

**Lowell Parks and Recreation Committee
Regular Meeting Agenda
Thursday, March 11th at 7:00 P.M.
Maggie Osgood Library, 70 N. Pioneer Street**

This meeting will be held electronically through Zoom. Members of the public are encouraged to provide comment or testimony through the following:

- Joining by phone, tablet, or PC. For details, click on the event at www.ci.lowell.or.us.
- In writing, by using the drop box at Lowell City Hall, 107 East Third Street, Lowell, OR 97452
- By email to: jcaudle@ci.lowell.or.us

Call to Order/Roll Call

Councilors: Chairperson O'Regan ____ Wild ____ Moreci ____ Brazill ____

Approval of Agenda

Consent Agenda: Committee members may request an item be removed from the Consent Agenda to be discussed as the first business item of the meeting.

- Approval of the Minutes for the February 27, 2020 committee meeting

Old Business:

New Business:

1. Prioritizing program elements from the "Lowell Parks Master Plan" from May 2019.

Other Business

Chairperson Comments

Community Comments

Adjourn

<p>The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to the City Clerk, Joyce Donnell, at 541-937-2157.</p>
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**City of Lowell
Parks and Recreation Committee Meeting Minutes
Thursday, February 27, 2020
Maggie Osgood Library**

Call to Order: 7:33 P.M. by Chair Hall O'Regan

Committee Members Present: Hall O'Regan, Joe Brazil, George Wild
Committee Members Absent: Tony Moreci

Selection of Committee Chair and Vice-Chair: George Wild moved to nominate Hall O'Regan for Chair and Tony Moreci for Vice-Chair, second by Joe Brazil. **PASS 3:0**

Approval of the minutes: Hall O'Regan moved to approve minutes from October 3, 2019, second by George Wild. **PASS 3:0**

Old Business: None

New Business:

- **Lowell School District Summer Recreation Program** – CA presented request from Lowell School District. Discussion followed. **Hall O'Regan moved to approve \$2,000 for the Lowell School District Summer Recreation Program, second by George Wild. PASS 3:0**
- **Discuss Food Vendor in Rolling Rock Park** – John and Hailey Henry who own 'The Little Red Wagon' presented a request to park a food cart at Rolling Rock Park. A sample menu was provided, with pictures of the food cart. They would need space at the park with electrical and water hookups. Discussion followed on possibly requiring a monthly base fee to cover expenses. **Joe Brazil moved to recommend for approval to allow Food Vendor in Rolling Rock Park to City Council, second by Hall O'Regan. PASS 3:0**
- **Discuss OPRD Local Government Grant Program** - CA presented information on applying for grants again and discussion on goals and timeline.
- **Discuss Paul Fisher Park Irrigation System** – CA presented information on irrigation system and discussed changes to the conceptual master plan for Paul Fisher Park due to the future movement of City Hall. **Hall O'Regan moved to approve recommendation to apply for Local Government Grant Program and Land and Water Conservation Fund Grant Program for Rolling Rock Park, second by George Wild. PASS 3:0**
- **Debriefing on Cannon Street Design Open House** - CA reported that 15-20 people attended the open house and consensus was to have parallel and angle parking on Cannon Street. Discussion followed on improvements to the area. **George Wild moved to recommend Cannon Street Design to City Council, second by Hall O'Regan. PASS 3:0**

Other business: The continued vacancy of one committee position was discussed and were encouraged to let people know.

Adjourn: 9:10 P.M.

Approved: _____
Hall O'Regan – Chair

Attest: _____
Jared Cobb – City Recorder

Agenda Item Sheet

City of Lowell Parks and Recreation Committee

Type of item:	Discussion
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Item title/recommended action:

Prioritizing program elements from the "Lowell Parks Master Plan" from May 2019.

Justification or background:

This item is placed on the agenda for the committee to develop recommendations on how the program elements from the parks master plan should be prioritized. It is recommended that committee members identify 5 to 10 program elements from the master plan and prioritize these elements from highest to lowest priority. This priority ranking will help city staff and the city council determine which items to place in the for consideration in the upcoming budget cycle, as well as which items we can start implementing now.

