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# GLEN ECHO PARK

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## *Recreation & Development Plan*

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*Prepared for the Town of Stoughton*

*Prepared By Kyle Zick Landscape Architecture, Inc.*

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*Date 10.17.14*

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**kzla**





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*Granite outcropping on the east side of Glen Echo Lake, Stoughton, MA*

# Executive Summary

In 2011 the Town of Stoughton, Massachusetts purchased the Glen Echo parcel through Community Preservation Act (CPA) Open Space Funds. The intent of this purchase was to preserve this 97.16 acre parcel for present and future public uses through passive recreation and up to a six acre active recreation area.

This parcel is a tremendous natural asset to the Town of Stoughton. It is richly varied in topography, ecology, and history. The site sits on the southern end of Glen Echo Lake, a naturally spring fed lake that boasts steep edged granite slopes and a lush littoral edge. The lake is roughly 1 mile long and 1/4 of a mile wide. Pickey Pond, a shallow water body, sits within the parcel as well and claims just over an acre of surface area.

The Stoughton side of Glen Echo Lake is populated by native stands of pine, hardwoods, and clethra. In stark contrast the northern end of the lake on the Canton side is heavily developed and populated by homes, providing strong visual support for the need to preserve the Stoughton property.

A well-developed system of trails negotiates the varied topography of the 97 acres. These trails provide some access for abutters and to the myriad wetlands and granite outcrops that mingle throughout the site. Though well established, the trail system, is not maintained regularly, if at all. Evidence of this lack of maintenance is easily gleaned from the fallen trees that are found occasionally bisecting a path and by the amount of forest duff that has accumulated. The rock outcroppings throughout the site are littered with broken glass, and evidence of fire pits have been found in numerous locations throughout the area.

Access to the Glen Echo Open Space Parcel is located off Glen Echo Boulevard, a now gated 15' wide road that used to provide passage for a trolley



*Postcard from the late 1800's Glen Echo Lake*

from Boston back in the heyday of the property — when it was a getaway resort for urban dwellers and weekend vacationers.

The Glen Echo Open Space Parcel has a long and vibrant history. Originally known as York and York Pond respectively, the area was first settled by colonists and survivors of the Indian Wars in York, Maine. Though these colonists settled the area, the Glen Echo Parcel was first sold to a white man by the name of E.C. Monk by the Ponkapoag Tribe in the 1800's.

Since then the land has gone through many owners and metamorphoses. Originally it was developed into Glen Echo Park and for years was an active recreation area with cottages, boating docks, ball fields, and even a bowling alley for a short time. In the late 1980's the last standing building was razed in a fire, leaving the site speckled with a variety of old foundations, chain link fences, and rusty relics that have been slowly picked through or vandalized.

This development plan has been created through the careful integration of site analysis, historical data, feasibility studies, and the public process to forge a vision for the future generations of users of the Glen Echo Park site. A phased implementation — of thoughtful and measured interventions that focus on simplicity, access, public input, and stewardship — has been crafted to integrate the town's new parcel into the 21st century while preserving its past.

Programming the future of Glen Echo Park will be based off of all the information compiled and honed from the multiple public meetings, site visits, historical reports, and committee directions. The programming will focus on a minimalist intervention paradigm that preserves, provides, and protects the *genus loci* or the sense of place. Through simple but potent measures, future implementations will harness the true spirit of the place. By providing a backbone of passive recreation on the site we can breed a mentality of stewardship and understanding.

The intention of this recreation and development plan is to preserve open space and provide passive recreation and future active recreation on the site. Within the aim of these implementations is the idea of fostering a role of stewardship for these natural and ecological diverse parcels within an urban/suburban context. It is important to treat the park as an ecological system and to understand that each intervention affects the next. Providing balance through improvements in sensitive ecosystems takes patience and calculation. We believe that through a two phase approach the Town can better understand how this land can work for them all while respecting and honing what they can do for the land.

The remaining historic features of this parcel offer the perfect framework in which to write this next chapter. With simplicity in mind, the phased implementation will assess the nodes of the site and help to program their future uses.



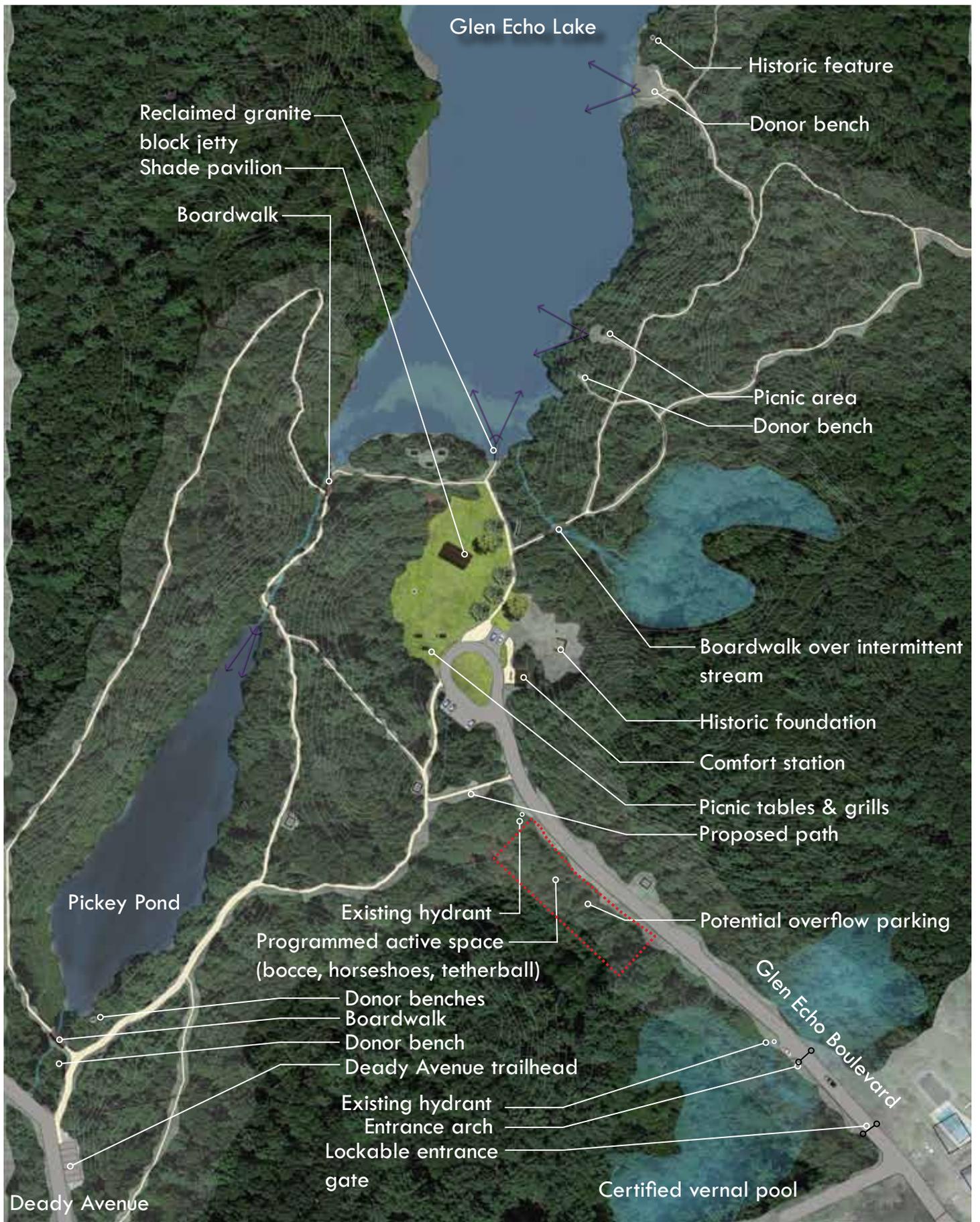
*A view west from the eastern edge of Glen Echo Lake*



*Postcard from the late 1800's Glen Echo Lake*



*Postcard from the late 1800's Glen Echo Lake*





## Glen Echo Park



WELCOME TO  
**GLEN ECHO PARK**  
*Protected by the Conservancy Commission since 1911*

*Glen Echo Park sign just past a locked vehicular gate*

# Existing Conditions

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The Glen Echo Open Space Parcel is located right on the Stoughton-Canton line; as a result Glen Echo lake is split almost down the middle between the two towns. The location of the parcel offers many potential abutter connections (*see map on preceding page*). Although limited access to these abutters currently exists it is certainly an asset for both the Town of Canton and the Town of Stoughton.

