

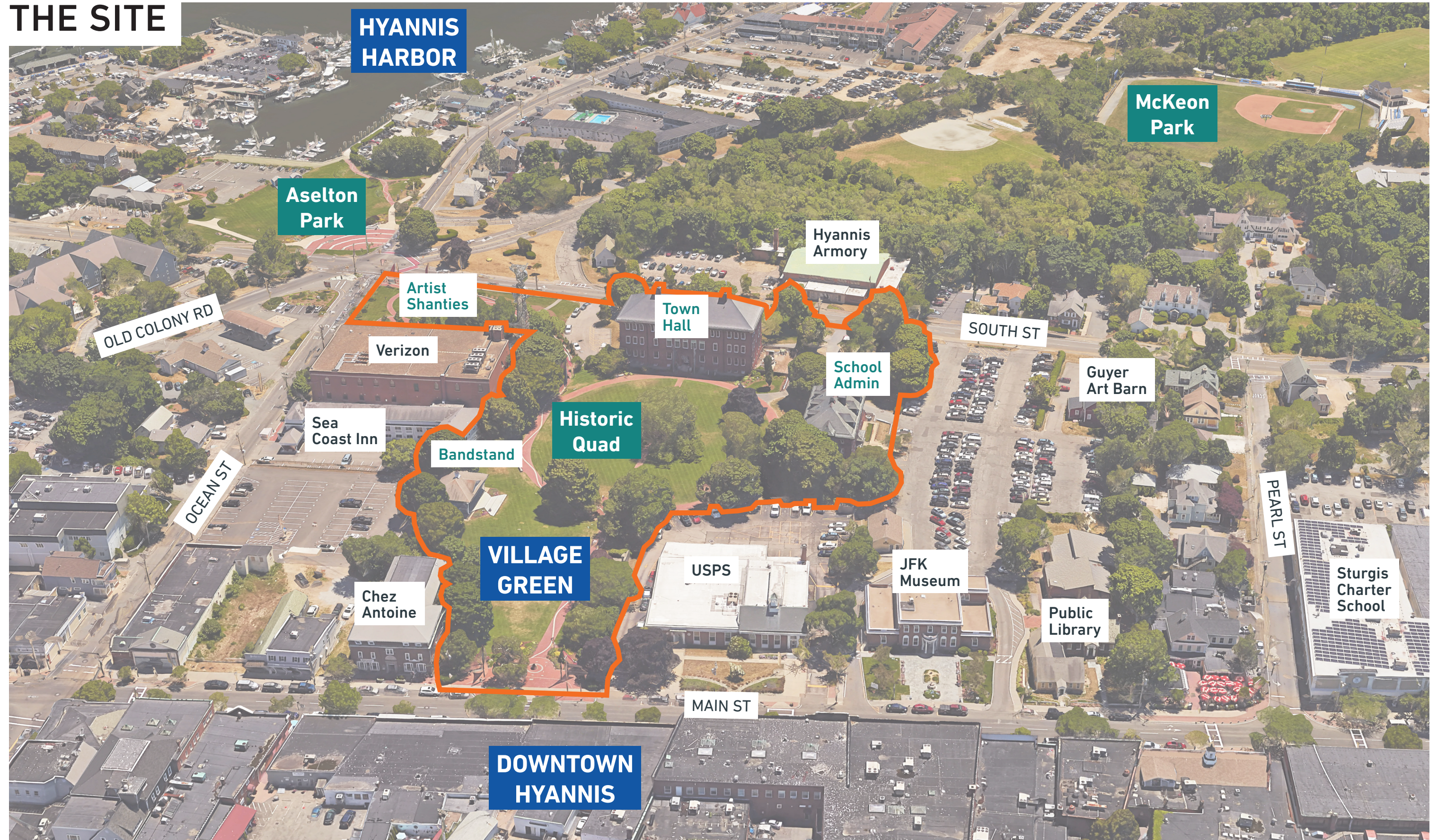
CONCEPT PLAN HYANNIS VILLAGE GREEN

HYANNIS, MASSACHUSETTS
12.21.2023

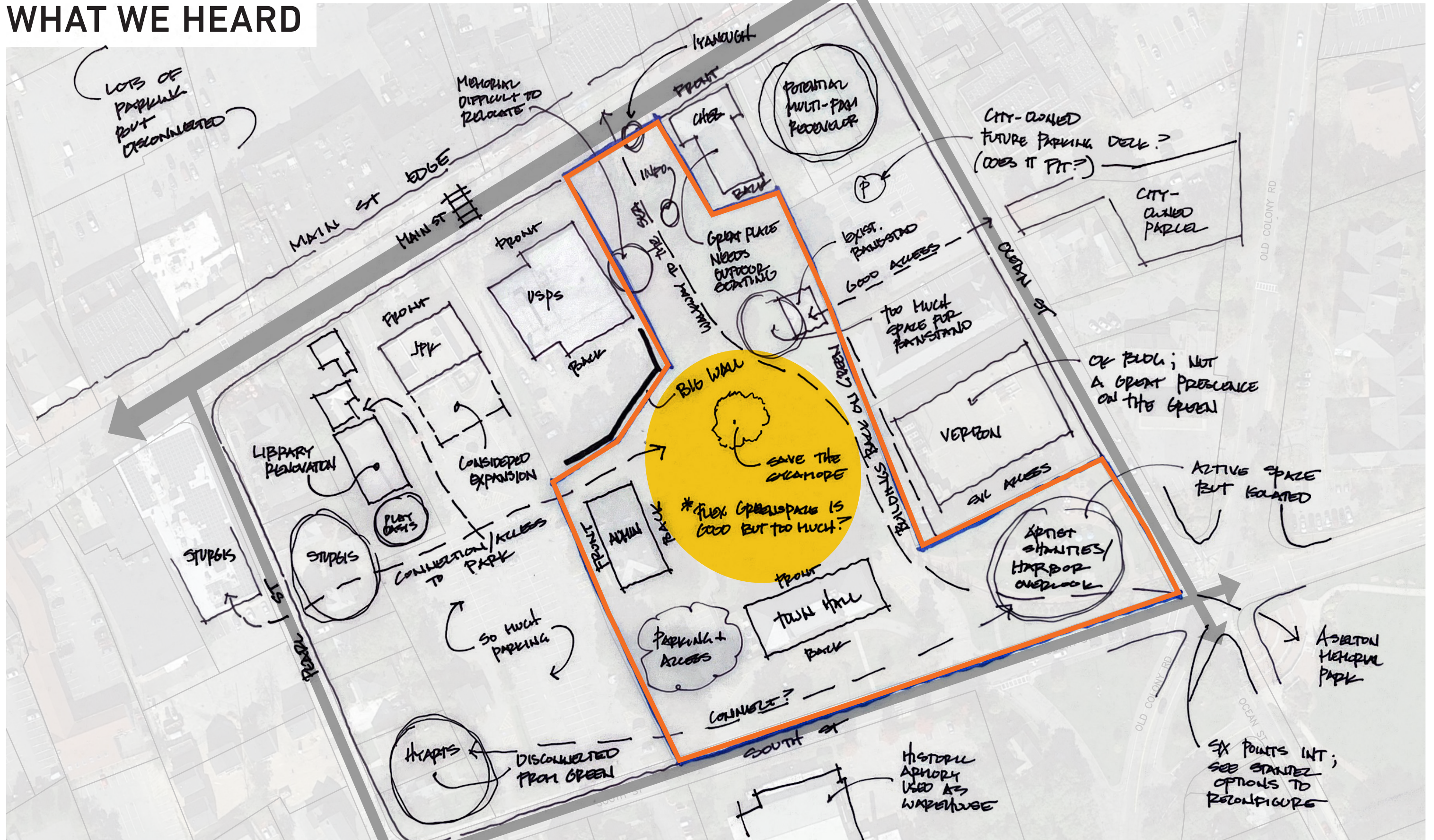
TOOLE
DESIGN



THE SITE



WHAT WE HEARD



KEY THEMES

Activate it throughout the day, year-round

Create uses for residents and visitors of all ages

Keep use of the space flexible

Provide better access: physical and views

Make it feel like a part of Downtown

Reinforce the relationship to the harbor (water)