Attachments:

Volume II of parks master plan showing concept plans, program element lists, and line-item budgets for each of the city's parks.

Meeting date:	03/11/2021
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Prepared for:
City of Lowell

107 E 3rd Street
Lowell, OR 97452

Prepared by:



**School of Planning, Public
Policy and Management**

Institute for Policy Research and Engagement

LOWELL PARKS MASTER PLAN

MAY 2019

VOLUME II: PARK CONCEPT PLANS

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Special Thanks & Acknowledgements

Institute of Policy Research and Engagement wishes to thank the following individuals for their assistance with this project. We thank Jared Cobb (City Administrator) for their advice and assistance throughout the project. We also thank the Lowell Parks and Recreation Master Plan Steering Committee for their dedication to this project.

Lowell Parks and Recreation Master Plan Steering Committee

Jerry Bjornstad
Joseph Brazill*
Aaron Graham
Sara Mikulich*
Tony Moreci*

Hall O'Regan*
Mary Wallace
George Wild*
Tristan Woodhurst

* Member of the Lowell Parks and Recreation Committee

Institute for Policy Research and Engagement Team

Robert Parker, Program Director
Michael Howard, Project Manager
Greg Oldson, Lead Designer
Steve Dobrinich, Project Associate
Riley Clark-Long, Student Research Associate
Andrew Schurr, Student Research Associate
Amber Shackelford, Project Associate

About the Institute for Policy and Research Engagement

The Institute for Policy Research and Engagement (IPRE) is a research center affiliated with the Department of Planning, Public Policy, and Management at the University of Oregon. It is an interdisciplinary organization that assists Oregon communities by providing planning and technical assistance to help solve local issues and improve the quality of life for Oregon residents. The role of the IPRE is to link the skills, expertise, and innovation of higher education with the transportation, economic development, and environmental needs of communities and regions in the State of Oregon, thereby providing service to Oregon and learning opportunities to the students involved.

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Rolling Rock Park Concept Plan

Introduction

Rolling Rock Park is currently an approximately 1.6 acre park located in the center of downtown Lowell, adjacent to North Shore Drive. Its main features include historical exhibits that showcase the town’s logging and railroad heritage, along with an amphitheater and open lawn areas that accommodate some of the Lowell’s summer events like the Blackberry Jam and the Farmer’s Market.

The town of Lowell is currently undergoing a planning process to re-envision a vibrant downtown infrastructure for new businesses, municipal buildings, residential living and public spaces. Within this master plan, Rolling Rock Park would become a slightly larger 2 acre park that is consolidated into a large block as opposed to its current linear layout. ICPE and the town of Lowell have come up with the following goals and conceptual plan to guide the development of the newly envisioned Rolling Rock Park.



Rolling Rock Park
Source: Institute for Policy Research and Engagement

- Develop versatile park spaces that can accommodate a variety of uses and events including the Farmer’s Market and Blackberry Jam.
- Represent important aspects of Lowell’s history through interactive and educational display and interpretation.

Goals

- Create a “Central Park” for Lowell that provides a diverse and vibrant open space to connect existing neighborhoods and schools with future downtown development.

Design Elements & Use Areas

Circulation - Develop a hierarchy of pathways and park entrances to allow visitors to access various use areas throughout the park and to connect to existing and future development. The

majority of pathways throughout the park will be 5-6' wide poured concrete. The grading of all pathways should conform to ADA design guidelines to allow equal access to and throughout the park for all abilities.

Parking - Create parallel parking on all adjacent streets (North Shore Drive, South Moss Street, Cannon Street, East Main Street).

Trees - A variety of trees should be located throughout the park to provide shade for seating and picnic areas as well as providing seasonal beauty. The West and South sides of the park will have the highest density of trees to provide some evening shade at events and provide some canopy for the playground and picnic areas. All trees within the park must be pruned for safety and to maintain open sightlines throughout the park. Native and drought tolerant species should be selected whenever possible.

