

A Vision of Tabor's Attractions - Mural and Pocket Park

Pocket Park

Along with the splash park, pocket parks play a vital role for Tabor's recreational and aesthetic goals. As shown in the diagram on Community Visioning Board 14 "Planning for New Attractions", Tabor has a matrix of open spaces throughout the downtown area. Beginning to visualize a system or series of "green" spaces strengthens pedestrian connectivity along Highway 275, encourages traffic to slow down, and encourages visitors to stop and enjoy the parks.

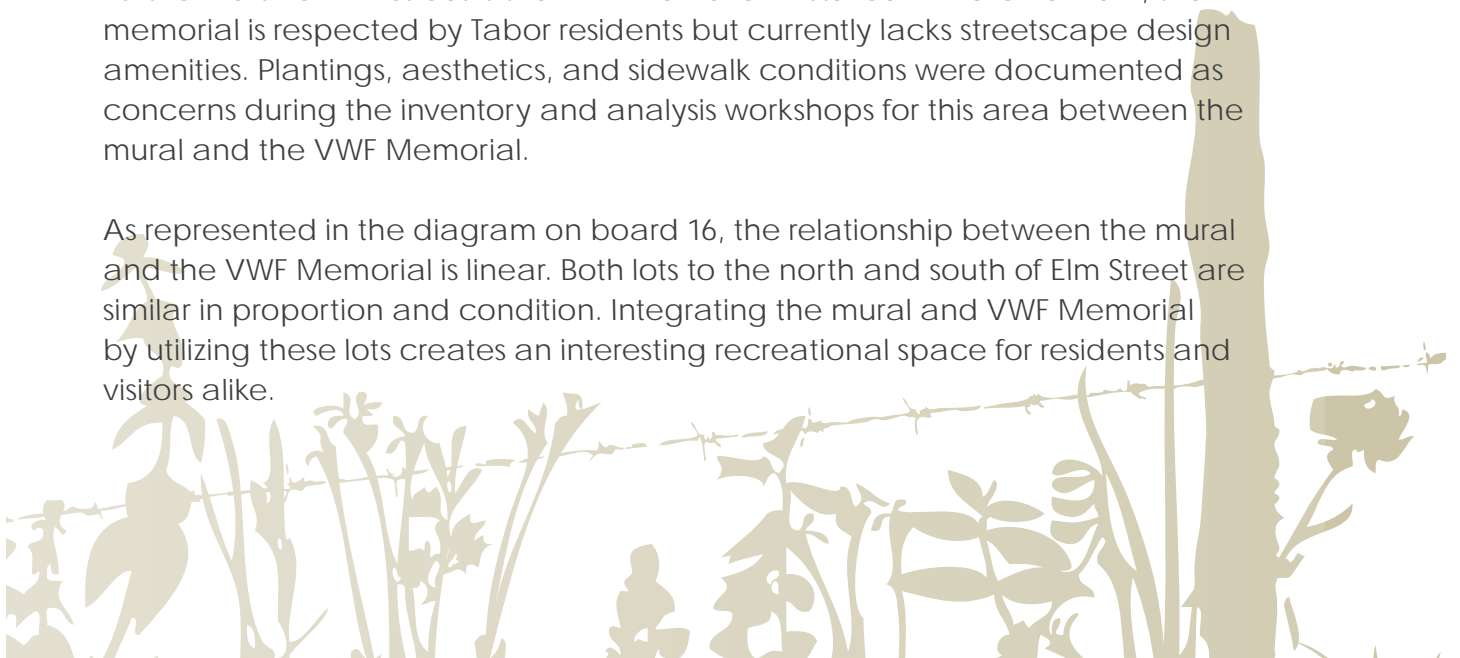
Pocket parks can be a space as simple as a bench and some planting beds, or a gazebo and community gardens. Whatever the pocket park becomes, it represents a part of Tabor and its history. Because Tabor has such a strong history of locomotives, physically and figuratively, thematic elements should correspond to the entry and historical signage as portrayed in previous boards. There are multiple locations along Main Street for pocket parks of different sizes. Location should be dependant on pedestrian accessibility, property attainment, and visual prominence.

Mural Improvements

Just north of Tabor Library there is a large structure known as the Weber Building. This building once boasted a restaurant, but is currently unoccupied. More importantly, this structure currently displays a large, colorful mural on its north facade. The mural was designed by Chris Langille and showcases the unique history residing in Tabor. There is an open lot north of the mural, which is bound by Elm and Main Streets. This lot contains a broken-up slab of concrete and the sidewalk is in poor condition. The mural is highly visible by those who enter town from the north on Highway 275.

Further north of Elm Street is the VWF Memorial. Installed in March of 2012, the memorial is respected by Tabor residents but currently lacks streetscape design amenities. Plantings, aesthetics, and sidewalk conditions were documented as concerns during the inventory and analysis workshops for this area between the mural and the VWF Memorial.

