

# SARANAC LAKE

## Park Vision Plan

March 30<sup>th</sup>, 2018



# ACKNOWLEDGMENTS

NYS DEPARTMENT OF STATE

VILLAGE OF SARANAC LAKE

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# INTRODUCTION

The Village of Saranac Lake (Village) has prepared this Park Vision Plan to evaluate existing conditions, recreational needs and programming opportunities for eleven (11) parks owned and maintained by the Village. The purpose of this process is to create a comprehensive strategic vision for substantial incremental improvements within these key parks as funding is available. The parks included in this strategic plan of action serve as a tremendous community resource that the Village is continuously leveraging for the benefit of its residents and as destinations for visitors.

This effort represents continued planned investment by the Village, resident volunteers, state agencies and supports various regional recreational initiatives. Throughout its history, the Village has continually invested resources to promote parkland, recreational, and waterfront improvement projects that renew assets in the Village of Saranac Lake. Many of the initiatives identified in this plan were outlined in the 1988 plan document, *Saranac River: A Plan for Access*. Over the past several decades the Village has executed notable recommendations and elements of this plan and continually strives to refine and appropriately advance its guiding principles.

In recent years, the Village Board of Trustees and the Community Development Department have directed and collaborated with the Parks and Trails Advisory Board (PTAB) to assess existing conditions, identify desirable facilities and establish a preferred program of activities for each park. During 2016, the PTAB and Community Development Department staff distributed recreational surveys to Village residents, conducted public workshops at each park and created baseline information to develop park vision plans and conceptual designs for each of the 11 parks included in this plan.

In the Fall of 2017 the Village contracted with the Chazen Companies to prepare a Park Vision Plan that was developed in coordination with the PTAB and the Community Development Department. The project was funded by a New York Department of State Environmental Protection Fund Local Waterfront Revitalization Program grant award. The Village and the PTAB provided services for the development of the project which served as a local match to funding provided by the New York State Department of State.





# STUDY AREA AND PARKS

The Community Development Department and the PTAB identified 11 parks throughout the Village as the focus for the Park Vision Plan. Please refer to the Park Location Map for the location of the parks which include:

- Ampersand Park
- Baldwin Park
- Berkeley Green
- Mt. Pisgah Recreation Center
- Prescott & Riverfront Parks
- Riverside Park
- Saranac Riverwalk
- SkatePark
- Ward-Plumadore Park
- William Morris Park
- William Wallace (Lake Colby Beach)

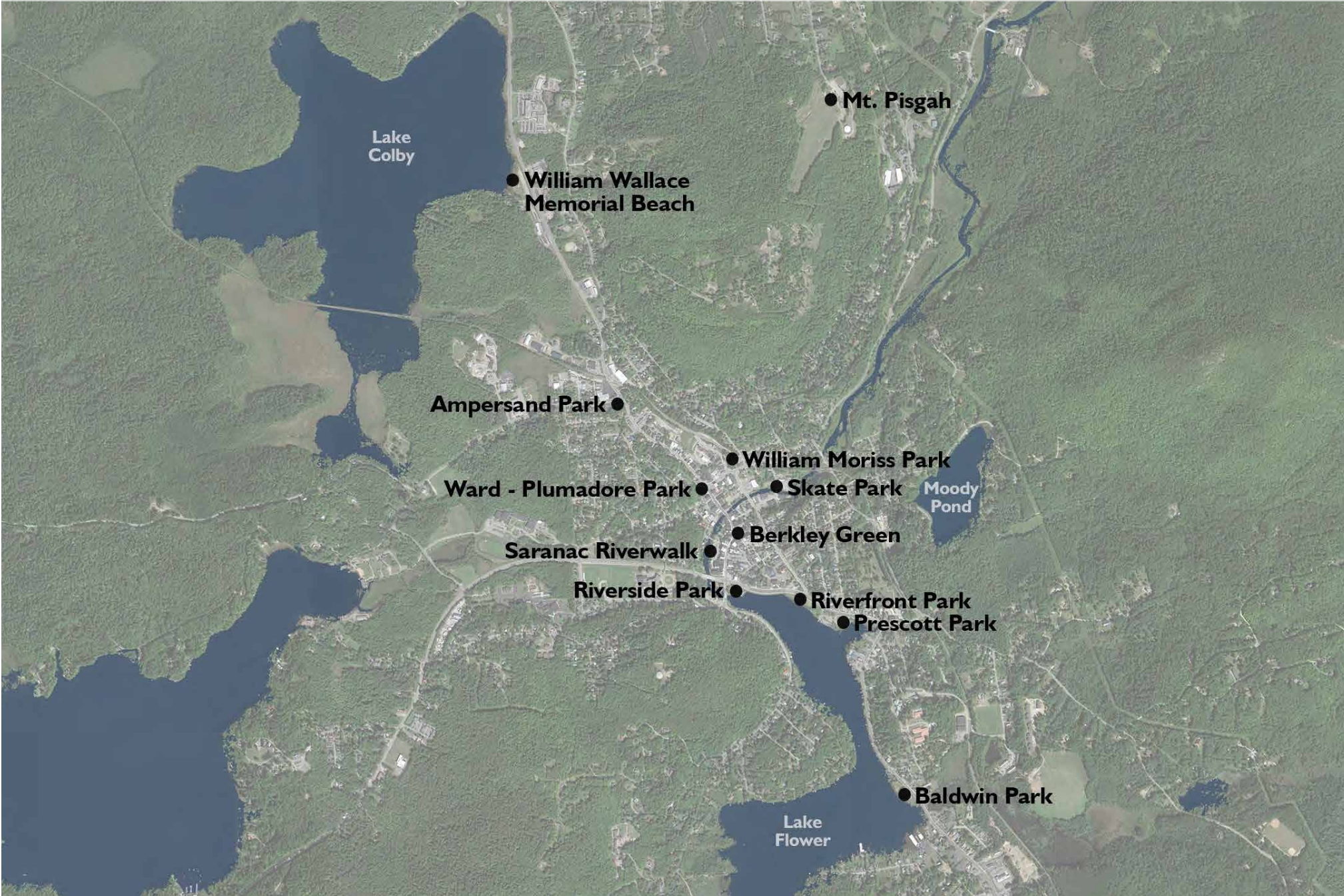
The parks included in the study are owned and maintained by the Village and provide active and passive recreational experiences for residents and visitors. Each park is unique in terms of its environmental context, connection to natural resources, proximity to the Village core, facilities, uses and generally include the following range of urban and natural conditions:

- Waterfront access, beaches, trails, and interpretive elements
- Court games and open space recreation areas
- Riverwalk, urban plazas, public art performance venues, and a skate park
- Carousel, pocket parks, and playgrounds
- Paddling, mountain biking, fishing, and winter recreation





# PARK LOCATION MAP





# CREATING A VISION

## PURPOSE & OBJECTIVES

Village leadership understands that parks provide important assets for residents, local businesses, and regional tourism. The urban and natural parkland resources located in the Village of Saranac Lake protect environmentally sensitive ecosystems and provide civic spaces that celebrate the character of this unique community located in the heart of the Adirondack Mountains. Through thoughtful management of resources, the Village of Saranac Lake develops parks that reinforce the essence of the Adirondack region.

The Village of Saranac Lake and the PTAB is pleased to offer the consensus-based recommendations outlined herein to advance park improvement projects throughout 11 parks. The objective of this initiative is to promote an integrated planning approach to improve park and recreational amenities, establish a framework for future funding, and plan for phased implementation of prioritized projects.

Most importantly, the recommended improvements specifically aim to enhance key community destinations, improve park user experiences, and create improved access to local and regional parkland networks.

## CREATING A VISION

The primary purpose of the project is to establish a unique and holistic vision to enhance key parks in the Village of Saranac Lake. Although the existing parks provide a wide range of physical settings, facilities and amenities it is important to utilize a common design vocabulary and “brand” for the proposed improvements. Features that should share a unified aesthetic theme include signage, architecture, site furnishings and building materials. However, every effort should be made to enhance each park based on its primary natural or urban aesthetic character.

During the initial phases of the project the Village and the PTAB exercised great care to establish programs and uses that enhance each park based on their inherent physical attributes and intended uses. Given the broad spectrum of the natural and urban conditions of the various parks, it is important that each of the conceptual designs protect special environments, special viewsheds and notable civic landmarks. Additionally, a limited assessment of Village’s park facilities was conducted to ensure that each park provided a distinct use, focused facilities, and that the concept plans did not create duplicated resources throughout the park system.

Village representatives, the PTAB, and residents are hopeful that the compelling conceptual park plans and responsive planned improvements will lead to continued investment in the parks, the community, nearby recreational destinations and adjacent communities.

## STEWARDSHIP

The Village of Saranac Lake is widely recognized as one the Adirondack’s premier communities. Scenic natural beauty, historic architecture, dynamic cultural themes and year around recreational opportunities combine to create a compelling destination. Residents and visitors cherish the irreplaceable assets that have been preserved and protected by generations of caring land owners, local businesses, and regional stakeholders. It is through this thoughtful management of resources that the Village of Saranac Lake stands to represent the authenticity this region provides. Protection, enhancement and stewardship of these unique attributes is essential to the continued creative evolution and growth of the Village.

# PLANNING & PROCESS

## PLANNING & PROCESS

Beginning in 2016, the Village and the PTAB initiated a focused effort to assess the recreational needs within the Village of Saranac Lake and identify key parks that should be improved. The PTAB, under the direction of the Village Board with assistance from the Community Development Department, commenced a strategic process to plan improvements in 11 parks identified in this study. During 2016 and 2017 the Village and the PTAB visited each park, assessed existing conditions, evaluated recreational facilities and identified preferred uses. The assessment was memorialized in a narrative report. Subsequent to the inventory and analysis of each park, the PTAB issued a park user survey to solicit feedback from Village residents regarding their needs and ideas for improvement projects. After receiving input from the public, a summary of preferred park improvements was prepared for use in developing visionary park design plans.

In the Fall of 2017 the Village hired the Chazen Companies to prepare conceptual park plans for 11 parks. The process included coordination meetings with the Village and the PTAB, park visits, confirmation of preferred programs and prioritizing the facilities planned for each Park. The preferred concept plans were shared with the public in early 2018 during a community workshop. During this interactive planning session, residents shared their ideas about the proposed improvements and helped to confirm the direction of the final concept plans. The work performed by the Village, the PTAB and the Chazen Companies generally included the following activities.

- Confirm Programming
- Inventory and Assessment
- Visioning and Conceptual Design
- Public Workshop
- Finalize Concept Plans & Illustrations
- Develop estimates of probable construction costs
- Identification of priority projects





# PARK VISION DESIGN PLANS

## ESSENTIAL AMENITIES

During the planning and visioning process, the Village and the PTAB recommended that each of the 11 parks should be improved with essential amenities as follows:

- Park Signage
- Provide bike racks, waste/recycle containers, pet waste stations, and drinking fountains
- Improve or provide seating – benches, tables, picnic tables, and Adirondack chairs
- Landscape beautification
- Improve safety and visibility

## PARK VISION DESIGN PLANS

The pages that follow provide a comprehensive overview for 11 parks in the Village of Saranac Lake. The Park Vision Design Plans for each park include the following elements:

- Narrative Summary and overview including preferred programs and priority projects
- Existing Conditions
- Concept Plans
- Perspective Illustrations
- Estimates of Probable Construction Costs for planning and funding purposes



# EXECUTIVE SUMMARY

## EXECUTIVE SUMMARY

To be successful, the recommendations outlined within this vision plan must complement and carry forth the community's aspirations for its cherished civic spaces, parks, open space and recreation facilities. The conceptual plans must be used to convert opportunity into action and the suggested strategies should be utilized to improve the resident's quality of life.

## LEADERSHIP & COLLABORATION

Implementing the various park projects will require continued collaboration among the various stakeholders. Although the conceptual park plans provide a concise thematic vision for the individual parks, continued leadership and consensus-building efforts will be necessary to maintain a consistent unified vision. Because the park plans will be constructed incrementally as funding allows, it is important that subsequent design efforts are vetted among the constituents and guided by the Village and the PTAB.

## MANAGEMENT, MAINTENANCE & DESIGN GUIDELINES

The parks within the Village of Saranac Lake are generally well-maintained and significant effort is taken to ensure that the parks are clean, safe and inviting. The Village takes great pride in its park system and celebrates these cherished resources. Over time facilities wear and require routine maintenance. Equipment may require replacement and pedestrian amenities must be kept in safe working order to encourage use. Landscapes must be regularly maintained to support specific activities and to promote a vibrant image of the Village and its picturesque setting.