Seating - Seating benches should be located throughout the park. Location and installation of benches can happen over time as areas are assessed for need, including; shade, views, and proximity to other park features (playground, pathways).

Picnic Pavilions and dispersed picnic tables - Picnic pavilions and tables are represented in the Rolling Rock concept plan. Because of the high cost of a new park, both of these amenities should be

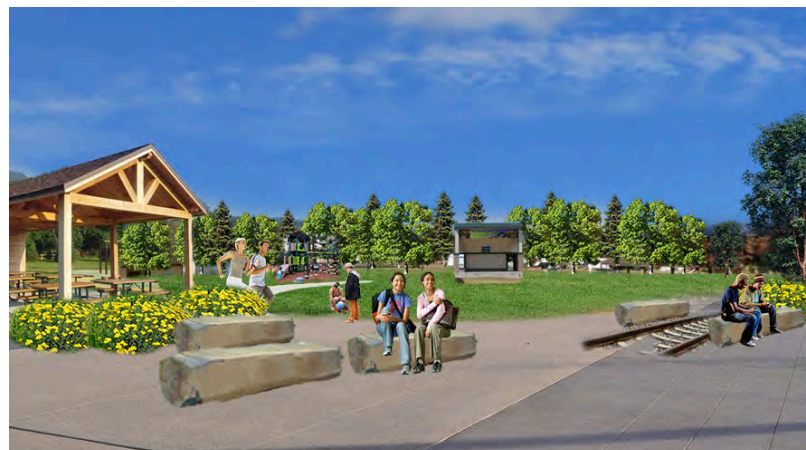
assessed regarding their need and location, and could be phased in at a later time. Reuse of materials from the existing picnic pavilions should be considered.

USE AREAS

Historic Caboose and Railroad

Interpretation - The concept plan proposes using the caboose as an interpretive feature along North Shore Drive. Portions of track will be constructed parallel to the historic alignment and inter-planted with grasses and flowering perennials to provide a nostalgic feel along with relaying the historic utility of the railroad. Interpretive signage should be provided as necessary, and some of the existing railroad features (lights, crossing signals) can be used to expand the historical and educational value for visitors.

Park Entrance Plaza - The northeast entrance is designed as the main entrance to the park, following work completed with the Lowell Downtown Master Plan. In order to connect with future urban planning, this will be a broad entrance that opens into the park looking onto the amphitheater and bandstand. This plaza is designed



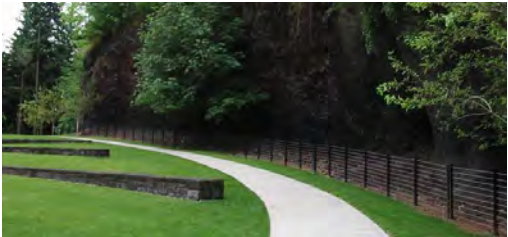
to give recognition to the historic railroad line while also providing colorful plantings and seating benches to relax and enjoy the space. This plaza should also include park signage in addition to allowing space for public art. Whenever possible local materials should be used. This may include locally quarried basalt columns for seating benches or repurposed steel railroad track in the landscape and for construction of signage and other structures (pavilions).



Tree Grove Picnic and Interpretive Area – The tree grove will be planted with native and drought tolerant species to provide shade for a dispersed picnic area. Native species and species with particular importance to the logging industry can be marked with interpretation and used as an educational element. This area could also act as a site to display some of the existing logging equipment.



Amphitheater Seating Area – The amphitheater area will be regraded to allow for at least two 18” high terraced seating benches. The seating benches can be constructed from poured concrete, or local basalt can be used either as a veneer or stacked as a rough boulder wall. The surrounding amphitheater area will be maintained as relatively level grass terraces.



Covered Picnic Pavilion – The concept design proposes a 60’ x 30’ covered pavilion toward the northeast corner of the park. The pavilion would provide covered seating for picnic tables as well as restrooms and a small concessions area.





