

Lincoln Street Green Strip Master Plan

Commissioned by Friends of the Lincoln Street Green Strip Revival

Funded by Harvard Allston Partnership Fund

Table Of Contents

Lincoln Street Green Strip Master Plan Background	Pages 1-3
Master Plan Narrative in Four Phases	Pages 4-11
Project Estimate	Page 12
Section Maps and Planting Lists	Pages 13-28
Minutes from Community Meeting	Pages 29-30

Lincoln Street Green Strip Master Plan Background

What is it? What is there now? - The Lincoln St Green Strip is up to 1 acre of 'lost' city owned land that is not maintained by the Parks Department or classified as park land. It is a gateway location and provides stairs and a ramp between Lincoln Street and Cambridge Street for people who are crossing between the two halves of Allston.



Harvard Allston Partnership Fund awarded a \$4000 grant to Friends of the Lincoln St. Green Strip to develop a master plan to update this space. Early research into this parcel revealed a lost maintenance agreement between the ABCDC and DPW. This maintenance is supplemented by a landscape contract funded by 500 Lincoln St. Management.

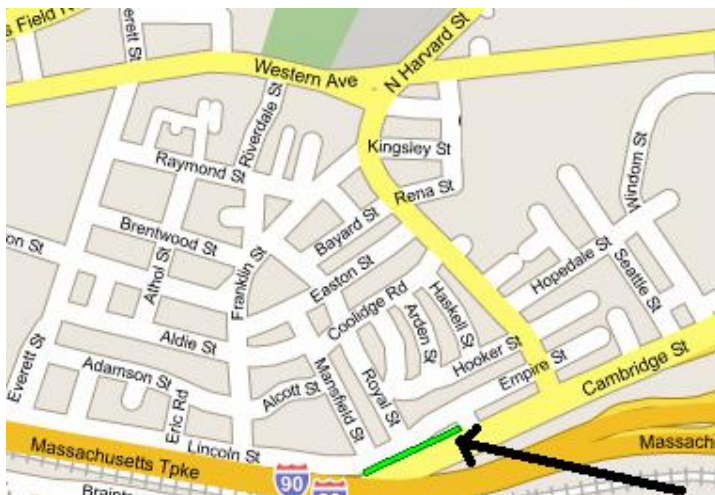


History - The green strip was created when Franklin St. and Cambridge St were re-routed during formation of the Mass Turnpike in the 1950's. It was declared an "Urban wild" but more closely resembled a littered vacant lot for much of this time.



In 2005 Legge Lewis Legge received a grant from New England Foundation for the Arts and supplemental funding from Boston Department of Neighborhood Development to survey the land for installation of art. http://allston02134.tripod.com/lincoln_st_greenstrip/index.html

In 2008 the art project installed asymmetrical iron planters and pillars on the strip. It was dedicated by Mayor Thomas M. Menino. While the site was considerably improved, it is still in a state of disrepair.



Who are we? - Friends of the Lincoln Street Green Strip, revived by Richard Rogers and Victoria Stock, are a loose coalition of neighbors interested in better open space. Richard and Victoria live on Royal Street and have been using the Lincoln Street passageway since the 90's. We are a husband and wife team spearheading this project.

Please visit <http://loveallston.com/> to see updates and additional pictures.

Objective - The first objective is to secure and implement a basic maintenance program for the Lincoln St. Green Strip. The second objective is to restore a native-like ecosystem to the green space in the Green Strip while adding functional hardscape features and walkway improvements, like the Royal Street Path.

The Lincoln St. Green strip can become a landmark transition between the two parts of Allston. This is a heavily traveled passage used by hundreds of Bostonians daily. The most obvious improvement for the neighborhood is the fortification of the Royal Street Path. The Royal Street Path is a steep foot trail through the vegetation, a "short cut" that is so time worn that there is deep erosion. The Master Plan terraces large flat natural stones on that path for safety and functionality.

The Green Strip can serve as a sanctuary between Cambridge Street, the Massachusetts Turnpike, and Lincoln Street. Greening this space with native plantings will nurture the local wildlife. Birdhouses, birdbaths, and native trees will support migratory birds. Benches and lit walking paths can welcome the neighbors to stop and enjoy the scenery on their way through. A well maintained, well lit, and busy green strip may mitigate some of the reported antisocial behavior.



Process - Friends of the Lincoln Street Green Strip were awarded the Harvard Allston Partnership Fund for \$4k to create a master plan for the space. The group flyered the neighborhood, built a website, held a meeting with 16 neighbors, sent out minutes, and composed a thoughtful list of requests and desires for the space. [Minutes included]

A natural horticulturist was found; he tested the soil, and set out to develop a holistic master plan excluding many harmful chemicals. His methods rely on supporting the soil based organisms with native plantings to recreate a somewhat self-managing system.

Existing landscape – The existing landscape is wild grasses, Norway Maples, Japanese Knotweed, Black Swallow Wort, and countless other non-native species. The artistic asymmetrical iron planters were seeded in wildflower mix in spring 2019, as a pilot project. Currently growth and litter are managed monthly; paid for by the owners of 500 Lincoln St.

Proposed landscape – The Master Plan proposes a 4 phase plan to install hardscape in the form of graded walking paths and stone steps. Bird baths, bird houses, and stone benches will be included to encourage people and migrating species to stop and rest. Nonnative species and overly prolific trees and weeds will be replaced with native growing grasses, pollinator flowers, native trees and shrubs. Establish a layered tree canopy with native varieties.

Differences sum up (baseline improvements) - After years or decades of abandonment, the Lincoln Street Green strip will be a place to sit in the shade, and a respite for city creatures and migrating birds. Walking paths and appropriate plantings will make the green parts of the green strip accessible.

Early results - A joint effort by Richard Rogers and 500 Lincoln Street to share the cost of maintenance in 2018. This year 500 Lincoln Street is funding 100% of the monthly maintenance [mowing and cleanup]. Per a discovered agreement between the Allston Brighton Community Development Corporation and the 2008 project grant the CDC will be providing quarterly maintenance along with the DPW until 2028. These cooperative efforts have already improved the site. .



The image above clearly shows the Royal Street Path 'short cut', and an abandon shopping cart.

Neighborhood benefit - Neighbors will benefit from the development of a beautiful park like place in the neighborhood. The neighbors will also appreciate the improvement of a derelict and poorly lit passage way to the T.

Design concept over view – please refer to master plan narrative and images.

April 22, 2019

Master Plan for Lincoln Street Green Strip, Allston, MA 02134
Created By: Earth Landscape; Curtis Dragon
6 Tulip St.
Salem, MA 01970

Friends of the Lincoln St. Green Strip
Victoria Stock & Richard Rogers
119 Braintree Street, Ste. 510
Allston, MA 02134

Sponsored by: Allston Brighton CDC 18R.
Shepard Street, #100,
Brighton, MA 02135

Lincoln St. Green Strip Master Plan Narrative

Overview:

The Master Plan for the rehabilitation of the Lincoln St. Green Strip consists of four phases with sections in each phase. First phase will utilize heavy equipment to complete the larger scale projects first as not to disturb plantings in later phases. The second and third phases utilize small or hand equipment. Fourth phase is maintenance. The entire packet includes this Narrative, Master Designs set of six total, one master overview, and five mock up modules, Material, and Plant list, Cost Pricing, Labor, and equipment Costs, Design time stamp sheet, general maintenance care estimates.

First phase: Sections in the Phase 1 are considered “Hardscaping” as heavy equipment is used to remove unwanted material, trees and invasive species, and grind stumps. Some Large cut tree limbs will be left and dispersed through the Green Strip for wildlife habitat. This is considered a “snag”. Black Locust Trees will remain; remaining weeds will be sprayed with Organic A.D.I.O.S weed killer. Graffiti will be removed from the structures, a library box and stone benches will be installed. Natural stone steps will replace the steep foot path to Royal Street; walking paths with solar lights will cross the green strip. The chain link fence will be replaced with a new iron park fence, and a simple irrigation system will be added. Bird baths, bird houses, and vining arbors will complete the hardscaping.

Second phase: Sections in Phase 2 are considered “Soft-scaping” and utilize small equipment and manual labor to plant primarily New England Native species; trees and shrubs into the open areas. Plantings are to be away from overhead wires, and focus on a sound barrier along Cambridge St., cost estimates included in the plant material lists.

Third phase: Phase 3 focuses on raised metal planting beds, “Soft-scaping” with small equipment and manual labor to install dwarf trees, shrubs, perennials, ground covers. Steppable herbs will be planted between the stones, and wildflowers with grass seeds sewn into the open areas, traditional style lamp posts with solar lights will be installed.

Fourth phase: Phase 4 includes watering new plantings, watering established plantings during dry periods, maintenance of landscape and plantings.

The Master Plan outline is set up from four phases including multiple sections in each phase:

- 1st Phase: Sections 1 - 12
- 2nd Phase: Sections 1-2
- 3rd phase: Sections 1-6
- 4th Phase: Sections 1-5



Phase 1

Summary: Sections in the Phase 1 are considered “Hardscaping” as heavy equipment is used to remove unwanted material, trees and invasive species, and grind stumps. Some Large cut tree limbs will be left and dispersed through the Green Strip for wildlife habitat. This is considered a “snag”. Black Locust Trees will remain; weeds will be sprayed with Organic A.D.I.O.S weed killer. Graffiti will be removed from the structures, a library box and stone benches will be installed. Natural stone steps will replace the steep foot path to Royal Street; walking paths with solar lights will cross the green strip. The chain link fence will be replaced with a new iron park fence, and a simple irrigation system will be added. Bird baths, bird houses, and vining arbors will complete the hardscaping.

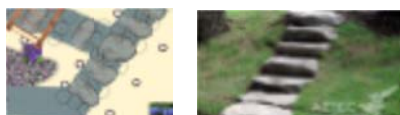
Section 1: REMOVAL

Remove invasive species on the Lincoln St. Green Strip including Japanese Knotweed, Black Swallow Wort, Garlic Mustard, Norway Maple Tree, and Ailanthus tree. Tree removal will be done by a certified arborist, bonded for working under electrical wires. Stumps will be ground and material removed except the Black Locust trees in “Area two”.