One of the most important ways to promote the overall aesthetic image and Village "brand" is to establish Park Design Guidelines and an Approved Maintenance Plan. Together these guiding principles and standards create a design vocabulary for the various park amenities and prescribe a uniform, yet tailored treatment of the various landscape settings.

## PROMOTIONAL ACTIVITIES

There are a variety of comprehensive activities that must be addressed as the park projects are implemented. The on-going care and management of the park facilities incorporates a wide variety of innovative partnerships to ensure the long-term success of the overall park system and the vitality of the Village. A few of these topics include the following:

- On-going community and regional outreach by the Village and the PTAB
- Access to information and continued park programming efforts
- Branding and marketing strategies that jointly promote parks and the Village



# EXECUTIVE SUMMARY

## FUNDING

This project was funded by a New York State Department of State Environmental Protection Fund Local Waterfront Revitalization Program grant award. The Village will continue to apply for project funding from the Department of State. There are also numerous funding opportunities that can be utilized to further plan, design, permit, and implement priority projects. The Village and the PTAB will work collaboratively to identify New York State, regional and local funding sources to implement the projects. Many of the notable recommendations and improvement projects will require significant funding contributions for implementation. However, there are numerous park improvements that can be accomplished by the Village and through volunteer efforts.

An organized strategy should be developed to identify priority projects that require funding and those that can be accomplished by a resourceful community. An implementation master plan should be developed to categorize the projects outlined in this visioning process and may include the following elements:

- Prioritizing projects - identify projects based on need and greatest impact
- Multi-faceted funding strategy - including Village resources & grant sources
- Identification and regular coordination with Stakeholders - to advance funding and implementation of the proposed improvements
- Coordination with regional initiatives
- Advance detailed park design and permitting strategies
- Construction and phased implementation schedule





# AMPERSAND PARK

# AMPERSAND PARK | Overview

**NAME:** Ampersand Park  
**LOCATION:** Corner of Ampersand Avenue and Broadway  
**PARK'S PURPOSE:** Children's Playground, Basketball and Tennis court

Ampersand Park is located within walking distance of Saranac Lake's French Hill neighborhood, the Civic Center, and Saranac Lake High School. It is open to the public and used by various age groups for a variety of activities. Overall the park is in good condition and is well maintained by the Village.

## EXISTING AMENITIES:

The park is generally used as a children's playground, open play areas and includes springing animals, seesaw, slide, whirl feature, and 2 steel climbing bar sets. Other features include a basketball court, tennis court, picnic tables, trash cans, and a bike rack. No parking is provided at this park. A chain link fence surrounds the park with two openings for access from Ampersand Avenue and Broadway.

## POTENTIAL ADDITIONAL AMENITIES:

- A modern jungle gym with multiple slides and climbing features.
- Consider gates at the two pedestrian access points for improved safety.
- A pavilion with picnic table, tables could be located near the basketball court game area.
- Benches, waste/recycling bins, pet waste station, electrical outlets and water fountain.
- A fenced dog play area could be placed behind the tennis courts.
- Stripe the tennis court for use as a pickleball court.
- Provide additional lower basketball hoops for younger children.
- Play elements like sand boxes, slides, seesaws, and other features for toddlers.
- Unified Park Signage that will add cohesion to the park. Park sign and sign with list of features/activities.

## CURRENT MAINTENANCE TOPICS:

- The existing teeter totter should be repaired or replaced.
- The current court play surfaces are in poor condition and should be resurfaced.
- Trees drop debris that affects court games. Trim landscaping and trees to open and dry the park. Improve lawn mowing.
- The evergreen trees are not in good condition and should be removed.
- The stone retaining wall along Ampersand Avenue and Broadway should be maintained to promote the longevity of this feature.
- Clean litter and debris around the edges of the park.

## POTENTIAL USE CONFLICTS:

- The existing park lights could be turned off at 9:30 in the evenings to reduce light invasion for adjacent neighbors
- Traffic speeds posted for Ampersand Avenue and Broadway are high and make it difficult for children to cross the streets. Improved street crossing features should be considered on Ampersand Avenue and Broadway



# AMPERSAND PARK | Priority Projects

- Provide speed control measures at the pedestrian crossing at Ampersand Avenue and Broadway, including curb bump-outs at the crosswalk and flashing signage
- Provide park signage and improved landscaping at the intersection.
- Provide a modern jungle gym with multiple slides and climbing features to increase children's use of the park.
- Provide a bike rack, picnic tables, benches, grills, drinking fountain, waste and recycle containers and a pet waste station.
- Install a picnic pavilion near the basketball court.
- Resurface and improve the tennis court.
- Replace the seesaw with musical play equipment.
- Provide equipment and safety precautions for smaller kids (gates, surfaces, and buffers).
- Thin and remove existing trees, limbs and vegetation to improve safety and to increase natural lighting and improved use of the court games.
- Replace the existing lights between the tennis court and basketball court.

# AMPERSAND PARK | Existing Conditions





# AMPERSAND PARK | Concept Plan





# AMPERSAND PARK | Concept Rendering





# AMPERSAND PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Pavilion</u></b>				
600 SF Pavilion (Design TBD)	EA	1	\$ 40,000.00	\$40,000
			<b>Proposed Pavilion Subtotal</b>	<b>\$40,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,500</b>
<b><u>Recreational Improvements</u></b>				
Tennis Court Resurface	EA	1	\$ 8,000.00	\$8,000
Play Structure (large)	EA	1	\$ 45,000.00	\$45,000
Play Structure (Small)	EA	1	\$ 7,500.00	\$7,500
Play Structure (Musical)	EA	1	\$ 10,000.00	\$10,000
			<b>Recreational Improvements Subtotal</b>	<b>\$70,500</b>
<b><u>Site Improvements</u></b>				
Proposed Concrete Excavation and Site Prep.	CY	60	\$ 50.00	\$3,000
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	2,200	\$ 10.00	\$22,000
Decorative Perimeter Fencing and Gates	LF	450	\$ 45.00	\$20,250
			<b>Site Improvements Subtotal</b>	<b>\$45,250</b>
<b><u>Safety Improvements (Speed Control)</u></b>				
Curb Bump out	EA	1 Pair	\$ 30,000.00	\$30,000
Safety Lights and Signage	EA	1 Pair	\$ 25,000.00	\$25,000
			<b>Site Improvements Subtotal</b>	<b>\$55,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Entry Planting	LS	1	\$ 6,000.00	\$6,000
Basketball Court Buffer Plantings	LS	1	\$ 2,000.00	\$2,000
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$8,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	5	\$ 1,800.00	\$9,000
Picnic Tables	EA	4	\$ 1,600.00	\$6,400
Water Fountain	EA	1	\$ 5,000.00	\$5,000
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
			<b>Site Accessories Subtotal</b>	<b>\$21,600</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 5,000.00	\$5,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$5,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$248,000</b>
<b>20% Contingency</b>				<b>\$49,600</b>
<b>15% Design &amp; Permitting</b>				<b>\$37,200</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$335,000</b>



# BALDWIN PARK



# BALDWIN PARK | Overview

**NAME:** Baldwin Park  
**LOCATION:** On Route 86, in Lake Flower Business District.  
**PARK'S PURPOSE:** Gateway to the Village of Saranac Lake, Veteran's Memorial, Court Games and waterfront access

Baldwin Park is located along Lake Flower Avenue, a primary corridor into the Village, and provides a picturesque view of Lake Flower and the surrounding mountains. The park provides fenced court games as well as a boat dock and includes uses such as launching hand-carry watercraft, picnicking, tennis, and basketball. The park is also home to a Korean and Vietnam War Memorial. The park is currently underutilized and not maintained due to wet soils and poor condition of the court surfaces. As a unique gateway experience for visitors, the park should be improved to enhance views and waterfront access.

## EXISTING AMENITIES:

The park provides court games including two fenced tennis courts and three basketball hoops with small surface pads. The court surfaces have reached their useful life and should either be removed, reconstructed or relocated to an appropriate park. No striped parking is provided; however, informal parking occurs along the west side of Lake Flower Avenue.

## POTENTIAL ADDITIONAL AMENITIES:

- Access to the lake for fishing and bird watching.
- Waterfront walkway including observation decks.
- Waterfront seating, picnic tables, and grills.
- Parking on the west side of Lake Flower Avenue.
- Pedestrian crosswalks, sidewalk along the west side of Lake Flower, and streetscape amenities such as decorative street lighting.
- Improve the car top boat launch area and provide a kayak rack.
- Consider improving the park landscape and measures to buffer road noise.
- Consider a small area for children's play equipment.

## CURRENT MAINTENANCE TOPICS:

- The court game surfaces are nearly unusable and should be repaired or removed.
- The plantings adjacent to the Korea and Vietnam Wars Memorial should be replaced with low growing plants to promote lake and mountain views.
- The shoreline could be better stabilized through native plantings.
- The evergreen trees in the center of the site serve as screening for the court games. If the court games are removed these evergreens could be removed to open views and provide an open lawn area for passive recreation.
- Drainage could be improved especially in the northern end of the park, or allow it to grow naturally. Vegetation should be cut annually to maintain views of the lake.

# BALDWIN PARK | Priority Projects

- Maintain & enhance the Memorial and surrounding landscape to promote views.
- Remove the existing court games due to poor condition and lack of use.
- Remove the evergreen hedge at the north end of the court games.
- Improve and highlight water views, uses and a provide a shoreline trail.
- Improve the natural shoreline by incorporating low native plants within the wet areas.
- Incorporate boardwalks, interpretive signage, and overlook piers along the waterfront.
- Provide an architecturally appealing pavilion, signage, and picnic facilities.
- Improve parking in coordination with VIS Deed Restriction along Lake Flower Avenue
- Add a bike rack, picnic tables, seating, grills, waste and recycle bins, and dog waste stations.
- Maintain the hand-carry canoe/kayak launch.
- Plan for streetscape improvements and crosswalks along Lake Flower Avenue.



# BALDWIN PARK | Existing Conditions





# BALDWIN PARK | Concept Plan





# BALDWIN PARK | Concept Rendering





# BALDWIN PARK | Concept Rendering





# BALDWIN PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Pavilion</u></b>				
800 SF Pavilion (Design TBD)	EA	1	\$ 65,000.00	\$65,000
			<b>Proposed Pavilion Subtotal</b>	<b>\$65,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,500</b>
<b><u>Site Preparation</u></b>				
Removal of Court Games	SF	15,000	\$ 2.00	\$30,000
			<b>Site Improvements Subtotal</b>	<b>\$30,000</b>
<b><u>Site Improvements</u></b>				
Proposed Parallel parking	EA	12	\$ 2,500.00	\$30,000
Proposed Concrete Sidewalks Site Prep (9")	CY	175	\$ 45.00	\$7,875
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	12,000	\$ 10.00	\$120,000
Piers and Overlooks	EA	3	\$ 12,000.00	\$36,000
Boardwalk	SF	800	\$ 45.00	\$36,000
Boardwalk Handrail	LF	160	\$ 80.00	\$12,800
Statue Improvements	EA	1	\$ 5,000.00	\$5,000
			<b>Site Improvements Subtotal</b>	<b>\$247,675</b>
<b><u>Safety Improvements</u></b>				
Proposed Cross Walks	EA	2	\$ 2,500.00	\$5,000
			<b>Safety Improvements Subtotal</b>	<b>\$5,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Shrub & Perennial Beds	SF	1,500	\$ 15.00	\$22,500
Natural Landscape Improvement	SF	18,000	\$ 1.50	\$27,000
Trees (3" Caliper)	EA	30	\$ 750.00	\$22,500
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$72,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	4	\$ 1,800.00	\$7,200
Picnic Tables	EA	11	\$ 1,600.00	\$17,600
Grills	EA	2	\$ 1,200.00	\$2,400
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
			<b>Site Accessories Subtotal</b>	<b>\$28,400</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 8,000.00	\$8,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$8,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$459,000</b>
<b>20% Contingency</b>				<b>\$92,000</b>
<b>15% Design &amp; Permitting</b>				<b>\$69,000</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$620,000</b>



# BERKELEY GREEN PARK



# BERKELEY GREEN PARK | Overview

**NAME:** Berkeley Green  
**LOCATION:** Downtown at the intersection of Main Street and Broadway  
**PARK'S PURPOSE:** The site serves as an urban hub that hosts music events in the summer and special events year-round

Berkeley Green serves an important role in the downtown core of the Village of Saranac Lake. It's prominent position at the intersection of Main Street and Broadway, along with its visible proximity to many of the Village's primary commercial, retail, and culinary assets establishes this public space as a key aesthetic resource and serves as a functional gathering place. The site provides a small pavilion which houses the Saranac Lake 6er finish line bell. Sidewalks provide access to the site and terraced amphitheater seating provides event seating. The site is well maintained and used by residents and visitors throughout the year.

