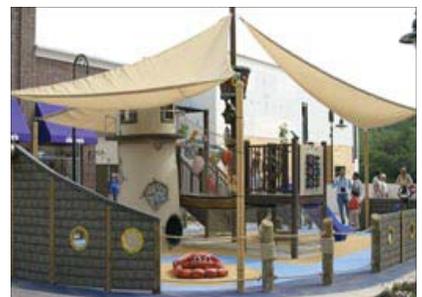


Master Plan  
**Tuten Park**  
A Community Park



Prepared for:  
The City of Lake Charles

Prepared by:  
BROWN+DANOS landdesign, inc.  
March 12, 2008



CREDITS

**Mayor Randy Roach, City of Lake Charles  
Duane Brassette, City of Lake Charles  
Lori Marinovich, City of Lake Charles**

**Calcasieu Parish School Board  
Prien Lake Elementary School**

**Special thanks to**

**Dr. & Mrs. J.D. Tuten  
for their donation of 20 acres  
that formed the original Tuten Park**

**and**

**Dr. Erich Wolf  
for his donation of 3.5 acres  
to expand Tuten Park**



CONTENTS

Introduction.....1

Master Planning Process.....5

Site Analysis.....7

Program Elements.....10

Master Plan.....12

Public Open House.....28

Budget & Phasing.....34

Conclusion.....39





• Pre Hurricane Rita

photo: 2004 Atlas Aerial

## INTRODUCTION

The property that comprises Tuten Park was bequeathed to the City of Lake Charles by Frank Adams Tuten in his will. The Park was named in honor of his parents Dr. & Mrs. J.D. Tuten. In May of 2007, BROWN+DANOS landdesign, inc. was commissioned by the City of Lake Charles to develop a Master Plan for Tuten Park, a 20-acre park located on Nelson Road. Tuten Park suffered a loss of 80% of its existing trees due to Hurricane Rita in 2005. The damage rendered the park inaccessible and unusable. Subsequently, Tuten Park was identified by the Office of the City of Lake Charles for major renovations and enhancements to improve both the quality of the park facilities and the experience for its users. The Master Plan addresses not only design and program issues, but also recovery from the hurricane damage.

The Wolf property, located along the northeast border of Tuten Park and just over 3.5 acres in size, was recently donated to the City of Lake Charles as an expansion of Tuten Park. The addition of the Wolf property brings the total size of Tuten Park to 24 acres. Prien Lake Elementary School is adjacent to the Wolf property to the west, directly north of the existing Tuten Park property. There are no building restrictions for this property.

In developing the program and site plan, public workshops, user surveys, and meetings with City of Lake Charles officials were used to identify issues of concern to park users, adjacent residents, and neighboring Prien Lake Elementary School students and faculty. The problems identified include safety, education about natural systems and forests, multi-use paths and nature trails, additional seating, improved restrooms, defining the park entrance, and additional parking.

The safety and security of the park and its users are of primary importance in renovating and improving Tuten Park. The protection and conservation of its natural resources, as called for by the City of Lake Charles, are critical in ensuring that Tuten Park's unique character remains intact for all to enjoy. Both are goals of the master planning process.





• Post Hurricane Rita

photo: D. Brassette



• Post Hurricane Rita

photo: D. Brassette



• Post Hurricane Rita

photo: D. Brassette





•Post Hurricane Rita

photo: D. Brassette

## MASTER PLANNING PROCESS

A six step process was employed in developing the master plan:

1. Site Analysis
2. Program Elements
3. Conceptual Master Plan Alternatives
4. Public Workshop
5. Preferred Master Plan
6. Final Master Plan and Budget & Phasing

### Site Analysis:

BROWN+DANOS analyzed the park's natural and man-made features for their intrinsic value and their ability to accommodate park program elements. Understanding and planning within the environmental carrying capacity of the site was critical in ensuring that the natural resources and character are preserved for the enjoyment of future park users. Meetings were conducted with the office of the City of Lake Charles, local concerned citizens, and adjacent property owners to explore viable program uses and facilities for Tuten Park.

### Program Elements:

Existing site conditions and public input were used to develop a comprehensive set of program elements to serve a broad array of users and still maintain the Tuten family's wishes.

### Conceptual Master Plan Alternatives:

BROWN+DANOS utilized two creative design techniques to generate program ideas and conceptual alternatives. The firm conducted a series of brainstorming sessions with staff members to develop the park's program. For conceptual alternatives, staff designers came up with multiple conceptual design alternatives for consideration. These alternatives were developed further by each staff person and presented to the office of the City of Lake Charles for input and direction. The alternatives were further refined in the studio and presented in the form of graphic representations, plans, sections, and image boards at the public workshop.

### Public Workshop:

A public workshop was conducted at Prien Lake Elementary School to present the master plan, allow discussion, and obtain input from stakeholders and the general public on the Conceptual Master Plan. User surveys and public comments were used to further the design and help finalize the Master Plan.

### Preferred Master Plan:

Following the input from the public workshop and the user survey, BROWN+DANOS worked with the City of Lake Charles to define and shape the direction of the Master Plan. The Master Plan was refined and an Opinion of Probable Construction Cost was prepared.

### Master Plan:

BROWN+DANOS finalized the Master Plan and further designed three key areas.





## SITE ANALYSIS

A key part of developing a well thought out, clear design plan is the site analysis.

Along Nelson Road, the park entrance is not prominent or clear for visitors to find. The existing site access drive and roundabout are in disrepair and provides minimal parking, this limits the number of users to those that can fit in the confined area. Additional reconfigured parking will make access to the park easier and more attractive to potential users.

The current security at the park consists of two very large gates in between restroom facilities that are in disrepair and not monitored. A chain link fence surrounds an updated entrance with secure features that will enable users to traverse the park with comfort and security.

The urban forest in Tuten Park is its greatest asset. Within the park, visitors can find a mix of pine, sweet gum, camphor, maple, hackberry, live oak, water oak, and magnolia trees. Many are in good condition and should be conserved and cared for. The area that was the Wolf property contains primarily a general mix of pines.

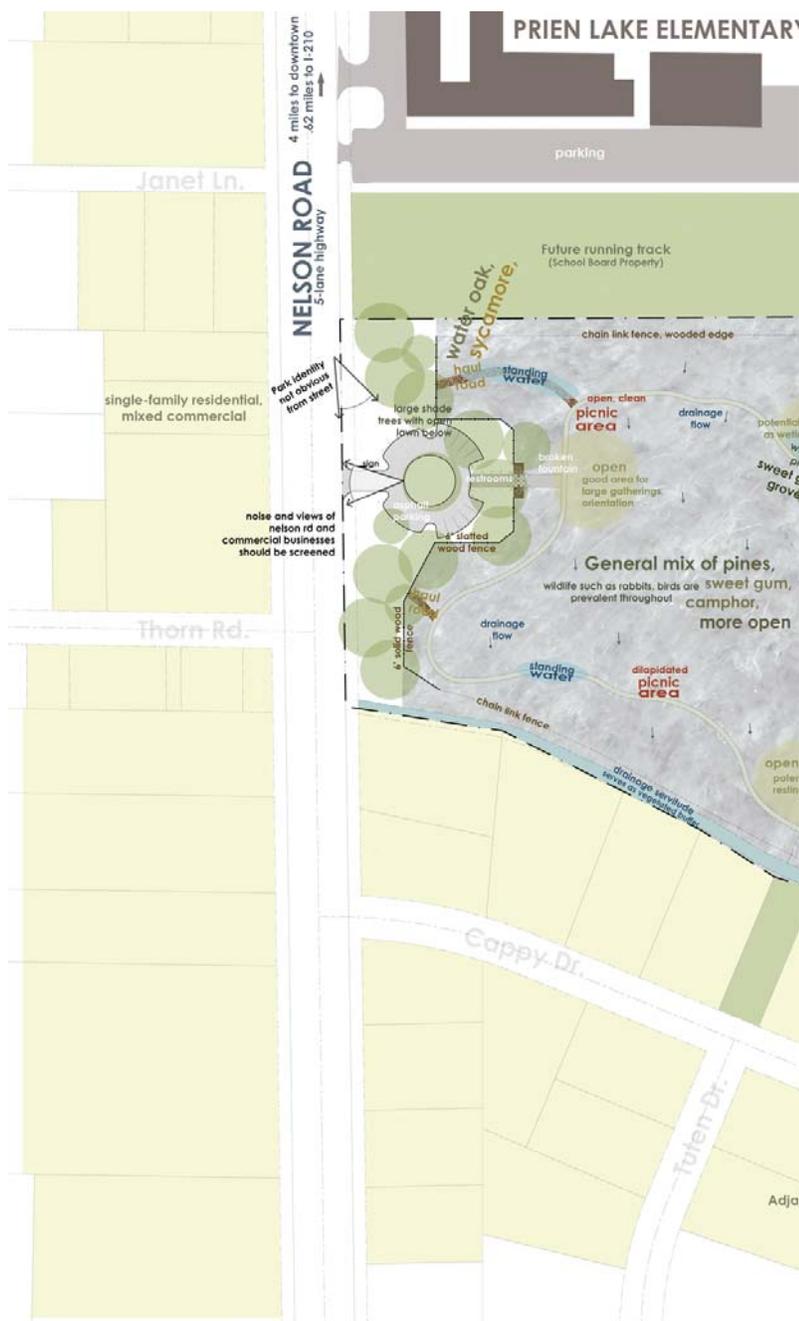
Much of the forested area is overgrown with underbrush. Walking around on the trails is hindered by low hanging branches and vines that lower visibility and in some cases completely block access. Water over the trails in four areas of the site suggests the need for raising or relocating the walking surfaces and developing positive drainage away from the trails to increase pedestrian safety. Cleaning up adjacent brush and vegetation to allow for better visibility will improve safety in the park as well.