Playground – A small playground area is proposed in the concept design to diversify the park and provide activities for multiple age groups. Playground equipment should provide for a diversity of uses along with consideration for ADA access. A tall central tower structure could provide children with amazing views of the park and the surrounding natural landscape.

Open Lawn – The east side of the park, including a large lawn area, is designed as flexible open space to accommodate events like the Farmer’s Market, as well as being a versatile space for other active or passive uses. This flexible lawn area will be relatively level to serve as an events space and will be easily accessible from either Cannon or East Main Street.

Rolling Rock Park Design Concept



- | | | |
|---|--|--|
| ① HISTORIC CABOOSE AND RAILROAD INTERPRETATION | ⑦ EXISTING BANDSTAND |  PICNIC TABLE |
| ② PARK ENTRANCE PLAZA | ⑧ TREE GROVE (PICNIC AREA) |  BENCHES |
| ③ SEATING BENCHES (BASALT COLUMNS OR FORMED CONCRETE) | ⑨ SMALL PLAYGROUND |  COVERED PICNIC PAVILIONS |
| ④ BUS STOP | ⑩ OPEN LAWN (FLEXIBLE SPACE USED FOR FARMERS MARKET) |  SOFT TRAIL |
| ⑤ AMPHITHEATER SEATING AREA | | |
| ⑥ COVERED PICNIC PAVILION (COULD INCLUDE CONCESSIONS AND RESTROOMS) | | |

Rolling Rock Park Cost Estimate

Program Element	Quantity	Unit	Cost/Unit	Total
Phase I (Primary infrastructure)				
SITE PREPARATION/DEMOLITION				
Removal of existing paths	1,000	Sq. Ft.	\$ 1.00	\$ 1,000.00
Site clearing and grading	87,120	Sq. Ft.	\$ 0.50	\$ 43,560.00
HARD SURFACES				
Paths				
5' hard surface paths (4" concrete)	2300	Sq. Ft.	\$ 8.50	\$ 19,550.00
4' soft paths	500	Sq. Ft.	\$ 3.50	\$ 1,750.00
Entry Plaza				
Seating walls with basalt veneer	60	In. ft.	\$ 30.00	\$ 1,800.00
Concrete flatwork	3900	In. ft.	\$ 8.50	\$ 33,150.00
Amphitheater Area				
Seating walls	250	In. ft.	\$ 30.00	\$ 7,500.00
Playground Area				
Concrete curb	155	In. ft.	\$ 30.00	\$ 4,650.00
Playground surfacing (wood chips)	122	CY	\$ 32.00	\$ 3,904.00
6" Drainage rock	61	CY	\$ 18.40	\$ 1,122.40
STRUCTURES				
50' x 30' Pavilion with Restroom and concessions	1	Each	\$ 200,000.00	\$ 200,000.00
Play Equipment	1	Each	\$ 75,000.00	\$ 75,000.00
Relocate Caboose	1	ls	\$ 8,000.00	\$ 8,000.00
LANDSCAPING AND IRRIGATION				
Vegetation				
Trees (2" caliper) (does not include street trees)	14	Each	\$ 250.00	\$ 3,500.00
Conifers (6-7') (does not include street trees)	12	Each	\$ 150.00	\$ 1,800.00
Planting beds (Soil prep, fertilizers, plant materials, mulch)	3780	Sq. Ft.	\$ 3.50	\$ 13,230.00
New Lawn (includes soil prep)	70000	Sq. Ft.	\$ 1.25	\$ 87,500.00
Irrigation	1	ls	\$ 30,000.00	\$ 30,000.00
SITE FURNISHINGS				
Site Amenities				
Picnic tables	4	Each	\$ 1,500.00	\$ 6,000.00
Seating benches (6' ADA)	4	Each	\$ 1,000.00	\$ 4,000.00
Bike racks	6	Each	\$ 300.00	\$ 1,800.00
Garbage can	3	Each	\$ 750.00	\$ 2,250.00
New entrance signage	1	Each	\$ 1,500.00	\$ 1,500.00
Lighting				
Along paths (75' oc)	7	Each	\$ 4,500.00	\$ 31,500.00
SUBTOTAL			\$	584,066.40
Add 10% Design/Engin			\$	58,406.64
Add 15% Contingency			\$	87,609.96
Add 2% Fees			\$	11,681.33
TOTAL			\$	741,764.33