## EXISTING AMENITIES:

The green is used for various music and performance events and provides a pavilion, terraced amphitheater seating, lawn areas, and streetscape amenities including sidewalks, street lights, seating, and waste receptacles. Electrical service is provided.

## POTENTIAL ADDITIONAL AMENITIES:

- Festive lighting could be added within the interior of the green.
- Consider a unique sculptural installation that uniquely celebrates the Village.
- The landscape should be improved and better maintained to promote a visually appealing setting. This could be accomplished by removing some of the larger plantings, replacing plants with lower evergreen species and opening views through the site. The site should provide open and spacious views for large public events.
- Consider public bathrooms at the east end of the parking lot, including a retaining wall and appropriate connection to the adjacent pocket park.
- Provide modest and/or non-interfering features for children including portable games.
- Consider adding additional programmed events like outdoor movies, recreational and cultural activities.
- Add water fountain, pet waste station, and benches along Main Street and Broadway.

## CURRENT MAINTENANCE TOPICS:

- Landscape enhancements could improve the aesthetic appeal of the park.
- Screen the electrical transformers.

# BERKELEY GREEN PARK | Priority Projects

- Provide a public bathroom at the east end of the parking lot including an integrated replacement of the existing retaining wall, new stairs to the Pocket Park and lighting.
- Improve the entrance of the parking area by removing a few spaces and implementing small plaza/islands for a bike rack, waste and recycle containers and a pet waste station.
- Improve the small plaza along Main Street with new paving, benches and/or fixed tables and chairs. Improve the landscape plantings along Main Street to provide open views of the pavilion and to promote safety along the park edges. Consider replacing the evergreen shrubs with shade trees and tree grates to expand the plaza area.
- Remove large shrubs in the upper terrace of the amphitheater and replace with lawn to improve event seating and to open views.
- Improve overall landscape maintenance.
- Improve walkway connections to the adjacent business on the east side of the green.
- Provide benches on the sidewalk along Broadway.
- Low park signage to maintain views into park.

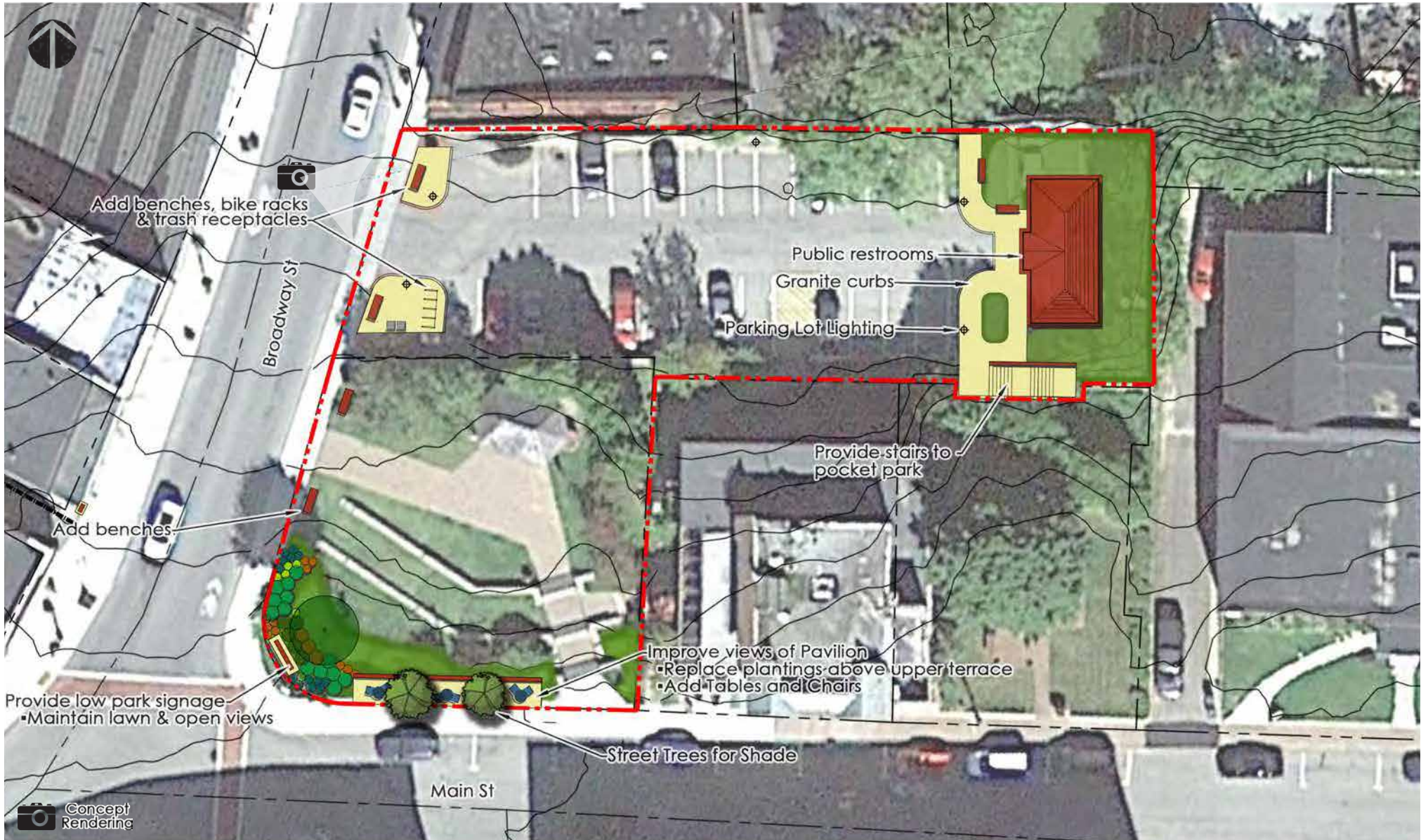


# BERKELEY GREEN PARK | Existing Conditions





# BERKELEY GREEN PARK | Concept Plan





# BERKELEY GREEN PARK | Concept Rendering





# BERKELEY GREEN PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Structures</u></b>				
1,250 SF New Public Restroom (Allowance)	LS	1	\$ 250,000.00	\$250,000
			<b>Proposed Structures Subtotal</b>	<b>\$250,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Parking Sign	EA	1	\$ 350.00	\$350
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,850</b>
<b><u>Site Preparation</u></b>				
Remove Asphalt at Parking Area Ends	SF	2,600	\$ 3.00	\$7,800
Remove Plantings at Upper Terrace	LS	1	\$ 1,200.00	\$1,200
			<b>Site Preparation Subtotal</b>	<b>\$9,000</b>
<b><u>Site Improvements</u></b>				
Proposed parking Lot Entry Bump outs	LS	1	\$ 15,000.00	\$15,000
Proposed Concrete Bathroom Entry (4" W/ 5" Subbase)	SF	800	\$ 10.00	\$8,000
Proposed Concrete Stairs to Pocket Park	LS	1	\$ 30,000.00	\$30,000
Improve Plaza at Upper Terrace	LS	1	\$ 15,000.00	\$15,000
Granite Curbs	LF	125	\$ 65.00	\$8,125
			<b>Site Improvements Subtotal</b>	<b>\$76,125</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Trees (3" Caliper)	EA	4	\$ 750.00	\$3,000
Shrub & Perennial Beds	SF	750	\$ 15.00	\$11,250
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$14,250</b>
<b><u>Site Accessories</u></b>				
Benches	EA	6	\$ 1,800.00	\$10,800
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
			<b>Site Accessories Subtotal</b>	<b>\$14,000</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 8,000.00	\$8,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$8,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$374,000</b>
<b>20% Contingency</b>				<b>\$74,800</b>
<b>15% Design &amp; Permitting</b>				<b>\$56,100</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$505,000</b>



# MT. PISGAH RECREATION CENTER

# MT. PISGAH RECREATION CENTER | Overview

<b>NAME:</b>	Mt. Pisgah Recreation Center
<b>LOCATION:</b>	Mt. Pisgah
<b>PARK'S PURPOSE:</b>	Downhill skiing, snowboarding, cross-country skiing, tubing, mountain biking, walking/hiking, snowshoeing, sporting events, court games, concerts and wildlife viewing

Mt Pisgah is primarily used as a winter recreational facility for alpine sports. Over time the property has evolved to provide year around activities and hosts various outdoor functions. The property is well maintained, cherished and utilized by all age groups in the local community. Current stakeholders include the Friends of Mt Pisgah (FOMP), Barkeater Trail Alliance (BETA), and the Village of Saranac Lake.

## EXISTING AMENITIES:

The recreational center provides numerous facility amenities including downhill skiing runs with lifts, cross-country ski trails, mountain bike trails, tubing hill, tennis court, a lodge with restrooms and an outdoor deck. Fenced court games include basketball and tennis. A children's play area is also located near the court games. Parking is accommodated by a large gravel lot. Universal accessibility is provided by a paved drive at the northwest corner of the lodge.

## POTENTIAL ADDITIONAL AMENITIES:

- Restrooms that are accessible year-round.
- More community events and improved marketing of the facilities.
- Various ski facility improvements, lifts, courses, and trails.
- Provide rental equipment for skiing and snowboarding, however this has various financial, safety, and liability related issues.
- Landscape and outdoor user amenities including benches, flower gardens, interpretative signage, picnic tables, pet waste stations, and recycling bins.
- Additional year-round play equipment.
- Additional court games including a tennis and basketball courts.
- Parking lot improvements and lighting.
- Bike racks.
- Wi-Fi Internet access.
- Pump Track Skills Course.
- Improve and expand trail systems for hiking/biking, including access to the AMA site.
- Consider operational use of the lifts in the summer for mountain biking access.
- Various improvement topics include: a concert series, chili cook off, etc.
- Pedestrian trail access from the Village.
- Nature programs for visitors.
- An adventure race series that could be coordinated with other venues like Whiteface and Dewey Mountain.

## CURRENT MAINTENANCE TOPICS:

- Overall the facilities and property are in good, well maintained condition.
- The Lodge is maintained by FOMP.

## POTENTIAL USE CONFLICTS:

- There are no known use conflicts.



# MT. PISGAH RECREATION CENTER | Priority Projects

## COORDINATION & COMMUNICATIONS

- Improved communication among stakeholders including BETA, FOMP and Village.
- FOMP has plans for snowmaking improvements, a deck on the timing building, a handle-tow for kids, maintenance of the lodge deck and siding, an improved timing system, and creating a cash reserve for maintenance improvements.
- BETA has plans for minor trail improvements and mountain bike trail signage at intersections/warning points, a Main Trail Map, and sign near the parking lot.
- The Village of Saranac Lake will continue to support FOMP and BETA including winter operations of the ski and tubing hill and other improvements as needed.

## PRIORITY PROJECTS

- Provide a substantial trailhead kiosk and trail maps at the base of the lodge for all trail systems.
- Install a small trailhead plaza in the north end of the parking area to improve access to the existing trail system.
- Install an architecturally screened portable toilet shelter and consider a year-round accessible bathroom building.
- Provide a bike rack, picnic tables, seating, grills, waste/recycle containers, and pet waste stations.
- Install a paved area for overflow parking and for use as flexible recreation and activity space. Consider a small pavilion for a shaded seating and events.
- Park Signage.
- Determine an appropriate location for a Pump Track.
- Expand tennis courts.



