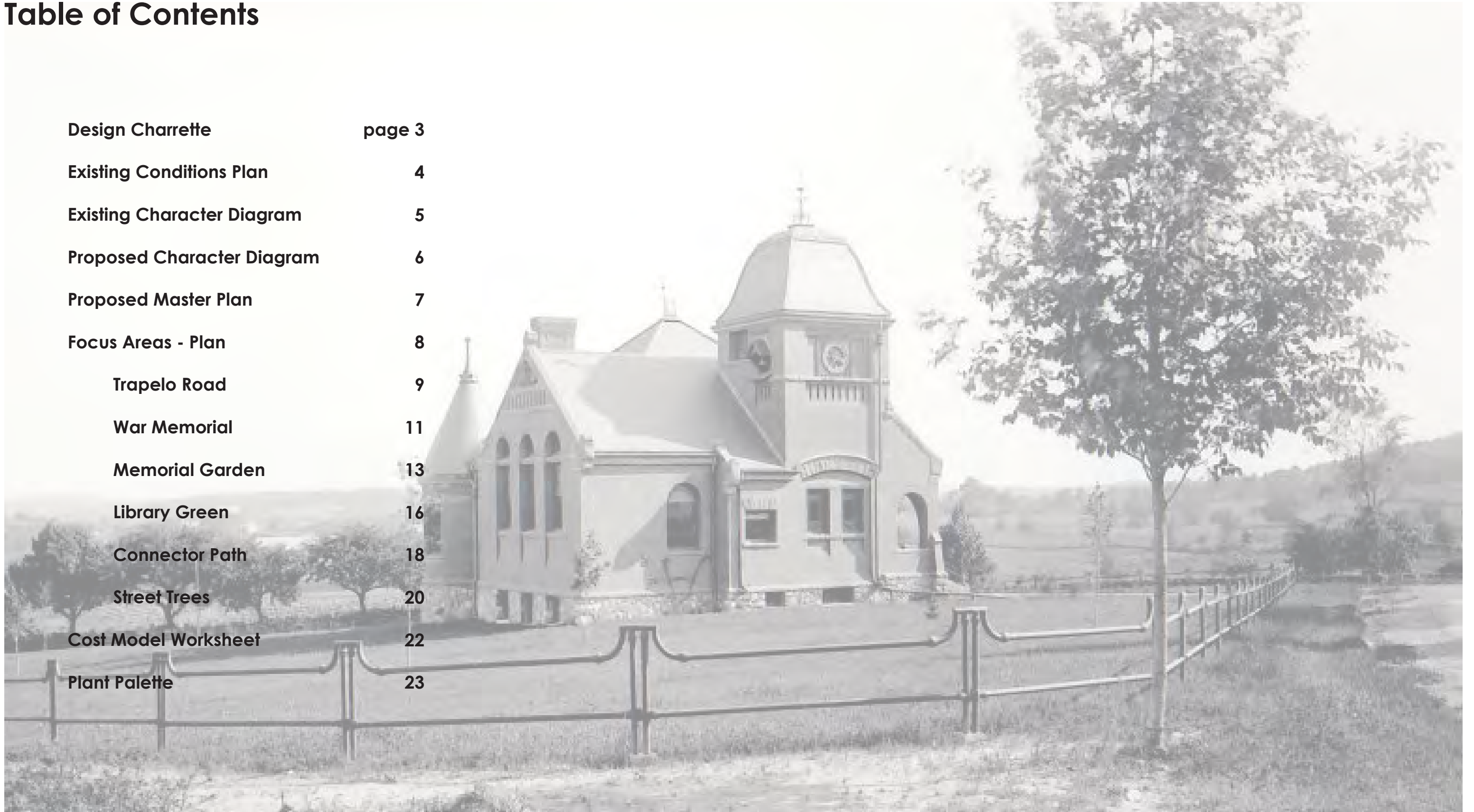




Lincoln Library Landscape Master Plan

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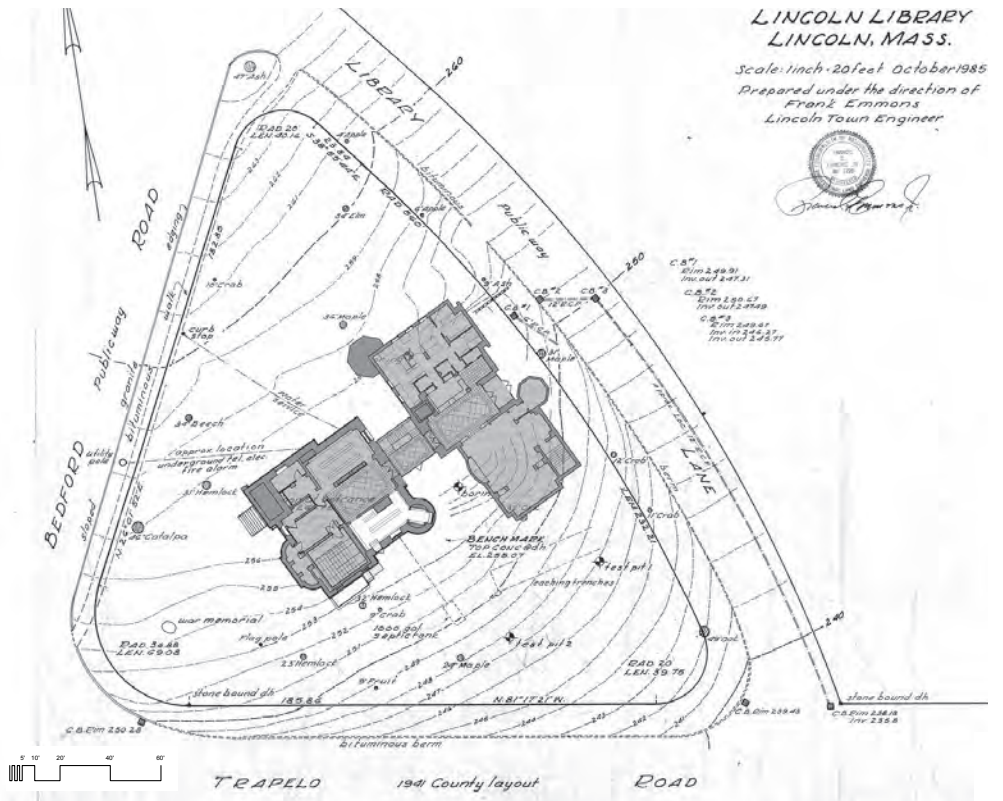