Other weeds will be sprayed with Organic A.D.I.O.S., is a brand name that is a formulated salt, a general DIY formulate can be made from two cups of salt per gallon of water with a drop of liquid dish soap, soap acts as a sticker spreader to adhere to the leaves, the salts kill the root. This is important in a sustainable organic system because the green material becomes nitrogen, and the dead roots, and material become carbon, therefor is food for the soil food web.

Section 2: GRAFFITI

Remove graffiti from the raised bed structures, by power sanding, sandblasting or paint remover, clean up material and remove.



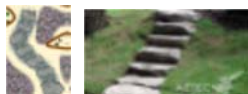
Section 3: STONE STEPS

Install a pathway of natural stone steps down to Royal street, using large Pennsylvania Stepping Stones rough sizes about 3' long x 2' wide x 6-8" thick. Set in place leaving space between steps for later planting in-between steps steppable plants and herbs listed from the plant list. About thirty steps.



Section 4: STONE PATHS WITH STEPS

Lay paths of natural stone with steps from lower right path steps to left in-between the raised beds, using large Pennsylvania Stepping Stones rough sizes about 3' long x 2' wide x 6-8" thick. Set in place leaving space between steps for later planting in-between steps with steppables plants listed from the plant list. About thirty steps.



Section 5: STONE DUST PATHS WITH STEPS

Install walking paths with steps using dense pack base and stone dust top, periodically installing Pennsylvania Stepping Stones creating steps where the grades are too steep to walk comfortably. Stone dust is permeable path material; it also provides birds with grit for chewing their food and grit bathing to clean their feathers.

Section 6: STONE BENCHES

Install three stone benches set in place. Level the area by excavating about six to eight inches of dirt remove from site, cementing in-place legs, installing dense pack for base, compact with compactor, cover with stone dust and compact in place, set bench onto legs.



Section 7: ARBORS

Build and install three sets of arbors. Dig holes each three feet deep for arbors to be cemented in place, leaving the cement a few inches from grade level, cover with soil and mulch.



Section 8: BIRDBATHS AND HOUSES

Installation for four bird baths. Dig 3'x 3'x 6-8" landing area to level, in the center of the landing area dig a hole as wide as the bird bath base 2' deep. Cement the base in to the cement level, gluing the top of the bird bath bowl as to secure the unit. Lay down 4-6" dense pac then compact with plate compactor, lay down 1" stone dust then compacts with plate compactor set. Paint bird houses and attach to 5" x 5" x 10' pressure treated fence post, dig holes each three feet deep, and seven bird houses to be cemented in place, allowing the height of post to be 8' above ground.

RE: Concerns about mosquitos and standing water: Mosquitos often lay their eggs in standing water; examples are road ruts, bodies of water, old tires, containers, buckets, watering cans, any outdoor vessel that can collect rain water, etc. It is less likely that mosquitos can develop in bird baths, because of the frequency that birds will visit the bath for bathing and drinking. Birds encountering mosquito larva during a bath will eat them. Birdbaths will be regularly maintained.



Section 9: SOLAR LIGHTS

Install 46 solar lights set in place along the path and stone benches lights should be cemented in place.



Section 10: LIBRARY BOX

To install free library box, attach square post to the library box, dig three-foot holes, and cement in place at the entrance for the stepping stone steps. Purchase paint and install "Unfinished little library for book exchange. 22"x16"x16"".

Alternatively, there may be a community based program through the Allston Brighton CDC Where a Newspaper Box is repurposed and adorned for use as a neighborhood library box.



Section 11: FENCE

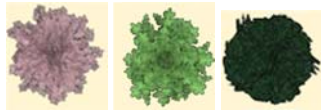
Completely replace deteriorated black vinyl coated chain link fence with new 5 foot high iron park fence.

Section 12: IRRIGATION [IF POSSIBLE]

New irrigation line from the new apartment building to the right of the stairs about five hundred feet. Install one, one-inch line with a backflow preventer, shut off, and drain spigot from the new building to the beginning of the Lincoln Green Strip, from along the top fence in the upper bed in a trench about six inches below ground. At the beginning of the Lincoln green strip install an access box to connect to four one-inch lines, one for the three spigots, and three for the fifteen rotary heads. With three battery operated valves, with a battery-operated timer, for the three zones. Install fifteen pressure treated post tops chamfered, four inches by four inches by six-foot post with two foot below ground cemented in place about fifteen feet apart. Attach the rotary heads, one to each post, and attach three watering spigots evenly spaced out for convenience access to water for filling watering buckets, or hoses. Possible to have electricity from the new apartment building, therefor could use an electric timer, and run underground irrigation wire for the sprinkler valves.

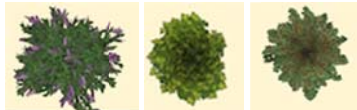
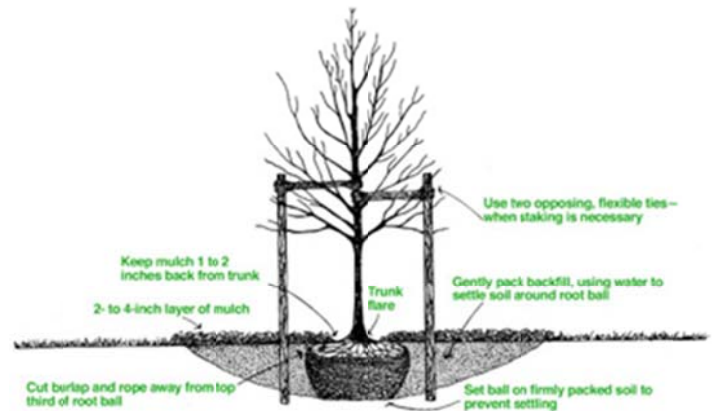
Phase 2:

Sections in Phase 2 are considered "Soft-scaping" utilizing small equipment and manual labor to plant primarily New England Native species; trees, shrubs into the open areas. Plantings are to be away from overhead wires, and focus on a sound barrier, cost estimates included in the plant material lists.



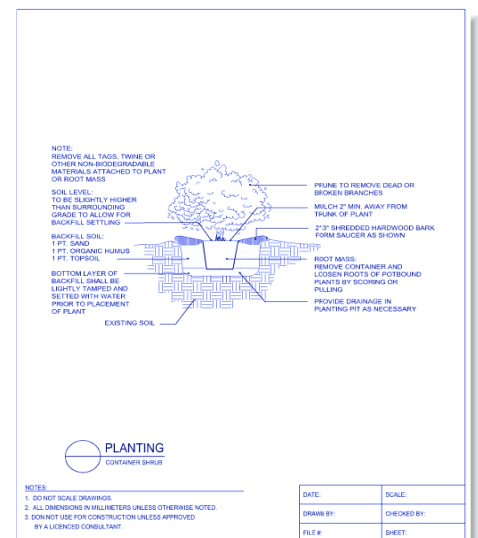
Section 1: TREES

Plant trees in the open areas. Dig holes one foot deeper, two feet wider than root ball, mix in organic compost with excavated material, building a moat around the plant to retain water. Cover the mound with mulch.



Section 2: SHRUBS

Planting shrubs, in the open areas dig holes one foot deeper, one and half feet wider than root ball, and mix in organic compost with excavated material building a moat around the plant to retain water, cover with mulch.

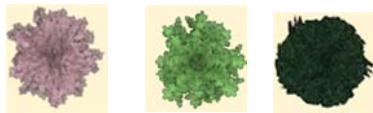




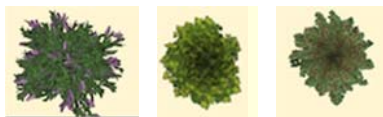
Phase 3:

Phase 3 focuses on raised iron planting beds. More soft-scaping with small equipment and manual labor to install dwarf trees, shrubs, perennials, ground covers. Steppable herbs will be planted between the stones, and wildflowers with grass seeds sewn into the open areas, old style lamp posts with solar lights will be installed. Plan maintenance.

Section 1: DWARF TREES



Set out dwarf trees for proper placement then install. Dig holes a bit deeper and wider than root ball, mix excavated material with organic compost as fill. Create water moats around trees for retaining water.



Section 2: SHRUBS

Set out shrubs for proper placement then install. Dig holes a bit deeper and wider than root ball, mix excavated material with organic compost as fill. Create water moats around shrubs for retaining water.



Section 3: PERENNIALS

Place perennials within bed framework then install. Dig holes a bit deeper and wider than root ball, mix excavated material with organic compost as fill.

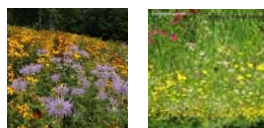


Section 4: SHADE WILDFLOWERS AND GRASSES

Raised bed plantings implemented with potential cooperation of the Allston Brighton Pollinator Garden program. The purpose of these plantings is to encourage the proliferation of pollinators and migratory birds. Install wildflowers with grasses seed mix into the open areas first by mixing the Partial Shade Wildflower Seed Mix 25 pounds with the wildlife Habitat Wildflower Seed Mix mixed together 20 pounds. Starting to the left of the stairs, and in the open area inside the ramp where the Black Locusts trees are staying. Installing an inch cover of organic compost spread out, organic compost will inoculate the soil by migrating soil animals from the compost food web, into the soil food web. Rake even into the open areas. Spread wildflower seed mix with mixed grasses seed, rake lightly to cover seed. Roll to compress contact with soil, cover with of a light layer of salt marsh hay to protect from drying. Keep moist until germination about twenty-one days. Salt marsh hay can be left in place until it's decomposed; it will attract many different species of insects, soil animals and feed the soil food web.

Recommended: Partial Shade Wildflower Seed Mix 25 pounds

<https://www.americanmeadows.com/wildflower-seeds/northeast/partial-shade-wildflower-seed-mix>



Section 5: FULL SUN WILDFLOWERS AND GRASSES

Install wildflowers with grasses seed mix into the open areas first by mixing the Native Northeast Wildflower Seed Mix 25 pounds with the Wildlife Habitat Wildflower Seed Mix 25 pounds mixed together.

Install seeds left of the stairs, outside, and around the ramp. Installing an inch cover of organic compost spread out, organic compost will inoculate the soil by migrating soil animals from the compost food web, into the soil food web. Spread wildflower seed mix with mixed grasses seed, rake lightly to cover, roll to compress contact with soil, cover with installation of a light covering of salt marsh hay to protect from drying, and keep moist until germination about twenty-one days. Salt marsh hay can be left in place until it's decomposed; it will attract many different species of insects, soil animals and feed the soil food web.