Tell the story of the town and site's history

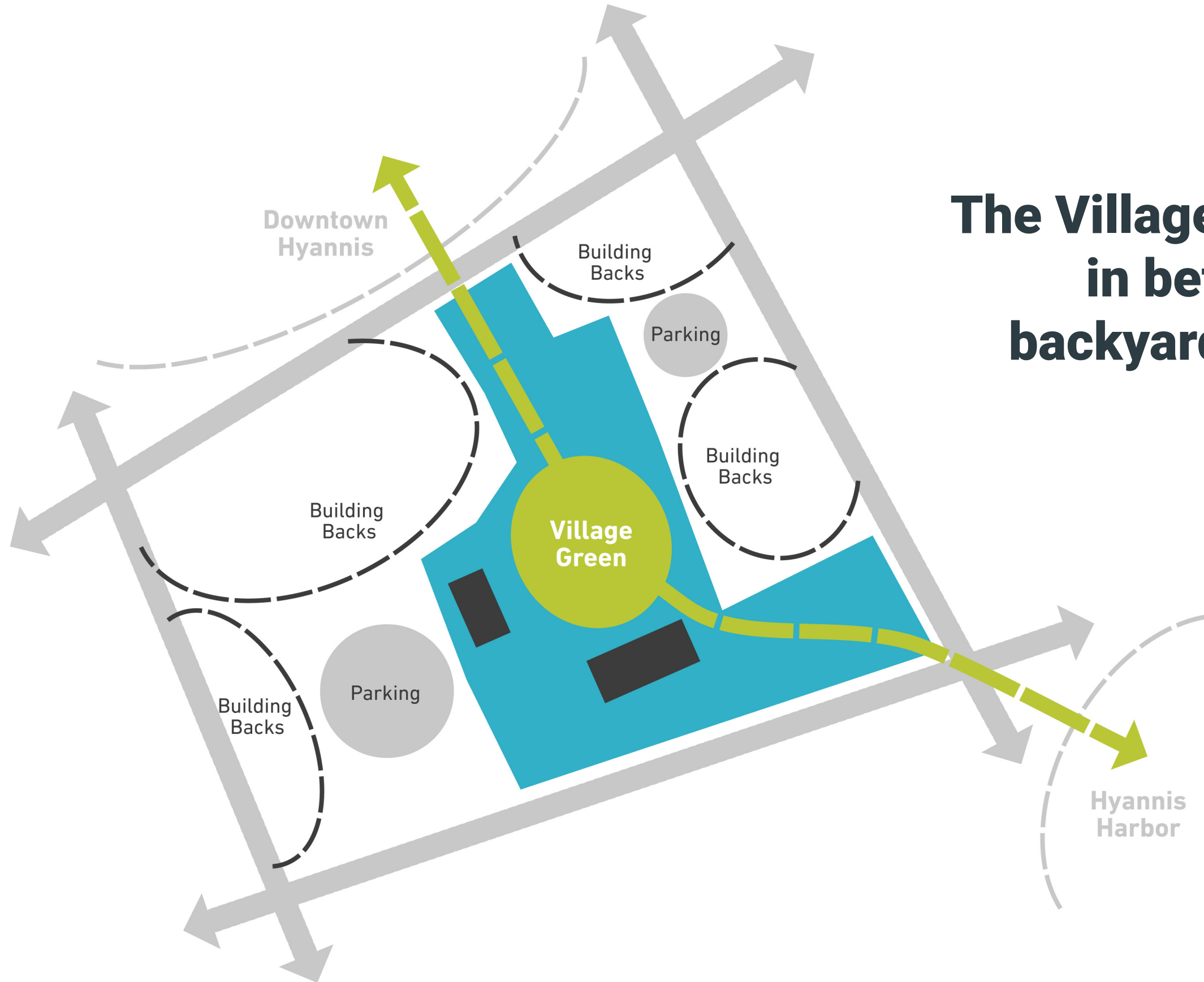
Preserve this as a space for nature

Create opportunities for the arts (all types)

Make it a safe place

It's about connecting
people with the place.

THE VILLAGE GREEN



The Village Green is somewhere in between. It's more like a backyard than a central space for everyday activity.

FIX THE RELATIONSHIP



Our strategy is to create new connections that will make the park more accessible, organize new features, and improve the site's relationship with its surroundings.

FOUR TYPES OF ACTIVITY

Special
(Big) Events



Small
Gatherings



Places
to Linger



Pass-through
to Other Places



Active Uses



Passive Uses

KEY PROGRAM ELEMENTS

Flexible green lawn

Scalable performance spaces

Cafe seating (spaces for working outside)

Play spaces for children

Gardens (spaces to interact with nature)

Water features (active or passive)

