



Benson's Property

Master Plan

Submitted to

Town of Hudson

Submitted by

Vanasse Hangen Brustlin, Inc.

Bedford, New Hampshire



Benson's Property

Hudson, New Hampshire

Prepared for New Hampshire Department of Transportation
Benson's Committee
Town of Hudson, New Hampshire

Prepared by **VHB/Vanasse Hangen Brustlin, Inc.**
Bedford, New Hampshire

Adopted by the Town of Hudson Planning
Board on _____ as an addition to
the Town of Hudson Master Plan.

March 6, 2002

Contents

Introduction

Site Analysis

Project Program

Proposed Development Plan

Capital Improvement Plan

Appendix

Acknowledgments

Benson's Committee Members:

Rhona Charbonneau, Chairman, Selectmen's Representative
Curt Laffin, Vice Chairman, Citizen Representative
Laurie Jasper, Secretary, Hudson Historical Society Representative
Keith Bowen, Hudson Recreation Department Representative
Jim Tomaswick, Citizen Representative
Esther McGraw, Citizen Representative
E. Lorraine Madison, Selectmen's Representative (resigned 9/30/01)
Ann Seabury (9/18/01), Selectmen's Representative

Hudson Board of Selectmen

Ann Seabury, Chairman;
Shawn Jasper, Vice Chairman;
Rhona Charbonneau;
Robert Clegg;
Terry Stewart.

Town of Hudson Staff

Paul Sharon, Town Administrator
Sean Sullivan, Director of Community Development
Kathy McKenna, Town Planner
Gerald Coogan, Grant Writer
Priscilla Boisvert, Executive Assistant.

Hudson Recreation Department:

Jennifer Richtarek

Nashua Regional Planning Commission:

Andrew Singelakis, Executive Director
Julie Cummings
Betsy Hahn
Koren Melfi.

New Hampshire Department of Transportation

Nancy Mayville, P.E., Project Manager

Vanasse Hangen Brustlin

R. Gordon Leedy, Jr. ASLA, AICP, Project Manager

Special thanks to the Hudson Department of Public Works and the Hudson Police Department.

Introduction

The former Benson's Wild Animal Farm property represents a significant opportunity for the Town of Hudson to provide open space and recreational amenities to its citizens. The 168-acre property was acquired by the New Hampshire Department of Transportation (NHDOT) for the purpose of creating a wetland mitigation site for wetland impacts at various highway construction projects. These projects include widening of the F.E. Everett Turnpike and construction of the Nashua Circumferential Highway. It is anticipated that up to 40-acres of wetlands will either be constructed or restored on the property.

Since the use of the property as a passive recreation area is compatible with the wetland mitigation plan, NHDOT is negotiating the sale of the property to the Town of Hudson. Several restrictions to the ultimate use of the property will be made conditions of the sale. First, there will be a conservation easement placed over the property, limiting development and any commercial use, and requiring preservation of the historically contributing features of the property. It is important for the NHDOT to retain the right to complete their plans for the wetland mitigation project, so the areas slated for wetland creation are not available for recreational use by the Town. Finally, there are several buildings left on the site that contribute to the historical significance of the property that need to be integrated into any plans for development, including the former Benson's Wild Animal Farm office, the former Elephant House, the former B&M RR Station building (moved to this property when the Animal Farm was in operation), and the Haselton Barn on Bush Hill Road, reportedly one of the oldest remaining barns in the region.

When the property was acquired by NHDOT, efforts were made to provide some stabilization of existing historic structures, remove buildings that posed a hazard, and provide security fencing around the buildings to remain. Since a Memorandum of Agreement to purchase the land was negotiated with the Town, the Board of Selectmen have taken steps to further protect the unique historic and natural resources on the property. These measures include posting the property for no trespassing or off road vehicle (ORV) use, installation of security lighting, closing in the buildings, covering the roof areas with tarps, and providing additional police patrols of the area.

The Town of Hudson, through the Board of Selectmen, appointed a citizen committee to study options for Town use of the property and to develop a master plan for the property. In a vote taken May 7, 2001, the Board of Selectmen created the Benson's Committee, and charged it with "the responsibility of recommending a site plan with proposed used for the Benson's property." The first meeting of the Committee was held on May 15, 2001. The process developed by the Committee has involved regular meetings with the consultant, the Town Planner, NHDOT and Nashua Regional Planning Commission representatives. With input on potential program elements from the committee, the consultant developed a number of different alternatives for development of the property. The committee received significant public input on these alternatives through a public informational session, and through questionnaires soliciting input on development of the Benson's Property distributed at Town functions and published in local publications. The resulting Conceptual Master Plan for the Benson's Property is further described in the following report.

Site Analysis

Site Features

The 168-acre site consists of three major zones. They consist of the Animal Park Area, the Merrill Brook Valley Area, and the Upland Area in the southwest quadrant of the property.

The Animal Park Area consists primarily of uplands that are succeeding toward natural meadows and shrub habitats. Interspersed in this area are wetlands associated with pond and riparian features that are severely degraded. For the most part, water control structures that once regulated flows out of these features are non-functional, and as a result, siltation has occurred. Vegetation in these areas consists of Purple Loosestrife and Cat Tails. These areas are anticipated to be enhanced as part of the NHDOT wetland mitigation project.

In addition to the more natural spaces in the Animal Park Area, there are the remnants of the Benson's Wild Animal Farm facilities, including several buildings and foundations, stone retaining walls and planters, and mature landscaping that was a part of the Animal Park. Some of these landscape elements are unusual, particularly adjacent to the Old Woman's Shoe. These plantings should be restored and integrated into future plans for the facility.

The Valley Area lies at the bottom of the slope that comes down from the Animal Park Area. It consists of Swan Lake, a feature of the old Animal Park facility, several ponds with emergent vegetation fringes, and a broad drainage and wetland complex that transects the site from east to west. A large portion of this area was previously filled for use as parking for the Animal Park. The Valley Area represents the largest part of the wetland creation program for the NHDOT, since most of the area was once wetland. Existing wetland areas are envisioned to be enlarged, and in the case of the former parking area, fill is to be removed and wetland hydrology will be re-established.

The Upland Area consists of fairly steep slopes with oak/maple/birch forest cover typical of southern New Hampshire. Within this area are drainage channels connecting to the wetland complex in the valley and potential vernal pool locations identified as a part of the wetland mitigation plan. While this area serves as important upland bordering the extensive wetland complex in the valley, habitat

values could be dramatically improved through creation of diverse wildlife habitat types (appropriate understory vegetation) and cover for resting animals.

Major land use alteration has occurred, and continues to occur in most of the Merrill Brook watershed upstream of the Benson's Property. Large tracts of land adjacent to the north and east boundaries of the Benson's Property are being converted to residential use. A relatively large tract of undisturbed forest land remains to the south of the property.

Historical Resources

At one time, there were many buildings on the property. Since the closure of the Animal Park, the buildings deteriorated, and some were lost to fire. In 1998, a decision was made to focus efforts on preservation of the important structures on the property, and to demolish the others. A historic survey was completed, and the Town was contacted to determine if there was local interest in any of the buildings. As a result, all but six buildings have been removed from the property. Of these, four are deemed to be structures contributing to the historic significance of the site: the Benson's Office, the Elephant House, the B&M RR Station, and the Haselton Barn on Bush Hill Road. Additional, non-contributing structures retained at the Town's request are the Gorilla House, the Old Woman's Shoe, and an A-frame concession stand adjacent to Swan Lake.

The Benson's Office and the Elephant House were found to be good examples of early 20th century animal park structures. The office consists of a wood frame structure partly clad in log siding to resemble a log cabin, and partly brick veneer with a polychrome tile roof. This building is deteriorating due to water damage and vandalism.