Suggested: Native Northeast Wildflower Seed Mix 25 pounds

<https://www.americanmeadows.com/wildflower-seeds/northeast/native-northeast-wildflower-seed-mix>

Restore native habitat to the landscape by planting the Native Northeast Wildflower Mix; half wildflowers, half grains and grasses favored by small wildlife. 18 native wildflowers found throughout New England and the mid-Atlantic, including Spotted Joe Pye Weed, Butterfly Weed, Red Columbine and Wild Lupine. All American Meadows seed is non-GMO, neonicotinoid-free and guaranteed to grow. Zones 1-8



Section 6: LIGHTING

Install old style lamp posts, can use safe copper sulfate pressure treated “post 5” x 5” x 10’ as the post, attached the solar light to the top, or the pre molded New England Arbors Trinity 5"x5" Composite Lamp Post. Dig holes 3 feet deep and cement in place, leaving the cement a few inches from grade level covering with soil and mulch. Optional: Plant climbing vines up the light poles.

Phase 4:

Phase 4 includes watering new plantings, watering established plantings during dry periods, maintenance of landscape and plantings as required per season.

Watering is vital after planting while root systems are established. Once plants are firmly rooted watering is only needed during drought periods as during the summer or other times of drought. Water the wildflowers with grasses seed mix to keep moist during the germination process, then follow recommendations. Trees, shrubs, and perennials should be watered regularly during the first season. General maintenance includes trimming or pruning trees and shrubs, dead-heading perennials, mowing wildflowers, general weeding, spring clean-up, and mulching.

Section 1: GENERAL WATERING

Abundant water is needed at any given time in the system during or after installation, this is vital to the success of the plantings. A general rule for watering is to make allow the plants to get established and not dry out; additional watering during drought will allow the plants to thrive.

Section 2: WATERING NEW PLANTINGS

Freshly planted trees, shrubs, and perennials will be watered on a daily basis for the first three weeks after planting to acclimate into the soil. After the initial period, taper to a couple times per week for the first season until established.

Section 3: WATERING WILDFLOWER AND GRASS SEEDS

Seeded wildflowers with grasses need to be watered on a daily basis for the first three weeks, during the germination process. Then a couple times per week to acclimate into the soil for the first season until established.

Section 4: WATERING ESTABLISHED PLANTINGS

Established plantings need 1” of water per week in the spring and fall, and 2” of water per week during summer. Typically nature provides New England with enough of the needed water on its own, additional watering is needed during periods of drought especially during the 3-6 weeks in the middle of the summer. Telltale signs of water shortage include wilting perennials. These are the first indicators of a need to supply additional water.

SECTION 5: MAINTAINENCE

General maintenance will keep the green strip neat, and clean. Regularly removing trash, weeding, trimming or pruning, and dead-heading perennials maintain a well-tended appearance. Mow the seeded wildflowers twice for the first year will establish them for many to come. Spring clean-up of the green strip will include removing trash and weeds, trimming or pruning trees and shrubs, dead-heading perennials, and general cleaning up. Add mulch to bare areas.

The primary reason for “Sustainable Organic Planting” is that once the system is established, the plants fill in the open space, thus requiring less time mulching and weeding.

CONCLUSION

This plan allows for a 4 phase rehabilitation of the Lincoln St. Green Strip while maintaining its general structure. Installation of hardscaping will promote quality of space and site maintenance. Planting high medium and low canopies nurture birds and neighborhood wildlife as well as creating a naturally attractive sound barrier for residents. Implementation of safer lighted pathways, and spaces to rest or ponder, and features like bird baths and free library will encourage residents to linger in this green space.

The order of phases is chosen to enable a modular Implementation. The Phase 1 hardscaping will lay the foundation for the space, and the resources to care for it. Phase 2 restores and installs plantings on the “grounds”. Phase 3 will condition and install plantings into the iron planting beds, and tall post lighting throughout the Green Strip. Phase 4 is the implementation of the maintenance plan.

This Master Plan is designed to create an ecosystem that requires minimal watering or maintenance once established. The methods used are meant to minimize synthetic chemicals and heavy equipment. Revitalizing the ecosystem in the green strip will allow the space to thrive and support the local populations; despite the high traffic location.

Lincoln Street Green Strip

May 23, 2019

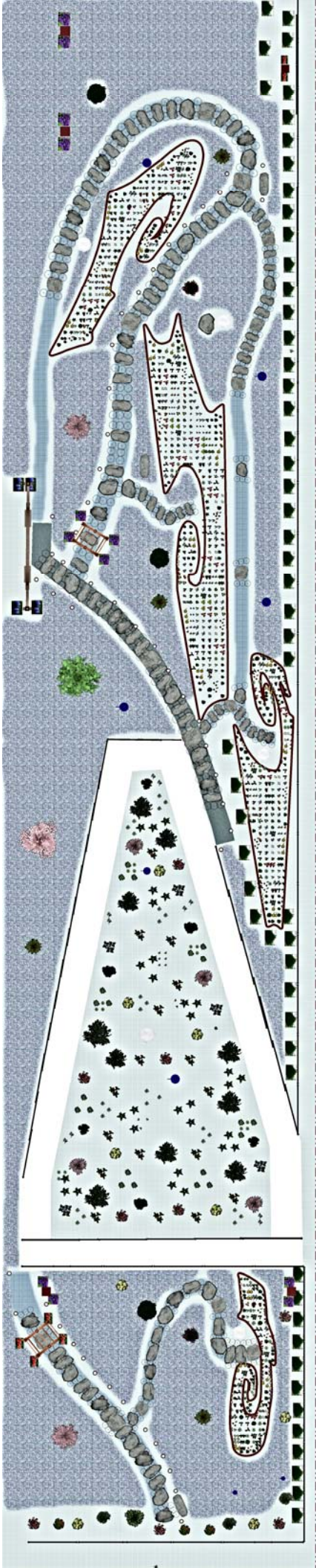
Master Plan Friends of the Lincoln Street Green Strip, Allston, MA 02115
 Victoria Stock & Richard Rogers 119 Braintree Street, Ste 510, Allston, MA 02115
 Sponsored by; Allston Brighton CDC 18R. Shepard Street, #100, Brighton, MA 02135

Dear, Victoria, Richard, and all,

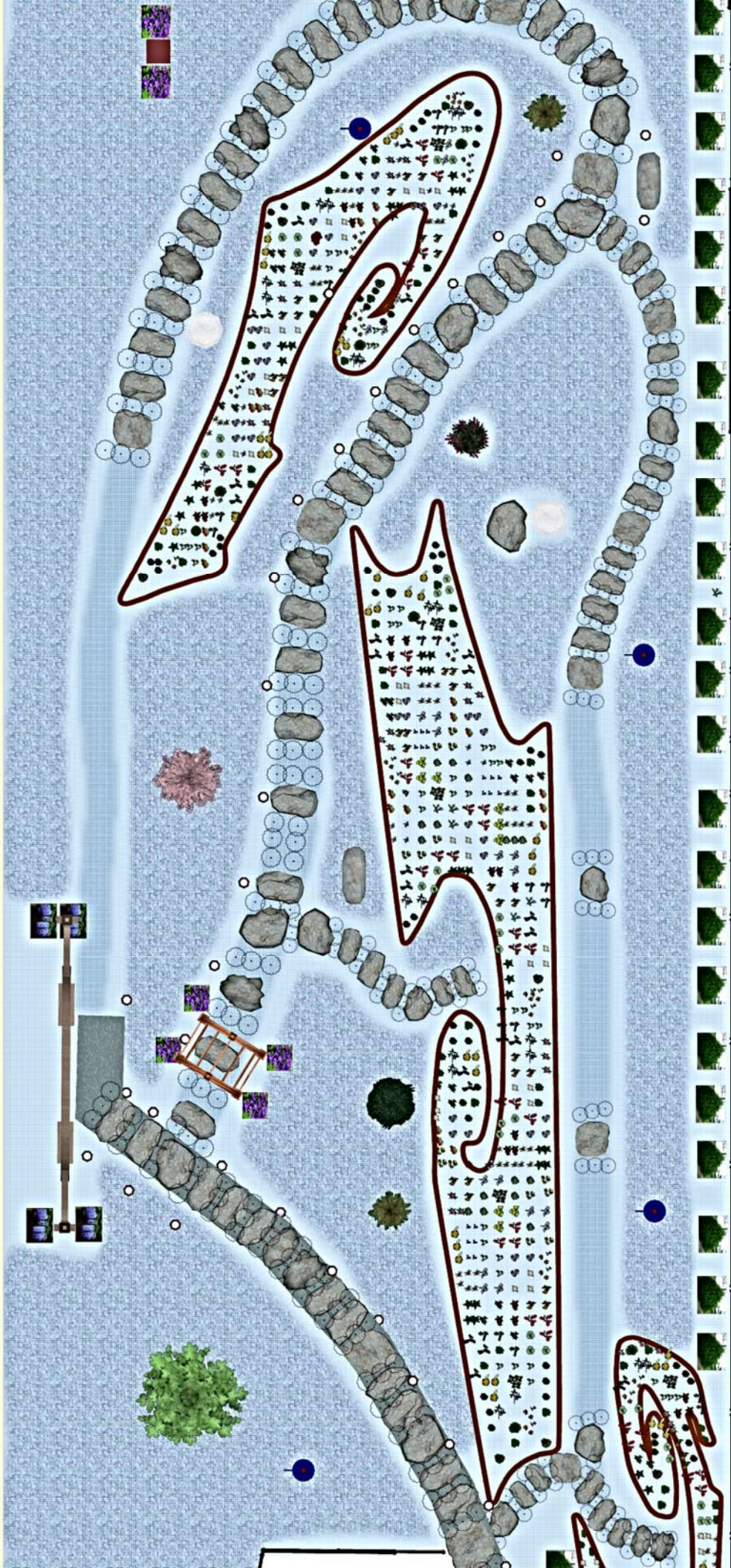
Estimate for consideration of installation of the Master Plan Friends of the Lincoln Street Green Strip, Allston, MA 02115

Labor to install	\$73000.00
Equipment	12000.00
Street and Sidwalk Permits	1800.00
Police details	20000.00
Materials Costs	73128.46
Library Box	475.00
Remove Graffiti	465.00
Tax On Materials	4570.53
<hr/>	
Sub Total	\$187817.99