Opportunities for artist & public art

Outdoor teaching spaces

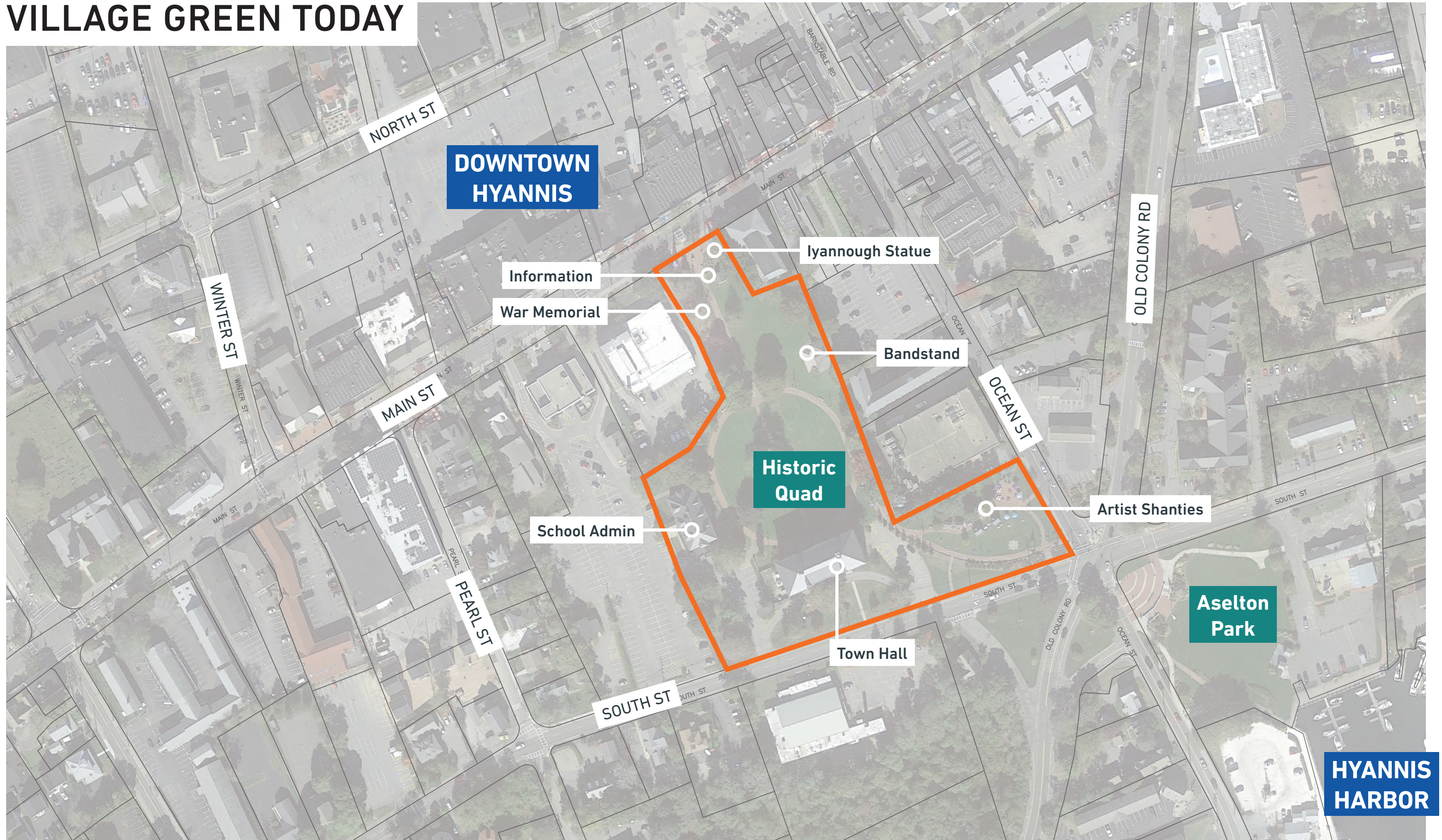
Existing monuments & memorials

Parking



CONCEPT PLAN

VILLAGE GREEN TODAY

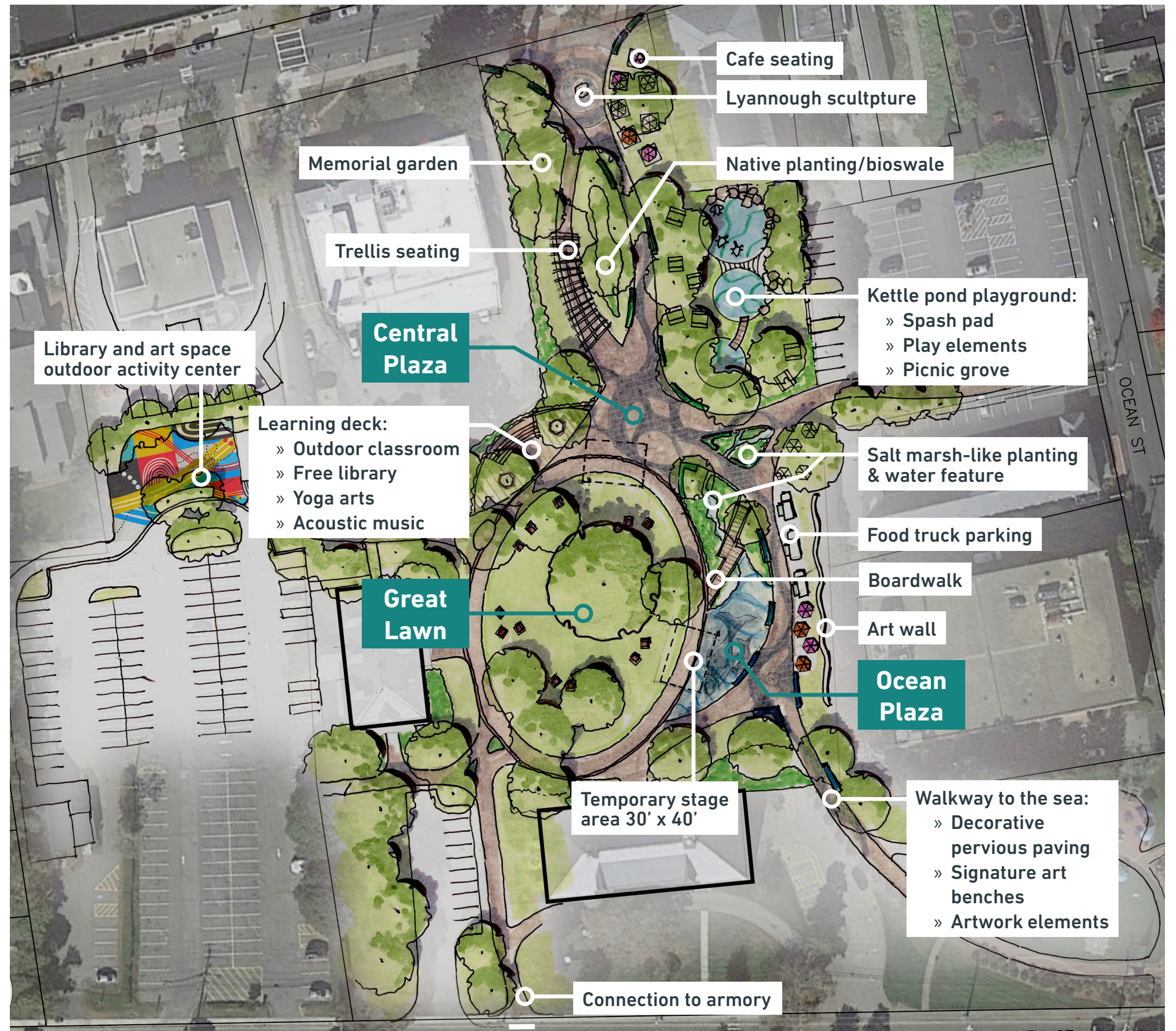


FUTURE VILLAGE GREEN



CONCEPT PLAN

The concept plan incorporates use-area components and activation options. The principal organizing structure of the plan relies on connections (both physical and visual), north-south from Main Street to the Artist's Shanties and Harbor, as well as east-west to the Hyannis Public Library and John F. Kennedy Hyannis Museum and to Ocean Street. Preserving a central green area, from both a use and historical perspective, was also a major consideration. The Concept Plan is intended to accommodate large gatherings and outdoor events and small spaces for one or two person and small group use. As an alternative to the permanent bandstand structure, areas for large temporary stages are shown to accommodate major musical events. 'Play' is also a fundamental element integrated throughout the plan including a children's playground area, playful art and educational elements, and water features, and passive enjoyment such as swings under the trellis structure. Lighting and sound could also be incorporated into the spaces as an additional placemaking feature.



