

## WEST MAIN STREET VISION PLAN – TRAPPE BOROUGH

### Introduction

The Borough of Trappe is a small municipality situated in central Montgomery County. It consists of 2.07 square miles and a population currently estimated at 3,370.<sup>1</sup> It is a member of the Perkiomen Valley School District.

The Borough has a general rectangular shape and is bordered along its easterly boundary by the similarly small municipality of Collegeville Borough. The two boroughs are linked by East/West Main Street which generally bisects both municipalities, and in the near term connects to Route 29 and points north and south to the east and Township Line Road and ultimately Route 422 and the Pottstown Expressway to the west.

The Borough was settled in 1717 and formally incorporated in 1896. The Augustus Lutheran Church, the oldest unchanged Lutheran Church building in continuous use in the United States, is located in the Borough, as is the homestead of Frederick Muhlenberg, signer of the Bill of Rights and first Speaker of the United States House of Representatives.<sup>2</sup>

Currently, the municipality has evolved into a largely residential community with numerous businesses located along both sides of West Main Street which virtually bisects the Borough. Much of the Main Street area exhibits a distinct architectural character and a concentration of high quality historic resources.

A significant portion of the north sector of the Borough has been permanently preserved for agricultural open space: Northern Star Farm consists of approximately 219 acres and is among the largest permanently preserved farms as a part of the Montgomery County Farmland Preservation Program.

The southerly half of the Borough consists of both townhouse and single family dwellings and two municipal parks: Rambo Park and Water Works Park. The Accellent industrial facility is situated between West 5<sup>th</sup> and West 7<sup>th</sup> Avenues and is the lone industrial operation in Trappe Borough. There are few vacant properties along West Main Street. One of these is the former Stearly Trucking property along West 1<sup>st</sup> Avenue which is planned for a one acre bank pad along West Main Street with the balance as a loop street to contain twin/townhouse dwellings.

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<sup>1</sup> Based on 2009 Annual Census Estimates of the Population, April 1, 2000 to July 1, 2009, Montgomery County Planning Commission.

<sup>2</sup> Borough of Trappe official website, History

## Overview of West Main Street Vision Plan

In February 2010 Borough Council authorized the preparation of a West Main Street study which has become known as the West Main Street Vision Plan. The purpose of the study is to evaluate methods and ideas that could be implemented to improve the image of West Main Street as it traverses through the middle of Trappe Borough. A by-product of the study is to also prepare visual presentations that can serve as a "report card" and "postcard" of the numerous valuable assets that exist along West Main Street and to inventory important improvements required to foster walkability within the Borough.

In addition, improvement to the image and the condition of the streetscape as well as the improvement of walkability along West Main Street could also result in enhanced economic vitality and the attraction of new business investment in the Borough.

## Study Results

The study has produced the following significant work products:

1. Two questionnaires, one specifically focused on property owners within the Village Commercial District along West Main Street and a second questionnaire which was mailed to all residents within the Borough. The results of these two questionnaires have been evaluated and are summarized in detail in the Appendix of this report.
  - a. 105 questionnaires were mailed to property owners within the Village Commercial District along West Main Street and 21 responses were received, a 20% response rate.
  - b. 1,380 residential surveys were mailed to property owners outside of the Main Street district and 291 responses were received, a 21% response rate.
  - c. In both questionnaires, appearance of the community, preservation of historic resources and improvement to West Main Street were rated as important to very important. Traffic congestion was listed as the leading cause of concern along West Main Street. The types of store or business voted most needed are: supermarket and restaurant.
2. *Main Street Historic Resource Survey*, Trappe Borough prepared by Wise Preservation Planning, March 31, 2010, Preservation Planners Seth Hinshaw and Robert J. Wise, Jr. This report is also appended.

3. Zoning assessment of the existing VC – Village Commercial District and suggestions to further enhance the District, particularly in the areas of:
  - a. Protection of historic resources. Adopt demolition and alteration review requirements for Class I and DOE – Determination of Eligibility Resources.
  - b. Fine tuning permitted signs that would be complementary within the District.
  - c. Fast tracking those applications which are to be encouraged and which may not require specific conditional use oversight review.
  - d. Creation of “form based” zoning standards for new buildings to be compatible with existing historic resources.

