

.....

Franklin Pasture Master Plan

City of Lewiston, Maine

Skinner & Lambe, Inc.
Landscape Architecture &
Environmental Planning

Franklin Pasture Master Plan



Prepared by: Skinner & Lambe, Inc.
Landscape Architecture &
Environmental Planning
47 Middle Street
P.O. Box 15188
Portland, Maine 04101

Consultants: Dufresne-Henry, Inc.
Consulting Engineers
400 Southborough Drive
South Portland, Maine 04106

Prepared for : The City of Lewiston
Lewiston City Hall
Pine Street
Lewiston, Maine 04240

The Franklin Pasture Master Plan Committee:

Phil Nadeau, Committee Chair
James Howaniec, Mayor of Lewiston

The City Council

Normand Poulin, Council President, Ward 4
Paul Poliquin, Ward 1
Leona Carpentier, Ward 2
Lionel Goulet, Ward 3
Ed Plourde, Ward 5
Lionel Potvin, Ward 6
Perter Grenier, Ward 7

The Planning Board

Carol Tracy
Don Boucher
Ed Leveque
Emile Clavet
John Jenkins
Richard Burnham
Richard Sylvain

City Staff

Robert Mulready, City Administrator
Mark Adams, Asst. to the City Administrator
Robert Thompson, City Development Director
James Lysen, Planning Director
Maggie Chisholm, Recreation Director
Bud Raymond, Assistant Recreation Director
Chris Branch, Public Works Director
Larry Gilbert, Police Chief
Lawrence Dehitre, Police Captain

Education

Robert Conners, Superintendent of Schools
Fern Masse, Lewiston High School Athletic Director
Anne Kemper, Multi-Purpose Center Adult Education Coordinator
Carroll Scribner, Longeley School Principal
Bill Ledoux, St. Dominic's High School
Rita Dube, St. Dominic's High School
Denis Latulippe, St. Dominic's High School

Interested Organizations and Businesses

Brian Trask, State Handicap Coordinator
Wendy Tardiff, Health Steps, St. Mary's
Barbara Niss, Horizons/55
Theresa Samson, Hudson Bus Line
Joline Banitis, Director, Multi-Purpose Center
Jerry DerBoghossian, Neighborhood Representative
Jack Milo, Pine Tree Baseball
Edward Greenblatt, Pine Tree Council/Boy Scouts
of America
Lucien Gosselin, S.O.C.H.S.
Susan Hayward, Director, Thorncraig Sanctuary
Charlene Belanger, W.C.S.H.-T.V.
Martha Bruenig, Y.W.C.A.
Roger Therriault, Central Maine Youth Center

Acknowledgements:

The Lewiston High School Staff and Students
Stanley Sclar, The Franklin Company
Michelle Martin
Angela Blier
Raymond Legare
Robert Bedard
Helen H. Bedard
Bert Michaud
Matt Gladu
Ralph Kimball
J.S. Labonte
Brian Breuhams
Elinor Dube
Jeffrey Hutchinson
Frank Corran

TABLE OF CONTENTS



I. INTRODUCTION

II. EXECUTIVE SUMMARY

A. Goals

B. Design Recommendations

III. HISTORY

IV. POLICY DEVELOPMENT

V. DESIGN PROCESS & RECOMMENDATIONS

A. Site Description

Site Analysis Maps

1. Existing Conditions
2. Sewers
3. Circulation
4. Steep Slopes
5. Wetlands

B. Regulatory Summary

C. Master Plan

1. Key to Area Descriptions Map
2. Description by Area
 Illustrative Master Plan
3. Details & Vignettes

VI. IMPLEMENTATION STRATEGIES

A. Funding

B. Actions

C. Phasing

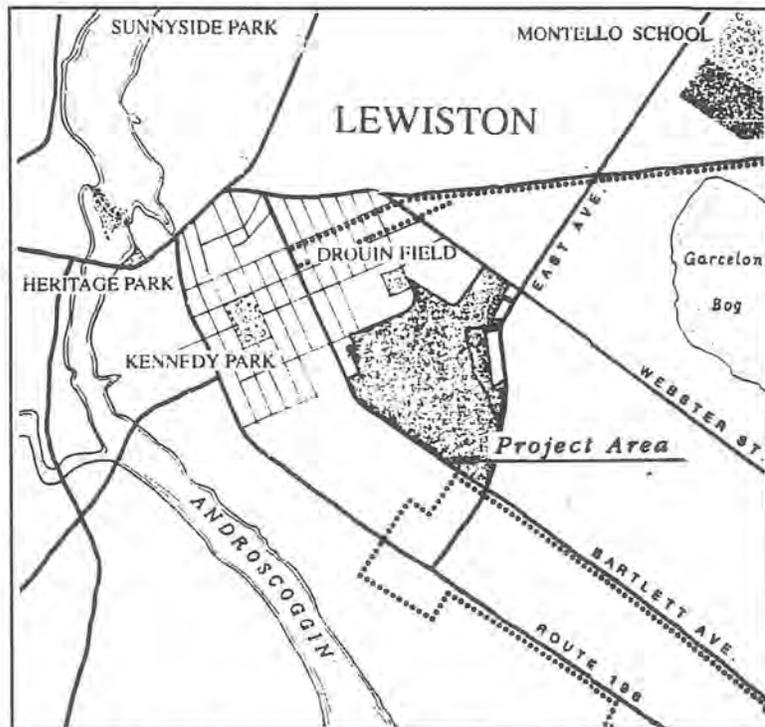
D. Long Term Maintenance

VII. APPENDIX

1. Comprehensive Plan Goals and Policies
2. Data on Multi-Purpose Field Users and Multi-Purpose Center Users.
3. Agency Permitting Requirements
4. Opinion of Cost
5. Maintenance Workerhours Standards
6. Regulatory Impact Statement
7. Lewiston High School Questionnaire Results
8. SCORP Statistics

Index of Figures

1. Existing conditions
2. Site Analysis overlays
3. Key to area summaries
4. Master Plan
5. Signature edge treatment
6. Signage
7. Park @ East Avenue & Bartlett Street
8. Community Park Plan
9. Multi-Purpose Center Play areas
10. Nature Trail with Overlook
11. Questionnaire results
12. Cost Estimate



Location Map

Not to Scale

I. INTRODUCTION

The Franklin Pasture Master Plan is a twenty to thirty year plan to create a place for education, recreation, sports and the enjoyment of life. The plan recommends specific uses for the entire site, based on extensive research by city staff, Skinner & Lambe, Inc., Landscape Architects, and the Franklin Pastures Committee. The Franklin Pastures Committee was the decision-making body for this master plan. All recommendations in this master plan were evaluated and approved by the committee.

The scope of this master plan is long-term and fundamental. The plan calls for the creation and renovation of passive and active recreation facilities, expansion of educational facilities and the further refinement of Franklin Pasture as a community asset. City officials, department heads, neighborhood representatives, Lewiston High School students, abutting property owners and local business people all took part in an investigation into the city's needs and the potential for Franklin Pasture to meet them.

The Process

The decision-making process was participatory and inclusive. A committee of approximately thirty people, including abutting property owners, planning board members, city councilors, and high school kids were invited to meetings. A steering committee of six was appointed to expedite reviews. All meetings were open to the public.

Meeting #1: Scoping

Skinner & Lambe, Inc. met with the steering committee to discuss and agree on the format for the planning process.

Meeting #2: Programming

Site analysis information was presented and the committee listed and prioritized their concerns.

Meeting #3: "Brain Storm Design Event"

The committee worked in small groups and each person had an opportunity to design spaces and locate facilities within the pasture.

"I go back to the Franklin pasture which for us children was the Asia and Africa of our first impressions." (†)



Marsden Hartley, (1877 - 1943), world renowned painter, poet, and native son of Lewiston, wrote these words in his poem titled 'Lewiston is a Pleasant Place'. Over 100 years ago, Mr. Hartley knew Franklin Pasture as a place for adventure and exploration. Under the recommendations of the Franklin Pasture Master Plan, the opportunity for adventure and exploration will exist at Franklin Pasture in perpetuity.

(†) *Lewiston is a Pleasant Place*, from the *Collected Poems of Marsden Hartley, 1904 - 1943*. Copyright 1987, Yale University, by permission of the heirs of Marsden Hartley. Reprinted from *Androscoggin*, published in 1940.

Meeting #4: "Three Concepts"

Skinner & Lambe, Inc. consolidated sketches from Meeting #3 with the program issues brought up in Meeting #2. We then combined that with practical information about the site such as slopes and Department of Environmental Protection regulations. Three concepts were distilled from this information and reviewed by the committee.

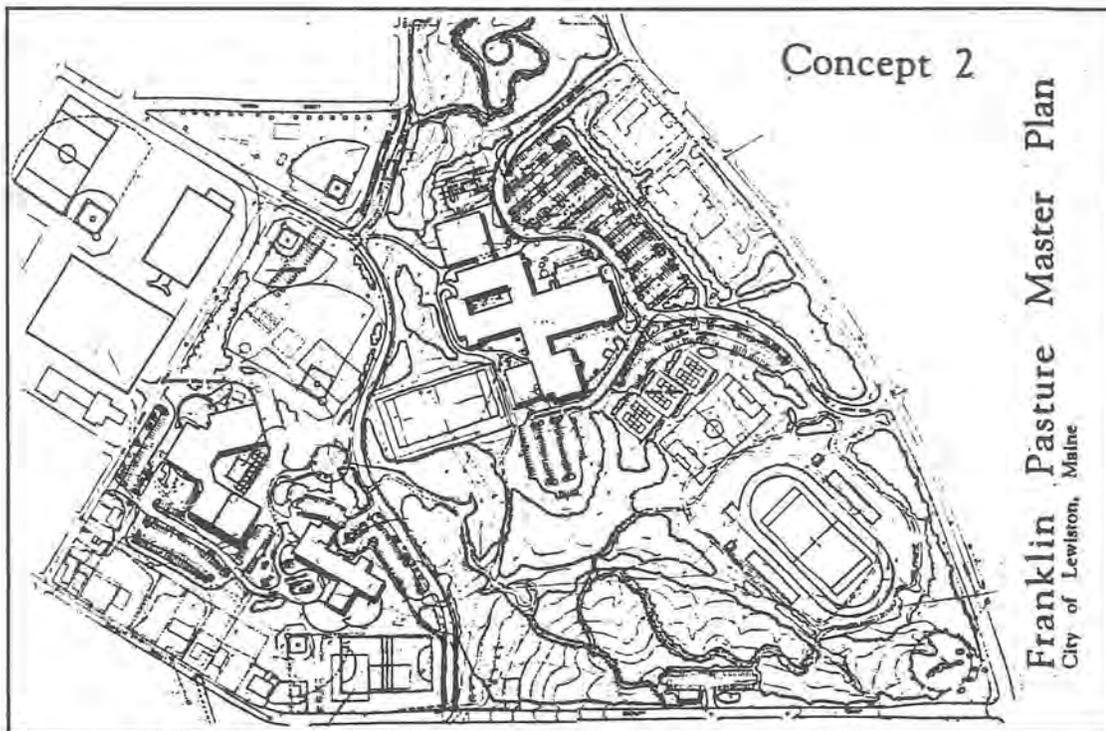
Meeting #5: Public Meeting

The three concepts were shown to the public and comments were recorded.

Meeting #6: The Final Concept

Comments from the public and committee resulted in a final plan which was reviewed at Meeting #6.

Further committee meetings and public meetings were held to review refinements of the plan.



A conceptual layout for Franklin Pastures developed early in the planning process.

SCORP

Lewiston currently has a severe lack of athletic and recreation facilities. According to the **State Comprehensive Outdoor Recreation Plan (SCORP)** of 1988, Lewiston is 108th of 116 communities in total acres of parkland. Lewiston was the lowest rated community with a population of 10,000 or

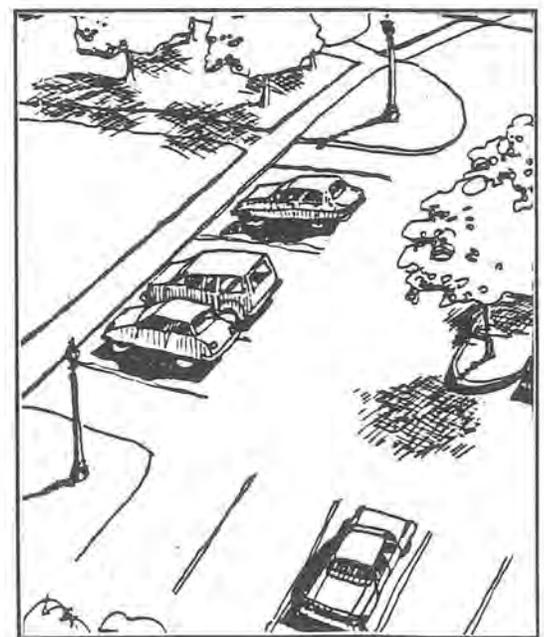
more residents, having 2.52 acres of parkland per 1000 residents. The mean number of acres of parkland for Maine cities with 10,000 or more residents is 13.95 acres per 1000 residents. Lewiston rated last out of the 113 communities in Maine with ball fields, with **1** ball field per 7,700 residents. Waterville has over **3** ball fields per 7,700 residents, which is about average for the state. (See Appendix for additional SCORP ratings.) These state findings testify to the extreme need to develop more recreation facilities in Lewiston.

Supporting the Comprehensive Plan

The Franklin Pasture Master Plan supports the goals and policies of Lewiston's Comprehensive Plan. It protects the neighborhoods by providing an open space amenity and suggesting the reduction of business activities abutting the Pasture. It will improve the neighborhood by providing paths, points of interest and activities. It preserves public views by clearing underbrush and trimming trees to allow visibility into and across the site. Sensitive and unique natural areas of Franklin Pasture will be protected. The proposed nature center will teach the importance of preserving nature, particularly nature so close to the downtown.

Franklin Pasture will provide entertainment, recreation, and educational uses within walking distance of most of Lewiston's population. Currently, Franklin Pasture serves a broad mix of the population. However, the area is grossly underused. The potential for expanding Franklin Pasture's facilities to create a citywide recreation center is detailed in a step-by-step method in the master plan.

The provision of parking necessary to serve the downtown area is a joint public-private responsibility. The City should work to assure that there is an adequate supply of off-street parking to provide for people who must drive to use the pasture. The master plan demonstrates how parking can be created in the pasture without usurping precious space, through redesign and expansion of existing



parking areas, addition of new parking areas in locations unsuitable for play fields and through cooperation with off-site parking area owners, such as the Civic Center. For the pedestrian, Franklin Pasture will be a major connector for any future linkage plan uniting neighborhoods with the downtown and riverfront.

This plan illustrates how the surrounding open space can accommodate the future growth of Lewiston High School and the Multi-Purpose Center while meeting additional community goals. The Comprehensive Plan states that the City should set aside areas to accommodate the City's major institutions and to provide areas for their future expansion. Boundaries should be firmly established to provide a level of certainty to both the institutions and the surrounding neighborhoods. Within the designated areas, the City's regulations should provide institutions with freedom to use the land, provided that adjacent residential areas are buffered and protected.

Lewiston is to reach a population of 41,000 by 1991. There will be a big surge in population for people ages 30-39 (baby boomers). The second wave of population growth will be made up of the

baby boomer's children from five to fifteen years of age.

Franklin Pasture is the most promising resource within Lewiston's urban core to accommodate the future recreation requirements of these children and their families.



There will be a wave of growth in the 5 - 15 age group.

II. EXECUTIVE SUMMARY



Goals Summary

- Goal 1 Create a community park atmosphere where spontaneous recreation can be enjoyed by all members of the community.
- Goal 2 Support and expand the Multi-Purpose Center to continue to provide an excellent environment for education and recreation.
- Goal 3 Protect Franklin Pasture from encroachment and from incompatible uses.
- Goal 4 Change the public perception of Franklin Pasture by encouraging participation and a sense of community ownership.
- Goal 5 Reduce vandalism and crime and the public perception that Franklin Pasture is not safe.
- Goal 6 Provide a recreation area for those people who need it most, those children & senior citizens, that have limited access to open space and outdoor recreational facilities.
- Goal 7 Retain and maintain the nature refuge within Franklin Pasture. Retain the natural beauty, unique forests and streams. Retain the feeling of a wild, unstructured area in the middle of the city.
- Goal 8 Increase the support, security, and maintenance of the infrastructure to Franklin Pasture.
- Goal 9 Provide additional sports facilities for the Department of Parks and Recreation to help to diffuse heavy use on

the existing multi-purpose field. This will improve the recreation potential on Franklin Pasture for the public at large and also improve the educational experience for students.

Goal 10 Retain some areas of flexibility to use for unforeseen, future needs.

Goal 11 Create links and nodes that will be integrated with a future linkage plan connecting Lewiston's neighborhoods, downtown, waterfront and recreation areas.

Design Recommendations Summary

At the Multi-Purpose Center (MPC), regrade and improve the surrounding area so that it becomes a community park.

- Improve the outdoor area for seniors through the creation of raised vegetable gardens, the relocation of the horseshoe pits closer to the MPC and through the development of outdoor seating areas.
- Improve the playground for the kindergarten through sixth graders by regrading the slope behind Longley School, by adding play equipment, by upgrading the play surface, and by providing shade.
- Improve the playground for the Head Start Program by redirecting the drainage, by tearing down the concrete wall, by expanding the play area, by adding play equipment, by adding an outdoor water source and by providing shade.
- Allow for the possibility of a new kindergarten through sixth grade school to be built near the Multi-Purpose Center.
- Consider the growing needs of the many programs that are housed in the Multi-Purpose Center.
- Build or re-arrange space to better accommodate programs such as Adult Education.

Develop Franklin Pasture in a way that fosters a higher volume of positive use more hours of the day, more days of the year, by a great diversity of people. This will create support for Franklin Pasture.

Develop a track with a football field in the middle,



Proposed playground improvements @ Longley School.

suitable for hosting games. Add bleachers, refreshment stands, ticket booths, restrooms and lights for nighttime competition.

Build a high-quality softball field with lights.

Build a high-quality baseball field with lights.

Remove the 8 existing tennis courts (the 4 courts in Marcotte Park and the 4 courts south of the High School) and relocate them north of the High School area, near East Avenue.

Regrade and reseed the existing multi-purpose field at the High School.

Build more high quality soccer and field hockey fields with bleachers and lights.

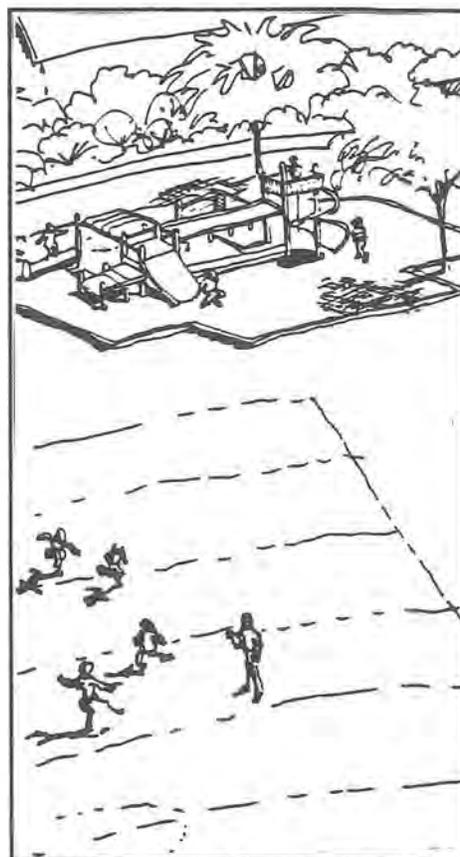
When the apartment building adjacent to the pasture on Bartlett St. becomes available, purchase it and develop it into a nature center. As adjacent properties such as Hudson Bus, Mailhot Sausage, and Beverage World become available, purchase them for incorporation into the park.

Coordinate public utility improvements including relocating the snow dump and rebuilding old sewers.

Preserve and maintain existing vegetation wherever possible. Create paths through the woods to allow park users to appreciate the nature refuge within Franklin Pasture.

Develop a consistent edge treatment to foster a sense of identity, a "sense of place", for Franklin Pasture. This is proposed to consist of one or more of the following: lighting, plantings, signage, and/or fencing. (See Design Details section)

Replace the existing tennis courts, pool and horse-shoe pits at Marcotte Park with a formal, community park. This park should be a display of civic pride and heritage. Provide for passive recreation



Sketch of proposed Community Park play structure.

areas, such as fields, scenic overlooks and pathways. Include an informal, open, green space. Also include a modern, large play structure that is vandal-resistant but attractive enough to be a destination for a family outing.

Support new facilities and activities with supervisory staff, security staff and proper maintenance.

Coordinate development of facilities and program schedule within Franklin Pasture with the development and program schedule at Drouin Field. Foster cooperation between St. Dom's and the City concerning use, scheduling and maintenance of the two facilities.

The following areas are currently planned to remain as open space to support future needs: the area between Hudson Bus and the Multi-Purpose Center, the area at the southwest corner the high school, and the area just north of the high school.

Redesign and reconstruct all existing parking at the high school to create more parking spaces. Coordinate with the Civic Center to meet parking needs in the areas. Create new parking at the Multi-Purpose Center, the new auditorium, the community park @ Marcotte Park, and the proposed nature center.

Build a new access road between East Avenue and Birch Street. Allow for overflow parking along the street.

Make improvements for pedestrian and vehicular traffic. Create a trail system for walking, jogging and skiing. Install lights on paths, parking areas and associated streets for safety. Create points of interest along the paths. Pave some paths for accessibility to a greater portion of the population. Improved access will improve surveillance and security. These paths shall align themselves with any future linkage system Lewiston may develop.

III. HISTORY



The first developers from Massachusetts sought to claim the land now making up "Lewistown" in 1768. The city that developed over the last 223 years left the land of Franklin Pasture open while businesses and neighborhoods sprang up around it. The gulleys, hills, forest and streams of the pasture most likely made it too expensive to build profitably on the land. Fortunately, there were other sites in the city more lucrative for development so the land was largely spared construction. Franklin Pasture remained a nature refuge in the heart of an urban mill city.

Portions of Franklin Pasture have had a varied pattern of ownership and uses. It was part of the Gorham Farm in the 1840's. Sometime after that, the farm property became part of The Franklin Company's holdings. In the 1890's, hopeful immigrants looking for work moved to Lewiston by the dozens. Lacking accommodations, they built a makeshift village on part of Franklin Pasture. Later, because of the abundance of clay soils naturally occurring near Bartlett Street, a portion of Franklin Pasture became a brick yard.

Over the course of 150 years, The Franklin Company donated portions of Franklin Pasture to the city in three separate transferances. The deeds stipulated that if the land is used for any purpose other than cultural enhancement or education, ownership reverts to the Franklin Company. In 1970, the City of Lewiston purchased a large section of Franklin Pasture and owns it with no restrictions.

Recent history could be described as a series of plans and attempts to come to decisions about what to do with Franklin Pasture. Two big investments were made in the 1970s, the High School and the Multi-Purpose Center. The full land base was pulled together at that point to site the high school. Following those initial developments, there was no consideration for the next evolution of the pasture. After ten years, through the Lewiston Capital Improvements Program process, it was



clear that the schools and the city's recreation programs needed more facilities. This prompted the current study of Franklin Pasture. Many of the same decision-makers from the seventies have come together again to reassess the potential of Franklin Pasture to meet many community needs. The funds for this master plan were appropriated through the city's capital budget.

IV. POLICY DEVELOPMENT



which to recreate outdoors. They also need restrooms, telephones and supervision to insure safety.

Presently the Multi-Purpose Center is isolated from the rest of Franklin Pasture. The proposed path system will connect the Multi-Purpose Center to other facilities such as the proposed soccer field behind Hudson Bus and the pathways leading to the proposed Nature Center.

Goal 2. To provide additional sports facilities and to improve the High school campus and the educational experience at Franklin Pasture.

Many students, sports enthusiasts and parents spoke at the public meetings that were part of this master planning process. Nearly all participants expressed a need to expand the inner city sports facility. Students, who worked hard at contributing to their school, felt betrayed by the community's lack of support. This lack of support is evident in the form of facilities that, compared to most other Maine communities, are substandard. Many students expressed embarrassment at the shabby fields. It was concluded that Lewiston High School needs facilities on which its teams can practice and compete equally with other Maine communities. This conclusion also parallels the comprehensive plan's goals for quality education and adequate recreational facilities.

While these proposed sports facilities will improve the high school's capabilities, they will also improve the general public's ability to recreate on and off the site. The additional fields at Marcotte Park, and behind Hudson Bus Co. will diffuse some of the current over-use at the multi-purpose field. The field at the Lewiston Armory, currently used for high school football games, will be opened up to more use by the general public. Youth and intramural soccer games are becoming popular. Summer soccer can be consolidated at



Franklin Pasture can provide Lewiston with excellent facilities for athletes of all ages.

the Armory while football can be consolidated at the high school.