The two accessible entrances to Glen Echo Park, Glen Echo Boulevard and Deady Avenue, are unassuming and do little to hint at the beauty of the place to which they provide access. This is perhaps a blessing to the parcel, however, as years of muted use have left the site largely unadulterated in regards to ecological value.

It is difficult not to notice the echoes of the past as you stroll down the crumbling asphalt of Glen Echo Boulevard and into the site. On the Stoughton side the lake is framed by a mid to late successional pine forest, its understory remarkably well intact and relatively unaffected by the usual suspects of invasive plants that are known to choke out the littoral edge of under-managed lacustrine environments. The area sees little foot traffic; as you walk under the pines the thick layering of decades of pine needles cushions your step, and the single track trails that wind through the ancient erratic granite are laden with native species of lichen and mosses.

Public access to this recreation area has done little to degrade the integrity of the site, yet safety interventions such as chain-link fences and granite boulders do less to protect the public from danger than to promote it. Fences are in an extreme state of disrepair, and graffiti is alarmingly evident from the entrance of Glen Echo Boulevard to the southern tip of Glen Echo Lake. The site has seen its share of abuse from ATVs and unpermitted camp fires. Abutting neighbors have complained about late



*One of the many remaining foundations on the Glen Echo site*

night parties and noise coming from within the site for years; due to its remote location, no easy way to patrol the happenings currently exists.

Historic remnants dot the property, from building foundations to well heads. These remains have been taken over by the emerging forest and offer interesting visual notes of the rich history of the place. An old culvert that used to successfully connect the outflow of Glen Echo Lake to Pickey Pond now acts a foot bridge over what appears to be a long since dry brook bed. In the spring and in heavy storm events there is evidence that what is known as Beaver Meadow Brook still flows under the culvert.

While Glen Echo Lake water quality remains relatively uninterrupted, even from the vastly developed Canton side, evidence exists of invasive Milfoil species taking over the benthic zone closest to the shore. The lakes edges tend to be overrun with waterlilies in the peak summer months and extending into the fall. With extremely low readings of E.coli, a water analysis proves the lake to be safe for swimmers.



Town of Stoughton, Massachusetts

# GLEN ECHO PARK

existing conditions map



St. James Catholic Church

Target

Pickey Pond

Canton  
Stoughton

Deady Ave.

Glen Echo Blvd.

1/2 Mile --- 8 Min walk

3/4 Mile --- 15 Min. Walk

1 Mile --- 20 Min. Walk time

Rte. 138

Rte. 139

Pine St.

Pleasant St.

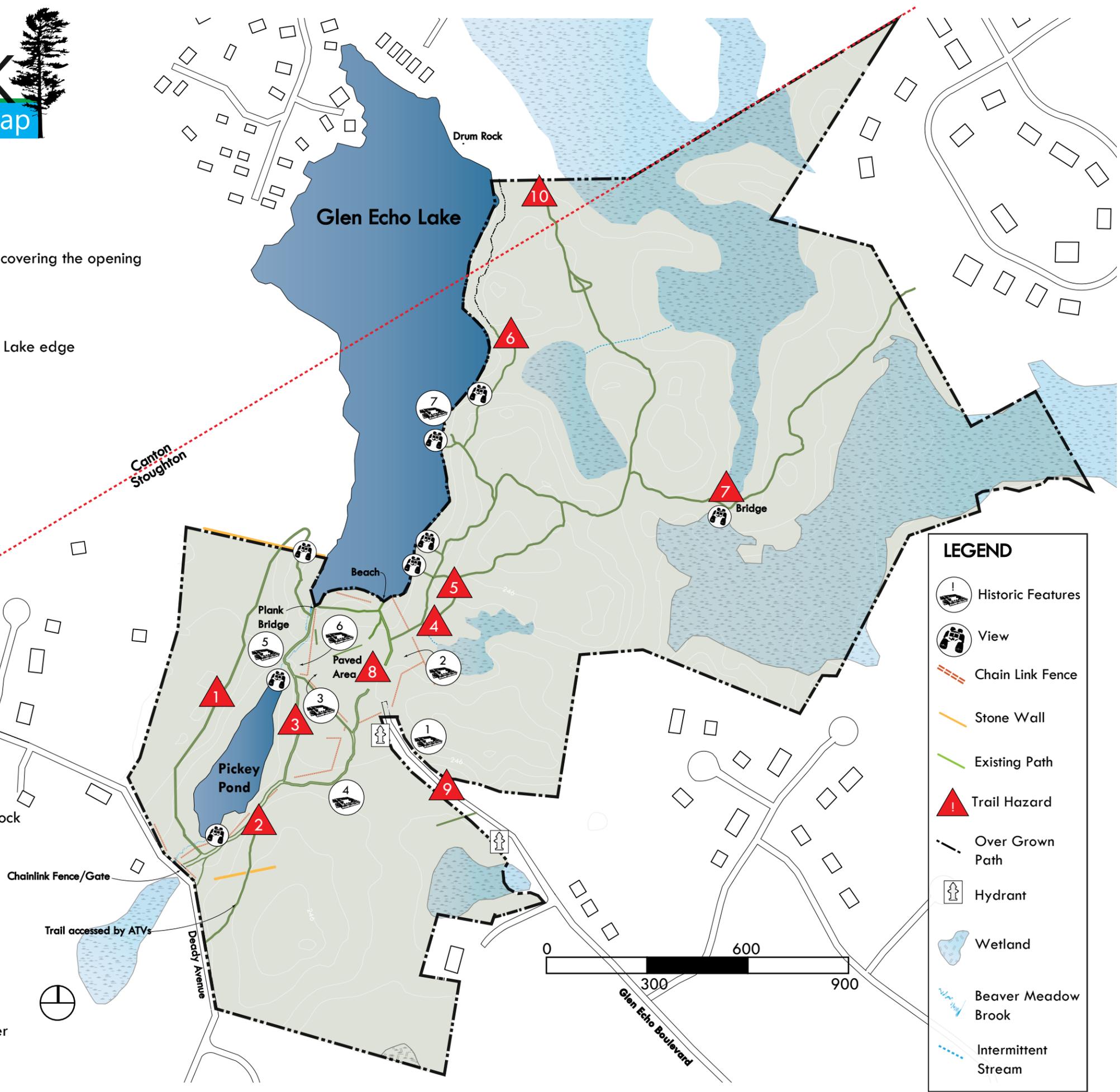
Capen Reynolds House

Stop & Shop



# GLEN ECHO PARK

site analysis map



1 Deteriorating foundation along Glen Echo Boulevard extension.

2 Deteriorating foundation.

3 Deteriorating foundation.

4 Deteriorating foundation.

5 Stone culvert along Redwing Brook.

6 Stone well with boulder covering the opening

7 Stone well at Glen Echo Lake edge

1 Tree fallen in path needs to be removed

2 Path is accessible to ATVs and has begun deteriorating the trail

3 Tree & debris have fallen in the trail and needs removal

4 Intermittent stream flows West toward Glen Echo Lake

5 Trails merge at low area causing significant ponding

6 Single track trail has long since been grown over; potential to rehabilitate the trail to provide a lake side trail connection to Drum Rock

7 Timber bridge is in a state of disrepair

8 Open area has the remnants of the existing paving that is a state of disrepair

9 Past the new gate the entrance path is covered in deteriorating pavement and flanked by boulders that have been covered with graffiti