As represented in the diagram on board 16, the relationship between the mural and the VWF Memorial is linear. Both lots to the north and south of Elm Street are similar in proportion and condition. Integrating the mural and VWF Memorial by utilizing these lots creates an interesting recreational space for residents and visitors alike.



Design Expertise Recommended

Projects may require help beyond the capability of the Tabor Visioning Steering Committee or available city staff. For this improvement project, the committee should expect to engage the services of a Landscape Architect.

Project Scope and Cost Opinion

The following cost opinion is based on contracted material and installation of improvements. These costs may be reduced with materials donated or provided at reduced cost and volunteer labor for appropriate projects. Area takeoffs, square footages, and linear footages used to calculate and quantify amounts are approximate. A site survey should be provided prior to the design and construction of the following projects to validate and verify the quantities shown in these cost opinions.

Abbreviations used in the following opinions of probable cost include:

ac = acre cf = cubic foot cy = cubic yard ea = each
lf = linear foot ls = lump sum sf = square foot sy = square yard

Pocket Park Improvements					10/3/2012
<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Line Total</i>	<i>Totals</i>
Site Demolition (for Paved Surfaces)					\$17,793.00
Remove Excess Soil (4,480 sf @ 8" for Possible Reuse)	111	cy	\$15.00	\$1,665.00	
Remove Sod (3") (Haul and Compost)	4,480	sf	\$3.60	\$16,128.00	
Site Utilities					\$69,200.00
Electrical Service	1	ls	\$50,000.00	\$50,000.00	
Splash Pad Mechanical System	1	ls	\$19,200.00	\$19,200.00	
Site Sedimentation and Erosion Control					\$1,000.00
Inlet Protection and Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Site Earthwork					\$1,000.00
Rough Grading	1	ls	\$1,000.00	\$1,000.00	
Splash Pad Spray Equipment					\$19,000.00
Water Dome	1	ea	\$6,200.00	\$6,200.00	
Aim N Spray	2	ea	\$4,450.00	\$8,900.00	
Stream Jet Manifold	1	ea	\$950.00	\$950.00	
Inward Spray Ring	1	ea	\$2,950.00	\$2,950.00	
Site Hardscape					\$21,400.00
Non-slip Surface Material (Splash Play Area)	1,000	sf	\$6.35	\$6,350.00	
Concrete Pedestrian Path (3,480 sf @ 6" Depth) (To Library)	3,480	sf	\$2.50	\$8,700.00	
Colored Concrete Paving	1,280	sf	\$4.00	\$5,120.00	
Aggregate Base Course (1,383 sf @ 6" Depth)	26	cy	\$30.00	\$780.00	
Decorative Stone Boulders	3	ea	\$150.00	\$450.00	
Site Plant Material					\$4,860.00
Overstory Trees	4	ea	\$300.00	\$1,200.00	
Ornamental Trees	11	ea	\$300.00	\$3,300.00	
Shrubs (5 gal. @ 36" O.C.)	6	ea	\$60.00	\$360.00	
Site Amenities					\$92,750.00
Pedestrian Lighting (16')	16	ea	\$5,000.00	\$80,000.00	
Trash Receptacles	1	ea	\$750.00	\$750.00	
Benches with Opposing Backs	3	ea	\$2,000.00	\$6,000.00	
Benches	6	ea	\$750.00	\$4,500.00	
Custom Pocket Park Sign	1	ea	\$1,500.00	\$1,500.00	
Sub-Total					\$227,003.00
Contingency (15%) & Design Fees (6%)					\$47,670.63
Total					\$274,673.63