Alternate Irrigation	\$ 10000.00
Alternate 5' Iron Park Fence	33000.00
Alternate Removal Existing Fence	4000.00



Master
Overlay
Raised Beds
Plants



Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Arbor5) New England Arbors Rosewood Arbor	2	\$289.99	\$579.98
Accessory (Arbor62) New England Arbors Nantucket Legacy Arbor with Post Extension Kit	1	\$600.00	\$600.00
Accessory (Bench27) Swenson Granite	3	\$560.00	\$1,680.00
Accessory (Birdbath) Swenson Granite	5	\$476.00	\$2,380.00
Accessory (Birdhouse1) Plow & Herth Various Bird houses with pressure treated 5"x5"x10' post Northeastern	8	\$145.00	\$1,160.00
Accessory (Chainlink Fence1) Repair chainlink fence	75	\$40.00	\$3,000.00
Edging (Color R=128, G=64, B=0)	539 ft	\$0.00	\$0.00
Edging (Color R=255, G=255, B=255)	193 ft	\$0.00	\$0.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	50	\$49.95	\$2,497.50
Path (Ground33) Dense pac base 4", Stone dust top 1"	876 sq ft	\$10.00	\$8,760.00
Picture (Clematis Vine)	12	\$38.95	\$467.40
Picture (eastern-red-cedar) 3 Gallon	56	\$145.00	\$8,120.00
Picture (Trumpet Vine Flowerimages)	6	\$28.95	\$173.70
Picture (Wisteria Flowerimages)	4	\$38.95	\$155.80
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	4431 sq ft	\$1.00	\$4,431.00
Rock (Boulder12)	143 cu ft	\$7.50	\$1,072.50
Rock (Boulder4)	122 cu ft	\$7.50	\$915.00
Rock (Boulder5)	48 cu ft	\$7.50	\$360.00
Rock (Boulder6)	61 cu ft	\$7.50	\$457.50
Rock (Boulder65)	148 cu ft	\$7.50	\$1,110.00
Rock (Boulder79)	7 cu ft	\$7.50	\$52.50
Rock (Boulder9)	188 cu ft	\$7.50	\$1,410.00
Rock (Slab1)	44 cu ft	\$7.50	\$330.00
Subtotal			\$39,712.88

Building	Quantity	Unit Price	Cost
Column (column9) Exsiting Metal Art Structure	5	\$0.00	\$0.00
Patio Stairs (Ground33) - Steps	1	\$450.00	\$450.00
Subtotal			\$450.00

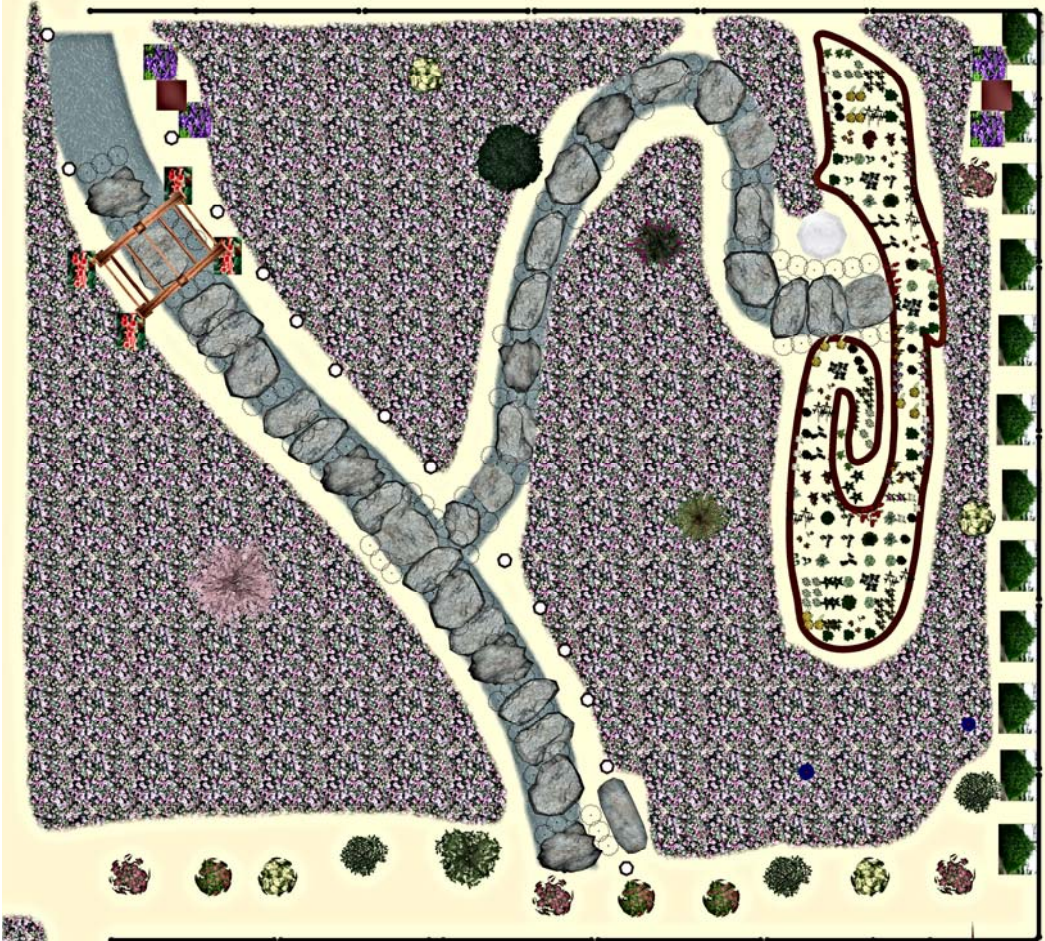
Landscaping - Plants	Quantity	Unit Price	Cost
Plant (Andromeda - Pieris Japonica) 3 Gallon	3	\$98.00	\$294.00
Plant (basket of gold - Aurinia saxatilis) 1 Pint	62	\$12.95	\$802.90
Plant (Bayberry - Myrica Pensylvanica) #3 - 2.8 Gallon	3	\$54.99	\$164.97
Plant (Bearberry - Arctostaphylos uva-ursi 'Point Reyes') 2 Gallon	1	\$54.99	\$54.99
Plant (Bearded Iris - Apricot - Iris) 1 Pint	37	\$16.99	\$628.63
Plant (Beautybush - Kolkwitzia Amabilis) 3 Gallon	4	\$54.99	\$219.96
Plant (Bee Balm - Monarda didyma) 1 Pint	31	\$16.99	\$526.69
Plant (Begonia - Super Olympia Rose - Begonia 'Super Olympia Rose') 1 Gallon	1	\$30.99	\$30.99
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	19	\$65.00	\$1,235.00
Plant (Black Eyed Susan - Rudbeckia hirta)	44	\$12.95	\$569.80
Plant (Black Locust - Robinia Pseudoacacia)	10	\$0.00	\$0.00
Plant (Black Locust - Robinia Pseudoacacia)	11	\$0.00	\$0.00
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	45	\$16.99	\$764.55
Plant (Bloodgood Japanese maple - Acer palmatum) 3 Gallon	2	\$189.99	\$379.98
Plant (Bloodroot - Sanguinaria canadensis)	59	\$12.95	\$764.05
Plant (Bloody Cranesbill - Geranium sanguineum)	33	\$12.95	\$427.35
Plant (Bottlebrush Buckeye - Aesculus parviflora)	1	\$54.99	\$54.99
Plant (Bottlebrush Buckeye - Aesculus parviflora)	13	\$54.99	\$714.87
Plant (Butterfly Bush - Buddleia davidii)	2	\$54.99	\$109.98
Plant (Butterfly Weed - Asclepias tuberosa)	1	\$16.99	\$16.99
Plant (Celandine Poppy - Stylophorum diphyllum)	16	\$12.95	\$207.20
Plant (Christmas Fern - Polystichum acrostichoides)	83	\$16.99	\$1,410.17
Plant (Coral Bells - Heuchera)	66	\$12.95	\$854.70
Plant (Cotoneaster - Cotoneaster spp)	82	\$34.99	\$2,869.18
Plant (Crested iris - Iris cristata)	18	\$12.95	\$233.10
Plant (Dianthus cottage pink - Dianthus plumarius)	1	\$12.95	\$12.95
Plant (Dianthus cottage pink - Dianthus plumarius)	1	\$12.95	\$12.95
Plant (Dianthus cottage pink - Dianthus plumarius)	36	\$12.95	\$466.20

Plant (Hosta - Hosta)	3	\$24.95	\$74.85
Plant (Hosta - Hosta)	34	\$24.95	\$848.30
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	34	\$24.95	\$848.30
Plant (Leopards Bane - Doronicum orientale)	50	\$12.95	\$647.50
Plant (Leopards Bane - Doronicum orientale)	74	\$12.95	\$958.30
Plant (Perennial Cornflower - Centaurea montana)	2	\$54.99	\$109.98
Plant (Perennial Cornflower - Centaurea montana)	7	\$16.99	\$118.93
Plant (Pink Wood Sorrel - Oxalis crassipes)	43	\$12.95	\$556.85
Plant (Polyantha Primrose - Primula x polyantha)	84	\$12.95	\$1,087.80
Plant (Purple Coneflower - Echinacea purpurea)	42	\$12.95	\$543.90
Plant (Red-Osier Dogwood - Cornus sericea)	1	\$12.95	\$12.95
Plant (Rhododendron - Boule de Neige - Rhododendron 'Boule de Neige')	3	\$54.99	\$164.97
Plant (Rhododendron - PMJ - Rhododendron 'PMJ')	9	\$54.99	\$494.91
Plant (Rhododendron - Rhododendron 'Golden Torch')	2	\$54.99	\$109.98
Plant (Rhododendron - Rhododendron 'Golden Torch')	14	\$16.99	\$237.86
Plant (Rhododendron - Wheatley - Rhododendron 'Wheatley')	3	\$54.99	\$164.97
Plant (Siberian Carpet Cypress - Microbiota Decussata)	37	\$34.99	\$1,294.63
Plant (Sneezeweed - Achillea ptarmica)	9	\$54.99	\$494.91
Plant (Sneezeweed - Achillea ptarmica)	27	\$54.99	\$1,484.73
Plant (St Johnswort - Hypericum Prolificum)	9	\$35.99	\$323.91
Plant (Star Magnolia - Magnolia Stellata)	1	\$285.99	\$285.99
Plant (Stepables Creeping Perennials - Thymus vulgaris)	3	\$16.99	\$50.97
Plant (Stepables Creeping Perennials - Various)	297	\$12.99	\$3,858.03
Plant (Stokes' Aster - Stokesia laevis)	49	\$16.99	\$832.51
Plant (Thyme - Thymus vulgaris)	138	\$12.99	\$1,792.62
Plant (Variegated Solomon's Seal - Polygonatum odoratum)	6	\$12.99	\$77.94
Plant (Wild Blue Phlox - Phlox divaricata)	49	\$12.99	\$636.51
Plant (Winterberry - Ilex Verticillata)	4	\$54.99	\$219.96
Plant (Yarrow - Achillea millefolium)	62	\$12.99	\$805.38
Subtotal			\$32,965.58

























Terrain	Quantity	Unit Price	Cost
Lot Boundary - Area	12852 sq ft	\$.00	\$.00
Lot Boundary - Perimeter	606 ft	\$.00	\$.00
Subtotal			\$.00

Project Total	\$73,128.46
----------------------	--------------------

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.