10 The provision of signs and a loop trail at the Stoughton Canton border will help to slow traffic to Drum Rock

**LEGEND**

- Historic Features
- View
- Chain Link Fence
- Stone Wall
- Existing Path
- Trail Hazard
- Over Grown Path
- Hydrant
- Wetland
- Beaver Meadow Brook
- Intermittent Stream



# GLEN ECHO PARK

vegetation map

## SITE VEGETATION PROFILE

### WOODLAND PLANT COMMUNITY

- Beech
- Oak
- Maple
- Hickory
- White Pine
- Sassafras
- Sheeplaurel
- Maple Leaf Viburnum

### OPENSOURCE MEADOW

- Goldenrod
- Mixed meadow grasses

### WETLAND

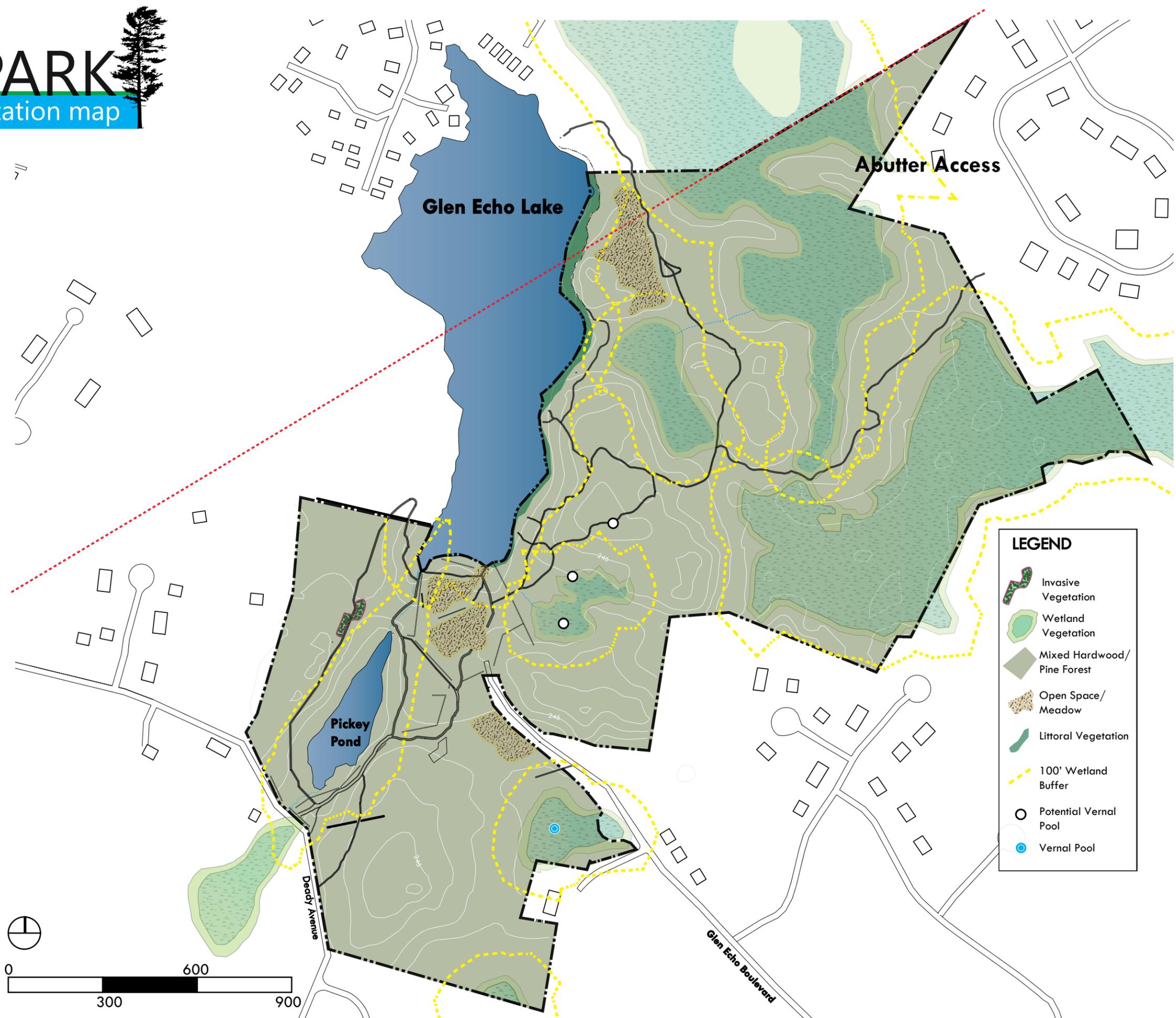
- Arum
- Alder
- Cattail
- Water Lilies
- Pickerel weed
- Sedge
- Red Maple
- Cinnamon Fern
- Tupelo
- Pepperbush

### LITTORAL/AQUATIC

- Alder
- Button Bush
- Clethra
- Coontail
- Sedge
- Watermeal
- Duckweed

### INVASIVES

- Glossy Buckthorn
- Honeysuckle
- Japanese Knotweed



**LEGEND**

- Invasive Vegetation
- Wetland Vegetation
- Mixed Hardwood/Pine Forest
- Open Space/Meadow
- Littoral Vegetation
- 100' Wetland Buffer
- Potential Vernal Pool
- Vernal Pool

## Public Vehicular Access

Ease of access to the site remains limited due to the local connectors. Both Glen Echo Boulevard and especially Deady Avenue lack the width and character to support more intensive site programming. This is less of a problem than a piece of the puzzle.

The Glen Echo Boulevard access point into the park is marked by a locked steel gate and flanked by a series of large granite boulders and wetlands beyond. The width at the gate is roughly 12'. Difficulties exist in expanding the current width due to the proximity of wetlands and a certified vernal pool located in the wetlands to the west. Forty feet (40') past the existing security gate lies the Glen Echo Parks entrance sign. It stands at approximately 20' in height and with a 15' span between the supports. The current condition of the road past the gate is poor at best, with large stretches of broken asphalt and exposed gravel. However, no significant rutting and visual erosion exists, which is likely due to the road seeing little use for the better part of three decades. The base does appear to be well laid, and future improvements may be able to rely on the existing subgrade to potentially relieve the cost for re-topping.

Deady Avenue lies to the west of the park and currently provides no vehicle access to the interior of the park. There is a chain-link fence gate that leads to a 12' foot wide pedestrian path that once acted as vehicular access in the past. Deady Avenue is a narrow gravel road that cannot facilitate too much traffic outside its local purpose. Potential to develop a small (4) car parking area to provide pedestrian access, along with the potential for emergency access, should be explored.



*Looking south down Glen Echo Boulevard toward the entrance*



*Deady Avenue entrance at Pickey Pond*



*Deady Avenue*

## Trail/Abutter Access

Within the park, the trail system has long since been established and for the most part has held back the forest to provide clear paths that offer the user terrific access to the site. Certain areas do require maintenance. Existing foot bridges need to be evaluated as they are more makeshift than accessible. Multiple areas along the path contain debris, with some full size fallen trees spanning the width. Wetland areas near Glen Echo Lake and Pickey Pond will need boardwalks to provide users with adequate crossing in times of high water and to protect the sensitive nature of these areas.

Certain types of uses need to be explored. Currently there is evidence of ATV and mountain bike use. While the site has had a long history of these types of activities it is up to the town to decide how they move forward with the use program at Glen Echo.



*Makeshift bridge*



*Trail impediment*

## Trail/Abutter Access

The trail system currently provides user access to the interior of the site with a few connections to abutters. One such connection is located at the northeastern end of the property where a trail leads to Freely Drive. Another path leads the user to Drum Rock, which lies on the Canton side of the property. Access to the Town of Canton needs to be addressed, as residents have expressed concern about the users trespassing on private property.

Exploration of enhancing abutter connections should be a consideration of the Town. The Capen Reynolds property lies within three quarters of a mile from the entrance at Glen Echo Boulevard; this potential greenway connection could be the beginning of a series of connections throughout the Town and surrounding areas.