The flat topography, subtle slopes, and organic soil are typical of most Southern Louisiana landscapes. Drainage is poor as evidenced by numerous areas of standing water.

Most of the existing site furnishings, picnic tables, benches, and fences were damaged or destroyed by Hurricane Rita and must be replaced with solid, sturdy materials. Most trails in the park are far enough away from the perimeter to allow for limited views offsite to adjacent residences. Enhanced buffer planting would provide more privacy for adjacent residents while creating a more enclosed, natural feeling while in the park.



Since 80% of the existing large trees in the park were destroyed by Hurricane Rita in 2005 it is imperative that the canopy be restored by allowing the many younger trees currently growing onsite to continue to grow. Additional trees can be planted to give more cover and supplement the existing trees while invasive and exotic species should be removed to preserve the forest.



Site Analysis



## PROGRAM ELEMENTS

Collaboration by City of Lake Charles staff, the Mayor's Office, the public and the landscape architect resulted in a set of program elements that drove the design of Tuten Park. The prime mission of Tuten Park is set forth in the documents bequeathing the property to the City of Lake Charles to paraphrase: "This land shall always be used and maintained as a natural woodland park area. In this connection, the purpose of the park is a sanctuary for birds, native flowers and trees. It is dedicated to the enjoyment and education of the public particularly our youth."

Program elements include enhanced natural areas as well as built structures:

### Natural Areas

- Nature Trails
- Picnic Areas
- Naturalized Streambed
- Shade Exhibits
- Restored Pine Grove
- Preserved Forest
- Wetlands
- Ponds

### Landscaping

- Display Gardens
- Signature Live Oak

### Structures

- Picnic Pavilions
- Lookout Tower
- Entry Monument
- Amphitheater
- Playground
- Visitors Center

### Vehicular Circulation

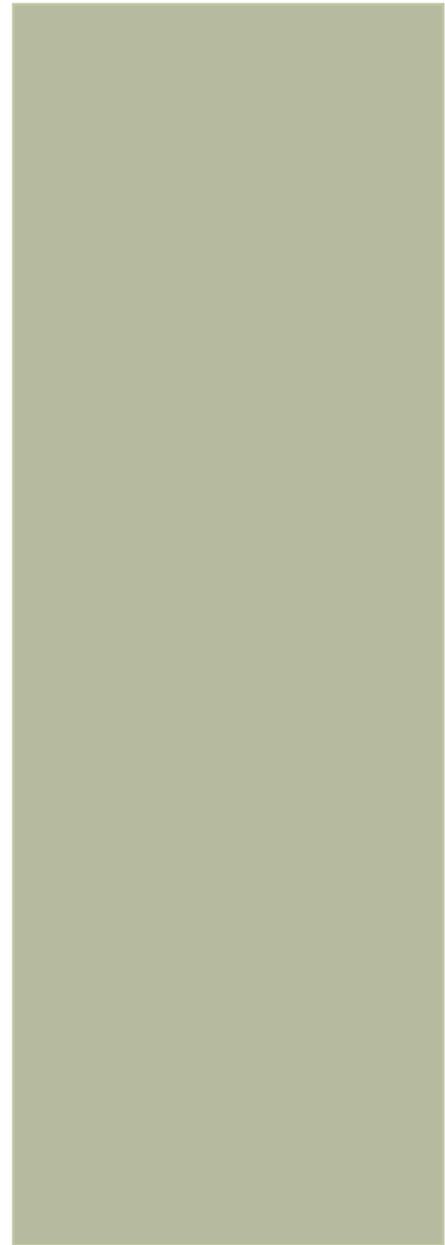
- Dropoff Area
- Roundabout
- Improved parking
- Overflow Parking

### Security

- Cleared understory area
- Controlled entrance
- Perimeter buffers
- Perimeter fencing



Program Diagram



**TUTTEN**



**PARK**

## **MASTER PLAN**

A consistent remark made during the public workshop was that Tuten Park offers a unique user experience with nature in the middle of the city. The park is composed of mostly natural forest land that evokes strong character and a sense of peace within the busy city. The design concept enhances the experience while increasing the security and safety of the park. A unique destination in the City of Lake Charles will be created for families, day-campers, nature enthusiasts, gardeners, novice fishermen, and plant lovers by preserving and enhancing the parks major assets: its natural areas and forest stands. Efforts were made during the design process to increase visibility at the entrance and minimize disturbance to existing features while creating winding trails and open areas. Many program features were added to the park including a playground, amphitheater, ponds, picnic pavilions, gardens, boardwalks, visitors center, and enhanced nature trails.

By employing principles of Crime Prevention Through Environmental Design including natural surveillance, natural access control, and territorial reinforcement, the Master Plan was designed to assure a safer, more actively used park for families to enjoy throughout the year.

Elements of the Master Plan are described below and illustrated in the plans and sketches that follow.

### **Nature Trails**

The development and enhancement of walking trails, boardwalks, and jogging trails in natural areas will provide for enhanced use of existing natural site amenities. Most trails were designed to accommodate a fitness workout circuit. Trail surfaces will be constructed with soft materials.

### **Wetlands**

Wetlands will be created in existing low lying areas. These areas are near each pond and the existing drainage ways. The wetland areas will act as natural habitats for local plants and animals, and will filter stormwater runoff before entering ponds.

### **Naturalized Streambed**

The existing streambed running north-south on the property will be naturalized with a more organic, curvilinear alignment and native plantings. This streambed marks the entrance into the densely wooded area of the park. Four foot bridges will cross the naturalized stream, providing access to trails in the wooded areas. The north end of the stream will be expanded to create wetlands and a picnic area along with an outdoor amphitheater.

### **Shade Exhibits**

Throughout the wooded areas of the park will be planted shade exhibits. These exhibits will showcase native and exotic species of plants who find their habitats in the shady forests of South Louisiana.

### **Restored Pine Grove**

Longleaf pines will be planted to restore the pine grove that was over 80% destroyed during Hurricane Rita.

### **Preserved Forest**

As required by the bequest, Tuten Park will always be maintained as a natural woodland park. The preserved forest will provide unique opportunities for park users to enjoy deeply forested areas in the middle of town. This will also provide a large natural habitat that will serve as an oasis for wildlife.

### **Cleared Understory Areas**

From the western property line to the north-south streambed, understory and underbrush will be cleared. The clearing will provide a large area for specific park programs such as gardens, the Visitor Center, and playground. The cleared understory will also offer higher visibility of the interior of the park from the entrance, thereby enhancing security.

### **Gardens**

A large garden area just to the south of the Visitors Center will supply spaces for the local garden society to create display gardens and educational garden plots. Space will be allotted for students at Prien Lake Elementary School to grow plants as part of science education. Additional space will be offered for community gardens with meandering trails open to the public.