CONCEPT PLAN

The environment and marine ecology of the Hyannis area is central to the sense of place and what makes Cape Cod special. Building on this character element the concept plan incorporates the ecosystem of the Cape Cod area as a metaphor and an organizing principal of the Village Green Concept Design. Utilizing the natural topography of the Village Green site, the plan designates areas to represent the Terrestrial, Freshwater, Estuary, and Marine ecosystem zones. This concept presents opportunities to incorporate green infrastructure and water elements, appropriate native plantings, art components and educational opportunities throughout the Green.



SPLASH PAD & NATURE PARK

A MULTI-USE PARK THAT INCORPORATES NATURAL ELEMENTS INTO ALL-AGES PLACE SPACE, WITH A SEASONAL SPLASH PAD AND GROVES OF OUTDOOR SEATING.



CONCEPTUAL IMAGE FOR ILLUSTRATION PURPOSES ONLY

SPLASH PAD & NATURE PARK

NATURALLY LANDSCAPED PLAY AREA



POLLINATOR GARDENS



COMBINED GARDENS & PLAY SPACES



SPLASH PAD



CLIMBING PLAY FEATURES



ALL AGES PLAY SPACE



NATURAL MATERIALS AND FEATURES

FOOD TRUCK AREA

PROGRAMMING SPACE FOR FESTIVALS, FOOD TRUCKS, AND SEASONAL EVENTS ALONG THE WALKWAY TO THE SEA.