By encouraging more people to participate or spectate at sporting events, more people will develop an understanding of the Pasture and the opportunities there. More people will use it in a positive way. This will help make it a safe and accessible place for everyone.

Goal 3. To Protect Franklin Pasture from encroachment and from incompatible uses.

The community has invested a great deal in Franklin Pasture. The High School and the Multi-Purpose Center are very successful institutions which deserve continued support. Since Franklin Pasture is the largest city-owned open space in the inner city, it makes sense for the city continue to invest in and protect this irreplaceable resource. One way to protect Franklin Pasture from encroachment and incompatible uses is to purchase the privately owned properties along Bartlett Street as they become available.

Mailhot Sausage, Beverage World and Hudson Bus are all in the Highway Business Zone along Bartlett Street, a zone meant to serve high-volume traffic. Our traffic study shows this neighborhood to have a very high accident rate, making pedestrian traffic between the surrounding area and Franklin Pasture unsafe, particularly for children. Also, acquiring these business properties will leave opportunity to connect Franklin Pasture to a future linkage plan (see Goal 11). In addition, acquiring the properties will allow for future development of compatible uses, such as an elementary school or another competition level sports field, within the pasture.

There is a three story apartment complex on Bartlett Street, adjacent to the portion of Franklin Pasture which will remain a nature refuge. As the pasture becomes developed, this isolated residen-

tial use may become incompatible. This structure and the land surrounding it could become a tremendous asset as an accessory use to the Pasture. Park headquarters, staff, emergency medical supplies, and a nature center could all be housed there.

So, in order to make Franklin Pasture safe, accessible and complete, privately owned land abutting the pasture should be considered for purchased by the city.

Parking is required for the success of any recreation facility, yet it can quickly eat up precious acreage in this hilly site. To protect the pasture from encroachment from too much paving, the existing parking lots are redesigned to make them more efficient - adding more parking spaces within the same area - rather than pave new parking areas.

Goal 4. To change the public perception of Franklin Pasture by encouraging a sense of community ownership.

Park users will feel more secure with signs and markers to orient themselves.



A sign with a map of trails and facilities and a "You Are Here" symbol will give people an immediate understanding of the facility and how to use it. Establishing bearings for park users will give them a sense of security. Also trail markers, lighting, and brush-clearing for increased visibility will give more people the idea that the pasture is there for them.

Community ownership will come when people feel they have contributed to the building of Franklin Pasture. Family Days and Festivals could be planned there or "Clean

up” days where local businesses donate personnel or equipment for clearing brush, picking up trash, building playgrounds. Events could end with a big picnic and ball game.

Goal 5. To reduce vandalism, crime and the public perception that Franklin Pasture is not safe.

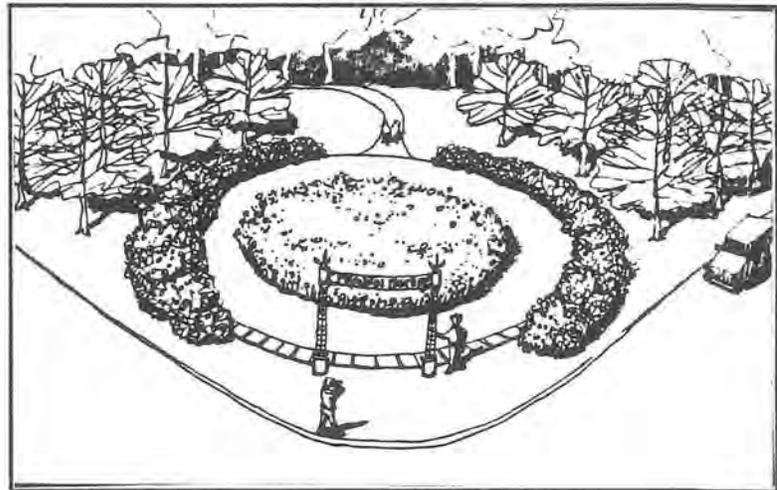
By encouraging greater use by all types of community members, vandalism and crime will be reduced. As more people populate the site for different events, the perception that the pasture is not safe will subside. Better access by police in cars and on mountain bikes will also reduce crime and vandalism. Increased lighting and clearing of brush will improve visibility and surveillance for the police thereby giving a sense of security.

With the purchase of the existing apartment building and the development of the nature center, there will be additional on-site supervision to reduce crime.

A signature edge treatment will define the edges of the Pasture.

Signature edge treatment.

The lighting, signage, planting and fencing making up the 'signature edge treatment' will be a statement of community pride as well as a boundary marker. A key location for the signature edge treatment is the corner of Bartlett and East Avenue. This corner is viewed by a large number of people daily. This park is a visual invitation for the community to come to the park.



Goal 6. Provide a recreation area for those people who need it most, especially children & senior citizens. Provide programs and facilities to those that have limited access to open space and outdoor recreational facilities.

There are many children in the inner city of Lewiston living in buildings with no yards to play in. Many citizens are living in congested multi-family neighborhoods. The recreation opportunities currently provided by Franklin Pasture is vitally important to these Lewiston residents. However the current conditions are overcrowded and inadequate. Expanded facilities and programs are greatly needed. Perhaps the children have the greatest need. Urban theory has established a direct correlation between the propensity toward crime & frequency of mental illness and the availability of open space. (†) In other words, when kids have a place to play and socialize, they will tend to lead more productive and satisfying lives.

Goal 7. To retain and maintain the pasture's natural beauty, unique forests and streams in the middle of the city.

Policies for this goal are enforced by the D.E.P. and other regulatory agencies. This plan makes the most of development restrictions by using sloping woods and wetlands as educational and aesthetic opportunities.

By creating paths through the woods, visitors can have a "wilderness experience" in the middle of the city. The proposed nature center will help develop appreciation for nature as well as provide supervision for areas not easily reached by police cruisers. These areas will also serve as a buffer between the proposed recreation uses and neighboring residential areas.



Nature Trail.

Nature Refuge. The proposed nature center on Bartlett Street

could open up much of the site as a community park. Programs such as crafts, plant identification, wreath-making, and wildlife programs will result in supervised hikes through the park. These trails will connect the surrounding neighborhoods to all of the facilities in Franklin Pasture. Once the trails are graded, the brush gets cleared, paths are paved and lit, areas that once seemed impassible will become a community tradition.

Currently the municipal snow dump is in an area that would normally be preserved as a wetland. This master plan strongly advocates relocating the snow dump. Given time to recover, this area will become an asset, serving as a natural detention basin for storm water runoff. Creating beauty in the detention basin is an extremely simple, though often overlooked, task. One possibility is to plant a botanic garden devoted to wetland plants. This would be very valuable for observation & study by special interest groups, such as the regional soil and water conservation association, local wetland soil scientists' and landscape architects' societies. The plants could be tagged for identification so that the public could be educated while enjoying the beauty of the garden. Another option to plant masses of Blue Flag Irises, which thrive in wet conditions. This would be in keeping with the iris theme of Franklin Pasture.

Goal 8. To increase the support, security and maintenance for the infrastructure the city provides for Franklin Pasture.

Before Lewiston decides to invest in Franklin Pasture, it will need to install protection for that investment. Until now, the open space in Franklin Pasture has been a no man's land. There has been limited surveillance of the woods and paths which are mostly inaccessible. When one incidence of vandalism and loitering occurs with impunity; it is like giving permission to vandalize. Thus far those misusing the pasture have had "permission" to do

so. When vandalism, littering and general wear and tear do occur, the results must be rectified promptly.

Community organizations such as a "Friends of the Park" group could be extremely helpful, fostering a sense of community ownership that will be so important to the success of this project. Solicitation of area businesses for support of Franklin Pasture programs and facilities should be an ongoing task. It will be necessary to create a means to coordinate & organize the implementation of the master plan across city departments and community wide. The City Council and/or the Franklin Pasture Planning Committee need to consider what city department and/or citizens group should be assigned the specific responsibility of taking the Master Plan to implementation. Without a champion, a long-term plan such as this may be lost.

Goal 9. Support and Expand the Multi-Purpose Center.



Expanding the Multi-Purpose Center would be an excellent investment in Lewiston's future.

The Multi-Purpose Center is a very successful center. Due to its overuse, the Franklin Pasture Committee recommends the expanding and improving of the Multi-Purpose Center. Adding more classroom space for the Adult Learning Center, for the Longley School and more space for the numerous programs the center supports would be an excellent investment.

**V. DESIGN PROCESS
AND RECOMMENDATIONS**



V. Design Process and Recommendations

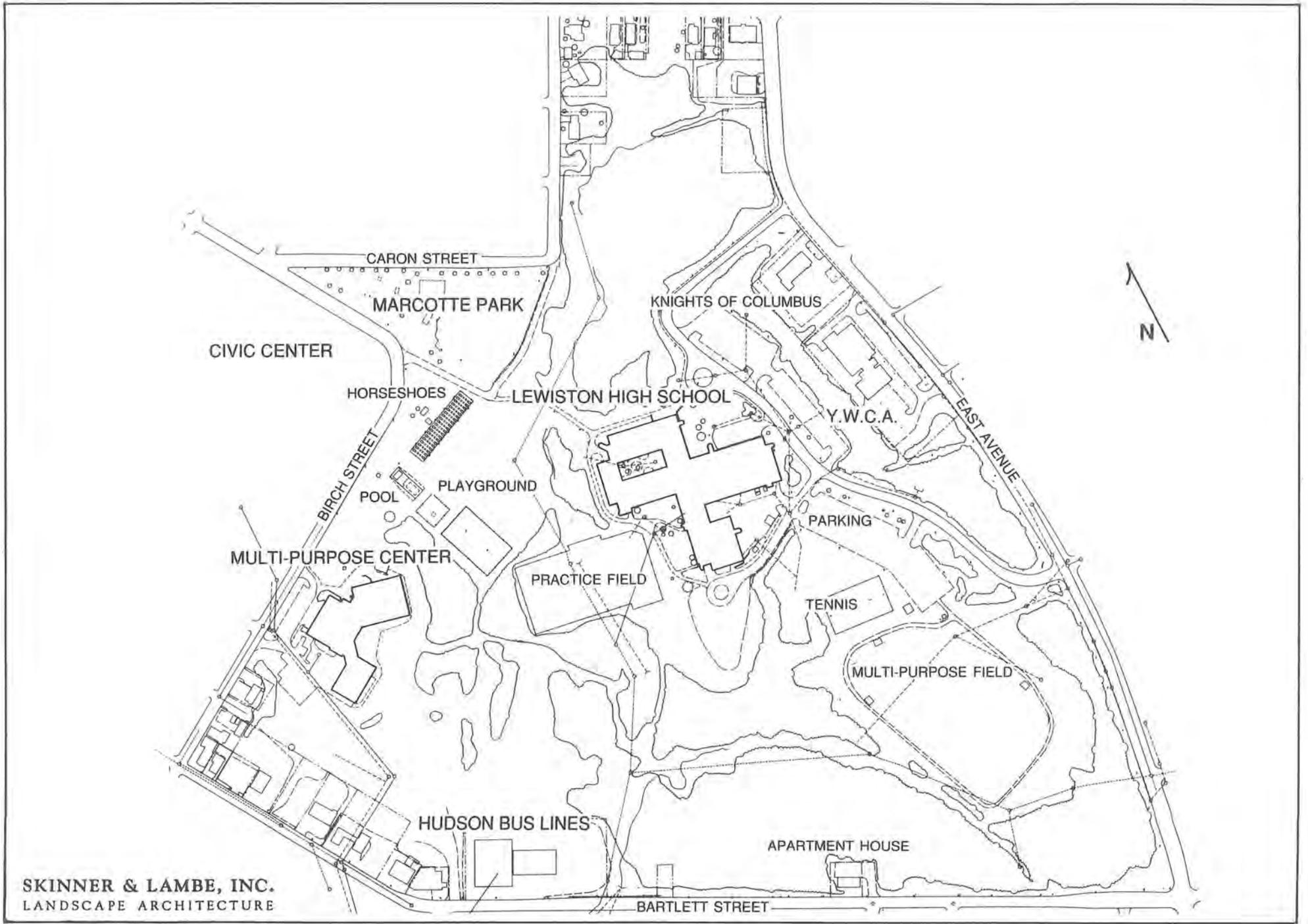


A. Site Analysis

Franklin Pasture is located 1/2 mile East of Lewiston's Downtown Business District and is approximately 100 acres in size. The property is bordered by East Avenue and Bartlett Birch, Caron, Sylvan and Webster Streets. Current land uses include the Lewiston High School, the Multi-Purpose Center, public recreational facilities and the City snow dump. Less than 1/2 of the site is undeveloped land, much of that undeveloped land is steep, wooded, contains ledge or includes a stream. According to State and Federal Wetlands protection laws, the land 30' either side of the streams are protected. Pleasing views of the city its spires are available from many places on the higher ground.

Description of Surrounding Neighborhood.

To the north is an older, upper-middle class, established neighborhood with well-maintained homes, mostly single family. To the west is a mixed neighborhood including the Central Maine Civic Center. The Civic Center is a rising attraction for hockey, music, and boxing enthusiasts. To the east is a well-established, middle-class, single-family neighborhood. It is newer and slightly more dense than the neighborhood to the north. On the southeast side are public works buildings and light industrial uses. From the southwest to the northeast sides are many multi-family, tenement structures. Low income, single parent families characterize a great deal of the population in this neighborhood. These neighborhoods have very limited play opportunities. There are small or no yards. Many families do not have cars or are not in a position to drive their children around town for events and activities. Education was not traditionally a priority for these families as it was not required to find employment in Lewiston. Times have changed. Unemployment, crime, drugs and alcohol have become so prevalent, their invasion of lives here has become mundane and largely ignored.



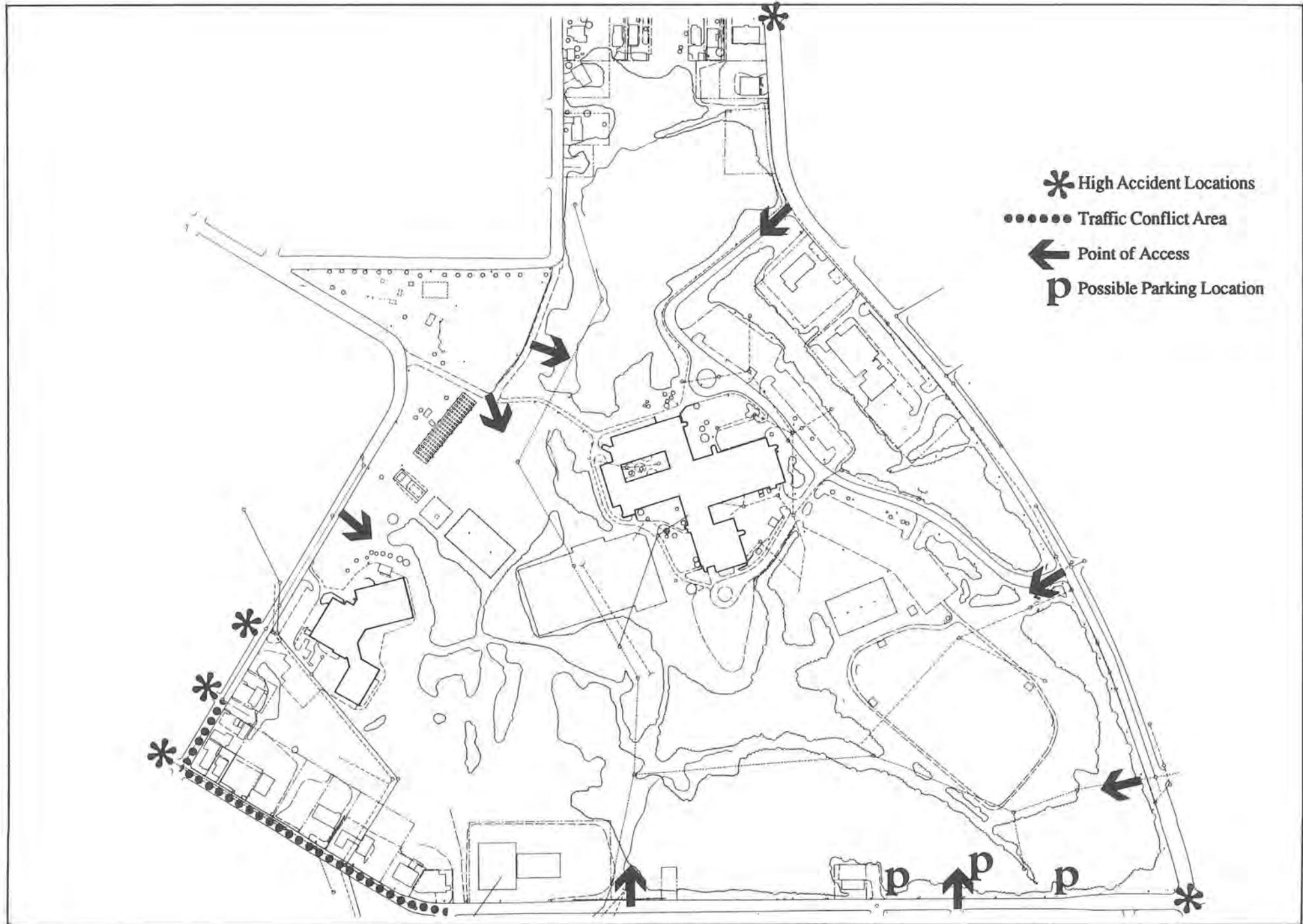
SKINNER & LAMBE, INC.
LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS

- Sanitary Sewer
- ▬ Combined Sewer
- ▬ Storm Sewer
- ⊙ Manhole



EXISTING SEWERS

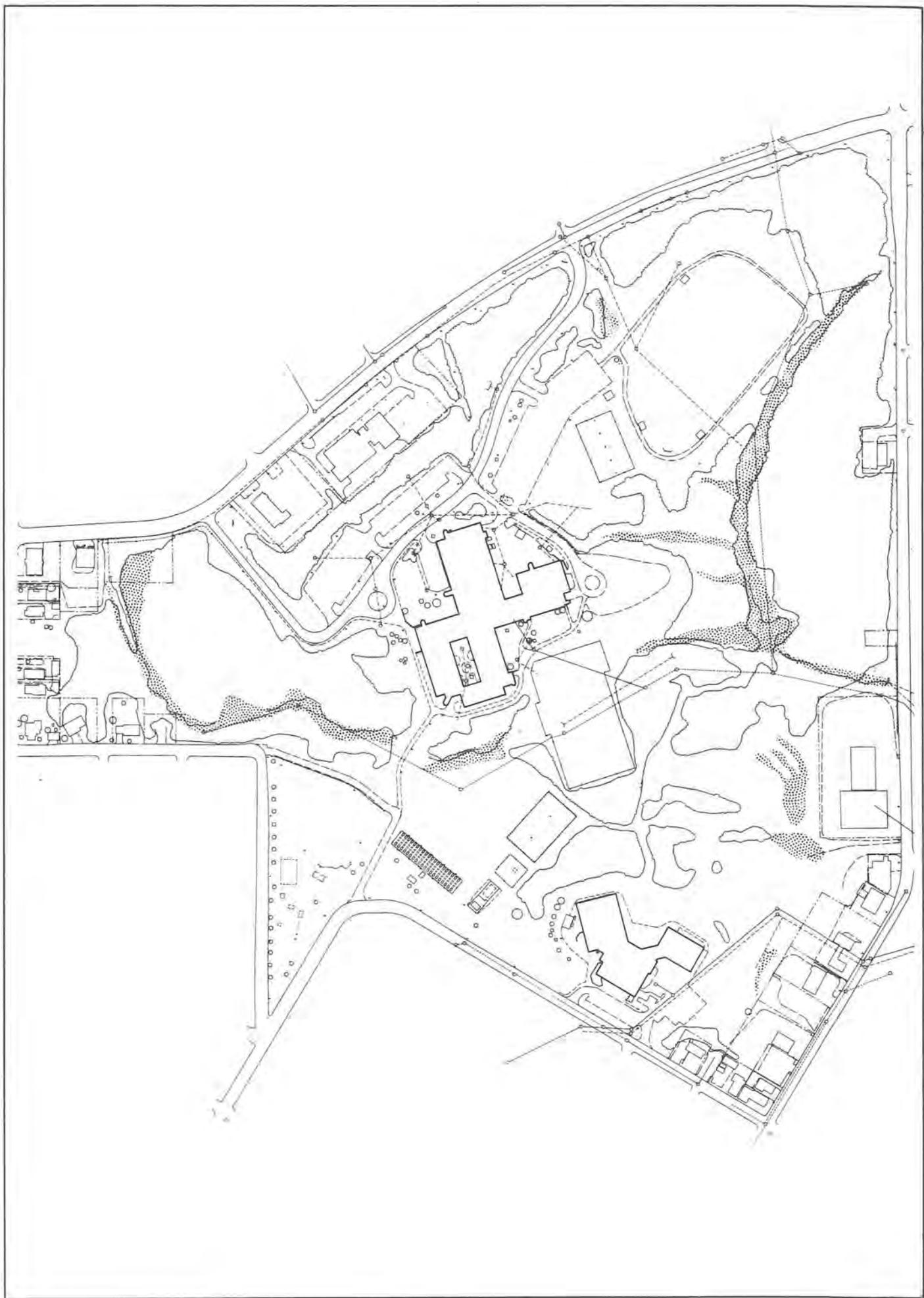


EXISTING CIRCULATION

— All slopes greater than 4: 1



STEEP SLOPES



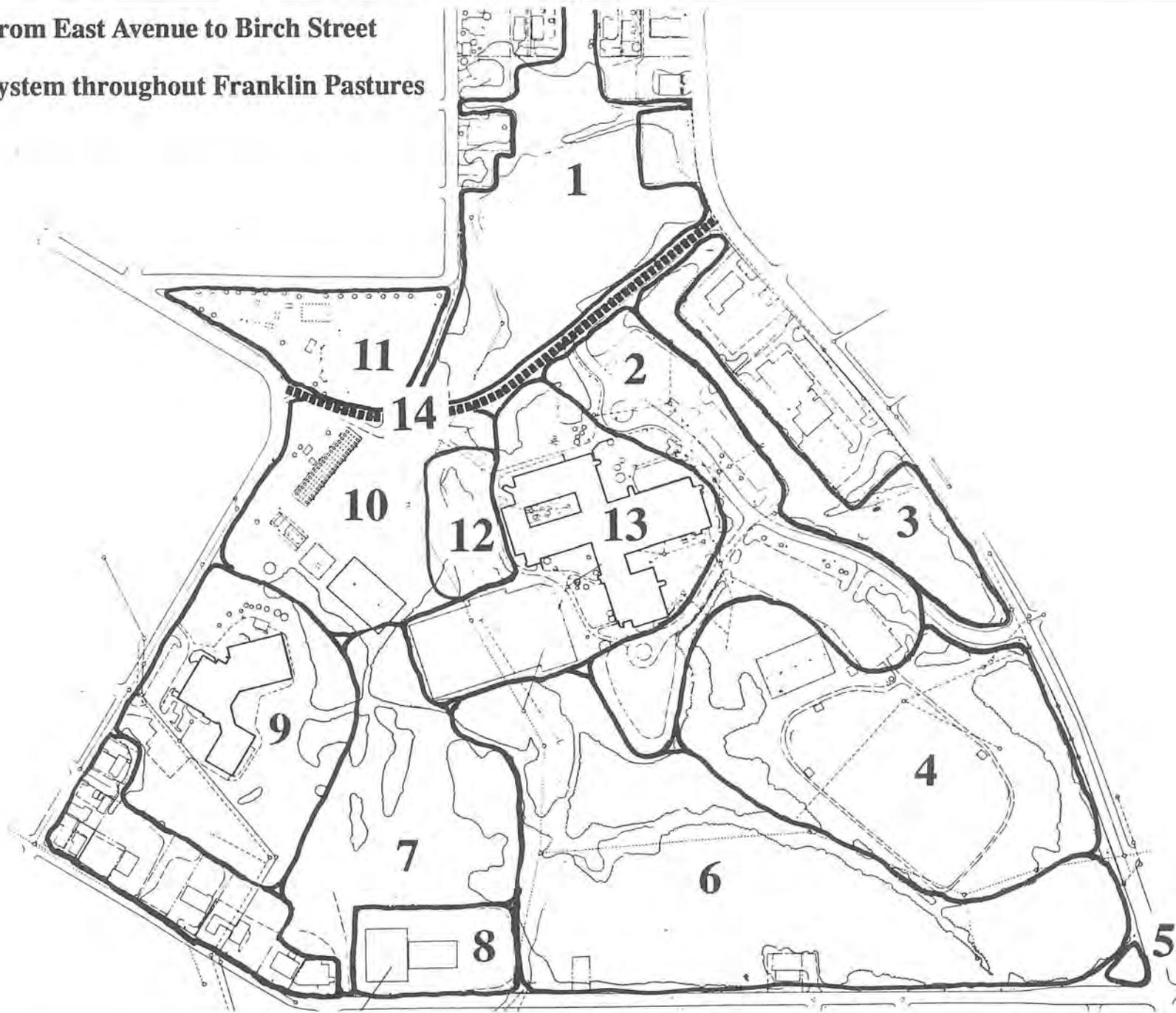
B. Regulatory Summary

Since the High School building is more than 60,000 ft² in area and since there has been more than three acres of land paved since 1970 (when the "Site Location of Development Act" was passed), any additional development requiring non-revegetated surfaces will have to be reviewed by the Department of Environmental Protection.