4. Four Vision Plan maps:

- a. *Map 1 – Existing Conditions*

- (1) West Main Street extends for approximately 7,200 linear feet through Trappe Borough.
- (2) Of the 112 properties along West Main Street, 20% are single family or duplex homes.
- (3) The balance of the properties are non-residential and consist mostly of business offices, retail uses, and churches with related facilities (such as cemeteries).

- b. *Map 2 – Resources Inventory*

This included a photographic historic resources overview prepared by Wise Preservation Planning LLC. The full study is appended and the important findings are listed below:

- (1) The majority of Main Street lies within the Trappe Borough Historic District. The district received a Determination of Eligibility (DOE) from the Pennsylvania Historical and Museum Commission (PHMC) in 1997. The boundary, reevaluated by PHMC staff in 2005, begins at the Lutheran Church complex in the 700 block of West Main Street and continues east to include the Frederick Muhlenberg House (Speaker’s House). The boundary includes properties that have been developed since 2005, particularly north of Main Street.

- (2) The district also contains the following properties individually listed on, or determined eligible for the National Register of Historic Places: the Henry Muhlenberg's House (National Register), the Augustus Lutheran Church (National Register/National Historic Landmark) and the Lamb Tavern (DOE).
- (3) The district boundary does not include the following properties having a DOE: State Senator Lewis Royer Farm (preserved) and the Leonard Spare Homestead.
- (4) The survey revealed additional resources in the Borough that are not part of the historic district but may be historically or architecturally significant, such as the former Collegeville-Trappe High School on East 1<sup>st</sup> Avenue.
- (5) The district itself has two clusters of historic resources: The Augustus Lutheran Church and other properties around the intersection of West Main Street and 7<sup>th</sup> Avenue; and a concentration of historic buildings around the intersection of West Main Street and West 3<sup>rd</sup> Avenue.
- (6) Within the historic district, the overall quality of the historic resources in the two clusters is high, with some outstanding and important examples of Colonial and early American architecture. The quality and concentration of historic resources between the clusters varies. This area has a lesser concentration of historic resources, includes several "noncontributing" resources, and open lots. Noncontributing resources are resources that do not contribute historically or architecturally to the district.
- (7) The resources along West Main Street present, to some degree, a uniformity of size, shape, and setback, creating an overall building pattern, which is rare for such a long linear district. Aside from the large Trappe shopping center and a few other buildings, this pattern also applies to several newer buildings, helping to augment this pattern.
- (8) Unlike many historic districts located in borough commercial districts, the Trappe Historic District is long, flat and linear, with ample opportunity for new development or redevelopment.
- (9) Note the views to Northern Star Farm north of West Main Street. This property would provide the opportunity for farm tours of both modern day farming and a farm museum of antique farm tools, demonstration of colonial cooking, and reenactments.

c. *Map 3 – Vision Plan*

- (1) Note the 2005 Historical District – It encompasses approximately 60% of the West Main Street properties.
- (2) See opportunities for “Heritage Walk” which will attract tourism and increase customer base.
  - Look for a Gateway Park site along the Trappe Center frontage in the easterly section.
  - Can utilize existing parking lot to support Gateway Park.
  - Add ornamental crosswalks at appropriate street crossings over West Main Street and along Heritage Walk.
- (3) General sidewalk condition along West Main Street:
  - 8,160 linear feet of sidewalk in good condition.
  - 5,350 linear feet of sidewalk in need of repair or non-existent.
- (4) Set Priorities:
  - Phase I work - Provide new or upgrades first
    - Focus on Heritage Walk
  - Need to select curb style and surface material.
  - Once established, design standards can be implemented by both public and private sectors.
  - Work to build upon preservation of buildings which have unique architectural character and redevelopment of existing buildings in a style of compatible character and scale.
- (5) Extend sidewalk links to Borough parks and Trappe School.
- (6) Extend trail link through cemetery to Northern Star Farm.

- (7) Opportunities for new street trees.
  - Plant in groups, prefer behind sidewalk rather than excavate in sidewalk.
- (8) Add ornamental lighting.
  - Match Collegeville as practicable.
  - See Map 4 for other designs including those with mast arms for flags and banners.
- (9) Examples of signs to emulate.
  - See suggestions for additional signage standards on Map 4.
- (10) Need for landscaping and knee walls along some commercial sites.
  - Some properties can be beautified even though they are not among the historic assets of the Borough.
  - Create attractive linear buffer behind Main Street sidewalk.
- (11) Work on creating a second “center” or meeting place, perhaps in front of Borough Hall or adjacent to Uninvest Bank.
- (12) Future study to examine traffic congestion a priority.
  - Early studies suggest timing could be evaluated.
- (13) Elevate or consolidate overhead lines (burial unlikely).
- (14) Ornamental signal masts and light heads for traffic signals.
  - Various options available.
  - Look for PennDOT or State grants to perform this work in conjunction with signal upgrades.
- (15) New zoning standards – Signage.
  - Maximum height: 7 ft. (for free-standing signs).