Design Charrette

The process of developing the Landscape Master Plan started with a design charrette on March 20, 2014. MCLA and the Building and Ground Committee reviewed the historical documents of the site, a past topographical survey, and a previous design proposal from 1998. The group shared existing conditions observations, including the constraints and opportunities inherent in the site. Creating intentional zones of differing character throughout the site was agreed upon as a critical task. The discussions lead to sketches of proposed character zones and an initial site sketch showing potential landscape elements.



Aerial



Survey Plan 1985



Existing Character Sketch



Proposed Character Sketch



Existing Memorials



Existing Plant Inventory



Character Assessment

- too many different character zones. As a result, the landscape feels disjointed and haphazard
- we recommend amplifying the best character zones: park, terrace, and town
- we recommend removing the small fruit trees that are a remnant of past agrarian landscape
- we recommend screening the utility areas by grounding them within a garden character



Proposed Character

- Simplifying the site into three character zones:

Park Character

- open lawn
- heritage tree collection
- circuit path
- town gatherings

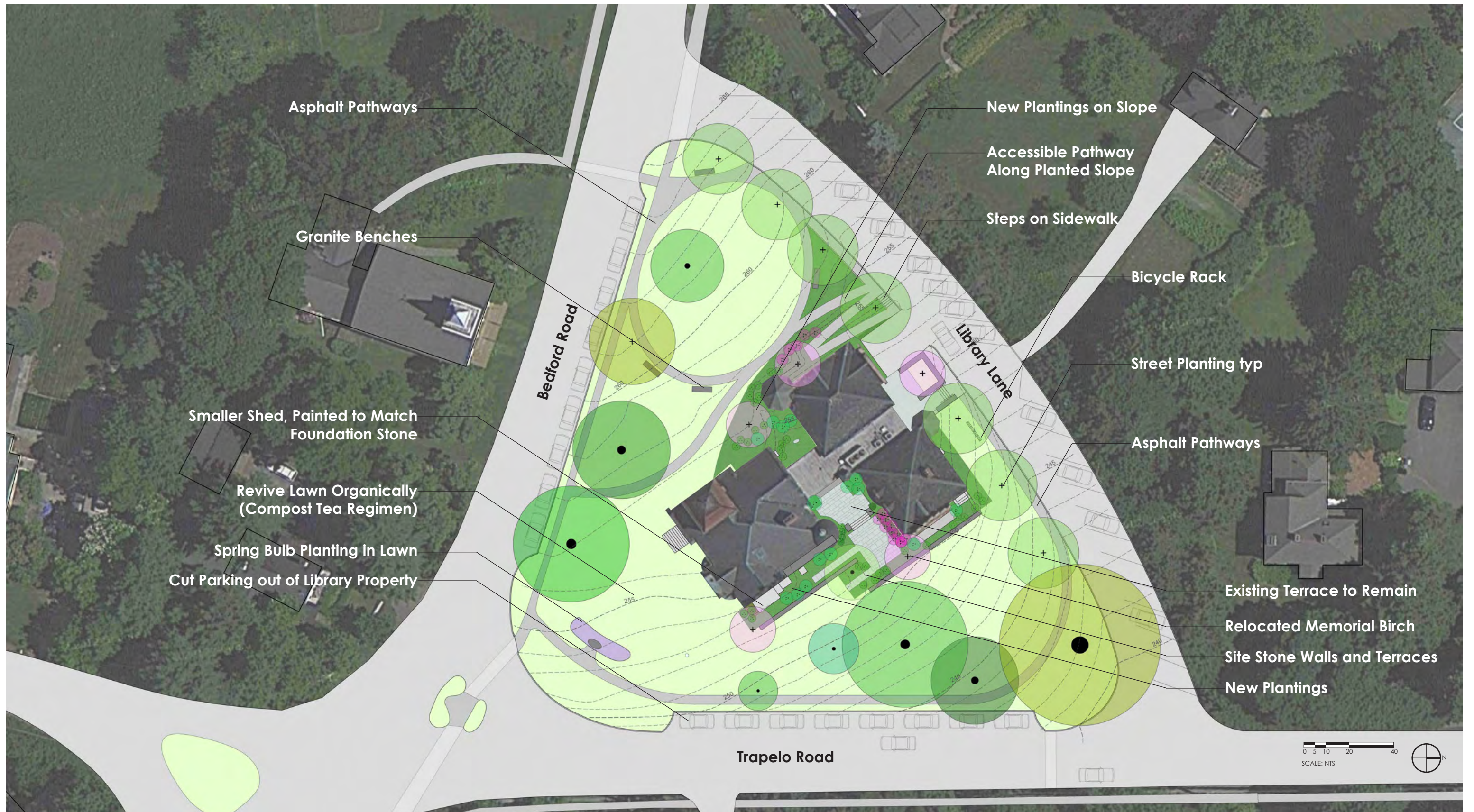
Town Character

- street trees
- sidewalks
- handicap parking

Garden Terrace Character

- multi-level and screen planting
- enclosed space
- smaller gatherings





Focus Areas

- 1. Trapelo Parking
- 2. War Memorial
- 3. Memorial Garden
- 4. Library Green
- 5. Connector Path
- 6. Street Trees



1. Trapelo Parking

Objective:

- to increase the availability of public parking for the library and adjacent institutions in a subtle way that minimizes the impact
- to provide pedestrian connections to the Library main entrance and to the campus circuit path
- to match the Bedford Road existing parking, in character and detail

Scope:

- site preparation / tree protection
- granite curb
- asphalt path
- asphalt parking
- seeding lawn in disturbed area

2014 Budget Range: \$29,300-\$37,700

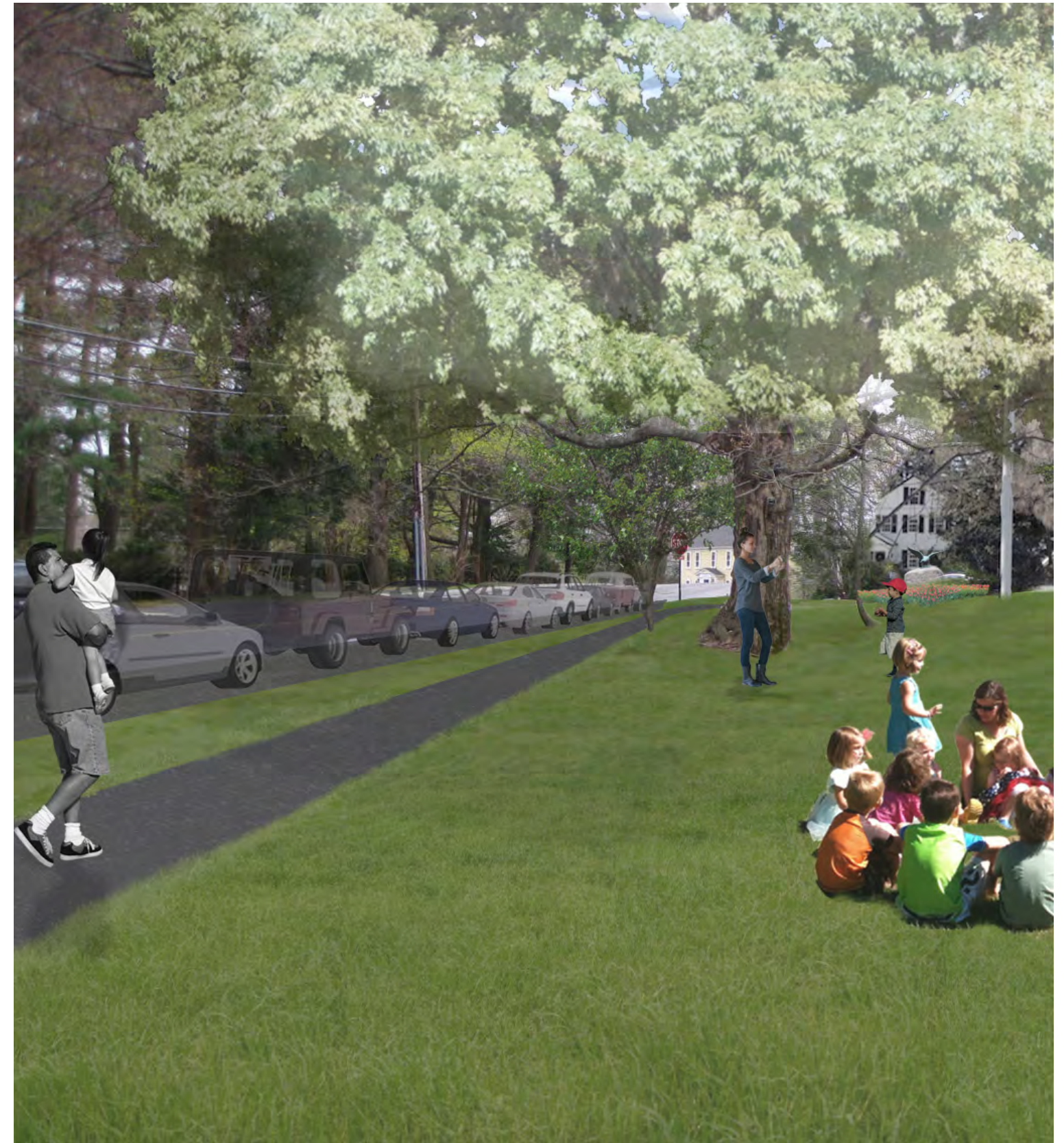


precedent images





existing



proposed

2. War Memorial

Objective:

- to improve visual and physical access to the Eagle Memorial
- to connect the Memorial with the larger Library site
- to accentuate the Memorial with low-maintenance, bulb plantings that are in bloom during key events

