

SUMMIT VILLAGE GREEN

SUMMIT, NEW JERSEY



MASTER PLAN
JUNE 2009

[FINAL DRAFT]

SUMMIT VILLAGE GREEN

SUMMIT, NEW JERSEY

MASTER PLAN

RHODESIDE & HARWELL
LANDSCAPE ARCHITECTURE & PLANNING

Summit Area Development Corporation

City of Summit Department Of Community Services

JUNE 2009



CONTENTS

INTRODUCTION	6
PURPOSE OF PROJECT / GOALS	7
CHAPTER 1: EXISTING CONDITIONS	
PROPOSAL CONCEPT	11
PRECEDENTS	17
INVENTORY	21
PUBLIC MEETING 1	39
OPPORTUNITIES	45
CHAPTER 2: ALTERNATIVES	
ALTERNATIVE 1	49
ALTERNATIVE 2	53
PUBLIC MEETING 2	57
CHAPTER 3: THE MASTER PLAN	
ILLUSTRATIVE PLAN	61
GUIDELINES	79
SUSTAINABLE DESIGN	88
PHASING	89
MAINTENANCE	111

INTRODUCTION

As an integral link between residential neighborhoods, the downtown district and the adjacent NJ Transit railway, the Village Green of Summit is a premier open space. Numerous memorials, play areas, open lawns, temporary public art displays, gardens, and grand shade trees combine to create the "green heart" of Summit. Although the Village Green is divided by Broad and Elm Streets, the Green is still perceived as a whole comprised of four diverse open space quadrangles (quads). The larger quads to the south allow space for summer events, performances, and informal recreation while still maintaining sacred memorial sites and seating areas. Alternately, the smaller quads to the north, which are closer to the NJ Transit Station, bus stops, and the Downtown Business District, seem to be more transient.

Some residents of Summit have declared the Village Green as a "highly visible pass-through" space that needs to be better connected and more vibrant. The Green should be a more "pleasant place" in which to spend time, a place with conversational seating and better maintenance. Most intriguing though, residents say that the Village Green doesn't need a lot of change.

Although the "backbone" elements of the green are present, there are aspects of the Village Green which can be improved. Pathways can be re-directed to street intersections for safe crossing, rather than at the middle of the block. A consistent palette of materials, furnishings, and lighting can be established so that all four quads are perceived as cohesive. And lastly, trees that are planted within the central lawn of each quad can be relocated to the periphery to increase framed views into the central spaces.

These simple solutions can re-invigorate the current structure of the Village Green, improving its safety and visibility, while preserving the sacred spaces important to the community. This report intends to provide the City of Summit with a plan that will rehabilitate, preserve, and enhance the historic, cultural and natural resources of the Village Green.

PURPOSE OF PROJECT / GOALS

The City of Summit, New Jersey retained landscape architects & planners Rhodeside & Harwell, Incorporated (RHI) to provide a vision for future improvements to the Village Green. RHI has developed the following goals for the project: 1) Develop a Master Plan that includes both short-term and long-term perspectives; 2) Identify an appropriate program for the Village Green; 3) Analyze problem areas and define realistic solutions; and 4) Actively engage the citizens of Summit in the Master Planning process. The proposed Master Plan is a result of collaboration with the City, its stakeholders, and members of the community.



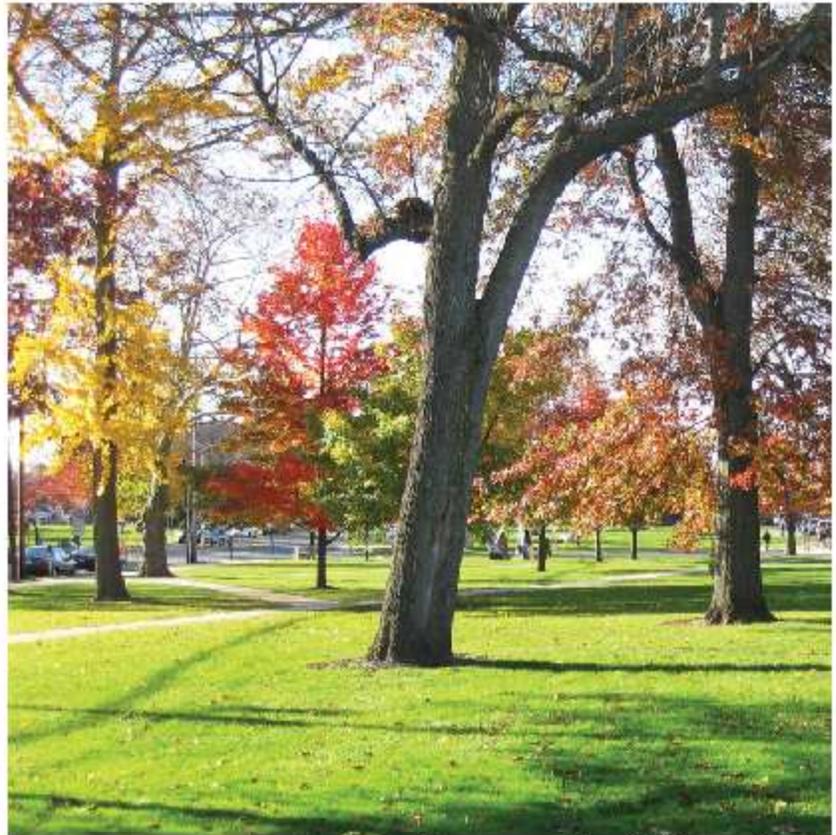
Brick gates at Mabie Memorial Playground



War memorial



Temporary public art



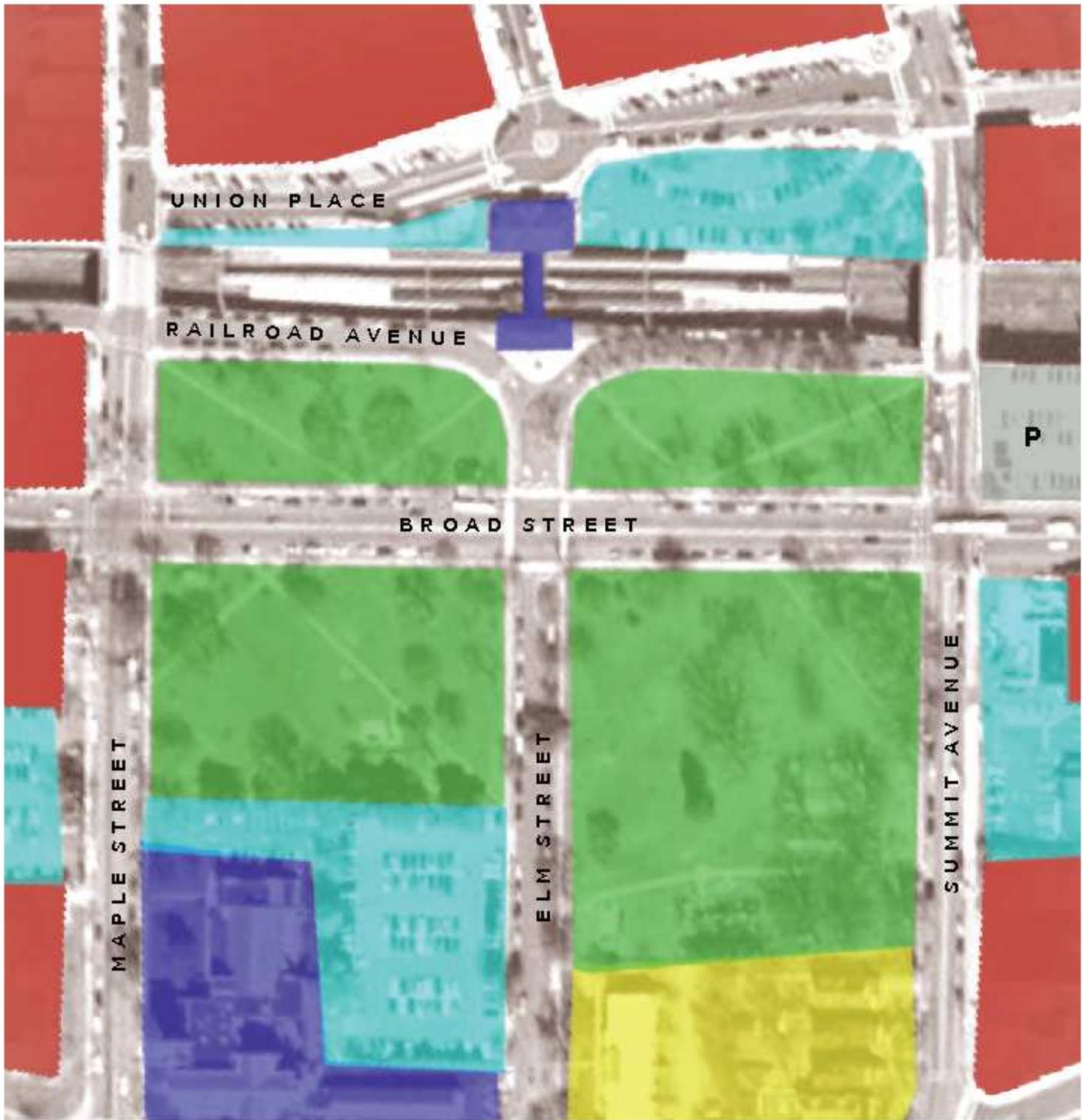
Trees on the Village Green

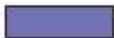
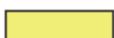
CHAPTER 1 EXISTING CONDITIONS

PROPOSAL CONCEPTS

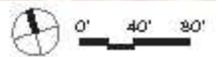
The City of Summit's Request for Proposals (issued in 2008) required firms to submit preliminary concepts for the Village Green along with qualifications and other materials. Rhodside & Harwell submitted an existing conditions site analysis and two preliminary concept plans: 1) Traditional 19th Century Public Park; and 2) Contemporary Public Park. As a result of this process, ideas and opportunities for the future Village Green began to arise. These plans were also presented at Public Meeting #1 (comments provided on page 38).

EXISTING USES

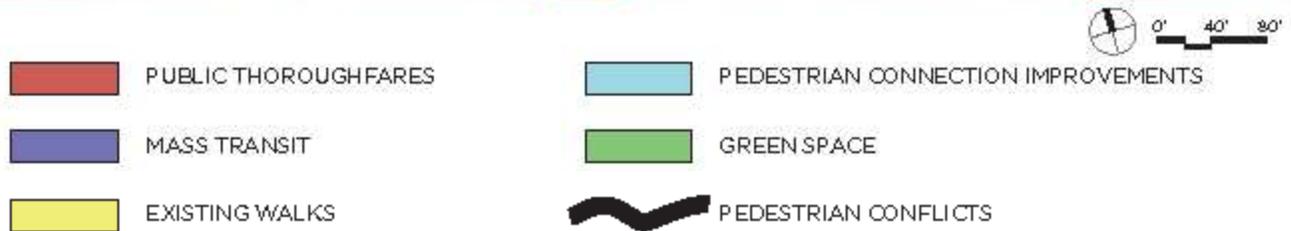
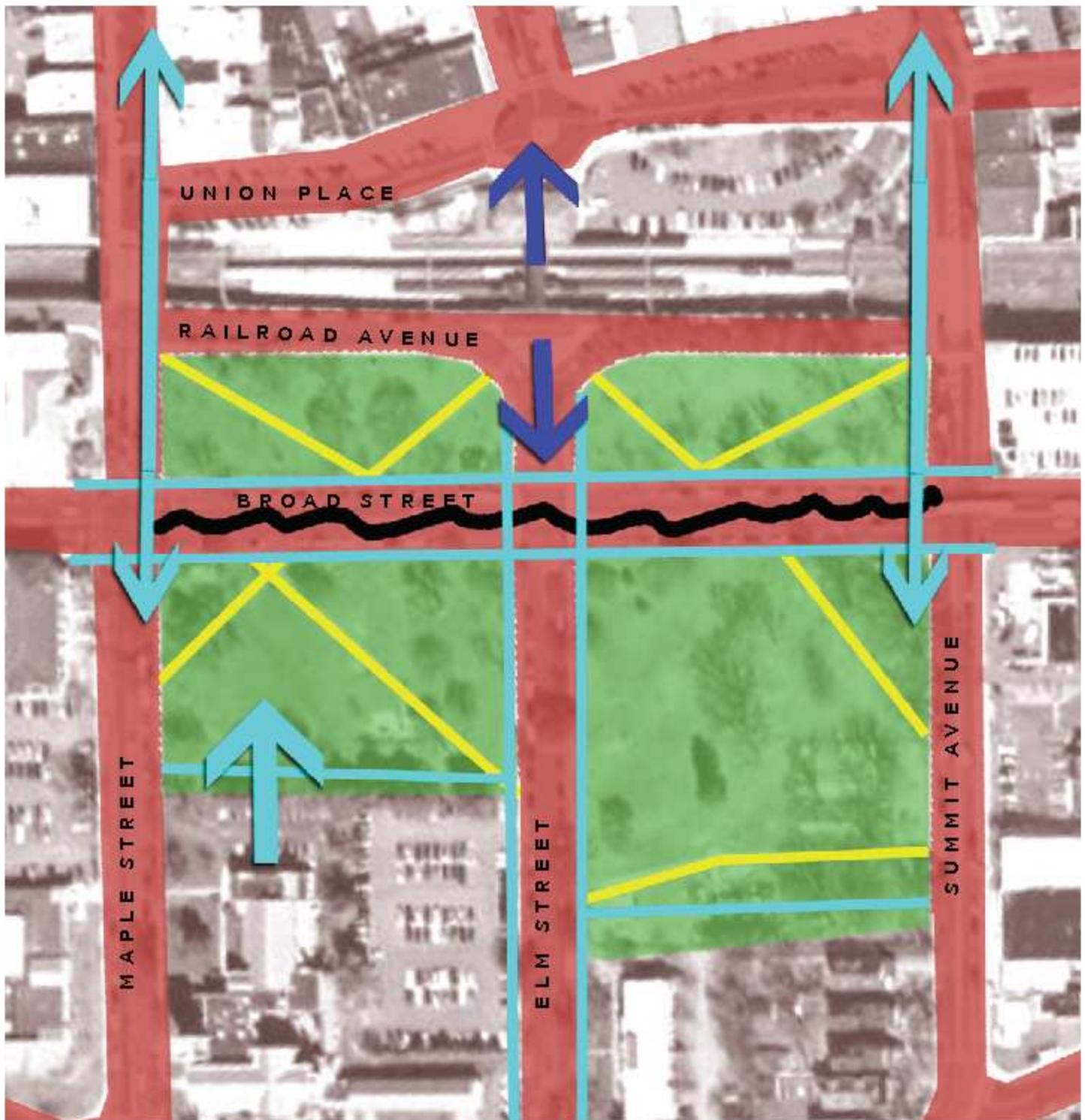