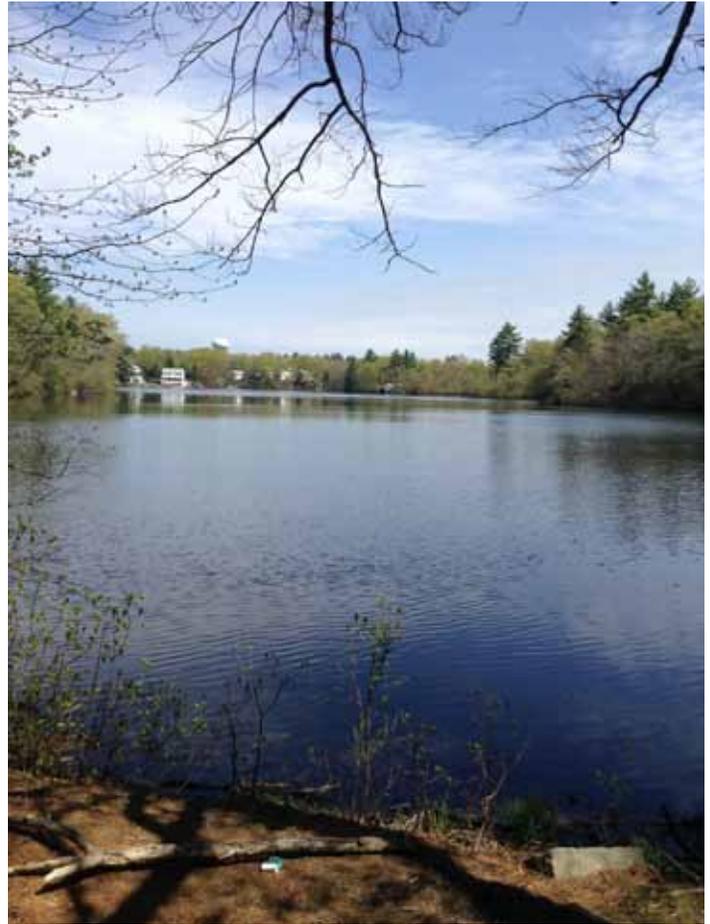
*Freely Drive abutters access*



*Capen Reynolds House*

## Glen Echo Lake

At roughly 15 acres, Glen Echo Lake is the main attraction of the vibrant and varied parcel. Nearly half of the lake is accessible from the trails within the site, and its spring fed waters remain clear and unaffected from the development on the Canton side. The main access point to the lake lies at the southern tip and due north from Glen Echo Boulevard. The location is sheltered by a stand of small to medium sized pines and one lonely maple that just fell in a recent storm. This access point has great potential for a minimalist intervention that could greatly improve user satisfaction. Currently, aquatic vegetation is encroaching on the shallow waters at the shore. Aquatic control could be explored to relieve this area of the nuisance species and to ease boat access and potential bather use. The area also lends itself well to the addition of a deck or a pier to provide a respite for site users who want to interact with the lake in a more passive way.



*View north towards Canton from southern tip of Glen Echo Lake*



*Glen Echo Lake frozen over in December*

## Pickey Pond

Connected to Glen Echo Lake by Beaver Meadow Brook at its inflow, Pickey Pond is a shallow pond that suffers from nuisance aquatic vegetation species such as water lily, duckweed, and Water Meal, to name a few. Over the years sediment has filled the pond and created a very uniform bottom. Occasional drought turns the pond into a bed of muck, with small puddles that act as a home to the frogs, minnows, and invertebrates. Further study of the connection between the two water bodies via Beaver Meadow Brook should be conducted before any determination of aquatic vegetation control is considered.



*Pickey Pond low/no water at inflow from Glen Echo Boulevard*



*Pickey Pond Outflow at Deady Avenue*

## Vegetation

Kyle Zick Landscape Architecture, Inc. and Environmental Consulting & Restoration, LLC have surveyed and assessed the existing vegetation conditions. In both assessments the consultants were excited to find healthy and lush native plant communities with little invasive impact. The infrequent use of the site over the last few decades has left the parcel well protected from unwanted species. While the overall health of the site is well intact there are some areas that have been impacted by aggressive invasive species (*see vegetation analysis map*).

The forest is healthy and young but still needs to be assessed for further management. It is apparent that selective removal will be needed as some of the older pines and hardwoods are in decay. In the interest of public safety problematic trees along the existing trail systems should identified and removed.



*Lady slipper*



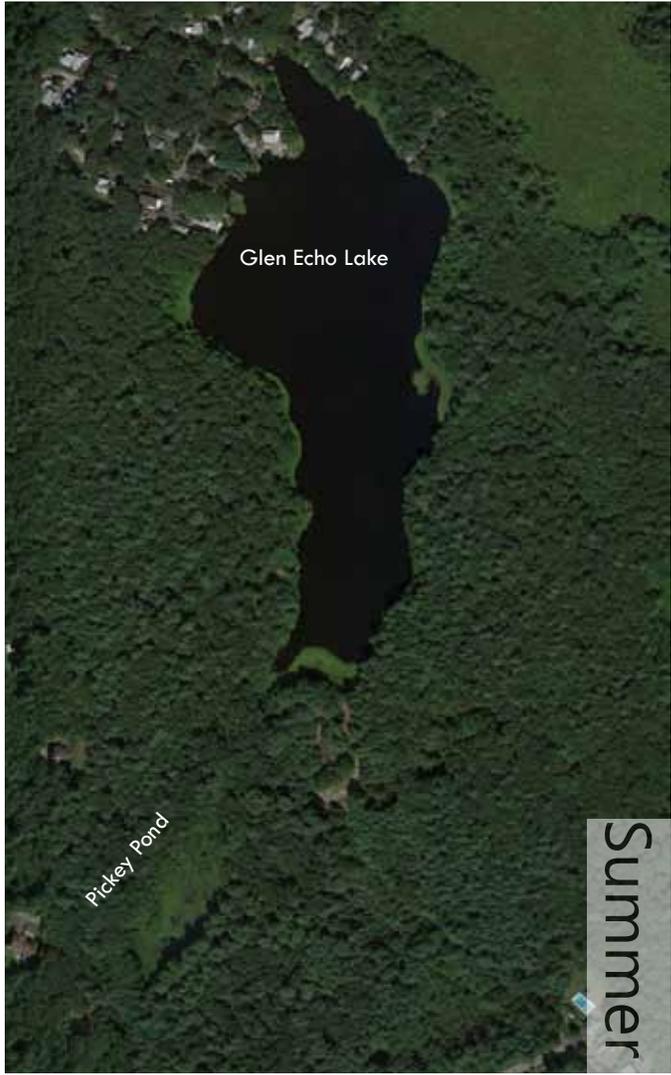
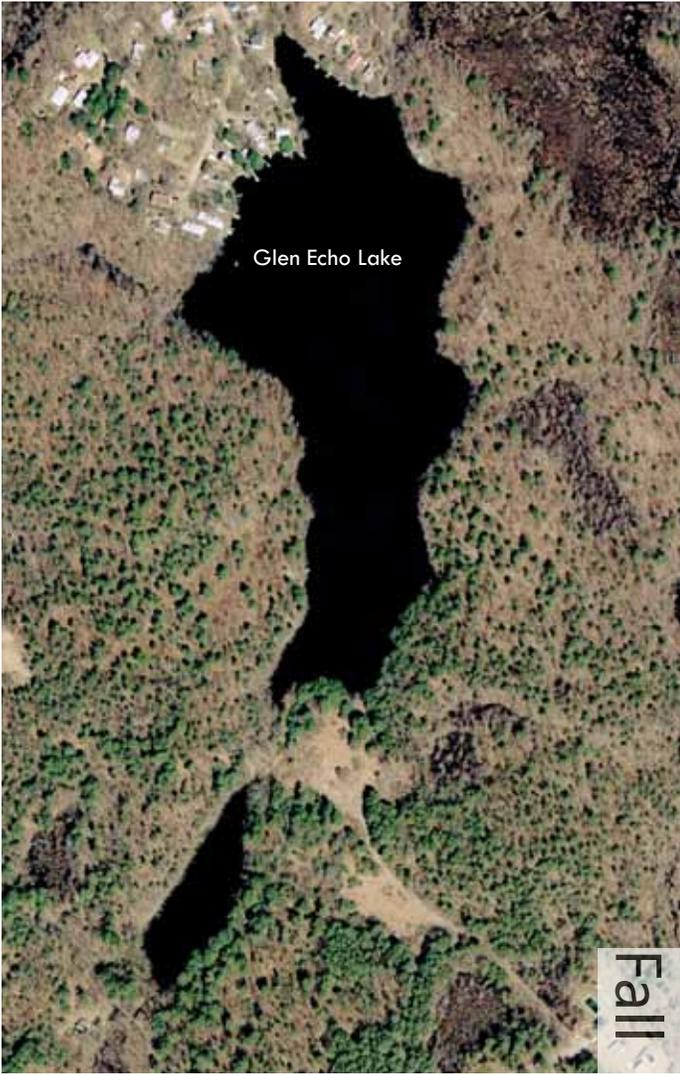
*Princess Pine*



