



CITY OF HARTFORD — PARK COMMISSION

POPE PARK

GENERAL PLAN



CITY OF HARTFORD
BANKSIDE GROVE & POPE PARK NORTH



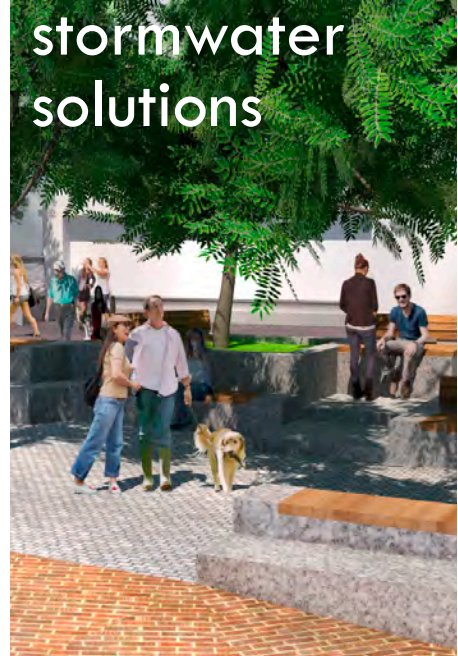
OLMSTED BROTHERS, LANDSCAPE ARCHTS
INC. EST. 1898
CITY OF HARTFORD
BOARD OF PARK COMMISSIONERS
THE POPE PARK



tactical urbanism



passive park planning



stormwater solutions



historic preservation



urban forest management



low impact design