-  COMMERCE
-  CIVIC
-  RESIDENTIAL

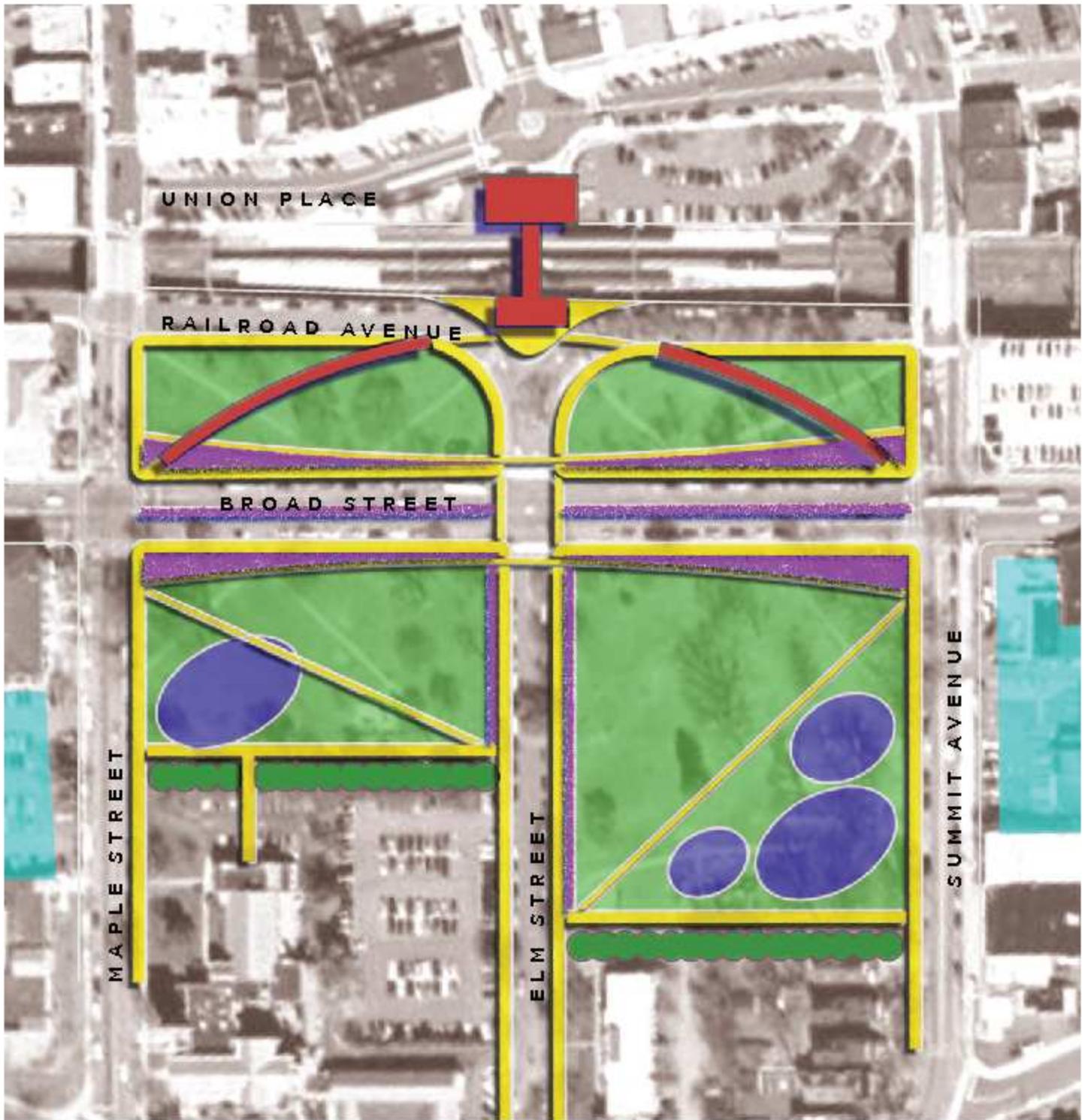
-  OPPORTUNITY SITES
-  GREEN
-  PARKING STRUCTURE

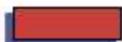


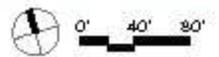
EXISTING ACCESS



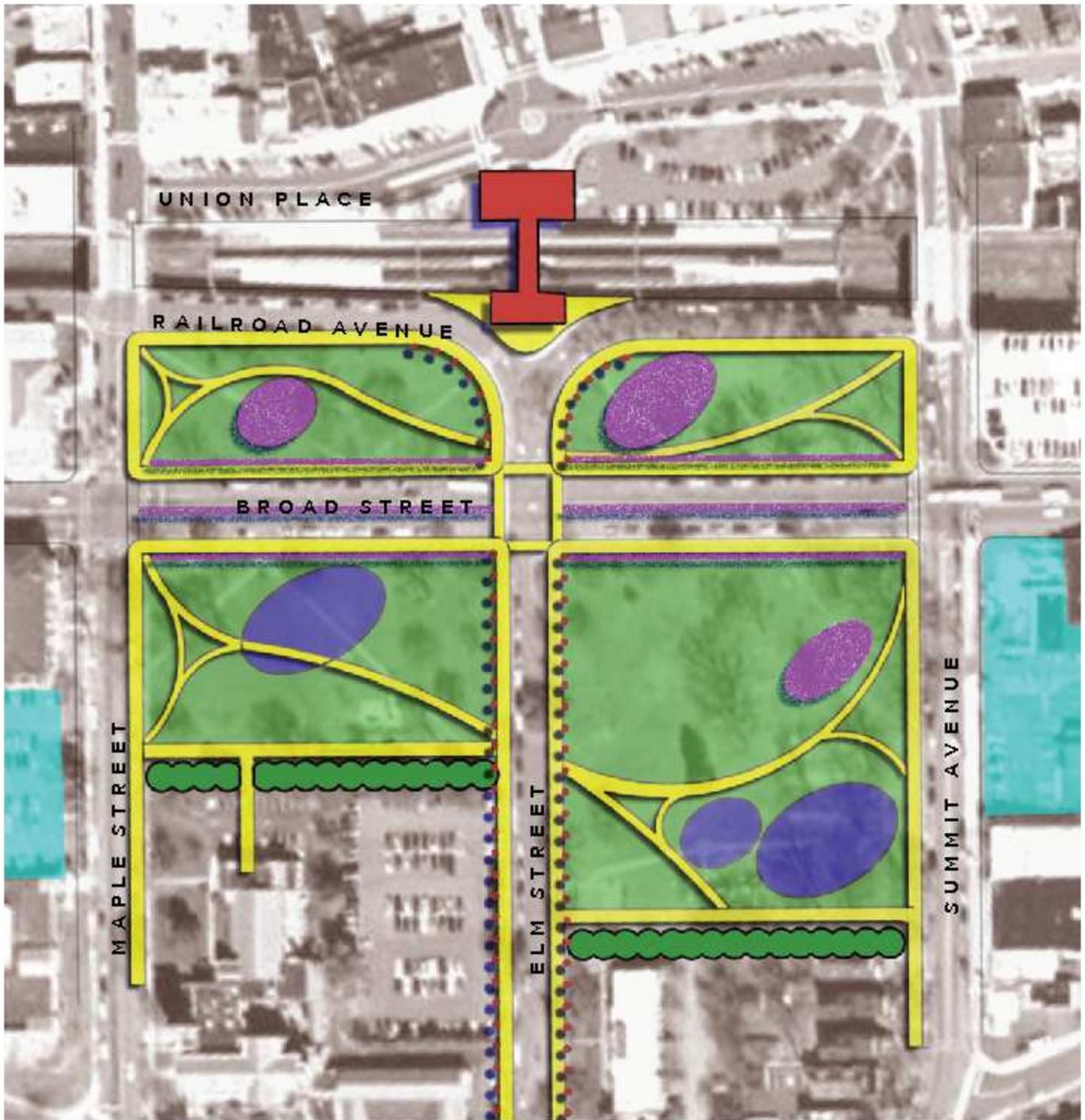
PROPOSAL CONCEPT 1

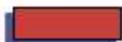


- | | | | |
|---|----------------------------|---|------------------|
|  | FOCAL ELEMENTS |  | MIXED USE INFILL |
|  | EVENT AREAS / PLAY AREAS |  | BUFFER |
|  | UNIFIED SIDEWALK TREATMENT |  | GARDENS |



PROPOSAL CONCEPT 2



- | | | | |
|---|----------------------------|---|------------------|
|  | FOCAL ELEMENTS |  | MIXED USE INFILL |
|  | EVENT AREAS / PLAY AREAS |  | BUFFER |
|  | UNIFIED SIDEWALK TREATMENT |  | GARDENS |

P R E C E D E N T S

As part of the initial investigation, RHI provided the City with examples of parks that exhibit qualities characteristic of a successful public green. Some qualities might include a clearly defined open space reinforced with plantings; clear and safe pathway circulation; and a coordinated style and location of site furnishings and lighting.



West Hampton Beach Village Green



Bar Harbor Village Green

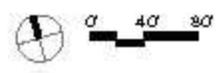
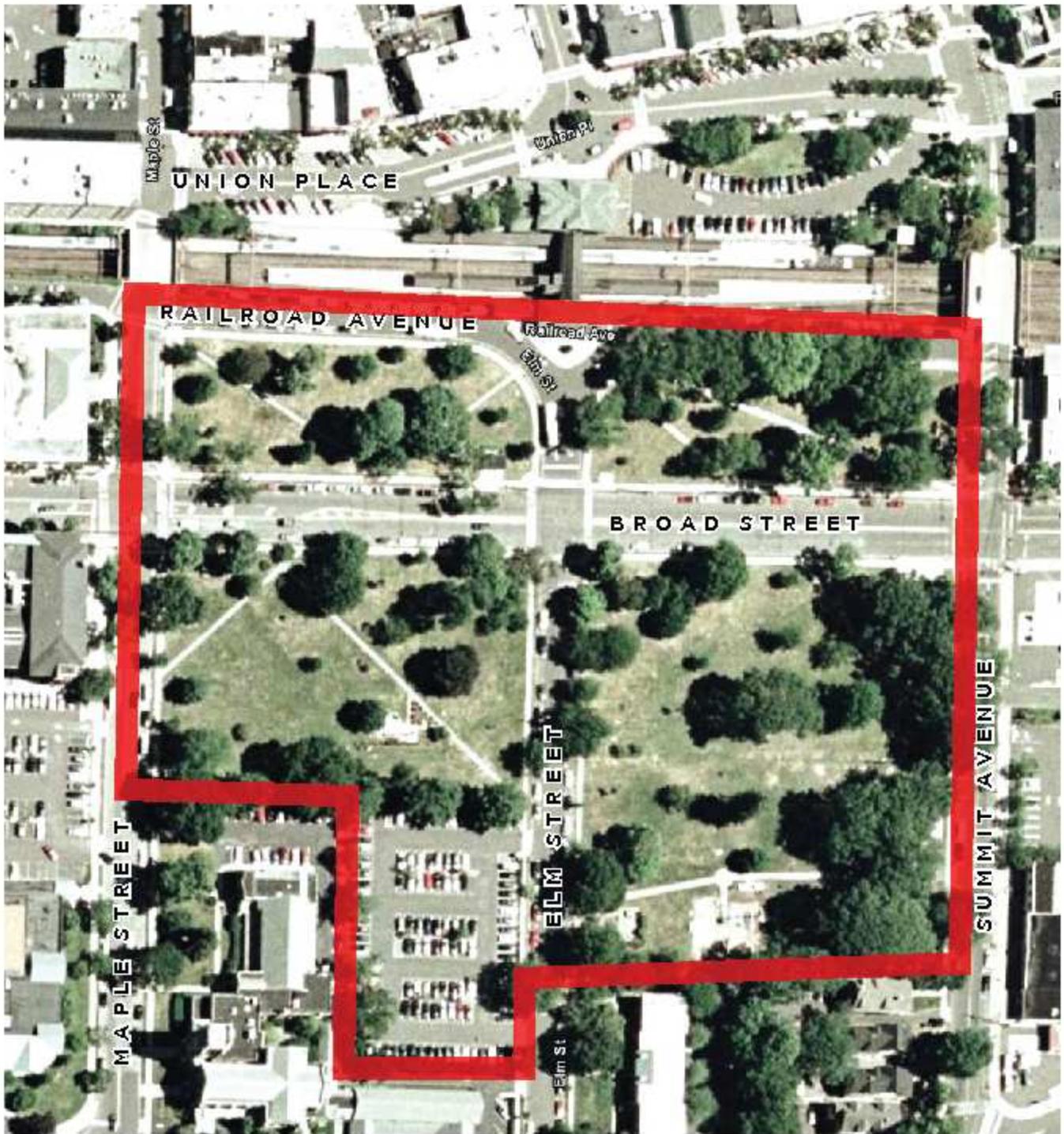


Yarmouth, Maine Village Green

INVENTORY

The Summit Village Green showcases a nice collection of mature shade trees, statues and memorials, brick piers, iron fencing, open lawn, and play areas. During several field visits, the team documented the existing palette of benches, picnic tables, lights, fencing, paving and plantings not only within the study area, but throughout the adjacent downtown.

STUDY AREA BOUNDARY



EXISTING CONDITIONS



EXISTING BUILDING



EXISTING TREES



EXISTING SHRUBS



EXISTING LAWN AREA



EXISTING MEMORIALS



EXISTING PATHWAYS



EXISTING FLORAL DISPLAYS



EXISTING FURNISHINGS
(BENCHES, TRASH RECEPTACLES, PICNIC
TABLES)



