

3.0 Description of Master Plan Elements

3.1 Rogers Memorial Park

Rogers Memorial Park is one of the most significant public spaces within the Hamlet of Bolton Landing. As the location of the Bolton Historical Museum, Bolton Chamber of Commerce, and the Bolton Free Library, the park serves a variety of functions and uses. Likewise, as one of the primary waterfront access locations within the Hamlet, the park serves as a key location for residents and tourists to access Lake George. The following Master Plan improvements are proposed:

A. Rogers Memorial Park Streetscape Welcome Plaza

Currently, pedestrians access Rogers Memorial Park through the sidewalk system adjacent to Lake Shore Drive. The Rogers Memorial Park Welcome Plaza is envisioned as a key location to identify the park and provide a welcoming and inviting entrance to this significant community resource. Specific improvements envisioned include the following:

- Wayfinding and interpretive signage;
- Stone retaining walls with landscape plantings;
- New handicap accessible access ramp and stair system;
- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, and decorative pavement treatments;

B. Rogers Memorial Park Entrance Area

The area just beyond the Lake Shore Drive streetscape within the park boundary is significant in that it is the first opportunity for residents and tourists to view the Lake George waterfront. Currently this space is utilized by the Bolton Chamber of Commerce, the Public Restroom Facility, Bolton Historical Museum, and the Bolton Free Library. Given the proximity of these uses, this space is envisioned as a 'campus' style environment, with a system of walkways and pedestrian connections linking these important site uses. The Master Plan also suggests relocating the Bolton Chamber of Commerce building adjacent to the current Public Restroom Facility. In doing so, one combined facility would provide restroom access and community information in one location. Also, relocating the Bolton Chamber of Commerce building adjacent to the Public Restroom Facility would open and expand the view from the Lakeshore Drive streetscape into the park. Other improvements proposed for this area include relocating the play equipment to the site of the existing tennis courts and upgrades to the existing basketball court facility. Specific improvements envisioned include the following:

- Formalized public gathering space adjacent to the new Bolton Chamber of Commerce/Public Restroom Facility;
- Centralized focal feature to provide visual connection from the Lake Shore Drive streetscape to within Rogers Memorial Park;
- Formalized pedestrian connections to the Bolton Chamber of Commerce/Public Restroom Facility, Bolton Historical Museum, Bolton Free Library, Lake George waterfront, and Lake Shore Drive streetscape;

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- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, and decorative pavement treatments;
- Wayfinding and interpretive signage;

C. Overlook Plaza and New Amphitheater with Multi-Use Performance Shelter

The next significant portion of the park is the plateau just beyond the existing basketball court facility. In this area, the terrain drops quickly down towards the Lake George waterfront. Given this change in topography, this location is ideal for the creation of a formalized Overlook Plaza intended to capitalize on the view through the park, to the Lake George waterfront, and mountains beyond. The change in topography beyond the Overlook Plaza provides an ideal location for an informal amphitheater. This amphitheater is envisioned as a series of rustic terraces built into the hillside, composed of either timber or stone seating walls. A multi-use performance shelter is proposed at the base of the amphitheater and would serve as space for summer concerts and events. The lower level of the multi-use performance shelter would be utilized as a storage facility. Specific improvements envisioned include the following:

- Overlook Plaza with pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, decorative pavement treatments; and wayfinding and interpretive signage;
- Formalized pedestrian connections to Lake George waterfront and the Lake Shore Drive streetscape;
- Rustic amphitheater with multi-use performance shelter;

D. Expanded Picnic and Children's Play Area

In an effort to increase the amount of passive recreation space within the park, the Master Plan suggests the relocation of the existing tennis court facility to Veteran's Memorial Park. In doing so, the remaining space would be dedicated for an expanded open lawn picnic area and children's play area. This space is ideal for a new children's play structure given its proximity to the beach and waterfront. A new 'spray-ground' water feature is also proposed for this area. The 'spray-ground' would add a new and exciting element within the park and would also serve as a focal feature when viewed from the Overlook Plaza and park beyond. In conjunction with these improvements, a new beach restroom facility is proposed adjacent to the existing pump station. By adding a restroom at the beach, park users would have close and convenient access to this facility from the Lake George waterfront. Also, the new beach restroom facility would serve to screen the view of the existing pump station and provide a more fitting and attractive architectural element adjacent to the waterfront. Specific improvements envisioned include the following:

- Relocate tennis courts to Veteran's Memorial Park;
- New playground facility;
- New 'spray-ground' water feature;
- Expanded open lawn picnic space;
- New beach restroom facility;
- Pedestrian amenities, such as benches, pedestrian scale ornamental lighting, trash and recycling containers, decorative pavement treatments; and wayfinding and interpretive signage;

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- Formalized pedestrian connections to Lake George waterfront and the Lake Shore Drive streetscape;

E. Check-In Area and Existing Parking Facility

Rogers Memorial Park's sole vehicular access point is off Lake Shore Drive, between the Bolton Free Library and a residential subdivision to the south. Due to the location of rock outcroppings and the terrain of the site, no significant modifications to the existing access drive or parking facility is proposed as part of the Master Plan. Modifications are proposed for the check-in area, and include relocating the existing ticket booth, providing an expanded parking area, a designated area for loading and unloading vehicles, a formalized maintenance access drive and gate, and stormwater management improvements. Stormwater management improvements are proposed adjacent to the southern edge of the existing access road to alleviate runoff onto the adjacent residential subdivision to the south. In addition, stormwater management improvements are proposed at the transition between the existing parking facility and beach to provide treatment for direct discharge of runoff and associated sediments from upland areas. In addition to stormwater management improvements, the Master Plan also suggest the burying of existing overhead utility lines within the park to improve visual aesthetics and to provide open views to the Lake George waterfront. Specific improvements envisioned include the following:

- Redesigned check-in area;
- Stormwater management improvements;
- Improved viewshed through the burying of overhead utility lines;

F. Rogers Memorial Park Phasing Plan

The Rogers Memorial Park Master Plan improvements have been segmented into the following implementation phases.