Phase II (Additional amenities)				
STRUCTURES				
20' diameter covered picnic pavilion	2	Each	\$ 30,000.00	\$ 60,000.00
SITE FURNISHINGS				
Site Amenities				
Picnic tables	4	Each	\$ 1,500.00	\$ 6,000.00
Seating benches (6' ADA)	4	Each	\$ 1,000.00	\$ 4,000.00
SUBTOTAL			\$	70,000.00
Add 10% Design/Engin			\$	7,000.00
Add 15% Contingency			\$	10,500.00
Add 2% Fees			\$	1,400.00
TOTAL			\$	88,900.00

Rolling Rock Park Cost Estimate

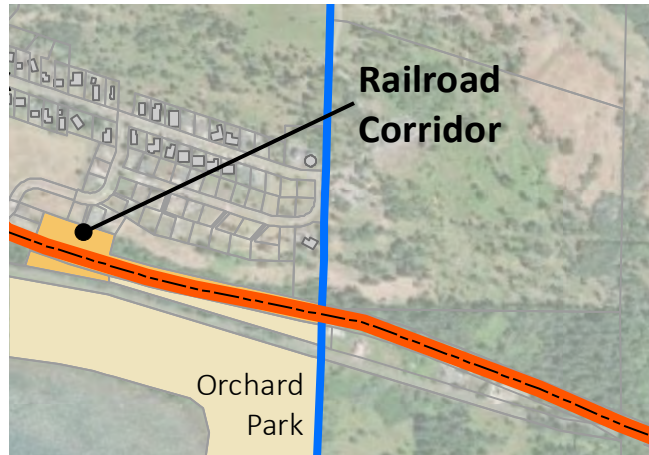
Program Element	Quantity	Unit	Cost/Unit	Total
Phase I (Primary infrastructure)				
SITE PREPARATION/DEMOLITION				
Removal of existing paths	1,000	Sq. Ft.	\$ 1.00	\$ 1,000.00
Site clearing and grading	87,120	Sq. Ft.	\$ 0.50	\$ 43,560.00
HARD SURFACES				
Paths				
5' hard surface paths (4" concrete)	2300	Sq. Ft.	\$ 8.50	\$ 19,550.00
4' soft paths	500	Sq. Ft.	\$ 3.50	\$ 1,750.00
Entry Plaza				
Seating walls with basalt veneer	60	ln. ft.	\$ 30.00	\$ 1,800.00
Concrete flatwork	3900	ln. ft.	\$ 8.50	\$ 33,150.00
Amphitheater Area				
Seating walls	250	ln. ft.	\$ 30.00	\$ 7,500.00
STRUCTURES				
50' x 30' Pavilion with Restroom and concessions	1	Each	\$ 200,000.00	\$ 200,000.00
Relocate Caboose	1	ls	\$ 8,000.00	\$ 8,000.00
LANDSCAPING AND IRRIGATION				
Vegetation				
Trees (2" caliper) (does not include street trees)	14	Each	\$ 250.00	\$ 3,500.00
Conifers (6-7') (does not include street trees)	12	Each	\$ 150.00	\$ 1,800.00
Planting beds (Soil prep, fertilizers, plant materials, mulch)	3780	Sq. Ft.	\$ 3.50	\$ 13,230.00
New Lawn (includes soil prep)	70000	Sq. Ft.	\$ 1.25	\$ 87,500.00
Irrigation	1	ls	\$ 30,000.00	\$ 30,000.00
SITE FURNISHINGS				
Site Amenities				
Picnic tables	8	Each	\$ 1,500.00	\$ 12,000.00
Seating benches (6' ADA)	8	Each	\$ 1,000.00	\$ 8,000.00
Bike racks	6	Each	\$ 300.00	\$ 1,800.00
Garbage can	3	Each	\$ 750.00	\$ 2,250.00
New entrance signage	1	Each	\$ 1,500.00	\$ 1,500.00
Lighting				
Along paths (75' oc)	7	Each	\$ 4,500.00	\$ 31,500.00
SUBTOTAL				\$ 509,390.00
Add 10% Design/Engin				\$ 50,939.00
Add 15% Contingency				\$ 76,408.50
Add 2% Fees				\$ 10,187.80
TOTAL				\$ 646,925.30