EXISTING LIGHT POLES



EXISTING BUS STOPS

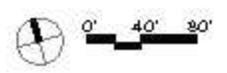


EXISTING BRICK PIER & FENCING



EXISTING ON-STREET PARKING

EXISTING CONDITIONS



EXISTING FURNISHINGS - DOWNTOWN



bench & drinking fountain

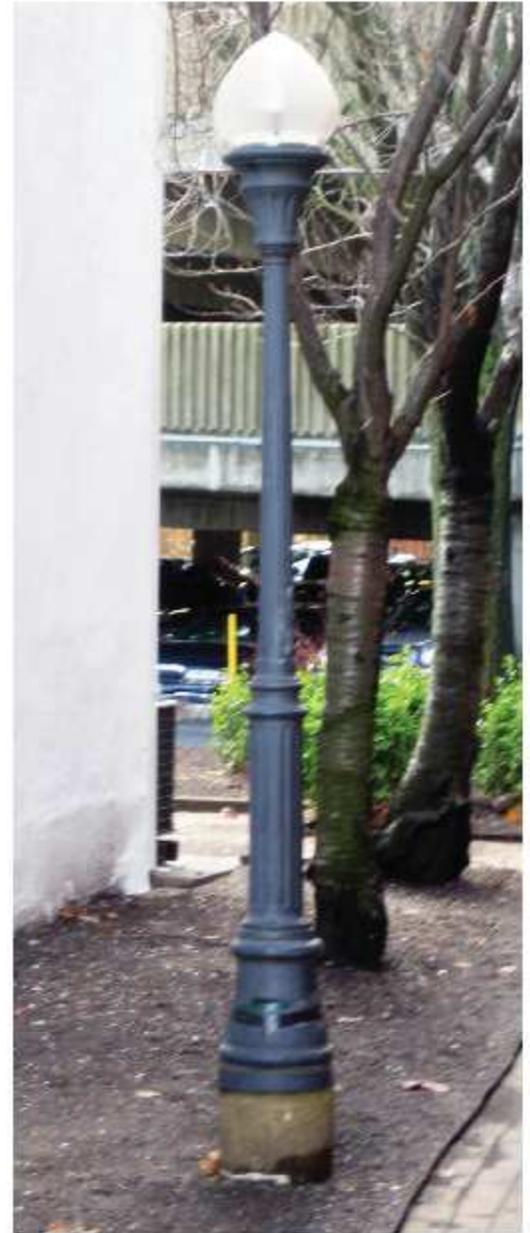


bench



trash receptacle & recycling

EXISTING LIGHTING - DOWNTOWN



EXISTING FURNISHINGS - VILLAGE GREEN



wood bench



composite bench



parking meters



trash receptacle



recycling receptacle



newspaper vendors

EXISTING FURNISHINGS - VILLAGE GREEN



picnic table 1

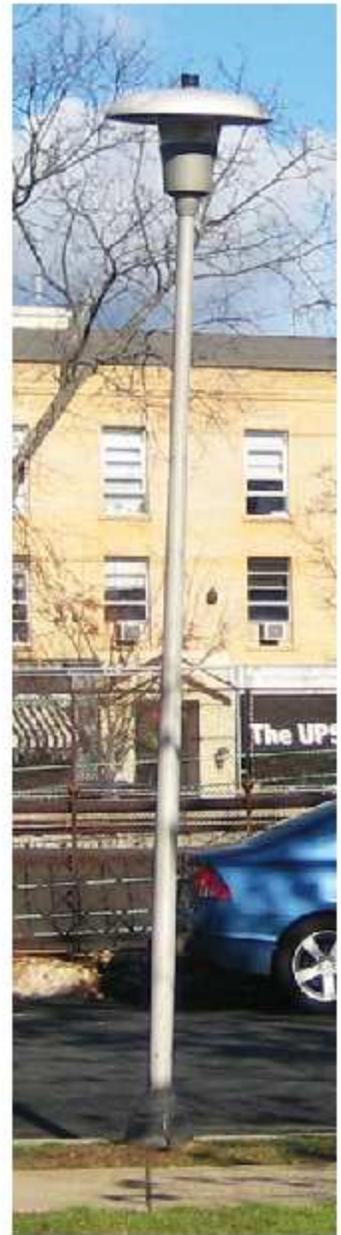


picnic table 2



picnic table 3

EXISTING LIGHTING - VILLAGE GREEN



EXISTING FENCING - DOWNTOWN & VILLAGE GREEN



Chainlink fencing along playground



Special fencing at parking garage and NJ Transit Station



Tree well fencing - downtown

EXISTING ARCHITECTURAL FEATURES - VILLAGE GREEN



Brick pier & iron gates at Mabie Memorial Playground



Bus shelter

EXISTING PLAY EQUIPMENT - VILLAGE GREEN

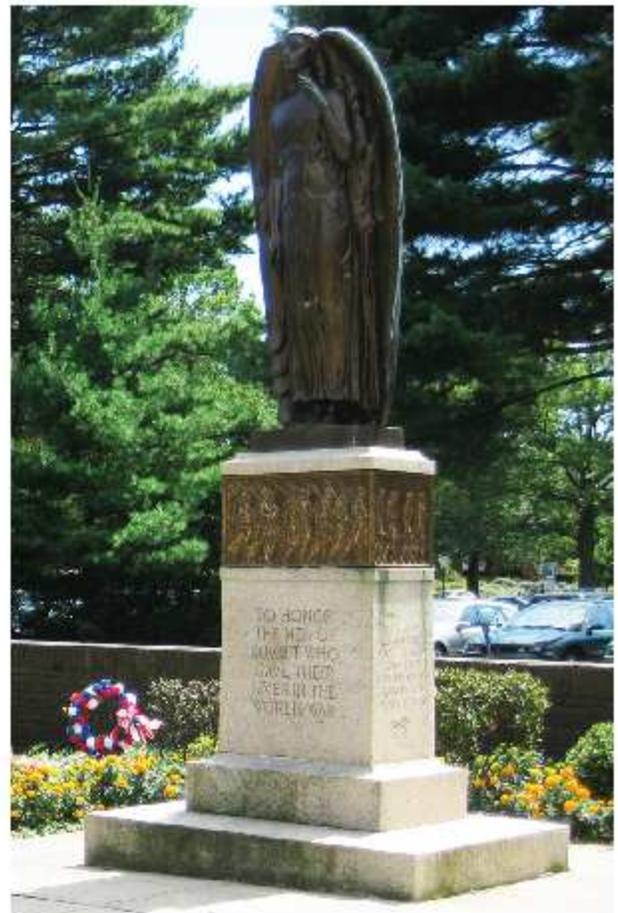


Play equipment along Summit Avenue



Mable playground equipment

EXISTING MEMORIAL FEATURES - VILLAGE GREEN





EXISTING PAVING MATERIALS - VILLAGE GREEN



Concrete sidewalk



Concrete Unit Paver
(grey color)



Concrete Unit Paver
(brick orange color)

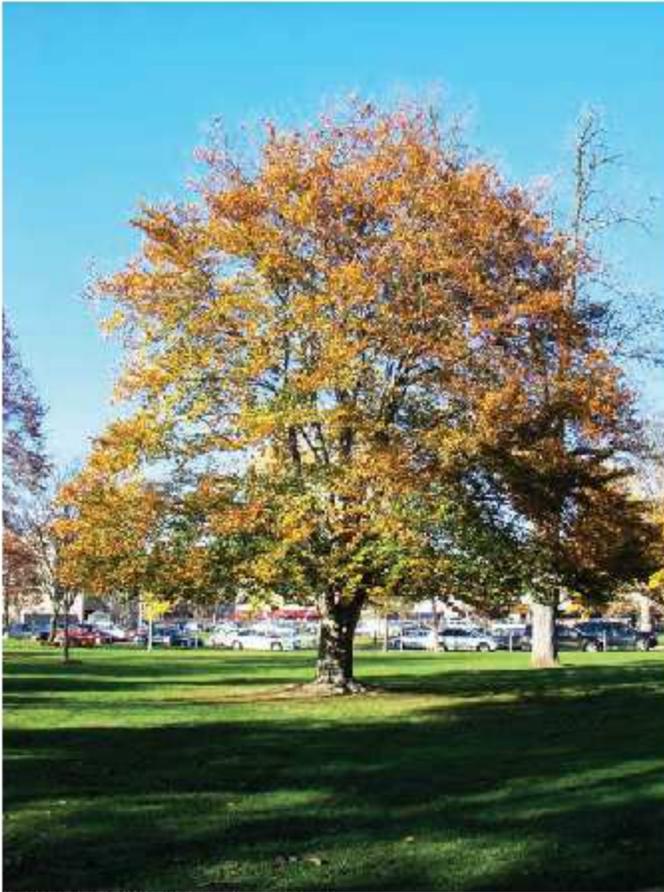


Concrete unit paver
(with inscription)



Concrete Unit Paver
(warm color mix)

EXISTING PLANT MATERIALS - VILLAGE GREEN



Large specimen trees



Flowering shrubs



Floral displays

PUBLIC MEETING #1 COMMENTS

Rhodeside & Harwell documented several comments and concerns during a series of meetings with stakeholders, citizens, City staff, and the Summit Police Department prior to the first public meeting. Following these sessions, the design team incorporated comments into a series of plans: 1) Stakeholder Comments; 2) Opportunities; 3) Alternative 1; and 4) Alternative 2. These plans were presented to the community on November 10, 2008 at Public Meeting #1. The following comments, in text and plan format, were received at Public Meeting #1.

STAKEHOLDER COMMENTS FROM PUBLIC MEETING #1: NOVEMBER 10, 2008

I. GENERAL PERCEPTIONS

- a. The Village Green of Summit today is:
 - i. a pass-through space
 - ii. poorly detailed, lacking coordination; "suffers from unintended evolution"
 - iii. one of the largest open spaces in Summit
 - iv. highly visible from the train station and Broad Street; connection from downtown is important
 - v. an important community space
 - vi. not in need of a lot of change
- b. Village Green visions:
 - i. create an atmosphere of leisure
 - ii. make more vibrant
 - iii. needs a "theme"
 - iv. should remain open and flexible
 - v. should become an Arts Destination
 - vi. make four Quads into one park
- c. Village Green precedents:
 - i. Boston Public Gardens: garden beds, tree wells with fencing
 - ii. Morristown Green: good paths, heavily used, a "wow" place
 - iii. Angel Park in NYC (landscape art and sculpture)
 - iv. great cities with iconic parks: strolling, informal play, viewing plants, public backyard, welcome to all
 - v. Grounds For Sculpture

II. INFRASTRUCTURE / PHYSICAL ISSUES

- a. preserve lawn, opportunities to sit on grass
- b. preserve brick columns
- c. upgrade lighting: keep park lit / visible, consider solar options
- d. install bike racks on south side of station
- e. fencing should not be proposed: not inviting
- f. better signage
 - i. improve bike trail signage
 - ii. need a place to post bulletins, incorporate with bus stops, create kiosks, a community bulletin board
- g. encourage recycling
- h. provide drinking fountains at basketball courts/play areas
- i. promote sustainability
- j. improve fence along train station, repaint as a minimum
- k. rethink path alignments / widths to accommodate walkers and maintenance vehicles
- l. provide more seating / sitting areas in better locations, seating with tables is needed, especially in North Quads
- m. upgrade the South Quad playground area
 - i. install easily maintainable surfaces
 - ii. light the area to reduce loitering and crime
 - iii. make playground area handicap accessible
 - iv. install better fencing
- n. consider providing concession stands and restrooms
- o. provide buffer between Village Green and adjacent homes as needed

III. MAINTENANCE

- a. Summit currently has limited funds for maintenance
- b. create a vision / destination for Summit that people will want to maintain
- c. a low maintenance / sustainable landscape is essential

IV. PROGRAMMATIC ISSUES / OPPORTUNITIES

- a. user groups: the park is for everyone
 - i. YMCA: will continue to use the Green
 - ii. people need more places to sit: properly placed picnic tables
 - iii. WiFi
 - iv. bocce ball players: relocate courts?
 - v. places to exercise
 - vi. Presbyterian Church, preschoolers
 - vii. schools use Green on Memorial Day
 - viii. soccer activities: pick-up games
 - ix. no skateboarders!
 - x. homelessness is not a big issue but needs to be addressed
 - xi. space for performances and events
 - xii. checkers and chess tables
 - xiii. accommodate dog owners
- b. bring art to the park: temporary and permanent installations
- c. continue to provide performance and event space

V. VEGETATION

- a. shade trees: increase
- b. plant diversity / variety is important
- c. simple plantings: less is more, no grandiose plantings
- d. maintain views across green lawn
 - i. plant larger / taller species around perimeter
- e. increase bird habitat with native plantings
- f. retain places for Garden Club plantings
 - i. two beds on SE/SW quads: daffodil beds 3000 bulbs each
 - ii. planting opportunity areas: NE/NW quads lacking vegetation: want a signature tree
 - iii. people trample planting zone between parking lot and SW quad
 - iv. church buffer needed on South end along playground area
- g. relocate / remove / replace plantings:
 - i. eliminate grass around play areas
 - ii. replace shrubs around 3 bus shelters
 - iii. remove plantings that create hidden spots for safety reasons

VI. CIRCULATION

- a. better pedestrian flow needed
 - i. better path circulation, especially to train station and parking
 - ii. improve pedestrian connections to the business district
 - iii. pathway layout "invites" jay-walking across Broad Street: safety issue
 - iv. flow of space between the four quads is important
- b. dangerous intersections:
 - i. the "y" train station driveway
 - ii. intersection near NE quad: crossing to parking garage (pedestrian fatality at this location)
 - iii. Broad Street / Elm Street intersection

VII. STREETSCAPE IMPROVEMENTS "COMPLETE STREETS"

- a. upgrade the Green's street edges
- b. Broad Street issues / opportunities:
 - i. cars parked on Broad Street are a distraction
 - ii. Broad Street / Elm Street intersection is unsafe: need for refuge islands / medians
 - iii. Broad Street is unsightly
 - iv. will bump-outs work on Broad Street?
- c. Elm Street issues / opportunities:
 - i. Elm Street serves as start / stop point for racing events, consider closure of Elm as an option to tie the Green together
 - ii. improve Elm Street by repaving

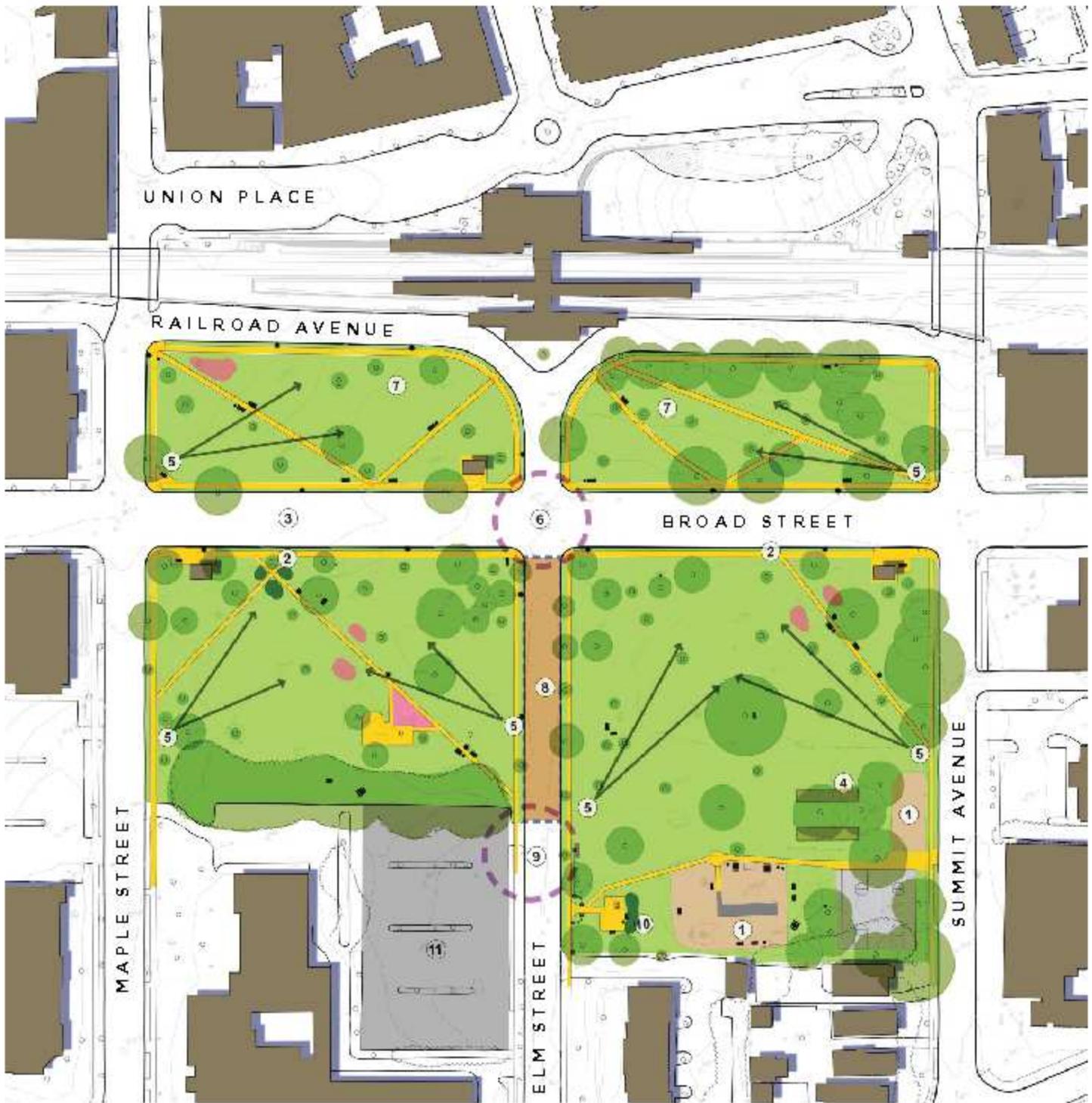
VIII. PRESERVATION OF SACRED SPACE

- a. memorials on the Green are very important to the community
 - i. 9/11/01: Green became a gathering / grieving space
 - ii. "The Rock" at Mabie Park: sundial area is historic
 - iii. peace statue / Veterans Memorial
 - iv. Mabie Playground gates
 - v. Historic Japanese Maple tree & Christmas tree on SW quad
 - vi. Gensemer Park Rock on SW quad
 - vii. Walter E. Waldau Memorial on SE quad

**COMMENT HIGHLIGHTS:
PUBLIC MEETING #1: NOVEMBER 10, 2008**

- 1** IMPROVE MABIE PLAYGROUND:
 - UPGRADE EQUIPMENT
 - INSTALL SAFE AND DURABLE SURFACES
- 2** IMPROVE INTERNAL PATH ALIGNMENT TO DETER JAY-WALKING ACROSS BROAD STREET
- 3** IMPROVE BROAD STREETScape TO DETER JAY-WALKING:
 - ADD BULB-OUTS, MEDIAN REFUGE ISLAND
- 4** RELOCATE BOCCE COURTS
- 5** IMPROVE VIEWS THROUGH PARK
- 6** IMPROVE UNSAFE INTERSECTION AT BROAD & ELM.
- 7** NORTH QUADS IMPROVEMENTS:
 - MORE BENCHES / PICNIC TABLES
 - KIOSK / ANNOUNCEMENT BOARD
 - CHESS / CHECKER BOARDS SOCIAL ACTIVITY
 - CONCESSIONS
 - COMMUNITY TREE
- 8** CLOSE ELM STREET TEMPORARILY FOR SPECIAL EVENTS - INSTALL SPECIAL PAVING TO REINFORCE DIFFERENT USE
- 9** CONSTRUCT CUL-DE-SAC TO INCREASE CIRCULATION DURING EVENTS WHEN ELM STREET IS CLOSED
- 10** TALL / DENSE SHRUB PLANTING IS UNSAFE AT NIGHT
- 11** UTILIZE / INTEGRATE CHURCH PARKING LOT FOR FLEXIBLE EVENT USE

STAKEHOLDER COMMENTS



OPPORTUNITIES

The following plans were presented at Public Meeting #2 on December 11, 2008.