- Phase One: Town Pier (See Section 3.2, Rogers Memorial Park Town Pier for detailed narrative);
- Phase Two: Amphitheater, Multi-Use Performance Shelter, Overlook Plaza, and Check-In Area Improvements;
- Phase Three: Expanded Picnic and Children's Play Area, New Restroom Facility, Parking Area Stormwater Improvements, and Formalized Handicap Accessible Parking Area at Pier;
- Phase Four: Entrance Plaza Improvements with Chamber of Commerce Relocation;
- Phase Five: Expanded Streetscape Plaza;
- Phase Six: Miscellaneous Parking Facility Improvements;

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3.2 Rogers Memorial Park Town Pier

The Town Pier at Rogers Memorial Park serves as a key location for waterfront access within the Hamlet of Bolton Landing. The pier currently serves as transient dock space for smaller watercraft vessels, and historically, the pier was utilized as a dock location and waypoint destination for Lake George tour boats. Concurrent with the development of the Rogers Memorial Park Master Plan, the Town is currently developing construction level documents for the rehabilitation of the pier and transient dock space. Two key goals of the reconstruction project are to increase the amount of transient dock space available and allow large tour boats to dock at the facility. Reestablishing the Rogers Memorial Park Pier as a waypoint destination for Lake George tour boats will have significant economic development benefits for the community due to the increased tourism exposure. Specific improvements of the reconstruction project include the following:

- Reconstruction of the existing pier structure, including the removal of the existing timber walls, cribs and soil backfill and replacement with a decorative pre-cast concrete wall system;
- New timber wrapped steel pilings at the east end of the reconstructed pier to facilitate the docking of large tour boats to load and disembark passengers;
- Removal of the existing timber deck and replacement with a decorative pavement surface;
- Replace existing small gazebo with larger covered shelter located to take advantage of Lake George views;
- Drainage improvements to provide treatment for direct discharge of runoff and associated sediments from the pier and upland areas;
- Two new dry hydrants for local fire department use as a water source for firefighting;
- New railing system at the perimeter of the reconstructed pier for pedestrian safety;
- Expanded transient dock space on the north side of the reconstructed pier utilizing a pile supported system;
- New handicap accessible ramp connection from the pier to the new expanded transient dock space;

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3.3 Veteran's Memorial Park

Veteran's Memorial Park is located at the northern edge of the Sustainability Plan project boundary and is a stark contrast to the rolling terrain and natural setting of Rogers Memorial Park. Utilized for active recreation and waterfront beach access, the park serves a variety of functions and uses. In an effort to meet the needs of the community and Master Plan goals stated previously, the following improvements are proposed:

A. Entrance Drive and Existing Parking Facility Improvements

Veteran's Memorial Park is accessed by pedestrian and vehicular traffic off Lake Shore Drive. As part of the NYSDOT Route 9N Improvement Project, a new sidewalk system will connect the downtown Hamlet to Veteran's Memorial Park. As part of the proposed entrance drive and parking facility improvements, a new sidewalk system will also provide key pedestrian connections from Lake Shore Drive to all areas of the park. In addition, the access road will be widened to improve two way circulation and check-in staging. As part of the parking facility improvements, the existing Town of Bolton Parks and Recreation Garage will be relocated off site, and the parking area will be expanded within the former building's footprint. Likewise, in an effort to increase the parking capacity, the existing basketball court located within the facility will be relocated to an off site location. Stormwater management improvements are proposed adjacent to the northwest and southwest corner of the parking area to collect, store, and treat runoff from the embankment of Lake Shore Drive. Specific improvements envisioned include the following:

- Sidewalk connections from Lake Shore Drive;
- Widened access road for improved circulation and check-in staging;
- Relocation of the existing Town of Bolton Parks and Recreation Garage off site;
- Relocation of the existing basketball facility off site;
- Implementation of stormwater management improvements;

B. New Tennis Court Facilities

After consultation with the Town Recreation Committee and public input, it was concluded that tennis court facilities are a key recreational use within the Hamlet and Town of Bolton. As part of the new Town of Bolton Firehouse expansion project, the tennis court facilities will be removed. Likewise, in an effort to increase the amount of passive recreation space within Rogers Memorial Park, the Master Plan suggests the relocation of the existing tennis court facility to Veteran's Memorial Park. As a result, the Veteran's Memorial Park Master Plan has allocated space for four tennis courts. Located adjacent to Lake Shore Drive, the proposed tennis courts are located to minimize any adverse impacts to the adjacent residential community to the south of the park. In addition, the tennis courts will have limited hours of use to minimize disruption and disturbances to the adjacent residences during early morning and late evening hours.

