

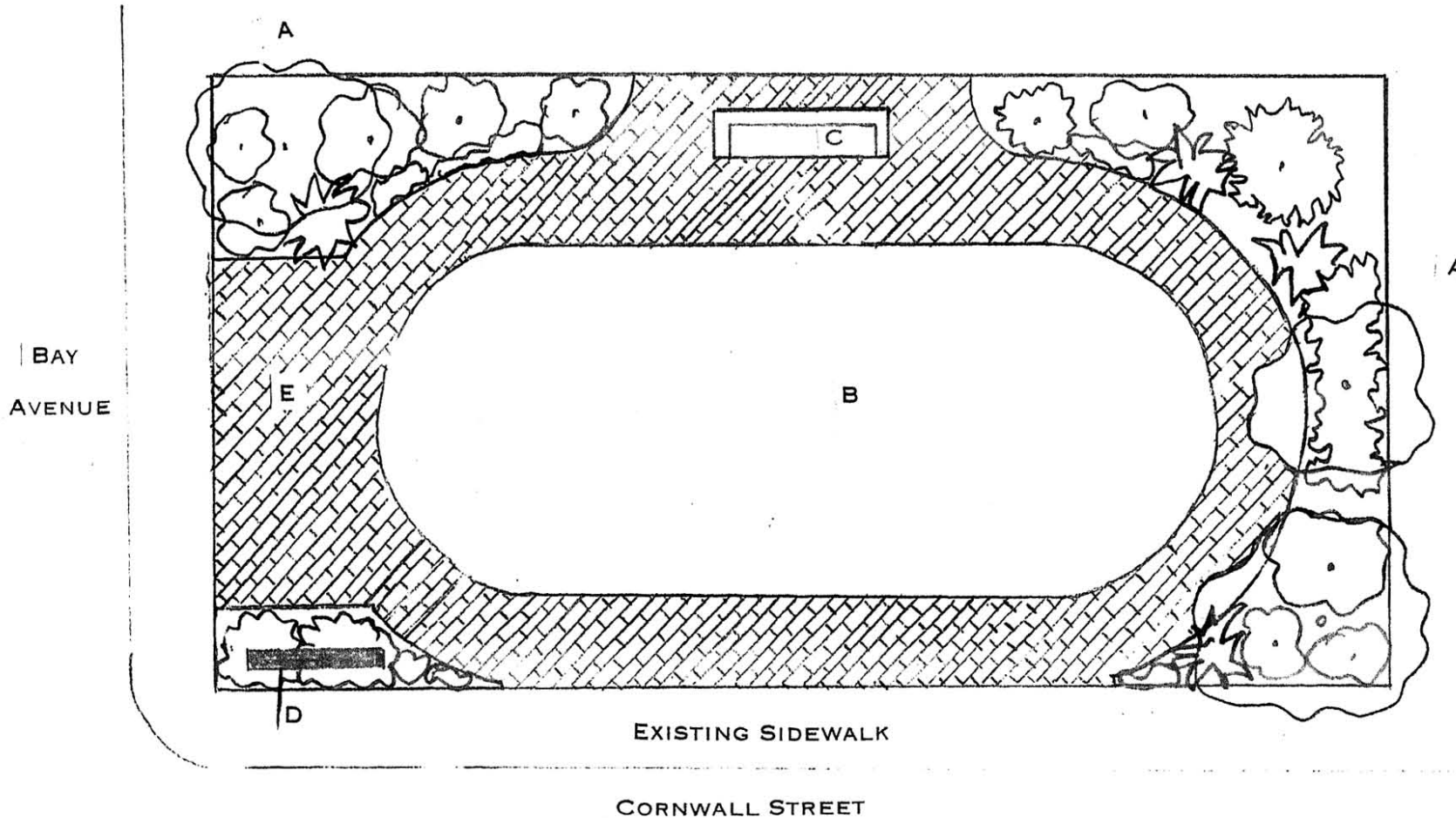
## Proposed Park Design for Lot at Bay Avenue and Cornwall Street

This is an undeveloped and under used open green space located in the midst of the central business district. The farmer's market is held on Cornwall St. during the summer months. A tall sign announcing the farmer's market is erected at the front of the lot on Bay Avenue at the beginning of the season. This sign, and the placement of a park bench in front of it, act as visual and physical barriers to the park.