# MT. PISGAH RECREATION CENTER | Existing Conditions





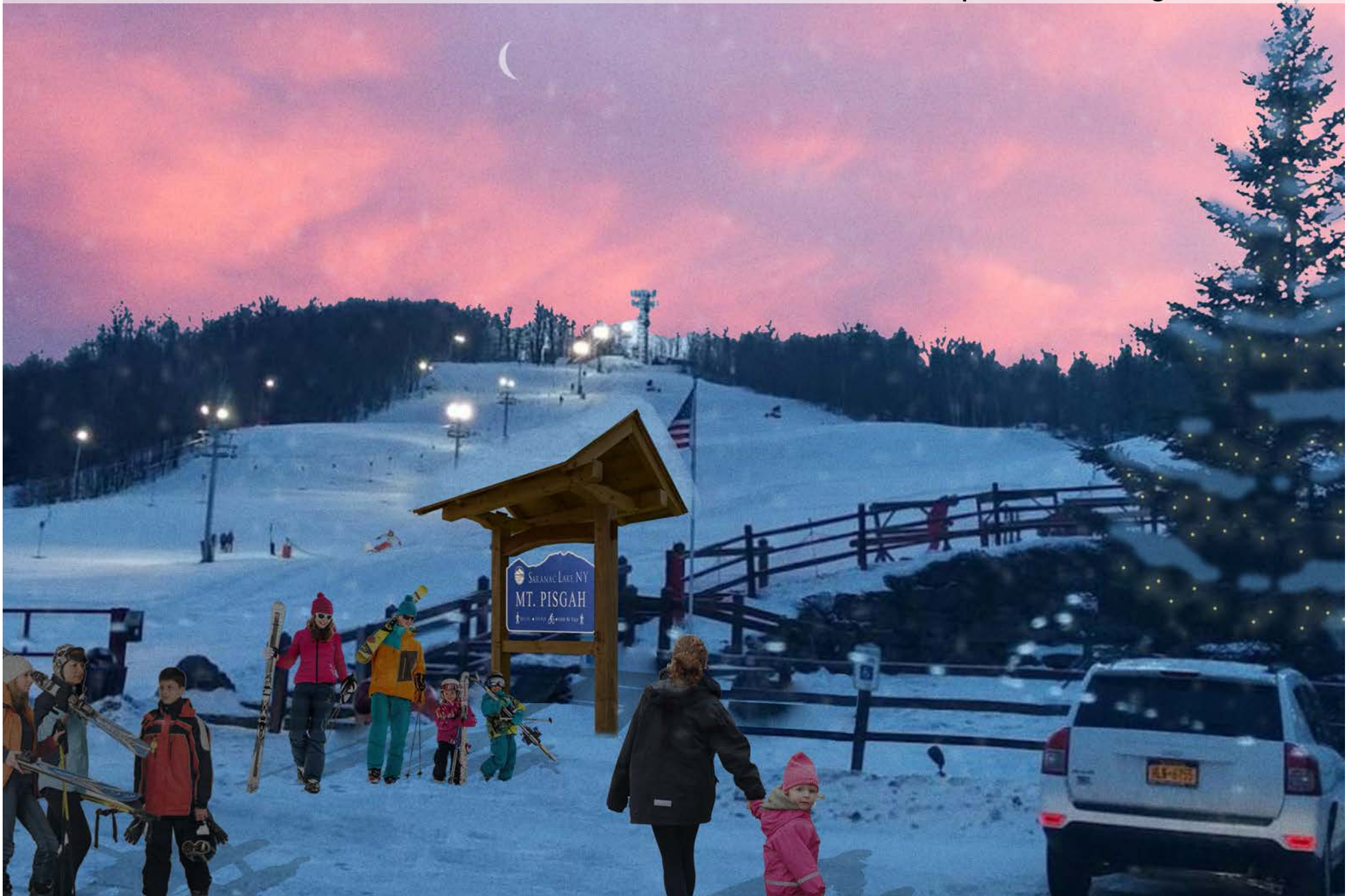
# MT. PISGAH RECREATION CENTER | Concept Plan



Concept Rendering



# MT. PISGAH RECREATION CENTER | Concept Rendering





# MT. PISGAH RECREATION CENTER | Concept Rendering



# MT. PISGAH RECREATION CENTER | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Structures</u></b>				
200 SF Proposed Public Semi Permanent Bathroom	EA	1	\$ 75,000.00	\$75,000
<b>Proposed Structures Subtotal</b>				<b>\$75,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Kiosk/Sign	EA	1	\$ 9,500.00	\$9,500
Trailhead Sign	EA	3	\$ 1,500.00	\$4,500
<b>Signage &amp; Wayfinding Subtotal</b>				<b>\$14,000</b>
<b><u>Site Preparation</u></b>				
Proposed Concrete Sidewalks Site Prep (9")	CY	85	\$ 45.00	\$3,825
General Earthwork	CY	1,000	\$ 10.00	\$10,000
<b>Site Preparation Subtotal</b>				<b>\$13,825</b>
<b><u>Site Improvements</u></b>				
Proposed Parking Lot Improvements (islands cuts etc.)	SF	28,000	\$ 2.00	\$56,000
Proposed Overflow Lot (asphalt, subbase)	SF	6,500	\$ 8.00	\$52,000
Proposed Overflow Lot Gate	EA	1	\$ 7,500.00	\$7,500
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	1,450	\$ 10.00	\$14,500
Proposed Concrete Kiosk Plaza (4" W/ 5" Subbase)	SF	1,200	\$ 10.00	\$12,000
Proposed Concrete Trail Head (4" W/ 5" Subbase)	SF	350	\$ 10.00	\$3,500
Tennis Court Expansion (Surfacing, Fencing, etc.)	LS	1	\$ 100,000.00	\$100,000
Tennis Court Resurface	LS	1	\$ 10,000.00	\$10,000
<b>Site Improvements Subtotal</b>				<b>\$255,500</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Trees (3" Caliper)	EA	2	\$ 750.00	\$1,500
<b>Plantings &amp; Landscaping Subtotal</b>				<b>\$1,500</b>
<b><u>Site Accessories</u></b>				
Benches	EA	4	\$ 1,800.00	\$7,200
Picnic Tables	EA	2	\$ 1,600.00	\$3,200
Bicycle Racks	EA	4	\$ 1,200.00	\$4,800
Trash Receptacles	EA	4	\$ 1,000.00	\$4,000
<b>Site Accessories Subtotal</b>				<b>\$19,200</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 6,000.00	\$6,000
<b>Erosion and Sediment Control Measures Subtotal</b>				<b>\$6,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$385,000</b>
<b>20% Contingency</b>				<b>\$77,000</b>
<b>15% Design &amp; Permitting</b>				<b>\$57,750</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$520,000</b>





# PRESCOTT & RIVERFRONT PARKS

# PRESCOTT & RIVERFRONT PARKS | Overview

<b>NAME:</b>	Prescott and Riverfront Parks
<b>LOCATION:</b>	River Street, past the intersection of River Street and Route 86
<b>PARK'S PURPOSE:</b>	Prescott Park is key to the Winter Carnival Ice Palace and Riverfront Park is the finish location of the Adirondack Canoe Classic - "The 90 Miler" Canoe Race

Prescott Park is located east of the Lake Flower Boat Launch and Riverfront Park is to the west. Prescott Park is the site for the Village of Saranac Lake's annual Winter Carnival Ice Palace. Riverfront Park is the finish location for 90 Miler Canoe Race, the staging area for the wooden boat show, and used for picnicking and launching canoes and kayaks. These parks are located within the center of the community and provide scenic access to Lake Flower. During warmer seasons, the parks are used for picnicking, and short-term boat launch parking. The parks open spaces serve as one of the Village's primary gathering areas for festivals and events. Residents and visitors of all ages utilize these parks.

## EXISTING AMENITIES:

The park's primary use is a waterfront park; a few picnic tables and benches are provided. A sidewalk and streetscape amenities are provided along the south side of River Street.

## POTENTIAL ADDITIONAL AMENITIES:

- Provide a broad level area for the Ice Palace.
- At both parks, provide benches, bike racks, grills, picnic tables, Adirondack chairs, trash and recycle containers, and pet waste stations.

## CURRENT MAINTENANCE TOPICS:

- The parks are well maintained throughout the year.
- Consider ways to address goose waste issues including naturalizing the shoreline with taller plant material. Other geese deterrents could include a barrier along the shoreline, wires, decoys and chemicals. A specialized consultant should be engaged to address the geese issue. Improved maintenance could enhance the lawn area through regular removal of goose waste.

## POTENTIAL USE CONFLICTS:

- There are no know use conflicts associated with this park.



# PRESCOTT & RIVERFRONT PARKS | Priority Projects

- Create a broad level area for the Ice Palace location.
- Advocate for bathroom at DEC boat launch.
- Provide landscape beautification improvements along River Street.
- Install benches, bike racks, grills, picnic tables, Adirondack chairs, waste and recycle containers and pet waste stations.
- Enhance the lake edge vegetation to allow for low plant growth dense enough to deter geese from using the lawn area.
- Remove debris in the shallow shoreline adjacent to the boat launch.
- Provide a hand-carry canoe/kayak launch in the southwest corner of Riverfront Park.
- Provide a sloped sand/gravel hand-carry canoe/kayak launch in the southeast corner of Prescott Park.
- Remove debris along the lakeshore in both parks.
- Install a small cluster of children's play equipment in Riverfront Park.
- Park signage additions in both parks.
- Plan for a two-way separated bike lane along the south side of River Street.

# PRESCOTT PARK | Existing Conditions





# PRESCOTT PARK | Concept Plan



# PRESCOTT PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
<b>Signage &amp; Wayfinding Subtotal</b>				<b>\$2,500</b>
<b><u>Site Improvements</u></b>				
Grade Pad for Ice Palace	SF	15,000	\$ 1.00	\$15,000
Remove Debris	LS	1	\$ 5,000.00	\$5,000
<b>Site Improvements Subtotal</b>				<b>\$20,000</b>
<b><u>Art Installations</u></b>				
Clearing and Pads for art pieces	EA	6	\$ 2,500.00	\$15,000
Art Work (TBD)				TBD
<b>Art Installations Subtotal</b>				<b>\$15,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Shrub & Perennial Beds	SF	500	\$ 15.00	\$7,500
Natural Landscape Improvement	SF	10,000	\$ 1.50	\$15,000
<b>Plantings &amp; Landscaping Subtotal</b>				<b>\$22,500</b>
<b><u>Site Accessories</u></b>				
Benches &/or Adirondack Chairs	EA	5	\$ 1,800.00	\$9,000
<b>Site Accessories Subtotal</b>				<b>\$9,000</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 1,000.00	\$1,000
<b>Erosion and Sediment Control Measures Subtotal</b>				<b>\$1,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$70,000</b>
<b>20% Contingency</b>				<b>\$14,000</b>
<b>15% Design &amp; Permitting</b>				<b>\$10,500</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$95,000</b>



# RIVERFRONT PARK | Existing Conditions





# RIVERFRONT PARK | Concept Plan





# RIVERFRONT PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
<b>Signage &amp; Wayfinding Subtotal</b>				<b>\$2,500</b>
<b><u>Site Preparation</u></b>				
Tree Removal	EA	3	\$ 500.00	\$1,500
<b>Site Preparation Subtotal</b>				<b>\$1,500</b>
<b><u>Site Improvements</u></b>				
Proposed Lakeside Walk (Stone Dust)	SF	4,000	\$ 8.00	\$32,000
Proposed Concrete Walk (Stone Dust)	SF	600	\$ 8.00	\$4,800
Play Area	LS	1	\$ 40,000.00	\$40,000
Kayak Launch	LS	1	\$ 25,000.00	\$25,000
Proposed 2 Way Bicycle Path	Ls	1	TBD	TBD
<b>Site Improvements Subtotal</b>				<b>\$101,800</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Trees (3" Caliper)	EA	8	\$ 750.00	\$6,000
Natural Landscape Improvement	SF	15,000	\$ 1.50	\$22,500
Proposed Landscape Beautification-Shrubs & Perennials	SF	850	\$ 15.00	\$12,750
<b>Plantings &amp; Landscaping Subtotal</b>				<b>\$41,250</b>
<b><u>Site Accessories</u></b>				
Benches	EA	4	\$ 1,800.00	\$7,200
Picnic Tables	EA	4	\$ 1,600.00	\$6,400
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
<b>Site Accessories Subtotal</b>				<b>\$16,800</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 3,000.00	\$3,000
<b>Erosion and Sediment Control Measures Subtotal</b>				<b>\$3,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$167,000</b>
<b>20% Contingency</b>				<b>\$33,400</b>
<b>15% Design &amp; Permitting</b>				<b>\$25,050</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$225,000</b>



# RIVERSIDE PARK



# RIVERSIDE PARK | Overview

**NAME:** Riverside Park  
**LOCATION:** On Lake Flower at intersection of Main Street and River Street  
**PARK'S PURPOSE:** Memorial, community events, boat dock, performances and picnicking

The northern portion of Riverside Park provides a unique setting within the heart of the Village of Saranac Lake. It provides views of Lake Flower, Town Hall and is centrally located among various architectural, natural and community assets. The park is well maintained and serves as a prominent public space. A veteran's memorial garden, band shell and stately evergreen trees create a picturesque setting on the waterfront that anchors the downtown core to the lake and Saranac River. The farmers market is the most prominent activity in the park and runs from June through October.