### **Signature Live Oak**

On axis with the long hall of the Visitors Center, a live oak will be planted. This live oak will serve as an icon, the signature of the park. At the time of installation the tree will already be at a size that will provide shade and act as a major meeting place in the park. The Signature Live Oak Tree will present a wonderful back drop for weddings and other types of outdoor events.

### **Ponds**

The creation of two half-acre ponds with wetlands, walking trails, boardwalks, and picnic pavilions will provide enhanced passive use areas in the park, while also offering additional on-site water storage and filtering of stormwater. These ponds will also give opportunities for education about natural habitats.

### **Picnic Areas**

Throughout Tuten Park, picnic areas will be sited with pavilions and picnic tables. These areas can be used for birthday parties, corporate events, or simply a picnic in the park. The picnic areas will be located near ponds, open fields, wetlands and other park amenities.



### **Lookout Tower**

Located in the middle of the forested area will be a 20-25 foot lookout tower. This wooden structure will give the park user the opportunity to experience birds, and other wildlife high within the forest canopy.

### **Perimeter Buffer**

Along the perimeter of the park will be a planted buffer to reinforce the natural environment of the park. The buffer will aid in blocking out noise from surrounding properties as well as creating the ambiance of a denser forest edge.

### **Perimeter Fencing**

The entire perimeter of Tuten Park will be surrounded with security fencing. There will be one controlled entrance/exit at the dropoff at the front of the park.

### **Amphitheater**

The development of an amphitheater located near the natural drainage area includes an adjacent open space with picnic tables and pavilions. The amphitheater will provide a stage for small outdoor concerts, classes, and performances with the natural area of the park as the backdrop. This area would also provide overflow gathering space for very large functions being held at or near the Visitors Center.

### **Playground**

A playground area is sited adjacent to the Visitors Center near the front of the park. The playground's theme references the site's previous use as a naval store where the large pines were used for building ships. There will be a large two-level ship for active play geared toward older children and a separate toddler play area connected by a covered gathering area. For security the playground will be completely fenced with a single entrance and exit point facing the pavilion and Visitors Center.

### **Visitors Center**

The master plan calls for the development of a Visitors Center located near the front of the park. The center will be the gateway into the landscape and the starting point for all activities that occur within Tuten Park. The building's interior will include indoor spaces for park staff offices, restrooms, meeting space, small gathering rooms, and a museum with permanent and rotating exhibits. The exterior spaces around the building include smaller intimate gathering areas, a large covered pavilion, and adjacent larger open spaces for functions such as weddings, community meetings, and other outdoor functions focused on a large signature live oak. Additional parking and an enhanced covered drop off at the entrance to the park serve the Visitors Center and the park's many new activities.

**Controlled Entrance**

Tuten Park will have one single point of access located at the dropoff area. This will provide much needed security for the park and its users. Only maintenance vehicles will be permitted beyond this point. In addition to a locking gate, a park ranger will be at the park during operating hours. It is also recommended that two security cameras connected to a live webcam feed should be installed at the entrance to further enhance security. These would be broadcast continually on the Tuten Park website.

**Roundabout**

At the controlled entrance will be a vehicular roundabout to be used as a dropoff point for park visitors. A vehicular roundabout will make circulation and dropping off or picking up passengers and parking safe and easy.

**Improved Parking**

The existing parking lot will be improved with a new layout totaling 32 parking spaces, including handicap spaces as required. There will be resurfacing and landscape beds adjacent to the parking along with a paved path from the parking lot to the park entrance.

**Overflow Parking**

Across the entrance drive from the improved parking lot will be an overflow parking area. This area will have a reinforced subsurface that will offer parking for 40 cars, but will appear as a grass field.

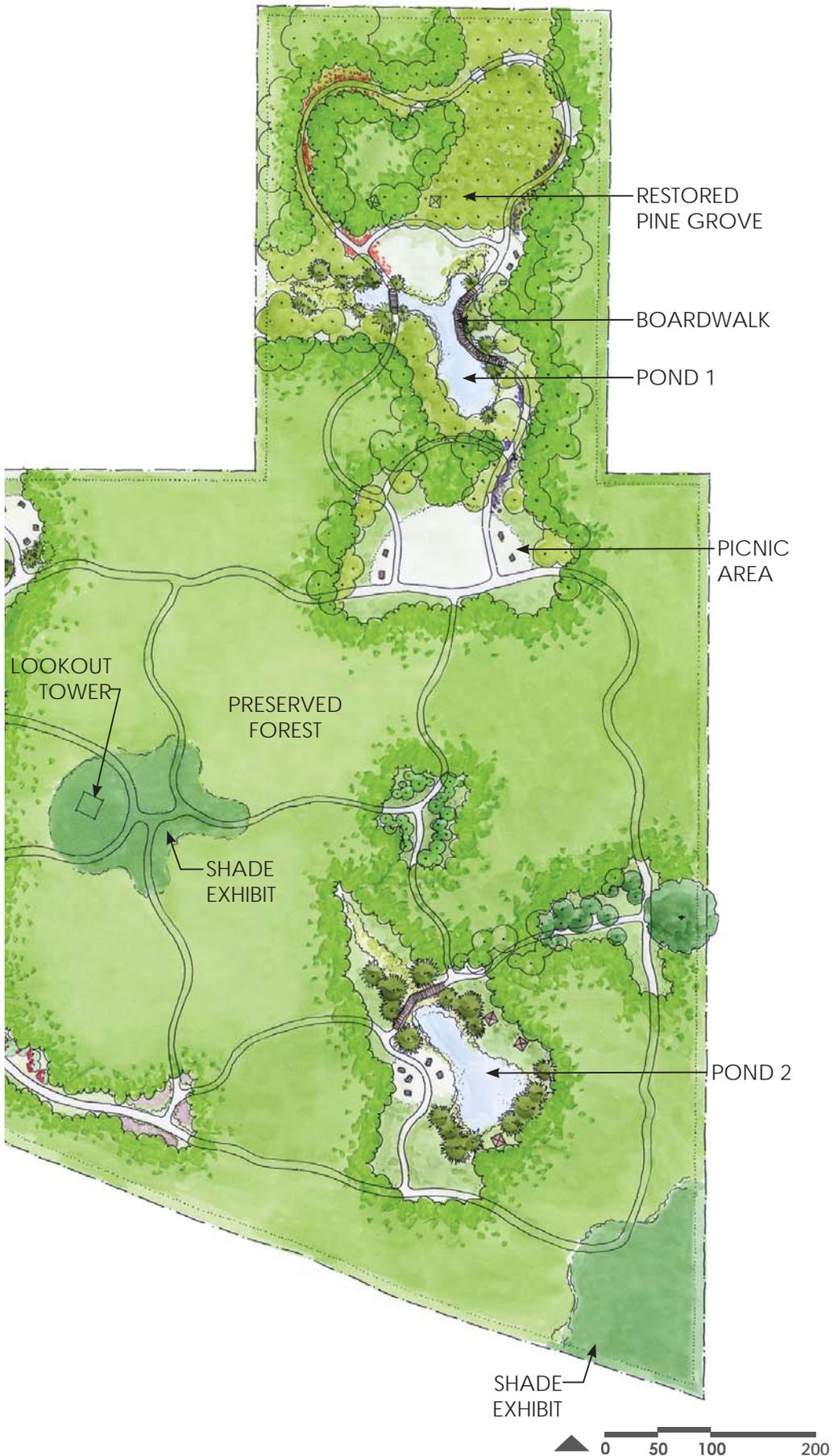
**Entry Monument**

Upon arrival at Tuten Park, entry monuments on either side of the entrance drive will denote arrival to the park. These monuments will act as an identification and icon for the park. A band of wildflowers will flow behind the entry across the park frontage on Nelson Road to enhance the visual sense of arrival.