CONCEPTUAL IMAGE FOR ILLUSTRATION PURPOSES ONLY

FOOD TRUCK AREA

WALKWAY TO THE SEA PAVING



PERMEABLE PLAZA PAVING



FOOD TRUCK AREA



WALKWAY TO THE SEA GREEN INFRASTRUCTURE



BOARDWALK AND NATURAL PLANTINGS



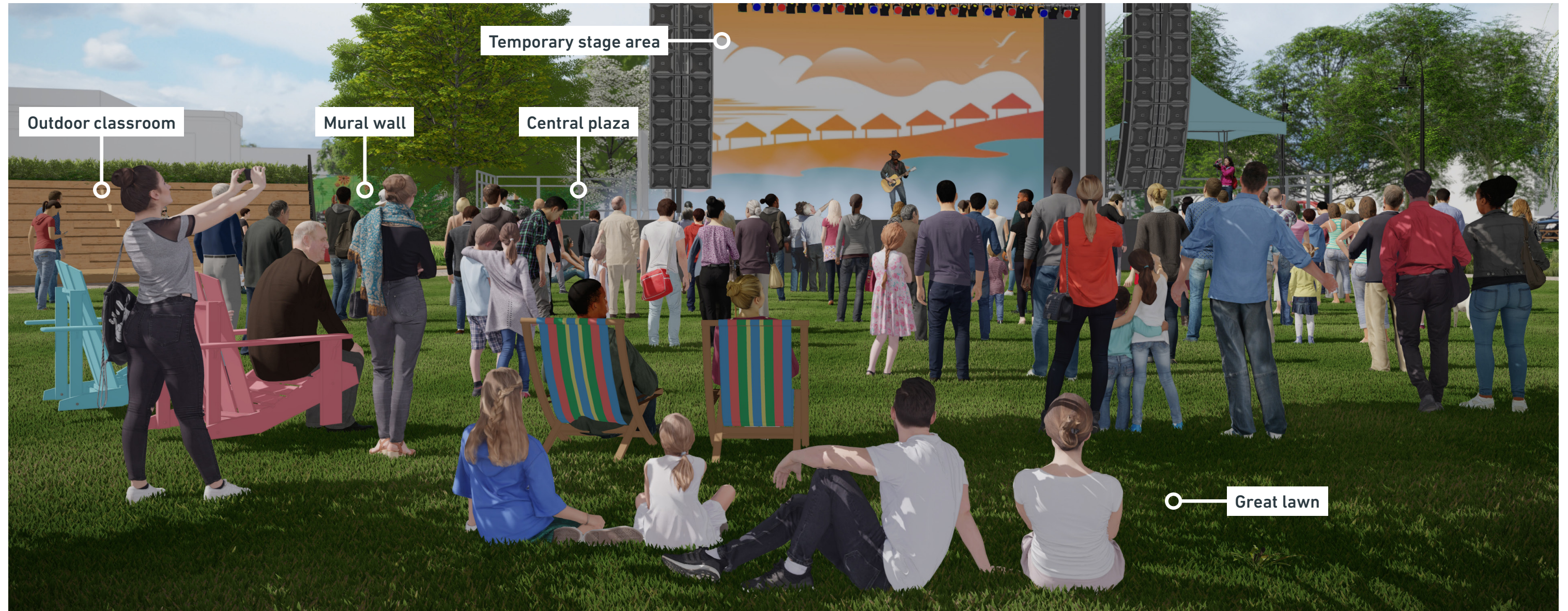
ARTIST SEATING



SIGNATURE ART BENCH

GREAT LAWN

AN INVITING GREAT LAWN FOR INFORMAL AND FORMAL USE THAT IS ONE OF MANY ELEMENTS IN THE VILLAGE GREEN.



CONCEPTUAL IMAGE FOR ILLUSTRATION PURPOSES ONLY

GREAT LAWN

ALL-SIZES TEMPORARY PERFORMANCE AREA



PERFORMANCE-READY LAWN SPACE



ARTS WALL



ARTIST SHANTIES



ALL-SEASONS PROGRAMMING



"PORCH SWING" AT ENTERANCE

LEARNING DECK

A LEARNING DECK WITH AMPHITHEATER SEATING, ART WALL BACKDROP, AND SPACE FOR A RANGE OF COMMUNITY EVENTS AND ACTIVITIES.



CONCEPTUAL IMAGE FOR ILLUSTRATION PURPOSES ONLY

LEARNING DECK

A LEARNING DECK WITH AMPHITHEATER SEATING, ART WALL BACKDROP, AND SPACE FOR A RANGE OF COMMUNITY EVENTS AND ACTIVITIES.



CONCEPTUAL IMAGE FOR ILLUSTRATION PURPOSES ONLY

LEARNING DECK

OUTDOOR CLASSROOM WITH AMPITHEATER SEATING



SCULPTURAL WALL SEATING



MURAL WALL



MULTI-USE LEARNING DECK



COLORFUL, COMFORTABLE SEATING



FUN, MOVEABLE SEATING

IMPLEMENTATION

HYANNIS VILLAGE GREEN IMPLEMENTATION & PHASING STRATEGY

Developing a phasing strategy is an important step in managing a large public project. Understanding the requirements of the design and construction phases is critical to budget and scheduling.

Schematic Design: The next steps in the design phase toward implementing the Village Green vision would include further development of the Concept Plan, through subsequent design phases.

- » Adoption of a preferred Concept Plan, this would become the basis of a schematic design, developed through public and stakeholder input.
- » Refinement of the design layout and development of alternatives for programmed spaces.
- » Development of special details and material choices, and design alternatives for specific elements.
- » Incorporation of schematic infrastructure designs such as underground utilities, grading and drainage, and systems such as lighting.
- » Coordination with specialty partners such as artists, outdoor venue consultants, and water feature and playground designers.
- » A site survey would be required at this stage in order to accurately design and estimate the proposed changes.

Design Development: The Design Development phase will continue the refinement, and final design resolution this work may include:

- » Consensus on alternative designs
- » Focusing on working out the details of the design elements.
- » Final materials and standard and specialty details established.
- » Resolving all design decisions, materials, utility needs, planting pallets, etc.
- » Detailed cost opinions.
- » Outline specifications for materials and construction procedures.
- » Final draft of Construction Phasing Plan (if funding is secured).