*Tree canopy gap*



*Old maple at the southern tip of Glen Echo Lake (the tree has since fallen)*



**Aquatic Vegetation**

## Site Amenities

Almost all of the amenities currently on the site are keyed to some aspect of the past. The most current improvement has been the addition of the Glen Echo Park sign, installed by local Boy Scouts, that spans the width of Glen Echo Boulevard. The historic foundations that lay covered in forest duff around the site are glimpses of the once vibrant vacation destination that Glen Echo was and offer a hint of their story to visitors. There are two hydrants on the site that remain in working condition. Granite boulders line Glen Echo Boulevard, and not all are apparent as the encroachment of early successional pines have begun to cover them. A majority of the ones that can be seen has been covered in graffiti. Perhaps the most telling evidence of the former layout of the parcel are the remaining sections of chain-link fence that can be found at every turn within the site.



*One of the granite blocks aligning Glen Echo Boulevard*



*Evidence of a fire pit on one of the granite outcroppings*



*Section of chain link fence*

## Site Amenities



*Makeshift float*



*Historic Well*



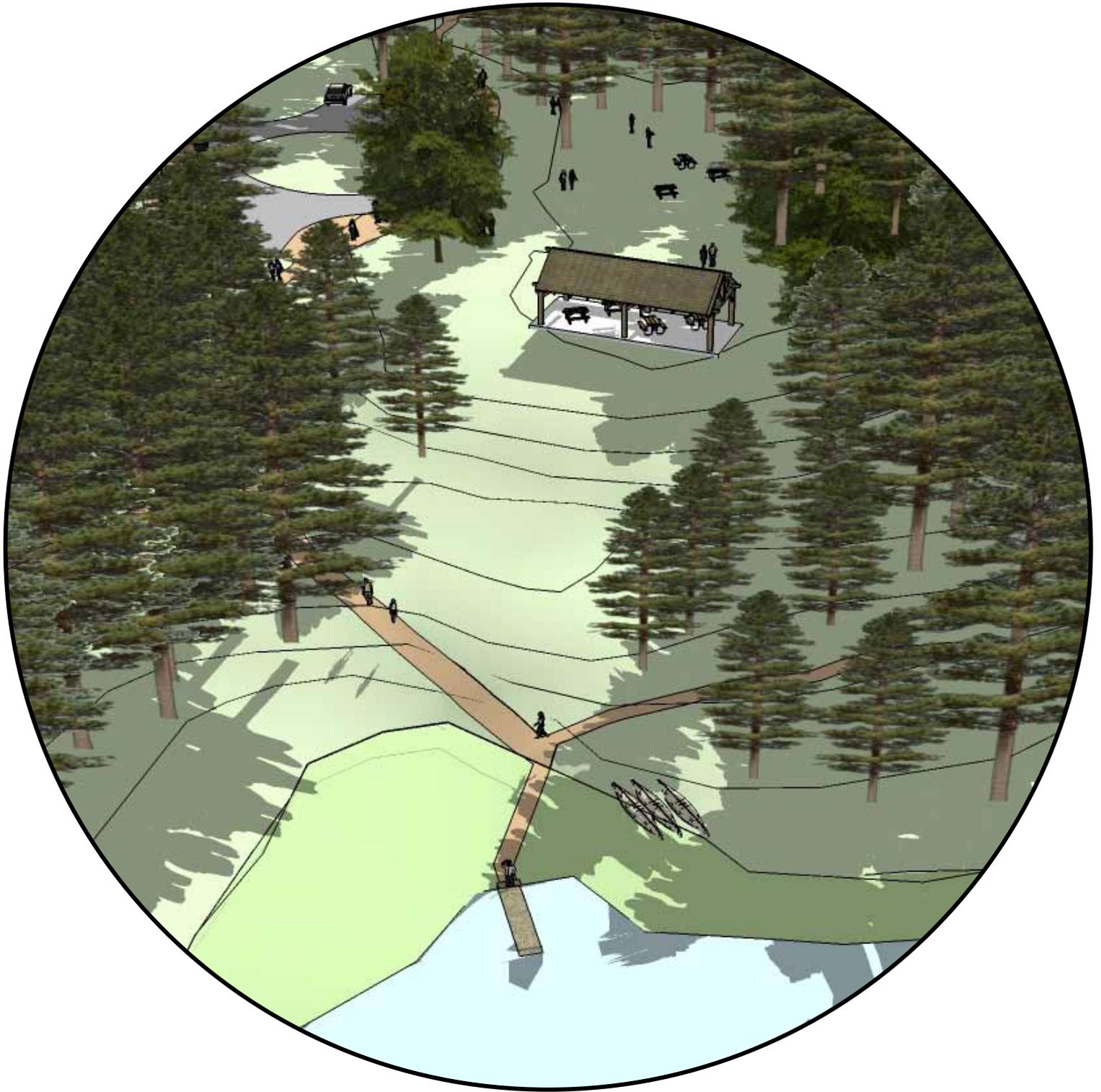
*Foundation*



*Makeshift dock*



*Bench by the outflow of Pickey Pond*



# GLEN ECHO PARK

# Proposed Conditions

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A two phased implementation of the Glen Echo Park improvements is recommended to transition the parcel into the future.

Phase 1 will include a resurfacing of Glen Echo Boulevard (GEB) and the addition of a cul de sac and (10) parking spots and porta potty. To complement the enhanced entryway the integration of a more pronounced gated entry with dawn till dusk access will be added. The existing granite boulders along GEB will be reused to provide a granite jetty for site users, improving water access. The width of the boulevard will remain roughly the same; with the addition of pull over spots to accommodate passing at the entrance gate and further in the site. A trail maintenance plan will be implemented that encompasses debris removal, selective tree removal, and pruning. A significant area will be cleared at the site of the old Glen Echo Inn to provide a lawn/gathering space. This area will be free of any programming except for picnic tables and grills. A donor bench program will be implemented as well as picnic spots added at key locations throughout the site. One boardwalk will be constructed over an intermittent brook that bisects a trail as you head north from the great lawn. Finally, interpretive signage will be adapted to the site to brief the users of the rich history of the site.

Phase II will integrate a picnic pavilion on the lawn/gathering area. Carefully placed, this pavilion will provide site users a controlled view of Glen Echo Lake while providing a reprieve from the elements. A composting solar comfort station will replace the porta potty to enhance the quality of the site for users. Vegetation management of Glen Echo Lake will be addressed at the shore area around the granite jetty in efforts to provide an area to access the water in the summer free of vegetation. Trail access will be enhanced by the addition of boardwalks and a four car parking area on Deady Avenue.



