parking area, striping and curbing |
| Planting: Trees | 4 | EA | 30.00 | \$120.00 | |
| Planting: Shrubs | 175 | EA | 5.00 | \$875.00 | |
| Decking | 600 | SF | 18.00 | \$10,800.00 | Simple decking flush with ground, on low piers over swale. |
| Irrigation* | 20000 | SF | 0.50 | \$10,000.00 | @ 1 head per 100SF @ \$50 (pipe, head and fittings) |
| Trail Surfacing | 60 | CY | 8.00 | \$480.00 | Approx 5000 SF of trail, crushed gravel surface |
| Signage | 1 | EA | 5,000.00 | \$5,000.00 | |
| Public Art* | 1 | EA | 10,000.00 | \$10,000.00 | *RFP/RFO to address artist fees, travel, fabrication, installation and all related expenses with the exception of engineering. |
| Decorative Gates | 1 | EA | 8,000.00 | \$8,000.00 | |
| Elec./Water hookups | 1 | TOTAL | 10,000.00 | \$10,000.00 | |
| Benches/trash cans | 4 | TOTAL | 400.00 | \$1,600.00 | |
| Design*/Labor | 300 | HRS | 100.00 | \$30,000.00 | *Construction documents, engineering, prevailing wage labor. |
| | | | SUBTOTAL | \$105,875.00 | |
| | | | Plus 10% Contingency | \$10,587.50 | |
| | | | TOTAL MARINA PARK ENTRANCE COST | \$116,462.50 | |

| PHASE II: SEINE POND POCKET PARK IMPROVEMENTS | | | | | | |
|---|------|-----|-------------------------------|--|--------------------|---|
| SEINE POND POCKET PARK | | | | | | |
| Deck Improvements/Expansion | 1088 | SF | 23.00 | | \$25,024.00 | *Approx. average for pressure treated/Trex. Deck expansion and raised viewing platforms to east |
| Piers and supports | 6 | EA | 1,000.00 | | \$6,000.00 | |
| Plant Removal | 2300 | SF | 0.50 | | \$1,150.00 | *Approx cost for total labor |
| Trail re-surfacing | 28 | CY | 10.00 | | \$280.00 | |
| Fencing | 190 | LF | 13.00 | | \$2,470.00 | |
| Planting | 2300 | SF | 4.00 | | \$9,200.00 | *Would require irrigation or dedicated gardening group w/ quick coupler hookup. |
| Amenities: Benches | 5 | EA | 400.00 | | \$2,000.00 | |
| Amenities: Trash cans | 2 | EA | 400.00 | | \$800.00 | |
| Amenities: signage | 1 | EA | 5,000.00 | | \$5,000.00 | |
| Design/Labor | 100 | HRS | 100.00 | | \$10,000.00 | *Construction documents, engineering, prevailing wage labor. |
| | | | SUBTOTAL | | \$61,924.00 | |
| | | | Plus 10% Contingency | | \$6,192.40 | |
| | | | TOTAL POCKET PARK COST | | \$68,116.40 | |





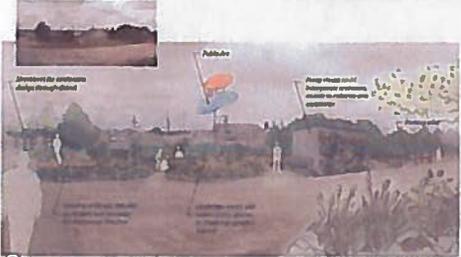
From Left: Rendering for Entrance area with gazebo with plaza in background; Bridge improvement; Bridge replacement.



From Left: Initial concept map with zones of use; Conceptual site plan showing Marina plan used for overlay; Phased implementation plan.



PROPOSED: Looking West at Sunset Point Park Improvements



PROPOSED: Looking East at Entry Pocket Park

- LEGEND:**
- 1 Access to existing Parkers River Marina Park
 - 2 Public Art Sculpture
 - 3 Entry pocket park gazebo and building with canopy, amenity, & parking
 - 4 Picnic area
 - 5 Play/fitness/recreational structure location
 - 6 Parking area (20 spaces)
 - 7 Pedestrian path to bus drop-off/pick-up
 - 8 Plaza (space for open air markets, temporary 10-15' wide street)
 - 9 Multi-use sports facility (canoe, rowing)
 - 10 Orientation board/parking area for canoe, rowing boats
 - 11 Plaza area
 - 12 Mainland from Stone Cemetery, Children's center
 - 13 Temporary bridge (Boulder, concrete, masonry)
 - 14 Water tower for storm, design consideration
 - 15 Pedestrian bridge (concrete, masonry, canopy, lighting, shrubbery)
 - 16 Utility area (water tower, water tower, electrical, lighting, shrubbery)
 - 17 Water tower (existing) on adjacent grade
 - 18 Open field (existing) (existing)
 - 19 East end extension
 - 20 Existing utility (water tower, electrical, lighting, shrubbery)
 - 21 Heavy lot lines

PARKERS RIVER BRIDGE GATEWAY & MARINA PARK | Conceptual Improvements