sustainability



urban parks



mixed-use development



campus planning



planning

CITY OF HARTFORD BANKSIDE GROVE

DESIGN DEVELOPMENT
DECEMBER 1, 2022



TONIGHT'S AGENDA

1. Guidelines & materials

2. Feedback from last meeting

3. Plan development

4. Estimates

5. Gateways

6. Next steps

GUIDELINES: TRAIL/WALKWAY SECTIONS

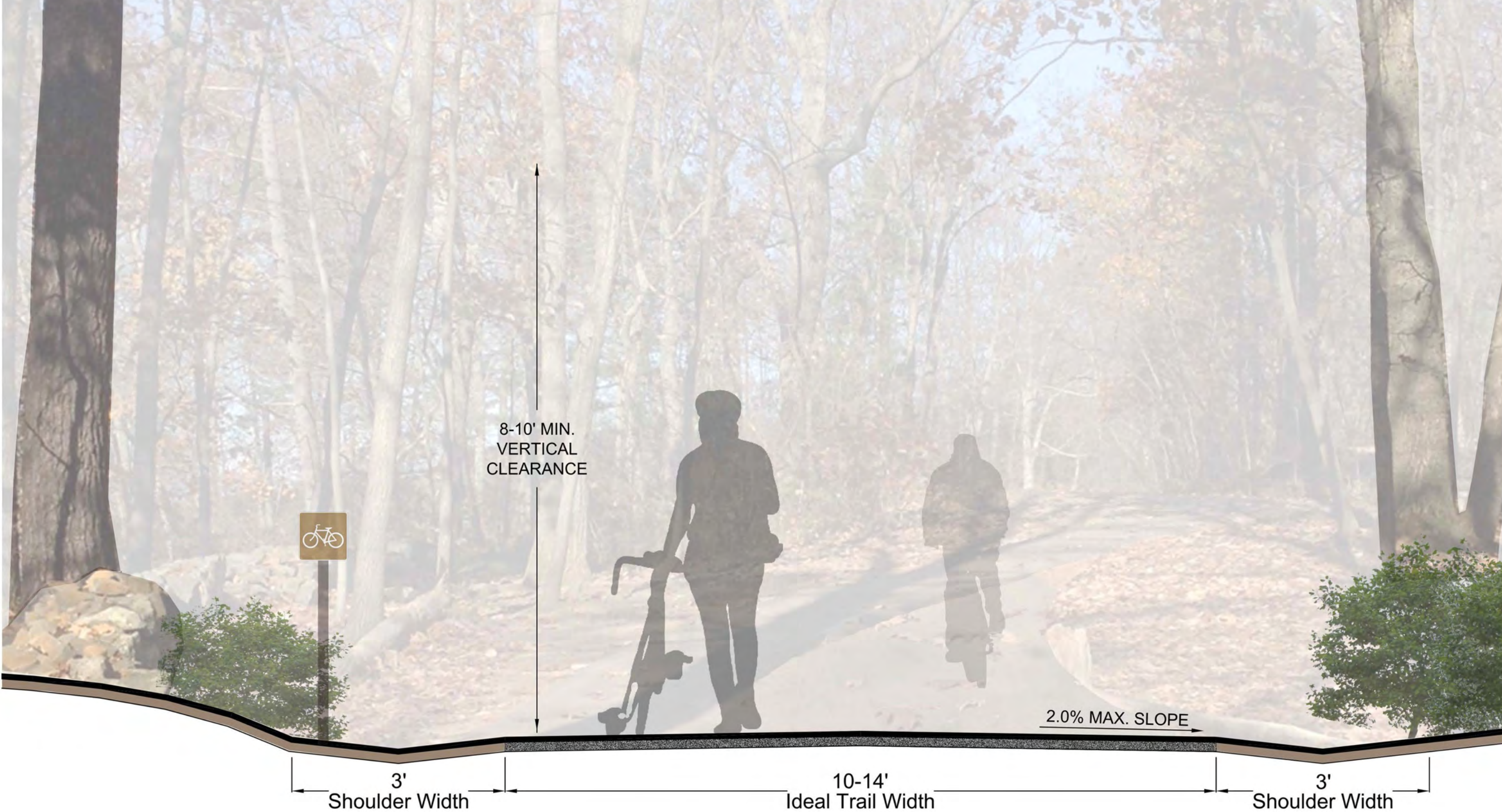
AASHTO Guide for the Development of Bicycle Facilities