The Elephant House is a wood frame structure with a metal truss roof. A portion of the building has the tile enclosure that housed animals and a prep kitchen for animal food. Additionally, there is a large outdoor enclosure that is fenced with iron bars that was an animal cage. Additional investigation will be required to evaluate the redevelopment potential of this building, and to identify any potential issues such as asbestos contamination, etc.

The B&M RR Station building was moved to the property from behind the Grange Hall on Route 111, and was apparently used as a residence for animal park staff. In order to provide security for the building, it was moved up to the office area several years ago. The building is a good representative of late 19th century railroad station design, and is in good condition.

The Haselton Barn is one of the oldest barn structures in the Town of Hudson. This large post and beam structure is typical of barns of the period, and has had numerous additions over the years. Some structural remediation work has been done by NHDOT. Particular care should be taken to secure the building to avoid vandalism or accidental fire.

These buildings have all deteriorated further over the last few years. Water damage and vandalism are apparent, with unauthorized activities such as paintball occurring regularly. Every effort should be made to stabilize the condition of these buildings, and provide adequate security for the facility.

In addition to the historic buildings on the property, there are significant open spaces and landscape features that are part of the old Benson's development. These should be inventoried and incorporated into development plans for the property wherever possible.

Benson's Property Master Plan

Hudson, New Hampshire



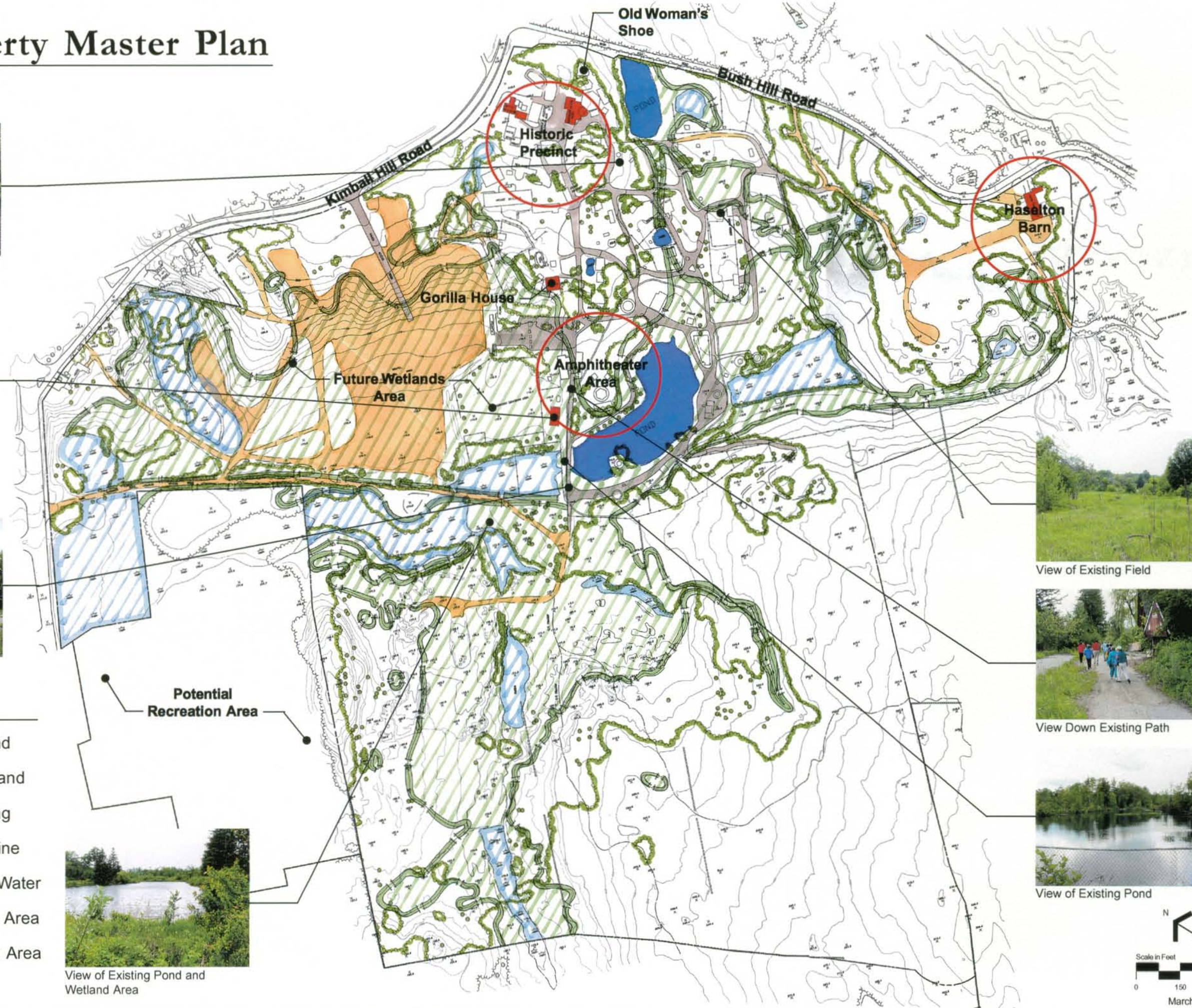
Old Stone/Wrought Iron Stairs



Existing Concession Building



View to Future Wetland Area



View of Existing Field



View Down Existing Path



View of Existing Pond



View of Existing Pond and Wetland Area

Legend

-  Existing Wetland
-  Proposed Wetland
-  Existing Building
-  Existing Tree Line
-  Existing Open Water
-  Existing Paved Area
-  Existing Gravel Area

Potential Recreation Area

Issues and Opportunities

Based on the site analysis, there were several issues and opportunities that emerged for the Benson's Property. In simple terms, the site can be divided into three zones for the purpose of developing conceptual alternatives for the property. The area adjacent to the historic structures can be considered for development of more active activities, the area immediately outside the active zone should be considered for more passive activities, and the areas at the furthest reaches of the property should be considered for minimal, more natural development.

This conclusion was reached based on proximity of infrastructure and access to the property, with consideration given to the historic use patterns on the property. The areas of the property closest to road access would be appropriate for more activity, since they are already subject to the influence of traffic on Kimball Hill and Bush Hill Roads. More pastoral areas of the property should retain their present character, albeit with improvements to landscaping and trails, and addition of facilities such as amphitheaters, gardens and open play fields that are in character with their surroundings. The areas surrounding the NHDOT wetland mitigation project should remain devoted to wildlife habitat and natural resource education and enjoyment, and not considered for intensive development at all.