OPPORTUNITIES: PRESERVATION

- M** RETAIN MEMORIALS
- S** IMPROVE SIDEWALKS
- T** PROTECT TREE MASSING
- BB** RETAIN BASKETBALL COURTS
- G** PRESERVE BRICK GATES AT MABIE PLAYGROUND
- P** RETAIN ON-STREET PARKING
- E** RETAIN EVENT SPACE

OPPORTUNITIES: POTENTIAL FOR CHANGE

- 1** STRENGTHEN FRAMED VIEWS / PARK VISIBILITY BY:
 - RELOCATING BENCHES AND TRASH RECEPTACLES TO PERIPHERY
 - REMOVING YOUNG SHADE TREES
 - RELOCATING FLORAL DISPLAYS NEAR PATH ENTRANCES
- 2** RE-ALIGN INTERNAL PATHWAYS TO PROMOTE CROSSING AT STREET INTERSECTIONS
- 3** UPGRADE BROAD STREET
- 4** UPGRADE ELM STREET
- 5** RELOCATE BOCCE COURTS
- 6** UPGRADE PLAYGROUNDS:
 - IMPROVE SURFACE DURABILITY
 - UPGRADE EQUIPMENT
 - CONSOLIDATE 2 PLAY AREAS
- 7** IMPROVE BUS STOPS:
 - IMPROVE PAVING TO BETTER ENGAGE CORNER
 - IMPROVE FENCING
 - IMPROVE PLANTING
- 8** IMPROVE TRAIN STATION ENTRANCE:
 - ENHANCE VISUAL / PHYSICAL CONNECTION TO GREEN BY REMOVING EXISTING FLOWERING TREE
 - IMPROVE SAFETY OF PEDESTRIAN CROSSING
 - ADD BIKE RACKS
- 9** INVIGORATE TRAIN STATION EDGE:
 - ADD SPECIAL PAVING FOR TEMPORARY CONCESSIONS / EVENTS
 - ADD BENCHES / GAME BOARD TABLES TO INCREASE ACTIVITY
- 10** ADD PLANTED BUFFER BETWEEN MABIE PLAYGROUND AND ADJACENT PROPERTIES
- 11** IMPROVE MABIE "ROCK" MEMORIAL AREA:
 - PATH CONNECTIONS WITH PARK PATHWAYS & PLAY GROUND
 - REMOVE "WALL" OF SHRUBS
- 12** UTILIZE CHURCH PARKING LOT FOR FLEXIBLE EVENT USE
- 13** REMOVE CHAIN LINK FENCE

OPPORTUNITIES



CHAPTER 2 ALTERNATIVES

ALTERNATIVE 1

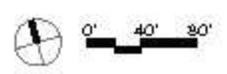
At Public Meeting #2, two alternative plans for the Green were presented. Alternative 1 illustrates modest improvements which address concerns voiced, including rehabilitation and re-alignment of pathways to street corners, re-locating site furnishings, adding a median in Broad Street, reinforcing the perimeter streetscape with tree plantings in conjunction with the relocation of small trees within the central lawns of each quad.

ALTERNATIVE 1

-  EXISTING BUILDING
-  EXISTING TREES
-  PROPOSED TREES
-  SHRUBS
-  LAWN AREA
-  MEMORIALS
-  PATHWAYS
-  FLORAL DISPLAYS
-  FURNISHINGS
(BENCHES, TRASH RECEPTACLES, PICNIC TABLES)
-  LIGHT POLES
-  BUS STOPS
-  BRICK PIER & FENCING

- 1 SITE FURNISHINGS LOCATED AT THE PERIPHERY OF EACH QUADRANT
- 2 SHADE TREE PLANTINGS TO SUPPLEMENT FRAMING VIEWS
- 3 BROAD STREET: MEDIAN PLANTINGS, BULB-OUTS, AND SPECIAL INTERSECTION PAVING
- 4 BOOCE COURT RE-LOCATION
- 5 IMPROVED CROSSING AT TRAIN STATION
- 6 BIKE RACKS NEAR TRAIN STATION
- 7 FLORAL DISPLAYS / FLOWERING SHRUBS AT ENTRANCES
- 8 UPGRADE & RE-ALIGN WALKWAYS WITHIN ALL FOUR QUADRANTS

ALTERNATIVE 1



ALTERNATIVE 2

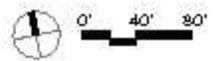
Alternative 2, also presented at Public Meeting #2, addresses concerns addressed by Alternative 1, but it also includes the consolidation of the Mabie Memorial Play Area, the establishment of permanent concessions and flexible seating near the train station, special paving along Broad, Railroad, and Elm Streets, a berm or earth sculpture in the SE Quad, and the installation of curved pathways throughout the Village Green.

ALTERNATIVE 2

-  EXISTING BUILDING
-  EXISTING TREES
-  PROPOSED TREES
-  FLOWERING TREES
-  SHRUBS
-  LAWN AREA
-  MEMORIALS
-  PATHWAYS
-  FLORAL DISPLAYS
-  FURNISHINGS
(BENCHES, TRASH RECEPTACLES,
PICNIC TABLES)
-  LIGHT POLES
-  BUS STOPS
-  BRICK PIER & FENCING
-  ELM STREET SPECIAL PAVING
-  BROAD STREET & RAILROAD
AVENUE SPECIAL PAVING

- 1** MABIE "ROCK" MEMORIAL AREA IMPROVEMENTS
- 2** CONSOLIDATED PLAY AREA
- 3** PLAY AREA PROMENADE WITH SEAT WALL
- 4** GRASSY KNOLL
- 5** BROAD STREET: MEDIAN PLANTINGS, BULB-OUTS, SPECIAL INTERSECTION PAVING
- 6** ELM STREET: SPECIAL PAVING TO HIGHLIGHT SPECIAL ACTIVITY AREA AND TEMPORARY CLOSURES
- 7** PARKING LOT: UPGRADE PAVING, PLANT TREES, USE AS ACCESS, TURN-AROUND DURING ELM STREET CLOSURE DURING SPECIAL EVENTS
- 8** BOOCE COURT RE-LOCATION
- 9** PERMANENT CONCESSION AREA WITH LOW WALL AND MOVABLE CAFE SEATING AND TABLES
- 10** BIKE RACKS
- 11** RAILROAD AVENUE SPECIAL EVENTS ZONE
- 12** FLORAL DISPLAYS / FLOWERING SHRUBS AT ENTRANCES
- 13** SITE FURNISHINGS LOCATED AT THE PERIPHERY OF EACH QUADRANT
- 14** SHADE TREE PLANTINGS TO SUPPLEMENT FRAMING VIEWS
- 15** UPGRADE & RE-ALIGN WALKWAYS WITHIN ALL FOUR QUADRANTS
- 16** IMPROVED CROSSING AT TRAIN STATION

ALTERNATIVE 2



PUBLIC MEETING 2

On December 11, 2008 the team presented alternatives 1 and 2 at Public Meeting #2. Approximately 60 persons were present and many comments were received.

**COMMENT HIGHLIGHTS:
PUBLIC MEETING #2: DECEMBER 11, 2008**

1. Prefer Alternative #2
2. Keep park simple, not busy
3. Like concessions near train station
4. Like curved paths
5. Need more lighting for security
6. Keep central areas open for activities
7. Maintain passive use areas
8. Arrange benches for conversation
9. Like median in Broad Street
10. Recycling containers are needed
11. Relocate bocce court to another quad
12. Create safe pedestrian crosswalks

CHAPTER 3 THE MASTER PLAN

ILLUSTRATIVE PLAN

The Village Green Master Plan preserves, rehabilitates, and strengthens the prominent and unique features of each quadrangle. Connections within the park are more numerous and accessible, creating a safer atmosphere. The identity and vitality of the improved Green is reinforced by the addition of low seat walls and plantings at strategic entrance points; flexible open space is preserved for gatherings and events, light recreation, and placement of community artwork; passive and active spaces are incorporated; conversational seating nooks are surrounded by plantings; and shaded seating areas and a grassy knoll provide places for occasional picnics. This plan was presented at Public Meeting #3 on April 2, 2009.

THE ILLUSTRATIVE PLAN

Planting

-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

Paving

-  Asphalt roadway
-  Painted crosswalk
-  Concrete sidewalk (perimeter sidewalks)
-  Asphalt block paving (internal sidewalks)
-  Cobble paving at crossing
-  Brick pavers
-  Special paving
-  Gravel pathway
-  Play surface

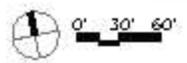
Furnishings

-  Benches
-  Cafe tables & chairs
-  Trash receptacles with recycling at key locations
-  Picnic tables
-  Pedestrian lights
-  Low seat walls

Plan Highlights

- ① Mabie "Rock" Memorial Garden
- ② Consolidated play area with potential for additional equipment
- ③ Play area promenade and maintenance access
- ④ Grassy knoll
- ⑤ Broad Street improvements
- ⑥ Pedestrian crossing at Elm Street
- ⑦ Bocce court re-location
- ⑧ Permanent concession area with low seat wall and movable cafe tables and chairs
- ⑨ New evergreen tree buffer
- ⑩ Low shrub hedge
- ⑪ Ornamental steel fencing
- ⑫ Bike parking

THE ILLUSTRATIVE PLAN



THE ILLUSTRATIVE PLAN: NW QUAD ENLARGEMENT

Planting

-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

Paving

-  Asphalt roadway
-  Painted crosswalk
-  Concrete sidewalk (perimeter sidewalks)
-  Asphalt block paving (internal sidewalks)
-  Cobble paving at crossing
-  Brick pavers
-  Special paving
-  Gravel pathway
-  Mulch play surface

Furnishings

-  Benches
-  Cafe tables & chairs
-  Trash receptacles with recycling at key locations
-  Picnic tables
-  Pedestrian lights
-  Low seat walls

NW Quad Highlights

- ① Broad Street improvements: Addition of median with shade trees and low shrub understory
- ② Permanent concession area with low seat wall and movable cafe tables and chairs
- ③ Picnic, chess tables and benches for social games and lunchtime gatherings
- ④ Bike parking
- ⑤ Upgrade crosswalks between station & NE/NW quads
- ⑥ Paving improvements at train station entrance plaza to NJ Transit

NW QUAD ENLARGEMENT



THE ILLUSTRATIVE PLAN: NE QUAD ENLARGEMENT

Planting

-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

Paving

-  Asphalt roadway
-  Painted crosswalk
-  Concrete sidewalk (perimeter sidewalks)
-  Asphalt block paving (internal sidewalks)
-  Cobble paving at crossing
-  Brick pavers
-  Special paving
-  Gravel pathway
-  Mulch play surface

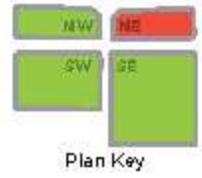
Furnishings

-  Benches
-  Cafe tables & chairs
-  Trash receptacles with recycling at key locations
-  Picnic tables
-  Pedestrian lights
-  Low seat walls

NE Quad Plan Highlights

- ① Broad Street improvements: Addition of median with shade trees and low shrub understory
- ② Improve crosswalks between station & NE/NW quads
- ③ Remove small trees in central lawn to strengthen framing of space with large existing shade trees
- ④ Extend internal pathway to NE corner of the quad

NE QUAD ENLARGEMENT



THE ILLUSTRATIVE PLAN: SW QUAD ENLARGEMENT

Planting

-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

Paving

-  Asphalt roadway
-  Painted crosswalk
-  Concrete sidewalk (perimeter sidewalks)
-  Asphalt block paving (internal sidewalks)
-  Cobble paving at crossing
-  Brick pavers
-  Special paving
-  Gravel pathway
-  Mulch play surface

Furnishings

-  Benches
-  Cafe tables & chairs
-  Trash receptacles with recycling at key locations
-  Picnic tables
-  Pedestrian lights
-  Low seat walls

SW Quad Highlights

- ① Pedestrian crossing at Elm Street
- ② Bocce court re-location from SE to SW quad
- ③ Create a new E/W walkway that provides access and security in vicinity of War Memorials
- ④ Consolidate entrance to War Memorial plaza: improve paving layout and planting locations
- ⑤ Improve access between parking lot at church & SW quad: Addition of gravel pathways, picnic tables, flowering trees, and low hedge.

SW QUAD ENLARGEMENT



NW	NE
SW	SE

Plan Key

THE ILLUSTRATIVE PLAN: SE QUAD ENLARGEMENT

Planting

-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

Paving

-  Asphalt roadway
-  Painted crosswalk
-  Concrete sidewalk (perimeter sidewalks)
-  Asphalt block paving (internal sidewalks)
-  Cobble paving at crossing
-  Brick pavers
-  Special paving
-  Gravel pathway
-  Mulch play surface

Furnishings

-  Benches
-  Cafe tables & chairs
-  Trash receptacles with recycling at key locations
-  Picnic tables
-  Pedestrian lights
-  Low seat walls

SE Quad Highlights

- ① Mable "Rock" Memorial Garden: Improve paving, layout, and planting
- ② Consolidated play area
- ③ Play area promenade with vehicular access
- ④ Grassy knoll landform for both play and informal performance seating
- ⑤ New pedestrian crossing at Elm Street
- ⑥ New evergreen tree buffer between play area and Elm Street condos
- ⑦ Low shrub hedge
- ⑧ Ornamental Iron fencing between existing basketball courts and playground
- ⑨ Bike parking
- ⑩ Add low seat walls at entrance from Summit Avenue and Elm Street to strengthen gateway characteristics
- ⑪ Conversational seating areas at Mable Memorial Garden

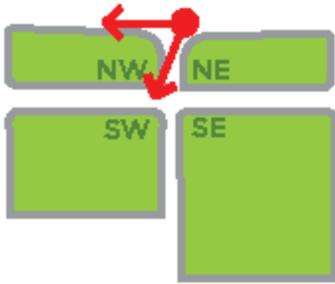
SE QUAD ENLARGEMENT



Plan Key



"After" View (Enlarged)



View Location

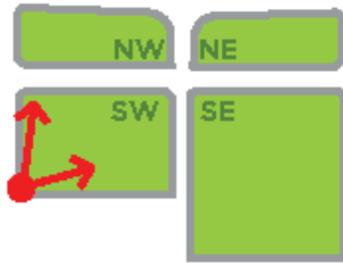




"Before" View



"After" View (Enlarged)



View Location

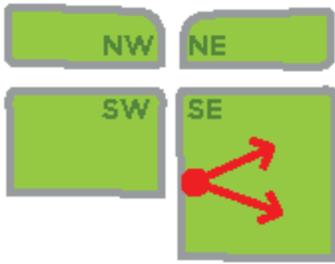




"Before" View



"After" View (Enlarged)



View Location



DESIGN GUIDELINES

Design guidelines focus on components of the Village Green Master Plan. The components include: 1) surface materials; 2) plant materials 3) site furnishings; 4) architectural elements; and 5) sustainable features. These guidelines can be utilized for the discussions of phasing and strategies for implementation.