Key Symbol for Materials Name # of Items

-  Raised Bed Right of Stairs
-  Accessory Arbor #5 - 1
-  Trumpet Vine Accessory Bench #27 - 1
-  Accessory Birdbath 1
-  Accessory Birdhouse #1 - 2
-  Accessory Chainlink Fence # Sections 18
-  Landscape Light Solar Garden Light #30 - 12
-  Path Flagstone #2 - 1330.01 sq ft
-  Path Ground #33 - 760.67 sq ft
-  Stone Dust with Dense pak base
-  Metal Collum 2
-  Perennial Basket of Gold 13
-  Shrub Bearberry 1
-  Perennial Bearded Iris Apricot - 5
-  **Perennial Bee Balm 4**
-  Perennial Begonia Super Olympia Rose 1
-  Perennial Bigleaf Hydrangea 4
-  Perennial Black Eyed Susan 5
-  Perennial Bleeding Heart 10
-  Tree Ornamental Japanese Maple 1
-  Perennial Bloodroot 7
-  Perennial Bloody Cranesbill Geranium 5
-  ShrubBluebeard 1
-  Native New England Wildflower Seeded

Eastern Red Cedar

-  Shrub Bottlebrush Buckeye 1
-  Shrub Butterfly Bush 1
-  Perennial Butterfly Clematis 6
-  Perennial Christmas Fern 10
-  Perennial Vine Clematis 4
-  Perennial Coral Bells 7
-  Perennial Coreopsis 7
-  Shrub Contoneaster 16
-  Shrub Coreopsis 7
-  Tree Evergreen Eastern Red Cedar 1
-  Perennial Hosta 7
-  Shrub Juniper Bar Harbor 4
-  Shrub Mountain Laurel 3
-  Tree Naking Cherry 1
-  Perennial Polyantha Primrose 32
-  Perennial Purple Cone Flower 9
-  Shrub Rhododendron Boule de Neige 4
-  Shrub Rhododendron PMJ 4
-  Shrub Rhododendron Golden Torch 1
-  Shrub Rhododendron Wheatley 3
-  Shrub Siberian Carpet Cypress 7
-  Perennial Spotted Dead Nettle 14
-  Shrub Saint Johnswort 2
-  Perennial Vine Trumpet Vine Honeysuckle 4
-  Perennial Variegated Solomon's Seal 6
-  Perennial Wild Blue Phlox 6
-  Shrub Winterberry 1
-  Perennial Yarrow 12
-  Stepping Stone Steps with Steppable Plants Inbetween

Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Arbor5) New England Arbors Rosewood Arbor	2	\$289.99	\$579.98
Accessory (Bench27) Swenson Granite	2	\$560.00	\$1,120.00
Accessory (Birdbath) Swenson Granite	2	\$476.00	\$952.00
Accessory (Birdhouse1) Plow & Herth Various Bird houses with pressure treated 5"x5"x10' post Northeastern	3	\$145.00	\$435.00
Accessory (Chainlink Fence1) Repair chainlink fence	19	\$40.00	\$760.00
Edging (Color R=128, G=64, B=0)	105 ft	\$0.00	\$0.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	16	\$49.95	\$799.20
Path (Flagstone2) Pennensylvania Stepping Stones	6 sq ft	\$32.50	\$195.00
Path (Ground33) Dense pac base 4", Stone dust top 1"	236 sq ft	\$10.00	\$2,360.00
Picture (Clematis Vine)	5	\$38.95	\$194.75
Picture (eastern-red-cedar) 3 Gallon	14	\$145.00	\$2,030.00
Picture (Trumpet Vine Flowerimages)	6	\$28.95	\$173.70
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	1108 sq ft	\$1.00	\$1,108.00
Rock (Boulder12)	47 cu ft	\$7.50	\$352.50
Rock (Boulder4)	10 cu ft	\$7.50	\$75.00
Rock (Boulder5)	34 cu ft	\$7.50	\$255.00
Rock (Boulder65)	65 cu ft	\$7.50	\$487.50
Rock (Boulder9)	66 cu ft	\$7.50	\$495.00
Rock (Slab1)	11 cu ft	\$7.50	\$82.50
Subtotal			\$12,455.13

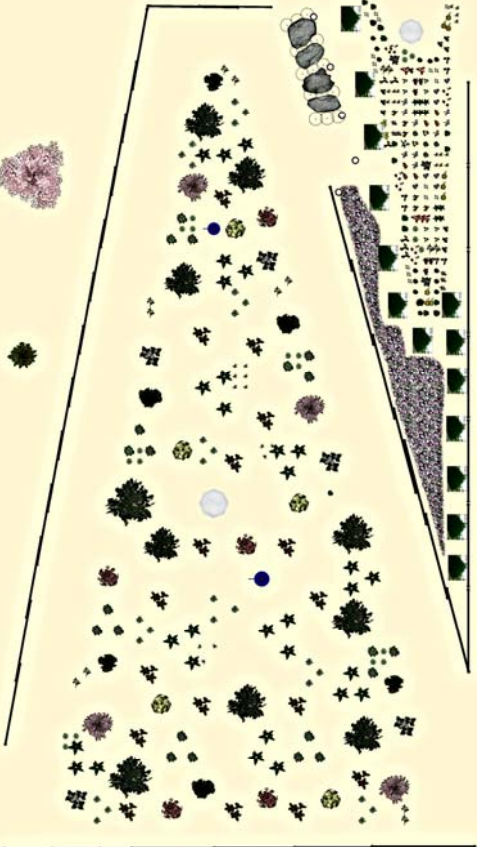
Building	Quantity	Unit Price	Cost
Column (column9) Exsiting Metal Art Structure	3	\$0.00	\$0.00
Subtotal			\$0.00

Landscaping - Plants	Quantity	Unit Price	Cost
Plant (basket of gold - Aurinia saxatilis) 1 Pint	14	\$12.95	\$181.30
Plant (Bearberry - Arctostaphylos uva-ursi 'Point Reyes') 2 Gallon	2	\$54.99	\$109.98
Plant (Bearded Iris - Apricot - Iris) 1 Pint	6	\$16.99	\$101.94
Plant (Bee Balm - Monarda didyma) 1 Pint	5	\$16.99	\$84.95
Plant (Begonia - Super Olympia Rose - Begonia 'Super Olympia Rose') 1 Gallon	2	\$30.99	\$61.98
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	5	\$65.00	\$325.00
Plant (Black Eyed Susan - Rudbeckia hirta)	6	\$12.95	\$77.70
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	11	\$16.99	\$186.89
Plant (Bloodgood Japanese maple - Acer palmatum) 3 Gallon	2	\$189.99	\$379.98
Plant (Bloodroot - Sanguinaria canadensis)	10	\$12.95	\$129.50
Plant (Bloody Cranesbill - Geranium sanguineum)	7	\$12.95	\$90.65
Plant (Bottlebrush Buckeye - Aesculus parviflora)	2	\$54.99	\$109.98
Plant (Bottlebrush Buckeye - Aesculus parviflora)	2	\$54.99	\$109.98
Plant (Butterfly Bush - Buddleia davidii)	2	\$54.99	\$109.98
Plant (Christmas Fern - Polystichum acrostichoides)	14	\$16.99	\$237.86
Plant (Coral Bells - Heuchera)	11	\$12.95	\$142.45
Plant (Cotoneaster - Cotoneaster spp)	17	\$34.99	\$594.83
Plant (Dianthus cottage pink - Dianthus plumarius)	9	\$12.95	\$116.55
Plant (Hosta - Hosta)	2	\$24.95	\$49.90
Plant (Hosta - Hosta)	10	\$24.95	\$249.50
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	5	\$24.95	\$124.75
Plant (Leopards Bane - Doronicum orientale)	10	\$12.95	\$129.50
Plant (Perenial Cornflower - Centaurea montana)	2	\$54.99	\$109.98
Plant (Polyantha Primrose - Primula x polyantha)	33	\$12.95	\$427.35
Plant (Purple Coneflower - Echinacea purpurea)	12	\$12.95	\$155.40
Plant (Rhododendron - Boule de Neige - Rhododendron 'Boule de Neige')	4	\$54.99	\$219.96
Plant (Rhododendron - PMJ - Rhododendron 'PMJ')	5	\$54.99	\$274.95
Plant (Rhododendron - Rhododendron 'Golden Torch')	2	\$54.99	\$109.98
Plant (Rhododendron - Rhododendron 'Golden Torch')	17	\$16.99	\$288.83
Plant (Rhododendron - Wheatley - Rhododendron 'Wheatley')	4	\$54.99	\$219.96
Plant (Siberian Carpet Cypress - Microbiota Decussata)	8	\$34.99	\$279.92
Plant (Sneezeweed - Achillea ptarmica)	5	\$54.99	\$274.95
Plant (St Johnswort - Hypericum Prolificum)	3	\$35.99	\$107.97