- Shared-use paths (pedestrians & bicyclists):
 - 12' to 14' wide optimal for two-way traffic
 - 2' to 3' wide shoulders
 - Hard surface materials preferred
 - Gradients up to 6.0% for up to 800 lf

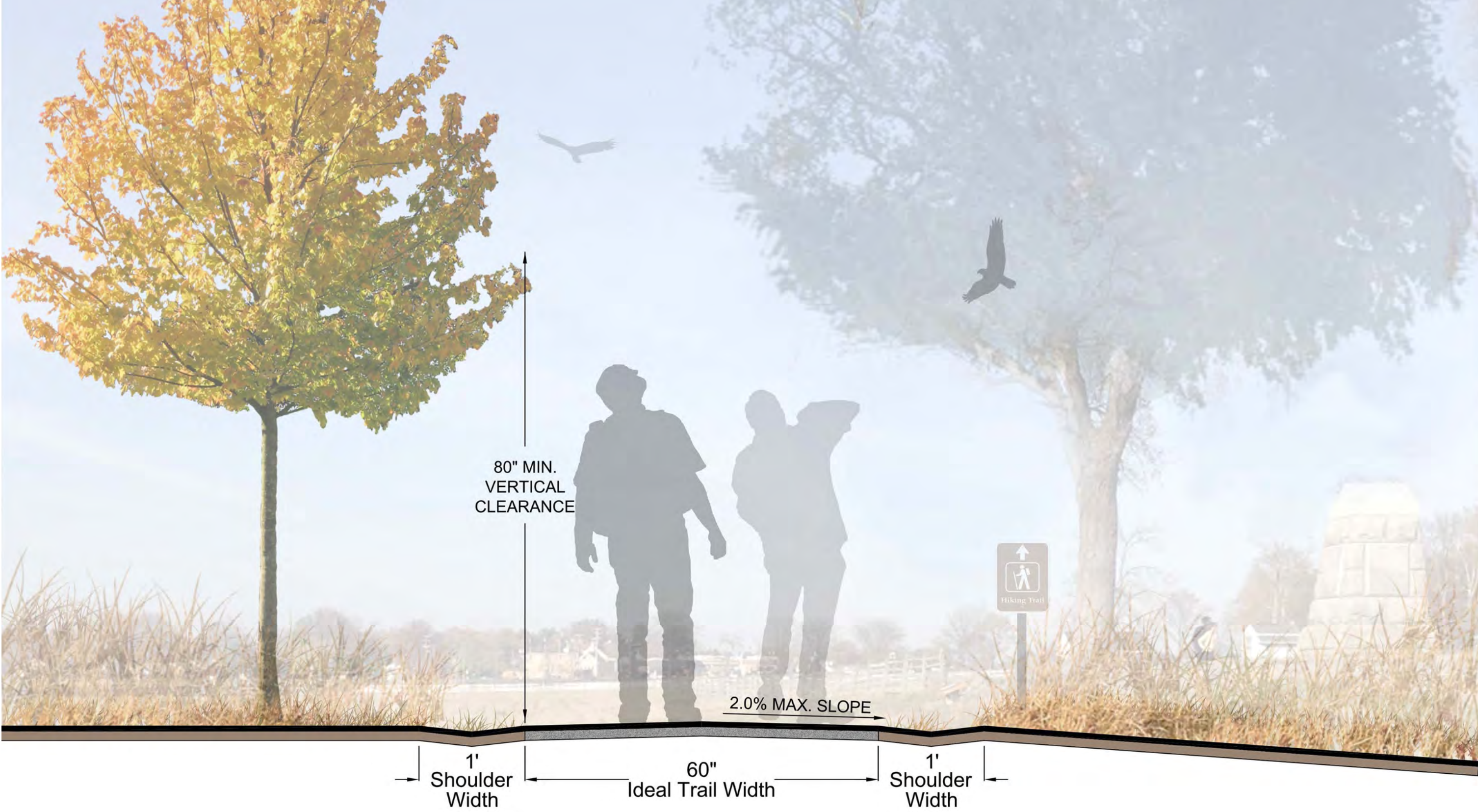
Americans with Disabilities Act Accessibility Standards

- No guidelines for trails
- Walkways:
 - Maximum walkway gradient of 5.0% (without handrails)
 - *Firm and stable* surface requirement