## EXISTING AMENITIES:

The park is utilized by all age groups, is easily accessible from the adjacent streetscapes and provides sidewalks and lighting. Notable features include a bandshell, Veteran's Memorial Garden, picnic tables, benches along the waterfront, sculptures and seasonal boat docks. The farmers market supplies portable toilets from June through October.

## POTENTIAL ADDITIONAL AMENITIES:

- Restrooms
- Children's play equipment
- Signage, landscape enhancements, additional lighting and sidewalks
- More seating including benches, tables and Adirondack chairs
- Bike racks, waste and recycle containers, pet waste station, and grills
- Portable adult games such as chess or other non-permanent features
- Coordinated food vendors in the summer with the Farmer's Market
- Enhanced community programs and events like festivals, concerts and movies
- Watercraft rentals including kayaks, SUPs, canoes and bicycles

## CURRENT MAINTENANCE TOPICS:

- The park is well maintained and a source of community pride. Additional maintenance measures should address more frequent waste removal, cleaning the portable toilets and addressing the goose problem.

## POTENTIAL USE CONFLICTS:

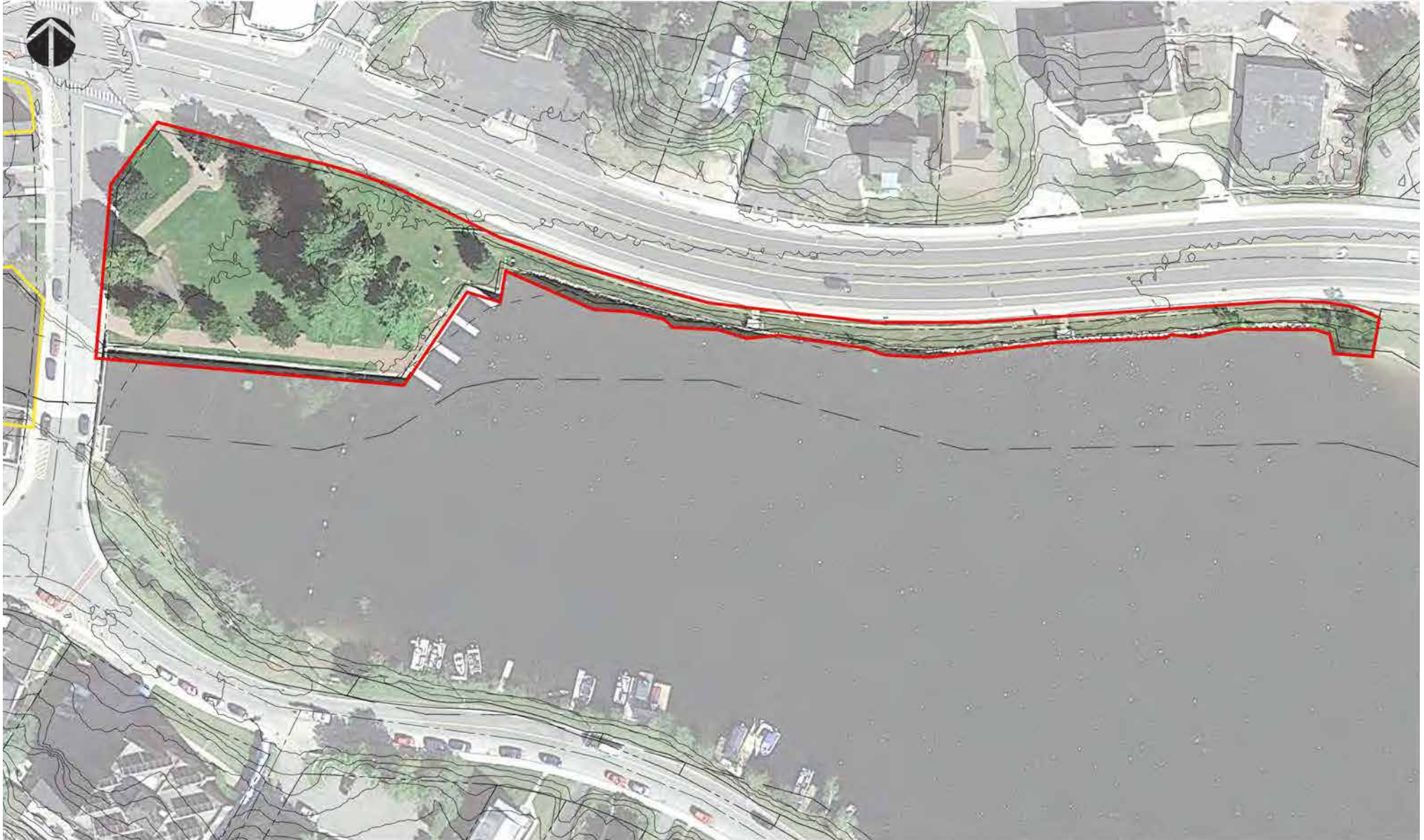
- There are no known use conflicts.

# RIVERSIDE PARK | Priority Projects

- Extend the Riverside Promenade to connect with the River Street sidewalk.
- Provide landscape enhancements along River Street and consider seasonal planters along the River Street guard rail.
- Provide an architectural screen shelter and concrete pad for portable toilets on the west side of the pavilion. Ensure design compatibility with the pavilion.
- Provide universal accessible ramp on the north side of the pavilion.
- Along the eastern edge of the park, enhance the lake edge vegetation to allow for low succession growth dense enough to deter geese from using the lawn area, along the eastern section of the park.
- Provide benches, bike racks, grills, picnic tables, Adirondack chairs, waste and recycle containers, and a pet waste station.
- Address animal waste in the lawn areas.
- Plan for a two-way separated bike lane along the south side of River Street.
- Provide a park sign in the north-central portion of the park along River Street.



# RIVERSIDE PARK | Existing Conditions





# RIVERSIDE PARK | Concept Plan





# RIVERSIDE PARK | Concept Rendering





# RIVERSIDE PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
<b>Signage &amp; Wayfinding Subtotal</b>				<b>\$2,500</b>
<b><u>Site Improvements</u></b>				
Universally Accessible Ramp to pavilion	LS	1	\$ 7,500.00	\$7,500
Proposed Concrete Excavation and Site Prep.	CY	35	\$ 45.00	\$1,575
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	1,200	\$ 10.00	\$12,000
Proposed 2 Way Bicycle Path	LS	1	TBD	TBD
<b>Site Improvements Subtotal</b>				<b>\$21,075</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Shrub & Perennial Beds	SF	600	\$ 15.00	\$9,000
Seasonal Planters W/ Plantings	LS	1	\$ 15,000.00	\$15,000
<b>Plantings &amp; Landscaping Subtotal</b>				<b>\$24,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	2	\$ 1,800.00	\$3,600
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
Portable Toilets	EA	2	\$ 2,000.00	\$4,000
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
<b>Site Accessories Subtotal</b>				<b>\$10,800</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 1,000.00	\$1,000
<b>Erosion and Sediment Control Measures Subtotal</b>				<b>\$1,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$59,000</b>
<b>20% Contingency</b>				<b>\$11,800</b>
<b>15% Design &amp; Permitting</b>				<b>\$8,850</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$80,000</b>





# SARANAC RIVERWALK

# SARANAC RIVERWALK | Overview

<b>NAME:</b>	Saranac Riverwalk
<b>LOCATION:</b>	Along the Saranac River, with a section following Main Street
<b>PARK'S PURPOSE:</b>	Link public spaces along the Saranac River and interconnect the community

The Saranac Riverwalk is a very important asset within the Village of Saranac Lake. It serves to provide access to the river while also connecting parklands, neighborhoods and the commercial core in a manner that is unique to this Adirondack village. Since its construction in the late 1990s, it has experienced notable use and is cherished by residents and visitors. However, nearly twenty years have passed since this notable amenity was constructed and maintenance issues now need to be addressed. In addition to regular upkeep and maintenance, plans have been prepared to extend the Saranac Riverwalk beyond its current configuration. Completion of the Saranac Riverwalk is important to connect this asset to Main Street and Broadway businesses. The improvements should also include streetscape and parking area beautification projects. The riverwalk is used for a variety of functions including walking, jogging, fishing and site seeing. The continued upkeep and enhancement of the this treasured amenity will help the community to thrive.

## EXISTING AMENITIES:

The Riverwalk is a complex system of pedestrian access points, steel bridges, boardwalks, floating docks, brick walkways, sidewalks, pathways, signage, kiosks, landscape treatments, benches, lighting, and pedestrian amenities.

## POTENTIAL ADDITIONAL AMENITIES:

- Connection of the of Saranac Riverwalk to Broadway, areas past Church Street, and signage and physical connections that link the Saranac Riverwalk to the SkatePark.
- More pet waste stations and benches along the boardwalk and new connections.
- Provide a water connection/drinking fountain to maintain the landscape plantings at the Triangle Flower garden by the Dorsey Street Bridge and by the Midtown Parking lot.
- A new fishing pier.
- Improve landscape of riverwalk by maintaining and replacing overgrown shrubs along park and ensure native plants species are utilized, ensuring animal life does not impact the viability of plants and removing dead trees and trim hedges away from the lights.
- Enhance usage with improved maintenance, ongoing landscaping, and points of interest to draw people along the river.
- Plan for the addition to the Riverwalk at the former Dew Drop Inn and the continuation of the walk to the local Tops Grocery.
- Ensure appropriate lighting is provided and provided including more lighting at the grand entrance.
- Install wayfinding and interpretive signage along the Saranac Riverwalk that highlights walking loops in the Village.
- Create a walking loop and signage that connects to Hotel Saranac. A longer loop could be created past Church Street and a "Welcome to Saranac Riverwalk" sign could be located on the other side of Church Street.
- Provide a public restroom near the riverwalk.
- At Hydropoint Park, remove the dirt around Tubby Memorial and replace with river stones.
- A metal drainage diverter should be installed on the west side of the bridge to protect the mural.
- At the promenade along the Dorsey Street Bridge and parking area, a maintenance routine is needed to maintain a variety of park features including drainage and landscape features.
- Connect Riverwalk to Pine Street with easements and to Moody Pond and provide bike/walk rail in the stairway to Main Street.
- Consider adding sculptural features and creating an "art park" along the Saranac Riverwalk.
- Advance a whitewater kayak park in the Saranac River along the Saranac Riverwalk. An initial feasibility study is being considered and would identify features, access, amenities, parking, maintenance issues, funding, permitting and design.
- Enhance existing parking lot with striped walkways and planted islands.

## POTENTIAL USE CONFLICTS:

- There no known use conflicts.