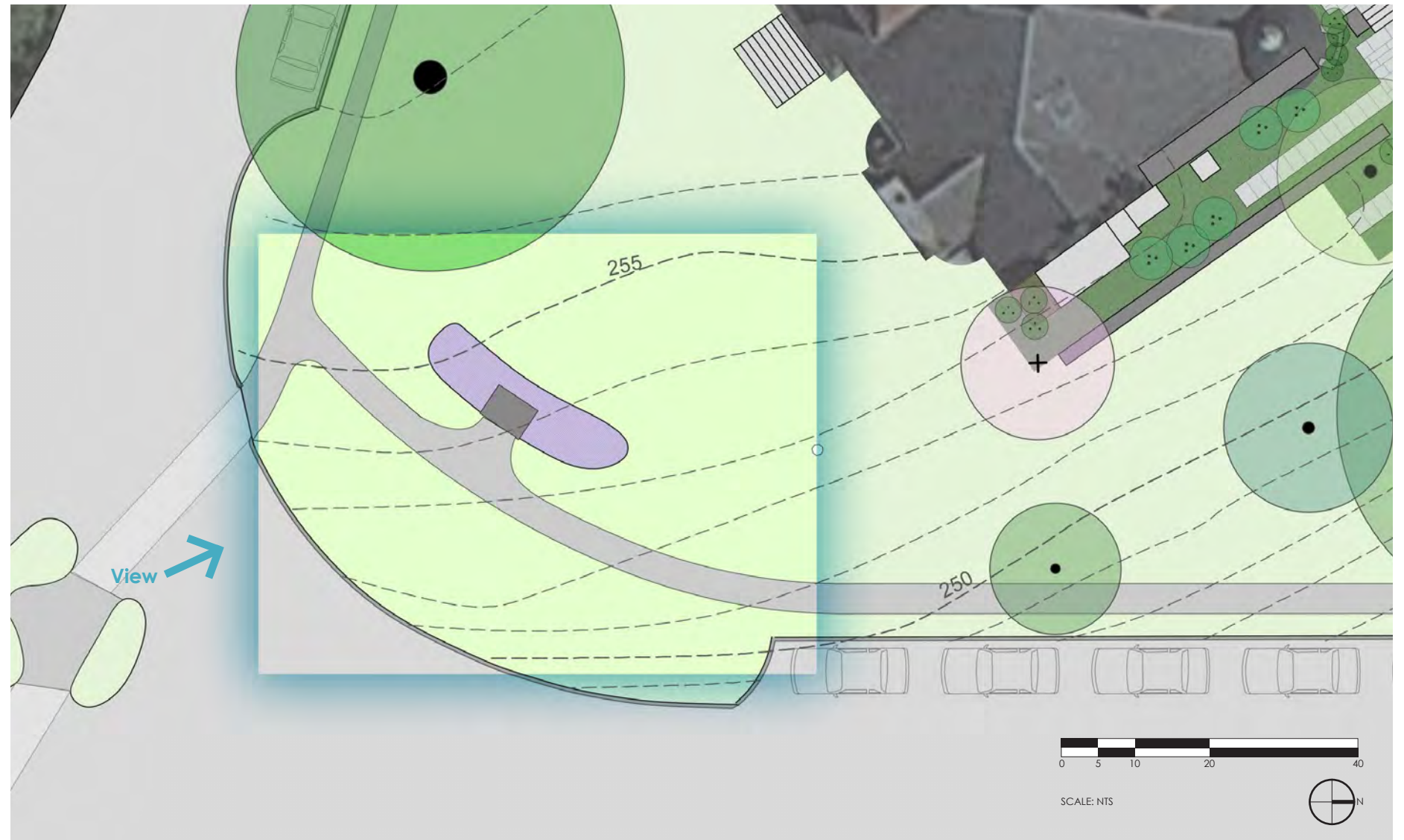
Scope:

- site preparation
- bulb planting (x2 displays)
- asphalt path
- seeding lawn in disturbed area
- lawn restoration

2014 Budget Range: \$15,700-\$20,700



precedent images





existing

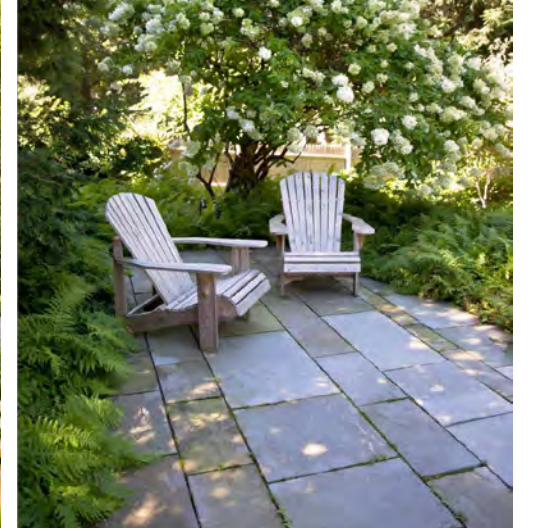


proposed

3. Memorial Garden

Objective:

- to expand opportunities for gathering and improve indoor/outdoor connections
- to screen utilities and back-of-house operations by engulfing these elements in a garden
- to set aside an area of the site for recognition, consolidating existing and future memorial donations