Mural and Memorial Improvements					10/3/2012
<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Cost</i>	<i>Line Total</i>	<i>Totals</i>
Site Demolition					\$16,740.00
Remove Excess Soil (14,480 sf @ 8" for Possible Reuse)	360	cy	\$15.00	\$5,400.00	
Pavement Removal (Broken Slabs North and South of Elm Street)	422	sy	\$15.00	\$6,330.00	
Sidewalk Removal (500 lf @ 4' Width)	225	sy	\$15.00	\$3,375.00	
Remove Excess Soil (4,400 sf @ 8" for Paths and Parking Lot)	109	cy	\$15.00	\$1,635.00	
Elm Street Pavement Removal (Exposing Brick Underneath)	76	sy	\$15.00	\$1,140.00	
Weber Building Demolition					\$71,520.00
Terminate Utilities/ Electrical	1	ls	\$20,000.00	\$20,000.00	
Remove Roof	4,000	sf	\$1.00	\$4,000.00	
Facade Perforations (8' Width, 5 @ 56' sf Each)	280	sf	\$40.00	\$11,200.00	
Partially Remove Concrete Foundation	2,464	sf	\$5.00	\$12,320.00	
Gutting Interior	4,000	sf	\$6.00	\$24,000.00	
Site Sedimentation and Erosion Control					\$1,000.00
Erosion Mitigation	1	ls	\$1,000.00	\$1,000.00	
Site Earthwork					\$1,000.00
Rough Grading	1	ls	\$1,000.00	\$1,000.00	
Site Hardscape					\$33,520.00
Brick Pedestrian Walkway (225 lf @ 8' Width)	1,800	sf	\$7.00	\$12,600.00	
Aggregate Base Course (12,080 sf @ 6" Depth)(Brick Walkway)	34	cy	\$30.00	\$1,020.00	
New Concrete Sidewalk (500 lf @ 6' Width)	3,000	sf	\$2.50	\$7,500.00	
Aggregate Base Course (12,080 sf @ 6" Depth)(New Sidewalk)	56	cy	\$30.00	\$1,680.00	
Concrete Parking Lot (West of Gazebo)	2,600	sf	\$2.50	\$6,500.00	
Aggregate Base Course (2,600 sf @ 6" Depth)(Parking Lot)	49	cy	\$30.00	\$1,470.00	
Concrete Curb (Parking Lot)	110	lf	\$25.00	\$2,750.00	
Site Amenities					\$91,300.00
Wood Gazebo (20' Diameter)	1	ls	\$30,000.00	\$30,000.00	
Pedestrian Lighting (16')	10	ea	\$5,000.00	\$50,000.00	
Benches	6	ea	\$750.00	\$4,500.00	
Picnic Tables (8' Moveable)	2	ea	\$600.00	\$1,200.00	
Bike Racks	1	ea	\$300.00	\$300.00	
Painted Parking Lot Markings	1	ls	\$800.00	\$800.00	
Trash Receptacles	6	ea	\$750.00	\$4,500.00	
Site Plant Material					\$15,303.74
Overstory Trees	15	ea	\$300.00	\$4,500.00	
Perennials and Annuals at Gazebo Foundation	50	ea	\$7.50	\$375.00	
Native Topsoil (12,800 sf @ 12" Depth)	474	cy	\$10.00	\$4,740.74	
Turf Sod (12,800 sf)	1,422	sy	\$4.00	\$5,688.00	
Sub-Total					\$230,383.74
Contingency (15%) & Design Fees (6%)					\$48,380.59
Total					\$278,764.33



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Plan of a pocket park located south of Casey's on Main Street



Existing condition of lot south of Casey's (looking southwest)



Existing condition of lot north of mural (looking west)

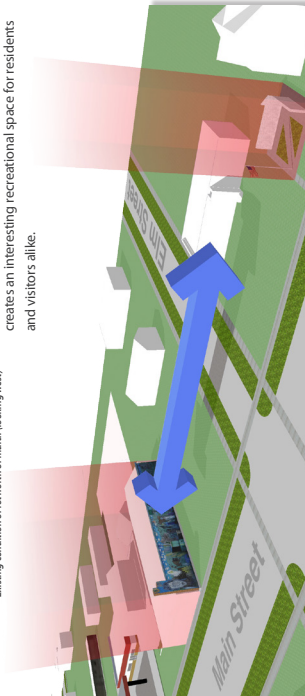


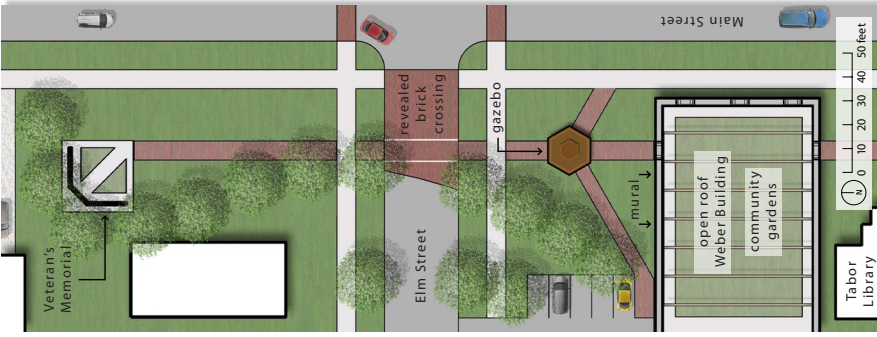
Diagram showing the spatial relationship between Tabor Mural and the Veteran's Memorial

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Plan of Tabor Mural and Veteran's Memorial

Tabor

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Landscape Architect: David Stokes, ASLA, Eric Becker, PLA, Jeffrey L Bruce and Company LLC

LA Intern: Eric Doll, Jeffrey L Bruce and Company LLC

Iowa Department of Transportation Trees Forever ISU Landscape Architecture Extension ISU Extension Community and Economic Development

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