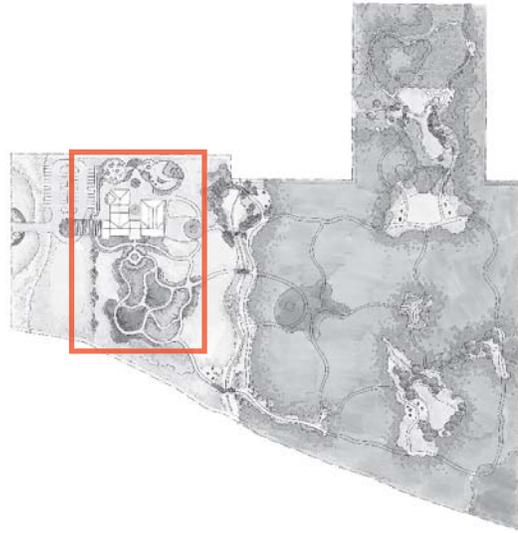
Master Plan



**TUTEN**



**PARK**

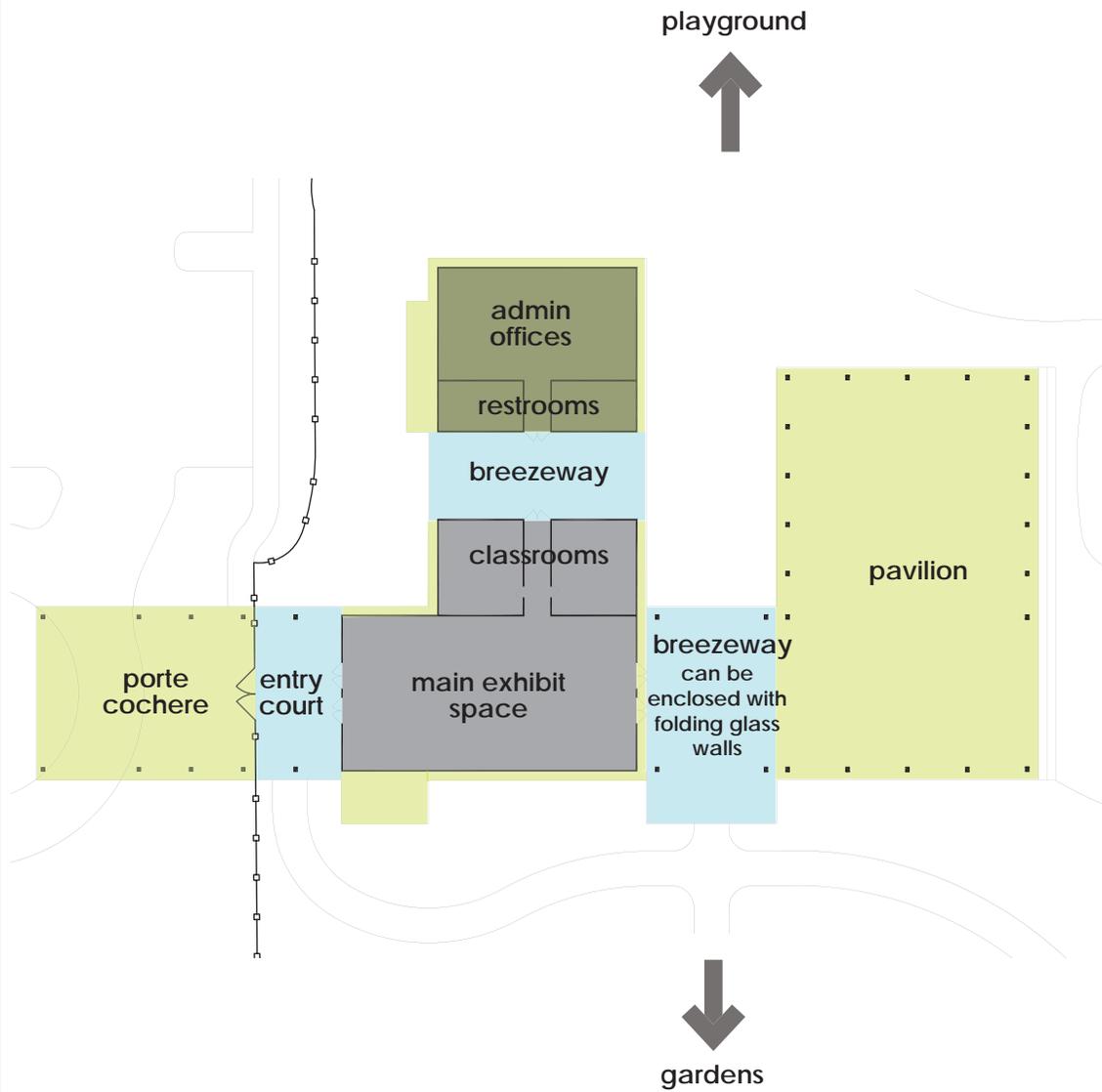


LEGEND:

1. COVERED PORTE COCHERE
2. VISITORS CENTER BUILDING
3. PAVILION
4. INTIMATE GATHERING
5. COURTYARD
6. LARGE GATHERING
7. SIGNATURE LIVE OAK
8. GARDEN ENTRY
9. NEW FENCE
10. GARDENS
11. EARLY SUCCESSIONAL EXHIBIT
12. TODDLER PLAY AREA
13. PLAYGROUND GATHERING AREA
14. OLDER PLAY AREA
15. TREES WITH CLEARED UNDERSTORY