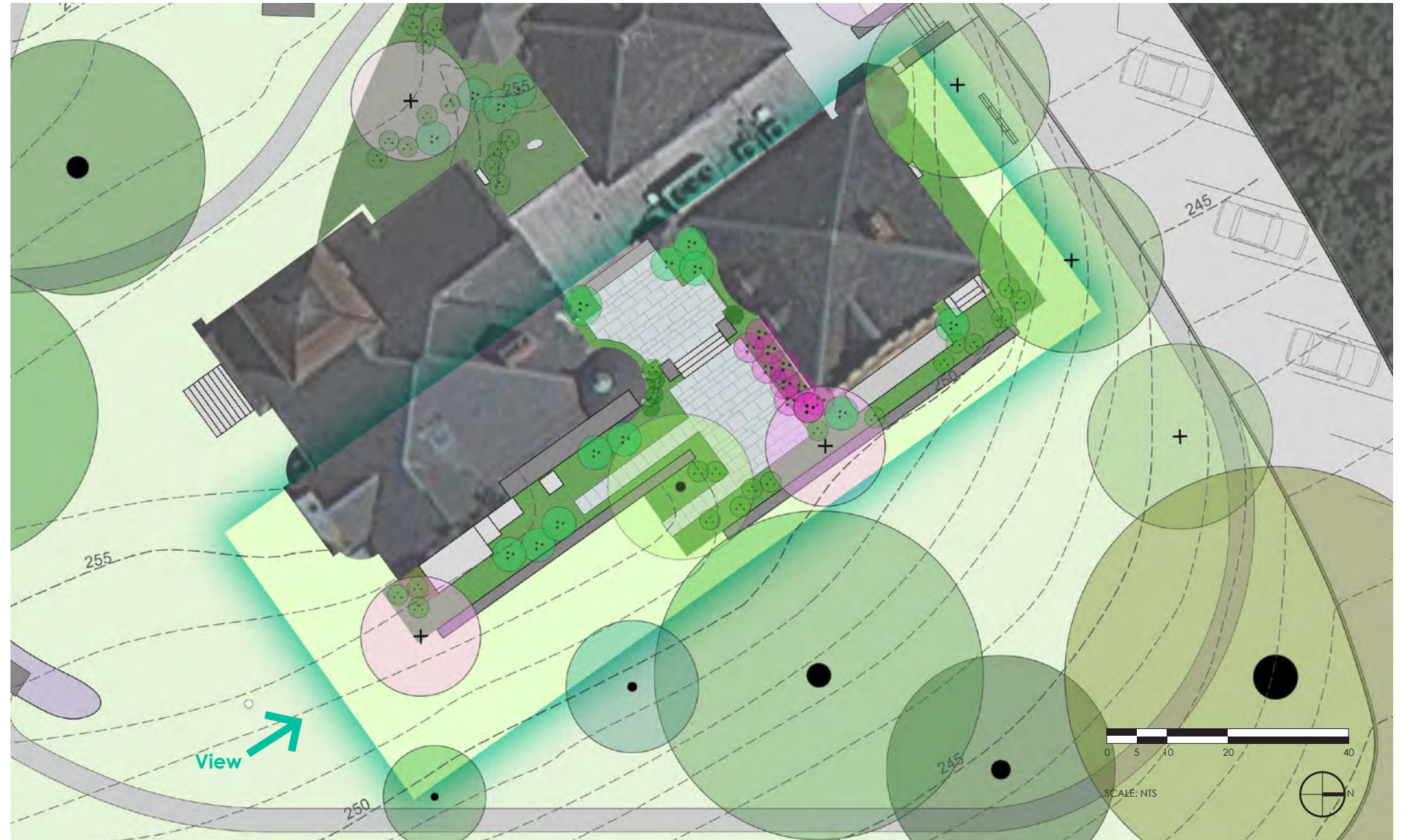


precedent images

Scope:

- site preparation
- earthwork / grading
- transplant birch tree
- plantings
- fieldstone retaining walls
- bluestone paving / paths
- seeding lawn in disturbed area
- lawn restoration

2014 Budget Range: \$112,000-\$129,400





existing



proposed



existing



proposed

4. Library Green

Objective:

- to encourage use of the library grounds by all members of the community, providing a variety of casual and programmed opportunities
- to designate a lawn area for group gathering and programmed events
- to provide benches for resting and an accessible circuit path for strolling