DESIGN GUIDELINES: SURFACE MATERIALS



① Asphalt Pathway



② Concrete Sidewalk



③ Brick Paving



④ Special Paving in Crosswalks
(City of Summit Standard)



⑤ Special paving for memorial areas (potential for more at entrances)



⑥ Wood fiber play safety surfacing

DESIGN GUIDELINES: SURFACE MATERIALS



DESIGN GUIDELINES: PLANTINGS



Eastern Redbud



Saucer Magnolia



Flowering Dogwood



Scarlet Oak



Swamp White Oak



Sweetgum



Daffodil



Flower Carpet
White Rose



Goldenrod



Fragrant Sumac

Suggested Plant List

[Common Name - Botanical Name]

Shade Trees

Red Maple - *Acer rubrum*
 Sugar Maple - *Acer saccharum*
 American Beech - *Fagus americana*
 Tulip Poplar - *Liriodendron tulipifera*
 Sweetgum - *Liquidambar styraciflua*
 Black Tupelo - *Nyssa sylvatica*
 Swamp White Oak - *Quercus bicolor*
 Scarlet Oak - *Quercus coccinea*
 Red Oak - *Quercus rubra*
 American Linden - *Tilia americana*

Evergreen Trees

American Holly - *Ilex opaca*

Small Flowering Trees

Serviceberry - *Amelanchier canadensis*
 Eastern Redbud - *Cercis canadensis*
 Flowering Dogwood - *Cornus florida*
 Saucer Magnolia - *Magnolia soulangiana*
 Star Magnolia - *Magnolia stellata*

Evergreen Shrubs

Cherry Laurel - *Prunus laurocerasus*

Deciduous Shrubs

American Beautyberry - *Callicarpa americana*
 St. John's Wort - *Hypericum calycinum*
 Common Witchhazel - *Hamamelis virginiana*
 Winterberry - *Ilex verticillata*
 Fragrant Sumac - *Rhus aromatica 'Low Gro'*
 Swamp Azalea - *Rhododendron viscosum*
 Thunberg Spirea - *Spiraea thunbergii*

Perennials / Groundcovers

Rozanne Cranesbill Geranium - *Geranium 'Rozanne'*
 Bloody Cranesbill Geranium - *Geranium sanguineum*
 Daffodil - *Narcissus species*
 Flower Carpet White Rose - *Rosa x 'Noaschnee'*
 Blackeyed Susan - *Rudbeckia hirta*
 Golden Ragwort - *Senecio aureus*
 Goldenrod - *Solidago 'Little Lemon'*

DESIGN GUIDELINES: SITE FURNISHINGS



① Bench



② Cafe Chair



③ Cafe Table



④ Picnic Table



⑤ Bicycle Rack



⑥ Trash Receptacle w/ Recycling
(City of Summit Standard)



⑦ Pedestrian Lighting



⑧ Parking Meter
Multi-Space



⑨ Doggie Bag
Dispenser

DESIGN GUIDELINES: ARCHITECTURAL ELEMENTS



⑩ Brick Seat Wall



⑪ Fencing



⑫ Kiosk Structure



⑬ Existing Mabie play structure (with relocated existing play structure)

DESIGN GUIDELINES: SITE FURNISHINGS AND ARCHITECTURAL ELEMENTS



-  Existing trees to be protected
-  New shade trees
-  New flowering trees
-  Floral displays / flowering shrubs
-  Lawn

DESIGN GUIDELINES: SITE FURNISHINGS



Composite Furnishings Elevation



DESIGN GUIDELINES: LOW-IMPACT STRATEGIES

The following is a list of low-impact strategies that can be applied to all components of the design guidelines for the Village Green.

1. Use of native and drought-tolerant plants
2. Installation of water-efficient drip irrigation
3. Harvesting of stormwater for reuse as irrigation water
4. Creation of stormwater infiltration zones within planting areas or large lawn expanses
5. Use of local building materials
6. Use of recycled materials (building materials, furnishings, lighting)
7. Use of LED light fixtures
8. Installation of Solar panels on bus shelter roofs or other select locations
9. Maintenance and preservation of existing trees and other features
10. Low-impact maintenance strategies such as reduced chemical fertilization, composting, not using leaf blowers, and increased soil aeration.

PHASING

The phasing plan recommends strategies for implementing the Master Plan for the Village Green over time. The recommended approach is to implement the Master Plan on a quadrant-by-quadrant basis. The key advantage of this strategy is that upon implementation of any given phase, the finished work both represents the full design intent and minimizes disturbance at any given time.

The first two phases recommended for implementation are the northern quadrants. The rehabilitation these quadrants are generally more modest efforts than the southern two quadrants, although the first phases must include infrastructure and utility improvements to support latter phases. Once completed, these early projects are envisioned to create momentum - via public support and fundraising efforts - for completion of the remaining southern two quadrants.

A demolition plan is included in the Master Plan to illustrate existing improvements to remain versus those which are to be removed in order to understand phasing strategies.

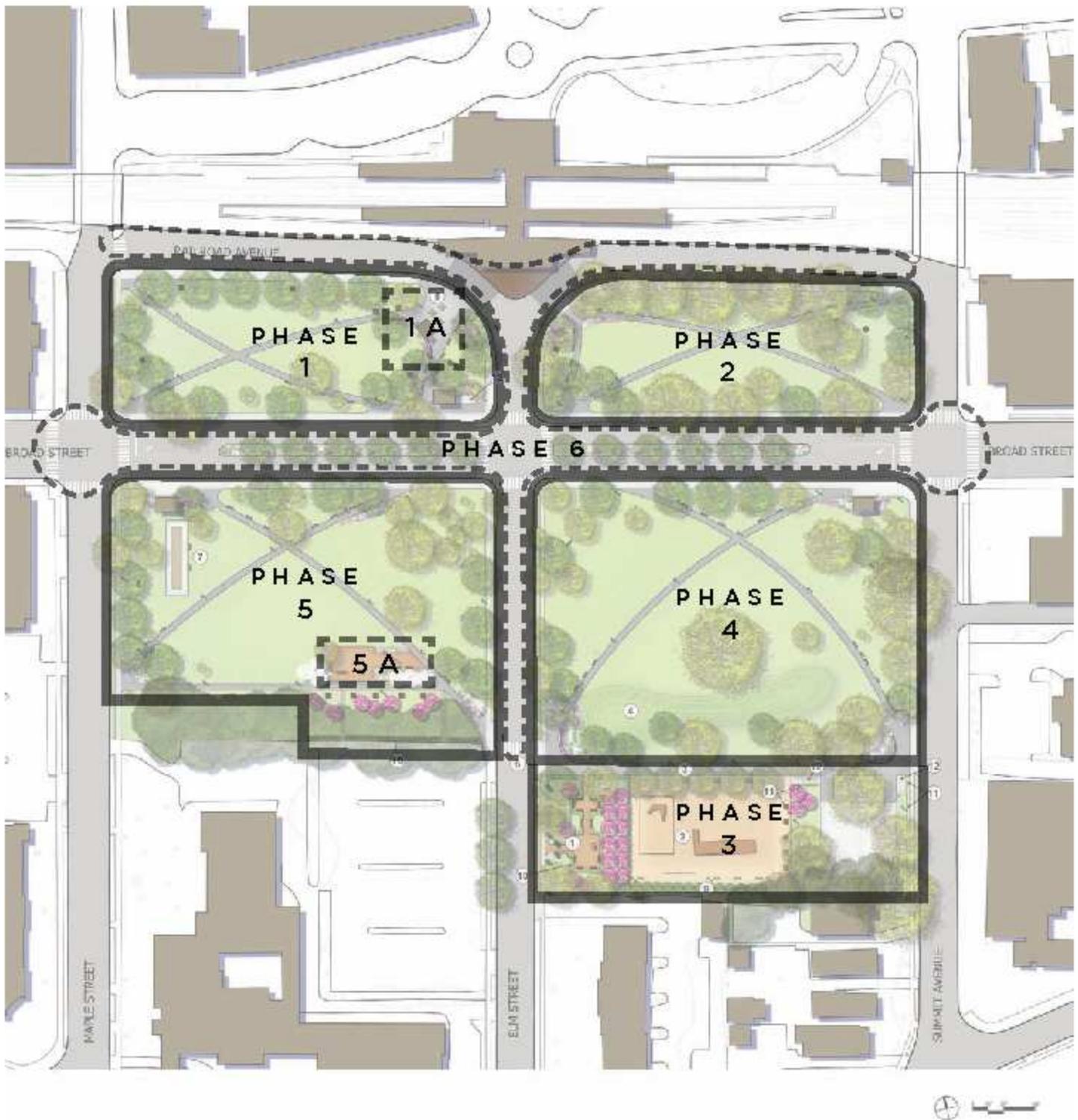
SITE DEMOLITION

-  Existing building or bus shelter
-  Existing tree - to remove or relocate
-  Existing shrubs - to remove
-  Existing paving - to resurface
-  Existing paving - to remove
-  Existing lawn - to replace with paving (as shown on illustrative plan)
-  Existing floral displays - to remove or modify (as shown on illustrative plan)
-  Existing furnishings: benches, trash receptacles & picnic tables - to remove
-  Existing light poles - to remove
-  Existing play area 1 - to remove & relocate to existing play area next to mable memorial rock
-  Existing bocce courts - remove
-  Existing play area 2 - resurface with new material (as shown on illustrative plans)

SITE DEMOLITION



PHASING PLAN



	C O S T S
PHASE 1:	\$1,165,000
PHASE 1A:	\$243,000
PHASE 2:	\$449,000
PHASE 3:	\$1,026,000
PHASE 4:	\$794,000
PHASE 5:	\$564,000
PHASE 5A:	\$232,000
PHASE 6:	\$709,000
	<hr/>
TOTAL COST [ALL PHASES]:	\$5,182,000

Preliminary opinions of probable construction costs per phase are included in the Master Plan to assist in budgeting and fundraising for implementation. Costs given are estimated in 2009 construction dollars based on experience in completion of similar projects. Costs listed assume that most work would be completed via a general construction contract per phase, with specific exceptions as noted (such as tree pruning and removal by the City of Summit and that purchase of café tables and chairs would be provided by vendors who lease space). Operations and maintenance costs are not included. Potential revenue (such as through lease to vendors) is not included.

Item costs included are estimated subcontractor costs. General contractor coordination and markup is included as percentages listed in subtotals at the bottom of each phase. Two different subtotals are provided for each phase: a "Lowest Anticipated Costs" subtotal and a "Probable Anticipated Costs" subtotal. Due to the 2008-2009 economic downturn, the former includes significantly lower general contractor costs for mobilization, general conditions, overhead and profit as well as reduced fees for design and bid document preparation. The

latter subtotal includes more typical markups and fees; the latter numbers, rounded to the nearest thousand dollars, are represented in the overall summary of costs.

Utilities and infrastructure present considerable cost implications. The phasing strategy as reflected in the cost estimate assumes minimal connections for electrical and irrigation supplies (which reduces the overall project cost), but does "front-load" earlier phases of work. The most significant infrastructure improvement included in this category is the installation of a stormwater vault with filtration, pressurization and pumping system so that stormwater may be re-used for irrigation. Though this improvement may require significant expenditure early in the project, this system may contribute more to improved environmental quality more than any other proposed improvement, and the system may prove to be a valuable investment.

Costs for Phases 1 through 5, including 1A and 5A, are expenditures specifically related to improvement of the Village Green. Phase 6 includes streetscape improvements around the Village Green.

PHASING PLAN: PHASE 1



SUMMIT VILLAGE GREEN
MASTER PLAN

Opinion of Probable Costs
Rhodeside & Hanwell, Incorporated
July 2009

NORTHWEST QUADRANT (PHASE 1)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$10,000.00	\$10,000	
Tree Removal (< 5" caliper)	By City				
Tree Transplanting (quantity varies based on condition)	By City				
Tree pruning (varies based on arborist analysis)	By City				
Unit Paver Removal	SY	250	\$4.00	\$1,000	
Concrete Paving Removal	SY	292	\$7.50	\$2,190	
Light Pole Removal, cap conductors at junction box or on pole	ALLOW	1	\$10,000.00	\$10,000	
				Subtotal:	\$23,190
SURFACING					
Asphalt Pathway	SF	7400	\$4.00	\$29,600	
Concrete Sidewalk	SF	7366	\$4.00	\$29,464	
				Subtotal:	\$59,064
PLANTS AND TURFGRASS					
Shade Trees (3" caliper)	EA	19	\$900.00	\$15,200	
Perennial / Shrub Planting Bed	SF	1500	\$15.00	\$22,500	
Planting Bed Soil Preparation	CY	25	\$80.00	\$1,250	
Fine Grade and Seed Top Soil	ALLOW	1	\$20,000.00	\$20,000	
				Subtotal:	\$58,950
SITE FURNISHINGS AND AMENITIES					
Benches	EA	14	\$1,500.00	\$21,000	
Trash Receptacles	EA	3	\$900.00	\$2,400	
Picnic Tables	EA	9	\$4,000.00	\$36,000	
Cafe Tables and Chairs (set of four chairs, table)	By Vendor				
Bike Racks	EA	5	\$750.00	\$3,750	
Multi-space parking meters	EA	2	\$5,500.00	\$11,000	
Doggie Bag Dispensers	EA	1	\$200.00	\$200	
				Subtotal:	\$76,350
SITE LIGHTING					
Pedestrian Lights (assuming direct purchase rather than leased)	EA	9	\$3,500.00	\$31,500	
Light Footings	EA	9	\$750.00	\$6,750	
Conduit (2") (allowance)	LF	200	\$50.00	\$10,000	
Conduit (4") (allowance)	LF	400	\$75.00	\$30,000	
Pullboxes (allowance)	EA	3	\$5,000.00	\$15,000	
Metering and controls (assume sized for Phases 1 & 2)	ALLOW	1	\$20,000.00	\$20,000	
Point-of-Connection Fee (payable to PSE&G) (assume for Phases 1 & 2)	ALLOW	1	\$25,000.00	\$25,000	
				Subtotal:	\$138,250
IRRIGATION (USE OF DOMESTIC POTABLE WATER)					
Backflow preventer (2") (assume sized for all 4 quadrants as make-up water)	EA	1	\$10,000.00	\$10,000	
Controller (assume sized for all 4 quadrants)	EA	1	\$10,000.00	\$10,000	
Main lines, Lateral lines & zones	ALLOW	1	\$20,000.00	\$20,000	
				Subtotal:	\$40,000
IRRIGATION (REUSE OF STORMWATER OR GRAYWATER)					
Collection cistern (assume sized for all 4 quadrants)	ALLOW	1	\$100,000.00	\$100,000	
Filtration and pressurization system (assume sized for all 4 quadrants)	ALLOW	1	\$150,000.00	\$150,000	
				Subtotal:	\$250,000