Visitors Center/ Playground Plan





Building floorplan



Precedent images



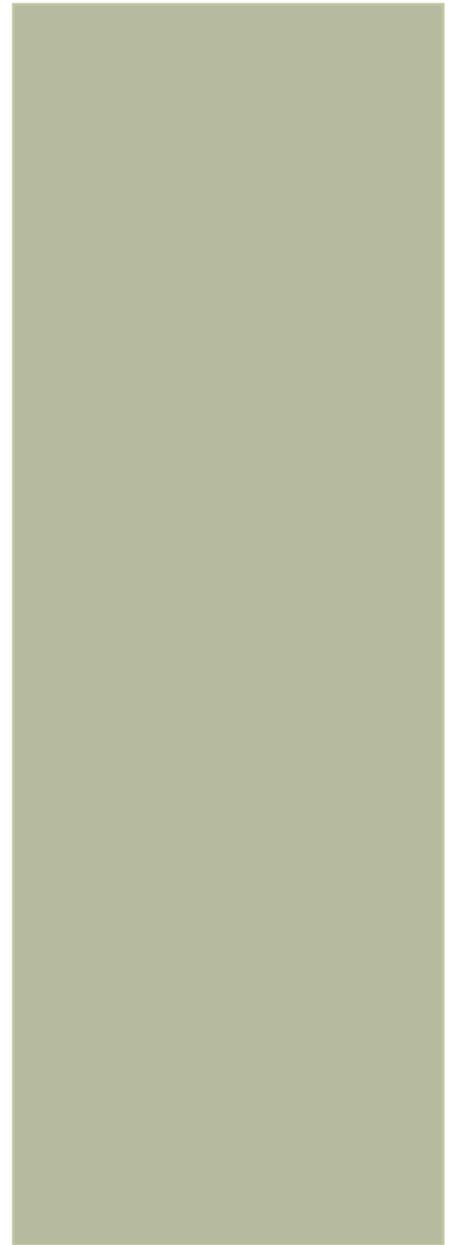
Visitors Center drop-off and entry



Visitors Center pavilion and gathering plaza



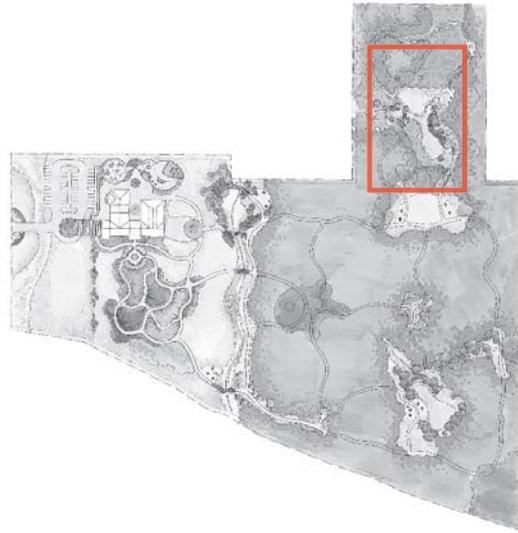
Precedent images



TUTEN

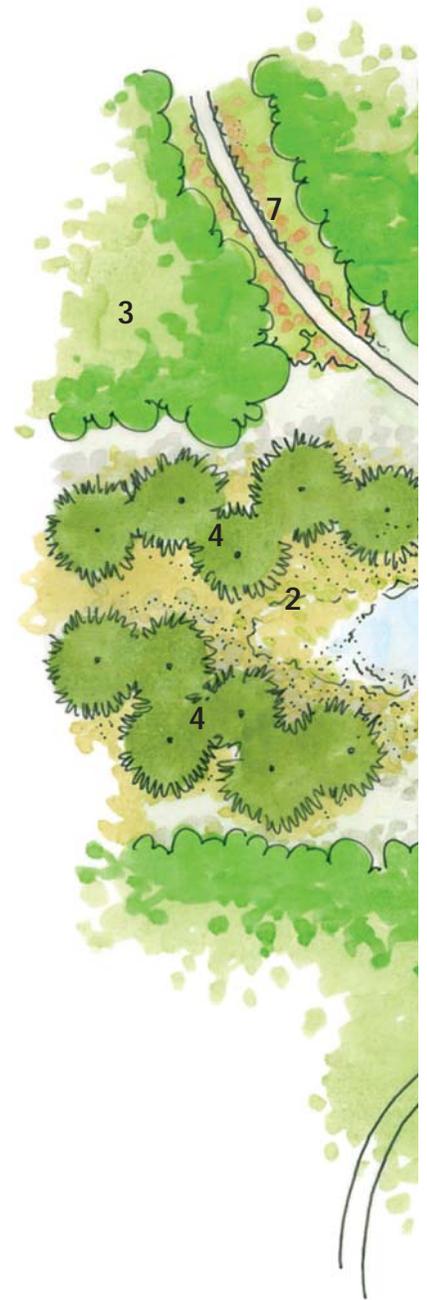


PARK



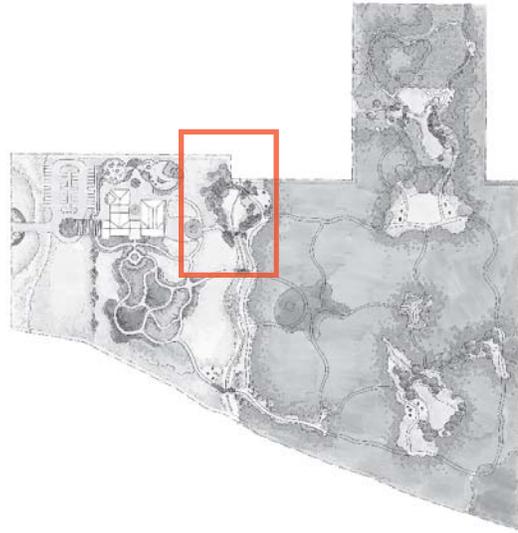
LEGEND:

1. POND
2. WETLANDS
3. EXISTING FOREST
4. REPLANTED PINES
5. PICNIC AREA
6. BOARDWALK
7. BERRY TRAIL
8. REDBUD GROVE
9. FRAGRANT PLANTS



Fragrant Path & Pond





**LEGEND:**

1. WETLANDS
2. AMPHITHEATER
3. BOARDWALK
4. NATURALIZED STREAMBED
5. SWEET GUM GROVE
6. EXISTING FOREST
7. PICNIC AREA
8. CYPRESS TREES
9. TREES WITH CLEARED UNDERSTORY

Figure 3: Amphitheater



**TUTEN**

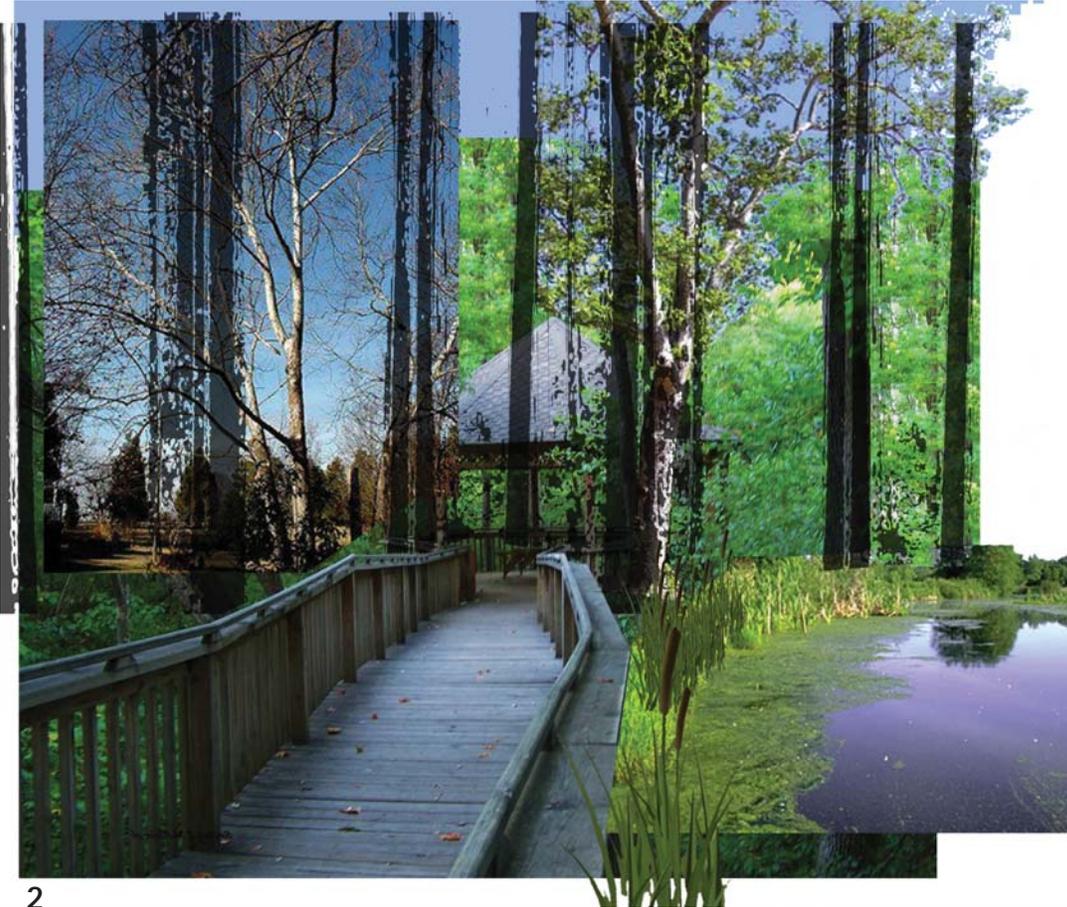


**PARK**



1

1. The lookout tower is placed among the pines to provide users with a unique perspective on the forest.
2. The boardwalks throughout the park allow visitors to get as close as possible to the wetlands and ponds.
3. Paths along the naturalized stream provide users with beautiful scenery and educational opportunities to learn about natural hydrologic processes.



2



3



**TUTEN**



**PARK**

## **PUBLIC OPEN HOUSE**

On January 9, 2008 the public attended an open house to discuss the proposed Master Plan for Tuten Park. The meeting was held at the Prien Lake Elementary School from 5:30 to 7:30 in the evening. Boards displayed at the meeting were:

- Site Analysis
- Program Diagram
- Concept Master Plan
- Visitors Center Building Concept
- Plant Images
- Concept Images

Public feedback to the designers and the City of Lake Charles was provided through surveys and one-on-one discussions, questions and answers. Public participants were asked a series of questions about their likes, dislikes, and suggestions regarding the Master Plan. The comments in the survey provided direction to the landscape architects in modifying the plan to better serve the community.

Survey results follow.