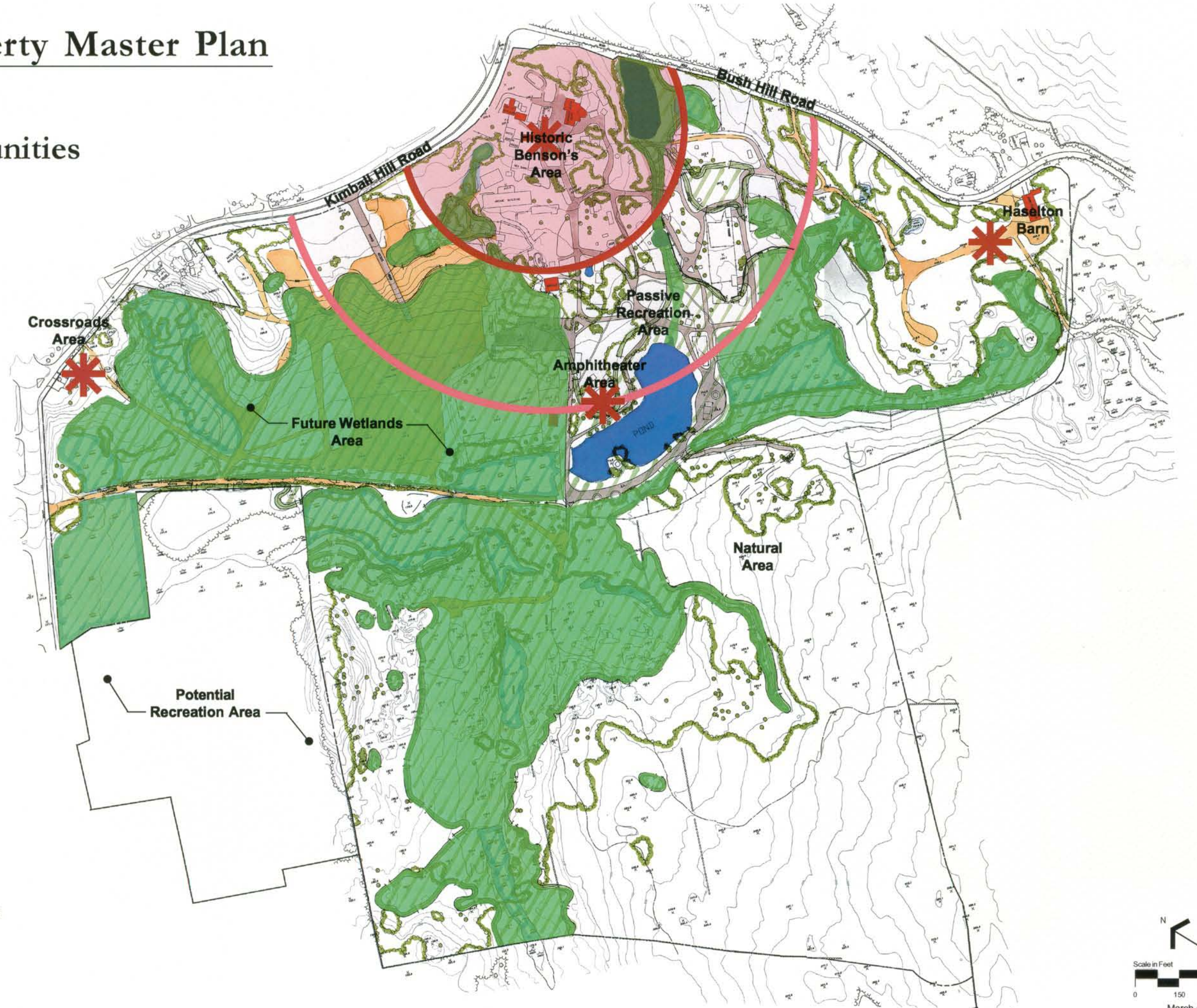
An issue that needs to be considered in the design of site improvements will be the need to provide vehicular access and adequate parking for the facilities. Since this property can reasonably be classified as a community park asset, many users will arrive by car. At the same time, the context of the project is preservation of natural features and enhancement of the natural environment, a theme that is in conflict with the notion of providing roads throughout the property.

One of the most important issues that must be addressed as the Benson's project evolves is that of planning and implementing action to expand Hudson's capability to manage and maintain existing and future parks, recreation facilities and open spaces. This action will require establishment of an adequately staffed and equipped Parks and Recreation Department.





Benson's Property Master Plan

Hudson, New Hampshire

Issues & Opportunities



Legend

-  Potential Activity Node
-  Proposed Wetland Area
-  Historic Benson's Area
-  Passive Recreation Area

Master Development Plan

Project Program

The Town of Hudson Benson's Committee, NRPC, NHDOT and the project consultant have held several meetings for the purpose of determining the potential program for the development of recreational facilities at the Benson's Property. The process began with a brainstorming session held with the Benson's Committee. This session was focussed on developing a list of appropriate uses for various portions of the property. In addition, input was solicited from the public via questionnaires distributed at the Old Home Days celebration, and through an informational session held for the public at the Library Street School. The program list included the following:

In the Active, Historic area discussion, the following ideas were presented by the group:

- Museum- train station
- Educational Center- learn about Hudson and Benson's
- Visitors' Center- work with Chamber of Commerce, other groups
- Community Room, classroom
- Stonework rehabbed, uncovered, keep consistent walkways, return to former features wherever possible.
- Parking
- Preservation of unique landscape features
- Reconstruct the burned red barn
- Restrooms (composting toilets)
- Water distribution (will need all new pipes, old are lead)
- Senior Center
- Teen Center
- Benches and Site Furniture
- Lighting

Passive Area (recreation area)

- Picnic pavilion
- Concert area/amphitheater

- Built in grills, pits for barbecues
- Botanical garden area
- Ice skating in winter with warming shelter
- Paved trails
- Canoeing
- Paddle boats
- Benches and Site Furniture
- Playground (youth, older elementary, teen “big toys”) handicap playground equip. as well
- ADA handicap accessible facilities that accommodate a variety of needs
- Concession/food service for events
- Volleyball
- Horseshoes
- Open play fields
- Fields for soccer
- Remote control boat launch
- Gorilla Cage Building- garage bands/Teen facility
- Parking

Native Area

- Trails- multi-use trails were suggested
 - walking
 - hiking
 - horseback
 - cross country skiing
 - biking
 - sleigh rides/hay rides
- Educational/interpretive signage
- Wildlife habitat diversity
- Boardwalks with signs identifying various items of interest
- Outdoor classrooms
- Birdwatching/wildlife observation blinds
- Nature walks
- Emergency phones
- Emergency vehicle access

Plan Description

Using the program elements discussed in the workshop sessions, several plan alternatives were developed. These plans included development alternatives ranging from a minimal recreational development approach to a more aggressive, active development approach. The plan alternatives also represented a range of investment required by the Town to implement construction of the facilities. The plan alternatives were discussed with the Benson's Committee, and a synthesis plan taking preferred plan elements from the alternative plans was prepared to serve as the Conceptual Master Plan.

Proposed plan improvements are generally geared toward creating a pastoral park setting, with restoration of contributing historic structures, redevelopment of open field areas into multi-purpose play areas, building a system of trails that accommodates a variety of non-motorized activities, provision for vehicle access and parking for approximately 250 cars, development of new structures for picnicking, restrooms/concessions, an amphitheater with seating for approximately 500 people, and a warming house for winter ice skating and cross country skiing.

Conceptually, the historic center of the Benson's Wild Animal Farm, with its historic buildings and the Old Woman's Shoe would be restored and reused. In addition, there is significant historic "infrastructure" extant in this area in the form of stone walls, planters, stairways and promontories. The proposed facilities in this area would include restoration of the significant landscape features in this area, and would foster a variety of reuse opportunities for the Benson's office and Elephant House, as well as an opportunity to rebuild the Red Barn building which burnt several years ago. The plan also envisions the creation of a "Village Green" as a setting for the historic buildings, visually connected to the central portion of the site by the re-creation of a stone overlook deck at the southerly terminus of the green. The Village Green area is envisioned to serve as a gathering place, with benches and other site furnishings. Parking and access to the property will be provided by creation of a 140 car parking facility parallel to Kimball Hill Road directly to the north of the historic area. This parking will be in the vicinity of the existing access drive to the Benson's parking area.

The central area of the property is envisioned to be restored to a number of open field areas bordered by trails. The landscape will be a combination of natural materials and turf areas that will be used for passive recreation and informal open play. The the chain of four ponds that separate the Historic Area from the North Field will be restored as a part of the NHDOT Mitigation project, as well as improvements to the wetland areas adjacent to Bush Hill Road.

The North Field area is envisioned to be a large, pastoral open space. This area, visually linked with the Historic Benson's area, commands long range views of the Swan Lake area and the westerly portions of the property. Minimal regrading and demolition of the existing paths will make way for a new pathway ellipse and a meadow-like landscape appropriate for small display garden areas and informal open play.