The freshwater streams and wetlands on-site are protected under the Natural Resource Protection Act Permit by Rule Standards, (1989). This act states that work can be done next to a wetland without a Natural Resource Protection Act Application, if you maintain a sufficient buffer strip of undisturbed vegetation.

A report and impact analysis are located in the Appendix. They are for guidance purposes only. Regulations change all the time. Each phase of the plan will need its own regulatory impact analysis.

- 14** Road from East Avenue to Birch Street
15 Path System throughout Franklin Pastures



Key to Area Descriptions

Master Plan Recommendation: More parking is currently needed at the High School. With additional recreation facilities, even more parking will be needed. This presents a dilemma. Although parking is important, should prime recreational space be devoted to parking on-site? A solution is to redesign and re-grade the existing parking lots to accommodate more cars, more efficiently. Where parking lots are taking up prime recreation space, they should be relocated. Thus the parking lot nearest the existing tennis courts have been relocated to accommodate a football/track complex. Additional parking has been created near Birch Street. The existing lot near the H.S. gymnasium has been paved, striped and expanded to accommodate cars more efficiently. Overflow parking can be accomplished by parking along the new "connector road" from East Avenue to Birch St.

3. Buffer area between the High School and East Avenue

This is a narrow, sloped, wooded area between the YWCA and the High School. It serves as screening and as a hiding place for unsavory activities. There are several paths worn through here.

Master Plan Recommendation: This area should be selectively pruned and cleared to maintain the green buffer, but to allow visibility. Paths from the High School to the Y.W.C.A. should be made easier to negotiate - perhaps a set of timber steps. With the redesign of the parking lots, the buffer area will become much narrower and steeper and will require some clearing anyway.

4. Athletic fields and tennis courts between the High School and East Ave.

This is the largest flat area on Franklin Pastures. It has slopes which rise up to meet East Avenue forming a natural arena. Currently, this area contains 4 tennis courts, a soccer field, softball field, a baseball field and parking lots. None of the athletic fields are suitable for competition games. The fields are too close together, are over used and showing signs of stress. Approximately

1000 people per day use these fields when school is in session. The high school currently has very poor athletic fields and no track facility.

Master Plan Recommendation: By rearranging the existing uses in this area, the City of Lewiston could build:

- A new competition-quality track and field facility
- A new football field with bleachers, rest rooms, and snack bars
- A new soccer/baseball/field hockey field.

Optimally athletic fields should be located near the school, its locker rooms, parking areas and support facilities. Creating competition fields on Franklin Pasture will invite the community to the park and further its success as a major community asset. All citizens of Lewiston will have access to these facilities for recreation.

5. Area @ corner of Bartlett St. and East Ave.

This is a high-visibility corner, backed by woods sloping into the 'wild' area discussed under Item #6. This intersection has a critical rate factor of 1.10. There is potential for excellent views over the site to the churches of the city from this high point. This area is an opportunity to display community pride and invite positive use of Franklin Pasture.

Master Plan Recommendation: Create a park with 4 season variety. Establish the theme of Franklin Pasture here by planting the "signature edge treatment", signage, lighting, benches, and a landmark identifying the pasture, such as the wrought iron gate illustrated in the perspective of the park (See Details & Vignettes section). This park will have plantings of flowering crabapple trees, identifying the boundaries of Franklin Pasture and sending a positive message to the community. There could be a changing display of works focusing on the high school students here such as: Shop or art projects, score boards, and community calenders.

Center's future needs. Create a new soccer field behind the Hudson Bus Property. This field is needed and will not preclude any future use of the area. Create an access drive with parking for users of the sports fields and to allow police surveillance. Create a bike/walking path system from Birch Street to Bartlett Street. Plan to someday connect the Pasture's path system with other parks and walkways in the city.

8. Businesses along Bartlett St.

This area is zoned for Highway/Business. The view from the back of the Multi-Purpose Center and adjacent pasture to Bartlett St. is dominated by businesses such as Hudson Bus Co., Beverage World and Mayotte's Sausage. The traffic engineer identified the intersections in this area as having frequent accidents. Compatibility of function and aesthetics with Franklin Pasture are at issue in this area. Franklin Pasture is the largest open space in the urban core. It should be protected from commercial encroachment.

Master Plan Recommendation: Purchase these properties as they become available. This will reverse encroachment on what is already limited recreational space, increase safety and increase the aesthetics of Franklin Pasture.

9. Multi-Purpose Center

The Multi-Purpose Center was built in 1972 through the Model Cities Program. A partial list of what the building contains includes:

- a Headstart program of approximately 30 pre-school children
- A senior citizens' center
- Banquet facilities
- a gymnasium (sometimes used by St. Dom.'s High School)
- an adult education program which produces, out of two basement rooms, as many high school graduates per year as Lewiston High School
- Longley School, a Kindergarten - 6th grade elementary school. The Longley School was originally designed as a kindergarten through second grade

elementary school.

The MPC is very successful, as evidenced by its overuse. There have been many complaints of overcrowding, lack of security, and inadequate play areas and inadequate parking. There are also drainage and vandalism problems.

Master Plan Recommendation:

Improvements within the Franklin Pasture Master Plan allow space for expansion of the MPC. Space planning within the building should be reconsidered - perhaps there is a more efficient way to use the space within the building. If not, expansion must be considered to relieve crowding at this immensely popular facility.

There is a need to expand and improve the Longley School's and Headstart Program's playgrounds.

- The Headstart Program's play area is too small, has severe drainage problems and too much shade due in part to a concrete wall. The concrete wall should be replaced with a see-through fence, one which will contain children and which has a gate.
- The Longley School playground will require grading & re-vegetation of the slope, and possibly retaining structures. Earth excavated from this area can be re-used in creating new ball fields and parking on the site.

The senior center needs an improved outdoor space to encourage activity and socializing. As part of the improvements and expansion of the parking lot, an outdoor garden and recreation area could be created. The horseshoe pits should be moved to this recreation area so that they can be used by the seniors and others at the Multi-Purpose Center. Those using the horseshoe pits would then have access to the MPC rest rooms and other facilities.

10. Horseshoe pits, pool and tennis courts

This area is one of the only wide, flat grassy areas in the pasture. It has views to the city and the church spires and a visual relationship with Mar-

cotte Park and the surrounding neighborhood.

- The existing tennis courts are very old and in poor repair. There are some complaints that the courts are too windy at that location.
- The existing tot lot is rarely used and is due for some improvements.
- The horseshoe pits are maintained by the Horseshoe Club and are an adequate facility for tournaments. They are not, however, used regularly and spontaneously by the general public. There are no support facilities nearby.
- The existing 20' x 40', above-ground pool is metal, it has a wooden deck and it is surrounded by a 6' chain-link fence. It is used by approximately 50 to 60 children a day in-season. It is a substandard community pool and should eventually be replaced

Master Plan Recommendation: Move the tennis courts & horseshoe pits to a location in better relation to other recreational uses on site. Open the large flat area for field hockey/softball combination field (to replace the fields where the track/football field is to be built). Build a Community Park with a swimming pool, bathhouse, snack bar, playground, community gardens, and formal gardens.

11. Marcotte Park

The grassy play fields, the softball field and the play ground give this area a friendly neighborhood feeling, in view of the surrounding houses. The existing softball field is poorly aligned in relation to the sun angles. The existing play structure is new and of good quality. Committee members voiced concern about encouraging play on the playground near the street. The terminus of the view driving up Birch Street is the grassy slope of Marcotte Park.

Master Plan Recommendation: Keep the park basically the way it is. Realign the softball field for optimum relation to the sun. Install the "signature edge treatment" along the embankment and the

periphery of the park. Include low shrubs in the planting to discourage children from running into the street, yet maintain visibility into the site.

12. Snow dump

At one time, the snow dump was a natural drainage way. The construction of the Multi-Purpose Field has made it into a bowl shape, with the drainage flowing through a culvert. The Public Works Department has dumped snow here for many years; it is close and convenient. Sand, litter and dirt have built up. This area is sloped and is a wetland. It would be difficult to develop but it does form a natural detention basin. If the snow dump is relocated, there will be a cost to the community.

Master Plan Recommendation: Use this area as a detention basin for the additional run-off caused by the increased parking, if needed, as determined by a qualified engineer. Relocate the snow dump off-site. This area should be part of the Nature Refuge. Plant a botanic garden devoted to wetland plants, for observation & study by special interest groups and high school environmental studies classes. Tag plants for identification to educate the public. (Another option: plant masses of native irises which thrive in wet conditions.)

13. High School

The high school was constructed after the Site Location of Development Act was voted in. As the building is larger than 60,000 sq. ft. and the associated development created over 3 acres of non-vegetated surface, any additional development on-site will require Department of Environmental Protection approvals. The original set of construction drawings included complete plans for an indoor pool as an add-alternate. There is a faction of students and teachers who want an indoor pool here. In addition, a new 1000 seat auditorium is desired. Included in this area is the Multi-Purpose field.

Master Plan Recommendation: The Master Plan will not preclude the eventual development of the auditorium or the indoor pool where they were originally planned in 1970.

14. Car circulation system

Currently, there are some traffic problems entering and exiting the High School. Poor visibility and congestion on East Avenue are problems.

Master Plan Recommendation: Create a new connector road from Birch Street through to East Avenue. This will alleviate some congestion and provide better access into the site and allow for increased parking. Allow for on street parking.

15. Pedestrian and bicycle circulation system.

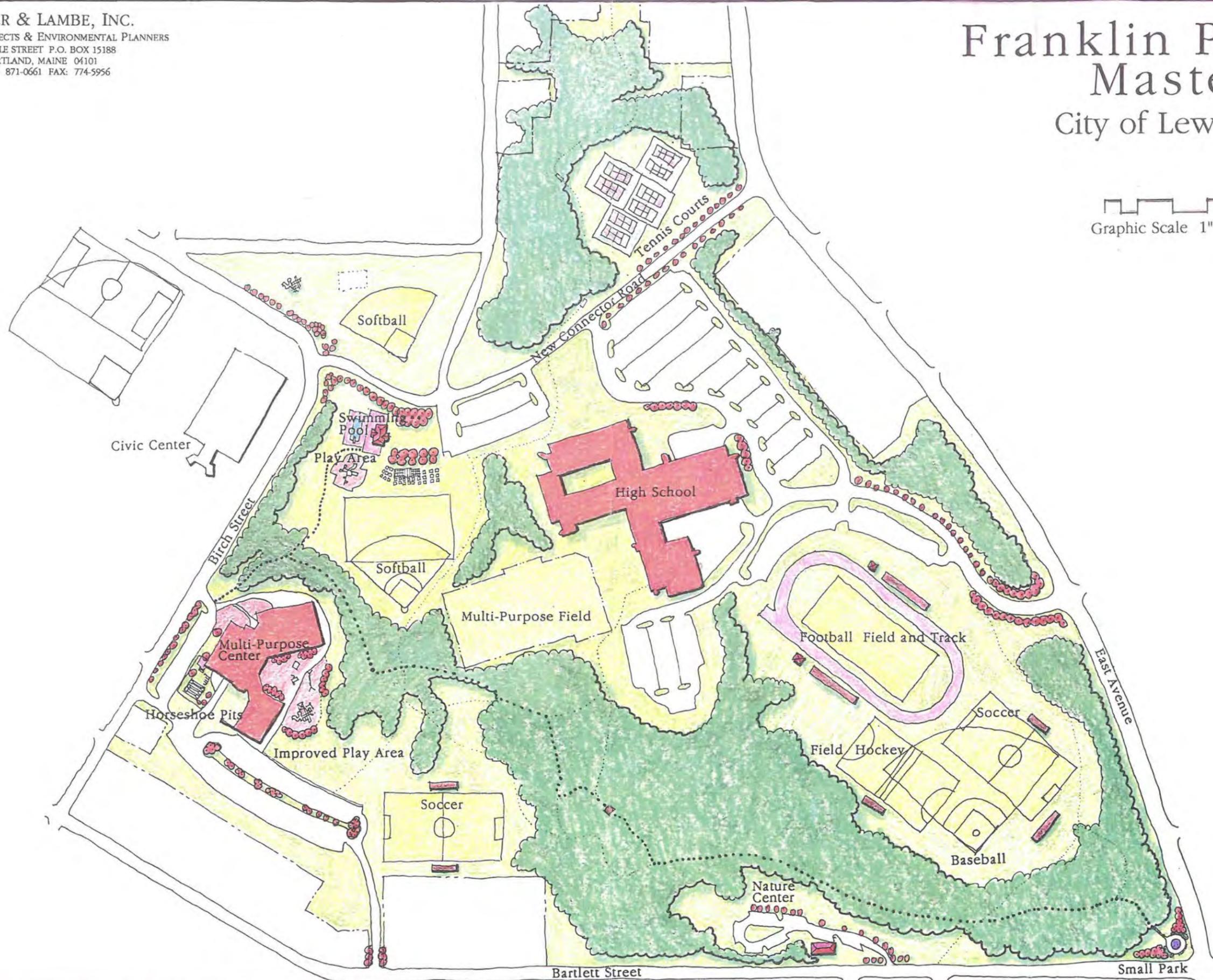
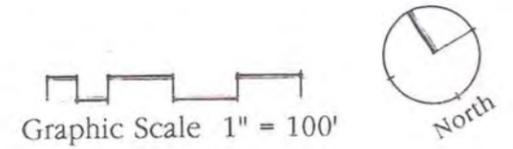
Many paths currently criss-cross the site. Some are very steep, some are open and well-worn with make-shift bridges. Some are narrow and brambly. Kids ride through on their mountain bikes. Families take nature hikes. Some people drive up into some areas and have beer parties and make little fires. Trash is dumped along the paths. There is no lighting. There is little access for police patrol, except on foot or mountain bike. There are illegal activities going on the woods behind the Multi-Purpose Center. Children playing on the playground at the Multi-Purpose Center when school was not in session were attacked and dragged to this area.

Master Plan Recommendation: These paths must be safe. For Franklin Pasture to be safe, these pathways must not exclude "nice" people and adults. These paths should be lit, maintained, and surveyed by some authority (i.e. police on mountain bikes). Some of the paths should be paved. Promote the paths as a community recreational asset. The more use these paths get, the safer Franklin Pasture will be.

SKINNER & LAMBE, INC.
LANDSCAPE ARCHITECTS & ENVIRONMENTAL PLANNERS
47 MIDDLE STREET P.O. BOX 15188
PORTLAND, MAINE 04101
PHONE: 871-0661 FAX: 774-5956

Franklin Pasture Master Plan

City of Lewiston, Maine



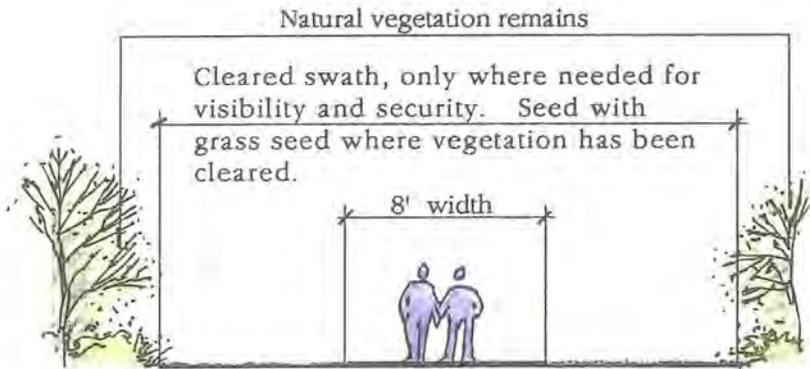
Date: April 1991

Detail Plans and Vignettes



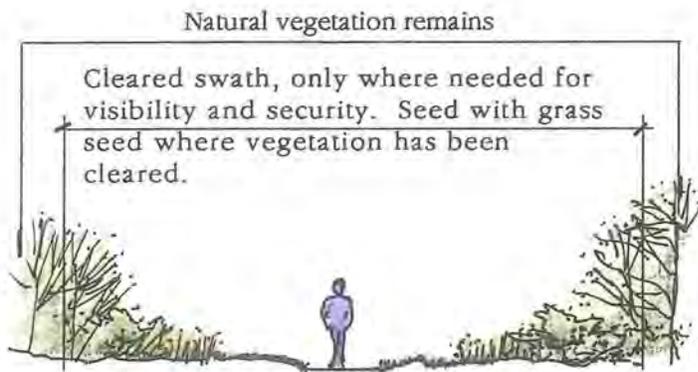
The detail plans and vignettes which follow are concept sketches, not recommendations for construction. As each area or idea is considered for construction, a professional consultant should be engaged to create site specific designs and construction documents.

Path System



Paved Path to run from the corner of East Avenue and Bartlett Street to Marcotte Park. Where the path intersects with automobile traffic, bollards should be posted to alert pedestrians of the presence of cars and to insure that cars do not drive on the path. The Paved Path must not exceed an 8% grade at any point to allow people with mobility impairments to use the path. Where the path crosses drainage ways, wet areas or gulleys, construct wooden bridges or boardwalk. All construction must be able to withstand being used by an ambulance or police cruiser in case of emergency.

Lighting should be installed along the path, providing a minimum of .5 footcandles throughout. Metal halide is the light source of choice. It is a white light which will not distort the colors of the surrounding landscape and will give the greatest sense of security.



Unpaved Path is to remain as currently exists throughout Franklin Pasture. The path system which exists has been made by people using the pasture for years and so is laid out according to how people use the pasture. A tour of the path system should occur twice a year to determine if the paths are being used by people for legitimate recreation or for beer parties. Those paths not serving a desirable use should be planted over with shrubs and trees.

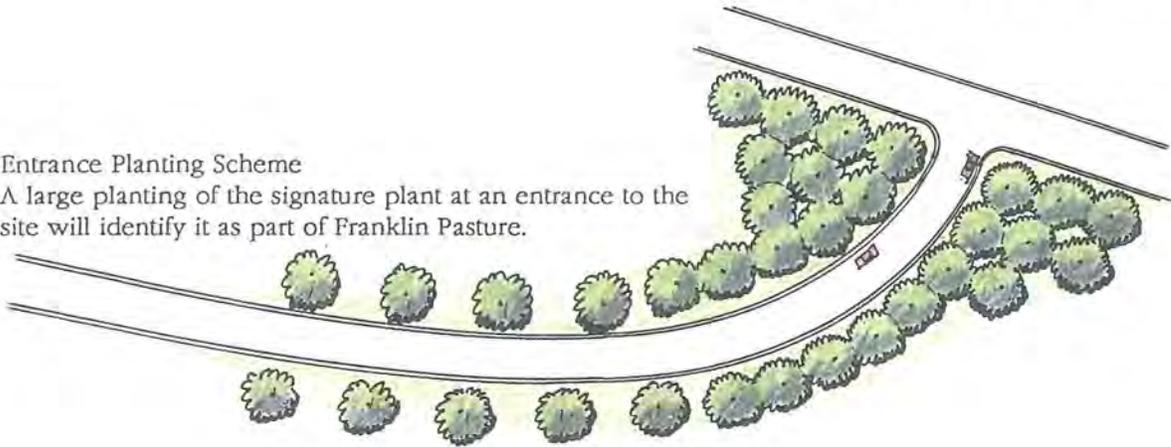
Where the path intersects with automobile traffic, bollards should be posted to alert pedestrians of the presence of cars.

About Clearing for Visibility and Security

Judgement calls will be required when clearing for visibility and security along the existing paths. The intention is to clear out the undergrowth where danger, real or imagined, may be perceived. The intention is not to clear and seed a 20' or 30' wide swath along every path throughout the park, requiring the Parks Department to spend the summer mowing them. The Pasture would lose its beauty and wild quality if unhindered clearing took place.

Entrance Planting Scheme

A large planting of the signature plant at an entrance to the site will identify it as part of Franklin Pasture.



Donald Wyman Crabapple

Habit: 15' - 25' tall, rounded habit.

Leaves: Dark Green, marginal fall color

Flowers: Buds pink, flowers white, 1 3/4" diameter.

Fruit: Bright red, 3/8" diameter, persisting well into winter.

Comments: Flowers abundantly and has good disease resistance, hardy.



Sentinel Crabapple

Habit: 15' - 20' tall, narrow, upright habit

Leaves: Dark Green, marginal fall color

Flowers: Flowers pale pink, 1 1/2" diameter.

Fruit: Bright red (coloring in late summer), 1/2" diameter, persisting well into winter.

Comments: Upright habit makes it ideal for an area where space is tight, hardy.



Candied Apple Crabapple

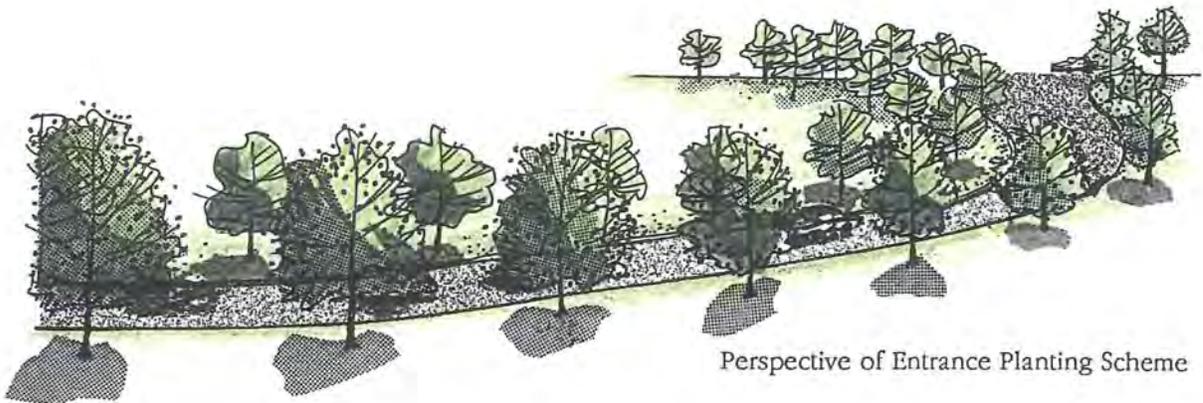
Habit: To 20' tall, weeping in an irregular fashion

Leaves: Green, overcast with red.

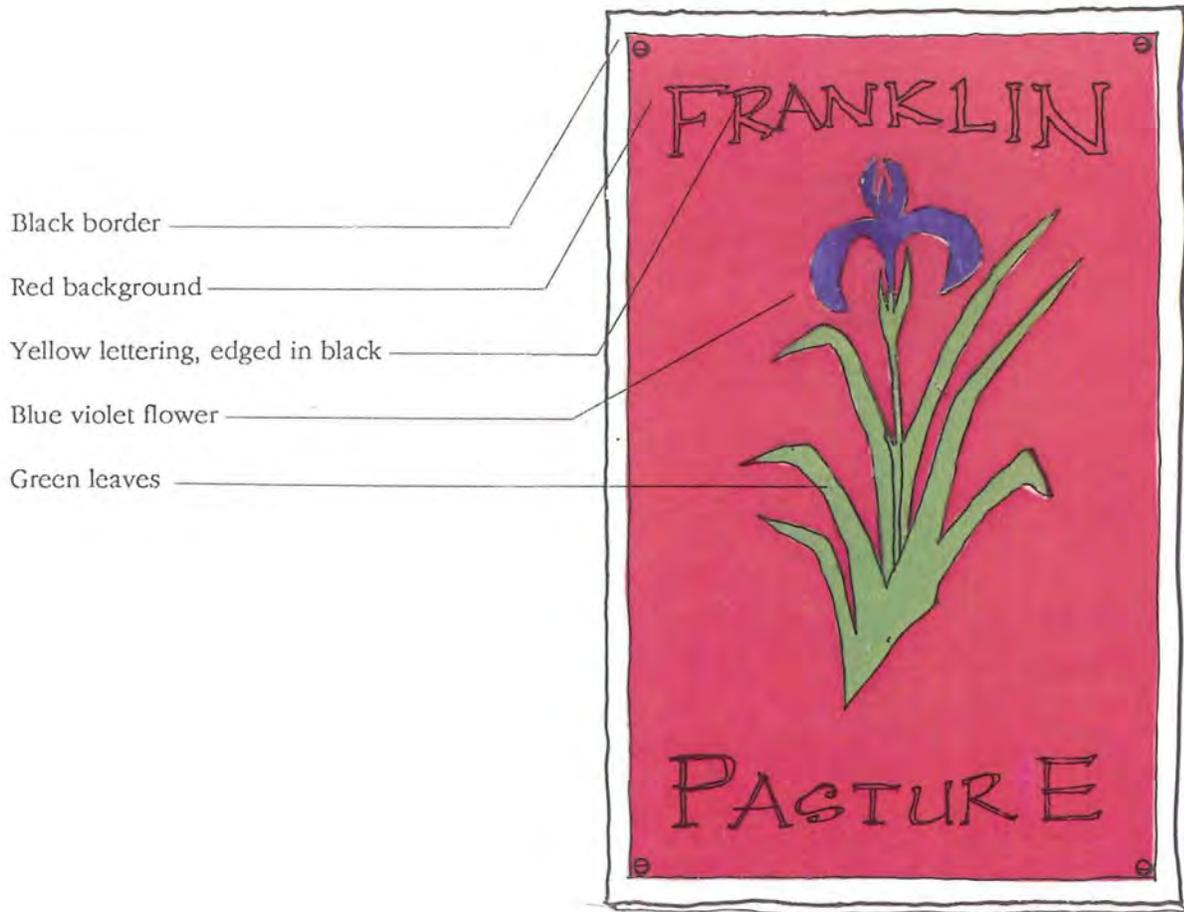
Flowers: Buds red, flowers pink, 1 1/2" diameter.