# SARANAC RIVERWALK | Priority Projects

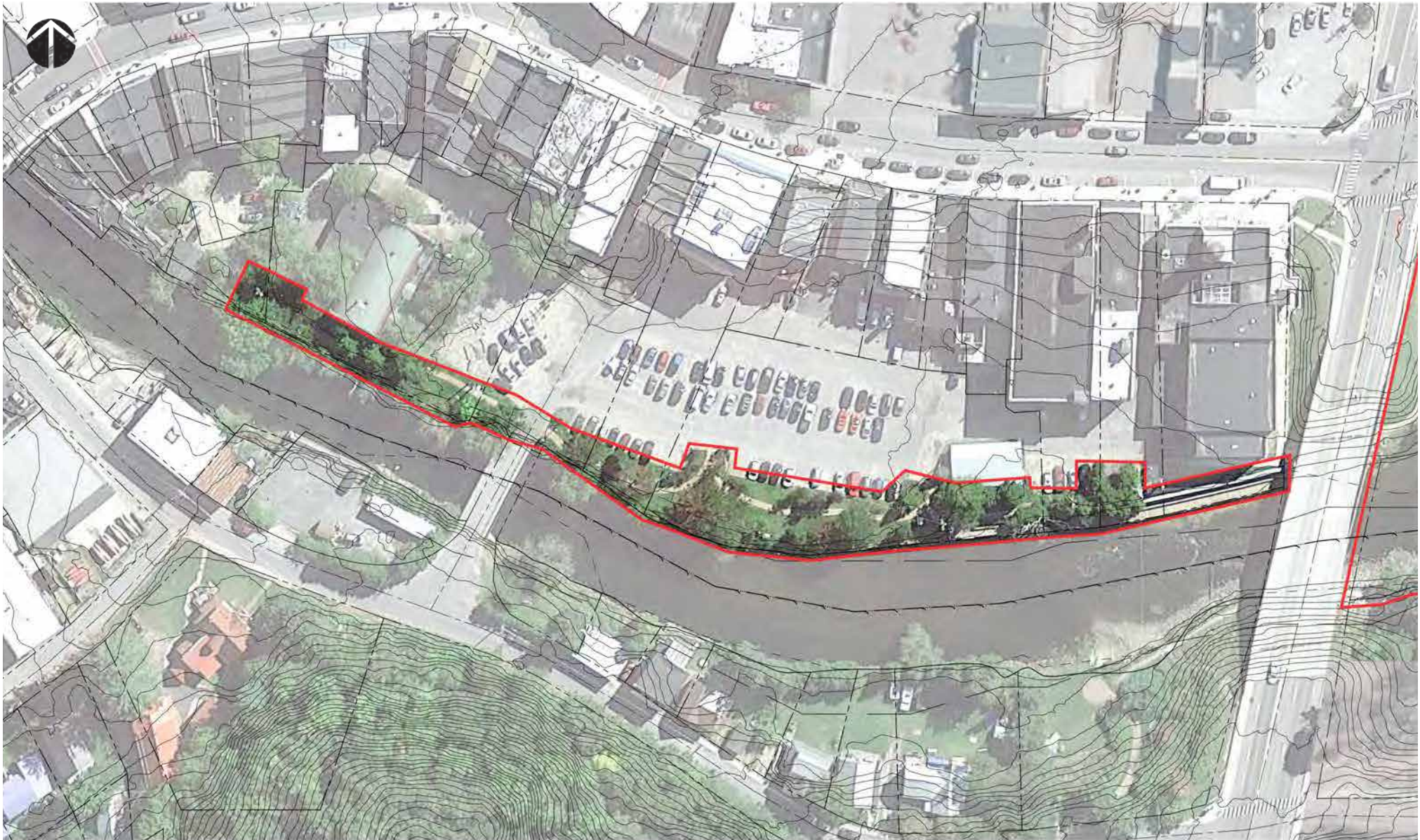
## CURRENT MAINTENANCE TOPICS:

- The landscape should be regularly maintained to provide a safe and aesthetically pleasing environment.
- Strategic views of the Riverwalk from the adjacent streetscape and sidewalks should be identified and cleared.
- Broken benches, pedestrian amenities, bollards, and other safety measures should be maintained and in good condition.
- Drainage systems and structures should be free and clear of debris and in working order, especially in the Dorsey Parking area.
- Ensure the lighting provides for a safe experience.
- Install low fencing around planted areas to keep dogs out.

## PRIORITY PROJECTS:

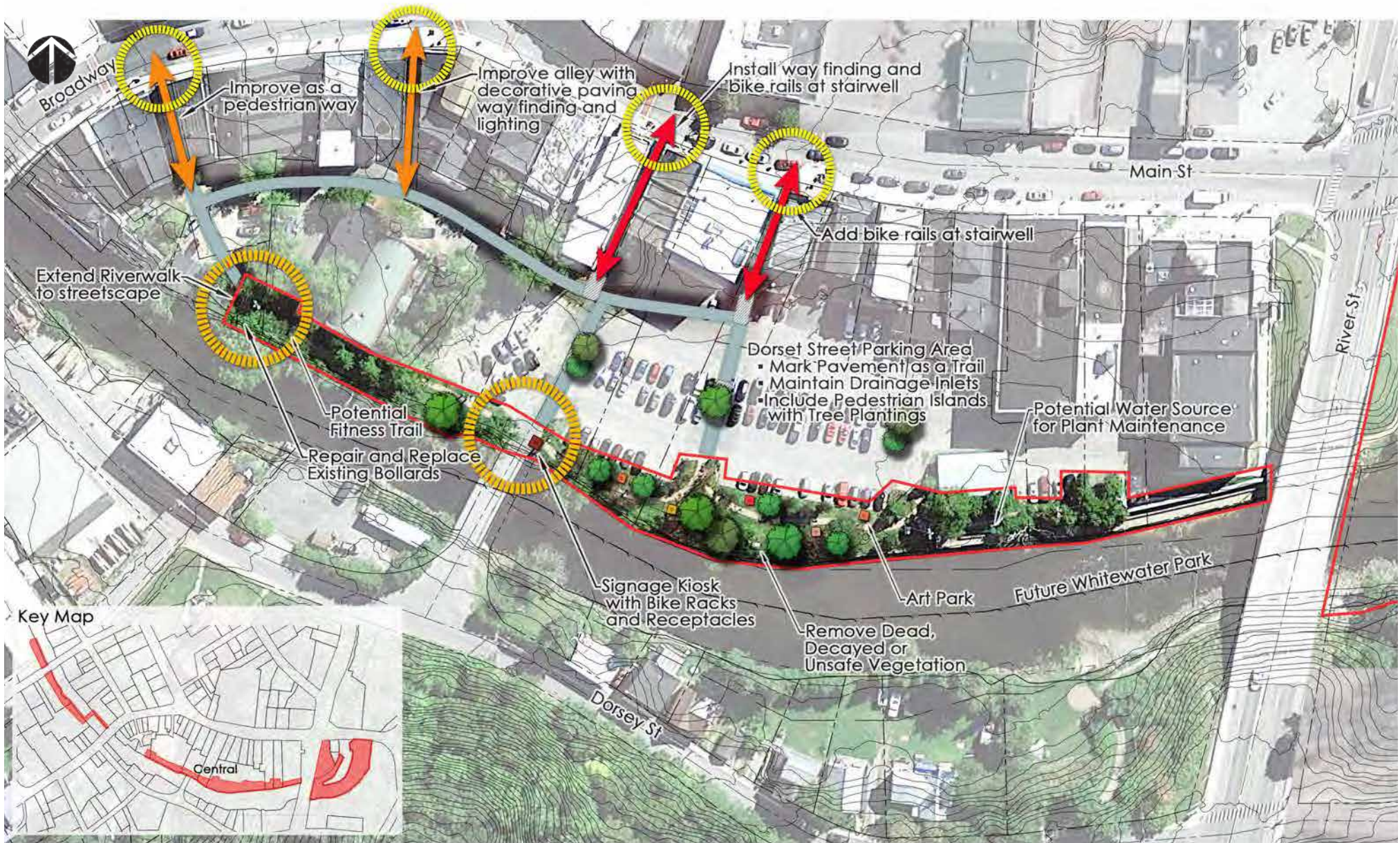
- Improve views of the Saranac River by removing dead trees, limbs and weedy vegetation. This will improve safety and open key views of the river.
- Connect the riverwalk to Main Street and Broadway.
- Provide a water fountain and/or a water source to maintain the landscape in the southwestern portion of the Dorsey Street Parking Area.
- Ensure all drainage features are working along the riverwalk and adjacent parking lots.
- Repair and replace bollards, benches, lighting, and other pedestrian amenities.
- Provide fitness amenities along the riverwalk.
- Provide bike racks, seating, waste and recycle containers, and pet waste stations.
- Provide park signage and a kiosk at the southwestern corner of the Dorsey Street bridge.
- Install wayfinding signage currently developed by the Village.

# SARANAC RIVERWALK | Existing Conditions





# SARANAC RIVERWALK | Concept Plan





# SARANAC RIVERWALK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Wayfinding Signs at Mainstreet Walk	EA	4	\$ 1,000.00	\$4,000
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$6,500</b>
<b><u>Art Installations</u></b>				
Clearing and Pads for art pieces	EA	6	\$ 2,500.00	\$15,000
Art Work (TBD)				TBD
			<b>Art Installations Subtotal</b>	<b>\$15,000</b>
<b><u>Site Improvements</u></b>				
Connecting Walk	SF	8,000	\$ 4.50	\$36,000
			<b>Site Improvements Subtotal</b>	<b>\$36,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Trees (3" Caliper)	EA	8	\$ 750.00	\$6,000
Remove Dead, Decayed, or Unsafe Vegetation	LS	1	\$ 6,500.00	\$6,500
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$12,500</b>
<b><u>Site Accessories</u></b>				
Benches	EA	2	\$ 1,800.00	\$3,600
Trash Receptacles	EA	4	\$ 1,000.00	\$4,000
Portable Toilets	EA	2	\$ 2,000.00	\$4,000
Bicycle Racks	EA	1	\$ 1,200.00	\$1,200
Bollard Replacement	EA	2	\$ 800.00	\$1,600
Bike Rail (Perforated Steel)	EA	2	\$ 5,000.00	\$10,000
			<b>Site Accessories Subtotal</b>	<b>\$24,400</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 2,000.00	\$2,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$2,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$96,000</b>
<b>20% Contingency</b>				<b>\$19,200</b>
<b>15% Design &amp; Permitting</b>				<b>\$14,400</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$130,000</b>





# SKATEPARK

# SKATEPARK | Overview

**NAME:** Saranac Lake SkatePark  
**LOCATION:** Located adjacent to Midtown Parking Lot and the Riverwalk  
**PARK'S PURPOSE:** Skateboarding. Provides healthy activity that challenges children, teenagers, and adults

The SkatePark is centrally located within the Village and is easy walking distance from Saranac Lake neighborhoods and schools. The SkatePark is open to the public and is the only concrete skatepark in the North Country. The park is the busiest park in the Village. Typically, the park is used by 5 to 20 users at any given time and is used throughout the day, whenever the weather is dry. The park is in very good condition and well maintained by the Village, with the help of the skaters.

Families and skaters come from Saranac Lake, the Tri-Lakes area, and other locations. Stakeholders include the Saranac Lake SkatePark Committee and Village residents. Skaters use the park during cold weather, when conditions are dry. Preschool children visit weekdays and use the park to run and play.

## EXISTING AMENITIES:

The site is generally comprised of the concrete skate park feature, landscaping, and waste containers. Although most users walk to the park, the adjacent Midtown parking lot accommodates 26 cars. Lighting improvements are under way.

## POTENTIAL ADDITIONAL AMENITIES:

- Consider opportunities to expand the use of the facility and additional park features including a low rail.
- Lights are requested to extend the park hours. An initial estimate suggested that \$48,000 may be required to provide lighting at the park.
- Provide a water fountain, waste and recycle containers and consider providing irrigation to improve the landscape conditions.
- Consider locating a public restroom nearby or providing a portable toilet.
- A ramp at the east side of the Community Bank parking lot would provide ADA access to the SkatePark, Saranac Riverwalk, Midtown Parking Lot and to Downtown Saranac Lake. This could also address the erosion problems by the hedges.
- Consider events such as "Learn to Skate" for young children and skateboard competitions for all ages.
- Explore the potential to expand the park and include a shelter.
- A covered skating area would extend the season and provide more space for higher-level ability users. Added features would include a flat rail, a mini-bowl, a fun box, a pyramid, a pole jam, and a red slappy curb.
- Provide opportunity for public music/sound system and live music as well as access to electrical outlets and Wi-Fi.

## LEGAL TOPICS:

- Attention to routine inspection, maintenance, and documentation of maintenance.

## POTENTIAL USE CONFLICTS:

- The use of bikes and scooters at the park is not allowed by the Village. It is deemed unsafe due to the limited size of the facility.
- Universal access to the skate park and to the Midtown Parking lot is limited by the stairs at the Community Bank parking lot. Mothers with baby strollers and disabled veterans are experiencing access issues.