Plant (Stepables Creeping Perennials - Various)	120	\$12.99	\$1,558.80
Plant (Variegated Solomon's Seal - Polygonatum odoratum)	9	\$12.99	\$116.91
Plant (Wild Blue Phlox - Phlox divaricata)	8	\$12.99	\$103.92
Plant (Winterberry - Ilex Verticillata)	2	\$54.99	\$109.98
Plant (Yarrow - Achillea millefolium)	15	\$12.99	\$194.85
Subtotal			\$8,258.86
Project Total			\$20,713.99




















All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

Left of Stairs



KEY TO MATERIAL'S

-  Bird Bath
-  Bird House
-  Solar Light
-  Chainlink Fence
-  Tree Star Magnolia
-  Shrub Winterberry
-  Tree Existing Black Locust

-  Shrub Andromedia
-  Shrub Bayberry
-  Shrub Beautybush
-  Shrub Bigleaf Hydrangea
-  Prennial Bleeding Heart
-  Prennial Christmass Fern
-  Prennial Coral Bells
-  Prennial Contonaster
-  Prennial Daylily
-  Prennial Hosta
-  Prennial Pink Wood Sorrel
-  Prennial Polyantha Primrose
-  Shrub Rhododendron Boule de Neige
-  Shrub Rhododendron PMJ
-  Shrub Siberian Carpet Cypress
-  Prennial Yarrow
-  Eastern Red Cedar
-  Native Eastern WildFlowers
-  Stepping Stones with Steppables Plants Inbetween

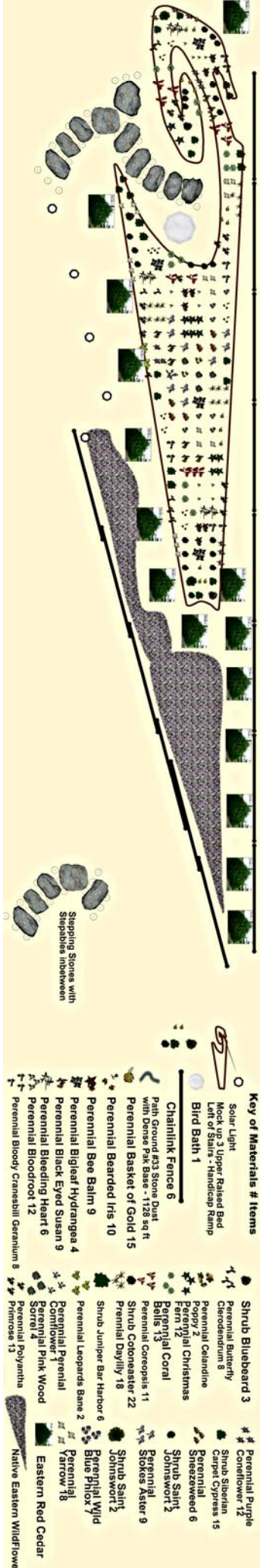
Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Birdbath) Swenson Granite	3	\$476.00	\$1,428.00
Accessory (Birdhouse1) Plow & Herth Various Bird houses with pressure treated 5"x5"x10' post Northeast	3	\$145.00	\$435.00
Accessory (Chainlink Fence1) Repair chainlink fence	42	\$40.00	\$1,680.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	6	\$49.95	\$299.70
Picture (eastern-red-cedar) 3 Gallon	15	\$145.00	\$2,175.00
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	100 sq ft	\$1.00	\$100.00
Rock (Boulder12)	5 cu ft	\$7.50	\$37.50
Rock (Boulder5)	5 cu ft	\$7.50	\$37.50
Rock (Boulder65)	11 cu ft	\$7.50	\$82.50
Rock (Boulder9)	9 cu ft	\$7.50	\$67.50
Subtotal			\$6,342.70

Landscaping - Plants	Quantity	Unit Price	Cost
Plant (Andromeda - Pieris Japonica) 3 Gallon	3	\$98.00	\$294.00
Plant (Andromeda Lily of the valley - Pieris japonica 'Mountain Fire')	1	\$0.00	\$0.00
Plant (basket of gold - Aurinia saxatilis) 1 Pint	9	\$12.95	\$116.55
Plant (Bayberry - Myrica Pensylvanica) #3 - 2.8 Gallon	4	\$54.99	\$219.96
Plant (Bearded Iris - Apricot - Iris) 1 Pint	8	\$16.99	\$135.92
Plant (Beautybush - Kolkwitzia Amabilis) 3 Gallon	5	\$54.99	\$274.95
Plant (Bee Balm - Monarda didyma) 1 Pint	6	\$16.99	\$101.94
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	9	\$65.00	\$585.00
Plant (Black Eyed Susan - Rudbeckia hirta)	6	\$12.95	\$77.70
Plant (Black Locust - Robinia Pseudoacacia)	2	\$0.00	\$0.00
Plant (Black Locust - Robinia Pseudoacacia)	11	\$0.00	\$0.00
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	15	\$16.99	\$254.85
Plant (Bloodroot - Sanguinaria canadensis)	8	\$12.95	\$103.60
Plant (Bloody Cranesbill - Geranium sanguineum)	6	\$12.95	\$77.70
Plant (Bottlebrush Buckeye - Aesculus parviflora)	2	\$54.99	\$109.98
Plant (Celandine Poppy - Stylophorum diphyllum)	2	\$12.95	\$25.90
Plant (Christmas Fern - Polystichum acrostichoides)	41	\$16.99	\$696.59
Plant (Coral Bells - Heuchera)	29	\$12.95	\$375.55
Plant (Cotoneaster - Cotoneaster spp)	14	\$34.99	\$489.86
Plant (Dianthus cottage pink - Dianthus plumarius)	6	\$0.00	\$0.00
Plant (Hosta - Hosta)	28	\$24.95	\$698.60
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	4	\$24.95	\$99.80
Plant (Leopards Bane - Doronicum orientale)	5	\$12.95	\$64.75
Plant (Leopards Bane - Doronicum orientale)	31	\$12.95	\$401.45
Plant (Perennial Cornflower - Centaurea montana)	1	\$16.99	\$16.99
Plant (Pink Wood Sorrel - Oxalis crassipes)	27	\$12.95	\$349.65
Plant (Polyantha Primrose - Primula x polyantha)	28	\$12.95	\$362.60
Plant (Purple Coneflower - Echinacea purpurea)	6	\$12.95	\$77.70
Plant (Rhododendron - PMJ - Rhododendron 'PMJ')	6	\$54.99	\$329.94
Plant (Siberian Carpet Cypress - Microbiota Decussata)	10	\$34.99	\$349.90
Plant (Sneezeweed - Achillea ptarmica)	6	\$54.99	\$329.94
Plant (Sneezeweed - Achillea ptarmica)	6	\$54.99	\$329.94
Plant (St Johnswort - Hypericum Prolificum)	1	\$35.99	\$35.99
Plant (Star Magnolia - Magnolia Stellata)	2	\$285.99	\$571.98
Plant (Stepables Creeping Perennials - Various)	15	\$12.99	\$194.85
Plant (Stokes' Aster - Stokesia laevis)	9	\$16.99	\$152.91
Plant (Wild Blue Phlox - Phlox divaricata)	7	\$12.99	\$90.93
Plant (Winterberry - Ilex Verticillata)	2	\$54.99	\$109.98
Plant (Yarrow - Achillea millefolium)	17	\$12.99	\$220.83
Subtotal			\$8,728.78

Project Total	\$15,071.48
----------------------	--------------------

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

Upper Raised Beds



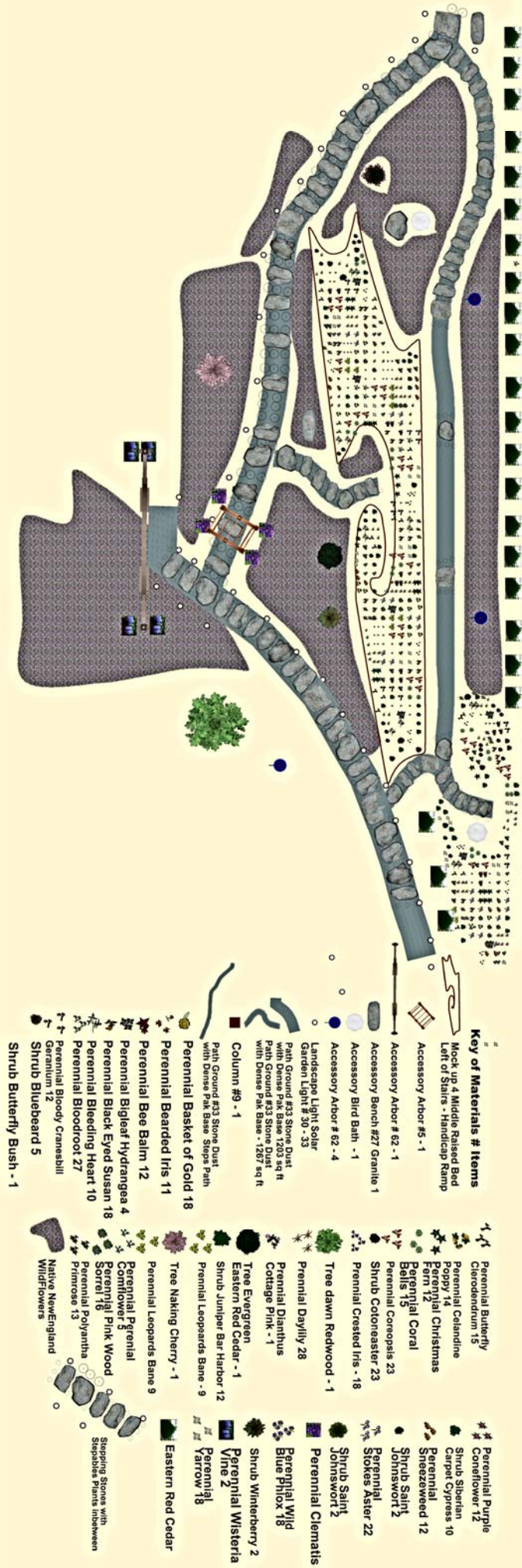
Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Birdbath) Swenson Granite	2	\$476.00	\$952.00
Accessory (Chainlink Fence1) Repair chainlink fence	15	\$40.00	\$600.00
Edging (Color R=128, G=64, B=0)	405 ft	\$.00	\$.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	5	\$49.95	\$249.75
Path (Ground33) Dense pac base 4", Stone dust top 1"	3 sq ft	\$10.00	\$30.00
Picture (eastern-red-cedar) 3 Gallon	16	\$145.00	\$2,320.00
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	592 sq ft	\$1.00	\$592.00
Rock (Boulder12)	93 cu ft	\$7.50	\$697.50
Rock (Boulder4)	134 cu ft	\$7.50	\$1,005.00
Rock (Boulder5)	79 cu ft	\$7.50	\$592.50
Rock (Boulder6)	44 cu ft	\$7.50	\$330.00
Rock (Boulder65)	57 cu ft	\$7.50	\$427.50
Rock (Boulder79)	29 cu ft	\$7.50	\$217.50
Rock (Boulder9)	89 cu ft	\$7.50	\$667.50
Rock (Slab1)	47 cu ft	\$7.50	\$352.50
Subtotal			\$9,033.75