**Tuten Park Master Plan Open House**  
January 9, 2008

**Open House Feedback**

A. List three (3) features of the Tuten Park Master Plan that you like the **best**.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

B. List three (3) features of the Tuten Park Master Plan that you like the **least**.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

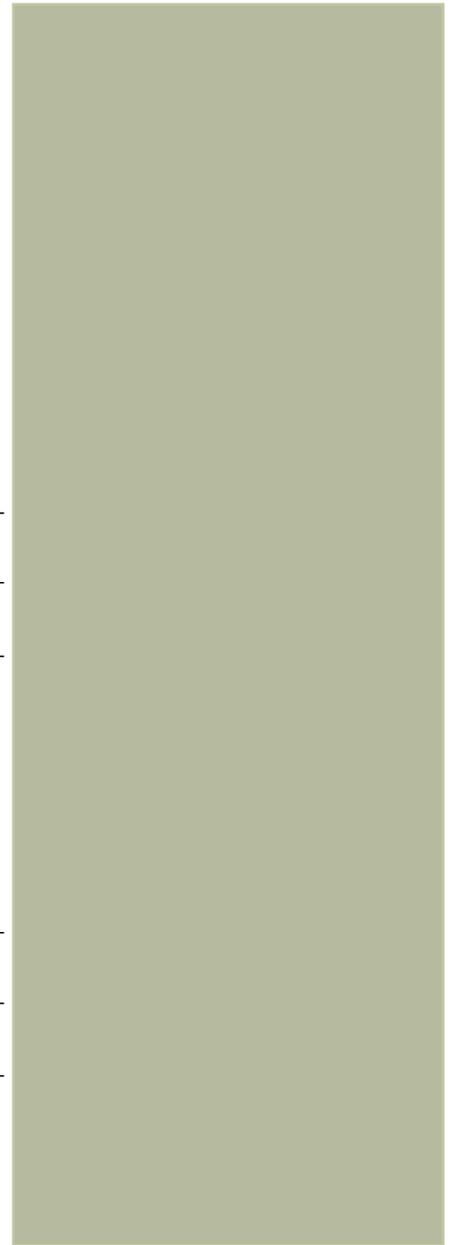
C. List three (3) activities your family would enjoy at the new Tuten Park.

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

D. If you have any questions or additional comments, please continue on the back of this sheet.



**QUESTION A RESULTS**

Survey Question A:

List three (3) features of the Tuten Park Master Plan that you like the BEST.

Response: \_\_\_\_\_ Number of Participants Responding:

Layout of the Master Plan	5
Water Features on Site	5
Security	6
Lookout Tower	3
Retention of Existing Plants/ Use of Native Species	8
Areas for Children/Playground	7
Nature Trails and Walks	5
Visitor, Learning Center	3
Pavilion	2
Garden Area	1
Attention Paid to Drainage Issues	1
Combination of Architecture & Nature	1
Total Number of Responses	47

*Conclusion:*

*Participants' responses to their three most favorite aspects of the part seemed to vary. There was a strong agreement with the way in which the Master Plan addresses and protects the existing environment and plants. Additionally, the playground appears to be a very popular element of the plan. Also popular are the walking trails, water features, and general layout of the plan.*

**QUESTION B RESULTS**

## Survey Question B:

List three (3) features of the Tuten Park Master plan that you like the LEAST.

Response: \_\_\_\_\_ Number of Participants Responding:

Wouldn't Change a Thing	4
Too Many Built Structures	4
Plant Design too Formal	1
Lack of Mulberries & Hackberries	2
Loss of Natural Areas	2
Not Enough Cleared Areas/Too much underbrush	4
Wildflower Garden	1
Water features/Possible Stagnant Water/Mosquitoes	3
Not Enough Fenced Area Around the Pavilion	1
Not Enough Walking Trails	1
More Lighting Needed	1
Height of Perimeter Fencing	1
Accessibility on Perimeter Trails for Handicap and Strollers	1
Having to Wait for Construction to Start	1
Snakes being able to roam freely	1
Total Number of Responses	47

*Conclusion:*

Based on these responses, the public seems to prefer a more natural environment with minimal built structures. The water features in the Master Plan also proved an area of concern mainly due to mosquitoes.



**QUESTION C RESULTS**

Survey Question C:

List three (3) activities your family would enjoy at the new Tuten Park.

Response: \_\_\_\_\_ Number of Participants Responding:

Lunch	1
Just Being There	1
Photography	2
Walking the Trails	10
Using the Tower	1
Safety	1

Total Number of Responses                      16

*Conclusion:*

*The overwhelming positive response to the trail systems indicates it is one of the most popular features in the new Tuten Park Master Plan. The Majority of those surveyed are excited about enjoying the beauty of the park through various activities centered around the natural environment.*

## OPEN HOUSE ADDITIONAL FEEDBACK

Participants in the survey were asked to provide additional comments and feedback on the Master Plan for Tuten Park.

The following comments were submitted:

- “Make sure that the park is kept in good condition”
- “Build it ASAP.”
- “Will trails sink in the rainy season and become unwalkable?”
- “I would like to see people allowed to walk dogs on a leash. I would even donate towards doggie bags.”
- “Bus parking for field trips could be at the North end of the Wolf property (buses drop off at front entrance than at the back behind the school).”
- “Use Sweet Olive and Gardenias for the ‘scent;’ use pitcher plants/carnivorous plus bat houses besides mosquito larvae eating fish to help combat mosquitoes and purple martin houses.”
- “I don’t like snakes. They freak me out most of the time unless they are tamed.”
- “Since the park was not able to be maintained after it was initially opened, I would suggest that a maintenance plan/funding be included. If there are not enough funds, perhaps a civic group/volunteer schedule could be implemented. Additionally, I would like there to be sufficient fencing surrounding the school area - very high and dense.”



## **BUDGET & PHASING**

The Tuten Park Master Plan provides a framework for the ultimate improvement of the park. Proposed improvements can be implemented in phases one at a time or all at one time. Nine phases have been identified as logical steps toward total completion of the park.

**Phase 1** involves clearing the understory of the front portion of the park as well as updating and replacing the security fencing and access around the perimeter of the park. In **phase 2** of implementation, the pond sites are cleared and excavated. The soil is used to fill low areas and level out the walking paths throughout the arboretum area. The paths in the arboretum area are cleared and widened. **Phase 3** finishes out the arboretum portion of the park east of the existing drainageway. Structures such as the lookout tower, boardwalks, and picnic pavilions are constructed and site furniture is installed. The final path surfaces are laid out and final planting in this area is complete.

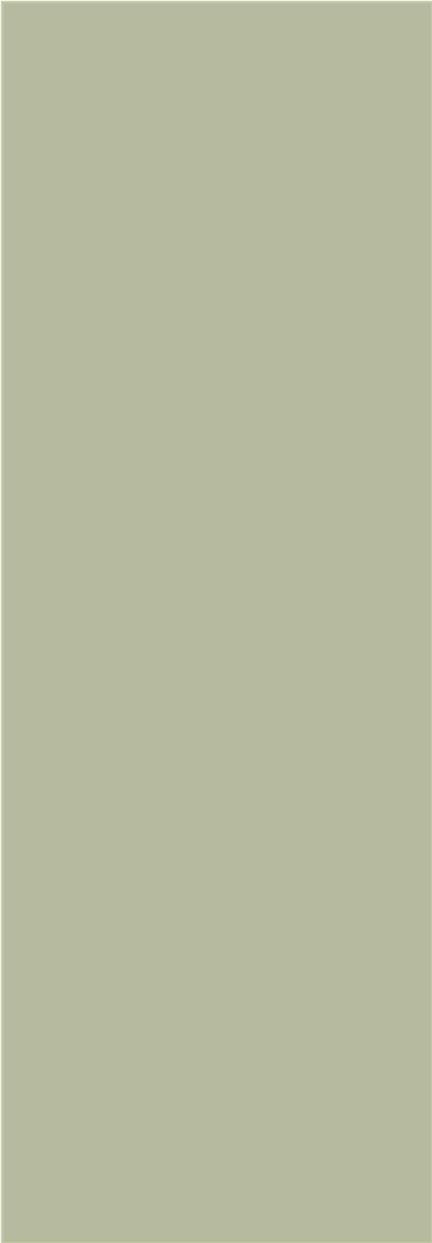
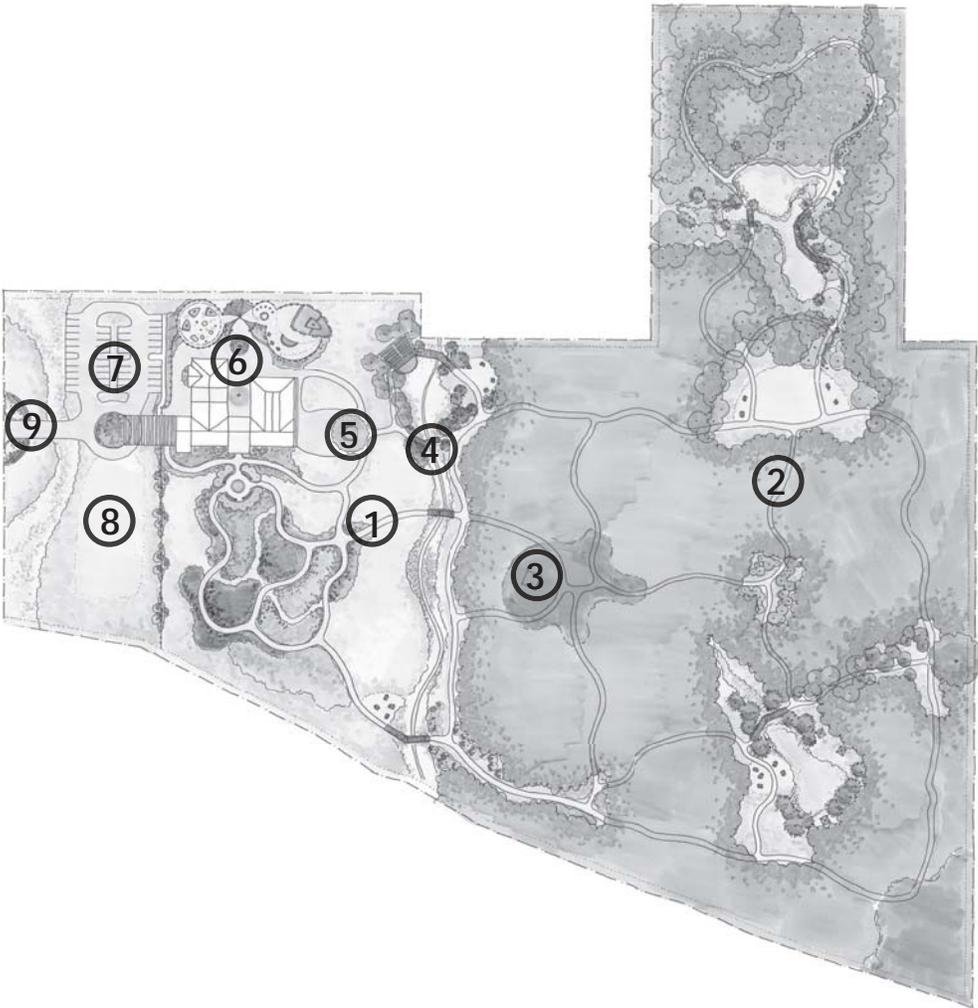
The north/south drainageway is renaturalized in **phase 4**. The wetlands will also be constructed in this phase. The bridges across the drainageway and the boardwalk/amphitheater over the wetlands will also be built as soon as the earthwork is complete. Planting will begin immediately upon completion of all construction in this area.