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C. Veteran's Memorial Plaza

The centerpiece of Veteran's Memorial Park is a new plaza comprised of the existing veteran's monument and U.S. flag assembly. The existing monument is located within the lawn area of the park at the end of an isolated walkway that does not connect to other site amenities. The Veteran's Memorial Plaza is envisioned as a key location to highlight the monument and provide a focal feature within the park. Specific improvements envisioned include the following:

- Relocated veteran's monument and U.S. flag assembly;
- Stone seat walls with landscape plantings;
- Pedestrian amenities, including pedestrian scale ornamental lighting and decorative pavement treatments;

D. New Children's Play Area and Relocated Arts and Crafts Building

The current park playground is located adjacent to the parking area and existing concession/restroom building. Due to this location, visibility of the playground from the beach is limited. Likewise, the playground's proximity to the parking area may be a concern for some parents. In an effort to alleviate these concerns and provide more open lawn area adjacent to the concession/restroom building, the Master Plan proposes relocating the playground facility adjacent to the beach, centralized within the lawn area of the park. In doing so, the remaining area of the park is reserved for open lawn and picnic areas.

In conjunction with relocating the existing playground facility, the Master Plan also proposes relocating the Arts and Crafts Building as an addition to the existing concession/restroom building. By relocating this building, the internal lawn areas of the park are further expanded. In addition, per conversations with the Recreation Committee, the expanded lawn area adjacent to the restroom/concession building would be utilized for their summer programs.

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3.4 Grand Union Block Concept Redevelopment Plan

The Grand Union Block is one of the most highly visible intersections within the Hamlet of Bolton Landing. Located at the intersection of Lake Shore Drive and Sagamore Road, the site consists of the Grand Union Grocery Store, Dave's Market, and a structure used for boat maintenance. The large expansive parking area visually dominates the site and the Grand Union Grocery Store's loading dock is clearly visible as one travels on Sagamore Road to Norowal Marina and the Sagamore Resort.

The Grand Union Block Concept Redevelopment Plan is intended to serve as an example for the placement of new infill commercial development within the Hamlet. The Concept Plan is envisioned as a mixed use development project with the bottom level of the structure reserved for a grocery store, and upper floors dedicated to commercial, retail, and residential land uses. The building size, scale, and placement should complement the Hamlet's current streetscape design vocabulary and fit into the context of the Lake Shore Drive streetscape. The design principles utilized as part of the concept redevelopment plan include the following:

A. Site Design

- Orient infill buildings to Lake Shore Drive to promote Hamlet streetscape setting and scale;
- Establish a setback of approximately 20 feet from the road edge to building face;
- Storage, loading, and docking areas must be to the rear of the building and screened from the road and adjacent neighboring parcels;
- Encourage shared driveways to limit points of ingress and egress;
- Encourage the development of public gathering spaces and plazas to increase streetscape and pedestrian areas;

B. Parking

- Parking aisles should be separated from vehicle circulation;
- Parking should not occur in the front yard of any infill development parcel;
- Parking areas should be designed so that pedestrians walk parallel to moving cars rather than perpendicular;
- Parking lot design, landscaping, buffering and screening shall prevent direct views of parked vehicles from streets, and avoid spill over light, glare, noise, or exhaust fumes onto adjacent streets or properties;

3.5 Lake Shore Drive Streetscape

Lake Shore Drive serves as the Hamlet's central business district; the community's economic, cultural, educational, and governmental institutions line this corridor. The proposed Lake Shore Drive Streetscape enhancements are intended to provide clearly defined pedestrian connections and linkages and improve the overall aesthetic appearance of the streetscape. It is recommended that the Town promote a streetscape environment and pedestrian zone that complements the architectural character of the Lake Shore Drive streetscape and establishes a degree of consistency for the form and appearance of pedestrian amenities through the development of detailed design guidelines. Specific streetscape improvements envisioned include the following:

- A. Implement Street Tree Plantings in Appropriate Locations
 - Remove street tree plantings located in inappropriate locations that restrict pedestrian circulation;
 - Encourage street tree plantings where adequate space is available;
 - Look for opportunities to infill street trees behind the sidewalk; Coordinate with private land owners if location is on private property;
 - Utilize a variety of species based upon size, visual interest, and site constraints;
- B. Implement 'Dark Sky' Compliant Decorative Pendant Light Fixtures
 - Move pedestrian scale light fixtures to back edge of sidewalk to minimize conflicts with parked vehicles and pedestrian traffic;
 - Look for opportunities to consolidate signage on decorative light poles;
 - Implement hanging flower attachments, banner arms, or flags;
- C. Existing Utility Poles
 - Replace existing cobra-head light fixtures with 'Dark Sky' compliant decorative pendant light fixtures;
 - Look for opportunities to consolidate signage on existing utility poles or relocate sign posts to the back edge of sidewalk;
- D. Develop Signage Design Guidelines
 - Look for opportunities to consolidate signage on existing utility poles or relocate sign posts to the back edge of sidewalk;
 - Develop coordinated streetscape signage design guidelines to provide consistent streetscape appearance;

3.6 Norowal Marina Conceptual Site Redevelopment Plan

Norowal Marina is the largest public lake access site on Lake George and is owned and operated by the Bolton Local Development Corporation (BLDC). The Norowal Marina Site Redevelopment Plan is intended to improve the operation and efficiency of the site and will serve to guide the future development of the marina. Specifically, the Plan is intended to evaluate vacant and/or underutilized buildings and land; maximize parking facilities to increase site efficiency and revenue; improve the user experience of the marina; and serve as an example to protect and improve the water quality of Lake George and the surrounding watershed.