As depicted in the enclosed plan for the park (illus. 5) the sign and bench would be set further back, inviting entry to the park. Use is further enhanced by positioning two small game tables in a central oval lawn space. A pebbled concrete walkway circles the green lawn, leading to the park bench. A trellis acts as a ornamental backdrop to the bench (illus. 6.) Planted with a mix of climbing rose and clematis, the trellis softens the vertical appearance of the neighboring building. A new low park sign positioned just inside the Bay Avenue entrance remains visible from the street by way of a wide, open walkway entrance and low scaled entrance plantings. From the interior, the sign is transformed to a bench, part of the game table grouping. A mixed border of flowering and evergreen trees, shrubs, and perennials defines and softens the perimeters of the park. A wisteria arbor over the game tables can be installed as an interesting, attractive source of shade (not illustrated.) The arbor can be added later if funds are limited.

The proposed landscape plan addresses a key Borough concern of providing the business district with a "strong cohesive identity and enhancement of a favorable image" as advised in the 1992 Borough Master Plan. This focus should be continued in the 2003 Master Plan and a plan of action implemented.

Approved by Council 1 2004



**LEGEND**

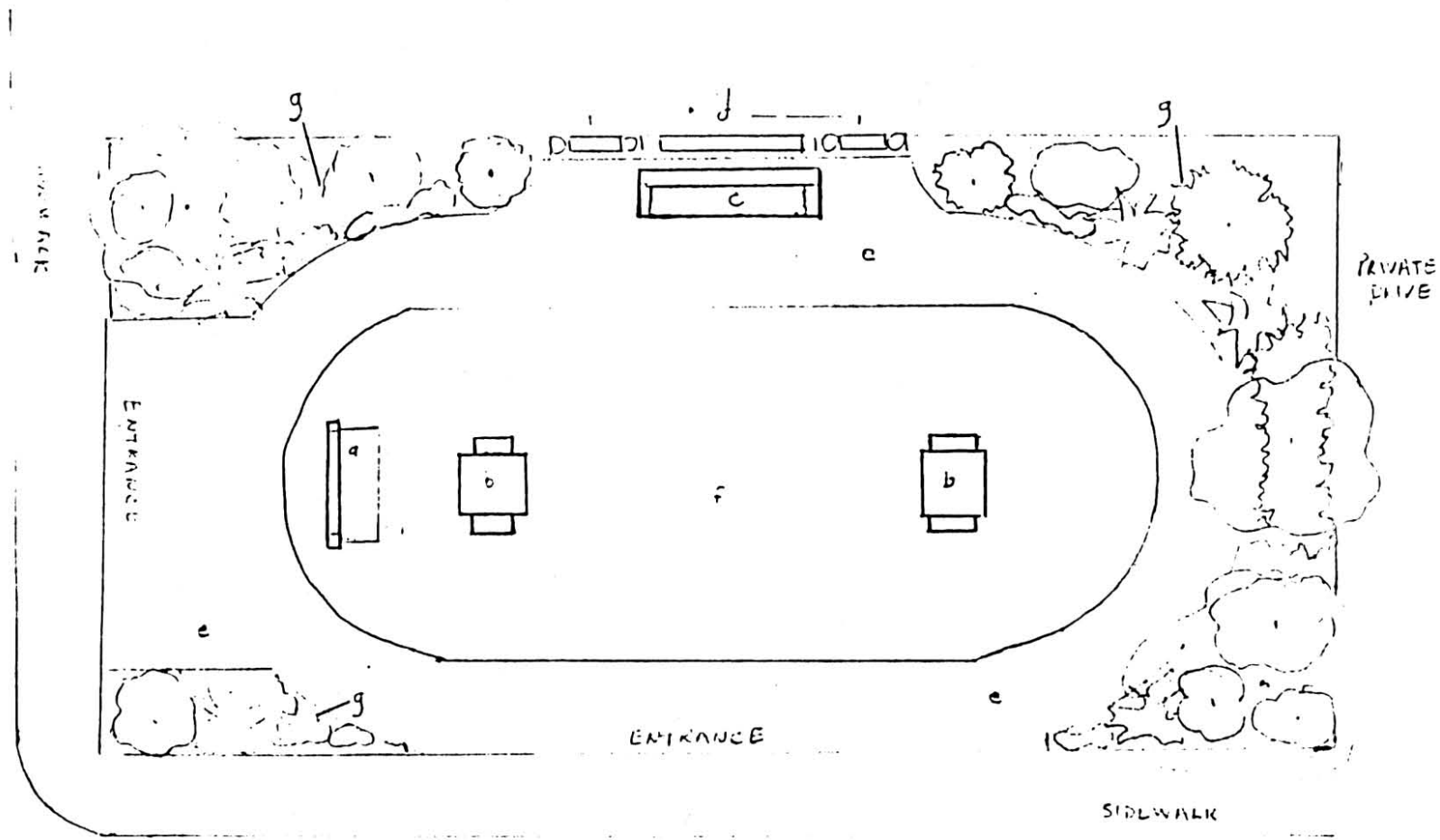
- A. MIXED BORDER
- B. GRASS LAWN
- C. PARK BENCH
- D. SIGN
- E. PAVER WALKWAY

**CORNWALL SQUARE**

HIGHLANDS, NJ

DESIGN BY MARCIA SHAYA  
CONCEPTUAL DRAWING  
NOT TO SCALE  
REVISED JULY 14, 2004

# Proposed PARK at BAY AVE. & CORWALL ST.

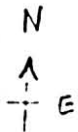


CORNWALL ST.