Phase II (Playground/Additional structures)				
Playground Area				
Concrete curb	155	ln. ft.	\$ 30.00	\$ 4,650.00
Playground rubber surfacing	3300	SF	\$ 11.00	\$ 36,300.00
Playground Concrete pad for rubber surface	3300	SF	\$ 8.00	\$ 26,400.00
STRUCTURES				
20' diameter covered picnic pavilion	2	Each	\$ 30,000.00	\$ 60,000.00
Play Equipment	1	Each	\$ 75,000.00	\$ 75,000.00
SUBTOTAL				\$ 202,350.00
Add 10% Design/Engin				\$ 20,235.00
Add 15% Contingency				\$ 30,352.50
Add 2% Fees				\$ 4,047.00
TOTAL				\$ 256,984.50

Railroad Corridor Park Concept Plan

Introduction

Railroad Corridor Park is composed of approximately 7.5 acres of land and is located on the eastern edge of Lowell's urban growth boundary. Other than the railroad corridor itself, much of the property has steep slopes and is densely vegetated with Douglas fir upland forest. The city owned property, with its stable and relatively level railroad bed, provides an excellent opportunity to develop a trailhead and short, forested trail. ICPE has developed the following concept plan and design recommendations to utilize this section of old railroad corridor as the



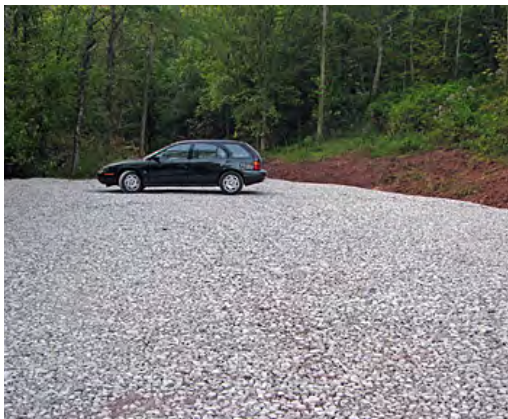
Location of Railroad Corridor Park property

Source: Institute for Policy Research and Engagement

beginning of an expanded local trail system and to capitalize on the railroad's historic significance.

Design Elements & Use Areas

TRAILHEAD DEVELOPMENT



Parking – A parking area will be constructed at the west end of the park off of Weteau Drive. Initially this parking area will be crushed gravel and should accommodate 5-10 vehicles. Over time, if trail use increases, it may be worth considering paving the parking area with asphalt or concrete. This would also allow ADA accessibility to the Railroad Corridor portion of the trail.



Trailhead information – A small kiosk will be installed at the trailhead. Some useful information may include: rules and regulations, trail maps, historical railroad interpretation, and other information about forest restoration efforts or local ecological systems.

TRAILHEAD DEVELOPMENT



Railroad Corridor Trail – The main trail along the historic railroad right of way will be an 8’ wide crushed gravel trail. This approximately ¼ mile trail will provide an easy walking, jogging or biking experience. Some amenities along the trail could include seating benches as well as constructed overlook areas to utilize views through the forest towards Dexter Reservoir. This trail has the potential to eventually continue along the railroad right of way, connecting to Lookout Point and even as a long term connection to the Eugene to Pacific Crest Trail (PCT). Paving this ¼ mile section should be considered in the future to provide accessibility to all.