Total anticipated direct costs this phase: \$645,804

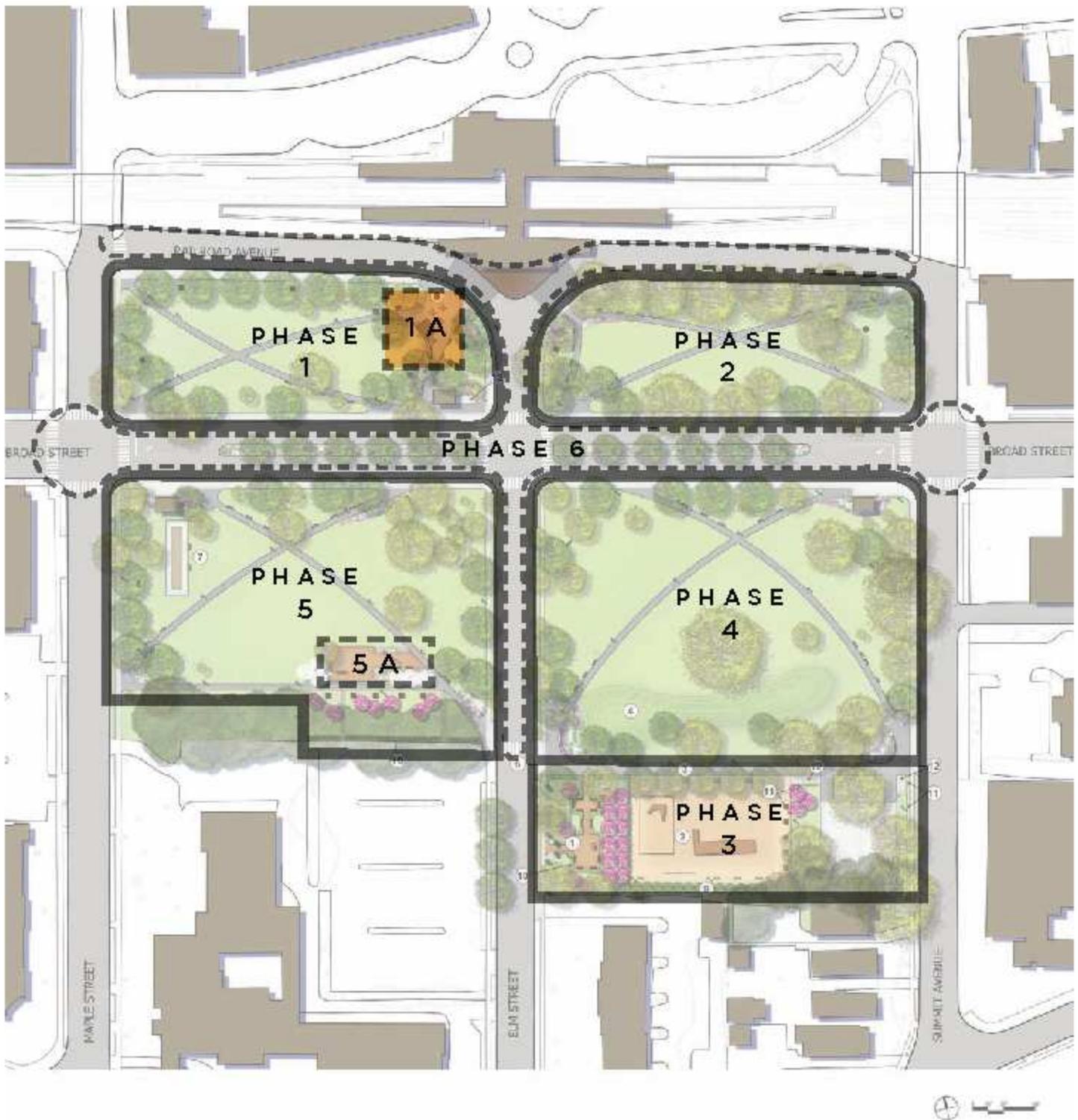
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$12,916
General Conditions:	5% (of direct)	\$32,290
Contractor Overhead & Profit:	10% (of direct)	\$64,580
General Contingencies:	20% (of direct)	\$129,161
Lowest Anticipated Construction Bid:		\$884,751
Unforeseen Construction Contingencies:	5% (of bid)	\$44,238
Lowest Potential Anticipated Construction Cost:		\$928,989
Design, engineering, permit and construction observation fees:	9% (of net)	\$83,609
Lowest Potential Anticipated Total Project Cost:		\$1,012,598

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$45,206
General Conditions:	5% (of direct)	\$32,290
Contractor Overhead & Profit:	20% (of direct)	\$129,161
General Contingencies:	20% (of direct)	\$129,161
Probable Construction Bid:		\$981,622
Unforeseen Construction Contingencies:	5% (of bid)	\$49,081
Total Anticipated Construction Cost:		\$1,030,703
Design, engineering, permit and construction observation fees:	13% (of net)	\$133,991
Potential Anticipated Total Project Cost:		\$1,164,695

PHASING PLAN: PHASE 1A



NORTHWEST QUADRANT (PHASE 1A)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE PREPARATION					
Demolition / resetting / adjustment of paving completed in Phase 1	ALLOW	1	\$8,000.00	\$8,000	
				Subtotal:	\$8,000
SITE FURNISHINGS AND AMENITIES					
Trash Receptacles	EA	1	\$800.00	\$800	
Cafe Tables and Chairs (set of four chairs, table)	By Vendor				
Perennial / Shrub Planting Bed	SF	1000	\$15.00	\$15,000	
Planting Bed Soil Preparation	CY	20	\$50.00	\$1,000	
				Subtotal:	\$16,800
ARCHITECTURAL ELEMENTS					
Low Seat Wall	LF	50	\$200.00	\$10,000	
Kiosk Structure	EA	1	\$100,000.00	\$100,000	
				Subtotal:	\$110,000

Total anticipated direct costs this phase: \$134,800

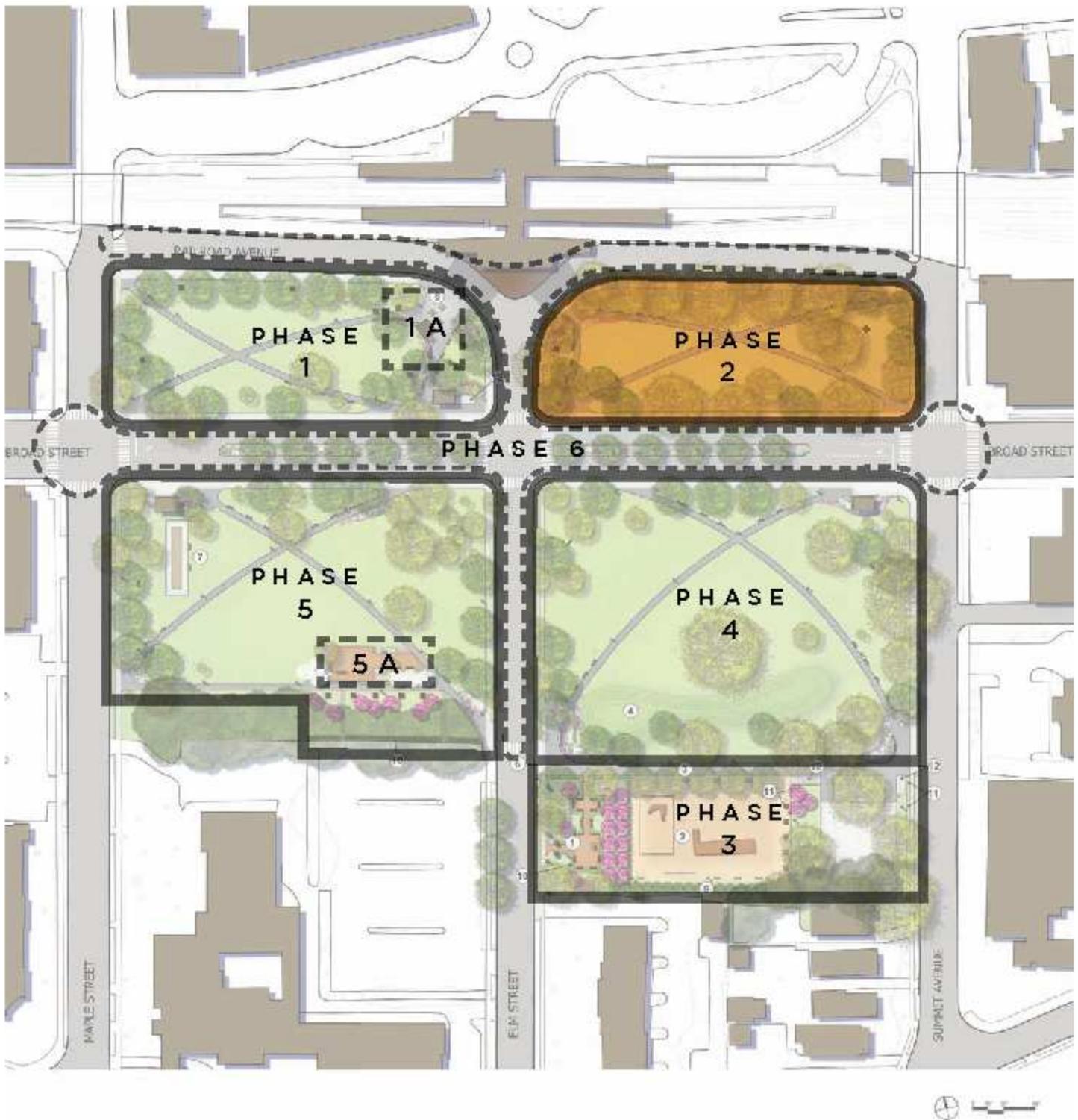
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$2,696
General Conditions:	5% (of direct)	\$6,740
Contractor Overhead & Profit:	10% (of direct)	\$13,480
General Contingencies:	20% (of direct)	\$26,960
Lowest Anticipated Construction Bid:		\$184,676
Unforeseen Construction Contingencies:	5% (of bid)	\$9,234
Lowest Potential Anticipated Construction Cost:		\$193,910
Design, engineering, permit and construction observation fees:	9% (of net)	\$17,452
Lowest Potential Anticipated Total Project Cost:		\$211,362

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$9,436
General Conditions:	5% (of direct)	\$6,740
Contractor Overhead & Profit:	20% (of direct)	\$26,960
General Contingencies:	20% (of direct)	\$26,960
Probable Construction Bid:		\$204,896
Unforeseen Construction Contingencies:	5% (of bid)	\$10,245
Total Anticipated Construction Cost:		\$215,141
Design, engineering, permit and construction observation fees:	13% (of net)	\$27,958
Potential Anticipated Total Project Cost:		\$243,109

PHASING PLAN: PHASE 2



NORTHEAST QUADRANT (PHASE 2)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$10,000.00	\$10,000	
Tree Removal (< 5" caliper)	By City				
Tree Transplanting (quantity varies based on condition)	By City				
Tree pruning (varies based on Arborist analysis)	By City				
Unit Paver Removal	SY	0	\$4.00	\$0	
Concrete Paving Removal	SY	500	\$7.50	\$3,750	
Light Pole Removal, cap conductors at junction box or on pole	ALLOW	1	\$10,000.00	\$10,000	
				Subtotal:	\$23,750
SURFACING					
Asphalt Pathway	SF	5254	\$4.00	\$21,056	
Concrete Sidewalk	SF	3100	\$4.00	\$12,400	
				Subtotal:	\$33,456
PLANTS AND TURFGRASS					
Shade Trees (3" caliper)	EA	9	\$800.00	\$7,200	
Perennial / Shrub Planting Bed	SF	1900	\$15.00	\$22,500	
Planting Bed Soil Preparation	CY	25	\$50.00	\$1,250	
Fine Grade and Seed Top Soil	ALLOW	1	\$20,000.00	\$20,000	
				Subtotal:	\$50,950
SITE FURNISHINGS AND AMENITIES					
Benches	EA	11	\$1,500.00	\$16,500	
Trash Receptacles	EA	2	\$800.00	\$1,600	
Picnic Tables	EA	2	\$4,000.00	\$8,000	
Multi-space parking meters	EA	2	\$6,500.00	\$13,000	
Bike Racks	EA	5	\$750.00	\$3,750	
Doggie Bag Dispensers	EA	1	\$200.00	\$200	
				Subtotal:	\$43,050
SITE LIGHTING					
Pedestrian Lights (assuming direct purchase rather than leased)	EA	6	\$3,500.00	\$21,000	
Light Footings	EA	6	\$750.00	\$4,500	
Conduit (2") (Allowance)	LF	150	\$50.00	\$7,500	
Conduit (4") (Allowance)	LF	300	\$75.00	\$22,500	
Pullboxes (Allowance)	EA	2	\$5,000.00	\$10,000	
Metering and controls	Assume branch off Phase 1 - no cost this phase				
Point-of-Connection Fee (payable to PSE&G)	Assume branch off Phase 1 - no cost this phase				
				Subtotal:	\$65,500
IRRIGATION (USE OF DOMESTIC POTABLE WATER)					
Backflow preventer (2")	Assume branch off Phase 1 - no cost this phase				
Controller	Assume branch off Phase 1 - no cost this phase				
Street opening for irrigation mainline (minor street)	EA	1	\$12,000.00	\$12,000	
Main lines, Lateral lines & zones	ALLOW	1	\$20,000.00	\$20,000	
				Subtotal:	\$32,000
Total anticipated direct costs this phase:					\$248,706

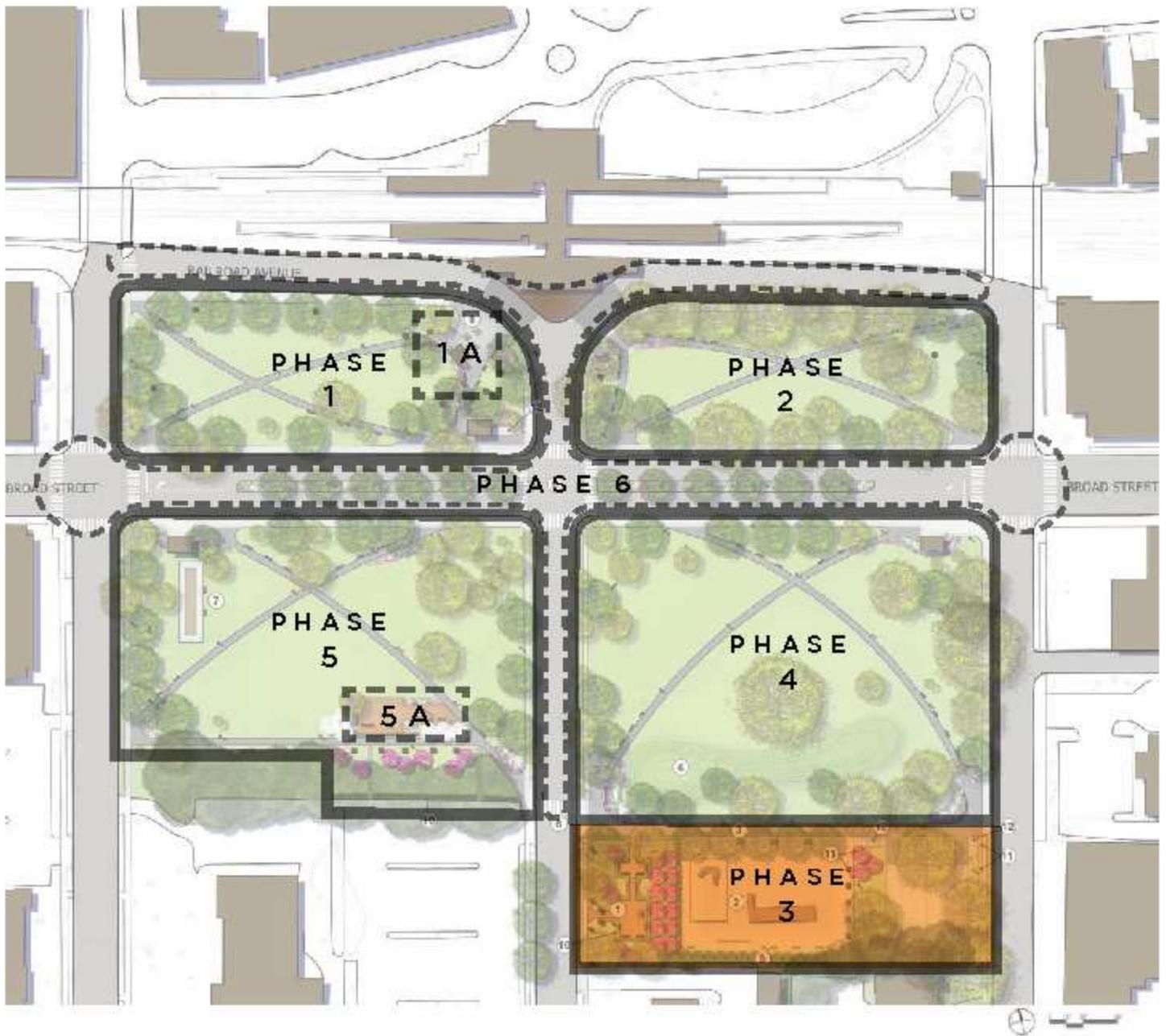
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$4,974
General Conditions:	5% (of direct)	\$12,435
Contractor Overhead & Profit:	10% (of direct)	\$24,871
General Contingencies:	20% (of direct)	\$49,741
Lowest Anticipated Construction Bid:		\$340,727
Unforeseen Construction Contingencies:	5% (of bid)	\$17,036
Lowest Potential Anticipated Construction Cost:		\$357,764
Design, engineering, permit and construction observation fees:	9% (of net)	\$32,199
Lowest Potential Anticipated Total Project Cost:		\$389,962

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$17,409
General Conditions:	5% (of direct)	\$12,435
Contractor Overhead & Profit:	20% (of direct)	\$49,741
General Contingencies:	20% (of direct)	\$49,741
Probable Construction Bid:		\$378,033
Unforeseen Construction Contingencies:	5% (of bid)	\$18,902
Total Anticipated Construction Cost:		\$396,935
Design, engineering, permit and construction observation fees:	13% (of net)	\$51,602
Potential Anticipated Total Project Cost:		\$448,536

PHASING PLAN: PHASE 3



SUMMIT VILLAGE GREEN MASTER PLAN

Opinion of Probable Costs
Rhodeside & Harwell, Incorporated
July 2009

SOUTHEAST QUADRANT MABIE PLAYGROUND (PHASE 3)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$5,000.00	\$5,000	
<small>Note: costs assume that existing basketball court would not be shifted. Shifting basketball courts would require asphalt removal, new asphalt, relocation of two basketball goals and removal of one (1) 35" dbh tree. Those costs are not included herein.</small>					
Tree Removal (< 5" caliper)	By City				
Tree Transplanting (quantity varies based on condition)	By City				
Tree pruning (varies based on Arborist's analysis)	By City				
Unit Paver Removal	SY	340	\$4.00	\$1,360	
<small>Salvage existing play equipment from Phase 4 area along Summit Ave. to Phase 3 area. Remove existing play surfacing, border and fencing.</small>					
Base Court Removal	ALLOW	1	\$8,000.00	\$8,000	
	ALLOW	1	\$5,000.00	\$5,000	

construction completion would also need to be deferred until Phase 4.