**Phase 5** begins the front portion of the park with the installation of the Signature Live Oak. The most visible changes to the park will be made in **phase 6**. Both the Visitors Center and the playground will be built as well as all surrounding plazas, utilities, and landscaping. Once the building is constructed the community gardens will be prepared and all the paths at the front of the park will be installed.

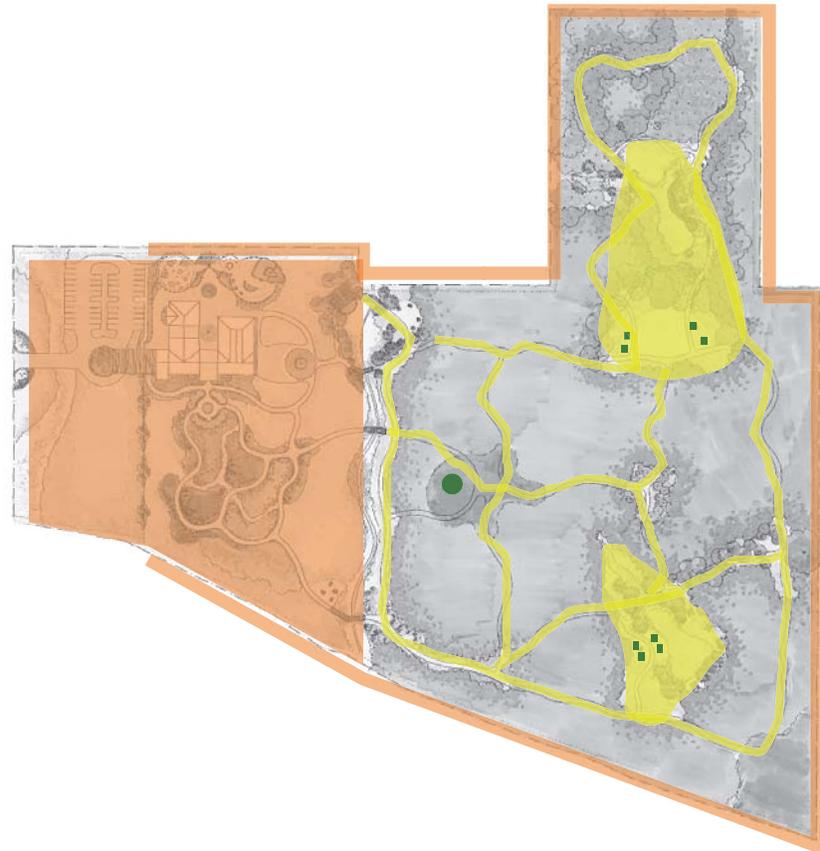
Once the building area is complete, the entrance drive, drop-off, and parking will also be constructed as part of **phase 7**. The permanent fence at the front of the park and the entry gate will also be installed at this time. Following site work in this phase, all lawns, natural grasses, and the early successional exhibit will be planted. In **phase 8** the outside portion of the park will be installed including the reinforced turf overflow parking area, wildflower display, and entry monumentation and landscaping. **Phase 9**, the final phase of Tuten Park, will be the location and installation of all directional and interpretive signage. Once the signage is placed throughout the park, the Tuten Park experience will be complete and ready for the public to enjoy.

**OPINION OF PROBABLE COST FOR BUDGETARY PURPOSES**

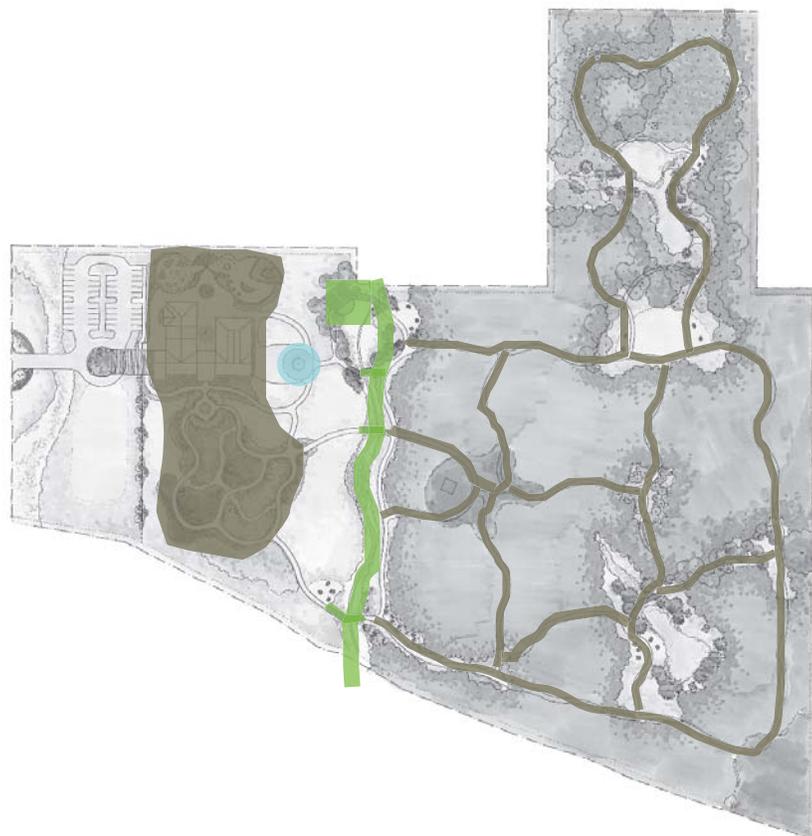
Phase 1.....	\$99,500.00
Phase 2.....	\$59,740.00
Phase 3.....	\$217,920.00
Phase 4.....	\$185,200.00
Phase 5.....	\$30,000.00
Phase 6.....	\$4,021,595.00
Phase 7.....	\$291,300.00
Phase 8.....	\$93,935.00
Phase 9.....	\$20,000.00
<b>TOTAL.....</b>	<b>\$5,019,190.00</b>