Fruit: Cherry red, 5/8" diameter, persistent.

Comments: Picturesque specimen tree, hardy.

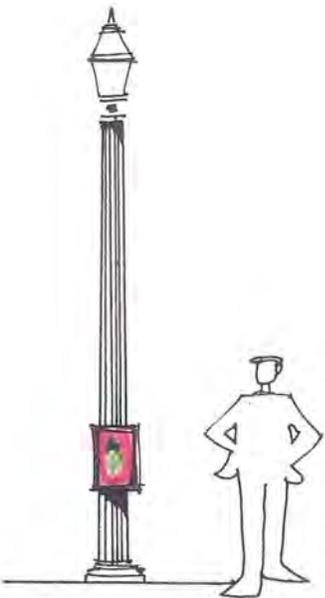
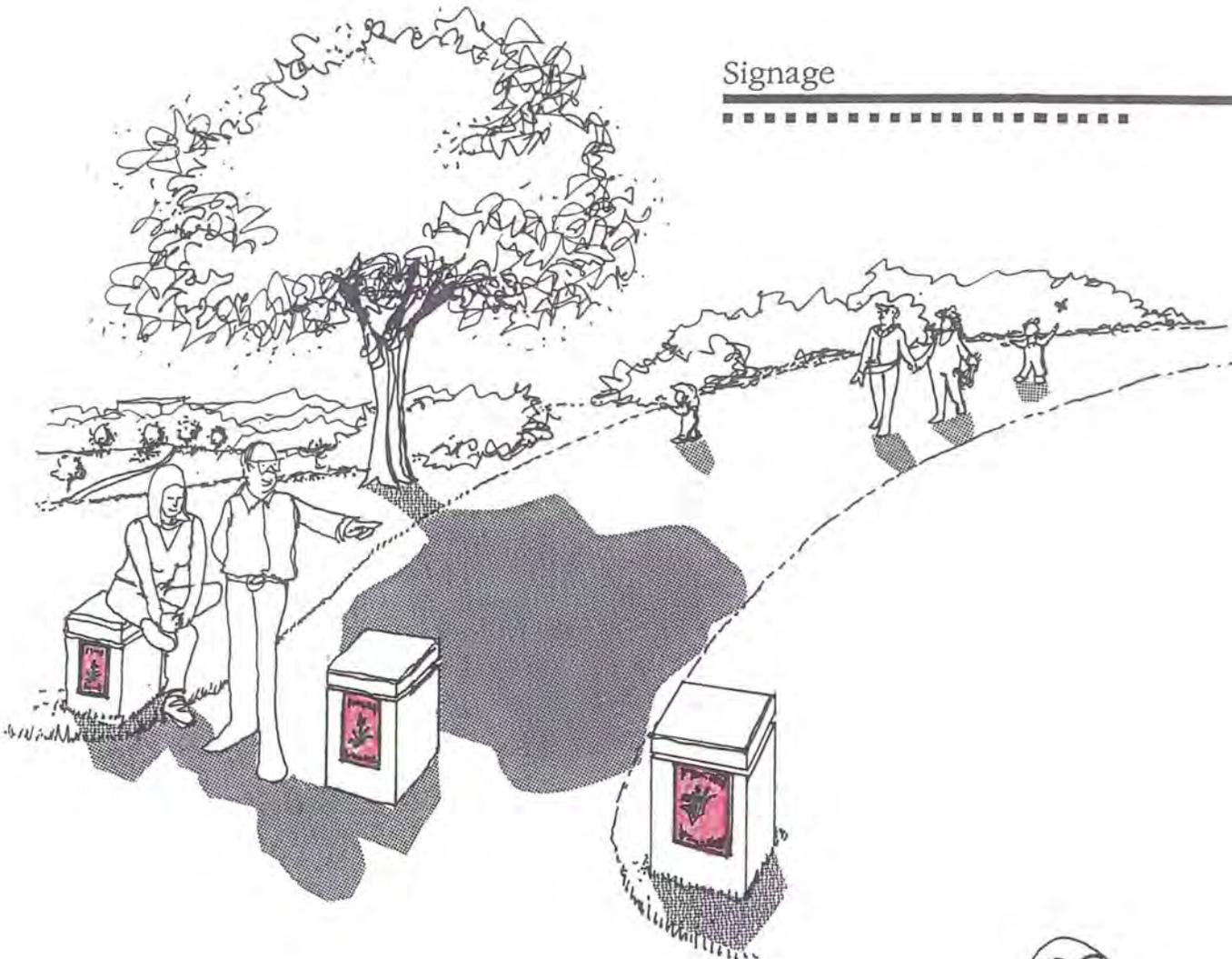


Perspective of Entrance Planting Scheme



The suggested signage for Franklin Pasture uses an iris as the prime logo. The iris should be planted in select focal points in the park, to continue the theme. An iris garden associated with the Nature Center would be ideal. The perennial garden located within the park at East Avenue and Bartlett Street and the perennial garden at the pool house should showcase irises.

The colors chosen for the sign are visible from a great distance, allowing people to recognize the sign as a marker for Franklin Pasture, long before they are close enough to read the letters on the sign.



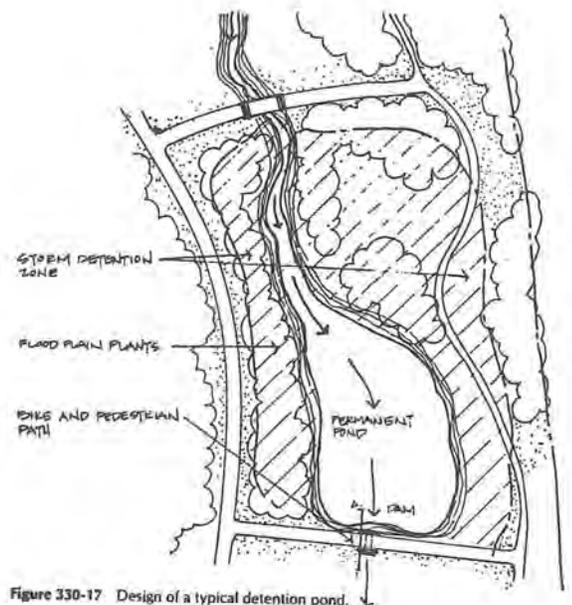
The sign is to be located on individual sign posts, light posts, trash receptacles, buildings, fences, and safely attached to trees. The sign will 'read' in full color or black & white.

There is no technical requirement to build a square detention basin, although they blight the Maine landscape from Machias to Kittery. The reason to build detention basins in square shapes is to make calculations for detention capacity easier. Shaping the detention basin to conform to the natural lay of the land is much more desirable aesthetically. If a detention basin is indeed required for Franklin Pasture, the design should focus on a natural look.

Additionally, any drainage or retaining structures built at Franklin Pastures should be subject to two tests.

- One, are the materials and/or design durable and low maintenance?
- Two, are the materials and/or design in keeping with the natural surroundings and visually appealing?

For example, the drainage structures which will certainly be required at the new connector road needn't showcase steel culverts and concrete headwalls. Hand laid riprap can be structurally sound for retaining a slope and be much more visually appealing than a concrete wall.



Reprinted from Time-Saver Standards for Landscape Architecture, Edited by Charles W. Harris & Nicholas Dines, Copyright 1988 McGraw-Hill, Inc.

The Nature Refuge, described in the Area Description Section, under #6, is what remains of the 'Asia and Africa' of painter/poet Marsden Hartley's youth in the late 1800's (see Introduction). In a section of Hartley's poem, Lewiston is a Pleasant Place (†), he remembers:

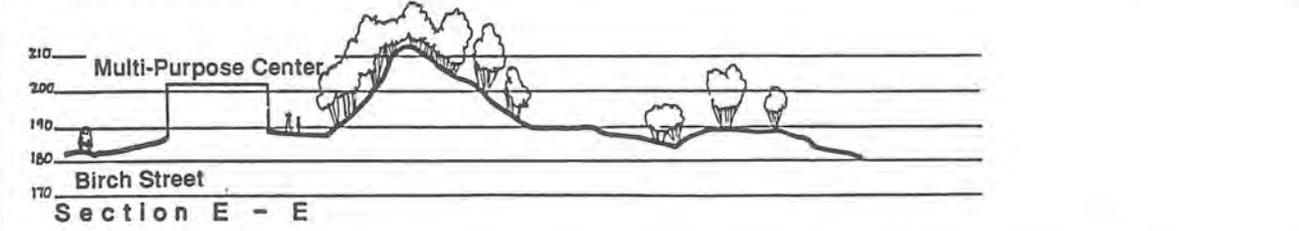
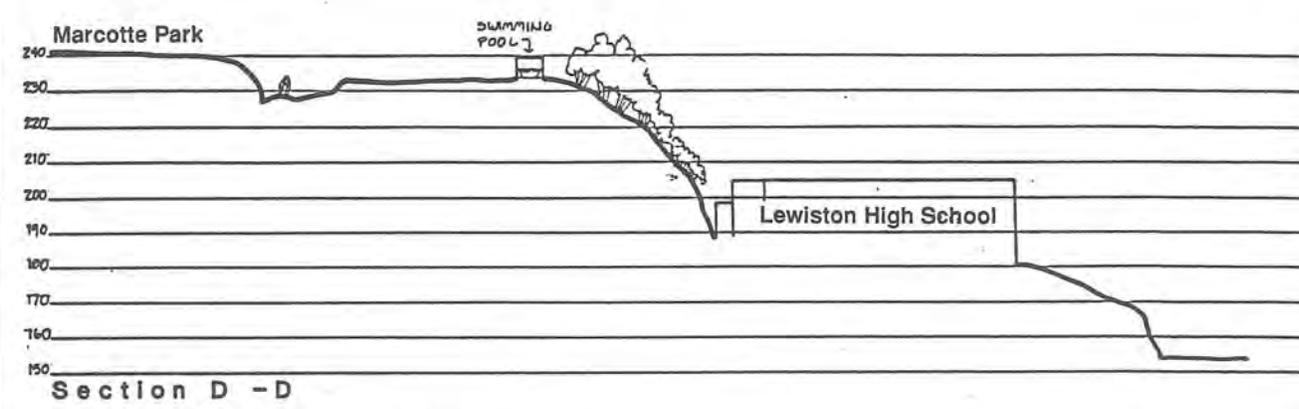
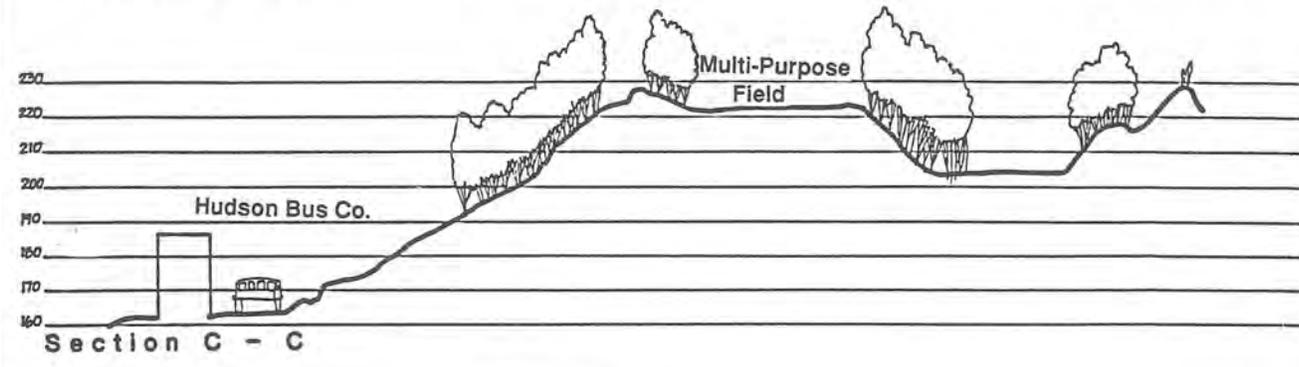
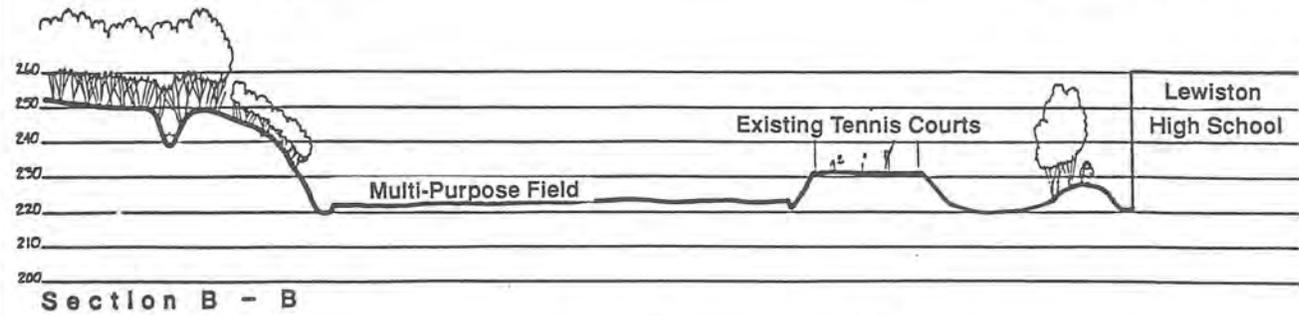
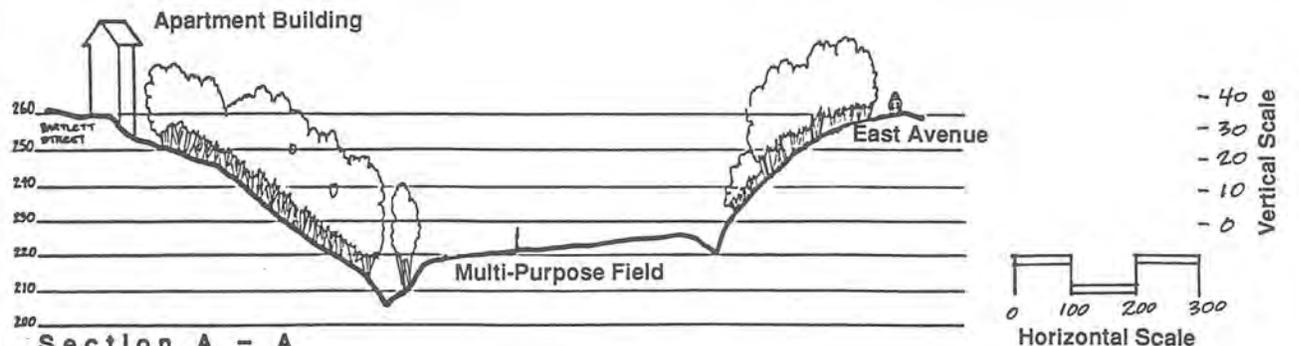
the image of all that was to come after:
the death of the white kitten -
wrapping it carefully in something soft -
laying it gently in a wooden saltbox -
fastening the lid down -
burying it deep in a hollow, with tears,
and my sister, Lillie May, joining in the rites.

There were toboggans in winter, made of end to end
joined barrel staves, seat in the middle, gliding
dangerously into the Asiatic valleys below.
Scene shifting a little later, the pasture a
deep, religious memory;

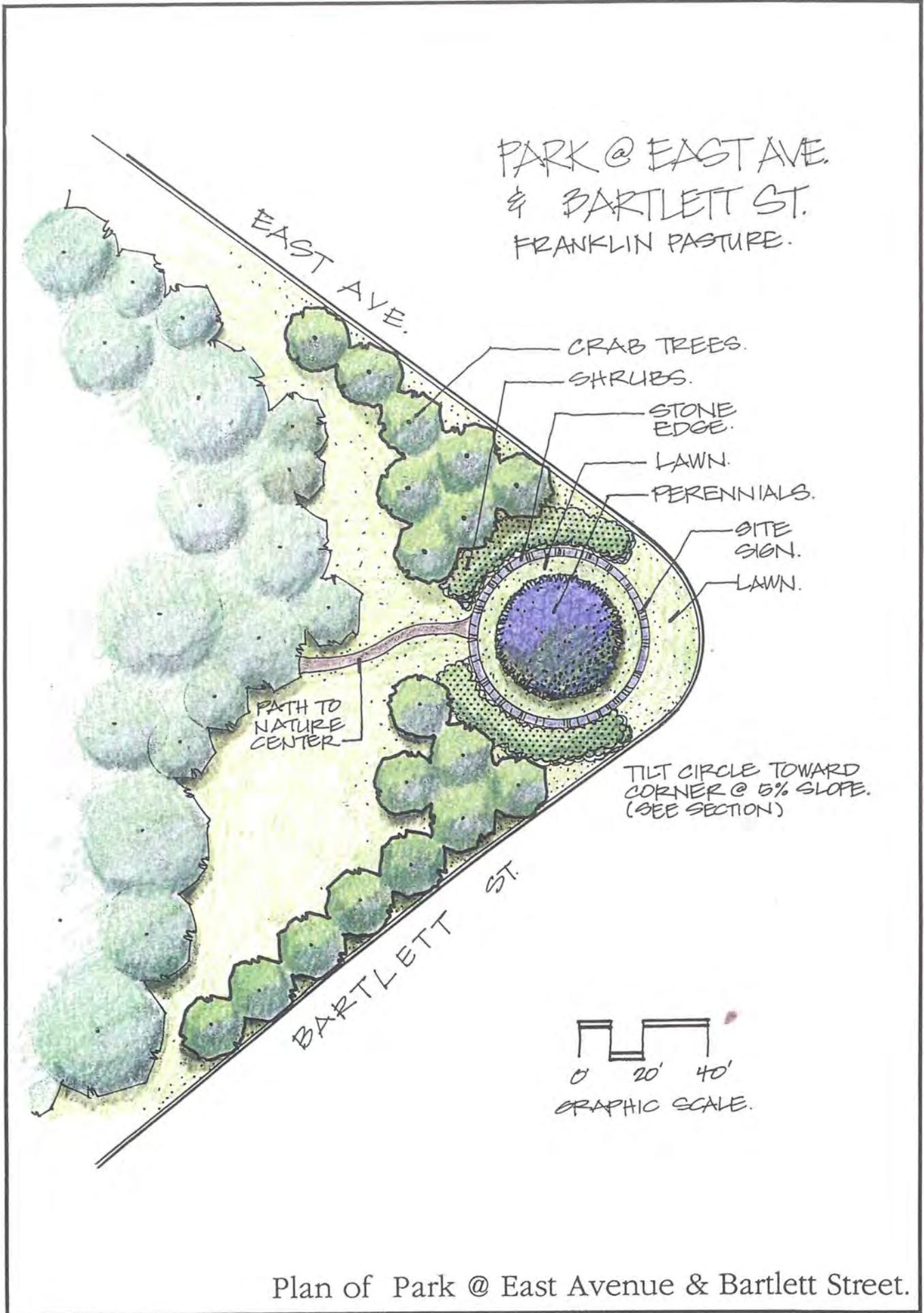
It would be appropriate to install a marker along a path in the Nature Refuge, perhaps at the site of the kitten's grave, discussing the Lewiston of Hartley's youth and commemorating the world celebrated accomplishments of Lewiston's native son, Marsden Hartley.

(†) *Lewiston is a Pleasant Place*, from the *Collected Poems of Marsden Hartley, 1904 - 1943*. Copyright 1987, Yale University, by permission of the heirs of Marsden Hartley. Reprinted from *Androscoggin*, published in 1940.

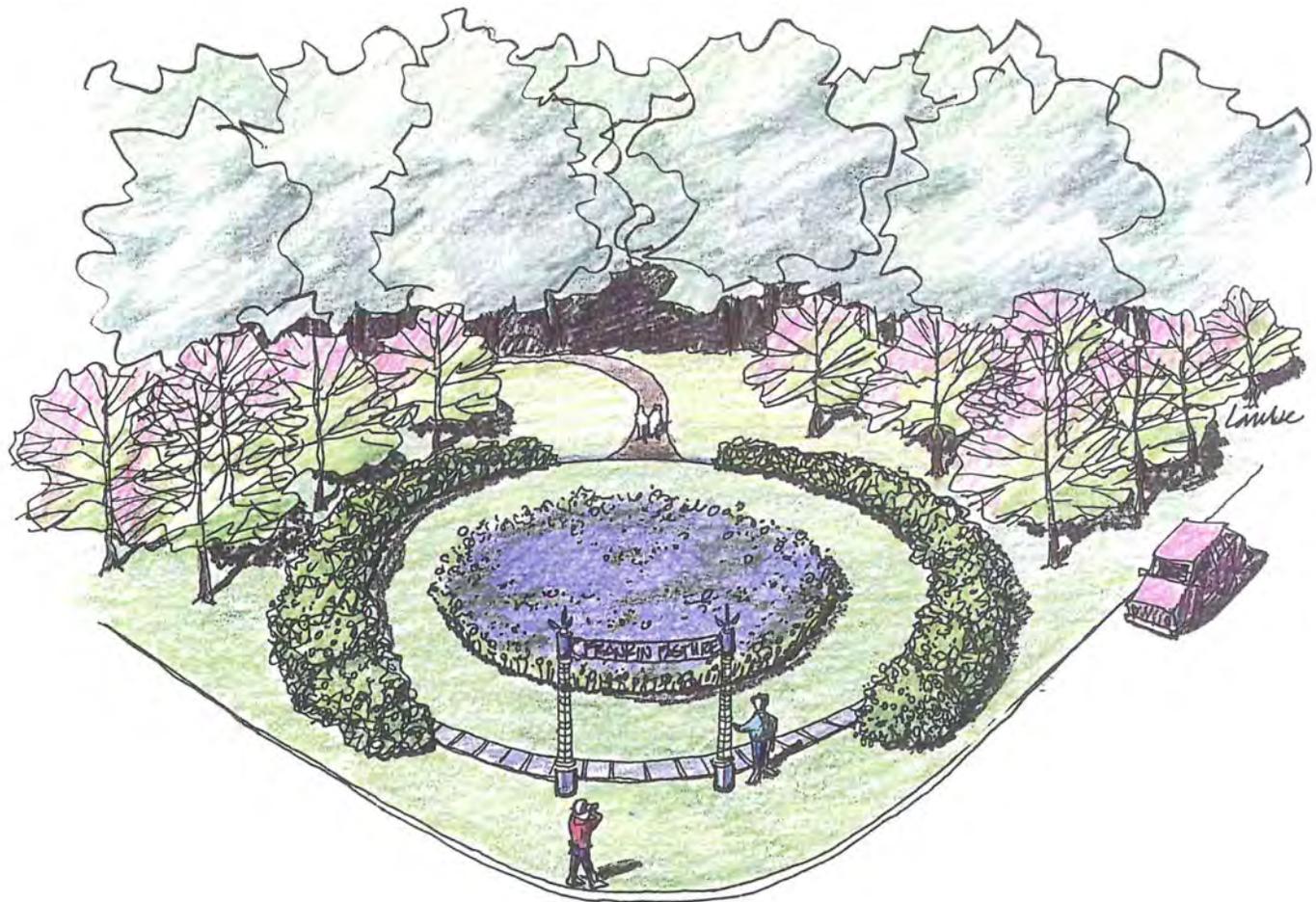




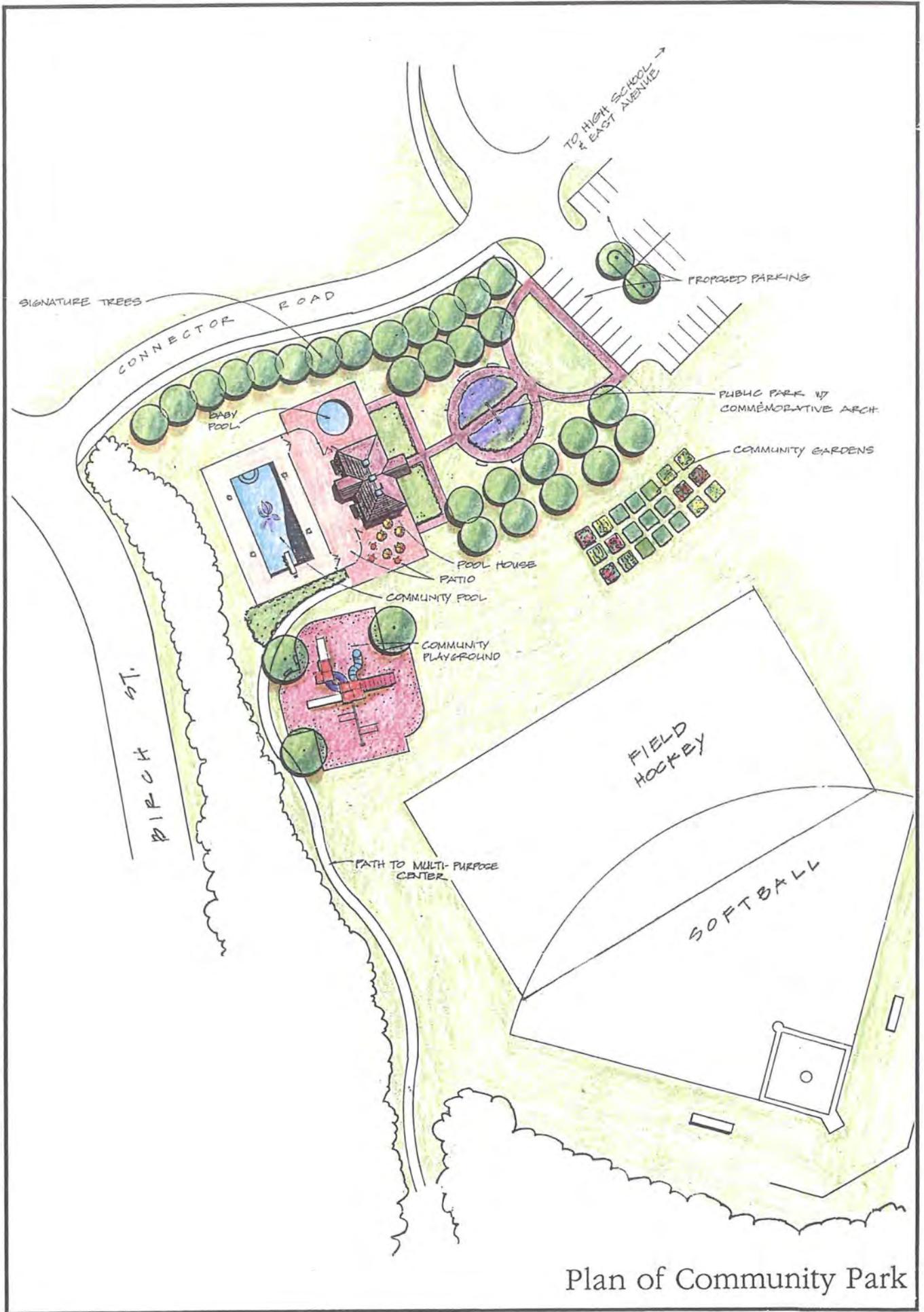
Illustrative Sections
 illustrating existing topography @ key areas.