The centerpiece of the property is the 1.8-acre pond known as Swan Lake. The area surrounding the pond was once used for animal shows, and several old Benson's buildings were sited in this area. In the proposed plan, walking paths will encircle the lake, with a new pavilion sited on a point of land. A plaza area on the south side of the lake will be available for gatherings during the summer months, and will be the site of a warming hut for winter activities such as ice skating on Swan Lake, and cross country skiing on the trails in the westerly section of the property. Display and perennial gardens would be appropriate for this area to create an attractive environment for strolling and enjoying the lovely views across the lake and to other portions of the property. An amphitheater is sited on the north side of the lake, with an access drive connecting to the main parking lot adjacent to Kimball Hill Road. Due to its central location, the Swan Lake area is also an ideal place to site restroom facilities and concession facilities, particularly related to the amphitheater.

Since it is somewhat separate from the rest of the property, the Haselton Barn and the adjacent relatively level area noted the "South Field" on the conceptual plan, would be a second location for relatively more active facilities. These include picnic pavilions, a playground area, multi-purpose sports fields suitable for softball/baseball and soccer, trails and parking. It is envisioned that the field facilities in this area will be used for practices or informal games only, not for programmed use. Since it is one of two vehicular entrances to the park, this area would also serve as a trailhead for recreational and nature trails in the wetland and upland areas of the property. Restroom facilities could be developed as a part of the barn restoration.

The remainder of the property, in the westerly portion of the site, and stretching out toward Route 111 and Kimball Hill Road, are the main areas for the NHDOT wetland mitigation activities. As such, these areas are envisioned to include activities that are entirely passive in nature. Nature trails, boardwalks to access the wetland areas, interpretive trails and access to wooded natural uplands are all features of the master plan in this area. Trails looping around the perimeter of the property on the northerly portion of the site will also provide opportunities for connecting to off-site trails and neighborhoods, and other adjacent parcels of land. Trails will be developed for a variety of uses, but motorized vehicles will be prohibited. As a part of establishing this area as a Town-wide recreational asset, the Town should consider other vacant parcels in the area for acquisition. These parcels could be used for more active, programmed facilities that will not be permitted by the use restrictions on the Benson's Property.

Building Re-use

One of the critical tasks for the Benson's Committee, and key to the long-term success of the master plan is the determination and successful implementation of reuse proposals for the buildings remaining on the property. If the master plan vision is to be fulfilled, the buildings become an important part of the framework for the property, and successful restoration and reuse are critical. The following proposals have been offered in discussions with the Benson's Committee:

The B&M Railroad Station

This building will be moved to an area near the intersection of Kimball Hill Road and Route 111. Proposed uses include a Chamber of Commerce or Town welcome center. This facility will be developed with a small parking area and a driveway to Kimball Hill Road.

Haselton Barn

The importance of this building as an example of Hudson's agricultural heritage dictates that reuse alternatives preserve the architectural integrity of the building. Renovation of the building as a heated, four-season space would likely have adverse impacts on the appearance of the building, particularly with respect to the visibility of the timber frame. Portions of the building, particularly the ground floor, or

construction of an accessory building or addition could house year-round, heated facilities.

Proposed uses for the barn include three-season display space for large items such as antique fire equipment and farm apparatus, a nature center and educational facility, and display area for Benson's memorabilia.

The Benson's Office Building

This building will require extensive work to stabilize the exterior, and to renovate the interior. Proposals for reuse include a caretaker's residence and office, a police substation, and restroom facilities. Other potential uses for the office building include display space for Benson's Wild Animal Farm memorabilia.

The Old Woman and the Shoe

This structure is a whimsical reminder of what made Benson's Wild Animal Farm special to the community. This structure and its surroundings should be restored to its former appearance, with the area developed for a picnic area. Many interesting specimen trees exist in this area, and they should be preserved along with restoration of stone stairs, walls and other landscape features.

The Elephant Barn

This building represents a significant challenge for reuse. More assessment needs to be done to identify the suitability of this building for reuse, and any issues such as asbestos, etc. Since the rear of the building is similar to garage or warehouse construction, there is potential for use of portions of the structure for a maintenance facility for the property. An alternative approach would be to stabilize the structure and renovate the exterior of the building as an example of the former character of the Benson's property, and not propose reuse of the structure itself at this time.

The Red Barn

The Red Barn was a large, multi-story post and beam structure that was used by Benson's as a dining facility and display area. The building was lost to fire several years ago. Prior to the fire, NHDOT documented the structure, and found that the barn timber frame was of a unique construction. As post and beam structures lend themselves to the creation of large, uninterrupted spaces, potential uses for a reconstructed Red Barn building include a community center, office and meeting space for non-profit organizations such as boy scouts and girl scouts, a small concert area, and space for other public gatherings. Since the building was lost, the new

building would not necessarily need to be a reproduction of the old building. However, since the building's location is prominent, and it is in close proximity to contributing historic structures, the design of the new building will need to be sympathetic to the character and style of the existing Benson's buildings.

The Gorilla Cage

The Gorilla Cage housed Colossus, Benson's resident gorilla. The cage is still extant, and is an interesting reminder of the property's former use. Creative proposals for reuse of this building include a display area, a teen center, or a small facility for having small, youth oriented concerts with local bands.

The Benson's Wild Animal Farm Ticket Booth

One of the original Benson's Wild Animal Farm ticket booths has been generously donated by Esther McGraw, a member of the Benson's Committee. This should be restored and integrated into the Historic Area as a display of Benson's heritage.

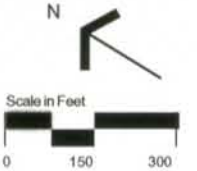
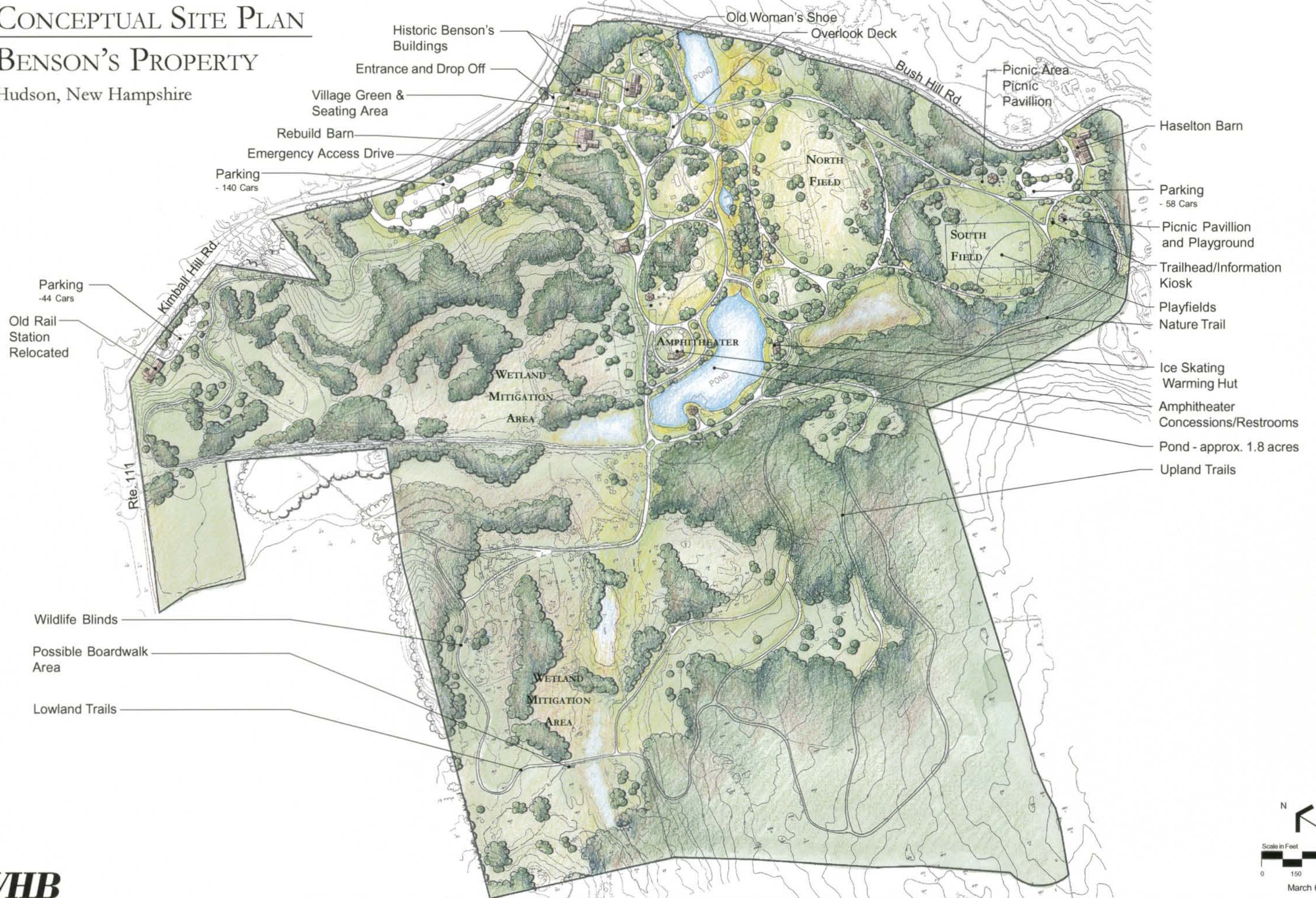
The A-Frame Concession Building