Final Design / Construction Documents: Based on the construction Phasing Plan the final design will focus on producing documents for construction, these may include all or part of the designed project depending on the Phasing Plan and funding. This package will include:

- » Site Preparation and Demolition Plans
- » Layout and Materials Plan
- » Planting Plans
- » Grading and Drainage Plans
- » Utility Plans
- » Construction Details
- » Specifications for all construction

Construction Phasing Plan: Depending on available funding a construction phasing plan may be required to build the project over time. A Construction Phasing Plan will outline the specific phases and should consider construction processes in order to avoid extra costs or reconstruction in subsequent phases. Primary considerations should be given to site-wide systems such as underground utilities, major circulation, and safety measures to be included in the first construction phases. For maximum cost-effective planning main utilities should be installed and later installations accommodated (such as stubbing out for subsequent hook ups) at this first phase. Based on the Hyannis Green Concept Plan Initial construction to consider may include:

- » Utilities throughout the park:
 - Electrical/Lighting, including conduit for later installations
 - Water, including accommodation possible water features
 - Sanitary/ sewer
 - Drainage, sized for ultimate build-out
- » Main Circulation:
 - Walk to the Sea
 - Main Street entrance
 - Connection to Armory
 - Connection to Ocean Street
- » Great Lawn Area and walkway

With the major infrastructure constructed, the programmed spaces could be installed in subsequent phases if required by available funding:

- » Kettle Pond Playground
- » Learning Deck
- » Library Plaza (possible installation in conjunction with new library addition)
- » Ocean Plaza

Other amenities could be installed at any phase and may be driven by public interest or donor funding these may include:

- » Art wall
- » Food truck area
- » Site Furniture
- » Trellis structure
- » Plantings

HYANNIS VILLAGE GREEN OPINION OF PROBABLE COSTS

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Walk to the Sea Walkway	Walkway from Main Street to the Art Shanties, Variable widths, concrete with decorative design, some pervious paving	1826	SY	\$250.00	\$456,500
Main Street Entrance	New decorative paving at sidewalk and bump out	655	SY	\$450.00	\$294,750
Café seating area paving	Pervious Conc. Pavers	700	SY	\$450.00	\$315,000
Café seating area planting	Grass Lawn	120	SY	\$22.00	\$2,640
Café seating area	Furniture: café tables, chairs	7	EA	\$4,000.00	\$28,000
Memorial walk	Concrete paving, decorative edge	1825	SY	\$115.00	\$209,875
Memorial Planting	Native plantings, shrubs/groundcover	2520	SF	\$10.00	\$25,200
Trellis structure	Trellis shade structure over walkway with swings	1	EA	\$35,000.00	\$35,000
Boardwalk at Estuary/Ocean Plaza	Accessible Boardwalk	586	SF	\$165.00	\$96,690
Learning Deck	Wood Deck, amphitheater seating, Railings, benches	675	SF	\$200.00	\$135,000
Walk around Great Lawn	Bituminous paving, decorative edge both sides	182	SY	\$125.00	\$22,750
Great Lawn grass area	Grass Lawn	605	SY	\$22.00	\$13,310
Benches	Typ, park benches, wood and metal with conc. pad	10	EA	\$4,000.00	\$40,000
WTTS Benches	Custom benches, conc. w/ wood seat	18	EA	\$6,000.00	\$108,000
Lighting	Decorative pole lights	25	EA	\$12,000.00	\$300,000
Playground Spray pond	Kettle Pond Play area (can be concrete with brush finish)	212	SY	\$100.00	\$21,200
Playground surfacing	Kettle Pond Play areas safety surfacing	2021	SF	\$35.00	\$70,735
Playground structure	Natural play elements	1	LS	\$250,000.00	\$250,000
Playground Splash Pad water	Splash Pad Water Feature	1	LS	\$100,000.00	\$100,000
Playground Lawn Area	Picnic Lawn	450	SY	\$22.00	\$9,900
Play ground fencing	4' fence	300	LF	\$100.00	\$30,000
Playground planting	Shrubs, perennials around p-lot edge	750	SF	\$20.00	\$15,000
Picnic tables	Standard on conc. pad	8	EA	\$5,000.00	\$40,000
Umbrella round table seating	Near Food Truck area	8	EA	\$4,000.00	\$32,000
Adirondack chair	Moveable, in lawn area	12	EA	\$1,400.00	\$16,800
Food truck parking area	Grass/pave area,	65	SY	\$62.00	\$4,030
Artwall	Pip Concrete Wall for murals etc. 8' H X 70 L	560	FFT	\$75.00	\$42,000
Trees	Planting of new trees	50	EA	\$1,500.00	\$75,000
GI Planting	Green Infrastructure	371	SY	\$100.00	\$37,100
Marine Plaza	Decorative paving, art element	90	SY	\$320.00	\$28,800