# SKATEPARK | Priority Projects

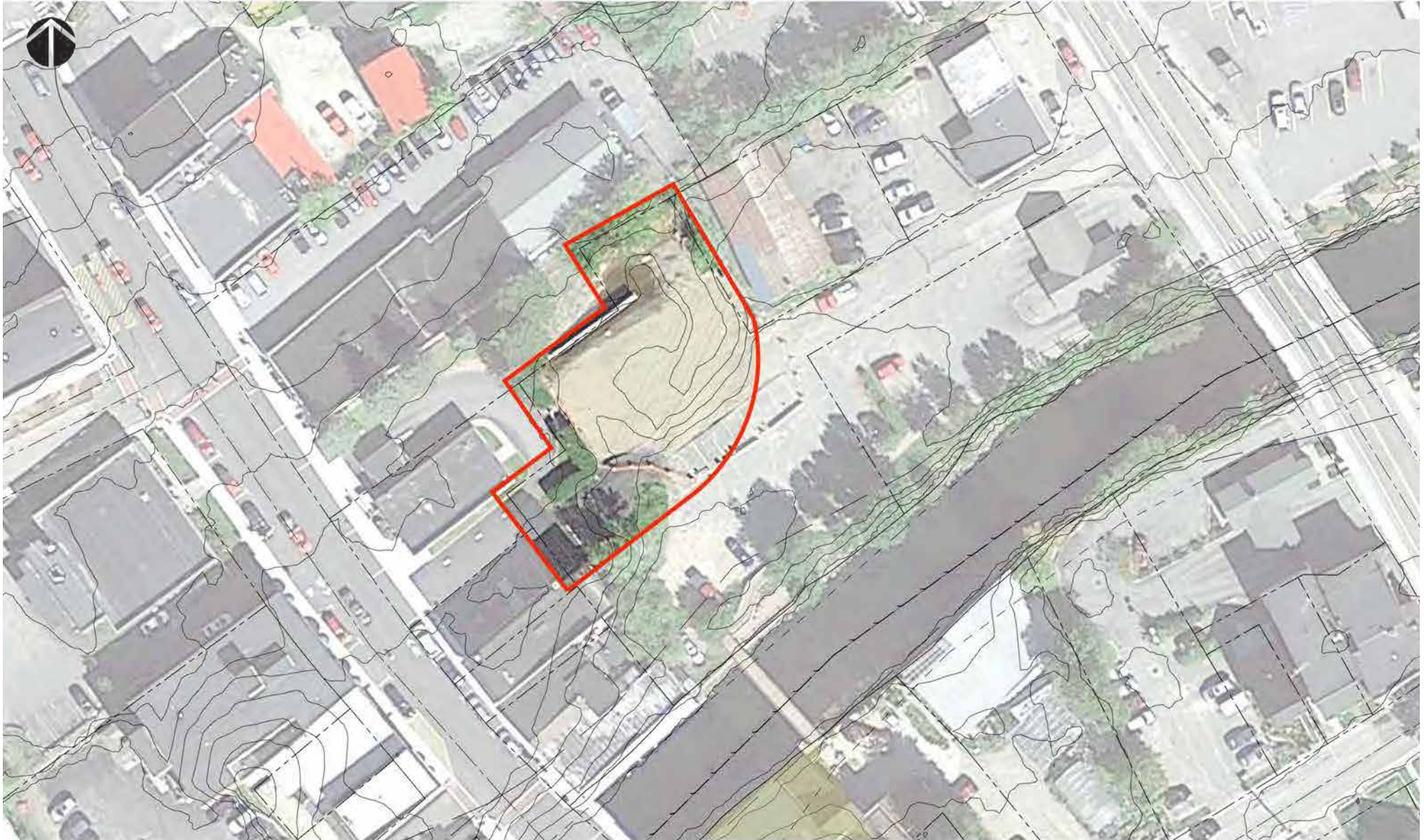
## CURRENT MAINTENANCE TOPICS:

- The concrete of SkatePark is in excellent condition and is low maintenance. Skaters clean the skate area and keep the surface free of debris.
- An erosion problem exists at the steps by the Community Bank parking lot. Soil is eroding around the parking lot steps at the hedge. A wall next to the hedge is needed.
- Improvements to the Midtown parking lot include repair to the retaining wall and paving.
- Industry insurance recommends thorough documented quarterly inspections for needed repairs and provision of maintenance.

## PRIORITY PROJECTS:

- Plans for new lighting is underway.
- Provide a drinking fountain - water source and connection to be determined.
- Provide shade features and a covered area at the east end of the park.
- Address the erosion issue along the parking lot.
- Assess an appropriate location for a portable toilet that is architecturally screened.

# SKATEPARK | Existing Conditions





# SKATEPARK | Concept Plan



# SKATEPARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Structures</u></b>				
Proposed Shade Structure	EA	1	\$ 30,000.00	\$30,000
			<b>Proposed Structures Subtotal</b>	<b>\$30,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,500</b>
<b><u>Site Preparation</u></b>				
Removal of Existing Stairs	LS	1	\$ 4,500.00	\$4,500
Grading and Earthwork	LS	1	\$ 15,000.00	\$15,000
			<b>Site Improvements Subtotal</b>	<b>\$19,500</b>
<b><u>Site Improvements</u></b>				
Proposed Concrete Ramp (4" W/ 5" Subbase)	SF	1,250	\$ 10.00	\$12,500
Proposed Concrete Steps	LS	1	\$ 9,500.00	\$9,500
			<b>Site Improvements Subtotal</b>	<b>\$22,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Proposed Boarder Plantings	SF	1,000	\$ 15.00	\$15,000
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$15,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	2	\$ 1,800.00	\$3,600
Trash Receptacles	EA	1	\$ 1,000.00	\$1,000
Water Fountain	EA	1	\$ 5,000.00	\$5,000
			<b>Site Accessories Subtotal</b>	<b>\$9,600</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 2,000.00	\$2,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$2,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$101,000</b>
<b>20% Contingency</b>				<b>\$20,200</b>
<b>15% Design &amp; Permitting</b>				<b>\$15,150</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$130,000</b>



# SKATEPARK | Concept Rendering







# WARD-PLUMADORE PARK



# WARD-PLUMADORE PARK | Overview

**NAME:** Ward-Plumadore Park  
**LOCATION:** Intersection of Bloomingdale Avenue and Broadway.  
**PARK'S PURPOSE:** Two park benches.

Ward-Plumadore Park is a small 0.3-acre parcel located at a central intersection in the Village of Saranac Lake. Due to its lack of facilities, it is used very little as a park space. However, given its notable and highly visible location it could be better designed to serve as a community gateway feature. The park connects with a utility easement and former Terrace Street R.O.W. that could be improved as a trail for improved Village access.

## EXISTING AMENITIES:

Two park benches, lawn area, minimal landscaping and a retaining wall with stairs.

## POTENTIAL ADDITIONAL AMENITIES:

- A new vision is needed for this park that will capitalize on this prominent location. The topography should be utilized to create a unique landscape setting.
- The Terrace Street R.O.W. should be considered as a potential trail route.
- Consider introducing tables and chairs to bring people into park.
- Install local art/sculpture to enhance park.
- Consider potential public/private partnerships and uses that compliment Bitters & Bones.

## CURRENT MAINTENANCE TOPICS:

- The mural on adjacent parking lot wall needs to be repaired. Maintenance could be funded by a "Generous Act" grant.

## POTENTIAL USE CONFLICTS:

- There are no known use issues.

# WARD-PLUMADORE PARK | Priority Projects

- Develop a plan that utilizes this highly visible park and create an art installation, access, and terraced seating areas.
- Explore seating opportunities with Bitters & Bones.
- Provide a pedestrian connection that utilizes the Terrace Street R.O.W. and topography.
- Better maintain the mural wall and the landscape vegetation. (Remove trees and weeds)



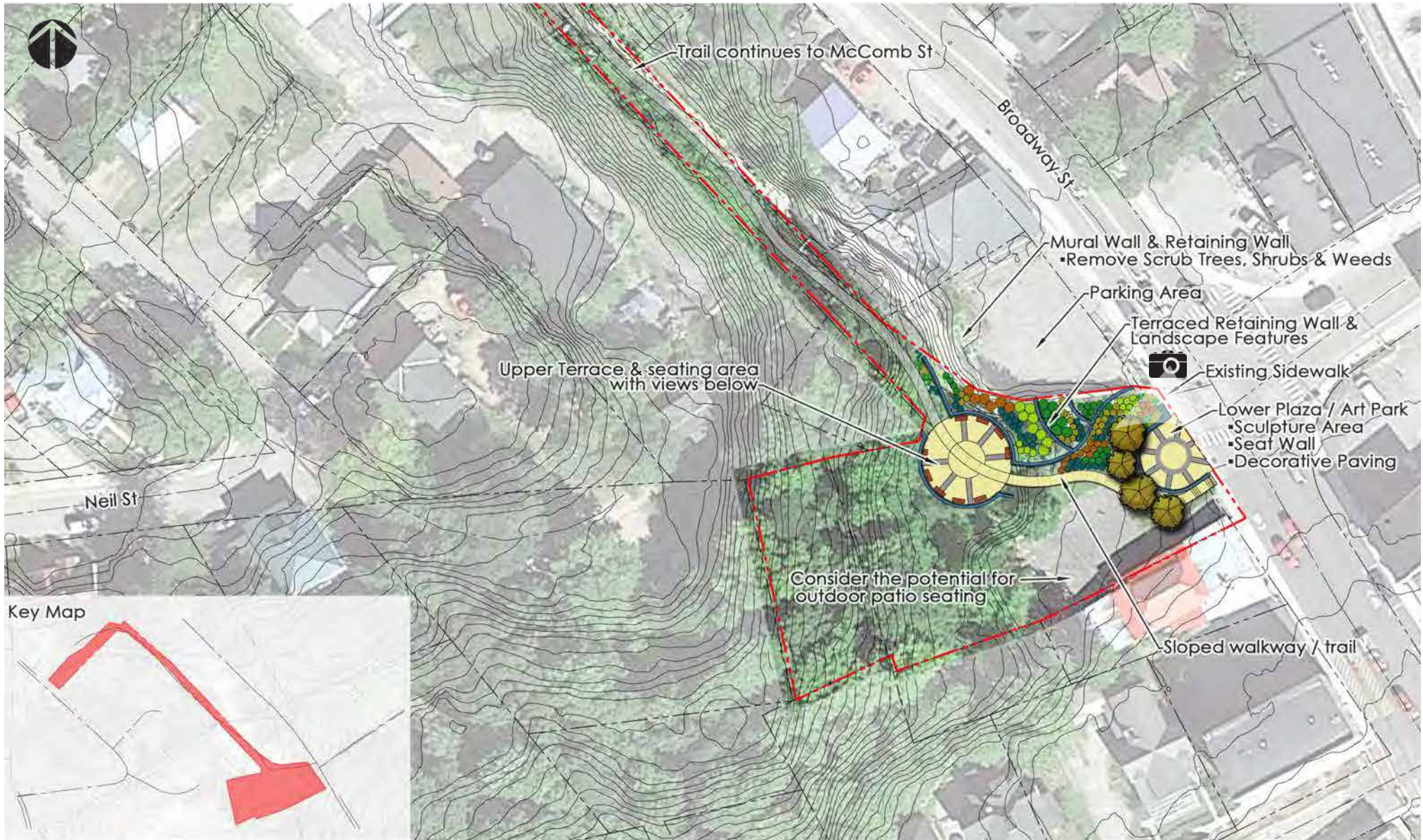
# WARD-PLUMADORE PARK | Existing Conditions



Concept  
Rendering



# WARD-PLUMADORE PARK | Concept Plan





# WARD-PLUMADORE PARK | Concept Rendering



# WARD-PLUMADORE PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
Parking Sign	EA	1	\$ 350.00	\$350
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,500</b>
<b><u>Site Preparation</u></b>				
Tree Removal	EA	3	\$ 500.00	\$1,500
Removal of Existing Hardscape and Structures	LS	1	\$ 35,000.00	\$35,000
Grading and Earthwork	LS	1	\$ 60,000.00	\$60,000
Trail Clearing And Grubbing	SF	3,550	\$ 2.50	\$8,875
Trail General Earthwork / Subbase Preparation	SF	3,550	\$ 3.00	\$10,650
			<b>Site Preparation Subtotal</b>	<b>\$116,025</b>
<b><u>Site Improvements</u></b>				
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	650	\$ 10.00	\$6,500
Decorative Paving Lower Terrace (4" W/ 5" Subbase)	SF	850	\$ 20.00	\$17,000
Decorative Paving Upper Terrace (4" W/ 5" Subbase)	SF	1,650	\$ 20.00	\$33,000
Seat Walls Both Terraces (250 LF)	LS	1	\$ 65,000.00	\$65,000
Terrace Walls (140 LF)	LS	1	\$ 25,000.00	\$25,000
Trail (700 LF Stone Dust)	SF	3,500	\$ 8.00	\$28,000
Art Installation	LS	1	TBD	TBD
			<b>Site Improvements Subtotal</b>	<b>\$174,500</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Trees (3" Caliper)	EA	6	\$ 750.00	\$4,500
Proposed Landscape Beautification-Shrubs & Perennials	SF	1,500	\$ 15.00	\$22,500
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$27,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	2	\$ 1,800.00	\$3,600
Trash Receptacles	EA	1	\$ 1,000.00	\$1,000
			<b>Site Accessories Subtotal</b>	<b>\$4,600</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 6,000.00	\$6,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$6,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$331,000</b>
<b>20% Contingency</b>				<b>\$66,200</b>
<b>15% Design &amp; Permitting</b>				<b>\$47,995</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$445,000</b>





# WILLIAM MORRIS PARK

# WILLIAM MORRIS PARK | Overview

**NAME:** William Morris Park  
**LOCATION:** Corner of Depot Street and Bloomingdale Avenue  
**PARK'S PURPOSE:** The Park is centered around the Adirondack Carousel, but is primarily a young children's park with a modern playground set and outdoor play areas

William Morris Park is a multi-purpose recreational facility in the Village of Saranac Lake and serves as a hub of activity for local families and visitors. The Adirondack Carousel is in the main structure in the park, and serves as a tourist destination showcasing hand carved animals and original artwork. The site is used by patrons of all age groups but is primarily utilized for children's activities.