This building was initially thought suitable for reuse as a concession building. Unfortunately, the building has been badly damaged by vandalism. As a result, new construction is proposed for restroom and concessions in this area, and the A-Frame building should be demolished.

CONCEPTUAL SITE PLAN

BENSON'S PROPERTY

Hudson, New Hampshire



March 6, 2002

Capital Improvement Plan

Phasing of the development plans for the Benson's property will likely be necessary to fully implement the plan. The project represents a major commitment of resources for the Town of Hudson, and implementation will be largely dependent on availability of financing for various elements of the project to move toward completion. As a first step, the Town and NHDOT need to complete the transfer of the property to the Town. Currently, the Town Recreation Department is not adequately funded or staffed to take the responsibility for this facility. It will be important to consider the formation and / or adequate funding of an existing department, or a new organization, as the development of the Benson's property proceeds. Other priorities include providing security for the property and stabilization of the condition of the historic buildings. Development of park facilities will then be a matter of prioritizing individual projects and obtaining adequate funds and/or volunteer services to support their implementation and operation.

For the purposes of this Master Plan, the project has been divided into logical areas that can be developed relatively independently. It should be noted that certain infrastructure projects will need to be completed to support other parts of the proposed development. These include development of parking and site access, and development of sewer, water and electrical service.

To select projects and assign priorities for the coming years, a set of guidelines has been created to aid in the process. There are 12 factors that should be considered in setting priorities for projects. Additionally, there are 4 exceptions that can provide flexibility to the Town in order to take advantage of opportunities as they arise.

Project Selection Criteria

- Restores or upgrades necessary infrastructure
- Fosters partnership with others
- Corrects unsafe condition or reduces liability
- Provides education opportunity(s)
- Provides greenway or trail linkage
- Provides access to park features
- Facilitates access or service to disabled people
- Provides a feature not currently offered or in short supply
- Complements other program element(s)

- Reduces or does not add to operating or maintenance costs
- Establishes a visible presence on the property and maintains community interest in the site
- Complements NHDOT wetland restoration

Project Selection Exceptions

- Funding is available
- Project can be implemented with low-cost or free in-kind services offered by community organizations
- Project can be supported with user fees
- Project is a Town of Hudson interest or preference

Information regarding projects needed to implement the Master Plan is shown in the following Project Prioritization Matrix. The recommended elements of the Master Plan are listed and ranked according to the selection criteria. High score indicates high priority.

Implementation of Capital Improvement Projects

Implementation costs are summarized in the following preliminary cost estimate. Overall, the projects recommended in the Master Plan are envisioned to cost approximately \$5.7 million in 2002 dollars. Individual projects have been broken down into constituent parts, and costs summarized.

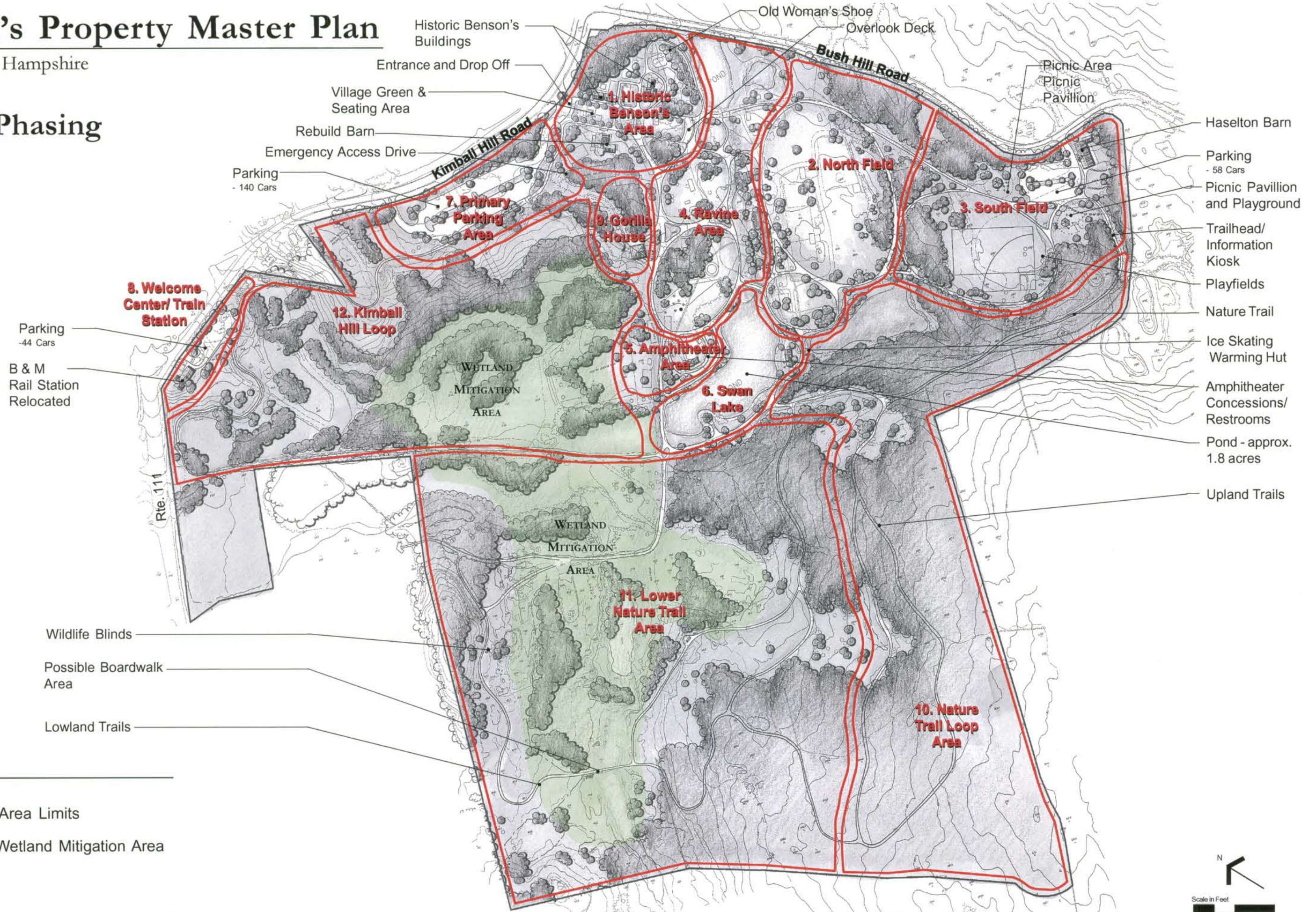
There are a number of federal and state of New Hampshire grant programs that could fund portions of the project. These grant funding mechanisms require a variety of local matching funds, from 20% to 50% of project costs. There are a variety of funding options outside of the grant process. To the extent that grants will not fund all proposed improvements, the Town of Hudson will likely need to fund a significant portion of the cost of Master Plan implementation with bond financing or an increase in the Town budget. Additional funding options include donations of money or in-kind services, and pursuit of federal or state "earmarked" funding.