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
Ocean Plaza Water feature	Custom	1	EA	\$100,000.00	\$100,000
Library Plaza	Repave, walk to Art Barn, ground mural	675	SY	\$91.00	\$61,425
Walkway connection to Armory	Bit Conc. Re construct Parking area	400	SY	\$91.00	\$36,400
Walkway connection to Parking lot/Ocean St.	Bituminous, striping	320	SY	\$62.00	\$19,840
Bike Rack	Post & loop	12	EA	\$1,500.00	\$18,000
Trash Receptacles	Trash/Recycle unit	10	EA	\$2,500.00	\$25,000
Water	Allowance	1	EA	\$250,000.00	\$250,000
Electrical	Allowance	1	EA	\$200,000.00	\$200,000
Drainage	Allowance	1	EA	\$250,000.00	\$250,000
Irrigation	Allowance	1	EA	\$50,000.00	\$50,000
Signage	Allowance	1	EA	\$20,000.00	\$20,000

SUBTOTAL \$3,885,945

CONTINGENCIES

	Concept Design Contingency	30%		\$1,165,784
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SUBTOTAL \$5,051,729

ESTIMATE OF ADDITIONAL OWNERS COSTS FOR CONSTRUCTION

Design Engineering, (all disciplines Schematic Design through Construction Documentation)	15%	OF CONSTRUCTION	\$757,759
Site Survey Estimated Cost			\$25,000
Cost for Resident Engineer/Owners Rep. during construction	3%		\$126,293

TOTAL ESTIMATED PROJECT COSTS \$5,960.781

GENERAL ASSUMPTIONS AND EXCLUSIONS:

- » Unit prices are based on MADOT Weighted Average Unit Prices, using the most recent available data from this time period, and engineering judgement.
- » The opinion does not include mobilization, maintenance of traffic, and erosion and sediment control.
- » The opinion does not include environmental permitting, easement, or property acquisition.
- » The opinion does not include public outreach, funding planning, or client management services.

This opinion of probable construction cost was developed by identifying pay items and establishing quantities based on the current concept design. Additional pay items have been assigned approximate lump sum prices based on a percentage of the anticipated construction cost. Preliminary cost opinions include a 30% contingency to cover items that are undefined or are typically unknown prior to final design. Unit costs are based on 2022-2023 dollars and were assigned based on historical cost data from MassDOT and regional bid tabs. This cost opinion does not include easement and right-of-way acquisition; permitting, inspection, or construction management, or the cost for ongoing maintenance. This cost opinion is provided for the Client's information, and is based on the design professional's recent experience, adjusted for factors known at the time of preparation. Toole Design Group, LLC has no control over the cost of labor and material, competitive bidding, or market conditions; and makes no warranties, expressed or implied, concerning the accuracy of the opinion as compared to actual bids or cost to the Client.

IMAGE CREDITS

SPLASH PAD & NATURE PARK

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- » Atlanta History Center, The Entrance Gardens , <https://www.atlantahistorycenter.com/buildings-and-grounds/goizueta-gardens/entrance-garden/>
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- » Miracle Recreation, <https://www.miracle-recreation.com/>
- » Monstrum Playgrounds, <https://monstrum.dk/en/article/year-play>

GREAT LAWN

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- » Sonic Steve & The Jammbulance, <https://www.facebook.com/sonicsteves>
- » Pops by the Sea at the Hyannis Village Green, <https://www.capecod.com/newscenter/pops-sea-hyannis-village-green-sunday>
- » “Marine Magic” Mural, carolina-beach.wilmingtonandbeaches.com/blog/post/a-guide-to-carolina-beachs-art-for-wall/

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- » Artist Shanties, 2023
- » 603SmithFamily, oastal Maine Botanical Gardens, https://www.tripadvisor.com/Attraction_Review-g40524-d582558-Reviews-Coastal_Maine_Botanical_Gardens-Boothbay_Maine.html#/media-atf/582558/293787765:p/?albumid=-160&type=0&category=-160
- » Bill Curran Design, Porch Swings, <https://billcurrandesign.com/landscape>

FOOD TRUCK AREA

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- » Belgard, <https://www.belgard.com/hardscape-ideas/driveway-designs/>
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- » Marvel Designs, Brooklyn Waterfront Greenway, <https://marveldesigns.com/work/brooklyn-waterfront-greenway/28>
- » David Corban Architect, pllc, Celebration Park, <https://www.aia.org/showcases/6408782-celebration-park->
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- » Zach_JF-Boyles, <https://visitpalmsprings.com/find-our-colorful-benches/>

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- » LPA Design Studioes, Richard-R. Oliphant Elementary School, <https://lpadesignstudios.com/projects/richard-r-oliphant-elementary-school-2>. Pops by the Sea at the Hyannis Village Green, <https://www.capecod.com/newscenter/pops-sea-hyannis-village-green-sunday>
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- » Sunny Paulk, From Blight to Beauty. Old Cloverdale Community Garden mural, Montgomery, AL. <https://www.sunnypaulk.com/old-cloverdale-community-garden-mural>

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T'OOLE
DESIGN