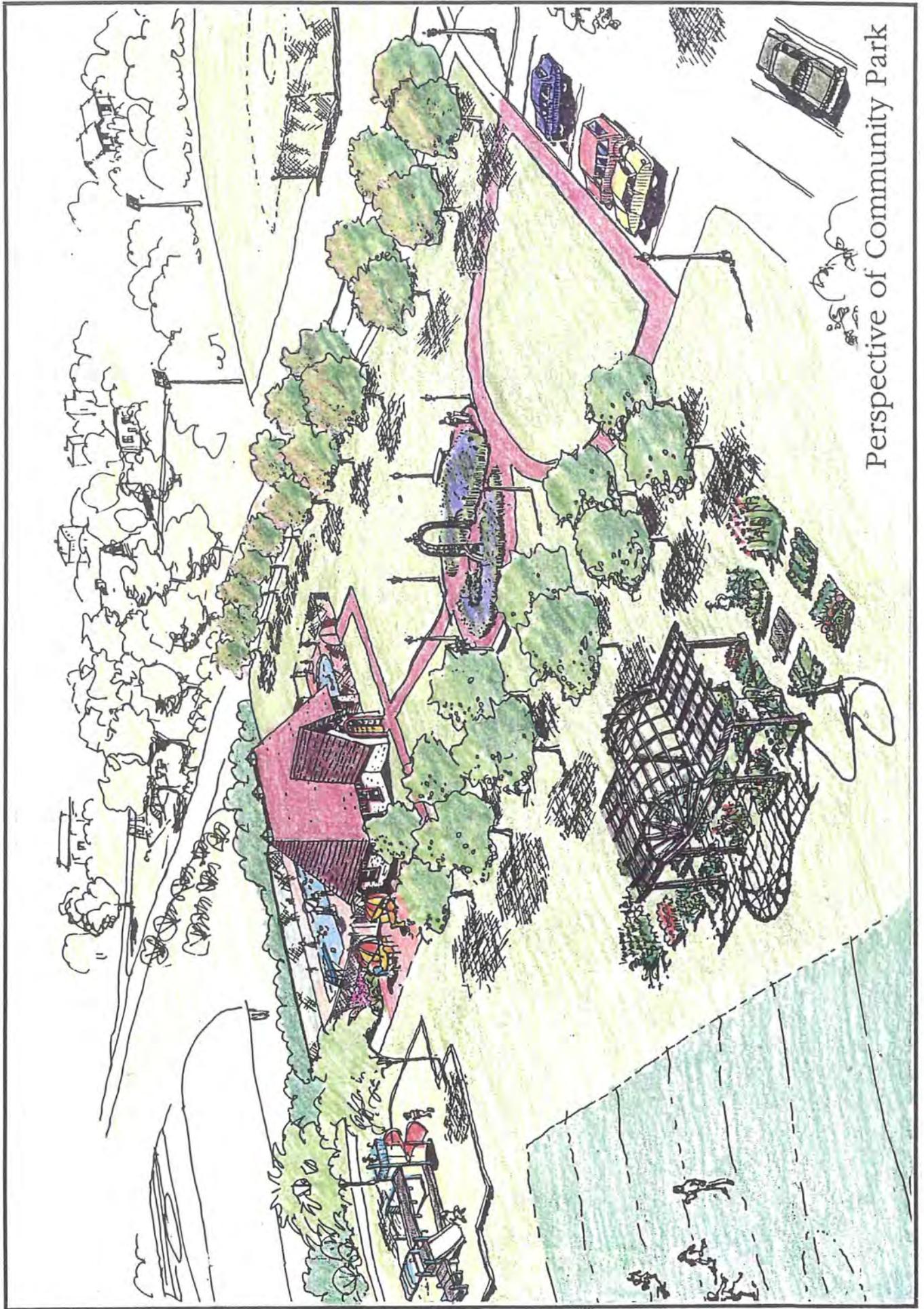
Plan of Park @ East Avenue & Bartlett Street.



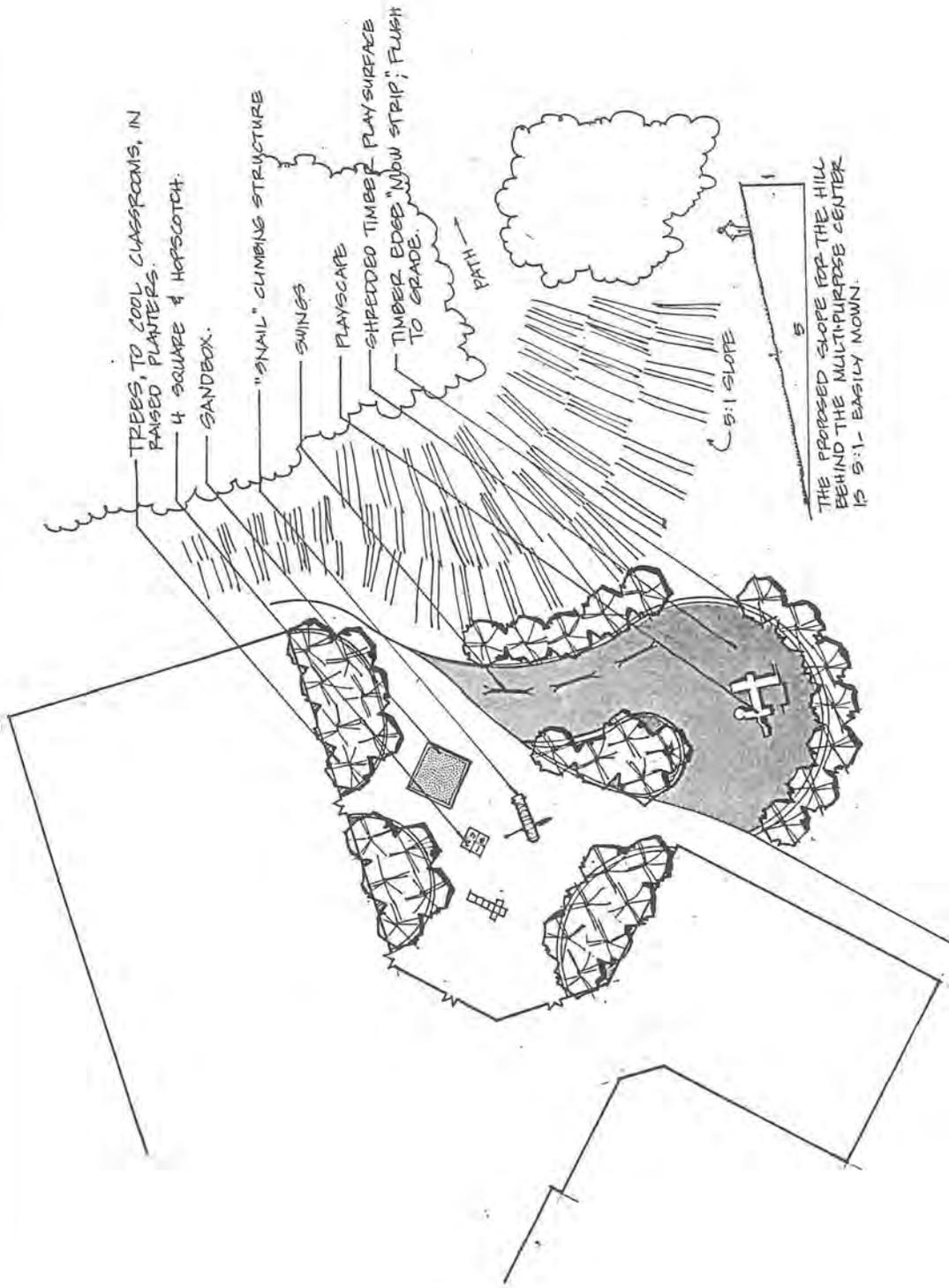
Perspective of Park @ East Avenue & Bartlett Street.



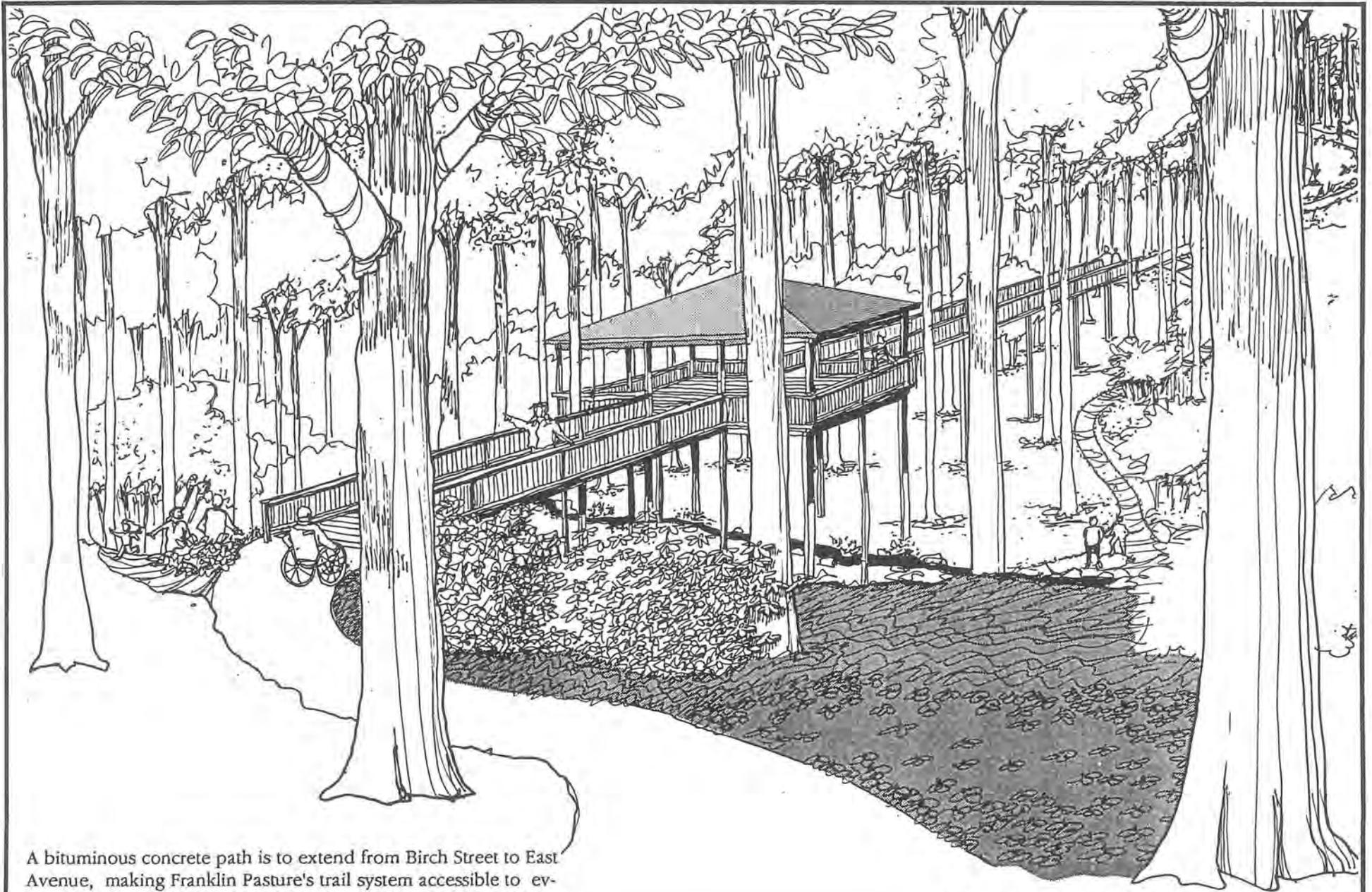
Plan of Community Park



Perspective of Community Park



Longley School Playground behind Multi-Purpose Center.



A bituminous concrete path is to extend from Birch Street to East Avenue, making Franklin Pasture's trail system accessible to everyone, regardless of one's mobility impairments. The bituminous path is not to exceed an 8% slope.

Nature Trail with Overlook

Funding

There are many sources available for funding the development of Franklin Pastures. We have made the following list which describes potential source in existence in October of 1990. Since, however, this plan is to be carried out over the course of 20-25 years, common sense dictates that the City's Development of Planning Staff research current forms of funding as the years go by.

I. Federal Grants

LAWCON - Land and Water Conservation Grants

This grant program, available to support the planning, acquisition and development of outdoor recreation facilities, is administered by the National Park Service. Lewiston has benefitted greatly in the past through this fund - all of the fields currently on site received matching grants from LAWCON. In accordance with the Maine State Comprehensive Outdoor Recreation Plan, dated 12/88, Lewiston is qualified to receive funding for several of the proposed actions in the Franklin Pastures Master Plan.

Contact:
John Picher
Office of Comprehensive Planning
Department of Economic and Community Development
State House Station #
Augusta, Maine 04333
289-6800

NEA - National Endowment for the Arts/Design Arts Program

Design of Cities Theme/ Design Advancement Grant Art in Public Places Grant

At the time of this report, it is possible the NEA will not receive future funding from Congress. It is probable that there will be a reorganization of funding procedures which could make this funding source unavailable. However, for now, funding could come from the NEA through the Art in Public Places Grant or the Design Advancement Grant for the Park @ East Ave and Birch St. and other projects involving a visual artist.

Grants are generally available for amounts up to \$50,000.00 with a minimum grant of \$5,000. Each grantee must match the funds on at least a one-to-one basis.

Contact:
The Design Arts Program
National Endowment for the Arts
202/682-5437

Further suggestions for administering municipal funding are listed below:

- a. Spread the cost over the several departments responsible.
- b. Use construction abilities existing in-house to reduce the cost of the overall construction.
- c. Use subcontractors while city acts as general contractor.
- d. Develop a Franklin Pastures Wish List for philanthropic donations.
- e. Consider impact fees from any new development citywide with money going into a general recreation development fund.
- f. Sale of unwanted, city-owned parcels in other parts of the City with money going into a general recreation development fund.
- g. Sell seasonal concession rights for tournaments and @ the swimming pool to the highest bidder.
- h. Charge user fees for activities at the Pasture. Make the rates higher for non-residents.

B. Actions to be undertaken soon . . .

Get the Franklin Pasture Master Plan approved by the City Council. Make it part of the city's Comprehensive Plan.

Create a "Friends of the Park" organization to oversee implementation of this master plan. Possible actions the implementation committee could take include:

- Create a festival in the park to promote the park, a family day to foster a sense of ownership.
- Enlist volunteer help to clean up sections of the pasture and to construct improvements for the pasture. Example: the parents of Longley School students could pitch in to build a playground as has been done in other communities.
- Appoint a support sub-committee to enlist and organize support from local businesses.

Define responsibilities for tasks in the pasture between the following departments -

- Police Department
- Public Works
- Parks & Recreation Department
- School Department
- Proposed Arborist
- Planning Department

Design and implement a public education program that explains the Franklin Pasture Master Plan to the community.

- Develop a poster & brochure for citywide distribution.

Phasing Timeline The chart below shows when each task, as recommended by the Franklin Pasture Committee, is to be funded and/or constructed. The word in italics cues the year (example: 'Develop the path system' is scheduled for 1995.)

1991	Increase security/police patrolling via mountain bikes and cruisers. Increase recreation department maintenance of Franklin Pasture as new improvements necessitate.	Improve and enlarge the Headstart program playground at Multi-Purpose Center (M.P.C.). • Remove the concrete wall. Replace with see-through fencing. • Redesign the drainage pattern. • Install new play equipment and plantings. Rearrange existing equipment.	Improve and enlarge the elementary school playground at Multi-Purpose Center. • Regrade area to eliminate existing eroded slope. Push excess fill over for soccer field construction. • Install more play equipment.			
1992						Begin fund raising drive and special account for the future construction of the new outdoor pool with bathhouse. Put up signs at the new pool location with a rendering of the proposed pool to get the city enthused.
1993	Clear unsightly scrub growth along the periphery of Franklin Pasture and along paths. Improve visibility into site. Seed newly cleared areas with grass seed and maintain.	Improve outdoor space for senior citizens. • Construct new horseshoe pits. Add night lighting for night tournaments.	Rearrange existing equipment. • Add plantings for shade and soil retention.	Build a new soccer field behind M.P.C. Use fill from regrading the slope adjacent to the elementary school playground to create level area for new soccer field.	Redesign and expand parking at the Multi-Purpose Center.	
1994						
1995			Develop the path system.	Develop a map of the site, showing the path system with 'You are Here' markers. • Place several markers on site in strategic locations.	Relocate municipal snow dump.	
1996	Plant crab trees in general locations shown on the master plan as the signature edge treatment	Build garden spaces next to building. Add water source. Make tools and soil amendments available for use.	• Pave a main path from the Park @ East Avenue and Bartlett Street to Marcotte Park. • Add bollards to discourage ATVs from using the path system. • Build pedestrian bridges to traverse wet or sensitive areas. Where bridge must be constructed at a paved path, make bridge with a clear width of 10' minimum for emergency vehicle access.		Retain engineer to evaluate need for detention basin at the existing snow dump's location. • If needed, create aesthetic detention basin, with drifts of blue flag iris.	Build new park at the corner of East Avenue and Bartlett Street.
1997		Redesign the multi-purpose field south of the High School. Construct a combination baseball field, soccer field and field hockey field.	• Build pedestrian bridges to traverse wet or sensitive areas. Where bridge must be constructed at a paved path, make bridge with a clear width of 10' minimum for emergency vehicle access. • Add lighting to the path system. • Retain existing paths, improve to reduce erosion damage. • Add timber steps where required to negotiate the grade.			
1998						
1999				Realign existing softball field at Marcotte Park.		
2000		Build a new 24' wide connector road from East Avenue to Birch Street. • Design a stream crossing, paying attention to the aesthetics and regulatory requirements.				
2001	Build 8 new tennis courts north of the High School.	• Allow for on-street parking. • Build a new parking lot at the corner of Birch Street and the new connector road to serve site users who live outside of walking distance to the pasture.	Build a new field hockey field and a new softball field at the corner of Birch Street and the new connector road.			
2002						
2003						
2004		Redesign and expand parking at High School.				
2005		Build new track and football field with lights, bleachers, concession stands, and toilets facilities.	Add lighting to the path system.	Purchase the apartment building on Bartlett Street when it becomes available. Use it for a nature center, security headquarters, maintenance equipment storage. • Construct a new small parking lot		Make a new community park at the corner of Birch Street and the new connector road. • Build outdoor swimming pool and bathhouse. • Remove existing swimming pool, tennis courts and horseshoe pits. • Build new playground. • Create community gardens program Supply water source.
2006						
2007						
2008				Purchase all businesses along Bartlett Street for future expansion of Franklin Pasture. Hudson Bus Lines property is key to the future development of an elementary school.		
2009						

between April and November by the city or school staff responsible for the up-keep of the area.



Floral Planting

- Plant flower beds with a minimum of two rotations of bloom per year. Include Blue Flag Iris wherever possible. Care for beds a least once per week keeping them essentially weed free. Water on an as-needed basis.

Rest rooms

- Should be maintained once per day or a minimum of 5 times per week.

Path System

- Shoulders of paths should be mown once in the spring and once in the fall.
- Bituminous paths should be checked in the spring for freeze/thaw damage. Apply a sealer coat once every 3 years.
- Dirt paths should be checked in early spring and then once a month for wet spots and ruts. Repair as needed.
- Wooden bridges should be checked each spring for signs of wear. Apply two coats of weather sealant each spring.

The following equipment and manpower is needed for cutting grass in the spring, summer and fall:

- 4 people with Maine Driver's Licenses
- 1 truck, with transport trailer
- 3 riding mowers
- 1 seven gang mower
- 2 weed wackers

The following equipment and manpower is needed for care of the baseball and softball infields in the spring and summer.

- 2 people with Maine Driver's Licenses
- 1 truck, with transport trailer
- 1 grooming rake attachment
- 1 bucket loader/spreader
- 1 infield groomer/line striper
- 1 rototiller attachment

Seasonal Duties

Spring

Additional maintenance required, currently performed by the Grass Cutting Crew:

- Spreading of infield mix at all ballfields (early Spring)
- Installation of portable fencing (Spring and Summer) and bleachers (Spring)
- Painting of summer soccer league fields and outfield foul lines at all ball fields.
- Painting and installation of player's benches
- Setting up of soccer goals for soccer clinic
- Preparation of fields for weekend tournaments
- Prepare nightlights and sound system at baseball field and any other competition field, such as the soccer field near MPC.
- Check and maintain irrigation systems

Additional equipment needed for these tasks:

- Bucket loader/spreader
- Rototiller & rake attachments
- Wet liners for lining fields

Fall

- Line and prepare all fall sports fields.
- Rearrange bleachers to accommodate fall sport at fields with shared uses.
- Move portable fencing, and bleachers

-
- After softball season, rototill all infields, rake down and spread new ball field mix to settle over winter.
 - Remove softball screens.
 - Prepare nightlights, clock, and sound system at football field & track.
 - Flush out irrigation lines, winterize systems.
 - Winterize sports fields after fall season.
 - Pruning and horticultural work.

Playground & Park Maintenance Seasonal Duties

Spring

- Install tennis nets & basketball nets
- Safety checklist of all play equipment.
- Paint playground equipment as needed.
- Provide water source for community gardens at Marcotte Park and MPC.
- Deliver loads of compost for community gardens at Marcotte Park and MPC.

