

Concept Design

The three concept designs presented to the community reflected comments received from the community and the citizen design committee as well as the discussions with Town staff. Each concept presents similarities in program elements as well as some differences. The following list of program elements are included in each concept plan:

- _Trails
- _Play areas
- _Lawn areas
- _Picnic areas
- _Restroom Facility
- _Parking

Option A

The first concept focused on the natural environment with educational opportunities. The following lists the primary program elements associated with the plan.

- _Constructed Wetlands
- _Ecological Succession areas
- _Separated playground and picnic areas
- _Expansive trail network
- _Fitness stations
- _Small lawn area
- _Rain Garden to collect the rain from the parking lot

Option B

The second concept focused on a pastoral landscape.

- _Large meandering lawn
- _Single entrance parking scheme
- _Consolidated play areas/picnic facilities
- _Basketball Court



Option A



Option B

Option C

The third concept focused on the display of plant materials in a Botanical Garden setting.

- _ Formal elliptical lawn
- _ Pedestrian Promenade
- _ Circular path system with art objects idea: metamorphosis
- _ Viewing area from high point/ telescopes/ orientation
- _ Native plant areas
- _ Curved parking area with basketball court separated from other play areas

Draft Master Plan

After reviewing the three concepts with the public as well as with Town of Cary staff, a draft master plan was developed that incorporated all the comments that were received. As such, the draft concept is a combination of all three options. The plan is organized by the pedestrian promenade from the North to the South as shown in Concept C. A meandering lawn area provides for flexible play opportunities as proposed in Concept B. A trail system, as proposed in Concepts A & B, has been planned which will tie together all the areas of the park. :

- _ Preserving existing vegetation
- _ Constructed wetlands with viewing areas
- _ Boardwalk and observation deck
- _ Benches provided throughout the park
- _ Consolidated playground areas
- _ Sheltered picnic areas near play areas
- _ Extensive trail network
- _ Medium-size meandering lawn
- _ Pedestrian promenade to connect North & South
- _ Rain garden in parking area to collect rain water
- _ Sidewalks and trails connect to the surrounding neighborhoods and future greenway systems
- _ Future basketball court



Option C



Draft Master Plan

Construction Cost

Preliminary probable construction costs for building Walnut Street Park as illustrated by the Master Plan are identified by the following estimate. For the purpose of this plan, the cost estimate has been created using similar cost from other park projects.

Cost Estimate page 1

Walnut Street Park Master Plan Cost Estimate				
Description	Quantity	Unit	Unit Cost	Total Cost
Site Work Cost Summary				
Site Grading				\$ 117,770
Site Utilities				\$ 13,840
Site Paving				\$ 32,900
Site Improvements				\$ 480,090
Landscaping				\$ 125,093
Associated Cost				\$ 414,704
Total Cost				\$1,516,378
SITE WORK				
Site Demolition				
- 1 building	1		allowance	\$15,000
Subtotal:				\$ 15,000
Site Grading				
- clearing & grubbing	3	AC	\$ 7,000	\$ 21,000
- topsoil				
remove/replace	5,000	CY	\$ 4.50	\$ 22,500
- cut & fill	10,000	CY	\$ 4.50	\$ 45,000
- silt fence/erosion control	1,000	LF	\$ 3.50	\$ 3,500
- tree protection	7,180	LF	\$ 1.50	\$ 10,770
- construction staking	allowance			\$10,000
- soils testing	allowance			\$5,000
Subtotal:				\$ 117,770
Site Utilities				
- site lighting	6	EA		NA
- sanitary sewer 12"	700	LF	\$ 16.00	\$ 11,200
- sanitary sewer 4"	220	LF	\$ 12.00	\$ 2,640
Subtotal:				\$ 13,840
Site Paving				
-asphalt paving (trails)				
heavy duty	938	SY	\$ 17.00	\$ 15,946
light duty	1,400	SY	\$ 12.00	\$ 16,800
- asphalt paving (parking)				
heavy duty	1,055	SY	\$ 17.00	\$ 17,935
light duty	600	SY	\$ 12.00	\$ 7,200
- concrete	1,000	SY	\$ 17.00	\$ 17,000
paving	3,850	SF	\$ 7.00	\$ 26,950
curb & gutters (1 side)	700	LF	\$ 12.50	\$ 8,750
- brick pavers	19,800	SF	\$ 10.00	\$ 198,000
- concrete pad for picnic shelters (3)	1,200	SF	\$ 7.00	\$ 8,400
Subtotal:				\$ 316,981

Cost Estimate page 2

Lawrence Road Street Improvements				
- asphalt paving (Lawrence Street)				
heavy duty	1,200	SY	\$ 17.00	\$ 20,400
curb and gutters (I side) Lawrence Road	1,000	LF	\$ 12.50	\$ 12,500
Subtotal:				\$ 32,900
Site Improvements				
- boardwalk 160' length	1,280	SF	\$ 37.50	\$ 48,000
- observation deck	400	SF	\$ 37.50	\$ 15,000
- picnic shelters	4	EA	\$ 10,000.00	\$ 40,000
- restroom bldg. @ 800 SF	1	EA	\$ 115,000.00	\$ 115,000
- playground	2	EA	\$ 100,000.00	\$ 200,000
- water fountains w/dog hydrants	2	EA	\$ 4,000.00	\$ 8,000
- benches	20	EA	\$ 1,000.00	\$ 20,000
- bike racks	2	EA	\$ 350.00	\$ 700
- park signs	2	EA	\$ 2,000.00	\$ 4,000
- wheel stops (1 side) recycled	16	EA	\$ 40.00	\$ 640
- picnic tables vinyl coated	8	EA	\$ 1,000.00	\$ 8,000
- trash receptacles	10	EA	\$ 500.00	\$ 5,000
- seatwalls	50	LF	\$ 175.00	\$ 8,750
- signage for wetlands/raingarden	2	EA	\$ 1,000	\$ 2,000
- traffic control			allowance	\$ 5,000
Subtotal:				\$ 480,090
Landscaping				
- shade trees	30	EA	\$ 500.00	\$ 15,000
- flowering trees	200	EA	\$ 250.00	\$ 50,000
- shrubs	400	EA	\$ 50.00	\$ 20,000
- mulch	9,980	SF	\$ 0.35	\$ 3,493
-sprigging (open lawn with fescue)	1.4	AC	\$ 4,000.00	\$ 5,600
-seeding	1	AC	\$ 2,000.00	\$ 2,000
-wetland plantings			allowance	\$ 6,000
-rain garden			allowance	\$ 6,000
-safety pruning				\$ 7,000
- irrigation of open lawn	1.4	Acres		\$ 10,000
Subtotal:				\$ 125,093
Associated Cost				
Subtotal				\$ 1,101,674
Mobilization	3%			\$ 33,050
Subtotal				\$ 1,134,724
Design Fess	8.5%			\$ 96,452
Subtotal				\$ 1,231,176
General Requirements	5.0%			\$ 61,559
Subtotal				\$ 1,292,735
Performance Bonding / Insurance	2%			\$ 25,855
Subtotal				\$ 1,318,589
Construction Contingency	15%			\$ 197,788
Subtotal				\$ 414,704
Total Cost				\$ 1,516,378