Minor grading and drainage improvements	ALLOW	1	\$20,000.00	\$20,000
				Subtotal: \$20,000

SURFACING

Asphalt Pathway	SF	5366	\$4.00	\$21,464
Paving of playground (to match promenade)	SF	1750	\$4.00	\$7,000
Special Paving at Memorials (new pavers to match existing pavers)	SF	900	\$25.00	\$22,500
Special Paving at Memorials (re-set existing engraved pavers and matching pavers)	SF	800	\$4.00	\$3,200
				Subtotal: \$54,164

PLAYGROUND

Engineered wood fiber play surface	SF	11000	\$1.50	\$16,500
Reinstall existing salvaged play equipment	ALLOW	1	\$18,000.00	\$18,000
Note: costs assume relocation of existing equipment only - not purchase or installation of new equipment.				
				Subtotal: \$34,500

PLANTS AND TURFGRASS

Shade Trees (3" caliper)	EA	6	\$900.00	\$4,600
Evergreen Trees (8' ht.)	EA	20	\$600.00	\$12,000
Ornamental Flowering Trees (9' ht.)	EA	20	\$400.00	\$8,000
Perennial / Shrub Planting Bed	SF	5000	\$15.00	\$75,000
Planting Bed Soil Preparation	CY	90	\$60.00	\$4,600
Fine Grade and Seed Top Soil	ALLOW	1	\$20,000.00	\$20,000
				Subtotal: \$124,300

SITE FURNISHINGS AND AMENITIES

Benches	EA	28	\$1,500.00	\$42,000
Trash Receptacles	EA	4	\$900.00	\$3,600
Plastic Tables	EA	5	\$4,000.00	\$20,000
Bike Racks	EA	10	\$750.00	\$7,500
				Subtotal: \$60,200

SITE LIGHTING

Pedestrian Lights (assuming direct purchase rather than leased)	EA	8	\$3,500.00	\$28,000
Light Footings	EA	8	\$750.00	\$6,000
Conduit (2") (Allowance)	LF	190	\$50.00	\$9,500
Conduit (4") (Allowance)	LF	380	\$75.00	\$28,500
Pullboxes (Allowance)	EA	2	\$5,000.00	\$10,000
Metering and controls	Assume branch off Phase 1 - no cost this phase			
Point-of-Connection Fee (payable to PSE&C)	Assume branch off Phase 1 - no cost this phase			
Street openings for electrical conduit	Assume combine with irrigation street openings			
				Subtotal: \$82,000

ARCHITECTURAL ELEMENTS

Repaint and restore historic Maple gates and columns	ALLOW	1	\$25,000.00	\$25,000
Ornamental Steel Fencing - 4' ht.	LF	130	\$170.00	\$22,100
Ornamental Steel Fencing (at basketball courts) - 8' ht.	LF	130	\$225.00	\$29,250
				Subtotal: \$76,350

IRRIGATION (USE OF DOMESTIC POTABLE WATER)

Backflow preventer (2")	Assume branch off Phase 1 through Phase 4 or 5 - no cost this phase			
Controller	Assume branch off Phase 1 through Phase 4 or 5 - no cost this phase			
Mainline extension from Phase 1 to Phase 3	LF	600	\$50.00	\$30,000
Street openings for irrigation mainline	EA	2	\$20,000.00	\$40,000
Main lines, Lateral lines & zones	ALLOW	1	\$20,000.00	\$20,000
				Subtotal: \$80,000

Total anticipated direct costs this phase: **\$668,874**

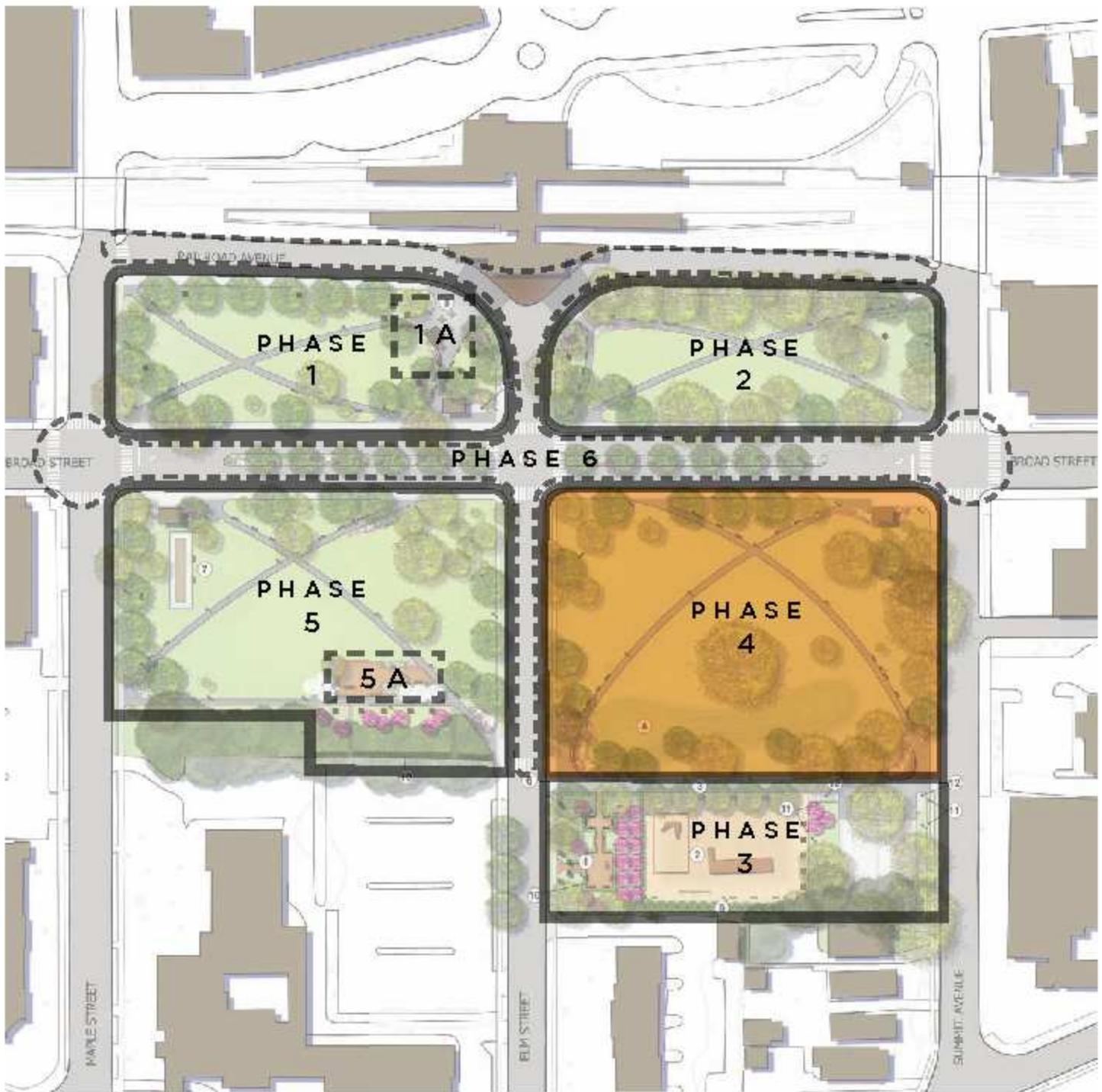
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$11,377
General Conditions:	5% (of direct)	\$28,444
Contractor Overhead & Profit:	10% (of direct)	\$66,887
General Contingencies:	20% (of direct)	\$133,775
Lowest Anticipated Construction Bid:		\$779,357
Unforeseen Construction Contingencies:	5% (of bid)	\$38,968
Lowest Potential Anticipated Construction Cost:		\$818,325
Design, engineering, permit and construction observation fees:	9% (of net)	\$73,849
Lowest Potential Anticipated Total Project Cost:		\$891,975

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$39,821
General Conditions:	5% (of direct)	\$28,444
Contractor Overhead & Profit:	20% (of direct)	\$133,775
General Contingencies:	20% (of direct)	\$133,775
Probable Construction Bid:		\$864,688
Unforeseen Construction Contingencies:	5% (of bid)	\$43,234
Total Anticipated Construction Cost:		\$907,923
Design, engineering, permit and construction observation fees:	13% (of net)	\$118,030
Potential Anticipated Total Project Cost:		\$1,025,953

PHASING PLAN: PHASE 4



SOUTHEAST QUADRANT (PHASE 4)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$5,000.00	\$5,000	
Tree Removal (< 5" caliper)	By City				
Tree Transplanting (quantity varies based on condition)	By City				
Tree pruning (varies based on Arborist analysis)	By City				
Unit Paver Removal	SY	105	\$4.00	\$420	
Concrete Paving Removal	SY	230	\$7.50	\$1,725	
Light Pole Removal, cap conductors at junction box or on pole	ALLOW	1	\$10,000.00	\$10,000	
Earthwork / grading / importation of fill for berm	CY	1500	\$50.00	\$75,000	
				Subtotal:	\$92,145
SURFACING					
Asphalt Pathway	SF	6500	\$4.00	\$26,000	
Concrete Sidewalk	SF	1900	\$4.00	\$7,600	
				Subtotal:	\$33,600
PLANTS AND TURFGRASS					
Shade Trees (3" caliper)	EA	14	\$800.00	\$11,200	
Perennial / Shrub Planting Bed	SF	2825	\$15.00	\$42,375	
Planting Bed Soil Preparation	CY	52	\$60.00	\$3,600	
Fine Grade and Seed Top Soil	ALLOW	1	\$30,000.00	\$30,000	
				Subtotal:	\$86,175
SITE FURNISHINGS AND AMENITIES					
Benches	EA	15	\$1,500.00	\$22,500	
Trash Receptacles	EA	3	\$800.00	\$2,400	
Picnic Tables	EA	3	\$4,000.00	\$12,000	
Multi-space parking meters	EA	3	\$6,500.00	\$19,500	
Doggie Bag Dispensers	EA	1	\$200.00	\$200	
				Subtotal:	\$56,600
SITE LIGHTING					
Pedestrian Lights (assuming direct purchase rather than leased)	EA	8	\$3,500.00	\$28,000	
Light Footings	EA	8	\$750.00	\$6,000	
Conduit (2") (Allowance)	LF	265	\$60.00	\$13,250	
Conduit (4") (Allowance)	LF	530	\$75.00	\$39,750	
Pullboxes (Allowance)	EA	2	\$5,000.00	\$10,000	
Street opening for lighting conduit			Assume completed as part of Phase 3 - no cost this phase		
Metering and controls			Assume branch off Phase 1 - no cost this phase		
Point-of-Connection Fee (payable to PSE&G)			Assume branch off Phase 1 - no cost this phase		
				Subtotal:	\$97,000
ARCHITECTURAL ELEMENTS					
Low Seat Wall	LF	110	\$450.00	\$49,500	
				Subtotal:	\$49,500
IRRIGATION (USE OF DOMESTIC POTABLE WATER)					
Backflow preventer (2")			Assume branch off Phase 1 through Phase 4 or 5 - no cost this phase		
Controller			Assume branch off Phase 1 through Phase 4 or 5 - no cost this phase		
Mainline extension from Phase 1 to Phase 4			Assume completed as part of Phase 3 - no cost this phase		
Main lines, Lateral lines & zones	ALLOW	1	\$25,000.00	\$25,000	
				Subtotal:	\$25,000
Total anticipated direct costs this phase:					\$440,020

LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$8,800
General Conditions:	5% (of direct)	\$22,001
Contractor Overhead & Profit:	10% (of direct)	\$44,002
General Contingencies:	20% (of direct)	\$88,004
Lowest Anticipated Construction Bid:		\$602,827
Unforeseen Construction Contingencies:	5% (of bid)	\$30,141
Lowest Potential Anticipated Construction Cost:		\$632,969
Design, engineering, permit and construction observation fees:	9% (of net)	\$56,967
Lowest Potential Anticipated Total Project Cost:		\$689,936

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$30,801
General Conditions:	5% (of direct)	\$22,001
Contractor Overhead & Profit:	20% (of direct)	\$88,004
General Contingencies:	20% (of direct)	\$88,004
Probable Construction Bid:		\$668,830
Unforeseen Construction Contingencies:	5% (of bid)	\$33,442
Total Anticipated Construction Cost:		\$702,272
Design, engineering, permit and construction observation fees:	13% (of net)	\$91,295
Potential Anticipated Total Project Cost:		\$793,567

PHASING PLAN: PHASE 5



SOUTHWEST QUADRANT (PHASE 5)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$5,000.00	\$5,000	
Tree Removal (< 5" caliper)	By City				
Tree Transplanting (quantity varies based on condition)	By City				
Tree pruning (varies based on Arborist analysis)	By City				
Unit Paver Removal	SY	320	\$4.00	\$1,280	
Concrete Paving Removal	SY	247	\$7.50	\$1,853	
Light Pole Removal	LS	1	\$10,000.00	\$10,000	
Minor grading	ALLOW	1	\$5,000.00	\$5,000	
				Subtotal:	\$23,133
SURFACING					
Asphalt Pathway	SF	6750	\$4.00	\$27,000	
Gravel Pathway with edging	SF	491	\$5.00	\$2,455	
Concrete Sidewalk	SF	2090	\$4.00	\$8,360	
				Subtotal:	\$37,816
PLANTS AND TURFGRASS					
Shade Trees (3" caliper)	EA	13	\$800.00	\$10,400	
Ornamental Trees (8" ht.)	EA	7	\$400.00	\$2,800	
Perennial / Shrub Planting Bed	SF	1650	\$15.00	\$24,750	
Planting Bed Soil Preparation	CY	30	\$50.00	\$1,500	
Fine Grade and Seed Top Soil	ALLOW	1	\$20,000.00	\$20,000	
				Subtotal:	\$59,450
SITE FURNISHINGS AND AMENITIES					
Benches	EA	14	\$1,500.00	\$21,000	
Trash Receptacles	EA	4	\$800.00	\$3,200	
Picnic Tables	EA	5	\$4,000.00	\$20,000	
Parking Meter Banks	EA	3	\$6,500.00	\$19,500	
Doggie Bag Dispensers	EA	1	\$200.00	\$200	
				Subtotal:	\$63,900
SITE LIGHTING					
Pedestrian Lights (assuming direct purchase rather than leased)	EA	9	\$3,500.00	\$31,500	
Light Footings	EA	9	\$750.00	\$6,750	
Conduit (2") (Allowance)	LF	265	\$50.00	\$13,250	
Conduit (4") (Allowance)	LF	530	\$75.00	\$39,750	
Pullboxes (Allowance)	EA	3	\$5,000.00	\$15,000	
Street openings for electrical conduit	Assume combine with irrigation street openings				
Metering and controls	Assume branch off Phase 1 - no cost this phase				
Point-of-Connection Fee (payable to PSE&G)	Assume branch off Phase 1 - no cost this phase				
				Subtotal:	\$106,250
IRRIGATION (USE OF DOMESTIC POTABLE WATER)					
Backflow preventer (2")	Assume branch off Phase 1 - no cost this phase				
Controller	Assume branch off Phase 1 - no cost this phase				
Street openings for irrigation mainline	Assume completed during either Phase 3 or Phase 4 (3 total street openings in full project) - no cost this phase				
Main lines, Lateral lines & zones	ALLOW	1	\$22,000.00	\$22,000	
				Subtotal:	\$22,000