Landscaping - Plants	Quantity	Unit Price	Cost
Plant (basket of gold - Aurinia saxatilis) 1 Pint	18	\$12.95	\$233.10
Plant (Bearded Iris - Apricot - Iris) 1 Pint	11	\$16.99	\$186.89
Plant (Bee Balm - Monarda didyma) 1 Pint	10	\$16.99	\$169.90
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	5	\$65.00	\$325.00
Plant (Black Eyed Susan - Rudbeckia hirta)	10	\$12.95	\$129.50
Plant (Black Locust - Robinia Pseudoacacia)	5	\$.00	\$.00
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	7	\$16.99	\$118.93
Plant (Bloodroot - Sanguinaria canadensis)	15	\$12.95	\$194.25
Plant (Bloody Cranesbill - Geranium sanguineum)	11	\$12.95	\$142.45
Plant (Bottlebrush Buckeye - Aesculus parviflora)	5	\$54.99	\$274.95
Plant (Celandine Poppy - Stylophorum diphyllum)	3	\$12.95	\$38.85
Plant (Christmas Fern - Polystichum acrostichoides)	15	\$16.99	\$254.85
Plant (Coral Bells - Heuchera)	16	\$12.95	\$207.20
Plant (Cotoneaster - Cotoneaster spp)	24	\$34.99	\$839.76
Plant (Dianthus cottage pink - Dianthus plumarius)	11	\$.00	\$.00
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	7	\$24.95	\$174.65
Plant (Leopards Bane - Doronicum orientale)	14	\$12.95	\$181.30
Plant (Leopards Bane - Doronicum orientale)	21	\$12.95	\$271.95
Plant (Perennial Cornflower - Centaurea montana)	4	\$16.99	\$67.96
Plant (Pink Wood Sorrel - Oxalis crassipes)	7	\$12.95	\$90.65
Plant (Polyantha Primrose - Primula x polyantha)	16	\$12.95	\$207.20
Plant (Purple Coneflower - Echinacea purpurea)	15	\$12.95	\$194.25
Plant (Siberian Carpet Cypress - Microbiota Decussata)	17	\$34.99	\$594.83
Plant (Sneezeweed - Achillea ptarmica)	9	\$54.99	\$494.91
Plant (St Johnswort - Hypericum Prolificum)	4	\$35.99	\$143.96
Plant (Stepables Creeping Perennials - Various)	51	\$12.99	\$662.49
Plant (Stokes' Aster - Stokesia laevis)	12	\$16.99	\$203.88
Plant (Wild Blue Phlox - Phlox divaricata)	10	\$12.99	\$129.90
Plant (Yarrow - Achillea millefolium)	21	\$12.99	\$272.79
Subtotal			\$6,806.35

Project Total	\$15,840.10
----------------------	--------------------

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

Middle Raised Beds



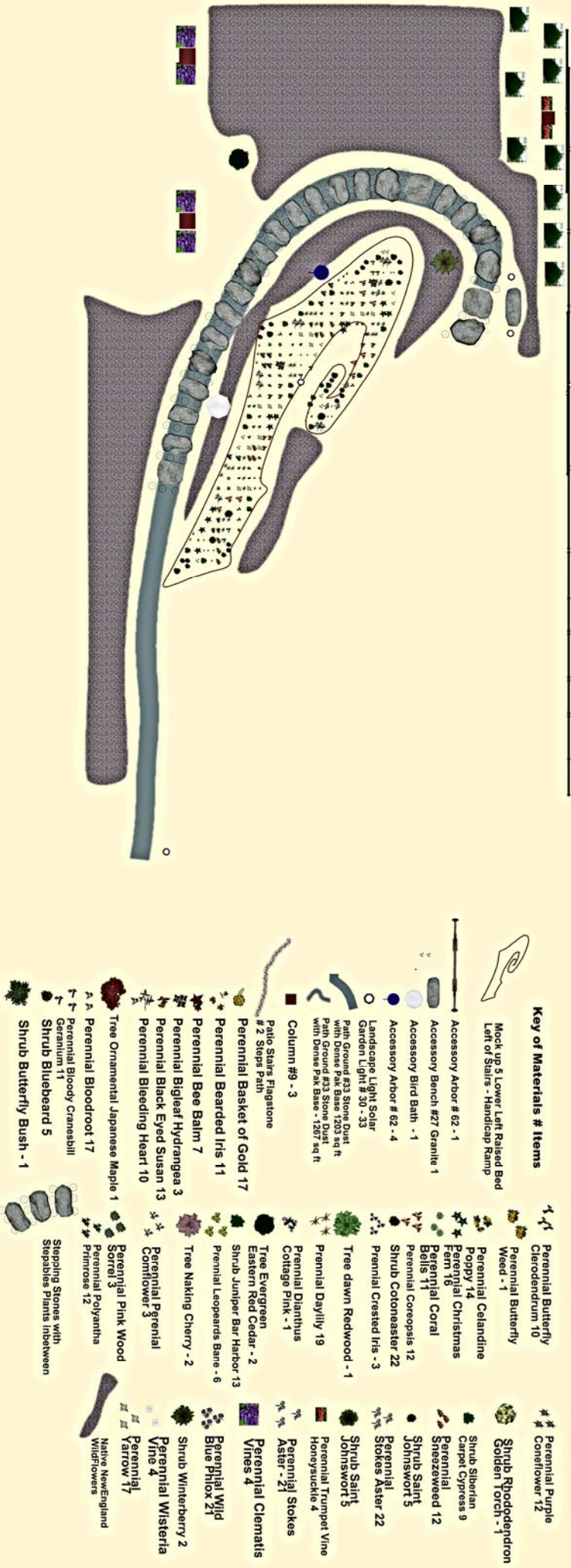
Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Arbor5) New England Arbors Rosewood Arbor	1	\$289.99	\$289.99
Accessory (Arbor62) New England Arbors Nantucket Legacy Arbor with Post Extension Kit	1	\$600.00	\$600.00
Accessory (Bench27) Swenson Granite	2	\$560.00	\$1,120.00
Accessory (Birdbath) Swenson Granite	2	\$476.00	\$952.00
Accessory (Birdhouse1) Plow & Herth Various Bird houses with pressure treated 5"x5"x10' post Northeastern	3	\$145.00	\$435.00
Accessory (Chainlink Fence1) Repair chainlink fence	18	\$40.00	\$720.00
Edging (Color R=128, G=64, B=0)	249 ft	\$0.00	\$0.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	32	\$49.95	\$1,598.40
Path (Ground33) Dense pac base 4", Stone dust top 1"	811 sq ft	\$10.00	\$8,110.00
Picture (Clematis Vine)	4	\$38.95	\$155.80
Picture (eastern-red-cedar) 3 Gallon	23	\$145.00	\$3,335.00
Picture (Wisteria Flowermages)	4	\$38.95	\$155.80
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	2519 sq ft	\$1.00	\$2,519.00
Rock (Boulder12)	204 cu ft	\$7.50	\$1,530.00
Rock (Boulder4)	217 cu ft	\$7.50	\$1,627.50
Rock (Boulder5)	38 cu ft	\$7.50	\$285.00
Rock (Boulder6)	108 cu ft	\$7.50	\$810.00
Rock (Boulder65)	130 cu ft	\$7.50	\$975.00
Rock (Boulder79)	18 cu ft	\$7.50	\$135.00
Rock (Boulder9)	288 cu ft	\$7.50	\$2,160.00
Rock (Slab1)	69 cu ft	\$7.50	\$517.50
Subtotal			\$28,030.99

Landscaping - Plants	Quantity	Unit Price	Cost
Plant (basket of gold - Aurinia saxatilis) 1 Pint	28	\$12.95	\$362.60
Plant (Bearded Iris - Apricot - Iris) 1 Pint	18	\$16.99	\$305.82
Plant (Bee Balm - Monarda didyma) 1 Pint	18	\$16.99	\$305.82
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	7	\$65.00	\$455.00
Plant (Black Eyed Susan - Rudbeckia hirta)	24	\$12.95	\$310.80
Plant (Black Locust - Robinia Pseudoacacia)	11	\$0.00	\$0.00
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	14	\$16.99	\$237.86
Plant (Bloodroot - Sanguinaria canadensis)	34	\$12.95	\$440.30
Plant (Bloody Cranesbill - Geranium sanguineum)	16	\$12.95	\$207.20
Plant (Bottlebrush Buckeye - Aesculus parviflora)	7	\$54.99	\$384.93
Plant (Butterfly Bush - Buddleia davidii)	1	\$54.99	\$54.99
Plant (Celandine Poppy - Stylophorum diphyllum)	16	\$12.95	\$207.20
Plant (Christmas Fern - Polystichum acrostichoides)	26	\$16.99	\$441.74
Plant (Coral Bells - Heuchera)	25	\$12.95	\$323.75
Plant (Cotoneaster - Cotoneaster spp)	38	\$34.99	\$1,329.62
Plant (Crested iris - Iris cristata)	18	\$12.95	\$233.10
Plant (Dianthus cottage pink - Dianthus plumarius)	1	\$12.95	\$12.95
Plant (Dianthus cottage pink - Dianthus plumarius)	1	\$289.99	\$289.99
Plant (Dianthus cottage pink - Dianthus plumarius)	20	\$12.95	\$259.00
Plant (Hosta - Hosta)	1	\$24.95	\$24.95
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	16	\$24.95	\$399.20
Plant (Leopards Bane - Doronicum orientale)	31	\$12.95	\$401.45
Plant (Leopards Bane - Doronicum orientale)	46	\$12.95	\$595.70
Plant (Perennial Cornflower - Centaurea montana)	1	\$54.99	\$54.99
Plant (Perennial Cornflower - Centaurea montana)	7	\$16.99	\$118.93
Plant (Pink Wood Sorrel - Oxalis crassipes)	20	\$12.95	\$259.00
Plant (Polyantha Primrose - Primula x polyantha)	23	\$12.95	\$297.85
Plant (Purple Coneflower - Echinacea purpurea)	21	\$12.95	\$271.95
Plant (Siberian Carpet Cypress - Microbiota Decussata)	20	\$34.99	\$699.80
Plant (Sneezeweed - Achillea ptarmica)	18	\$54.99	\$989.82
Plant (St Johnswort - Hypericum Prolificum)	3	\$35.99	\$107.97
Plant (Stepables Creeping Perennials - Thymus vulgaris)	3	\$16.99	\$50.97
Plant (Stepables Creeping Perennials - Various)	183	\$12.99	\$2,377.17
Plant (Stokes' Aster - Stokesia laevis)	31	\$16.99	\$526.69
Plant (Thyme - Thymus vulgaris)	74	\$12.99	\$961.26