*Aerial of of phase 2 implementations*

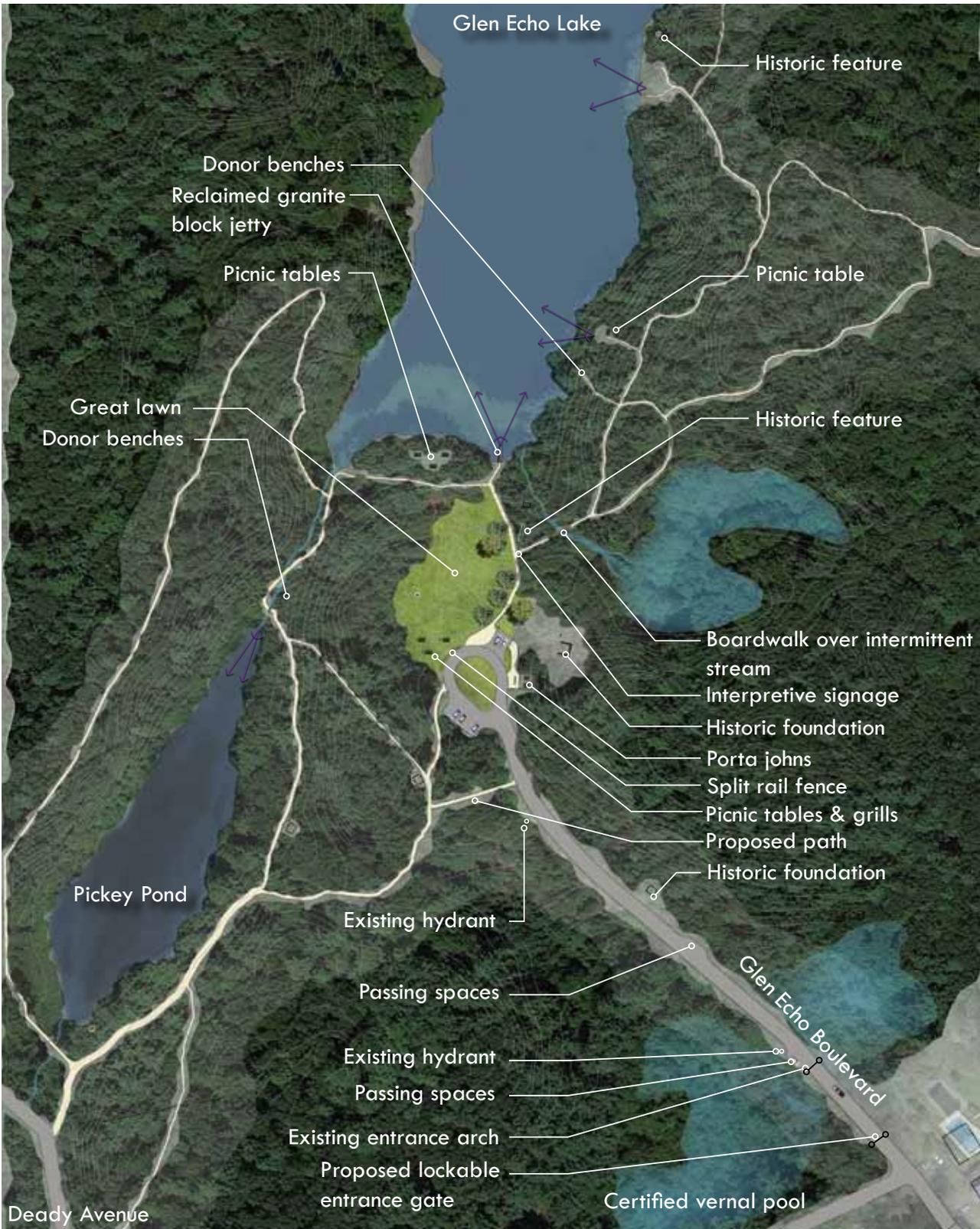
This two phased approach endeavors to preserve the integrity of the site and its ecological qualities while nodding toward its past as a vacation destination. The preservation of the simple and genuine feel of the place is key to these plans; with a light hand we invite you to see the future of this intriguing site.

# Future Uses

## Phase 1



Parking/Access	
Approach/Circulation	
Interpretive signage	
Picnic Area/Donor Benches/Pier	



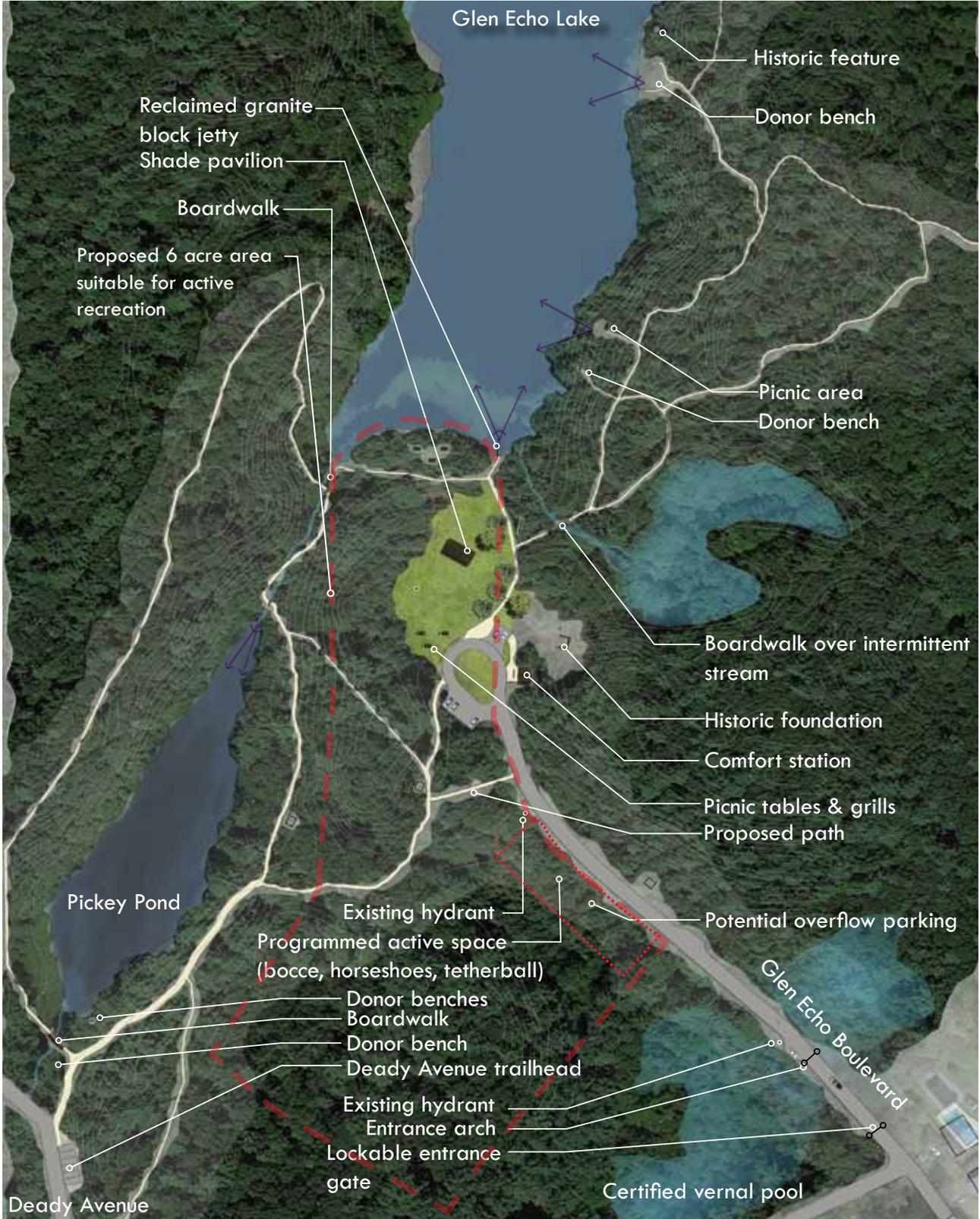
## Phase 2



Trailheads/Parking **P** 

Comfort station/Shade Pavilion  

Vegetation management 





## Phase 2

The before and after aerial above offers a view looking southwest towards Glen Echo Boulevard at the Phase II implementation of the picnic pavilion as it relates to the Phase I adaptation of the great lawn. The selected removal of the young pine canopy that currently blocks the viewshed is proposed to supply site users with both a visual corridor and a clear path down to the waters edge.