Fall

- Winterization of playground and park equipment.

Daily Duties

- Sweep down courts (basketball & tennis).
- Flush courts with water (fire hose), if necessary.
- Rake out horseshoe pits
- Safety checklist of all playground equipment.
- Mow and weed wack small grassed areas
- Clean all areas of debris
- Check tennis nets & basketball nets
- Pick up trash from breakfast & lunch programs

The following equipment and manpower is needed for maintaining parks and play grounds in the spring, summer, and fall:

- 4 people with Maine Driver's Licenses
- 2 trucks
- 4 push mowers
- 4 weed wackers
- 1 motorized court sweeper
- rakes, shovels and brooms

Pool Maintenance Daily Duties

- Vacuuming
- Sweeping
- Chemical checks
- backwashing of filters
- other tasks such as installation of pool screens.

The following equipment and manpower is needed for maintaining the proposed swimming & wading pools @ Marcotte Park in the spring, summer and fall:

Spring, to open the pool.

3 people with Maine Driver's Licenses
1 truck

Summer, for daily maintenance of the pool and Fall, for closing.

2 people with Maine Driver's Licenses
1 truck

For further information:

The Maintenance Workerhours Section in the **Appendix** contains the "best data available relating to the time it takes to accomplish tasks commonly found in Park and Recreation organizations", as listed in the Park Maintenance Standards, published 1986 by the National Recreation and Park Association, 3101 Park Center Drive, Alexandria, Virginia 22302.

References

1. Park Maintenance Standards, published 1986 by the **National Recreation and Park Association**, 3101 Park Center Drive, Alexandria, Virginia 22302.
2. Landscape Management, by James R. Feucht and Jack D. Butler, published in 1988 by Van Nostrand Reinhold, 115 Fifth Avenue, New York, NY 10003.
3. Lewiston's Parks and Recreation Maintenance Schedule, a memo written up by Bud Raymond, Assistant Recreation Director in the fall of 1990.

Skinner & Lambe, Inc. would like to thank Margaret Chisholm, Director of Parks & Recreation & Bud Raymond, Assistant Recreation Director for the City of Lewiston, for help compiling this list of maintenance requirements.

- 1. Comprehensive Plan Goals and Policies
- 2. Data on the Multi - Purpose Fields Users and the Multi-Purpose Center Users
- 3. Agency Permitting Requirements
- 4. Opinion of Cost
- 5. Maintenance Workerhours
- 6. Regulatory Impact Analysis
- 7. Lewiston High School Questionnaire Results
- 8. SCORP Statistics

1. Comprehensive Plan Goals and Policies

The Franklin Pasture Master Plan supports the following goals of Lewiston's Comprehensive Plan.

Goal 2 Character and quality of the established neighborhoods shall be protected and enhanced by controlling such factors as traffic, public improvements, and compatible land uses to reduce or eliminate adverse impacts and to maintain the stability of these neighborhoods.

This plan protects the neighborhoods by providing an open space amenity and suggesting the reduction of high business activities and a zone change of all property adjacent to Franklin Pasture and bounded by streets.

Goal 3 New public and private development shall make a positive contribution to the physical environment by: enhancing the relationship of developed areas to natural settings; preserving public views; ensuring adequate light and air, reinforcing the special character of the existing neighborhood; and preserving existing historic buildings.

This plan meets this goal by providing a positive neighborhood amenity, creating a relationship to a natural setting by providing paths, signs, points of interest and activities. It preserves public views by creating more reasons to go the Franklin Pasture and enjoy the panoramic views from there. More to the point, it proposes to clear underbrush and limb trees to allow visibility into and across the site.

Goal 4 Downtown revitalization shall be promoted by encouraging a mix of uses that meet the residential, shopping, service and entertainment areas of the broadest range

of the City's population and by providing adequate, well-located, off-street parking.

Franklin Pasture can provide entertainment, recreation, and educational uses within walking distance of a good deal of the population. Currently, Franklin Pasture serves a broad mix of the population. This plan with its various emphases continues that tradition. The master plan proposes to increase parking in proportion to its uses as well as providing additional parking for existing uses.

Goal 8 A combination of public and private improvements shall be undertaken to unite the river front with the downtown and encourage public access and enjoyment of the river front.

Franklin Pasture could become a major link in a greenbelt master plan which connects neighborhoods to the downtown and to the waterfront.

Goal 9 Recreation facilities and open space shall be provided to complement development areas.

This goal is an edict to develop and maintain Franklin Pastures as a major recreation facility.

Goal 10 The environment and sensitive natural resources shall be protected and developed within their natural limits.

Areas of Franklin Pasture that are sensitive and unique for an inner city park are to be preserved and maintained within this master plan. Perhaps just as important the proposed nature center will teach children and the community why that is so important.

Goal 11 Growth of major institutional uses shall be encouraged and designed to complement and protect the character of abutting residential neighborhoods.

Lewiston High School and the Multi-Purpose Center are two growing institutions. This plan illustrates how the surrounding open space can accommodate that growth while meeting additional community goals. This plan also asserts to allow the recreational and educational uses to grow but only within the streets that contain it. Highway business uses normally not compatible with residential uses are to be replaced by recreational or educational uses.

COMPREHENSIVE PLAN POLICIES

The following pages contain excerpts from the Lewiston Comprehensive Plan, targetting policies which this master plan supports.

Policy for Institutional Properties: The City should set aside areas to accommodate the City's major institutions and to provide areas for their future expansion. Boundaries should be firmly established to provide a level of certainty to both the institutions and the surrounding neighborhoods. Within the designated areas, the City's regulations should provide institutions with freedom to use the land provided that adjacent residential areas are buffered and protected. (Franklin Pasture is a priority institution.)

Under Economic Development: Changes in economy will create need for labor force with new skills. City's Economic Development program needs to assure **Educational emphasis** to meet demands of new employers. Higher education will expand.]

Under population trends. Big surge in population for people ages 30-39 (baby boomers) Second wave of population growth will be children of baby boomers ages 5-15 of SCHOOL AGE CHILDREN. Lewiston is to reach 41,000 population by 1991.

Under Education: Adults in Lewiston as a whole in 1980 had a relatively low level of formal education. Half had not completed high school and only 8.4% held a college degree; 30% of the population was employed as operators and laborers.

Downtown: The provision of parking necessary to serve the downtown area is a joint public-private responsibility. The City should work with property owners to assure that there is an adequate supply of off-street parking to meet the future needs of downtown.

2. Data on the Multi-Purpose Field users & Multi-Purpose Center users.

Current Use of the Multi-Purpose Field

Many committee members, students and community members have pointed out that the existing multi-purpose field is grossly overused. Our findings support that point and have led us to conclude that the construction of new sports fields are an important goal for this master plan.

Boys Varsity Soccer	20./day
Girls Varsity Soccer	20./day
St. Dom's Soccer team	20./day
Soccer (other)	50.
Youth Soccer	900. kids total play
youth soccer	(*per week?)
All the physical education	?
Classes for the high school	525./d
Varsity Baseball	17./day

Junior Varsity Baseball	16./day
Soft ball, three teams	
St. Dom's Ball teams	
Local men's teams	
Varsity and Junior Varsity Football	75.
Tennis Men's and Women's	40.
Cross Country Runner	30.
Men's & Women's Track	40.
Field Hockey	30.
Ice Hockey	38.
Alpine Skiing	33.
Cross Country	14.

Average number of users of Franklin Pasture's multipurpose field per day 800.

Current Data on Franklin Pasture's Multi-Purpose Center

The Multi-Purpose Center was built in 1971 with a federal grant through the "Model Cities" program. It was originally built to house community uses and a Kindergarten through second grade elementary school, the Longeely School. The adult education center graduates more students per year through its G.E.D. program than the High School. The Longley School now educates 600 students from Kindergarten through 6th grade. Children are being turned away from the Head Start Program..

As proven by its overuse, the Multi-Purpose Center is a very successful center. Our findings support the expansion and improvement of the Multi-Purpose Center as a goal for this master plan.

The Multi-Purpose Center is an integrating force between the inner-city families and the more affluent neighborhoods. It provides self-help activities. The center provides programs that do not discriminate against race, creed, age, or sex. The location allows social, health, culture, leadership, education and recreation services to the constituents that need them the most. The Multi-Purpose Center helps to foster intelligence & growth patterns and strengthens families through sharing common interests and developing social interaction between children and adults.

The playground for Longley School is far too small and it has no adequate play equipment. The hill of clay behind the school soon becomes mud and limits expansion. The playground for the Headstart program is substandard according to the state guidelines for licensing daycares. The concrete fence does not contain children, the playground is not well-drained. There is no gate to the outside. Surveillance is not easy due to the concrete barrier. Several children have been attacked in this playground.

Longley School is currently overcrowded, as illustrated by the mobile classrooms parked in the muddy side yard. Building a new school would solve the overcrowding problems at the school, and provide a better education for these children, many at-risk. This would allow other Multi-Purpose Center programs to expand into the Longley School area.

What follows is a list of groups and activities that occurred during the past year at the Multi-Purpose Center.

Gym (Tables and Chairs- Banquet, 600-person capacity)

Open gym	Concerned Women
America Down East Distributors	Fly Football Banquet
Half-Court Volleyball and Basketball	St. Dom's Basketball
Gymnastics	Tom Leahey Fund
Christmas Parties	St. Jo's Youth Hockey
Wednesdays in the Park	Lisbon Christian Academy
Central Maine Crusade	Inauguration Banquet
Volleyball Clinics	M.P.C. Travel Team
Self-Defense Demo	Hall & Knight Dance
Floor Hockey	After School Program
Rick Charette/Farwell School	Teen Assoc.
Cheese/butter Distribution	Indoor Hockey
Holy Family Credit Union	General Electric
Dedication Ceremony	

Cafeteria (250 - person capacity)

After School Program - daily
 Judo & Aikido - several times a week each
 Awards Night
 A.-Anon & Narcotics Anonymous - weekly from April
 L & A. Tenants Assoc. - Several times
 Youth Hockey meeting
 LMA Fall Outing
 T.C.B.Y. First Grade Taste Program
 Maine Bar Foundation

Room A (20 Person Capacity)

Holy Cross Cheering	Jobs w/ Justice
Literacy Volunteers-several times	Tri County
Staff Meeting	Boy Scouts
Festival Dance Committee meeting	Credit Counsel
NALC Auxiliary Human Rights	St. Jo's Hockey
Institute Jacques Cartier-Cercle	L.&A. Youth Hockey
Survivance Francaise	Bereaved Parents
DHRS - Family Day Care	Tutoring Reading
NAACP Richelieu Club	United Communist Concerns
Maine People's Alliance	Alpha I
Contractors' Hockey	John Murphy
Lewiston School Board	Senior Citizen's Board Meeting
Pine Tree Council	Wellness Meeting
Vets for Peace	

Room B. (50-60 capacity)

Floral Arranging Adv. Public Witness Hearing
School Nurse Meeting Holy Cross Hockey
School Meeting healing Properties fo Crystals
Lusndstrom Crusade R.G.I.S.
Displaced Homemakers Bible Talks
Training for Census New Life Fellowship
Gifted Program Timber Works
Running Club Mountain Valley Training Program
Children with Special Needs Norizons "55"

Room B. (50-60 capacity) CON'T.

Bridal Shower Parent's Meeting
AFSCME "Just Say No" Club
Narcotics Anonymous Al-Anon
Local MSEA FMHA
Western Area Agency Human Rights Commission
L&A Soccer Club Elementary School Workshop
National Labor Relations Gymnastics Judges
Americian Hockey Assoc. Lewiston Republican Party

Room C (15-20 Capcity)

D.E.P. Chemical Alternative - weekly Legal Needs Study
Tutoring Alpha I
Interviews L.I.F.E. Program
Fly-Tech., Inc. Blue Cross/Blue Shield-several times
Literacy volunteer Senior Citizens Card Players
Peoples AllianceHeadstart Hearing Screening
L. & A. Youth Hockey South Lewiston Little League
Human Rights commission Wednesdays In the Park
Immunization Clinic St. Jos. hockey
Int. Accounting class Post Office Union
Injured Workers Testing School
Police Officers' Union Boy Scouts Trianing
C.A.T.C.H. Meeting C.D.A. Head Start
Halloween Party

Room D (20 person capacity)

Tutoring - weekly Senior Citizen's Bowling League
Literacy Volunteers Bureau Mental Retardation
Fly Football Holy Cross Cheerleaders
Assertiveness Training P.E.T. Meeting
Creative Works System School Curriculum Meeting

Senior Citizens Activity Room

Community Little Theatre Ballroom Dancing
L. & A. Festival Baseball Swap
Service for Carriers Festival REhearsa
Assoc. Canado Cours Marte L. & A. Youth Soccer
A.A.R.P. Birthday Party
American-Candian Genealogical Society Androscoggin
County Democratic Committee
Pinochle LeagueBingo
Cribbage League D.A.V.

Christmas Party Blood Pressure
Survivanc Francaise

Craft Room T.V. Room
Pottery reading and recreating
Adult Education

Game Room All Rooms (simultaneously)
Judo & Aikido Mini Festival
Lewiston Public Works

Snack Bar Area
Flu Clinic
Blood Drives

Recreation Programs at the Multi-Purpose Center
Latch Key After School Program, Sept.-June (90 participants)
Men's Basketbal-November-April (72 participants)
Judo - Year Round (60 Participants)
Gymnastics - Year Round (350 Participants)
St. Dom's - 4 games Summer Playground (95 Participants)
Head Start - 30-34 Participants incuding before & After School
"Just Say No" Club - 25 Participants
Running Club - 20 Participants
Halloween Party - over 550 participants
Weight Room - 75 Members per year Youth & Adult
Soccer - 75 participants
Floor Hockey - 1, 8 week session - 20 participants
Aikido/Self Defense - Year Round (15 participants)
Kick Ball - One 8 week session (20 Participants)
City of Lewiston Wellness Program
Wednesdays in the Park - June - August (over 2,000) City
Employee Basketball - 2 Days per Week
St. Mary's Adolescence Group Plays Pool - 2 days per week
Ping Pong Players - 50 per year
Read & Recreate Program - June - August (30 Participants)
M.P.C. Rec. Travel Team - January - April (15 participants)
Arts & Crafts Classes - 15 participants (one, 8 week session)
Senior Citizen Exercise Program - Sept. - June (75 participants)
Co-Ed Volleyball (Winter & Spring) - October -June (400
Participants)

Governor James Longley Elementary School

Total registered for the school year: 374
Ended the year with: 300
October 1st Report for 1989 303
Western Area Agency on Aging
October 1989 to June 9, 1990 - 9 months F.Y.E.
Meals Served in Building, Congregate style 10,300.
Home Deliveries directly from the building 43,490
Prepared in the Building:
 total congregate 22,591
 total home deliveries 50,236
 Total 72,827

Head Start (Day Care)

Licensed for 33 Children daily, Monday through Friday

Weekly Blood Pressure Clinic

Monthly attendance - between 50 - 60 individuals.

Tuberculan Testing

43 clients seen for TB testing and reading (2 visits) during past year

A.H.H.S. - L.I.F.E. Program / Lewiston Health Department

Monthly Immunization Clinic:

Last quarter: 101 persons attended including adults and siblings of children actually receiving immunizations.

A.H.H.S. - L.I.F.E. Program

July 1989 to June 1990:

Preentive health visits made: 914

Lewiston Senior Citizens

1990 Memberships	2,415 Active members
	1,600 Inactive members
Bingo Participants	2,055
Trip prticipants	1,600
Parties	1,450 participants
Drop - in	4,800 yearly
Fun Day	450 persons

Adult Education Center

Current Facilities:

1 Classroom	5 seats
1 classroom	6 seats
1 classroom	12 seats
1 classroom	20 seats
1 pottery room	20 seats
total seats	63 seats

Adult Basic Education	269.
English as a Second Language	147.
General Educational Development	755.
G.E.D. Individual Test Given	1,638.

3. Agency Permitting Requirements

Road design standards:

Local roads: 20' min. travel way. 50' min. R.O.W.

Maximum grade: 10%

Min. distance between intersection: same side- 300', opposite side - 150'

Maximum length of a dead-end street: 600'

Minimum radii for a cul-de-sac: 50'
Site Distance at Intersection: 10' for every one mile/hour of
posted speed limit
Maximum grade within 75 feet of an intersection: 3%

Roads and driveways shall be setback 75' from streams, where slopes of greater than twenty percent, the road shall be setback an additional 10 feet for each five percent increase. No roads have greater than 10% slope except for 200 foot sections.

ZONING

Most of the site is zoned Institutions-Office. The purpose of this zone is to provide areas for major community facilities. Within this zone there are many accepted uses such as: Multifamily dwellings, hotels, motels, and inns w/ less than 25 rooms, single family., attached dwellings, eating and drinking places, professional offices, office buildings, tradesman's officesand academic institutions.and many more.

Both Sides of East Avenue are zoned Office Residential. The purpose of this zone is to provide for orderly transition of older residential areas along major traffic arteries to low-intensity nonresidential uses and multi-family Housing. Offices, Houses, clinics, Home occupations, convalescent homes, churches are all allowed uses.

The South West Corner along Bartlett and Streets is zoned Highway Business. The purpose of this zone is to provide for strip development. Permitted uses include: Hotel, motel or inn, eating and drinking, Drive-ins, places of indoor assembly amusement or culture. Retail stores, arts and crafts studios, Professional offices, auto repair and many more...

The current zoning provides very little protection for this area as a community asset.

NOTES FROM THE ORDINANCE:

Re: Swimming Pools:

Placement Requirements: No swimming pool shall be constructed closer than ten feet from the side or rear lot line to the water line of said swimming pool. If S.P. is located on street sided it shall not be closer than 25 feet from the front lot line to the water's edge.

Every swimming pool shall have a good quality fence or wall 4' high at least and to exclude children.

All electrical connections meet code. Applications for permit to construct and plans and specifications with data shall be submitted to the code enforcement official for his approval. After construction pool occupancy permit must be obtained from code enforcement.

Rules for Outdoor Play area

- a. The outdoor play areas must have a minimum of 75 square feet per child and be fenced in high enough to keep children in the area. An exemption of the fencing requirement may be made by the Department where the play yard is well protected from traffic and other hazards by location and natural barriers.
- b. Play areas for infants and toddlers shall be separate from those provided for older children. Fencing shall be required.
- c. All parts of the playground must be under constant view of the supervising staff.
- d. There shall be an exit from the playground other than through the building.
- e. There must be an outdoor play area close enough to the center to eliminate the need for busing or crossing heavily traveled streets.
- f. For school-age children there shall be an outdoor play area which is appropriate for the developmental level of the children but which does not disregard consideration of safety factors.

Rules for Playground Equipment:

- a. The playground must have sufficient equipment for outdoor play
 - b. A convenient source for water must be provided for outdoor water play and for use with sand.
 - c. Outdoor play equipment shall be safely constructed and of a size suitable to the ages of the children.
 - d. Playground equipment designed for school-age children shall not be used for children under 2 1/2 years of age.
 - e. Concrete or asphalt shall not be used as surface material under climbing structures and or swings.
 - f. Play areas shall be well drained.
 - g. All swings, and slides shall be securely fastened to the ground.
 - h. The play area shall be free of hazards and inspected by staff daily.
 - i. Use of wading pools is prohibited for children who are not toilet trained.
 - j. Sand or sawdust boxes used in outdoor play shall be constructed to allow for drainage, covered when not in use, and maintained in a a safe and sanitary condition.
 - k. Outdoor play areas shall provide both shade and sun.
- Size of playroom: 35 sq. ft of usable space per child

4. Opinion of Cost

.....

The following is an opinion of the potential cost for making the improvements recommended by the Franklin Pasture Master Plan Committee.

This opinion of cost is not conclusive, varying with the market, state and federal economy, time and inflation. Updated costs must be developed as each portion of the project is budgeted for and constructed.

Franklin Pasture Opinion of Cost

ITEM AND LOCATION	UNIT	UNIT COST	TOTAL COST	TOTAL COST/ AREA
1. Woods between Sylvan & East Ave.				
a. Pedestrian bridge over stream	2	\$ 5,000/ea.	\$10,000.00	
b. Path system, clear/seed 15' swath.	2,300 l.f.	\$10.50/l.f.	\$24,150.00	
c. Clear/stump/grade/lawn near H.S.	30,000 s.f.	\$.70/s.f.	\$21,000.00	
d. Signature Edge Treatment	200 l.f.	\$10/l.f.	\$2,000.00	
d. Tennis Courts	8	\$20,000/ea.	\$160,000.00	
e. Layout and Design fees			\$20,000.00	
Total				\$237,150.00
2. Parking Areas				
a. Redesign exist. lots @ High School	+/- 400 spaces	\$ 500/space	\$200,000.00	
b. Realign parking near football/track	+/- 125 spaces	\$ 500/space	\$62,500.00	
c. Signature Edge Treatment	1800 l.f.	\$ 10/l.f.	\$18,000.00	
d. Add parking along proposed road	+/- 90 spaces	\$ 500/space	\$45,000.00	
e. Pave lot near High School gym.	+/- 130 spaces	\$ 500/space	\$65,000.00	
b. Expanded lot behind MPC	+/- 180 spaces	\$500/space	\$90,000.00	
c. Parking @ Nature Refuge	+/- 45 spaces	\$500 ea.	\$22,500.00	
f. Lighting, 1 pole per 10 spaces	100	\$3,000/ea.	\$300,000.00	
g. Lighting @ entry drives, 100' o.c.	15	\$3,000/ea	\$45,000.00	
h. Layout and Design fees			\$85,000.00	
Total				\$933,000.00
3. Buffer @ High School & East Ave.				
a. Selective pruning and clearing	2,000 s.f.	.30 s.f.	\$600.00	
b. Path system	500 l.f.	10.50/l.f.	\$5,250.00	
c. Timber Stairs with Handrails	1	\$ 6,000/ea	\$6,000.00	
Total				\$11,850.00

Franklin Pasture Opinion of Cost

ITEM AND LOCATION	UNIT	UNIT COST	TOTAL COST	TOTAL COST/ AREA
4. Fields & Tennis near East Ave.				
a. Competition Football and Track	1	\$400,000.00	\$400,000.00	
- bleachers, 500 seats	2	\$50,000.00	\$100,000.00	
- restrooms/snack bar building	1	\$90,000.00	\$90,000.00	
- irrigation system	1	\$20,000.00	\$20,000.00	
- field lighting	1	\$50,000.00	\$50,000.00	
- pedestrian lighting/landscaping		\$10,000.00	\$10,000.00	
b. Baseball Field	1	\$90,000.00	\$90,000.00	
c. Soccer Field	2	\$90,000.00	\$180,000.00	
e. Layout and Design Fees			\$95,000.00	
Total				\$1,035,000.00
5. Park @ Bartlett & East Ave.				
a. Planting	N/A		\$18,000.00	
b. Paving/curbing/seating	N/A		\$20,000.00	
c. Lighting	N/A		\$12,000.00	
d. Focal Point	N/A		\$15,000.00	
e. Signature Edge Treatment	300 l.f.	\$10/l.f.	\$3,000.00	
f. Layout & Design Fees	N/A		\$8,000.00	
Total				\$76,000.00
6. Nature Refuge				
a. Purchase apartment building			N/A	
b. Retrofit structure			\$100,000.00	
d. Pedestrian lighting	5	\$3,000.00	\$15,000.00	
e. Entrance drive			\$10,000.00	
f. Layout & Design Fees			\$10,000.00	
Total				\$135,000.00

Franklin Pasture Opinion of Cost

ITEM AND LOCATION	UNIT	UNIT COST	TOTAL COST	TOTAL COST/ AREA
7. Space behind Multi-Purpose Center				
a. Soccer Field	1		\$150,000.00	
b. Pedestrian lighting	5	\$3,000.00	\$15,000.00	
c. Access Drive	350 l.f.	\$ 35 /l.f.	\$12,250.00	
d. Signature Edge Treatment	200 l.f.	\$10/l.f.	\$2,000.00	
e. Layout & Design Fees			\$18,000.00	
Total				\$197,250.00
8. Businesses along Bartlett St.				
				N/A
9. Multi-Purpose Center				
a. Remove existing asphalt surface from play area behind MPC.	8,000 s.f.	\$ 3.40/s.f.	\$27,200.00	
b. Resurface/add playground equip to play area behind MPC.	1	\$50,000.00	\$50,000.00	
c. Regrade/hydroseed slope.	1400 c.y.	5.00/c.y.	\$27,000.00	
d. Precast Conc. Wall @ Playground	1000 s.f.	\$10,000.00	\$10,000.00	
e. New Headstart play area	1	\$40,000.00	\$40,000.00	
f. Create Garden/Recreation Area	1	\$7,000.00	\$7,000.00	
g. Relocate horseshoe pits.	1	\$25,000.00	\$25,000.00	
i. Signature Edge Treatment	450 l.f.	\$10/l.f.	\$4,500.00	
j. Build new K - 6 school			N/A	
k. Layout & Design Fees			\$25,000.00	
Total				\$215,700.00