Maintenance and operating budgets will also need to be increased as facilities come on line. Currently, there is no Park and Recreation Department within the Town to take responsibility for this and other recreational facilities. It will be important to consider the formation and adequate funding of such an organization as development of the Benson's property proceeds.

Benson's Property Master Plan

Hudson, New Hampshire

Project Phasing



Legend

-  Phasing Area Limits
-  Approx. Wetland Mitigation Area

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 1	HISTORIC BENSON'S AREA				
1.1	Elephant House				
	Assess & Stabilize Building		LS	\$25,000.00	\$25,000.00
	Restore building	3400	SF	\$100.00	\$340,000.00
	Subtotal				\$365,000.00
1.2	Office Building				
	Assess & Stabilize Building		LS	\$25,000.00	\$25,000.00
	Restore Building	2200	SF	\$100.00	\$220,000.00
	Subtotal				\$245,000.00
1.3	Rebuild red barn				
	Construct new barn	5000	SF	\$125.00	\$625,000.00
	Subtotal				\$625,000.00
1.4	Green Courtyard and Seating Area				
	earthwork	1000	SY	\$2.00	\$2,000.00
	landscape	1	LS	\$15,000.00	\$15,000.00
	misc. outdoor furnishings	1	LS	\$15,000.00	\$15,000.00
	lighting	1	LS	\$25,000.00	\$25,000.00
	misc. landscape/stonework restoration	1	LS	\$15,000.00	\$15,000.00
	Subtotal				\$72,000.00
1.5	Restore stone overlook				
	Deck & stoneworkrestoration	2500	SF	\$40.00	\$100,000.00
	Subtotal				\$100,000.00
1.6	Restore old women's shoe				
	lump sum	1	LS	\$50,000.00	\$50,000.00
	Subtotal				\$50,000.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
1.7	Construct proposed roads and trails				
	2450 LF x 8 Ft wide = 19600 SF	19600	SF	\$4.00	\$78,400.00
	Subtotal				\$78,400.00
1.8	Remove existing pavement and regrade/landscape as required				
	Lump sum	1	LS	\$25,000.00	\$25,000.00
	Subtotal				\$25,000.00
	Total for Area 1				\$1,510,400.00
1.9	Design Fee - 10% of Area Total				\$151,040.00
1.10	Contingencies - 15% of Area Total				\$226,560.00
	Grand Total for Area 1				\$1,888,000.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 2	NORTH FIELD				
2.1	Regrade Field Area				
	clear and grub	3	AC	\$5,000.00	\$15,000.00
	remove existing paved roads/paths	1000	SY	\$5.00	\$5,000.00
	Misc. grading	15000	SY	\$2.00	\$30,000.00
	landscape	1	LS	\$20,000.00	\$20,000.00
	Subtotal				\$70,000.00
2.2	Construct new paved trails				
	3000 LF x 8 ft wide = 24,000 SF	24000	SF	\$4.00	\$96,000.00
	Subtotal				\$96,000.00
2.3	Picnic Pavillion				
	Lump sum	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$10,000.00
	Total for Area 2				\$176,000.00
	Design Fee - 10% of Area Total				\$17,600.00
	Contingencies - 15% of Area Total				\$26,400.00
	Grand Total for Area 2				\$220,000.00

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 3	SOUTH FIELD				
3.1	Restore Haselton Barn				
	Assess & Stabilize Building		LS	\$35,000.00	\$35,000.00
	Building Restoration	4000	SF	\$100.00	\$400,000.00
	Subtotal				\$435,000.00
3.2	Paved Parking				
	clear and grub	0.75	AC	\$5,000.00	\$3,750.00
	Misc. grading	3600	SY	\$2.00	\$7,200.00
	Parking area	58	car	\$525.00	\$30,450.00
	Access road (150 x 24)	3600	SF	\$4.00	\$14,400.00
	Lighting		LS	\$15,000.00	\$15,000.00
	Subtotal				\$70,800.00
3.3	Trailhead Information Kiosk				
	Lump sum	1	LS	\$2,500.00	\$2,500.00
	Subtotal				\$2,500.00
3.4	Playfields				
	remove existing paved roads/paths	1500	SY	\$5.00	\$7,500.00
	misc. grading	8000	SY	\$2.00	\$16,000.00
	landscape	1	LS	\$35,000.00	\$35,000.00
	Construct field (Soccer/Softball)	1	LS	\$50,000.00	\$50,000.00
	Subtotal				\$108,500.00
3.5	Restrooms				
	Construct Restrooms	1	LS		\$75,000.00
	Provide Utility Services	1	LS		\$10,000.00
	Subtotal				\$85,000.00
3.6	Picnic pavillions				
	Lump Sum	2	EA	\$10,000.00	\$20,000.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
	Subtotal				\$20,000.00
3.7	Playground				
	Lump Sum	1	LS	\$35,000.00	\$35,000.00
	Subtotal				\$35,000.00
3.8	Paved Trails				
	2750 LF x 8' wide = 22,000 SF	22,000	SF	\$4.00	\$88,000.00
	Subtotal				\$88,000.00
3.9	Landscaping				
	area outside of oval path and parking lot = 279,000 SF (6.4 Ac)	1	LS	\$20,000.00	\$20,000.00
	Subtotal				\$20,000.00
	Total for Area 3				\$864,800.00
	Design Fee - 10% of Area Total				\$86,480.00
	Contingencies - 15% of Area Total				\$129,720.00
	Grand Total for Area 3				\$1,081,000.00

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 4	RAVINE AREA				
4.1	Paved trails				
	2500LF x 8 FT wide = 20,000SF	20000	SF	\$4.00	\$80,000.00
	Subtotal				\$80,000.00
4.2	Landscaping				
	remove existing paved roads/paths	2000	SY	\$5.00	\$10,000.00
	Misc. regrade	8000	SY	\$2.00	\$16,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$36,000.00
	Area 4 Total				\$116,000.00
	Design Fee - 10% of Area Total				\$11,600.00
	Contingencies - 15% of Area Total				\$17,400.00
	Grand Total for Area 4				\$145,000.00
AREA 5	AMPHITHEATER				
5.1	Paved trails				
	1250 LF x 8' wide = 10000 SF	10000	SF	\$4.00	\$40,000.00
	Subtotal				\$40,000.00
5.2	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	4000	SY	\$2.00	\$8,000.00
	landscape	1	LS	\$25,000.00	\$25,000.00
	Subtotal				\$35,500.00
5.3	Amphitheater Buildings				
	Amphitheater	1	LS	\$150,000.00	\$150,000.00
	Concession	1	LS	\$50,000.00	\$50,000.00
	Restrooms	1	LS	\$100,000.00	\$100,000.00
	Provide Utility Services	1	LS	\$25,000.00	\$25,000.00
	Site Lighting	1	LS	\$25,000.00	\$25,000.00
	Misc. Sitework	1	LS	\$45,000.00	\$45,000.00
	Subtotal				\$395,000.00