- Maximum area: 25 S.F. per side.
- Compatible colors required.
- External illumination only.
- White or amber light only.
- No LED or plasma style signs.
- No flashing or moving signs.

(16) New zoning standards – Uses.

- Wireless communications towers prohibited.
- Service and trash areas must be fenced and screened.
- Bed and breakfast maximum of 8 guest rooms, no kitchens, maximum uninterrupted stay = 14 days.
- New construction – General design, front facade and roof shapes shall be compatible with District.
- Restoration encouraged – Conditional use not required.
- Alteration/demolition requires conditional use.
- Permitted uses may be substituted without requirement for additional conditional use hearing.

d. *Map 4 – Design Elements*

As a part of the preparation of this map, other municipalities and village areas were visited in order to prepare a photographic inventory of Main Street streetscape elements that may be utilized in some similar form or modified form in Trappe Borough.

Ambler Borough, Collegeville Borough, Hatfield Borough, Lansdale Borough, North Wales Borough, Keswick/Glenside area of Abington Township, Skippack Village area of Skippack Township, Spring House area of Lower Gwynedd Township, and Willow Grove area of Upper Moreland Township

5. Implementation Options and Estimated Costs.

The various design options and possible phasing options are listed along with “order of magnitude” cost estimates, including variations of some design elements. Unit cost estimates are also listed. These will be useful in both establishing budgets and to help evaluate design options.

**West Main Street Vision Plan Design Elements<sup>3</sup>**

1. New sidewalk – Phase I and IA. Suggested detail – Granite curbing with poured concrete surfaces having a minimum width of 5 feet. Options include either brick paving or scored concrete patterns approximately 2½ feet square. This phase is divided into three subsets:
  - a. Primary new sidewalk along both sides of West Main Street in the area identified as “Heritage Walk”, which basically runs between East 1<sup>st</sup> Avenue and just west of East 7<sup>th</sup> Avenue along the Augustus Lutheran Church frontage.
    - (1) Sidewalk sections greater than 50 feet in length which are in good condition will not be removed or replaced at this time.
  - b. Short section along West Main Street east of Stearly property (288 linear feet). This section is not identified within the Heritage Walk but does provide an important link with Collegeville Borough.
  - c. Secondary sidewalk links which would connect the West Main Street Heritage Walk sidewalk to important destinations immediately adjacent to West Main Street to include:
    - (1) A link through St. Luke’s United Church of Christ cemetery to Northern Star Farm (approximately 480 linear feet). It should be noted that upon reaching the edge of Northern Star Farm that the proposal would be for the farm property to provide an “agricultural interpretation walk” which would extend to appropriate farm and agricultural facilities nearby.
    - (2) A link south along West 5<sup>th</sup> Avenue to connect Rambo Park to West Main Street (approximately 744 linear feet).
    - (3) A link along West Main Street frontage and West 1<sup>st</sup> Avenue to link properties to Water Works Park on the easterly side of West 1<sup>st</sup> Avenue.

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<sup>3</sup> These items are enumerated on Map 3 and illustrated on Map 4.