Utilizing the Redevelopment Plan as a guide, the BLDC and Town will be well positioned to enhance its place as one of the most important and regionally significant public access points on Lake George. Specific improvements envisioned as part of the Redevelopment Plan include the following:

A. Existing General Office Building

The marina general office and point-of-sale building is located adjacent to the Lake George waterfront and existing boat launch. Its current location allows marina staff to view incoming traffic as well as monitor the operations at the boat launch and dock area. Likewise, the location allows visitors to stage their vehicle/trailer and access the point of sale office prior to launching their boat. In the future, a portion of the building may be utilized as a satellite office for the NYS Department of Environmental Conservation (NYSDEC) staff. Other than the potential for satellite office space for NYSDEC staff, no other improvements are proposed for the general office building at this time.

B. Miscellaneous Buildings and Facilities

The current restroom and laundry facility is located to the east of the marina general office. A majority of this facility is underutilized and vacant. In an effort to increase the amount of waterfront parking, the Plan suggests consolidating the restroom and laundry facility to one portion of the building. In doing so, the remaining vacant portion of the building would be demolished for the creation of a formalized parking facility. In an effort to improve the user experience of the marina, a comfort facility/waiting area is also proposed.

The vacant garage to the west of the general office building is an ideal location for a picnic area. In addition, the close proximity to the waterfront and boat launch provides an opportunity for the creation of a covered shelter for marina visitors to utilize as an expanded picnic location. As a cost saving alternative, the vacant garage could be retrofitted into a covered picnic shelter given its foundation and roof structure are in working condition.

C. Parking Facility Improvements

The ability to generate revenue through the establishment of parking fees is critical for maintaining the operation of the marina. In an effort to increase the parking capacity and revenue of the marina, the existing vacant residence and self launch garage located adjacent to Sagamore Road is recommended to be removed. In doing so, a significant portion of the site would be expanded for the creation of a formalized parking facility. Other parking facility improvements include the realignment of internal access drives to

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improve vehicular circulation, improved pedestrian connections to the Hamlet and boat launch, and stormwater management improvements to provide treatment for direct discharge of runoff and associated sediments from upland areas.

D. State-of-the-Art Boat Wash Station

Invasive Species can cause major ecological and economic damage to Lake George. Section 646-1.6 of the Lake George Park Commission Rules and Regulations states: *“No person shall launch a vessel into or remove a vessel from the waters of the park without inspecting the vessel and its trailer, if any, to ensure the detection of marine growth, including macrophytes (weeds), or any other hull contamination, and removing said growth and disposing of it so as to ensure that it is not discharged into the waters of the park.”*

The BLDC and the Town of Bolton realize that invasive species prevention is critical for the preservation of Lake George. In an effort to serve as an example to protect and improve the water quality of Lake George and the surrounding watershed, a state-of-the-art boat wash station is included as part of the redevelopment plan. The boat wash station is envisioned as an enclosed structure that would accommodate pull-through car/trailer circulation; a hydraulic boatlift; an UV light and oxidation treatment system; and a closed loop wash water-recycling system.

4.0 Preliminary Cost Estimates

Preliminary Master Plan Cost Estimates have been completed for the Lake Shore Drive Streetscape, Rogers Memorial Park, Veteran's Memorial Park, and Norowal Marina. The preliminary cost estimates are intended to provide the Town of Bolton the means to competitively submit for funding and grant opportunities as they become available.

Preliminary cost breakdowns for each project area can be found on the following pages. Final cost estimates for each project will be determined as site surveys, programming elements, and engineering plans are further developed. Also, the preliminary cost estimates do not include predevelopment costs, which will consist of boundary and topographic surveys, archeological investigations and reports, engineering services, environmental coordination and permitting, construction inspection, and interpretive signage planning and graphic design.

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN
LAKE SHORE DRIVE STREETSCAPE**



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
LAKE SHORE DRIVE STREETSCAPE - 100 LINEAR FEET (SINGLE SIDED)				
Demolition & Disposal	25	CY	\$35.00	\$875.00
Granite Curbs (Price Includes Saw cutting & Patching of P'ments)	100	LF	\$45.00	\$4,500.00
Concrete Sidewalks (Assume 6' Ave. Width)	600	SF	\$5.50	\$3,300.00
Decorative Pavement Treatments	500	SF	\$15.00	\$7,500.00
Ornamental Pedestrian Scaled Lighting (75' O.C. Ave.)	1.33	EA	\$3,500.00	\$4,655.00
Street Trees (50' O.C. Ave.)	2.00	EA	\$500.00	\$1,000.00
SUBTOTAL: SITE IMPROVEMENTS				\$21,830.00
SUBTOTAL: LAKE SHORE DRIVE STREETSCAPE				\$21,830.00
25% CONTINGENCY				\$5,457.50
TOTAL: LAKE SHORE DRIVE STREETSCAPE				\$27,287.50