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
	Total for Area 5				\$470,500.00
5.4	Design Fee - 10% of Area Total				\$47,050.00
5.5	Contingencies - 15% of Area Total				\$70,575.00
	Grand Total for Area 5				\$588,125.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 6	SWAN LAKE				
6.1	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	2000	SY	\$2.00	\$4,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$16,500.00
6.2	Paved trails				
	1050 LF x 8 FT wide = 8400 SF	8400	SF	\$4.00	\$33,600.00
	Subtotal				\$33,600.00
6.3	Plaza/warming hut				
	Paving/furnishings	1	LS	\$50,000.00	\$50,000.00
	warming hut (30 x 60)	1800	SF	\$65.00	\$117,000.00
	Subtotal				\$167,000.00
	Total for Area 6				\$217,100.00
	Design Fee - 10% of Area Total				\$21,710.00
	Contingencies - 15% of Area Total				\$32,565.00
	Grand Total for Area 6				\$271,375.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 7	PRIMARY PARKING				
7.1	Landscaping				
	remove existing paved roads/paths	750	SY	\$5.00	\$3,750.00
	Misc. regrade	15000	SY	\$2.00	\$30,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$43,750.00
7.2	Parking area				
	clear and grub	2	AC	\$5,000.00	\$10,000.00
	Misc. grading	10000	SY	\$2.00	\$20,000.00
	140 cars @\$525/car	140	EA	\$525.00	\$73,500.00
	Lighting		LS	\$30,000.00	\$30,000.00
	Drainage System		LS	\$30,000.00	\$30,000.00
	Subtotal				\$163,500.00
	Total for Area 7				\$207,250.00
	Design Fee - 10% of Area Total				\$20,725.00
	Contingencies - 15% of Area Total				\$31,087.50
	Grand Total for Area 7				\$259,062.50

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 8	WELCOME CENTER/TRAIN STATION				
8.1	Landscaping				
	remove existing paved roads/paths	750	SY	\$5.00	\$3,750.00
	Misc. regrade	5000	SY	\$2.00	\$10,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$23,750.00
8.2	Relocate train station				
	Move building	2975	SF	\$9.00	\$26,775.00
	New foundation walls	240	LF	\$60.00	\$14,400.00
	New foundation slab	2975	SF	\$3.00	\$8,925.00
	Subtotal				\$50,100.00
8.3	Renovate train station				
	Assessment & Stabilize Building		LS	\$15,000.00	\$15,000.00
	Restore building	2975	SF	\$90.00	\$267,750.00
	Subtotal				\$282,750.00
8.4	Parking area (44 cars)				
	clear and grub	0.5	AC	\$5,000.00	\$2,500.00
	Misc. grading	2400	SY	\$2.00	\$4,800.00
	44 cars @ \$525/car	44	EA	\$525.00	\$23,100.00
	Access road (100 x 24)	2400	SF	\$4.00	\$9,600.00
	Lighting		LS	\$15,000.00	\$15,000.00
	Drainage System		LS	\$15,000.00	\$15,000.00
	Subtotal				\$70,000.00
	Total for Area 8				\$426,600.00
	Design Fee - 10% of Area Total				\$42,660.00
	Contingencies - 15% of Area Total				\$63,990.00
	Grand Total for Area 8				\$533,250.00

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 9	GORILLA HOUSE				
9.1	Renovate Building				
	Restore house (55 x 45)	2475	SF	\$90.00	\$222,750.00
	Subtotal				\$222,750.00
9.2	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	2000	SY	\$2.00	\$4,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$16,500.00
9.3	Service Drive				
	Miscellaneous Grading	1500	SY	\$2.00	\$3,000.00
	Service Drive 600'X12'	7200	SF	\$5.00	\$36,000.00
	landscape	1	LS	\$3,500.00	\$3,500.00
	Subtotal				\$42,500.00
	Total for Area 9				\$281,750.00
	Design Fee - 10% of Area Total				\$28,175.00
	Contingencies - 15% of Area Total				\$42,262.50
	Grand Total for Area 9				\$352,187.50

Benson Property Master Plan

Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 10	NATURE TRAIL LOOP				
10.1	Crushed stone paved trails				
	4850 LF x 8 FT wide = 38,800 SF	38800	SF	\$4.00	\$155,200.00
	Subtotal				\$155,200.00
10.2	Interpretive signage				
	lump sum	1	LS	\$7,500.00	\$7,500.00
	Subtotal				\$7,500.00
10.3	Habitat improvement				
	lump sum	1	LS	\$50,000.00	\$50,000.00
	Subtotal				\$50,000.00
10.4	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	2000	SY	\$2.00	\$4,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$16,500.00
	Total for Area 10				\$229,200.00
10.5	Design Fee - 10% of Area Total				\$22,920.00
10.6	Contingencies - 15% of Area Total				\$34,380.00
	Grand Total for Area 10				\$286,500.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 11	LOWER NATURE TRAIL				
11.1	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	2000	SY	\$2.00	\$4,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$16,500.00
11.2	Crushed stone paved trails				
	6,500 LF x 8 FT wide = 52,000 SF	52000	SF	\$4.00	\$208,000.00
	Subtotal				\$208,000.00
11.3	Boardwalks				
	8ft wide	12000	SF	\$15.00	\$180,000.00
	Subtotal				\$180,000.00
11.4	Wildlife blinds				
	lump sum - each	3	EA	\$5,000.00	\$15,000.00
	Subtotal				\$15,000.00
	Total for Area 11				\$419,500.00
	Design Fee - 10% of Area Total				\$41,950.00
	Contingencies - 15% of Area Total				\$62,925.00
	Grand Total for Area 11				\$524,375.00

Benson Property Master Plan
Preliminary Cost Estimate

Item Number	Item Description	Quantity	Unit	Unit Price	Total Cost
AREA 12	KIMBALL HILL LOOP TRAIL				
12.1	Landscaping				
	remove existing paved roads/paths	500	SY	\$5.00	\$2,500.00
	Misc. regrade	2000	SY	\$2.00	\$4,000.00
	landscape	1	LS	\$10,000.00	\$10,000.00
	Subtotal				\$16,500.00
12.2	Crushed stone paved trails				
	4200LF x 8 FT wide = 33,600 SF	33600	SF	\$4.00	\$134,400.00
	Subtotal				\$134,400.00
	Total for Area 12				\$150,900.00
	Design Fee - 10% of Area Total				\$15,090.00
	Contingencies - 15% of Area Total				\$22,635.00
	Grand Total for Area 12				\$188,625.00

Grand Total for Master Plan Improvements

\$6,337,500.00

Note: All costs are stated in 2001 \$.