2. New sidewalk – Phase II (2,112 linear feet). These are sidewalk links that would be implemented subsequent to Phase I and provide an extension from the end of Phase I Heritage Walk sidewalk to destinations on the westerly edge of West Main Street on the north side terminating at Main Street Park and on the south side extending to Linfield Trappe Road as well as a short section just east of Cherry Avenue that would be incorporated as a part of this phase.
3. Ornamental crosswalks connecting north and south sides of West Main Street at traffic signals as well as longitudinally along West Main Street. Ornamental walks are designed to create attractive materials that would also serve as traffic calming. It is also recommended that attractive bollards be positioned to signal the pedestrian crossing to both vehicles and pedestrian users of the Main Street sidewalks. These crosswalks are also useful in defining the route of the Heritage Walk.
4. Ornamental lamp posts to be positioned at a height of approximately 14 feet in the following phases:
  - a. Along the Heritage Walk as defined on Map 3, Vision Plan, these to be positioned at intervals of between 50 and 100 feet depending upon suitability of topography and needs for illumination. There are numerous design styles and various colors. However, it is suggested that ornamental lamp posts have a “flag mast” which permits the display of banners, Borough flags, and flags of the United States. There are two details to be considered for the location of ornamental lamp posts:
    - (1) A foot or two *behind* the edge of the sidewalk, and
    - (2) Where space is confined, then cut into the impervious surface of the sidewalk.
5. Street trees. It is suggested mid-size deciduous trees of 3 inch caliper, approximately 12 to 14 feet in height, be positioned in groups in those areas identified that have suitable canopy space for growth. A need for approximately 90 trees in specific areas has been identified. Some of these will be provided by the Borough, while others could be installed by either property owners or from a fund created by developer/builders where there is a requirement surplus of trees that cannot be positioned on the site of the development. The preferred location is behind sidewalk in lawn areas where space permits. Both estimated cost options of: in lawn or in sidewalk are included.

6. Ornamental knee walls – In the vernacular of the historic walls along the frontage between the Speaker’s House and the Muhlenberg Museum, or a similar wall along the frontage west of Trappe Center Drive and in front of St. Luke’s Church. These walls are unique in their attractiveness and positioning within a municipality and could be exploited as a part of the Heritage Walk. Design details for such walls should be incorporated in all land development approvals and used as a guide where practicable. These attractive walls would also be useful in those areas where existing commercial development has left little room for landscape buffers, such as along the frontage of the three service stations.
7. Installation of ornamental/color coordinated traffic signal poles and signal masts. There are five principal traffic signals along West Main Street in the Borough of Trappe and all of these could be converted as upgrades and/or signal adjustments are provided by PennDOT. These are costs that are more likely to be paid for by the state or state grants.
8. Relocate, condense, and/or elevate overhead utility lines. Both sides of West Main Street carry extensive overhead utility lines. These frequently sag to a low elevation above the existing sidewalk grade. Burial of overhead lines is unlikely due to very high costs as well as need to coordinate with existing underground utility (i.e., sewer, water gas).
9. **GPE – Gateway Park East**<sup>4</sup>
  - a. Sitting/meeting area, including gathering area to commence the Heritage Walk tours.
  - b. Approximately 500 square feet positioned along the frontage of Trappe Center at a location to be approved by the owner.
  - c. To consist of attractive paved surfaces, 40 feet long, 4 foot height stone wall, sitting areas, attractive landscaping, and ornamental lighting.
  - d. The park location will be marked on the tour guides.
10. **GPES – Gateway Park East Sign**
  - a. Sign to announce a welcome to Trappe Borough.
  - b. Text to read something like “*Trappe Borough – A Walk In History*”.

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<sup>4</sup> Assume that there will be no cost for the use of land.

- c. Non-illuminated individual cut style letters attached to stone wall, or similar.

11. **SPW – Main Street Secondary Park West<sup>5</sup>**

- a. Located between Borough Hall and the Uninvest Bank property.
- b. Positioned on the north side of West Main Street – the opposite side from the Gateway Park.
- c. Smaller than Gateway Park East, a resting place at the west end of the Heritage Walk. Assume 300 square foot plus walkway areas.
- d. Ornamental landscaping and lighting.
- e. Materials similar to Gateway Park East.

**IMPLEMENTATION OPTIONS AND ESTIMATED COSTS<sup>6</sup>**

<b><u>Phase I Heritage Walk*</u></b> (select one option)	<u>Low</u>	<u>High</u>
@ 2,280 L.F. S-1 (\$16.00/L.F.)	\$36,480	\$ 45,600 (\$20.00/L.F.)
S-2 (\$7.00/L.F.)	\$15,960	\$ 22,800 (\$10.00/L.F.)
C-1 (\$11.00/L.F.)	\$25,080	\$ 31,920 (\$14.00/L.F.)
Option 1: Total S-1 + S-2 + C-1	\$77,520	\$100,320
with C-2 (\$20.00/L.F.)	\$45,600	\$ 57,000 (\$25.00/L.F.)
Option 2: Total S-1 + S-2 + C-2	\$98,040	\$125,400
with C-3 (\$24.00/L.F.)	\$54,720	\$ 68,400 (\$30.00/L.F.)
Option 3: Total S-1 + S-2 + C-3	\$107,160	\$136,800

\*Assume reconstruction of only sidewalks in very poor condition.