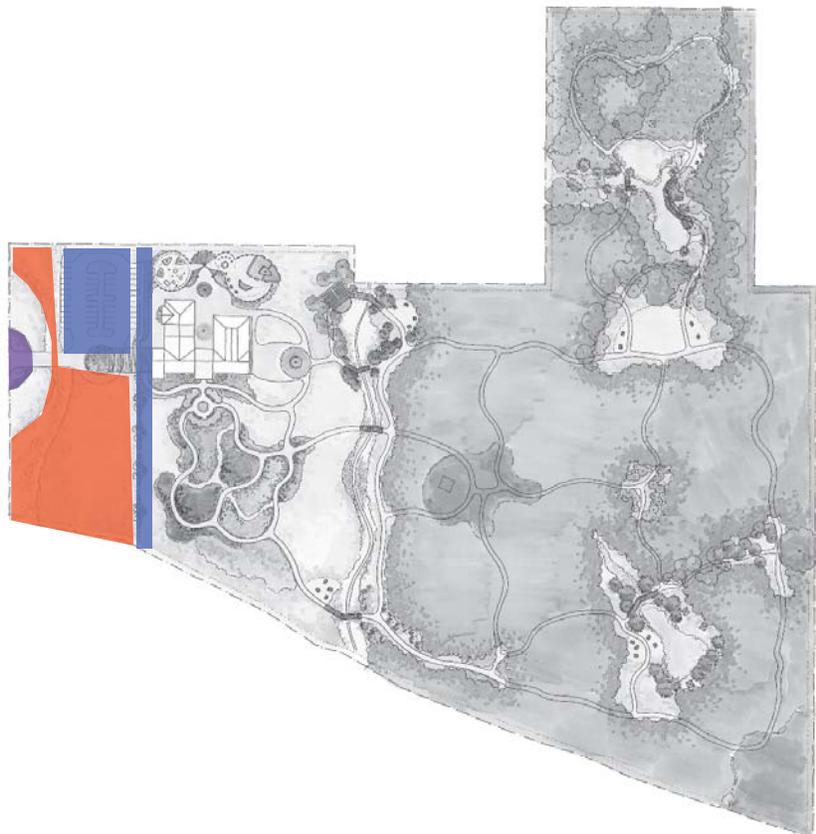
Material / Item	Description	QTY	Unit	Unit Cost	Total Cost
<b>Phase 1</b>				<b>\$99,500.00</b>	
clearing understory	front of park to N/S natural drainage	8	acr	\$4,375.00	\$35,000.00
fencing	security perimeter fencing	4,140	lf	\$15.00	\$62,100.00
fencing	temporary fencing across front of property	480	lf	\$5.00	\$2,400.00
<b>Phase 2</b>				<b>\$59,740.00</b>	
clearing understory	around pond 1	0.15	acr	\$4,375.00	\$656.25
clearing understory	around pond 2	0.17	acr	\$4,375.00	\$743.75
soil	excavation of pond (14087 sf @ 10' depth)	5,200	cy	\$10.00	\$52,000.00
trail blazing	main loop 8' wide	2,500	lf	\$1.00	\$2,500.00
trail blazing	inner trails 6' wide	3,840	lf	\$1.00	\$3,840.00
<b>Phase 3</b>				<b>\$217,920.00</b>	
Tower	20-25' height	200	sf	\$150.00	\$30,000.00
boardwalk 6'	recycled wood boardwalk (6' width) pond 1	400	sf	\$25.00	\$10,000.00
boardwalk 6'	recycled wood boardwalk (6' width) pond 2	900	sf	\$25.00	\$22,500.00
pavilions	20x20 400sf	5	ea	\$20,000.00	\$100,000.00
site furnishings	picnic tables	5	ea	\$500.00	\$2,500.00
paths	main loop 8' wide crushed gravel	19920	sf	\$1.50	\$29,880.00
paths	inner trails 6' wide mulch	23040	sf	\$1.00	\$23,040.00
planting	pine grove 680 trees per acre-to be thinned later	4.4	ea		



Material / Item	Description	QTY	Unit	Unit Cost	Total Cost
<b>Phase 4</b>				<b>\$185,200.00</b>	
drainageway	renaturalization of N/S drainageway	660	lf	\$10.00	\$6,600.00
wetland area	constructed wetland area	5,640	sf	\$5.00	\$28,200.00
bridges (1)	recycled wood bridge (6' width)	250	sf	\$25.00	\$6,250.00
bridges (2)	recycled wood bridge (6' width)	220	sf	\$25.00	\$5,500.00
bridges (3)	recycled wood bridge (6' width)	380	sf	\$25.00	\$9,500.00
amphitheater	stage	1,500	sf	\$50.00	\$75,000.00
amphitheater	boardwalk	590	sf	\$25.00	\$14,750.00
planting	native planting along drainageway 657lfx12width	7,880	sf	\$5.00	\$39,400.00
<b>Phase 5</b>				<b>\$30,000.00</b>	
tree	signature live oak	1	ea	\$30,000.00	\$30,000.00
<b>Phase 6</b>				<b>\$4,021,595.00</b>	
playground	equipment	1	ls		\$25,000.00
surfacing	playground soft surface	6,600	sf	\$15.00	\$99,000.00
pavement	around soft surface	780	sf	\$25.00	\$19,500.00
fencing	around playground	490	lf	\$25.00	\$12,250.00
raised planter	w/ seating around tree and playground entrance	125	sf	\$10.00	\$1,250.00
tree	for raised planter in plaza 6"-8" caliper shade tree	1	ea	\$575.00	\$575.00
visitor center	building	17,135	sf	\$200.00	\$3,427,000.00
plaza	pavement surrounding building	16,150	sf	\$6.00	\$96,900.00
lighting	pole mounted security light throughout park	25	ea	\$2,500.00	\$62,500.00
gardens	garden club and experiment	24,270	sf	\$6.00	\$145,620.00
paths	6' gravel	8,140	sf	\$1.50	\$12,210.00
paths	5' mulched trails	3,350	sf	\$1.00	\$3,350.00
paths	6' concrete paths	3,130	sf	\$4.00	\$12,520.00
landscape beds	bed prep, shrubs, groundcover, mulch, etc.	17,320	sf	\$6.00	\$103,920.00



Material / Item	Description	QTY	Unit	Unit Cost	Total Cost
<b>Phase 7</b>				<b>\$291,300.00</b>	
parking	asphalt pavement parking	20,300	sf	\$3.00	\$60,900.00
curbs	barrier curbs in parking areas	1,680	lf	\$15.00	\$25,200.00
permanent fence	replacement of temporary fence in front	480	lf	\$25.00	\$12,000.00
sod	front of park to N/S natural drainage	59,900	sf	\$3.00	\$179,700.00
pavement	asphalt tennis parking expansion	4,500	sf	\$3.00	\$13,500.00
<b>Phase 8</b>				<b>\$93,935.00</b>	
grasspave2	sub-surface turf reinforcement	10800	sf	\$7.00	\$75,600.00
landscape beds	entry, bed prep, groundcover, mulch, etc.	1,240	sf	\$6.00	\$7,440.00
wildflowers	seeded	17,900	sf	\$0.05	\$895.00
signage	entry park sign	2	ls	\$5,000.00	\$10,000.00
<b>Phase 9</b>				<b>\$20,000.00</b>	
signage	interpretive signage for site-kiosk	1	ea	\$15,000.00	\$15,000.00
signage	interpretive signage for site-directional	5	ea	\$4,000.00	\$20,000.00



## CONCLUSION

The Tuten Park Master Plan documented in this report establishes the vision for the park's future. It is a framework within which improvements can be implemented incrementally, in phases, or in one complete effort. Whether beginning implementation large or small, each phase must first be designed in detail followed by construction documents preparation by a licensed landscape architect.

### Next Steps

1. Determination of priorities for phasing based on available funds, budget, and immediate needs.
2. Development of design details for Phase I areas and component features.
3. Preparation of construction documents for Phase I.
4. Obtain competitive contractor bids in accordance with State of Louisiana bidding laws.
5. Construction of Phase I.



**TUTEN**



**PARK**