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ROGERS MEMORIAL PARK



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SUMMARY SHEET

09/09/09

Description	Total*
ROGERS MEMORIAL PARK-PHASE 2 (AMPHITHEATURE, OVERLO OK PLAZA, VEHICLE CHECK-IN AREA)	\$613,160.00
ROGERS MEMORIAL PARK-PHASE 3 (PICNIC / PLAY AREA)	\$450,056.25
ROGERS MEMORIAL PARK-PHASE 4 (ENTRANCE AREA)	\$241,322.50
ROGERS MEMORIAL PARK-PHASE 5 (ENTRANCE PLAZA)	\$97,631.25
ROGERS MEMORIAL PARK-PHASE 6 (ENTRY DRIVE/PARKING AREA)	\$210,312.50
ROGERS MEMORIAL IMPROVEMENTS TOTAL	\$1,612,482.50

** TOTAL VALUES INCLUDE 25% CONTINGENCY FOR EACH SITE IMPROVEMENT WORK AREA*

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ROGERS MEMORIAL PARK



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
PHASE 2 A - AMPHITHEATER				
SITE PREPARATION - PHASE 2A, AMPHITHEATER				
Earthwork - Excavation & Disposal	1	LS	\$10,000.00	\$10,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$15,000.00	\$15,000.00
Relocate Existing Gazebo Off Site	1	LS	\$500.00	\$500.00
Erosion Control	0.75	AC	\$2,500.00	\$1,875.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
SUBTOTAL: SITE PREPARATION				\$42,975.00
SITE IMPROVEMENTS - PHASE 2A, AMPHITHEATER				
Concrete Walkways	2,418	SF	\$6.00	\$14,508.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$4,400.00	\$4,400.00
Informal Seat Walls (Amphitheater)	340	FF	\$175.00	\$59,500.00
Formal Stone Pier & Cap	2	EA	\$2,500.00	\$5,000.00
Stair System	6	EA	\$2,500.00	\$15,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$20,000.00	\$20,000.00
Benches & Picnic Tables	1	LS	\$7,500.00	\$7,500.00
Landscape Plantings	1	LS	\$10,000.00	\$10,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$12,000.00	\$12,000.00
Site Restoration - Fine Grading & Seeding	1	LS	\$7,500.00	\$7,500.00
SUBTOTAL: SITE IMPROVEMENTS				\$155,408.00
BUILDING IMPROVEMENTS - PHASE 2A, AMPHITHEATER				
New Multi - Use Performance Shelter	1,500	SF	\$75.00	\$112,500.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$112,500.00
SUBTOTAL: PHASE 2A, AMPHITHEATER				\$310,883.00
25% CONTINGENCY				\$77,720.75
TOTAL: ROGERS MEMORIAL PARK - PHASE 2A, AMPHITHEATER				\$388,603.75

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PRELIMINARY COST ESTIMATE

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Description	Quantity	Unit	Unit Cost	Subtotal
PHASE 2B-VEHICLE CHECK-IN AREA				
SITE PREPARATION-PHASE 2B, VEHICLE CHECK-IN AREA				
Earthwork - Excavation & Disposal (Includes some rock removal)	1	LS	\$15,000.00	\$15,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.50	AC	\$1,500.00	\$750.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
SUBTOTAL: SITE PREPARATION				\$23,850.00
SITE IMPROVEMENTS-PHASE 2B, VEHICLE CHECK-IN AREA				
Bituminous Conc. P'ment	682	SY	\$35.00	\$23,870.00
Conc. Walkway	1,500	SF	\$4.00	\$6,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$15,000.00	\$15,000.00
Benches & Picnic Tables	1	LS	\$5,500.00	\$5,500.00
Landscape Plantings	1	LS	\$5,500.00	\$5,500.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$750.00	\$750.00
Site Restoration - Fine Grading & Seeding	1	LS	\$500.00	\$500.00
Relocate Check-In Booth	1	LS	\$500.00	\$500.00
SUBTOTAL: SITE IMPROVEMENTS				\$57,620.00
SUBTOTAL: PHASE 2B, VEHICLE CHECK - IN AREA				\$81,470.00
25% CONTINGENCY				\$20,367.50
TOTAL: ROGERS MEMORIAL PARK - PHASE 2B, VEHICLE CHECK-IN AREA				\$101,837.50

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PRELIMINARY COST ESTIMATE

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Description	Quantity	Unit	Unit Cost	Subtotal
PHASE 2C-OVERLOOK PLAZA				
SITE PREPARATION-PHASE 2C, OVERLOOK PLAZA				
Earthwork - Excavation & Disposal	1	LS	\$2,500.00	\$2,500.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.10	AC	\$2,500.00	\$250.00
Temporary Pedestrian Access	1.00	LS	\$250.00	\$250.00
SUBTOTAL: SITE PREPARATION				\$8,000.00
SITE IMPROVEMENTS-PHASE 2C, OVERLOOK PLAZA				
Decorative P'ment Treatments	1,100	SF	\$15.00	\$16,500.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$5,000.00	\$5,000.00
Seat Walls	150	FF	\$200.00	\$30,000.00
Formal Stone Pier & Cap	6	EA.	\$2,500.00	\$15,000.00
Stair Sections	1	EA.	\$2,500.00	\$2,500.00
Landscape Plantings	1	LS	\$6,550.00	\$6,550.00
Wayside Interpretive Panels	6	EA.	\$2,000.00	\$12,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$1,875.00	\$1,875.00
Site Restoration - Fine Grade & Seeding	1	LS	\$750.00	\$750.00
SUBTOTAL: SITE IMPROVEMENTS				\$90,175.00
SUBTOTAL: PHASE 2C, OVERLOOK PLAZA				\$98,175.00
25% CONTINGENCY				\$24,543.75
TOTAL: PHASE 2C, OVERLOOK PLAZA				\$122,718.75