<sup>5</sup> Assume that there will be no cost for the use (lease) of land.

<sup>6</sup> The cost estimates should be considered “order of magnitude” for budget planning purposes and are not based on either engineering or survey analysis or actual bid proposals.

**Phase I – Secondary Sidewalk Links**

	<u>Low</u>	<u>High</u>
SL-1	\$ 0	\$ 7,680
SL-2	\$20,088	\$25,296
SL-3	Deferred	Deferred

	<u>Low</u>	<u>High</u>
<b><u>Phase IA Sidewalk</u></b>		
S-1 (II) East of W. 1 <sup>st</sup> Avenue (excl. Stearly – 288 L.F.)	\$9,792	\$12,672

<b><u>Phase II Sidewalks</u></b>		
S-2 (II) West of W. 7 <sup>th</sup> Avenue (960 L.F.) Replace old sidewalk assume concrete curb	\$32,640	\$42,240
Install new sidewalk* (1,152 L.F.) w/concrete curb	\$31,104	\$39,168

\*No demolition cost

**Ornamental crosswalks (assume 10' x 30')**

(Select one of the following:)

	<u>(Each)</u>	<u>Low</u> <u>(10 Total)</u>	<u>High</u> <u>(10 Total)</u>
Paint striping	\$31.50	\$315.00	\$390.00
Stamped asphalt pavement with color coat (street paint)	\$1,800	\$18,000	\$22,500
Recessed thermal overlay (Dura Therm)	\$3,600	\$36,000	\$45,000
Stamped concrete pavement	\$3,600	\$36,000	\$45,000

	<u>(Each)</u>	<u>Low</u> (10 Total)	<u>(Each)</u>	<u>High</u> (10 Total)
Concrete unit pavers on concrete base	\$4,200	\$42,000	\$5,250	\$52,500

	<u>(Each)</u>	<u>Low</u> (Total)*	<u>(Each)</u>	<u>High</u> (Total)*
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**Ornamental Lamp Posts**  
(Assume 14' mounting height)

Metal Halide	\$4,000	\$384,000	\$6,000	\$576,000
Solid State L.E.D.	\$4,800	\$460,800	\$6,800	\$652,800

\*Assume 100 foot intervals for both sides of Heritage Walk area. Note some sections have street lights. Total length 4,800 linear feet; both sides = 9,600 linear feet or 96 units total.

Phase I along Historic Walk between 1<sup>st</sup> Avenue and westerly edge of cemetery.  
Total both sides = 3,600 linear feet or 36 units total.

	<u>Low</u>	36 Units <u>Phase I Total</u>	<u>High</u>
Metal Halide	\$144,000		\$216,000
Solid State L.E.D.	\$172,800		\$244,800

**GPE – Gateway Park East**

General example

Wall: 42 feet @ \$150/L.F.	= \$ 6,300
Paving 400 S.F. @ 12/S.F.	= 4,800
Tree: 2 @ \$600	= 1,200
Plantings: 100 S.F. @ \$5/S.F.	= 500
Benches: 3 @ \$800	= 2,400
	<u>\$15,200</u>

GPES – Sign lettering	\$ 5,500
Wall and free-standing lights	<u>4,500</u>
	\$10,000

Total with sign and lights	<u>\$25,200</u>
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**SPW – Main Street Secondary Park West**

Assume one-half size of GPE	\$ 7,500
Sign lettering	5,500
Wall and free-standing lights	<u>3,500</u>
<b>Total with sign and lights</b>	<b>\$16,500</b>

**Install Street Trees – In Selected Areas Where Voids Exist**

	<u>ST-1 (in lawn)</u>		<u>ST-2 (in sidewalk)</u>	
	<u>Low</u>	<u>High</u>	<u>Low</u>	<u>High</u>
Phase I – Between 1 <sup>st</sup> Avenue and westerly edge of cemetery: (3,600 L.F.) (Assume 30 units)	\$14,400	\$22,500	\$67,500	\$97,500
Phase II – Balance of Heritage Walk (6,000 L.F.) (Assume 30 units)	\$14,400	\$22,500	\$67,500	\$97,500
Phase III – Balance of West Main Street (4,800 L.F.) (Assume 30 units)	\$14,400	\$22,500	\$67,500	\$97,500