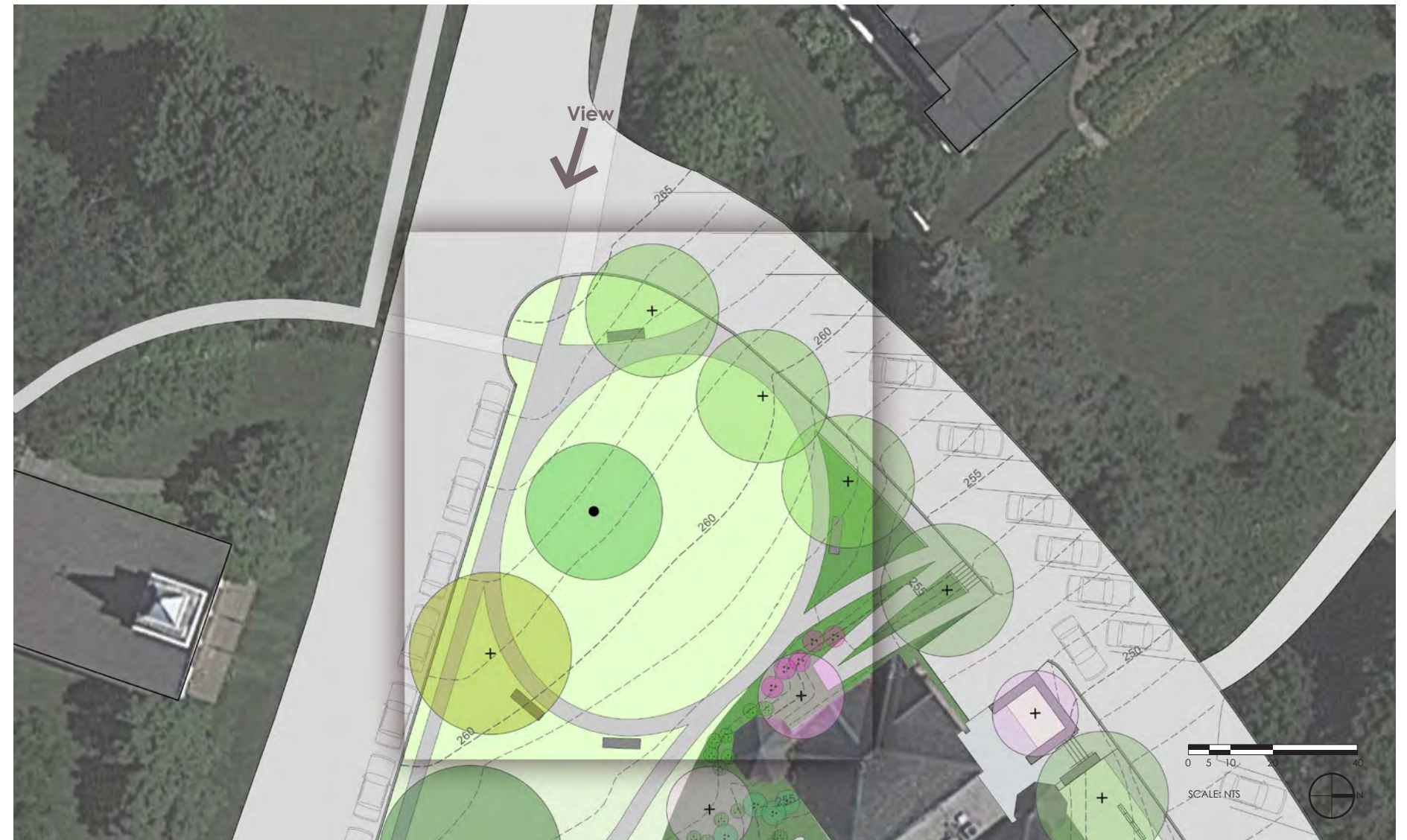


precedent images

Scope:

- site preparation / tree protection
- earthwork / grading
- remove cobble path
- granite benches
- asphalt path
- seeding lawn in disturbed area

2014 Budget Range: \$30,200-\$37,500





existing



proposed

5. Connector Path

Objective:

- to provide a pedestrian connection from Bedford Road to the Library Main Entrance and to the campus circuit path
- to provide handicap accessibility, connecting the handicap parking area to the campus circuit path and Library Lawn
- to mitigate the steep slope of the existing sidewalk along Library Lane
- to simplify the mowing and maintenance of the lawn by planting the steep slopes

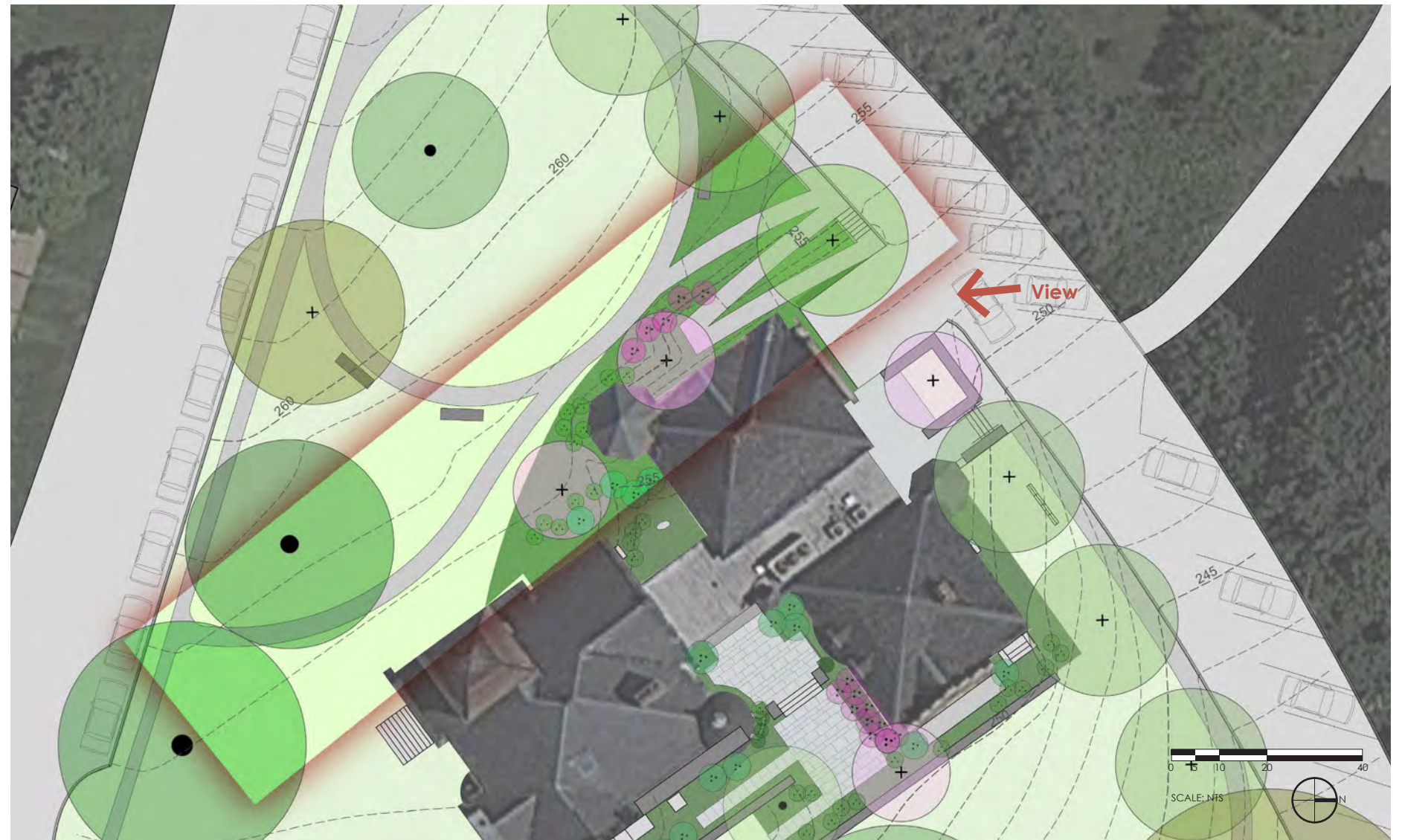
Scope:

- site preparation
- earthwork / grading
- remove stone wall
- relocate drainage
- plantings
- solid granite steps
- asphalt paths
- seeding lawn in disturbed area

2014 Budget Range: \$78,400-\$103,200



precedent images





existing



proposed

6. Street Trees

Objective:

- to provide a civic front to the Library's Main Entry
- to replace failing small orchard trees with tall canopy trees, providing shade to the driveway and sidewalk
- to continue the sidewalk along library lane

Scope:

- site preparation / tree protection
- tree removal
- earthwork / grading
- granite curb
- asphalt sidewalk
- canopy trees, 6" cal
- seeding lawn in disturbed area

2014 Budget Range: \$36,100-\$42,300



precedent images





existing



proposed

Item & Description	Quantity	Unit	Low	High	Low	High
I. TRAPELO PARKING						
Site Preparation/ Tree Protection	1	Each	\$ 3,000.00	\$ 3,500.00	\$ 3,000	\$ 3,500
Granite Curb	180	LF	\$ 36.00	\$ 45.00	\$ 6,480	\$ 8,100
Asphalt Path	680	sf	\$ 6.00	\$ 8.00	\$ 4,080	\$ 5,440
Asphalt Parking	1480	sf	\$ 6.00	\$ 8.00	\$ 8,880	\$ 11,840
Seeding Lawn in Disturbed area	2,000	sf	\$ 1.00	\$ 1.25	\$ 2,000	\$ 2,500
				Subtotal	\$ 24,440	\$ 31,380
II. WAR MEMORIAL						
Site Preparation	1	Each	\$ 2,500.00	\$ 3,000.00	\$ 2,500	\$ 3,000
Bulb Planting (x2 displays)	220	sf	\$ 15.00	\$ 20.00	\$ 3,300	\$ 4,400
Asphalt Path	330	sf	\$ 6.00	\$ 8.00	\$ 1,980	\$ 2,640
Seeding Lawn in Disturbed area	3,000	sf	\$ 1.00	\$ 1.25	\$ 3,000	\$ 3,750
Restore Lawn	3,500	sf	\$ 0.65	\$ 1.00	\$ 2,275	\$ 3,500
				Subtotal	\$ 13,055	\$ 17,290
III. MEMORIAL GARDEN						
Site Preparation	1	Each	\$ 4,500.00	\$ 5,000.00	\$ 4,500	\$ 5,000
Eathwork/ grading	222	sy	\$ 1.25	\$ 1.50	\$ 278	\$ 333
Ground cover/ Shrubs	1,350	sf	\$ 15.00	\$ 20.00	\$ 20,250	\$ 27,000
Transplant Birch Tree	1	Each	\$ 1,000.00	\$ 1,200.00	\$ 1,000	\$ 1,200
Understory Trees 3" cal	3	Each	\$ 1,500.00	\$ 1,800.00	\$ 4,500	\$ 5,400
Fieldstone Retaining Walls- 18" high	120	LF	\$ 375.00	\$ 400.00	\$ 45,000	\$ 48,000
Bluestone Paving/ Paths	450	sf	\$ 28.00	\$ 32.00	\$ 12,600	\$ 14,400
Restore Lawn	6,500	sf	\$ 0.65	\$ 1.00	\$ 4,225	\$ 6,500
				Subtotal	\$ 92,353	\$ 107,833
IV. LIBRARY GREEN						
Site Preparation/ Tree Protection	1	Each	\$ 6,500.00	\$ 7,000.00	\$ 6,500	\$ 7,000
Remove cobble path	1	Each	\$ 800.00	\$ 1,000.00	\$ 800	\$ 1,000
Eathwork/ grading	725	sy	\$ 1.25	\$ 1.50	\$ 906	\$ 1,088
Granite Benches	3	Each	\$ 1,500.00	\$ 2,000.00	\$ 4,500	\$ 6,000
Asphalt Path	1000	sf	\$ 6.00	\$ 8.00	\$ 6,000	\$ 8,000
Seeding Lawn in Disturbed area	6,500	sf	\$ 1.00	\$ 1.25	\$ 6,500	\$ 8,125
				Subtotal	\$ 25,206	\$ 31,213
V. CONNECTOR PATH						
Site Preparation	1	Each	\$ 5,500.00	\$ 6,000.00	\$ 5,500	\$ 6,000
Eathwork/ grading	255	sy	\$ 1.25	\$ 1.50	\$ 319	\$ 383
Remove Stone Wall	1	Each	\$ 1,000.00	\$ 1,200.00	\$ 1,000	\$ 1,200
Relocate Drainage	1	Each	\$ 5,000.00	\$ 8,000.00	\$ 5,000	\$ 8,000
Ground cover/ Shrubs	2,000	sf	\$ 15.00	\$ 20.00	\$ 30,000	\$ 40,000
Understory Trees 3" cal	3	Each	\$ 1,500.00	\$ 1,800.00	\$ 4,500	\$ 5,400
(6) Solid Granite Steps 4' wide	1	Each	\$ 9,000.00	\$ 12,000.00	\$ 9,000	\$ 12,000
Asphalt Paths	1000	sf	\$ 6.00	\$ 8.00	\$ 6,000	\$ 8,000
Seeding Lawn in Disturbed area	4000	sf	\$ 1.00	\$ 1.25	\$ 4,000	\$ 5,000
				Subtotal	\$ 65,319	\$ 85,983
VI. STREET TREES						
Site Preparation/ Tree Protection/ Tree Removal	1	Each	\$ 4,000.00	\$ 4,500.00	\$ 4,000	\$ 4,500
Eathwork/ grading	178	sy	\$ 1.25	\$ 1.50	\$ 223	\$ 267
Granite Curb	160	LF	\$ 36.00	\$ 45.00	\$ 5,760	\$ 7,200
Asphalt Path	600	sf	\$ 6.00	\$ 8.00	\$ 3,600	\$ 4,800
Canopy Trees- 6" Cal	7	each	\$ 2,000.00	\$ 2,200.00	\$ 14,000	\$ 15,400
Seeding Lawn in Disturbed area	2,500	sf	\$ 1.00	\$ 1.25	\$ 2,500	\$ 3,125
				Subtotal	\$ 30,083	\$ 35,292
PROJECT SUBTOTAL					\$ 250,455	\$ 308,990
Design Contingency 10%					\$ 25,046	\$ 30,899
CONTRACTORS O&P 10%					\$ 25,046	\$ 30,899
Design Fee 12%					\$ 30,055	\$ 37,079
PROJECT TOTAL					\$ 330,601	\$ 407,867