Franklin Pasture Opinion of Cost

ITEM AND LOCATION	UNIT	UNIT COST	TOTAL COST	TOTAL COST/ AREA
10. Existing pool, horseshoes, tennis				
a. Remove playground			\$2,000.00	
b. Remove tennis courts	2,647 s.y.	\$ 3.40/s.y.	\$9,000.00	
c. Remove Horseshoe Pits			\$4,000.00	
d. Remove Swimming Pool			\$7,000.00	
e. Build Multipurpose Field	1	\$150,000/ea	\$150,000.00	
f. Build playground	1	\$35,000.00	\$35,000.00	
g. Build outdoor swimming pool	1	\$250,000.00	\$250,000.00	
h. Build bathhouse with snack bar.	1	\$250,000.00	\$250,000.00	
i. Build community gardens.	1/2 acre	\$5,000.00	\$5,000.00	
j. Signature Edge Treatment	1000 l.f.	\$10/l.f.	\$10,000.00	
k. Layout & Design Fees			\$58,000.00	
Total				\$780,000.00
11. Marcolte Park				
a. Realign Softball Field			\$30,000.00	
b. Signature Edge Treatment	750 l.f.	\$10/l.f.	\$7,500.00	
Total				\$37,500.00
12. Snow Dump				
a. Relocate to another site				N/A
b. Create attractive detention basin				N/A
c. Layout & Design Fees				N/A
13. High School				
a. Auditorium				N/A
b. Indoor Pool				N/A
c. Layout & Design Fees				N/A

Franklin Pasture Opinion of Cost

ITEM AND LOCATION	UNIT	UNIT COST	TOTAL COST	TOTAL COST/ AREA
14. Car circulation				
a. Access road: Birch St. to East Ave	1450 l.f.	\$ 150/l.f.	\$217,500.00	
b. Fill, rough compacted	30,000 c.y.	\$2.00/c.y.	\$60,000.00	
c. Culvert	300 l.f.	\$ 150/l.f.	\$45,000.00	
d. Attractive headwalls for culvert	500 s.f.	\$ 10.00/s.f.	\$5,000.00	
d. Lighting	14	\$3000/ea	\$42,000.00	
e. Signature Edge Treatment	1,500 l.f.	\$10/l.f.	\$15,000.00	
f. Layout & Design Fees			\$38,500.00	
Total				\$423,000.00
15. Pedestrian/Bicycle Path System				
a. Tree and Brush clearing, 20' swath	5.5 Ac.	\$ 5,700/Ac.	\$31,350.00	
b. Compact fill/cut/rough grading	5500 c.y.	\$ 7.20/c.y.	\$40,000.00	
c. Asphalt paving	4100 l.f.	\$25.00/l.f.	\$102,500.00	
d. Seeding: 20' wide mown swath	22,500 s.y.	\$ 5/s.y.	\$112,500.00	
e. Lighting/conduit & transformer	40	\$3,000/ea	\$120,000.00	
f. Bridges	2	\$15,000/ea.	\$30,000.00	
g. Signature Edge Treatment	500 l.f.	\$10/l.f.	\$5,000.00	
h. Layout & Design Fees			\$30,000.00	
Total				\$471,350.00
SUBTOTAL				\$4,552,800.00
15% Contingency				\$682,920.00
PROJECT TOTAL				\$5,235,720.00

Turf Care				Trees and Shrubs				Flowerbed/Plantings			
Task	Unit	Time		Task	Unit	Time		Task	Unit	Time	
		Man Hours	Minutes			Man Hours	Minutes			Man Hours	Minutes
Mowing 1 acre, flat medium terrain at medium speed				Planting trees				Flowerbed Preparation			
18" walking	1 acre	3.0	180.0	Plant tree 5-8 ft. ht.	each tree	.45	27.0	Cultivating combined shrubbery and flowerbed	100 sq. ft.	.9	54.0
20" walking	1 acre	2.5	150.0	Plant tree 5-8 ft. ht. (include watering)	each tree	.70	42.0	Spring bed preparation	1,000 sq. ft.	3.3	198.0
24" walking	1 acre	2.2	132.0	Plant tree 2-2 1/2" dia.	each tree	1.0	60.0				
30" walking	1 acre	2.0	120.0	Plant tree 2-2 1/2" dia. (include watering)	each tree	1.30	78.0	Planting			
36" riding	1 acre	1.0	60.0	Planting tree by tree spade	each tree	4.0	240.0	Annuals from a flat	each flat	.17	10.2
48" riding	1 acre	.6	36.0	Planting tree by bare root planting	each tree	1.5	90.0	Annuals from a flat	1,000 sq. ft.	.10	6.0
58/60" (5') riding	1 acre	.5	30.0					Litter pick-up	1,000 sq. ft.	.30	18.0
72" (6') riding	1 acre	.35	21.0	Trimming trees				Weed, no mulch	1,000 sq. ft.	1.0	60.0
64" (7') gang	1 acre	.35	21.0	6" diameter				Cultivate, no mulch	1,000 sq. ft.	.83	49.8
134" (12') gang	1 acre	.16	9.6	by hand	each tree	.5	30.0	Mulch	1,000 sq. ft.	.83	49.8
Bush hog	1 acre	1.25	75.0	by aerial lift truck	each tree	.4	24.0	Weed with mulch	1,000 sq. ft.	.03	1.8
				9" diameter	each tree	.8	48.0	Insect and disease inspection	1,000 sq. ft.	.30	18.0
Trim				by aerial lift truck	each tree	.8	48.0	Spray for pests	1,000 sq. ft.	.30	18.0
Gas Powered (weedster)	1000 lin. ft.	1.0	60.0	12" diameter	each tree	1.1	66.0	Fertilize, broadcast	1,000 sq. ft.	.30	18.0
Electric Trimmer	1000 lin. ft.	1.8	108.0	by hand	each tree	.8	48.0	Fall bed clean-up and preparation	1,000 sq. ft.	8.6	516.0
By Hand	1000 lin. ft.	4.2	252.0	18" diameter	each tree	1.6	96.0				
Planting Grass				by hand	each tree	1.1	66.0				
Cut and plant sod by hand (1-1/2" strips)	1000 sq. ft.	1.0	60.0	by aerial lift truck	each tree	1.1	66.0				
Cut sod by machine and plant sq. ft. blocks	1000 sq. ft.	.8	48.0	24" diameter	each tree	2.2	132.0				
Cut sod by machine and plant 1-1/2" strips (per sq. ft. of sod area)	1000 sq. ft.	.8	48.0	by hand	each tree	1.8	96.0				
Cut and plant sprigs by hand (not watered)	1000 lin. ft.	10.9	654.0	by aerial lift truck	each tree	2.2	132.0				
Stolons (sprigs) with 1 row mechanical planter	1 acre	.75	45.0	30" diameter	each tree	2.7	162.0				
Watering planted stolons	1000 lin. ft.	1.50	90.0	by hand	each tree	2.1	126.0				
Seed, by hand	1000 sq. ft.	.5	30.0	by aerial lift truck	each tree	2.1	126.0				
Overseeding, reconditioning	1 acre	.8	48.0	36" diameter	each tree	3.2	192.0				
Fertilizing and liming	1 acre	2.0	120.0	by hand	each tree	2.4	144.0				
Land Preparation	1 acre	5.3	318.0	by aerial lift truck	each tree	4.0	240.0				
				by aerial lift truck	each tree	3.4	204.0				
Lawn Watering				Reforestation							
Garden hose w/sprinkler	1,000 sq. ft.	.22	13.2	Hand planting	1 acre	6.16	369.6				
Hoseless, quick coupling plus in sprinklers	1 acre	.45	27.0	Machine planting	1 acre	.88	52.8				
50 ft. soaker hoses, plus set up	10,000 sq. ft.	.97	58.2	Seeding	1 acre	1.54	92.4				
60 ft. spray sprinkler, plus set up	10,000 sq. ft.	.90	54.0								
				Tree Removal							
Fertilize Turf				Street tree removal	each tree	12.0	720.0				
24" sifter spreader	1,000 sq. ft.	.16	9.6	Street tree stump removal	each tree	3.5	210.0				
	1 acre	7.26	435.6	Park tree removal	each tree	5.0	300.0				
Cyclone type spreader	1,000 sq. ft.	.05	3.0	Park tree stump removal	each tree	2.0	120.0				
	1 acre	2.18	130.8								
Hand push spreader 36"	1 acre	2.96	177.6	Tree Fertilization							
Tractor towed spreader 8"	1 acre	.64	38.4	Punch in soil type (10 yr. old tree)	each tree	.5	30.0				
Tractor towed spreader 12"	1 acre	.43	25.8								
Truck - whirlwind spreader	1 acre	.27	16.2	Pest Control							
Liquid fertilizer by truck	1 acre	.19	11.4	Power spray	each tree	.30	18.0				
Fertilize and lime	1 acre	2.0	120.0	Systemic in soil	each tree	.15	9.0				
Weed Control				Planting Shrubs							
Spraying herbicide w/fence line truck, tank sprayer 2 ft. wide (1" either side of fence)	1,000 sq. ft.	.45	27.0	Plant shrub individually	each shrub	.60	36.0				
Non-selective herbicides w/manual equipment, small areas	1,000 sq. ft.	.88	40.8	Plant shrub individually (include watering)	each shrub	.75	45.0				
Selective herbicides w/manual equipment	1 acre	3.0	180.0	Plant shrubs in a group	each shrub	.30	18.0				
Selective herbicides w/tractors operated equipment 20' boom	1 acre	.30	18.0	Plant shrubs in a group plus watering	each shrub	.40	24.0				
3 gallon hand pump	1,000 sq. ft.	.25	15.0								
Power rig 30" boom	1 acre	2.2	132.0	Shrub Maintenance							
Sprayer 15' wide	1 acre	.17	10.2	Prune shrubs (deciduous) mature	each shrub	.50	30.0				
				Prune shrubs (evergreen) mature	each shrub	1.0	60.0				
Aerose Turf				100 lin. ft.	100 lin. ft.	2.85	171.0				
Type of equipment unknown (Source 1)	1 acre	2.0	120.0	Hedge trimming, electric; includes clean-up	100 lin. ft.	1.50	90.0				
Coring type, self propelled 24" width (Source 2)	1 acre	5.5	330.0	Weed, till and edge shrub bed	1,000 sq. ft.	1.0	60.0				
				Rake shrub bed	1,000 sq. ft.	.85	51.0				
Leaf Removal				Spray herbicide in shrub bed	1,000 sq. ft.	.25	15.0				
Leaf and thatch removal (manual pick-up spring)	1 acre	1.67	100.2	Spray herbicide in shrub bed after mulching	1,000 sq. ft.	.50	30.0				
Leaf and thatch removal (mechanical pick up)	1 acre	1.3	78.0	Mulch shrub bed	1,000 sq. ft.	.5	30.0				
Hand rake leaves	1,000 sq. ft.	.42	25.2	Fertilize shrub bed (broadcast)	1,000 sq. ft.	.08	4.8				
Tractor operated leaf mulcher	1 acre	.9	54.0	Winter protection (burlap, snowfence for evergreens)	1 lin. ft.	.05	3.0				
25" push sweeper	1,000 sq. ft.	.08	4.8								
30" push sweeper	1,000 sq. ft.	.03	1.8								
20-24" push sweeper	1,000 sq. ft.	.16	9.6								
Caves type	1,000 sq. ft.	1.0	60.0								
Vacuum 30"	1,000 sq. ft.	.08	4.8								
Vacuum 60"	1,000 sq. ft.	.06	3.6								
Turf vacuum (towed)	1,000 sq. ft.	.02	1.2								

Park Facilities

Task	Unit	Time	
		Man Hours	Minutes
Ballfields			
Mowing-riding with E-10 mower	1 ballfield	.5	30.0
Mowing/trimming with push-behind power mower	1 ballfield	1.0	60.0
Seeding ballfield	1 ballfield	3.0	180.0
Drag infield	1 ballfield	.75	45.0
Clean fields, fans area and players areas	1 ballfield	2.0	120.0
Drag infield, line field plus rake	1 ballfield	2.0	120.0
Regrade, repair and reconstruct	1 ballfield	8.0	480.0
Benches, bleachers, check, repair and replace	1 set	24.0	1440.0
Football, soccer field, lining, general maintenance	1 field	2.5	150.0
Goal post repair, replace, install and remove	1 set	16.0	960.0
Fertilize ballfield	1 ballfield	1.0	60.0
Tennis Court/Hard Court Surfaces/Horseshoe Pits			
Tennis court, sweep, open drains, clean, vacuum	each set	4.0	240.0
Tennis court winterize/lock, unlock and remove signs and nets	each set	2.0	120.0
Tennis nets, check repairs; repair includes windscreen	each court	1.0	60.0
Tennis practice walls, check, replace, repair, repaint	each set	8.0	480.0
Recoat color surface	each court	32.0	1920.0
Lighting controls, check, replace and repair	each panel	4.0	240.0
Basketball goals and nets, check, replace and repair	each goal	1.0	60.0
Reseal basketball courts	each court	3.2	192.0
Horseshoe pits, check, replace and repair	each pit	8.0	480.0
Bandwagon; set up and take down	each	.60	36.0

Ice Rinks and Sled Hills

Task	Unit	Time	
		Man Hours	Minutes
Ice Rinks & Sled Hill Preparation			
Seal catch basins	each	3.0	180.0
Distribute and remove matting hoses and nozzles	each park	6.0	360.0
Repair dasher boards, erect, paint, dismantle, store	each park	20.0	1200.0
Repair hockey goals, distribute, retrieve, store	each park	5.0	300.0
Make ice	each park	8.0	480.0
Plow, sweep chips, resurface with hose and nozzle	1,000 sq. ft.	1.0	60.0
Sled hills, check, replace, repair	each	16.0	960.0

Swimming Pools

Task	Unit	Time	
		Man Hours	Minutes
Swimming Pool Preparation			
Paint pool and deck (epoxy paint rolled on, including scraping, priming, painting)	1,000 sq. ft.	5.0	300.0
64,000 (1.5 acre total) each		320.0	19200.0
Caulking—pool and deck	each	120.0	7200.0
Pool and deck equipment, check, replace, repair	each	140.0	8400.0
Pool and deck piping, drains, inlets, check, replace, repair	each	240.0	14400.0
Clean all interior surfaces, wash, repair, replace	each	150.0	9000.0
Check, maintain HVAC system, pool H2O heating systems	each	16.0	960.0
Pre-season filter and boiler room maintenance	each	8.0	480.0
Check and record water quality and quantity used	each	.5	30.0
Winterize pool deck and accessories	each	80.0	4800.0
Winterize pool bathhouses	each	25.0	1500.0
Winterize filter room and boiler room	each	25.0	1500.0
Pool and deck lighting check, repair, replace	each	8.0	480.0
Bathhouse interior, general repair, clean	each	40.0	2400.0
Bathhouse plumbing system, check, replace, repair	each	8.0	480.0
Bathhouse electrical system, check, replace, repair	each	4.0	240.0
Bathhouse lockers, check, repair, replace	per locker	.13	7.8
Bathhouse door and lock check, repair, replace	each	4.0	240.0

Roads/Parking Lots/Trails

Task	Unit	Time	
		Man Hours	Minutes
Road Maintenance			
Make concrete tire stop	1 stop	.9	54.0
Sweep lot	1,000 sq. yd.	.1	6.0
Paint lines in lot (size not given)	1 lot	16.0	960.0
Repair cut and fill slopes	1 acre	.9	54.0
Repair and replace drain pipes	1 mile	1.05	63.0
Clean drain pipes and culverts	1 mile	.30	18.0
Clean and repair unpaved ditches	1 mile	8.0	480.0
Clean paved flumes, gutters and inlets	1 mile	2.0	120.0
Mow ditches	1 mile	4.5	270.0
Plow snow	1 mile	3.9	234.0
Grade level	1 mile	3.9	234.0
Add gravel	1 mile	3.0	180.0
Repair bituminous road surfaces (3 laborers, 2 equip. oper.)	1 mile	18.0	1080.0
Seal bituminous and concrete pavement	1,000 sq. ft.	8.0	480.0
Resurface w/bituminous mix	1,000 sq. ft.	22.0	1320.0
Roll or plane bituminous pavements	1,000 sq. ft.	12.0	720.0
Rebuild aggregate base course	1,000 sq. ft.	88.0	5280.0
Walks			
Sweep—by hand	1,000 sq. ft.	.5	30.0
Sweep—power vacuum	1,000 sq. ft.	.15	9.0
Sweep—blower	1,000 sq. ft.	.10	6.0
Snow removal 24" power blower	1,000 sq. ft.	.10	6.0
Snow removal—by hand	1,000 sq. ft.	1.2	72.0
Maintain surface (stone chips, asphalt, concrete)	Linear foot	.25	15.0
Snow and Ice Control			
Remove snow from roadway and shoulders	mile	2.25	135.0
Remove snow from bridges	mile	.06	3.6
Erect snow fences	100 lin. ft.	1.50	90.0
Remove snow fences	100 lin. ft.	1.0	60.0
Sand or salt roadway	mile	.14	8.4
Remove ice from roadway	mile	.4	24.0
Remove snow from ditches and culverts	mile	3.0	180.0
Place or remove sand or cinder barrels	mile	.20	12.0
Paint center, lane or edge lines	mile	6.4	384.0
Paint hazard and/or guide markings	mile	.75	45.0

Picnic and Other Facilities

Task	Unit	Time	
		Man Hours	Minutes
Picnic Facilities			
Distribute/retrieve	each	.5	30.0
Paint, repair, wash	each	5.0	300.0
Park bench—check, replace, repair	each	4.0	240.0
Park bench—paint	each	1.5	90.0
Picnic grill—check and clean	each	.8	48.0
Picnic grill—repair/replace	each	4.0	240.0
Liter barrels—distribute/retrieve	each	.45	27.0
Liter barrels—cleaning	each	.08	4.8
Liter barrels—painting	each	1.0	60.0
Drinking fountains—check, repair	each	.5	30.0
Drinking fountains—winterize, turn on, turn off	each	1.5	90.0
Drinking fountain—install new fountain	each	4.0	240.0
Playgrounds (average 10,000 sq. ft.)			
Check, repair	each	2.0	120.0
Paint, stain equipment (300 sq. ft. per gallon)	per gal.	4.0	240.0
Add wood chips, sand, screening	each set	10.0	600.0
Refinish monkey bars	each set	12.0	720.0
Lagoons controls—check, repair	each	4.0	240.0
Sewage lagoon maintenance (mowing and tilling)	each	70 MH/yr.	4200.0
Machinery Maintenance			
1½ pick-up scheduled maintenance	each time	.75	45.0
Maintenance and repairs to tractor w/implements	each piece	3.5/month	210.0
Maintenance repairs to mowing equipment, hand mower	each piece	1.2/week	72.0

Buildings

Task	Unit	Time	
		Man Hours	Minutes
Buildings			
8 roof comfort station — cleaning and maintenance (2 laborers)	1 building	1.8	95.0
1 modern restroom (campground) cleaning	1 building	.75	45.0
1 campground shower building	1 building	1.25	75.0
Large double latrine/cleaning	1 building	1.0	60.0
Single latrine/cleaning	1 building	.5	30.0
Open shelter (picnic) building check	1 shelter	.25	15.0
Open shelter (picnic) cleaning	1 shelter	.50	30.0
Enclosed shelter/cleaning	1 shelter	2.75	165.0
Cabin (overnite shelter) cleaning	1 cabin	3.25	195.0
Check-in station/cleaning	1 building	1.0	60.0
Flush restrooms (350 sq. ft.)	per month	11.0	660.0
Flush restrooms with showers (476 sq. ft.)	per month	44.7	2682.0
Valut Toilet (16 sq. ft.)	per month	.7	42.0

Painting

Task	Unit	Time	
		Man Hours	Minutes
Painting			
Large double latrine	each	18.5	1170.0
Single latrine	each	9.5	570.0
Camp shower building	each	35.0	2100.0
Modern restroom	each	18.75	1050.0
Open shelter	each	16.75	1005.0
Enclosed shelter	each	41.75	2505.0
Cabins	each	43.75	2625.0
Check-in buildings	each	14.0	840.0
Spray paint (latex, water base) exterior	1,000 sq. ft. bldg.	1.0	60.0
Spray paint (airless sprayer) 11 hr./gal.) of paint	1,000 sq. ft. surface	2.0	120.0

Entomology Services

Task	Unit	Time	
		Man Hours	Minutes
Inspection:			
Inspection of buildings for wood destroying pests:			
Slab-on-grade	1,000 sq. ft.	0.50	30.0
Crawl space	1,000 sq. ft.	0.80	48.0
Full basement	1,000 sq. ft.	0.70	42.0
Inspection of buildings for household pests	1,000 sq. ft.	0.30	18.0
Inspection of stored products in warehouses	1,000 sq. ft.	0.50	30.0
Inspection for pests of ornamentals and trees	acre	0.50	30.0
Inspection for pests of grassed areas	acre	0.25	15.0
Inspection for rats and mice	1,000 sq. ft.	0.20	12.0
Inspection for field rodents control	acre	0.33	19.8
Control Procedures:			
<i>Treatment of buildings for control of wood destroying pests:</i>			
Slab-on-grade	1,000 sq. ft.	18.00	1080.0
Crawl space	1,000 sq. ft.	16.00	960.0
Full basement	1,000 sq. ft.	20.00	1200.0
<i>Control Procedures:</i>			
<i>Treatment of buildings for household pests:</i>			
Dry storage buildings	1,000 sq. ft.	0.50	30.0
Residential buildings	1,000 sq. ft.	0.80	48.0
<i>Treatment of warehouse for stored products pests:</i>			
Aerosol	1,000 sq. ft.	0.10	6.0
Residual	1,000 sq. ft.	0.33	19.8
<i>Treatment of ornamentals and trees for insect pests</i>			
Treatment of grassed areas for insect pests	acre	0.80	48.0
Larviciding for mosquito control	acre	1.50	90.0
Area adulticiding	acre	0.50	30.0
Fumigation of supplies and equipment	1,000 sq. ft.	0.10	6.0
Rodent control in buildings	1,000 sq. ft.	0.33	19.8
Control of field rodents	acre	0.80	48.0

Miscellaneous

Task	Unit	Time	
		Man Hours	Minutes
Controlled Burning (Large Areas)			
Grasslands	100 acres	6.4	384.0
Woodlands, level terrain	100 acres	1.84	110.4
Woodlands, rolling terrain	100 acres	6.4	384.0
Drainage Channels			
Clean flowline, average of 33 cu. yds./mi.	mile	39.0	2340.0
Repair erosion, average 50 cu. yds./mi. (excavate load, spread, and roll average less than 1 ft. depth)	mile	9.64	578.4
Firebreaks, Maintaining			
Grass and low brush	mile	1.28	76.8
Woodland and tall brush	mile	2.56	153.6
Wildlife Management			
Aquatic weed control	acre	6.4	384.0
Clearing and seeding food plots	acre	3.2	192.0
Fertilizing fish ponds	acre	.8	48.0

FRANKLIN PASTURES REGULATORY IMPACT ANALYSIS
Prepared for
Skinner and Lamb Associates, Inc.

The following report is a brief review of the regulatory involvement to be expected with regard to the further development of the Franklin Pastures site. Based on a preliminary review of the project site and the associated site plan prepared by Aerial Survey & Photo, Inc. of Norridgewock Maine, the following environmental regulations are anticipated to be applicable to the proposed projects at Franklin Pastures.

1. **SITE LOCATION OF DEVELOPMENT ACT**, Title 38 M.R.S.A. Sections 481-490
Maine Department of Environmental Protection (Bureau of Land Quality Control)
Effective Date: January 1, 1970
2. **NATURAL RESOURCE PROTECTION ACT**, Title 38 M.R.S.A. Sections 480 A-S
Maine Department of Environmental Protection (Bureau of Water Quality Control)
Effective Date: August 4, 1988, Revised September 30, 1989
3. **NATURAL RESOURCE PROTECTION ACT PERMIT BY RULE STANDARDS**
Department of Environmental Protection Reg. Chapter 305
Effective Date: February 15, 1989
4. **MANDATORY SHORELAND ZONING**, Title 38 M.R.S.A. Section 435
Maine State Planning Office
Effective Date: January 1, 1989
5. **SECTION 404 OF THE CLEAN WATER ACT**
U.S. Army Corps of Engineers
Effective Date: 1972 revised in 1975

1. SITE LOCATION OF DEVELOPMENT ACT

The Site Location of Development Act was passed so that the state would have the opportunity to review projects that were anticipated to have a "significant impact" on the environment and the existing infrastructure at the project location. In order for the state to have authority for the review, the anticipated impacts must exceed the threshold criteria set forth in the legislation. The threshold criteria that pertain to this project are as follows;

*Under the definition of a structure the law indicates that " a building or buildings on a single parcel constructed or erected with a fixed location on or in the ground or attached to something on or in the ground which occupies a ground area in excess of 60,000 square feet or contains a total floor area of 100,000 square feet or more; or

"if the total area to be disturbed and not revegetated, including parking lots, roads, paved areas, wharves and all buildings exceeds a

total of three acres on the site". This criteria is a sum total of everything on the contiguous parcel. In the event that every project up until this point is below the threshold criteria and the next project would exceed the limit, a Site Location of Development Application would be required prior to the start of the project that exceeds the threshold.