Connecting trails – As a small hub in the local trail system, efforts should be made to connect this trailhead to Orchard Park and to Lowell’s downtown area. A 3’ crushed gravel trail will be constructed to connect the Railroad corridor trail to Orchard Park. A series of steps and switchbacks will need to be constructed in order to get the trail down a steep section between the trailhead and West Boundary Rd.

FOREST MANAGEMENT

Forest thinning, invasive species removal and native species restoration

– In order to have a safe, healthy and beautiful trail and natural park, the approximately 7.5 acres of city owned park land should be assessed for forest thinning and invasive species removal. In 2002, a trail plan was developed for this park

providing a variety of restoration and management needs. The plan also mentioned the potential of compensating some park costs through the sale of the thinned lumber on the property. Regular forest management will also need to take place to keep this a safe and vibrant park.

Railroad Corridor Park Design Concept



Railroad Corridor Park Cost Estimate

Program Element	Quantity	Unit	Cost/Unit	Total
TRAILHEAD				
Gravel parking lot (stabilized crushed rock surfacing 4" depth, 12" base)	6500	Sq. Ft.	\$ 5.25	\$ 34,125.00
Kiosk and signage	1	Each	\$ 5,000.00	\$ 5,000.00
RIGHT OF WAY TRAIL				
8' Crushed gravel trail	11200	Sq. Ft.	\$ 3.50	\$ 39,200.00
Seating benches (6' ADA)	3	Each	\$ 1,000.00	\$ 3,000.00
Interpretive signage	2	Each	\$ 500.00	\$ 1,000.00
ADDITIONAL TRAILS				
3' Crushed gravel trail	2070	Sq. Ft.	\$ 3.50	\$ 7,245.00
FOREST MANAGEMENT				
Forest thinning/Invasive species removal	7	Acre	\$ 4,700.00	\$ 32,900.00
Native plant revegetation	7	Acre	\$ 1,000.00	\$ 7,000.00
SUBTOTAL				\$ 129,470.00
Add 10% Design/Engineering				\$ 12,947.00
Add 15% Contingency				\$ 19,420.50
Add 2% Fees				\$ 2,589.40
TOTAL				\$ 164,426.90

LEGEND

- SHADE TREES
- CONIFER TREES
- PLANTED AREAS
- SEASONAL COLOR
- BASKETBALL COURT LIGHTS (2)
- SECURITY CAMERA (3)

Site Plan Labels:

- NEW SOLID FENCE (6' HEIGHT)
- FENCE
- PLANTED BUFFER
- BOSWALE
- PLAY PLAZA & SHADE STRUCTURE
- BASKETBALL COURT
- SHED
- SHUTTER
- CONCRETE PATHWAY
- HORSESHOES
- IMPROVED LAWN (RESTORING LAWN)
- PLAY PLAZA & SHADE STRUCTURE
- PLAY BEDS
- BEAT FALLS
- PLANT BEDS
- OPEN LAWN
- PERCH
- LONG FENCE
- RESTROOM
- CITY HALL
- EXISTING PATIO
- LIBRARY
- POSSIBLE NEW PARKING LOT
- PAVED PARKING
- BOLLARDS
- GRAY DITCH
- OPEN & METAL FENCE

E. 3RD STREET

MAR. 2 2017

80
40
0 5 10 20 40 60 80

NORTH

SCALE: 1"=20.0'