Units noted in the above estimate are abbreviated as follows:

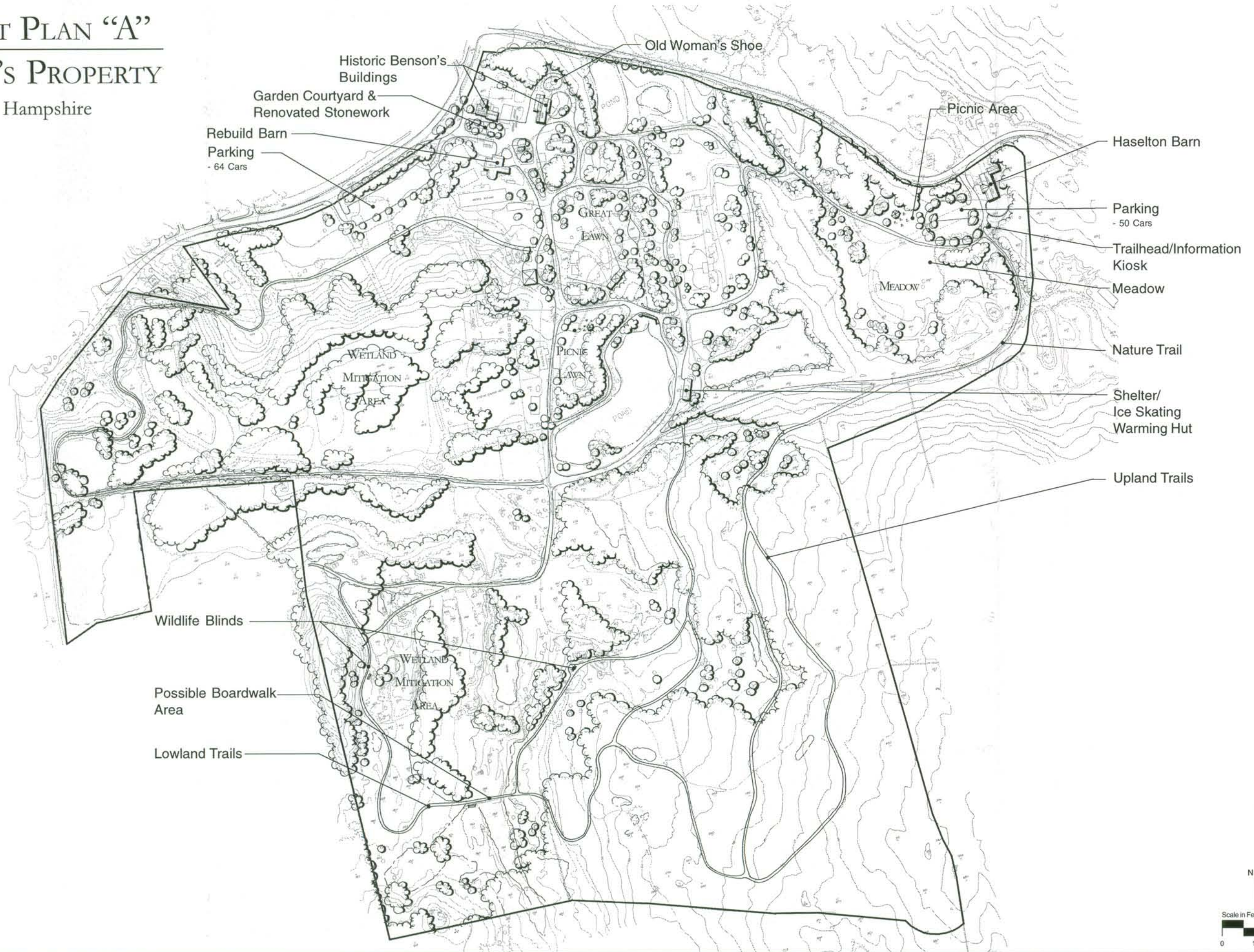
- SF - Square Foot
- SY - Square Yard
- LF - Linear Foot
- EA - Each
- LS - Lump Sum Allowance
- AC - Acre

Appendix

Benson's Committee Meeting Dates and Site Visits

May 15, 2001	Organizational Meeting of the Benson's Committee
June 4, 2001	Site walk of Benson's property
July 17, 2001	Meeting
August 7, 2001	Meeting
Aug.17, 18, 19, 2001	Old Home Days display
September 6, 2001	Meeting
September 13, 2001	Benson's property walk
September 25, 2001	Meeting
October 2, 2001	Public Workshop at Library Street School
October 4, 2001	Meeting
October 18, 2001	Meeting
October 23, 2001	Presentation of concerns, update to Selectmen
November 8, 2001	Meeting
November 21,2001	Property walk, buildings tour for LCHIP grant
January 10, 2002	Meeting
February 7, 2002	Meeting

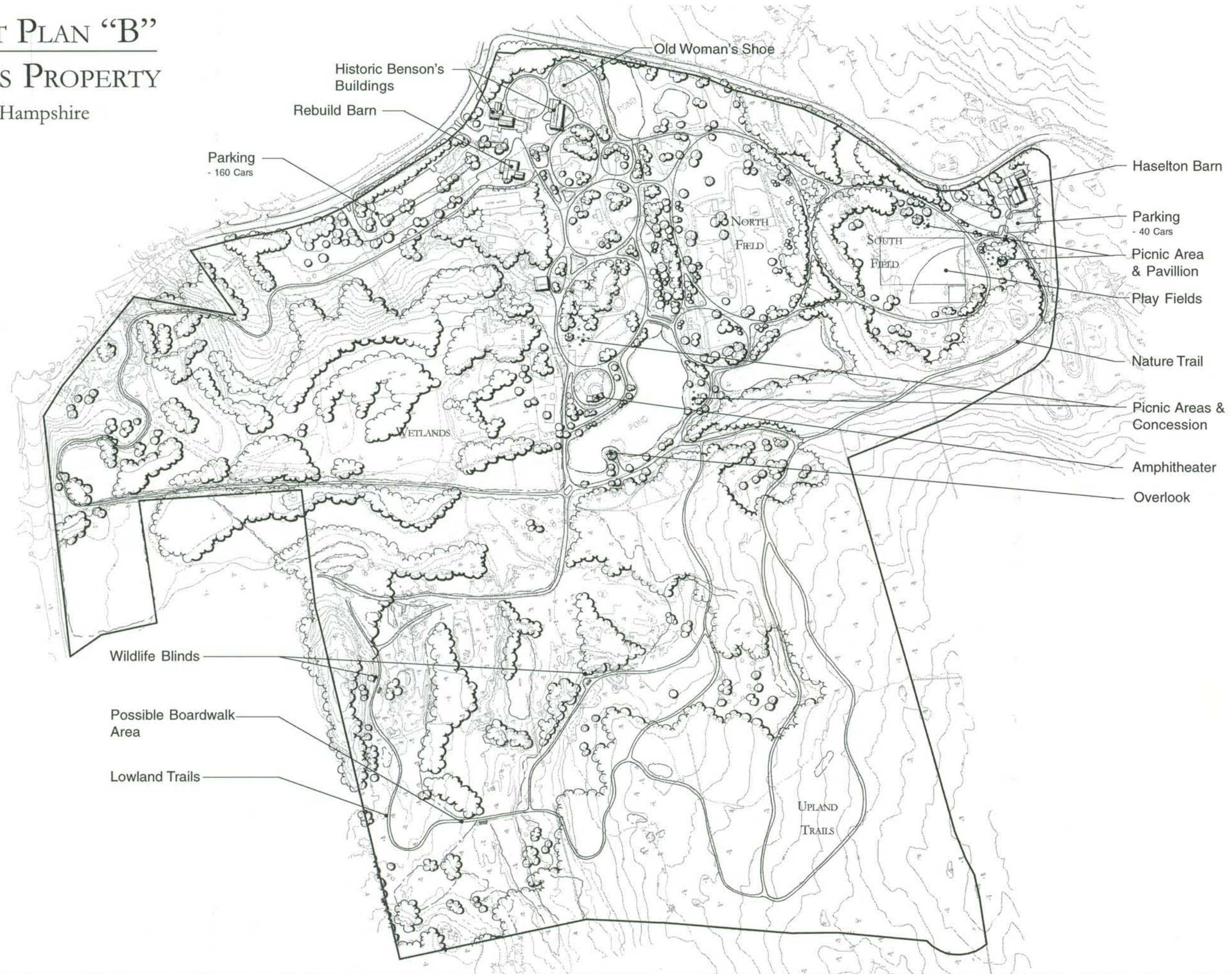
CONCEPT PLAN "A"
BENSON'S PROPERTY
Hudson, New Hampshire



CONCEPT PLAN "B"

BENSON'S PROPERTY

Hudson, New Hampshire



CONCEPT PLAN "C"
BENSON'S PROPERTY
Hudson, New Hampshire