These views looking north toward the proposed cul de sac and Glen Echo Lake show the resurfacing of Glen Echo Boulevard, the picnic pavilion, comfort station and a proposed new trail that branches off of GEB and heads west. This design offers different layers of access for different user types.



The perspective above is heading north on Glen Echo Boulevard into the front porch of the 97 acres and the area that will have the most programming. The before view shows the encroachment of the early successional pine forest making an attempt at reclaiming the area. Selective clearing of this area will open the view corridor for drivers and help to usher them into the active center node of the park.





# Public Process

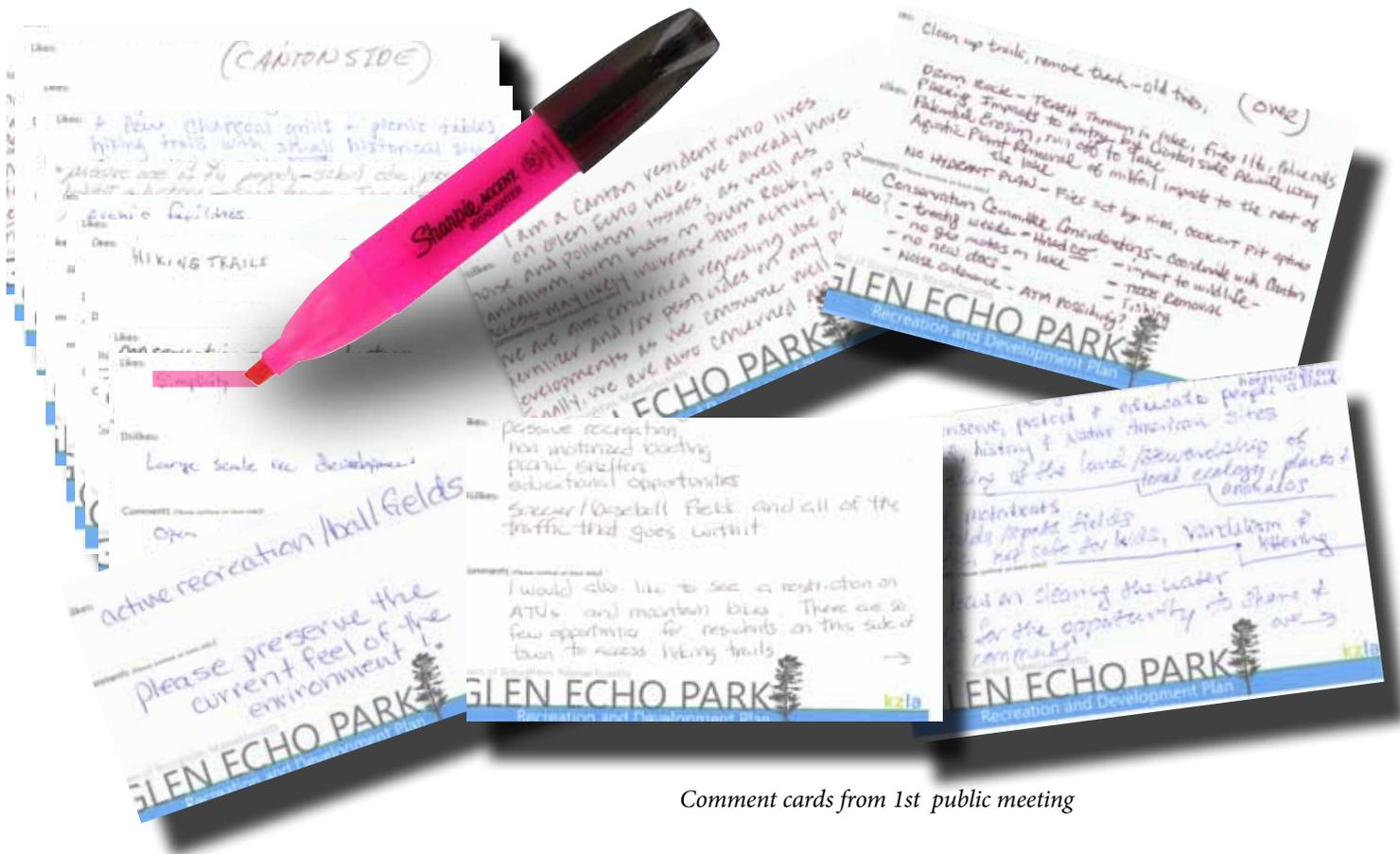
## Public meeting #1

Working in tandem with the development committee for the Glen Echo Open Space parcel Kyle Zick Landscape Architecture, Inc. facilitated the first of two public meetings in order to better understand the feelings of members of the Town and their vision, desires, and concerns in regards to the future of Glen Echo Park.

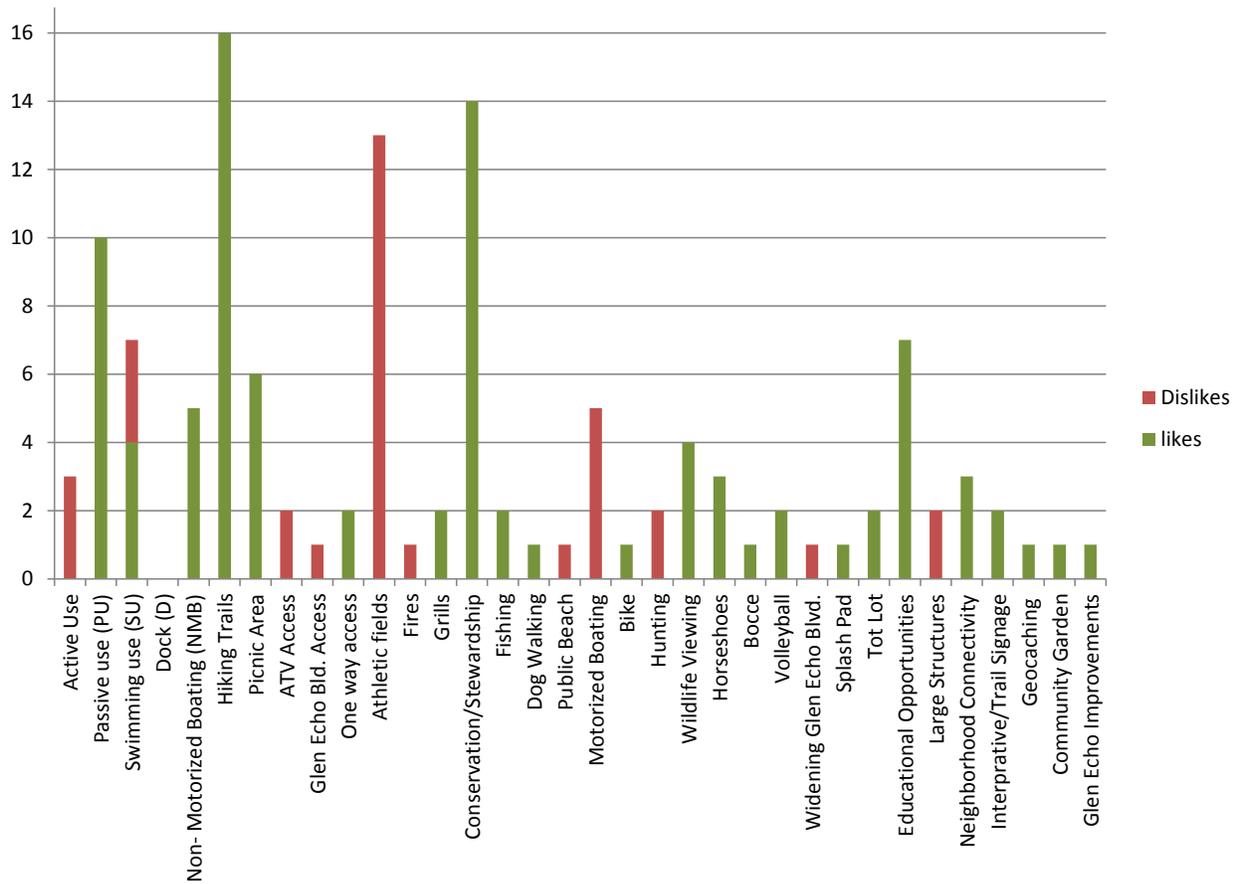
Information provided by the participants was recorded and distilled to aid in the design and layout of the master plan.