Total anticipated direct costs this phase: \$312,549

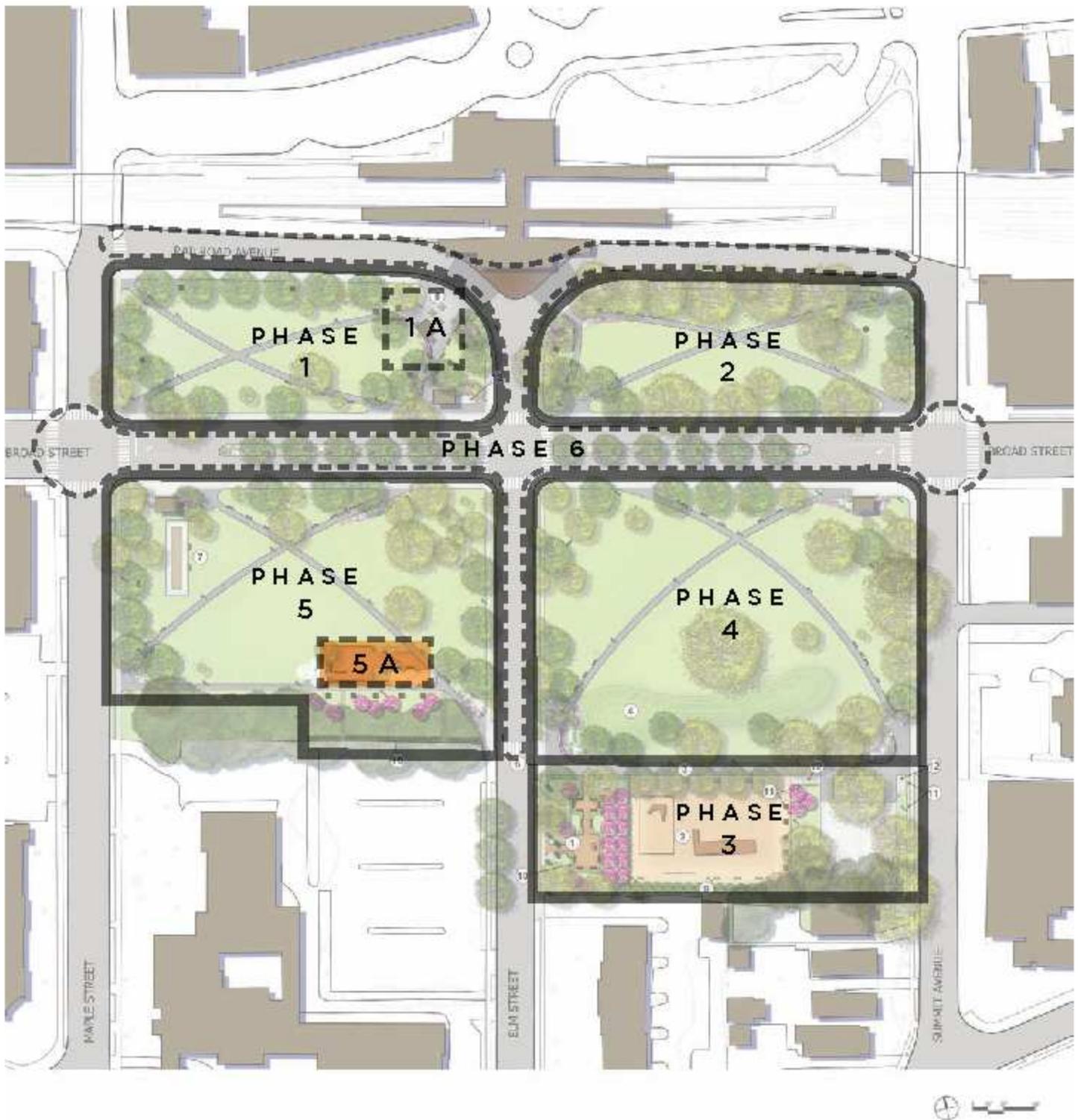
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$6,251
General Conditions:	5% (of direct)	\$15,627
Contractor Overhead & Profit:	10% (of direct)	\$31,255
General Contingencies:	20% (of direct)	\$62,510
Lowest Anticipated Construction Bid:		\$428,192
Unforeseen Construction Contingencies:	5% (of bid)	\$21,410
Lowest Potential Anticipated Construction Cost:		\$449,602
Design, engineering, permit and construction observation fees:	9% (of net)	\$40,464
Lowest Potential Anticipated Total Project Cost:		\$490,066

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$21,878
General Conditions:	5% (of direct)	\$15,627
Contractor Overhead & Profit:	20% (of direct)	\$62,510
General Contingencies:	20% (of direct)	\$62,510
Probable Construction Bid:		\$475,074
Unforeseen Construction Contingencies:	5% (of bid)	\$23,754
Total Anticipated Construction Cost:		\$498,828
Design, engineering, permit and construction observation fees:	13% (of net)	\$64,848
Potential Anticipated Total Project Cost:		\$563,676

PHASING PLAN: PHASE 5A



SUMMIT VILLAGE GREEN
 MASTER PLAN

Opinion of Probable Costs
 Rhodeside & Harwell, Incorporated
 July 2009

SOUTHWEST QUADRANT (PHASE 5A)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$5,000.00	\$5,000	
Unit Paver Removal	SY	160	\$4.00	\$640	
Concrete Paving Removal	SY	1366	\$7.50	\$10,245	
				Subtotal:	\$15,885
SURFACING					
Special Paving at Memorials (price reflects stone paving)	SF	1930	\$45.00	\$86,850	
				Subtotal:	\$86,850
PLANTS AND TURFGRASS					
Ornamental Trees (8' Ht.)	EA	6	\$400.00	\$2,400	
Perennial / Shrub Planting Bed	SF	1205	\$15.00	\$18,075	
Planting Bed Soil Preparation	CY	22	\$50.00	\$1,100	
				Subtotal:	\$21,575
SITE FURNISHINGS AND AMENITIES					
Benches	EA	3	\$1,500.00	\$4,500	
				Subtotal:	\$4,500

Total anticipated direct costs this phase: \$128,810

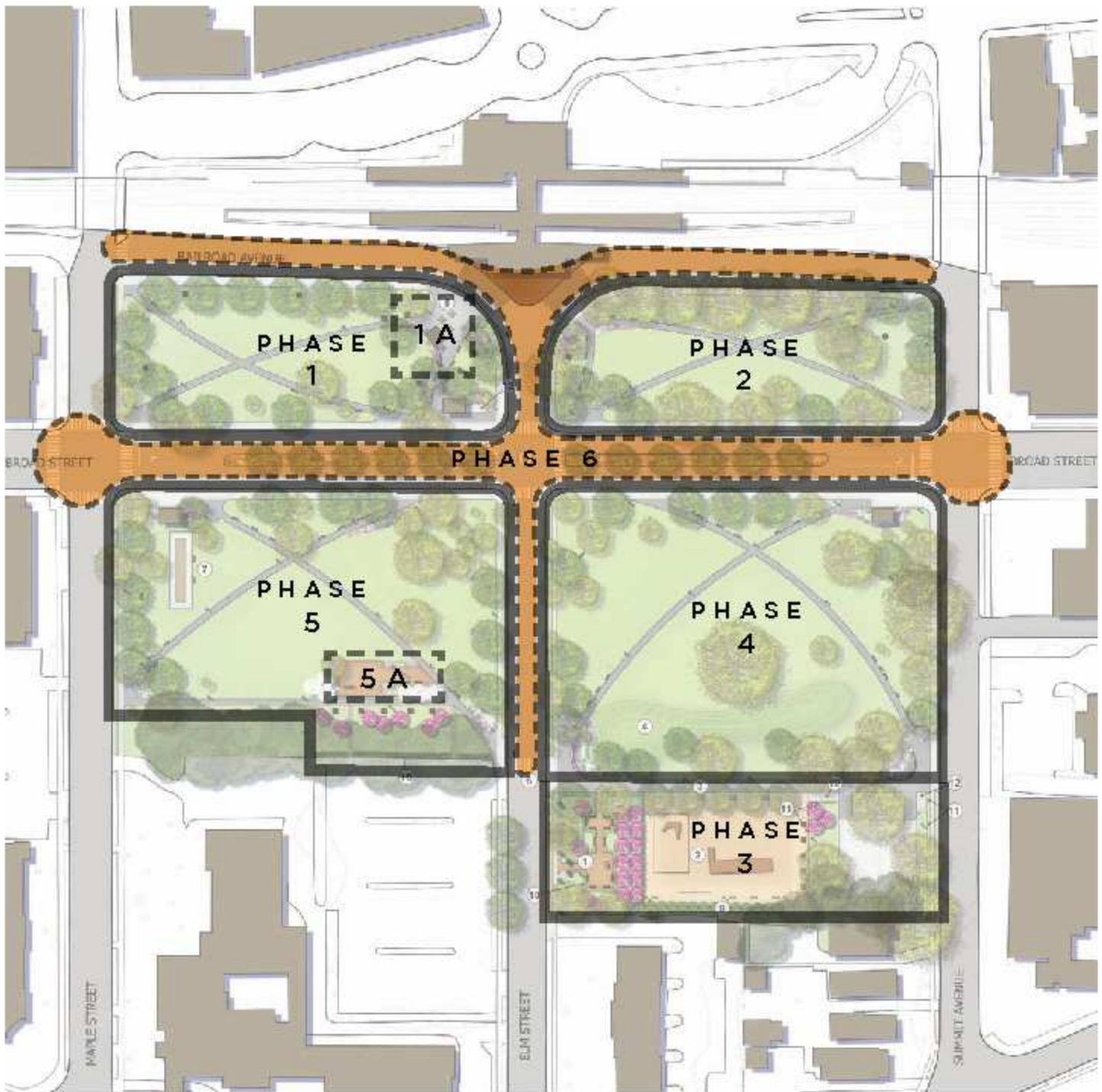
LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$2,576
General Conditions:	5% (of direct)	\$6,441
Contractor Overhead & Profit:	10% (of direct)	\$12,881
General Contingencies:	20% (of direct)	\$25,762
Lowest Anticipated Construction Bid:		<u>\$176,470</u>
Unforeseen Construction Contingencies:	5% (of bid)	<u>\$8,823</u>
Lowest Potential Anticipated Construction Cost:		<u>\$185,293</u>
Design, engineering, permit and construction observation fees:	9% (of net)	<u>\$16,676</u>
Lowest Potential Anticipated Total Project Cost:		<u>\$201,970</u>

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$9,017
General Conditions:	5% (of direct)	\$6,441
Contractor Overhead & Profit:	20% (of direct)	\$25,762
General Contingencies:	20% (of direct)	\$25,762
Probable Construction Bid:		<u>\$195,791</u>
Unforeseen Construction Contingencies:	5% (of bid)	<u>\$9,790</u>
Total Anticipated Construction Cost:		<u>\$205,581</u>
Design, engineering, permit and construction observation fees:	13% (of net)	<u>\$26,725</u>
Potential Anticipated Total Project Cost:		<u>\$232,306</u>

PHASING PLAN: PHASE 6



STREETSCAPE IMPROVEMENTS (PHASE 6)

Item	Unit	Qty	Unit Cost	Item Cost	Phase Cost
SITE DEMOLITION, EARTHWORK & SITE PREPARATION					
General demolition	ALLOW	1	\$5,000.00	\$5,000	
Asphalt Pavement Removal	SY	1398	\$9.00	\$12,582	
				Subtotal:	\$17,582
SURFACING					
Cobble Paving at Train entrance Crosswalks (2 total crossings)	SF	4516	\$50.00	\$225,775	
Asphalt Patching for Cobble at train entrance crosswalks	SY	100	\$12.00	\$1,200	
Brick Pavers at train entrance	SF	1812	\$20.00	\$36,240	
Thermoplastic Paving Marking in crosswalk (14 crosswalks total)	SF	7600	\$4.00	\$30,400	
Median Curbs - Broad Street	By County				
				Subtotal:	\$293,615
PLANTS AND TURFGRASS					
Shade Trees (3' caliper) (Median of Broad Street)	By County				
Perennial / Shrub Planting Bed (Median of Broad Street)	SF	3120	\$15.00	\$46,800	
Planting Bed Soil Preparation	CY	500	\$50.00	\$25,000	
				Subtotal:	\$71,800
IRRIGATION (USE OF DOMESTIC POTABLE WATER)					
Backflow preventer (2')			Assume branch off Phase 1 - no cost this phase		
Controller			Assume branch off Phase 1 - no cost this phase		
Main lines, Lateral lines & zones	ALLOW	1	\$10,000.00	\$10,000	
				Subtotal:	\$10,000
Total anticipated direct costs this phase:					\$392,997

LOWEST ANTICIPATED COSTS:

Mobilization:	2% (of direct)	\$7,860
General Conditions:	5% (of direct)	\$19,650
Contractor Overhead & Profit:	10% (of direct)	\$39,300
General Contingencies:	20% (of direct)	\$78,599
Lowest Anticipated Construction Bid:		\$538,406
Unseen Construction Contingencies:	5% (of bid)	\$26,920
Lowest Potential Anticipated Construction Cost:		\$565,326
Design, engineering, permit and construction observation fees:	9% (of net)	\$50,879
Lowest Potential Anticipated Total Project Cost:		\$616,206

PROBABLE ANTICIPATED COSTS:

Mobilization:	7% (of direct)	\$27,510
General Conditions:	5% (of direct)	\$19,650
Contractor Overhead & Profit:	20% (of direct)	\$78,599
General Contingencies:	20% (of direct)	\$78,599
Probable Construction Bid:		\$597,355
Unseen Construction Contingencies:	5% (of bid)	\$29,868
Total Anticipated Construction Cost:		\$627,223
Design, engineering, permit and construction observation fees:	13% (of net)	\$81,539
Potential Anticipated Total Project Cost:		\$708,762

MAINTENANCE

Maintenance of the Village Green is critical to its success as a vibrant civic open space. The space is currently well-maintained by the City of Summit Department of Public Works, including trash collection, mowing, weeding, and miscellaneous repairs. It is assumed that the City will continue to maintain the Village Green through use of its own staff and resources, although other maintenance arrangements (such as use of private contractors) may be considered.

The Master Plan for the Village Green is generally a low-maintenance design. Maintenance needs for the proposed design would be similar to existing needs, although maintenance of an irrigation system would be in addition to existing efforts. Low-maintenance strategies include limiting the size and location of planting beds; using durable paving materials and site furnishings; and selecting plants appropriate for their location in order to minimize pruning. Security and maintenance are integrally linked; the proposed design allows for clear sightlines for police observation of all areas of the Green, and police access via vehicular, bicycle or horse through all parts of the Green.



RHODESIDE & HARWELL