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PRELIMINARY COST ESTIMATE

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Description	Quantity	Unit	Unit Cost	Subtotal
PHASE 3 - PICNIC / PLAY AREA				
SITE PREPARATION - PHASE 3, PICNIC / PLAY AREA				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$10,000.00	\$10,000.00
Demolition & Disposal of Tennis Courts	1	LS	\$5,000.00	\$5,000.00
Erosion Control	0.90	AC	\$2,500.00	\$2,250.00
Temporary Pedestrian Access	1.00	LS	\$600.00	\$600.00
SUBTOTAL: SITE PREPARATION				\$27,850.00
SITE IMPROVEMENTS - PHASE 3, PICNIC / PLAY AREA				
Concrete Walkways	2,290	SF	\$6.00	\$13,740.00
Decorative P'ment Treatments	1,015	SF	\$15.00	\$15,225.00
Bituminous Conc. P'ment	388	SY	\$35.00	\$13,580.00
Beach Restoration	1	LS	\$5,000.00	\$5,000.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$17,500.00	\$17,500.00
Playground Surface and Structures	1	LS	\$50,000.00	\$50,000.00
Splash Park (Plumbing, Surface, & Amenities)	1	LS	\$75,000.00	\$75,000.00
Benches & Picnic Tables	1	LS	\$15,000.00	\$15,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$40,000.00	\$40,000.00
Landscape Plantings	1	LS	\$18,000.00	\$18,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$1,250.00	\$1,250.00
Site Restoration - Fine Grading & Seeding	1	LS	\$750.00	\$750.00
SUBTOTAL: SITE IMPROVEMENTS				\$265,045.00
BUILDING IMPROVEMENTS - PHASE 3, PICNIC / PLAY AREA				
New Pergola Structure	1	LS	\$25,000.00	\$25,000.00
New Restroom Building	700	SF	\$100.00	\$70,000.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$95,000.00

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

ROGERS MEMORIAL PARK



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
SUBTOTAL: PHASE 3, PICNIC / PLAY AREA				\$360,045.00
25% CONTINGENCY				\$90,011.25
TOTAL: ROGERS MEMORIAL PARK-PHASE 3, PICNIC / PLAY AREA				\$450,056.25

PHASE 4-ENTRANCE AREA

SITE PREPARATION- PHASE 4, ENTRANCE AREA

Earthwork - Excavation & Disposal	1	LS	\$10,000.00	\$10,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$5,000.00	\$5,000.00
Demolition & Disposal - Basketball Court Surface	1	LS	\$1,500.00	\$1,500.00
Demolition & Disposal - Existing Chamber Building	1	LS	\$15,000.00	\$15,000.00
Erosion Control	0.75	AC	\$2,500.00	\$1,875.00
Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
SUBTOTAL: SITE PREPARATION				\$38,875.00

SITE IMPROVEMENTS-PHASE 4, ENTRANCE AREA

Concrete Walkways	1,908	SF	\$6.00	\$11,448.00
Decorative P'ment Treatments	2,054	SF	\$15.00	\$30,810.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$8,800.00	\$8,800.00
Formal Stone Pier & Cap	6	EA.	\$2,500.00	\$15,000.00
Basketball Court & Fencing	1	LS	\$40,000.00	\$40,000.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$25,000.00	\$25,000.00
Landscape Plantings	1	LS	\$18,500.00	\$18,500.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$3,125.00	\$3,125.00
Site Restoration - Fine Grade & Seeding	1	LS	\$1,500.00	\$1,500.00
SUBTOTAL: SITE IMPROVEMENTS				\$154,183.00

BUILDING IMPROVEMENTS-PHASE 4, ENTRANCE AREA

Renovation - Existing Restroom Building	450	SF	\$35.00	\$15,750.00
New Chamber of Commerce (Addition to Ex. Restroom Building)	1,000	SF	\$150.00	\$150,000.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$165,750.00

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN
ROGERS MEMORIAL PARK**



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
SUBTOTAL: PHASE 4, ENTRANCE AREA				\$193,058.00
25% CONTINGENCY				\$48,264.50
TOTAL: ROGERS MEMORIAL PARK-PHASE 4, ENTRANCE AREA				\$241,322.50
PHASE 5-ENTRANCE PLAZA				
SITE PREPARATION-PHASE 5, ENTRANCE PLAZA				
Earthwork - Excavation & Disposal	1	LS	\$2,500.00	\$2,500.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	0.10	AC	\$2,500.00	\$250.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$1,200.00	\$1,200.00
SUBTOTAL: SITE PREPARATION				\$8,950.00
SITE IMPROVEMENTS-PHASE 5, ENTRANCE PLAZA				
Decorative P'ment Treatments	677	SF	\$15.00	\$10,155.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$7,600.00	\$7,600.00
Seat Walls	115	FF	\$200.00	\$23,000.00
Stone Pier & Cap	4	EA.	\$2,500.00	\$10,000.00
Stair System	1	EA.	\$2,500.00	\$2,500.00
(3) Sided Interpretive Kiosk (Graphic Design Not Incl.)	1	EA	\$7,500.00	\$7,500.00
Landscape Plantings	1	LS	\$2,500.00	\$2,500.00
Centralized Focal Feature	1	LS	\$5,000.00	\$5,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$750.00	\$750.00
Site Restoration - Fine Grade & Seeding	1	LS	\$150.00	\$150.00
SUBTOTAL: SITE IMPROVEMENTS				\$69,155.00
SUBTOTAL: PHASE 5, ENTRANCE PLAZA				\$78,105.00
25% CONTINGENCY				\$19,526.25
TOTAL: ROGERS MEMORIAL PARK-PHASE 5, ENTRANCE PLAZA				\$97,631.25