## EXISTING AMENITIES:

The Adirondack Carousel, playground equipment, bathrooms, walkways, and lawn space are provided in this park. It is universally accessible and provides Internet access. A prominent pavilion stands at the main entrance to this park and provides an iconic architectural feature that is reflective of this Adirondack village.

## POTENTIAL ADDITIONAL AMENITIES:

- Enhance and maintain the existing play equipment.
- Provide more playground equipment, benches, and picnic tables. Additional play equipment could include climbing equipment for up to 30 children, springing ADK animals, swings, slides, and musical play equipment. Other potential play features include interpretive wayfinding/play features, boulders and other natural play features, water-play, and low semi-enclosed spaces.
- There is a desire to enhance and beautify the main entrance to this park and improve carousel visibility. This may be accomplished by replacing and relocating the fence near the entrance kiosk. Other eye-catching features could include representative "carved" carousel animal sculptures behind the pavilion.
- Shaded seating/pergola to increase comfort of users.
- Lighting could be provided.

## CURRENT MAINTENANCE TOPICS:

- The park is in very good and well-maintained condition.

## POTENTIAL USE CONFLICTS:

- There are no known use conflicts at this park.



# WILLIAM MORRIS PARK | Priority Projects

- Improve the park entrance walkway at the intersection by adding a new entrance plaza, new walkways, decorative fencing, benches, and native buffer plantings. Landscape improvements may require the removal of an evergreen tree. The final landscape plan should address the highly visible roadway signage and electric lines.
- Provide additional play features and universally accessible play equipment.
- Maintain open lawn area for flexible play.
- Remove the existing building in the northwest corner of the park.
- Provide a bike rack, seating, waste and recycle containers and a pet waste station.
- Provide park signage for wayfinding and beautification.

# WILLIAM MORRIS PARK | Existing Conditions





# WILLIAM MORRIS PARK | Concept Plan





# WILLIAM MORRIS PARK | Concept Rendering





# WILLIAM MORRIS PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Structure Changes</u></b>				
Paint Pavilion	LS	1	\$ 3,000.00	\$3,000
<b>Proposed Structures Subtotal</b>				<b>\$3,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
<b>Signage &amp; Wayfinding Subtotal</b>				<b>\$2,500</b>
<b><u>Site Preparation</u></b>				
Remove Existing Walk (Road side)	LS	1	\$ 3,000.00	\$3,000
Remove Existing Fence (Road side)	LS	1	\$ 2,500.00	\$2,500
<b>Site Preparation Subtotal</b>				<b>\$5,500</b>
<b><u>Site Improvements</u></b>				
Decorative Fence with Masonry Stone Columns	LF	200	\$ 90.00	\$18,000
Concrete walk	SF	1,500	\$ 10.00	\$15,000
Proposed Carousel Animal Sculptures	EA	4	\$ -	TBD
Proposed Carousel Animal Sculptures Concrete Pads	EA	4	\$ 2,000.00	\$8,000
New Play Equipment	LS	1	\$ 20,000.00	\$20,000
<b>Site Improvements Subtotal</b>				<b>\$61,000</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Shrub & Perennial Beds	SF	600	\$ 15.00	\$9,000
Trees (3" Caliper)	EA	6	\$ 750.00	\$4,500
<b>Plantings &amp; Landscaping Subtotal</b>				<b>\$13,500</b>
<b><u>Site Accessories</u></b>				
Benches	EA	6	\$ 1,800.00	\$10,800
Trash Receptacles	EA	2	\$ 1,000.00	\$2,000
<b>Site Accessories Subtotal</b>				<b>\$12,800</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 2,000.00	\$2,000
<b>Erosion and Sediment Control Measures Subtotal</b>				<b>\$2,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$100,000</b>
<b>20% Contingency</b>				<b>\$20,000</b>
<b>15% Design &amp; Permitting</b>				<b>\$15,000</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$135,000</b>



# WILLIAM WALLACE PARK



# WILLIAM WALLACE PARK | Overview

**NAME:** William Wallace Park and Beach, referred to as Lake Colby Beach  
**LOCATION:** On Lake Colby, next to Moir Rd, off of Broadway (Rt. 86).  
**PARK'S PURPOSE:** Swimming and beach activity including volleyball and open space play.

The Lake Colby beach area provides a scenic lakefront setting for a variety of uses. The water quality is good and the beach area is maintained but the overall park facility is not well utilized due to poor lawn drainage. Swimming is allowed while life guards are present, otherwise the entire park is locked and not open for use. The existing structure on the site is in very poor condition and should be removed. A new bathroom structure should be constructed in a different location on the property if the regulatory permitting allows.

Community leaders recognize that the Village of Saranac Lake must successfully package a blend of the Village's best recreational resources to retain and attract new businesses and residents. The Lake Colby beach represents an important community asset and must be improved. Lake Colby has an established history of public use for over 35 years and is a cherished community resource.

## EXISTING AMENITIES:

The building on site provides restrooms and changing areas. A gravel parking area and picnic tables are also located in the park. A large lawn and other amenities provide opportunity for various outdoor recreational activities for families with young children, water sports enthusiasts, and nature lovers. The beach is a convenient driving distance from the Village center.

## POTENTIAL ADDITIONAL AMENITIES:

- Access should be provided to the park while lifeguards are not present.
- A new beach building and bathrooms should be constructed. Provide ADA access to existing restrooms if a new structure is not built.
- Additional playground equipment with slides and climbing features are desired. Consider a waterplay area. The Lake Everest Park in Wilmington provides a good example of playground amenities.
- Provide picnic tables, a pavilion, grills, and a fire area.
- Provide a universally accessible fishing pier and kayak/canoe hand-launch with access from Moir Drive. Also consider a boardwalk connection from the dock to the main park.
- Shade should be provided at the edge of the beach area without impacting the primary recreational opportunities at this park.
- Maintain open views throughout the park that allow children to play in the water, on the beach, and in the lawn area.
- Additional landscape plantings could enhance the park to partially screen the road and reduce wind effects, especially at the north end of the parking area.
- The lawn area should be expanded to provide for greater recreational use of the site.
- Consider commercial rental opportunities for kayaks, canoes and SUPs.
- Develop a plan and facilities for four-season use of the park that may include ice skating, ice-fishing, or motorized winter sports. Coordinate with the Lake Colby Association.
- Expand youth and family programs/facilities.
- Enhance sidewalk and trail connections to the park to/from the Village, adjacent parklands and recreational centers.

## LEGAL TOPICS:

- Currently the park is not open when a lifeguard is not present. The Village is investigating ways to provide access to the park.

## POTENTIAL USE CONFLICTS:

- See "Legal Topics" above.

# WILLIAM WALLACE PARK | Priority Projects

## CURRENT MAINTENANCE TOPICS:

- Improve the quality of the beach area with better sand.
- Improve drainage in the lawn area.
- The existing building is in very poor condition.

## PRIORITY PROJECTS:

- Investigate Department of Health regulations regarding park use when a life guard is not present. Identify a strategy to expand park hours to provide access to the park. Consider a potential fence around the beach area and signage.
- Replace/Rehabilitate the existing bathhouse based on feasible construction costs and governing regulations. In the near-term, provide a sheltered and screened enclosure for portable toilets and changing area.
- Consider adding a picnic pavilion and/or design as an extension of a new bathhouse. If a separate pavilion is constructed it could serve as a shelter and warming hut for multi-seasonal activities and winter sports.
- Improve the sand beach area and provide children's play equipment.
- Address the drainage issues in the southwestern lawn area.
- Improve the park entrance, parking area, signage, and emergency access drive.
- Provide a park sign and user regulation signage.
- Explore opportunities to expand winter recreational activities.
- Move the accessible garden beds to the community garden site on Old Lake Colby Road.



# WILLIAM WALLACE PARK | Existing Conditions





# WILLIAM WALLACE PARK | Concept Plan





# WILLIAM WALLACE PARK | Concept Rendering



# WILLIAM WALLACE PARK | Preliminary Opinion of Probable Cost

ITEM	UNITS	QUANTITY	COST PER UNIT	TOTAL
<b><u>Proposed Structures</u></b>				
800 SF Pavilion (Design TBD)	EA	1	\$ 65,000.00	\$65,000
1850 SF Beach Restrooms (Allowance) *	EA	1	\$ 300,000.00	\$300,000
			<b>Proposed Structures Subtotal</b>	<b>\$365,000</b>
<b><u>Signage &amp; Wayfinding</u></b>				
Entrance Sign	EA	1	\$ 2,500.00	\$2,500
			<b>Signage &amp; Wayfinding Subtotal</b>	<b>\$2,500</b>
<b><u>Site Improvements</u></b>				
Proposed Parking Improvements Site Prep	CY	1,000	\$ 35.00	\$35,000
Proposed Parking Improvements (Asphalt w/ striping)	SF	26,000	\$ 9.00	\$234,000
Proposed Parking Entry/Exit and Gate Improvements	EA	2	\$ 5,500.00	\$11,000
Proposed Hand Launch Parking Site Prep	CY	175	\$ 45.00	\$7,875
Proposed Hand Launch Parking (Asphalt w/ striping)	SF	4,650	\$ 9.00	\$41,850
Proposed Concrete Excavation and Site Prep.	CY	335	\$ 35.00	\$11,725
Proposed Concrete Sidewalks (4" W/ 5" Subbase)	SF	4,500	\$ 10.00	\$45,000
Universally Accessible Hand Launch and Ice Fishing	EA	1	\$ 20,000.00	\$20,000
Alternate - Decorative Fencing around Beach	LF	450	\$ 45.00	\$20,250
			<b>Site Improvements Subtotal</b>	<b>\$426,700</b>
<b><u>Plantings &amp; Landscaping</u></b>				
Shrub & Perennial Beds	SF	1,000	\$ 15.00	\$15,000
Trees (3" Caliper)	EA	20	\$ 750.00	\$15,000
			<b>Plantings &amp; Landscaping Subtotal</b>	<b>\$30,000</b>
<b><u>Site Accessories</u></b>				
Benches	EA	4	\$ 1,800.00	\$7,200
Picnic Tables	EA	6	\$ 1,600.00	\$9,600
			<b>Site Accessories Subtotal</b>	<b>\$16,800</b>
<b><u>Erosion and Sediment Control Measures</u></b>				
Silt Fence & Inlet Protection (1-2% of Total Cost)	LS	1	\$ 11,000.00	\$11,000
			<b>Erosion and Sediment Control Measures Subtotal</b>	<b>\$11,000</b>
<b>Cost Estimate Subtotal (rounded)</b>				<b>\$852,000</b>
<b>20% Contingency</b>				<b>\$170,400</b>
<b>15% Design &amp; Permitting</b>				<b>\$127,800</b>
<b>Total Preliminary Estimate of Cost</b>				<b>\$1,150,000</b>

\* Public Restroom size may vary - final size to be designed to meet DOH regulations