LEGEND

- a. Low, Park name sign/bench
- b. Game tables, 2 seated
- c. Bench
- d. Trellis with mix of rose/clematis climbers

- e. Pebbled concrete sidewalk
- f. Grass lawn
- g. Tree, shrub & perennial borders
- h. Potentially add a



PLAN

Conceptual Drawing  
Not to scale

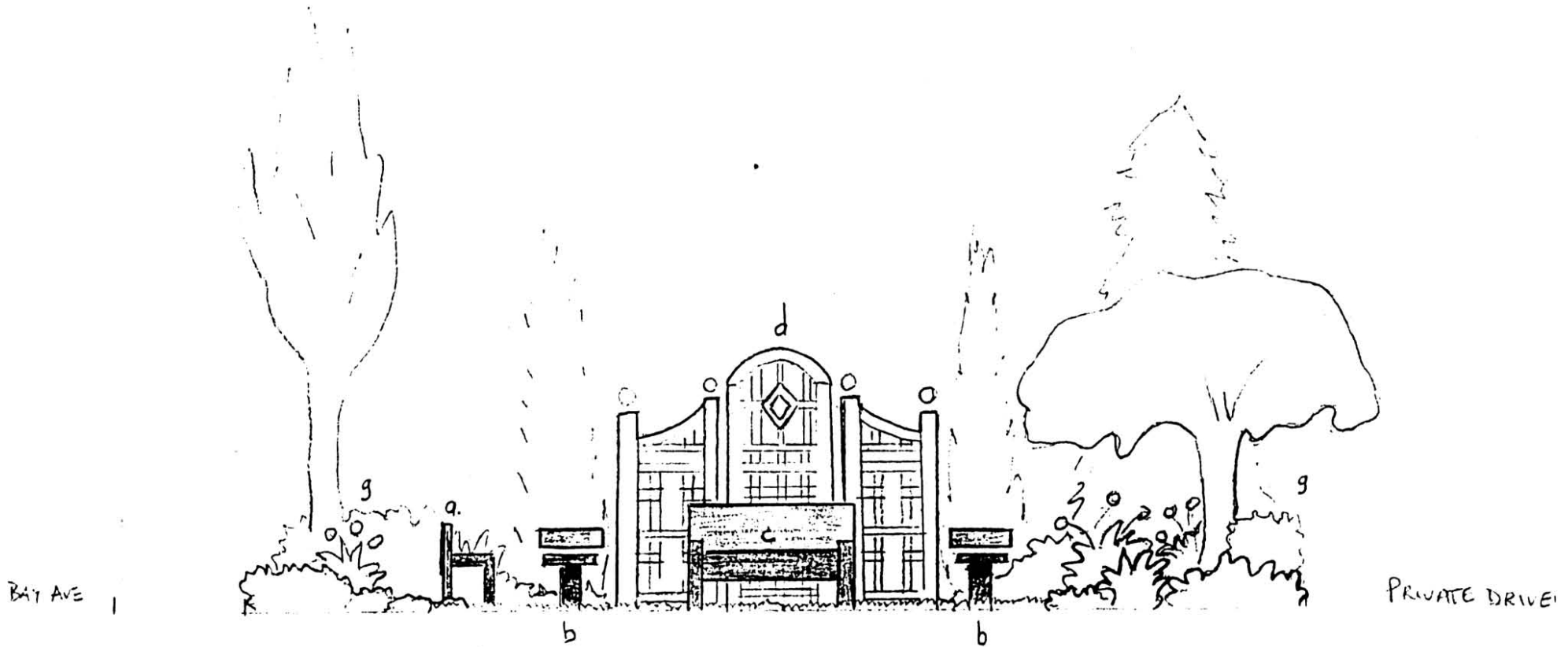
DESIGN BY

MARCIA SHAYA  
3/2003

2003

PARK at BAY AVE & CORNWALL

View from Cornwall entrance



LEGEND

- a Low, Park name sign/bench
- b Game tables
- c Bench
- d Trellis, mix of rose/lematis climbers
- g Tree, shrub & perennial Borders
- h. Consider adding a wisteria arbor over

Elevation

Conceptual Drawing  
Not to Scale

DESIGN BY

MARCIA SHAYA  
3/2003