**BOLTON LANDING HAMLET SUSTAINABILITY PLAN
ROGERS MEMORIAL PARK**



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
PHASE 6 - ENTRY DRIVE / PARKING AREA				
SITE PREPARATION - PHASE 6 - ENTRY DRIVE / PARKING AREA				
Earthwork - Excavation & Disposal	1	LS	\$25,000.00	\$25,000.00
Earthwork - Rough Grading	1	LS	\$10,000.00	\$10,000.00
Earthwork - Final Grading	1	LS	\$8,000.00	\$8,000.00
Demolition & Disposal	1	LS	\$2,500.00	\$2,500.00
Erosion Control	1.00	AC	\$1,500.00	\$1,500.00
Traffic Control	1.00	LS	\$1,500.00	\$1,500.00
SUBTOTAL: SITE PREPARATION				\$48,500.00
SITE IMPROVEMENTS - PHASE 6, ROGERS MEMORIAL PARK				
Concrete Walkways	492	SF	\$6.00	\$2,952.00
Bituminous Conc, P'ment	4,150	SY	\$35.00	\$145,250.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$17,500.00	\$17,500.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$20,000.00	\$20,000.00
Landscape Plantings	1	LS	\$5,000.00	\$5,000.00
Site Restoration - Topsoil (4" Depth)	1	LS	\$2,500.00	\$2,500.00
Site Restoration - Fine Grading & Seeding	1	LS	\$500.00	\$500.00
SUBTOTAL: SITE IMPROVEMENTS				\$168,250.00
SUBTOTAL: PHASE 6, ENTRY DRIVE / PARKING AREA				\$168,250.00
25% CONTINGENCY				\$42,062.50
TOTAL: ROGERS MEMORIAL PARK - PHASE 6, ENTRY DRIVE / PARKING AREA				\$210,312.50

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

VETERAN'S MEMORIAL PARK



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Total*
VETERAN'S MEMORIAL PARK-SITE PREPARATION	\$73,037.50
VETERAN'S MEMORIAL PARK-SITE IMPROVEMENTS	\$889,057.00
VETERAN'S MEMORIAL PARK-BUILDING IMPROVEMENTS	\$125,000.00
IMPROVEMENTS SUBTOTAL	\$1,087,094.50
25% CONTINGENCY	\$271,773.63
IMPROVEMENTS TOTAL	\$1,358,868.13

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

VETERAN'S MEMORIAL PARK



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
SITE PREPARATION - VETERAN'S MEMORIAL PARK				
Earthwork - Excavation & Disposal	1	LS	\$15,000.00	\$15,000.00
Earthwork - Rough Grading	1	LS	\$15,000.00	\$15,000.00
Earthwork - Final Grading	1	LS	\$10,000.00	\$10,000.00
Demolition & Disposal - Ex. Structures & Crib Docks	1	LS	\$25,000.00	\$25,000.00
Erosion Control	4.05	AC	\$750.00	\$3,037.50
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$2,500.00	\$2,500.00
Relocation of Existing Monument	1.00	LS	\$2,500.00	\$2,500.00
SUBTOTAL: SITE PREPARATION				\$73,037.50
SITE IMPROVEMENTS - VETERAN'S MEMORIAL PARK				
Bituminous P'ment (1-1/2" top, 2" binder, 12" base)	3,696	SY	\$35.00	\$129,360.00
Concrete Curbs	1,058	LF	\$20.00	\$21,160.00
Concrete Walkways	10,847	SF	\$6.00	\$65,082.00
Bituminous P'ment Walks	7,905	SF	\$4.00	\$31,620.00
Decorative P'ment Treatments	945	SF	\$15.00	\$14,175.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$28,550.00	\$30,000.00
Tennis Court Surface & Fencing	4	EA	\$50,000.00	\$200,000.00
Playground Surface & Structures	1	LS	\$50,000.00	\$50,000.00
Public Docks	2	EA	\$50,000.00	\$100,000.00
Kayak Launch	1	LS	\$10,000.00	\$10,000.00
Kayak Racks	5	EA	\$2,500.00	\$12,500.00
Seat Walls	216	FF	\$200.00	\$43,200.00
Segmental Conc. Block Retaining Wall	103	FF	\$50.00	\$5,150.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$90,260.00	\$90,260.00
Benches & Picnic Tables	1	LS	\$25,000.00	\$25,000.00
(3) Sided Interpretive Kiosk (Graphic Design Not Incl.)	1	EA	\$7,500.00	\$7,500.00