1st Public Meeting Stoughton Town Hall



Comment cards from 1st public meeting



## Attractive Future Developments

A range of activities and potential improvements were addressed in the first public meeting. The graphics on this and the following page summarize the likes and dislikes of the attendees.

This process is key to helping the Town of Stoughton better understand the potential for this open space parcel.

Land Use	likes	Dislikes
Active Use	0	3
Passive use (PU)	10	0
Swimming use (SU)	4	3
Dock (D)	0	0
Non- Motorized Boating (NMB)	5	0
Hiking Trails	16	0
Picnic Area	6	0
ATV Access	0	2
Glen Echo Bld. Access	0	1
One way access	2	0
Athletic fields	0	13
Fires	0	1
Grills	2	0
Conservation/Stewardship	14	0
Fishing	2	0
Dog Walking	1	0
Public Beach	0	1
Motorized Boating	0	5
Bike	1	0
Hunting	0	2
Wildlife Viewing	4	0
Horseshoes	3	0
Bocce	1	0
Volleyball	2	0
Widening Glen Echo Blvd.	0	1
Splash Pad	1	0
Tot Lot	2	0
Educational Opportunities	7	0
Large Structures	0	2
Neighborhood Connectivity	3	0
Interprative/Trail Signage	2	0
Geocaching	1	0
Community Garden	1	0
Glen Echo Improvements	1	0

# Biggest Concerns

- Environmental Conservation
- Large Recreation Fields
- Traffic /Speeding
- Motorized boats

Concerns	
Traffic /Speeding	8
Trash	4
Pollution	4
Motorized boats	3
Large Recreation Fields	10
Noise	2
Safety	5
Water Quality	3
Fires	2
Night Access	3
Environmental Conservation	12
Over Crowding	1
Management/Upkeep	6
Vandalism	4
Abutter Home Value	1
Large Parking Area	4



- Traffic /Speeding
- Safety
- Trash
- Water Quality
- Pollution
- Fires
- Motorized boats
- Night Access
- Large Recreation Fields
- Environmental Conservation
- Noise
- Over Crowding




**PHASE 1 BASE COST**

Item	Quantity	Unit	Unit Cost	Subtotal
<b>General</b>				
Erosion control	2100	lf	\$8.00	\$16,800.00
Porta John (estimated 2 yr. monthly need)	14	month	\$130.00	\$1,820.00
			subtotal	\$18,620.00
<b>Demolition/Site Preparation</b>				
Tree removal	5	ea	\$500.00	\$2,500.00
Removal of fallen trees from trails	1	ls	\$2,500.00	\$2,500.00
Rough grading (lawn)	3200	sy	\$1.50	\$4,800.00
Tree clearing	0.5	ac	\$7,000.00	\$3,500.00
Asphalt removal	1500	sy	\$6.50	\$9,750.00
Fencing removal	1200	lf	\$4.00	\$4,800.00
Site clean up (glass)	1	ls	\$2,000.00	\$2,000.00
Selective pruning	1	ls	\$3,000.00	\$3,000.00
			subtotal	\$32,850.00
<b>Paving options</b>				
Asphalt*	20000	sf	\$4.00	\$80,000.00
Chip and seal	20000	sf	\$4.75	\$95,000.00
Porous Pavement	20000	sf	\$5.50	\$110,000.00
			Asphalt* subtotal	\$80,000.00
<b>Site Improvements</b>				
Sign posts with rules and regulation	1	each	\$800.00	\$800.00
Entrance Gate	1	each	\$5,000.00	\$5,000.00
Reclaimed granite jetty	1	ea	\$5,000.00	\$5,000.00
Bridge	60	sf	\$50.00	\$3,000.00
Grills	3	ea	\$1,200.00	\$3,600.00
Interpretive signage	3	ea	\$2,000.00	\$6,000.00
Split rail fence	75	sf	\$40.00	\$3,000.00
			subtotal	\$26,400.00
<b>Planting</b>				
Topsoil (@5" depth)	300	cy	\$28.00	\$8,400.00
Seed for lawn	25000	sf	\$0.15	\$3,750.00
Bioswale	700	sf	\$16.00	\$11,200.00
			subtotal	\$23,350.00
<b>Shed Area</b>				
Picnic tables	6	ea	\$2,000.00	\$12,000.00
			subtotal	\$12,000.00
			BASE COST construction labor and materials subtotal	\$193,220.00
<b>Markups</b>				
General Conditions (15%)				\$28,983.00
Bond and Insurance (1%)				\$1,932.20
Building Permit (1%)				\$1,932.20
Design Contingency (15%)				\$28,983.00
Overhead and Profit (10%)				\$19,322.00
Design and permitting fees (10%)				\$19,322.00
			BASE COST markups subtotal	\$293,694.40



**PHASE 2 BASE COST**

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Subtotal</u>
<b>General</b>				
Erosion control	200	lf	\$8.00	\$1,600.00
			subtotal	\$1,600.00
<b>Demolition/Site Preparation</b>				
Glen Echo Lake vegetation management	1	ls	\$5,000.00	\$5,000.00
			subtotal	\$5,000.00
<b>Site Improvements</b>				
Bench	6	ea	\$1,500.00	\$9,000.00
Boundary identification near trails	900	lf	\$2.00	\$1,800.00
Sign posts with trail blazing markers	10	ea	\$300.00	\$3,000.00
Bocce courts	2	ea	\$5,000.00	\$10,000.00
Horse shoe pits	2	ea	\$2,500.00	\$5,000.00
Shade Structure	1	ls	\$50,000.00	\$50,000.00
Composting toilet/ Comfort station*	1	ls	\$60,000.00	\$60,000.00
Bridge	300	sf	\$50.00	\$15,000.00
			subtotal	\$153,800.00
<b>Deady Avenue Trailhead</b>				
Parking (4 Spaces)	1200	sf	\$8.00	\$9,600.00
Signage	1	ls	\$2,000.00	\$2,000.00
			subtotal	\$11,600.00
			total	\$172,000.00
<b>Markups</b>				
General Conditions (15%)				\$25,800.00
Bond and Insurance (1%)				\$1,720.00
Building Permit (1%)				\$1,720.00
Design Contingency (15%)				\$25,800.00
Overhead and Profit (10%)				\$17,200.00
Design and permitting fees (10%)				\$17,200.00
			BASE COST markups subtotal	\$261,440.00

**Notes-**

\* Comfort station assumed to be one standalone fixture/  
solar is an option. \*

Water hookup up on site needs to be determined.

# Team

## CREDITS

### **Town of Stoughton Selection Committee**

John Batchelder- Superintendent of Public Works Department

John Denison- Recreation Director

Maureen Doherty- Procurement Officer

Dori Frankel- Committee Member

Noreen O'Toole- Town Planner

Mark Racicot- Committee Member

### **Town of Stoughton Development Committee**

John Denison- Committee Member

Dori Frankel- Committee Member

Mark Racicot- Committee Member

Lynn Jardin- Committee Member

Eric Kolman- Committee Member

Dwight MacKerron- Committee Member

Christine Howe- Committee Member

Janice Esdale-Lindwall- Committee Member

Tad Johnston- Committee Member

## CONSULTANTS

### **Kyle Zick Landscape Architecture, Inc.**

Kyle Zick- Principal

Yong Jae Lee- Associate

Braden Drypolcher- Landscape Architect

Stephanie Weyer- Landscape Architect

### **Environmental Consulting & Restoration, LLC**

Brad Holmes