Plant (Wild Blue Phlox - Phlox divaricata)	23	\$12.99	\$298.77
Plant (Winterberry - Ilex Verticillata)	1	\$54.99	\$54.99
Plant (Yarrow - Achillea millefolium)	30	\$12.99	\$389.70
Subtotal			\$15,043.83
Project Total			\$43,074.82

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

Lower Left



Landscaping - Other	Quantity	Unit Price	Cost
Accessory (Bench27) Swenson Granite	1	\$560.00	\$560.00
Accessory (Birdbath) Swenson Granite	1	\$476.00	\$476.00
Accessory (Birdhouse1) Plow & Herth Various Bird houses with pressure treated 5"x5"x10' post Northeastern	1	\$145.00	\$145.00
Accessory (Chainlink Fence1) Repair chainlink fence	15	\$40.00	\$600.00
Edging (Color R=128, G=64, B=0)	223 ft	\$0.00	\$0.00
Landscape Light (Garden Light30) Hammacher Schlemmer Best Solar Walkway Light #88333	4	\$49.95	\$199.80
Path (Ground33) Dense pac base 4", Stone dust top 1"	715 sq ft	\$10.00	\$7,150.00
Picture (Clematis Vine)	4	\$38.95	\$155.80
Picture (eastern-red-cedar) 3 Gallon	9	\$145.00	\$1,305.00
Picture (Trumpet Vine Flowerimages)	2	\$28.95	\$57.90
Region (Ground Cover3) American Meadows Native Northeast WILDFLOWER Seed Mix	2875 sq ft	\$1.00	\$2,875.00
Rock (Boulder12)	145 cu ft	\$7.50	\$1,087.50
Rock (Boulder4)	176 cu ft	\$7.50	\$1,320.00
Rock (Boulder6)	122 cu ft	\$7.50	\$915.00
Rock (Boulder65)	204 cu ft	\$7.50	\$1,530.00
Rock (Boulder9)	202 cu ft	\$7.50	\$1,515.00
Rock (Slab1)	63 cu ft	\$7.50	\$472.50
Subtotal			\$20,364.50

Building	Quantity	Unit Price	Cost
Column (column9) Exsiting Metal Art Structure	3	\$0.00	\$0.00
Subtotal			\$0.00

Landscaping - Plants	Quantity	Unit Price	Cost
Plant (basket of gold - Aurinia saxatilis) 1 Pint	16	\$12.95	\$207.20
Plant (Bearded Iris - Apricot - Iris) 1 Pint	11	\$16.99	\$186.89
Plant (Bee Balm - Monarda didyma) 1 Pint	6	\$16.99	\$101.94
Plant (Bigleaf Hydrangea - Hydrangea macrophylla) 3 Gallon	2	\$65.00	\$130.00
Plant (Black Eyed Susan - Rudbeckia hirta)	12	\$12.95	\$155.40
Plant (Bleeding Heart - Dicentra formosa) 1 Gallon	9	\$16.99	\$152.91
Plant (Bloodgood Japanese maple - Acer palmatum) 3 Gallon	1	\$189.99	\$189.99
Plant (Bloodroot - Sanguinaria canadensis)	14	\$12.95	\$181.30
Plant (Bloody Cranesbill - Geranium sanguineum)	8	\$12.95	\$103.60
Plant (Bottlebrush Buckeye - Aesculus parviflora)	4	\$54.99	\$219.96
Plant (Butterfly Weed - Asclepias tuberosa)	1	\$16.99	\$16.99
Plant (Christmas Fern - Polystichum acrostichoides)	13	\$16.99	\$220.87
Plant (Coral Bells - Heuchera)	8	\$12.95	\$103.60
Plant (Cotoneaster - Cotoneaster spp)	21	\$34.99	\$734.79
Plant (Dianthus cottage pink - Dianthus plumarius)	7	\$12.95	\$90.65
Plant (Hosta - Hosta)	1	\$24.95	\$24.95
Plant (Juniper - Bar Harbor - Juniperus Horizontalis)	12	\$24.95	\$299.40
Plant (Leopards Bane - Doronicum orientale)	9	\$12.95	\$116.55
Plant (Leopards Bane - Doronicum orientale)	16	\$12.95	\$207.20
Plant (Polyantha Primrose - Primula x polyantha)	9	\$12.95	\$116.55
Plant (Purple Coneflower - Echinacea purpurea)	9	\$12.95	\$116.55
Plant (Rhododendron - Rhododendron 'Golden Torch')	1	\$54.99	\$54.99
Plant (Siberian Carpet Cypress - Microbiota Decussata)	8	\$34.99	\$279.92
Plant (Sneezeweed - Achillea ptarmica)	9	\$54.99	\$494.91
Plant (St Johnswort - Hypericum Prolificum)	3	\$35.99	\$107.97
Plant (Stepables Creeping Perennials - Various)	3	\$12.99	\$38.97
Plant (Stokes' Aster - Stokesia laevis)	18	\$16.99	\$305.82
Plant (Thyme - Thymus vulgaris)	70	\$12.99	\$909.30
Plant (Wild Blue Phlox - Phlox divaricata)	18	\$12.99	\$233.82
Plant (Winterberry - Ilex Verticillata)	1	\$54.99	\$54.99
Plant (Yarrow - Achillea millefolium)	14	\$12.99	\$181.86
Subtotal			\$6,339.84

Project Total	\$26,704.34
----------------------	--------------------

All measurements are for rough estimation purposes only. Due to varying grades, ground conditions, construction methods and other factors, all measurements should be calculated manually by a qualified professional.

2018 Public Meeting Minutes

LOVE ALLSTON meeting on the Lincoln Street Green Strip on Thursday September 6 at 6 PM

In attendance were 18 Neighbors including Victoria Stock and Richard Rogers (Organizers). Meeting began at 6:05 with 10 people, a few more people turned up during the following 10 minutes.

First a brief history of the green strip was given. How the green strip was previously neighborhood housing and business that were taken by eminent domain and removed to create the Mass Pike. The Lincoln Street Green Strip was created as “spare land” on a slope when the Massachusetts turnpike was installed.

Past efforts to beautify the green strip were discussed next. Most significantly the addition of the art planters and grading of the land in 2005 – 2008, in addition to the individual efforts of various neighbors to independently garden in the planters since their installation. Richard Rogers (from Royal St.) and Mark Kantrowitz (from 500 Lincoln Street) discussed their shared commitment to cooperatively maintaining Lincoln strip green strip for the last two seasons including minor maintenance of growth and litter management.

Richard discussed the \$4000 grant from the Harvard Allston Partnership Fund to create a master plan for the space, and how the purpose of the meeting was to form an idea of what the community would like to see done with the area.

Upon opening up the floor, additional information was gleaned from those with a view of the green strip from their homes. Neighbors indicate that the green strip is a “hot spot” for drinking and rowdy gatherings after dark. This can be easily verified by walking through the green strip where bottle caps, cans, wrappers, and cigarette ends are visible. Other neighbors told of finding drug paraphernalia including discarded needles on the grounds. All neighbors mentioned that throughout the day and night people are sitting on the planters to “meet” with other people (we have all seen this). The green strip is occasionally used as a depository for large discarded items. One of the neighbors in attendance mentioned the abundant and varied bird life in the green strip.

Here is a list of features that neighbors would like to see in the Lincoln Street Green Strip during our brainstorm session:

- Graded pathway to Royal St.
- Paths within the green strip
- Benches
- Free libraries
- Sidewalk art
- Murals on the planters
- Remove the art planters
- Additional lights
- LED path lights/Ground lighting
- Hand rail on the ramp
- Flashing lights at crosswalk
- Mirror on pole at the corner
- Better trees and native plantings
- Invasive species eradication
- Keeping it “natural”

Bird Feeders
 Sound proofing through strategic shrub and canopy planting
 Community gardens
 Rain gardens
 Irrigation
 Terraced surface

Irrigation, slope, and soil condition are challenges to improvement and maintenance of the strip through community efforts alone. These will be major points of examination for the Master Plan.

Other points already in consideration for the master plan are eradication of invasive species like Black Swallow Wort and Japanese Knotweed, and replacement of invasive poor quality trees like Norway Maple, Ailanthus (Tree of Heaven), and Black Locust with native storm resistant lower canopy species such as Hawthorne, Dogwood, Witch Hazel, Ash, and Birch. Grading and formalizing the dirt path from Royal Street is also a priority for the Master Plan.

Considering the high traffic nature of the green strip, it seems the first point of improvement would be lighting. Lighting should be functional without creating light pollution for abutting neighbors or local wildlife. Ground Lighting or LED Light Strips were recommended as were LED Light hand rails.

Discussing the merits and challenges these features propose, and possible blending of the above, led into a discussion about the Cambridge Street Bridge being in a state of advanced disrepair. Unfortunately the condition of the Cambridge Street bridge is beyond the scope of the Lincoln Street Green Strip Project. Please note details for a meeting regarding this topic:

ALLSTON BRIGHTON MOBILITY STUDY MEETING – 6 PM on September 12 at Jackson Mann School
 Planning and development agency public meeting relating to the Mass Dot Bridge project.

Meeting was adjourned with all in agreement to receive email minutes and follow-up communication.

COPY OF MEETING ANNOUNCEMENT AND FLYER at <http://loveallston.com>