NOTE: MCLA has no control over construction cost or contractor's prices. Any cost estimates are made by MCLA on their experience and judgement as a professional design firm, but they cannot and do not guarantee that contractor's proposals, bids and cost will not vary from those estimates.

Street Trees



Common Honeylocust
(*Gleditsia triacanthos* var. *inermis*)



Sugar Maple
(*Acer saccharum*)



Red Maple
(*Acer rubrum*)



Tuliptree
(*Liriodendron tulipifera*)



White Oak
(*Quercus alba*)

Garden Trees



Serviceberry
(*Amelanchier canadensis*)



River Birch
(*Betula nigra*)



Paper Birch
(*Betula papyrifera*)



Common Lilac
(*Syringa vulgaris*)

Groundcover



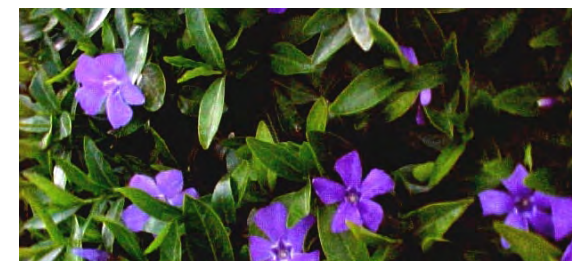
Pennsylvania Sedge
(*Carex pensylvanica*)



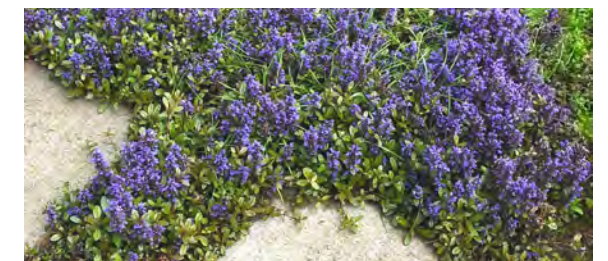
Liriope
(*Liriope muscari*)



Mother-of-Thyme
(*Thymus praecox*)



Periwinkle
(*Vinca minor*)



Bugleweed
(*Ajuga reptans*)

Garden Shrubs



Jetbead
(*Rhodotypos scandens*)



Arrowwood
(*Viburnum dentatum*)



Oakleaf Hydrangea
(*Hydrangea quercifolia*)



Butterfly Bush
(*Buddleia davidii*)



Witchhazel
(*Hamamelis virginiana*)



Boxwood
(*Buxus microphylla*)



Northern Bayberry
(*Myrica pensylvanica*)



Enkianthus
(*Enkianthus campanulatus*)



Summersweet
(*Clethra alnifolia*)

Bulbs



Tulip
(*Tulipia spp.*)



Siberian Squill
(*Scilla siberica*)



Crocus
(*Crocus spp.*)