CONCEPTUAL MASTER PLAN

PAUL FISHER PARK

CITY OF
LOWELL

DLA

174 Willemette Street
Suite 300
Eugene, Oregon 97401

**DOUGHERTY
LANDSCAPE
ARCHITECTS**

www.DLAdesign.com

P 541.683.5803
F 541.683.8183

Paul Fisher Park Cost Estimate

Program Element	Quantity	Unit	Cost/Unit	Total
SITE PREPARATION/DEMOLITION				
Sawcut paving	0	Sq. Ft.	\$ 1.20	\$ -
Remove existing sidewalks	2,294	Sq. Ft.	\$ 1.00	\$ 2,294.00
Relocation of playground equipment	1	LS	\$ 2,100.00	\$ 2,100.00
Stripping - Haul off (4" depth)	186	CY	\$ 10.30	\$ 1,915.80
Site Grading	1	LS	\$ 1,030.00	\$ 1,030.00
Import 12" topsoil in low area	564	CY	\$ 25.80	\$ 14,551.20
PAVING				
New Parking Lot	3958	Sq. Ft.	\$ 8.25	\$ 32,653.50
Existing Parking Resurfaced	4667	Sq. Ft.	\$ 6.20	\$ 28,935.40
Jointed concrete walks, plaza, basketball court -4"	8722	Sq. Ft.	\$ 8.50	\$ 74,137.00
Reinforced concrete basketball court	2376	Sq. Ft.	\$ 8.50	\$ 20,196.00
Playground edging - 12"	446	Sq. Ft.	\$ 30.00	\$ 13,380.00
Overlay and striping of basketball court	2376	Sq. Ft.	\$ 0.77	\$ 1,829.52
Concrete Seat Walls (18")	77	In. ft.	\$ 30.00	\$ 2,310.00
FENCING				
New Cedar Fence (6')	326	In. ft.	\$ 24.75	\$ 8,068.50
Ornamental metal (6' Open)	221	In. ft.	\$ 31.00	\$ 6,851.00
SITE FIXTURES AND FURNISHINGS				
Playground Equipment	1	LS	\$ 35,000.00	\$ 35,000.00
Playground Surfacing	172	CY	\$ 32.00	\$ 5,504.00
6" Drainage rock- Play areas	86	CY	\$ 18.40	\$ 1,582.40
Perf pipe under play areas to ditch	200	In. ft.	\$ 1.13	\$ 226.00
Filter fabric	1	LS	\$ 1,550.00	\$ 1,550.00
Park Signage	0	each	\$ 1,200.00	\$ -
Park Benches	4	each	\$ 1,000.00	\$ 4,000.00
Trash Receptacles	3	each	\$ 750.00	\$ 2,250.00
Bike Racks	6	each	\$ 300.00	\$ 1,800.00
Basketball Court Lights	2	each	\$ 2,580.00	\$ 5,160.00
Horseshoe Pits	2	each	\$ 200.00	\$ 400.00
LANDSCAPING				
Plant beds (includes soil prep., and plants)	19292	Sq. Ft.	\$ 3.50	\$ 67,522.00
New shade trees	17	each	\$ 250.00	\$ 4,250.00
New ornamental trees	10	each	\$ 250.00	\$ 2,500.00
New conifer trees	0	each	\$ 150.00	\$ -
New Lawn (includes soil prep)	15215	Sq. Ft.	\$ 1.50	\$ 22,822.50
New/restored irrigation system	1	LS	\$ 25,780.00	\$ 25,780.00
UTILITIES				
Water System 180 LF 6.00 1,080	180	In. ft.	\$ 6.20	\$ 1,116.00
Electrical System 750 LF 5.90 4,425	750	In. ft.	\$ 6.10	\$ 4,575.00
Wireless security camera system & install 1 LS 1000	1	LS	\$ 1,030.00	\$ 1,030.00
SUBTOTAL				\$ 397,319.82
Add 10% Design/Engin.				\$ 39,731.98
Add 15% Contingency				\$ 59,597.97
Add 2% Fees				\$ 7,946.40
TOTAL				\$ 504,596.17

Trail System Concept Plan

Introduction

Access to the Dexter Lake shoreline within the City and nearby recreation areas is a priority for residents of Lowell. As a part of the trail system established for the City, a trail network extending from the Lowell State Recreational Site on the west to Orchard Park on the east needs to be developed. The intermediate public access point that already exist also need to be developed as public pathways that do not impact adjoining

private properties. A need for additional public boat dock capacity has been identified. The City could provide those facilities, without a boat launch ramp, at some later date at the lake access point at the south end of Moss Street or at Orchard Park.

Concept Design