**EXPLANATION OF ESTIMATED UNIT COSTS**

<u>New Sidewalk</u>	<u>Symbol</u>	<u>Unit Cost (Low)</u>	<u>Unit Cost (High)</u>
<b><u>Phase I Heritage Walk</u></b>			
Concrete Curb	C-1	\$11.00 L.F.	\$14.00 L.F.
Belgian Block Curb	C-2	\$20.00 L.F.	\$25.00 L.F.
5” x 16” Granite City Curb	C-3	\$24.00 L.F.	\$30.00 L.F.
Concrete sidewalk	S-1	\$16.00 L.F.	\$20.00 L.F.
Demolition of existing sidewalk (2,280 L.F.)	S-2	\$7.00 L.F.	\$10.00 L.F.

**Phase I – Secondary sidewalk links**

		<u>Unit Cost (Low)</u>	<u>Unit Cost (High)</u>
(480 L.F.) to Northern Star Farm	SL-1	\$ 0*	\$16.00 L.F.
(744 L.F.) to Rambo Park with concrete curb	SL-2	\$16.00 L.F. <u>\$11.00 L.F.</u> \$27.00 L.F.	\$20.00 L.F. <u>\$14.00 L.F.</u> \$34.00 L.F.
From West Main Street along West 1 <sup>st</sup> Avenue to Water Works Park	SL-3	Installed by others (wait for development of Stearly property)	

\*Assumes existing driveway through cemetery from West Main Street is permitted to be utilized at no cost.

**Phase II – New sidewalk @ 5 ft. width**

	<u>Unit Cost (Low)</u>	<u>Unit Cost (High)</u>
With concrete curb (includes demolition where appropriate)	\$34.00 L.F.	\$44.00 L.F.
With concrete curb (no demolition cost)	\$27.00 L.F.	\$34.00 L.F.
<b><u>Gateway Parks</u></b> (based on 500 S.F. ±, say 12' x 42'). Does not include a fountain, plumbing, electrical, lighting or wall lettering. Price based on a 42-foot long wall, tree, bench, some paving and some ornamental landscape.	\$15,000 Each  \$30/S.F.	\$25,000 Each  \$50/S.F. (could be more with sculpture)

**Gateway Park Miscellaneous Costs**

	<u>Unit Cost (Low)</u>	<u>Unit Cost (High)</u>
Stone wall, 4 ft. height x 12" to 16" width	\$150 L.F.	\$270 L.F.
Wall light (LED) (not including service to light)	\$250 Each	\$400 Each
Free-standing light (not including service to light)	\$2,500 Each	\$5,000 Each
Attractive paving surface	\$12 S.F.	\$25 S.F.
Attractive bench	\$800 Each	\$2,000 Each
Accessory ornamental landscaping (perennials/shrubs/groundcover)	\$5 S.F.	\$7.50 S.F.
Small water feature (fountain) (not including utilities to or from fountain)	\$5,000	\$65,000
<i>"Welcome to Trappe Borough - A Walk in History"</i> 12" high cast aluminum letters, brushed finish, stud mount (not including wall)	\$150/letter \$5,500 phrase	\$250/letter \$9,250 phrase

**Street Trees Installation**

	<u>Low</u>	<u>High</u>
ST-1 Shade tree @ 3" caliper, in lawn area (each)	\$480	\$750
ST-2 Shade tree @ 3" caliper, in sidewalk with tree grate (includes saw cutting; excavation and new soil; tree and tree grate with frame @ \$1,200 to \$2,000); does not include root barrier or special drainage (each).	\$2,250	\$3,250

<b><u>Traffic Signal Stanchions</u></b> (select one of the following)	<u>Each</u>	<u>Low</u> <u>Total @ 5</u>	<u>Each</u>	<u>High</u> <u>Total @ 5</u>
Stainless steel pole and arm	\$8,500	\$42,500	\$12,750	\$63,750
Black powder coat painted pole and arm ornamental base	\$6,000	\$30,000	\$9,000	\$45,000
Brushed aluminum pole and arm	\$4,500	\$22,500	\$6,750	\$33,750
<b><u>Utility Relocation</u></b>		<u>Low</u>	<u>High</u>	
Relocation of above grade electric, telephone and cable utilities below grade in sidewalk area. Not including demolition and reconstruction of pavements and curbs. Per 1,000 L.F.		\$400,000	\$800,000	