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

VETERAN'S MEMORIAL PARK



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
Landscape Plantings	1	LS	\$35,000.00	\$35,000.00
Site Restoration - Topsoil (4" Depth)	450	CY	\$25.00	\$11,250.00
Site Restoration - Fine Grading & Seeding	52,000	SF	\$0.15	\$7,800.00
SUBTOTAL: SITE IMPROVEMENTS				\$889,057.00
BUILDING IMPROVEMENTS - VETERAN'S MEMORIAL PARK				
Addition to Ex. Arts & Crafts Building	1,000	SF	\$75.00	\$75,000.00
Picnic Shelter	1	EA	\$50,000.00	\$50,000.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$125,000.00
SUBTOTAL: VETERAN'S MEMORIAL PARK				\$1,087,094.50
25% CONTINGENCY				\$271,773.63
TOTAL: VETERAN'S MEMORIAL PARK				\$1,358,868.13

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

NOROWAL MARINA



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SUMMARY SHEET

09/09/09

Description	Total*
NOROWAL MARINA-PRIMARY PARKING AREA	\$472,697.50
NOROWAL MARINA-SATELITE PARKING AREA	\$76,068.75
NOROWAL MARINA-WATERFRONT AREA	\$391,243.75
NOROWAL MARINA IMPROVEMENTS TOTAL	\$940,010.00

* TOTAL VALUES INCLUDE 25% CONTINGENCY FOR EACH SITE IMPROVEMENT WORK AREA

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

NOROWAL MARINA



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
SITE PREPARATION - NOROWAL MARINA - PRIMARY PARKING AREA				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$2,500.00	\$2,500.00
Earthwork - Final Grading	1	LS	\$5,000.00	\$5,000.00
Demolition & Disposal - (Ex. Self Launch Bldg., Garage, & Home)	6,750	SF	\$5.00	\$33,750.00
Erosion Control	1.00	LS	\$500.00	\$500.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
SUBTOTAL: SITE PREPARATION				\$47,250.00
SITE IMPROVEMENTS - NOROWAL MARINA - PRIMARY PARKING AREA				
Bituminous Conc. P'ment	1,960	SY	\$35.00	\$68,600.00
Gravel P'ment	6,778	SY	\$11.00	\$74,558.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$22,750.00	\$22,750.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$35,000.00	\$35,000.00
Landscape Plantings	1	LS	\$10,000.00	\$10,000.00
SUBTOTAL: SITE IMPROVEMENTS				\$210,908.00
BUILDING IMPROVEMENTS - NOROWAL MARINA - PRIMARY PARKING AREA				
New Enclosed Washstation	1,200	SF	\$100.00	\$120,000.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$120,000.00
SUBTOTAL: NOROWAL MARINA - PRIMARY PARKING AREA				\$378,158.00
25% CONTINGENCY				\$94,539.50
TOTAL: NOROWAL MARINA - PRIMARY PARKING AREA				\$472,697.50

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

NOROWAL MARINA



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
SITE PREPARATION - NOROWAL MARINA - SATELITE PARKING AREA				
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Erosion Control	1.00	LS	\$500.00	\$500.00
SUBTOTAL: SITE PREPARATION				\$8,000.00
SITE IMPROVEMENTS - NOROWAL MARINA - SATELITE PARKING AREA				
Gravel P'ment	4,805	SY	\$11.00	\$52,855.00
SUBTOTAL: SITE IMPROVEMENTS				\$52,855.00
SUBTOTAL: NOROWAL MARINA - SATELITE PARKING AREA				\$60,855.00
25% CONTINGENCY				\$15,213.75
TOTAL: NOROWAL MARINA - SATELITE PARKING AREA				\$76,068.75
SITE PREPARATION - NOROWAL MARINA - WATER FRONT AREA				
Earthwork - Excavation & Disposal	1	LS	\$5,000.00	\$5,000.00
Earthwork - Rough Grading	1	LS	\$5,000.00	\$5,000.00
Earthwork - Final Grading	1	LS	\$2,500.00	\$2,500.00
Demolition & Disposal - (Ex. Steel Bldg.)	2,000	SF	\$5.00	\$10,000.00
Erosion Control	1.00	LS	\$1,000.00	\$1,000.00
Traffic Control & Temporary Pedestrian Access	1.00	LS	\$500.00	\$500.00
SUBTOTAL: SITE PREPARATION				\$24,000.00
SITE IMPROVEMENTS - NOROWAL MARINA - WATERFRONT AREA				
Bituminous Conc. P'ment	2,667	SY	\$35.00	\$93,345.00
Concrete Walkways	1,800	SF	\$6.00	\$10,800.00
Stormwater Management (Drainage Structures, HDPE, etc.)	1	LS	\$15,350.00	\$15,350.00
Lighting (Inc. Conduit & Trenching)	1	LS	\$25,000.00	\$25,000.00
Landscape Plantings	1	LS	\$15,000.00	\$15,000.00
SUBTOTAL: SITE IMPROVEMENTS				\$159,495.00

BOLTON LANDING HAMLET SUSTAINABILITY PLAN

NOROWAL MARINA



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PRELIMINARY COST ESTIMATE

09/09/09

Description	Quantity	Unit	Unit Cost	Subtotal
BUILDING IMPROVEMENTS-NOROWAL MARINA-WATERFRONT AREA				
Building Renovations	3,700	SF	\$35.00	\$129,500.00
SUBTOTAL: BUILDING IMPROVEMENTS				\$129,500.00
SUBTOTAL: NOROWAL MARINA-WATERFRONT AREA				\$312,995.00
25% CONTINGENCY				\$78,248.75
TOTAL: NOROWAL MARINA-WATERFRONT AREA				\$391,243.75
TOTAL: NOROWAL MARINA				\$940,010.00