During preliminary communications with the client it was indicated that the City of Lewiston petitioned the state for "Municipal Review of Development" under Title 38, Section 489.

In order for a municipality to qualify for the power to conduct their own review of projects they must meet the following criteria;

- they must have their own planning board,
- they must have a comprehensive plan consistent with Title 30-A, Chapter 187, whose standards and objectives have been determined by the department to be at least as stringent as Title 38, Section 484,
- they must have established subdivision regulations,
- they must have adopted site plan regulations in its unified development ordinance which have criteria which have been determined by the Department to be at least as stringent as Title 38, Section 484,
- they have professional planning staff which advises the planning board on project review,
- the planning board has procedures for public hearing notification including notice to the Department upon receipt of an application, notice of issuance of or denial of a permit stating the reasons therefor; public notice of the application and hearings and hearing procedures,
- they have provisions for appeal of aggrieved parties,
- they have submitted a registration form provided by the Department demonstrating compliance with Title 38, Section 489-A, Paragraph 7.

In addition, the size of the projects that the municipality has the power to review, if they meet all of the above criteria, must fall within the following range:

- *Subdivisions that are more than 20 acres but less than 100 acres;
- *Structures which occupy a total ground area in excess of 60,000 square feet but less than 100,000 square feet;
- *Structures which occupy a total floor area of 100,000 square feet but less than 150,000 square feet of floor area;
- *Projects that disturb and not revegetate greater than three acres but less than seven acres.

In summary, the Franklin Pastures project will fall under the criteria for the requirement of a Site Location of Development Application if it is determined that;

- the sum total of all of the parking areas, walkways, buildings etc. (all area disturbed and not revegetated) is greater than seven acres,

-the total footprint area of all buildings is greater than 100,000 square feet,

-the total floor area of all buildings is greater than 150,000 square feet.

Based on a preliminary review of the existing facilities it is anticipated that a Site Location of Development Application is required based on the existing facilities and ongoing projects. If an application has already been filed then an amendment for new projects can be added to the existing application.

2. NATURAL RESOURCE PROTECTION ACT

The NRPA was passed in August of 1988 for the protection of "resources of state significance" including rivers, streams, great ponds, fragile mountain areas, freshwater wetlands, significant wildlife habitat, coastal wetlands and coastal sand dunes.

The NRPA states that "any activity proposed in or over a protected resource requires a permit. Or any activity proposed on land adjacent to any freshwater or coastal wetland, great pond, river, stream or brook and operate in such a manner that material or soil may be washed into them".

The two areas of concern with regard to the Franklin Pastures project will be rivers, streams or brooks and freshwater wetlands. The NRPA definitions of these resources are as follows;

River, stream or brook "River, stream or brook" means a channel between defined banks including the floodway and associated flood plain wetlands where the channel is created by the action of the surface water and characterized by the lack of upland vegetation or presence of aquatic vegetation and by the presence of a bed devoid of top soil containing water-borne deposits on exposed soil, parent material or bedrock.

Freshwater wetlands freshwater swamps marshes bogs and similar areas which are:

- A. Of 10 or more contiguous acres, or of less than 10 contiguous acres and adjacent to a surface water body, excluding any river, stream or brook, such that in a natural state, the combined surface area is in excess of 10 acres;
- B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and
- C. Not considered part of a great pond, coastal wetland, river, stream or brook.

These areas may contain small stream channels or inclusions of land that do not conform to the criteria of this subsection.

3. NATURAL RESOURCE PROTECTION ACT PERMIT BY RULE STANDARDS

In January of 1989 the Board of Environmental Protection passed "Permit by Rule" standards for projects and activities that may take place in or adjacent to wetlands and water bodies that can be carried out with minimum impact if conducted in compliance with accepted standards. There are ten activities noted in the permit by rule standards that can be carried out adjacent to wetlands if the specified standards are met.

The permit by rule activity permitted that will effect this project is the "disturbance of soil material adjacent to a wetland or waterbody".

In summary, the permit by rule criteria states that you can do work adjacent to wetlands (without a Natural Resource Protection Act Application) if you maintain a sufficient buffer strip of undisturbed vegetation. The formula that determines the width of the buffer strip is as follows:

Distance in feet (horizontal) = $25 + (2 \times \text{Ave. Slope } \%)$

All slopes greater than 35 % require a minimum 100 foot undisturbed strip.

4. MANDATORY SHORELAND ZONING

Prior to 1985 the State Planning Office had responsibility for the Mandatory Shoreland Zoning in the state. In 1985 the responsibility was transferred to the Department of Environmental Protection.

The role of the state in shoreland zoning is to provide guidance and technical assistance to the towns, while it is the towns responsibility to administer and enforce their own shoreland zoning ordinance.

In general the state has set criteria for "mandatory shoreland zoning" which mandates that towns adopt protective regulations for the area (zone) within 250 feet horizontal distance from the normal high water mark of any pond, river or salt water body.

There are specifications for activities that can and cannot take place in the shoreland zone. For example, no subsurface disposal system can be installed within 100 feet of the normal high water mark, no structure can be erected within 75 feet of normal high water mark, only 40 % of the tree cover can be removed, etc.

Recently the state has come out with a draft of more restrictive regulation with regard to the shoreland zone. In the draft, the edge of a freshwater wetland is included in the definition of shoreland. This regulation is still being revised at the state level. Also, the regulations have to be adopted by the municipality before they are in effect.

5. SECTION 404 OF THE CLEAN WATER ACT

Section 404 of the Clean Water Act gives the power for regulating any activity that impacts the navigable waters of the United States, including

wetlands, to the U.S. Army Corps of Engineers.

This regulation comes into play when there is any activity that will require any dredging or filling below the normal high water mark of any navigable water, freshwater wetland or coastal wetland.

There are 26 "Nationwide Permits" that are similar to the "permit by rule" activities in the state of Maine under the Natural Resource Protection Act. These Nationwide Permits allow certain activities that are presumed to have minimal impact on the resource. There is a Nationwide Permit that allows the filling of up to one acre of freshwater wetlands below normal high water mark. This activity still requires an application to the Army Corps that basically is a notification of filling. However, if the COE decide that the project is anticipated to have a significant impact a more extensive review can be requested.

SUMMARY

This report is intended to provide guidance for planning purposes, it is not a legal document. The regulatory environment is a dynamic one. Because the laws are constantly changing, it is essential that each project be evaluated for regulatory impacts within a reasonable time period prior to the anticipated construction date.

FRANKLIN PASTURES

LEWISTON HIGH SCHOOL QUESTIONNAIRE

RESULTS

Based on Responses of 170 Students

1. Which of the following facilities do you use?

Multi Purpose Center	14
Parking Lots	135
Path/Short Cuts	61
Baseball Fields	30
Wild, hilly area behind the school	14
Playground	3
Track	34
Soccer Field	35
Horsheshoe Pits	1
Tennis Courts	63

2. Would you prefer the wild, unimproved area behind the school to remain wild?

Yes	51
No	106

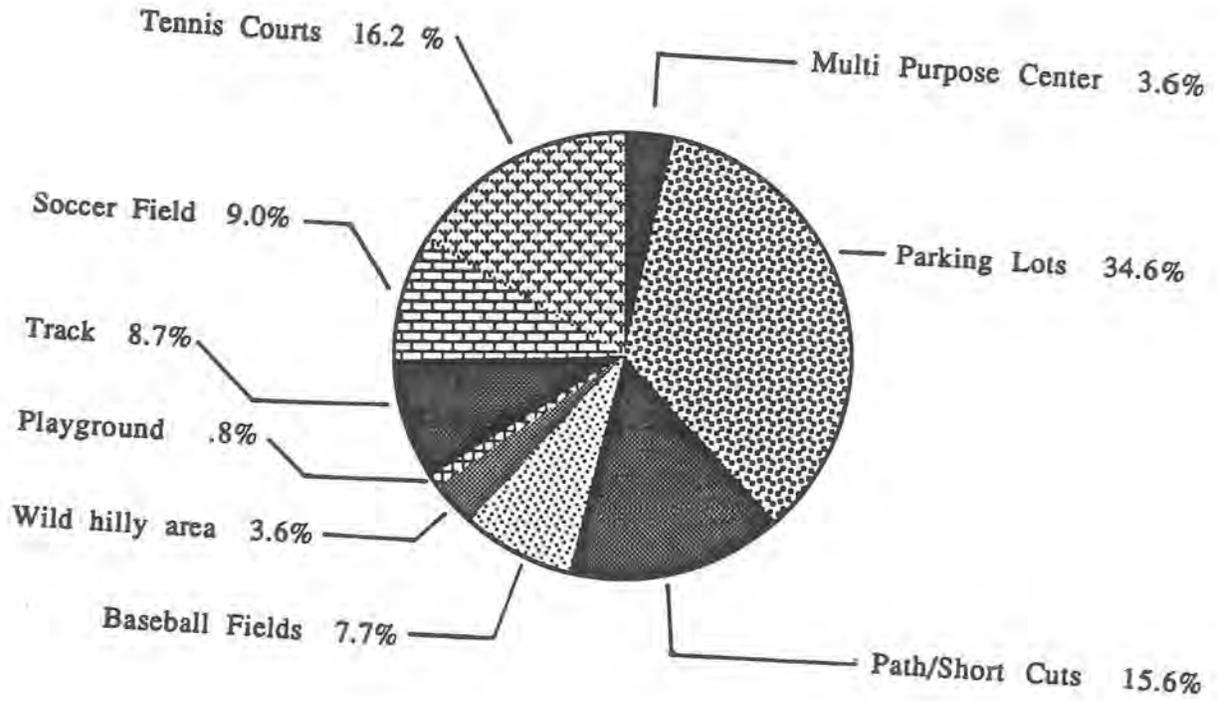
3. How would you rate the outdoor athletic fields at Lewiston High School?

Good	8
Average	92
Poor	65

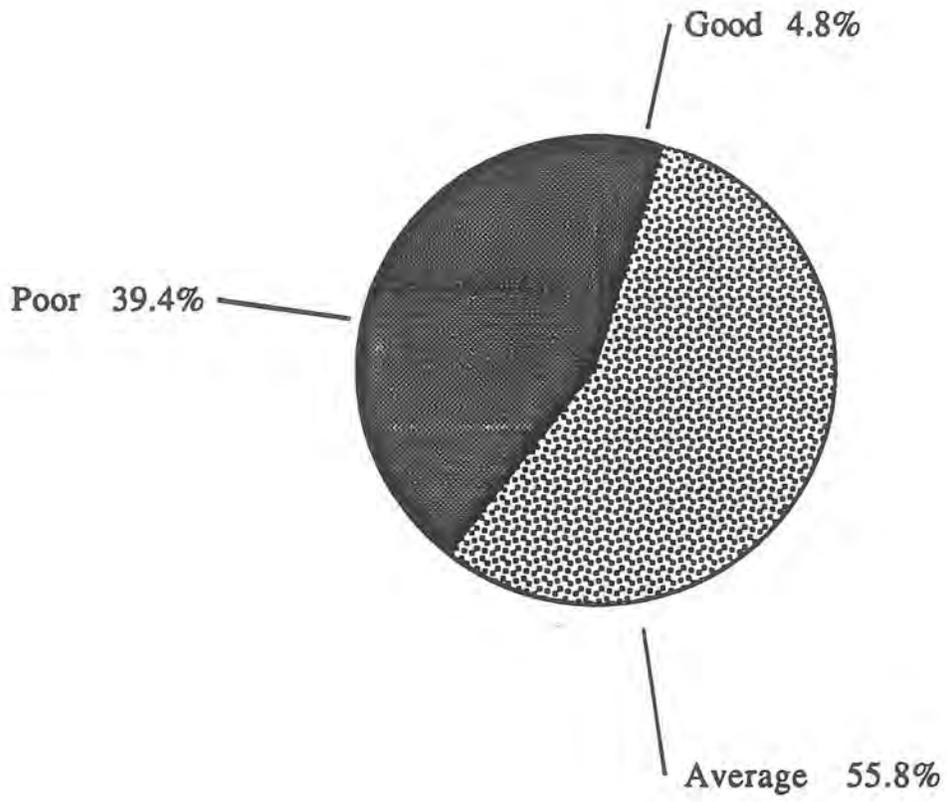
4. Rate the following potential uses for Franklin Pasture from 1 to 10.

POTENTIAL USES	1 =	2	3	4	5	6	7	8	9	10 =
	WORST									BEST
Track & Field Facilities	20	8	7	7	33	10	14	11	11	37
More Soccer Fields	30	12	16	12	31	11	14	12	2	20
More Baseball Fields	30	13	9	19	31	12	13	6	8	16
A Forest with Trails	37	7	14	8	28	7	8	13	9	23
Swimming Pool	20	8	6	5	12	4	11	19	7	67
More Auto Parking	23	7	5	5	14	7	10	11	12	64
Flower/Vegetable Gardens	73	17	8	6	24	4	3	1	8	10
New, Wood Playground	66	15	20	7	13	4	3	7	5	12
X-Country Ski Trails	30	9	11	9	32	15	6	14	6	26
Picnic Areas	41	9	9	10	26	5	14	8	11	28
Festival Grounds	34	9	10	6	30	10	9	16	11	24
Open, Grassy Fields	37	10	23	7	27	7	11	4	7	21
Auditorium	26	6	10	9	18	10	8	13	10	49
Municipal Snow Dump	96	12	9	4	11	1	6	4	2	6
Formal, city park	42	9	7	8	28	10	9	15	6	24
Left the way it is	72	10	6	4	21	6	3	4	5	14
Imprvd Prkng (write-in)					1			1		2
B-Ball Courts (write-in)					1					1

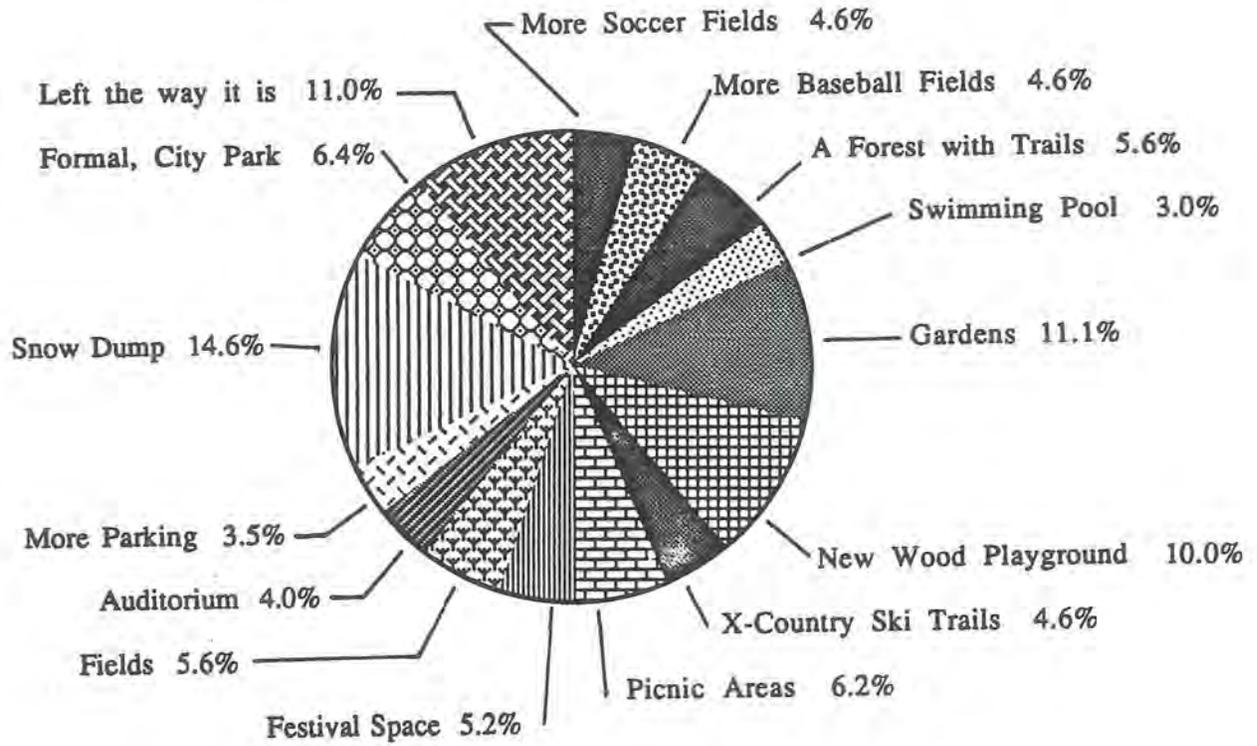
#1 - WHICH FACILITIES DO YOU USE?



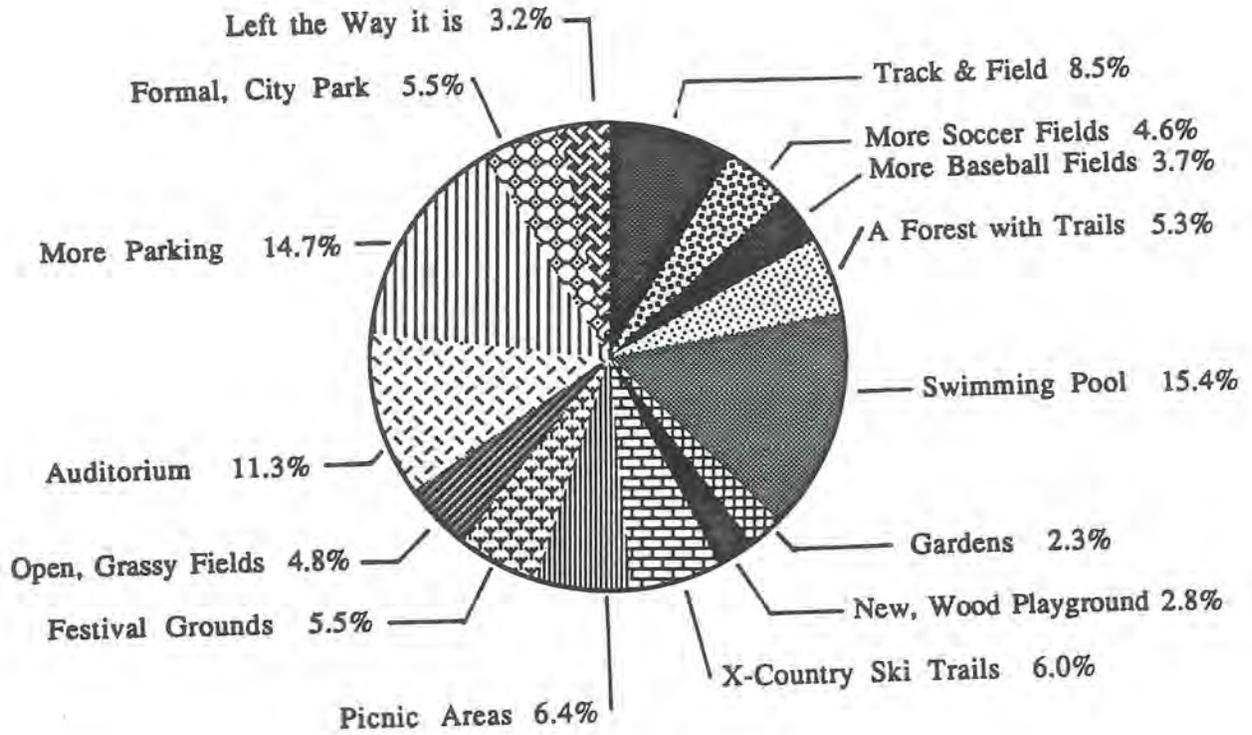
#3 - LHS ATHLETIC FIELDS RATING



#4 - WORST Potential Uses Rating



#4 - BEST Potential Uses Rating



The State Comprehensive Outdoor Recreation Plan (SCORP) was published by the Department of Conservation, Bureau of Parks & Recreation, in 1988. The study rated Maine communities according to their recreational needs. What follows is Lewiston's ranking compared with other communities statewide. Note: to be ranked 1st out of 116 communities is to be ranked the best.

- **Municipal parks/Boat sites/Historic sites**

Lewiston is ranked 107th out of 116 communities. Lewiston has 2.52 acres per 1,000 citizens. The median acreage for Maine communities with populations over 10,000 is 13.84 acres per 1,000 citizens.

- **Baseball Fields/Little League Fields**

Lewiston is ranked 113th out of 113 communities. Based on the nationally accepted standard of 1 field per 6,000 citizens, Lewiston should have 7 fields. The city had 5 fields at the time of the SCORP study.

- **Softball Fields**

Lewiston is ranked 78th out of 91 communities. The nationally accepted standard for number of softball fields is 1 per 3,000 residents. Lewiston should have 13 fields - the city had 10 fields at the time of the SCORP study.

- **Soccer & Multi-Purpose Fields**

Lewiston is ranked 84th out of 92 communities. While there is no accepted national standard for number of soccer fields, the state set a reasonable standard as 1 per 4,500 residents. Lewiston should have 9 fields - there were 8 fields existing at the time of the study.

- **Outdoor Basketball Courts**

Lewiston is ranked 65th out of 95 communities. The nationally accepted standard for number of courts is 1 per 2,000 residents. Lewiston should then have 20 courts - the city had 14 courts at the time of the SCORP study. The study didn't include

indoor courts in the count, as there are not always available.

- **Outdoor Tennis Courts**

Lewiston is ranked 52nd out of 93 communities. The nationally accepted standard for number of courts is 1 per 2,000 residents. Lewiston needs to have 20 courts - the city exceeded the standard with 21 courts at the time of the SCORP study. The study didn't include indoor courts in the count, as there are not always available.

- **Recreation Halls**

Lewiston is ranked 40th out of 40 communities. Only 40 of the 116 communities surveyed had recreation centers. The nationally accepted standard for number of halls is 1 per municipality - Lewiston met that requirement with the Multi-Purpose Center.

- **Playgrounds**

Lewiston is ranked 89th out of 113 communities. The nationally accepted standard for number of playgrounds is 1 per 2,000 residents. Lewiston should have 20 playgrounds - at the time of the study, Lewiston had 15.

- **Picnic Tables**

Lewiston is was not ranked in this category. The nationally accepted standard for number of picnic tables is 2 per 1,000 residents. Lewiston should have 80 picnic tables available to her citizens.

- **Swimming Pools**

Only 38 out of 116 communities reported having swim pool facilities available to their citizens. The nationally accepted standard for number of swimming pools is 1 pool or beach per 15,000 residents. Lewiston was ranked 18th out of 38, with 996 s.f of swimming or wading pools per 1,000 residents available to the citizenry.

- **Nature Study**

Lewiston is not ranked in this category, although Thorncraig Sanctuary fits the description of this

facility. The nationally accepted standard is 1 nature area per municipality.



- **Exercise Trails**

Lewiston is ranked 17th out of the 17 communities which have exercise trails. The state's standard for walking/jogging paths is one system per municipality. Lewiston was rated last because the length of the trail was shorter than other communities' when compared with total population (one mile for 39,900 residents compared with 1 mile for 10,150 residents in Lisbon.).

- **Recreational Bike Routes**

- **Commuter Bike Routes**

Lewiston has none of these and there is no national standard listed in the SCORP study. 16 out of 113 Maine communities reported having dedicated bike routes. 5 of the communities had populations greater than 10,000.

- **Cross-Country Ski Trails**

Lewiston is not ranked in this category. The nationally accepted standard for cross country ski trails is one system or area per municipality.

Snow & Sled Play Areas

Lewiston is not ranked in this category. The nationally accepted standard is one snow/sled area per municipality.

- **Outdoor skating**

Lewiston is ranked 40th out of 60 communities. The nationally accepted standard for skating areas is 1 per 5,000 residents. Lewiston had 2,222 s.f. of skating area per 1,000 residents at the time of the study. The median for Maine communities with over 10,000 in population was 2670 s.f. per 1,000 residents.

Contact the Maine Department of Conservation, Bureau of Parks and Recreation for further information.

SKINNER & LAMBE, INC.



LANDSCAPE ARCHITECTS & ENVIRONMENTAL PLANNERS

47 MIDDLE STREET P.O. BOX 15188
PORTLAND, MAINE 04101
PHONE 871-6661 FAX 776-3556