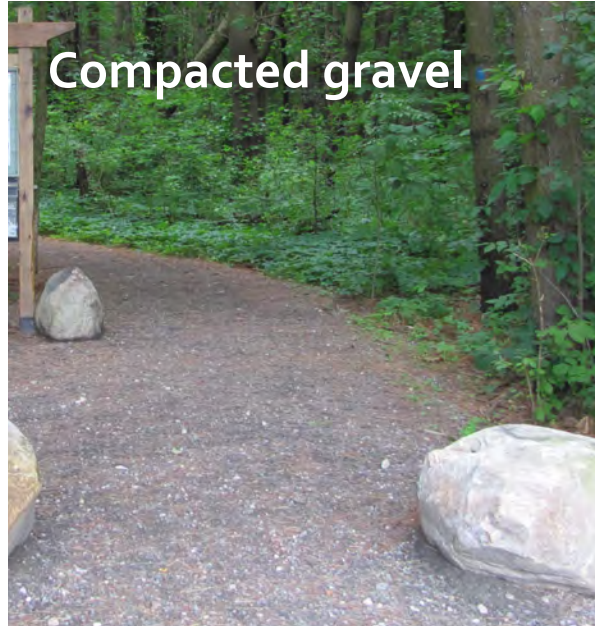
TRAIL/WALKWAY SECTIONS: SHARED-USE PATH



TRAIL/WALKWAY SECTIONS: WALKWAYS



TRAIL/WALKWAY SURFACING MATERIALS



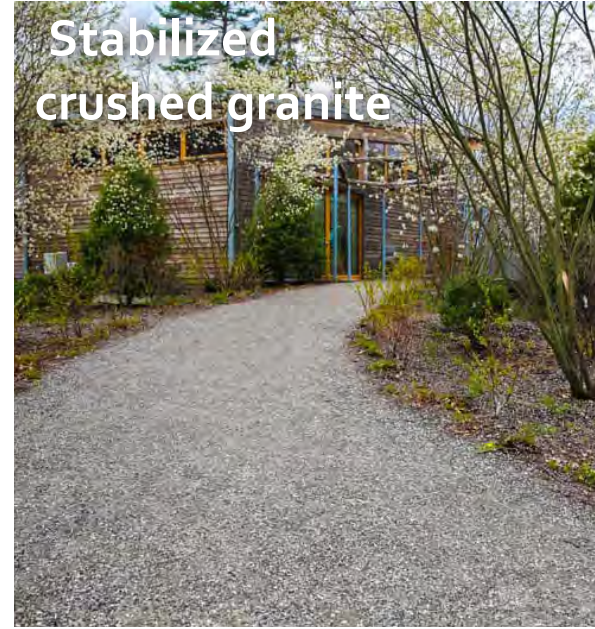
Compacted gravel

Approximately
\$6/sf



Stonedust/
crushed granite

Approximately
\$8/sf



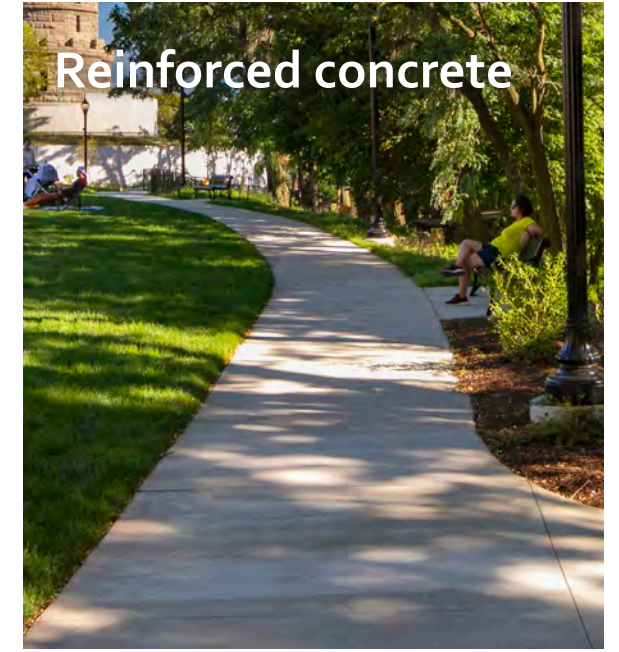
Stabilized
crushed granite

Approximately
\$11/sf



Bituminous concrete

Approximately
\$9/sf



Reinforced concrete

Approximately
\$13/sf

- Surface layer mixed with fine aggregates and angular stones for suitable surface material
- Needs periodic re-grading, weeding and top-dressing
- Can be soft in spring thaw
- Avoid installation on long pitches of 6% or greater
- Accessibility: with considerable maintenance to meet *firm and stable* criteria
- Permeable
- Not desirable for cyclists

- Needs re-grading, weeding and topdressing
- Can be soft in spring thaw
- Avoid installation on long pitches of 6% or greater
- Accessibility: full with maintenance
- Permeable
- Less desirable for cyclists

- Mixed with organic binder
- Needs re-grading, weeding and topdressing
- Can be soft in spring thaw
- Avoid installation on long pitches of 6% or greater
- Accessibility: full with maintenance
- Permeable
- More desirable for cyclists

- Can be hot in summer
- Recedes into the landscape
- Suitable for flat surfaces & steeper slopes
- Typically lasts 12-20 years depending on quality of construction & usage
- Can heave with freeze/thaw cycle
- Accessibility: fully accessible
- Impervious
- Highly desirable for cyclists

- Can be bright in summer
- Suitable for flat surfaces & steeper slopes
- Accessibility: fully accessible
- Impervious
- Highly desirable for cyclists

TURF ALTERNATIVES



Meadow: mixed grasses & herbaceous blooms



"No mow" fescue blend



Little bluestem planting

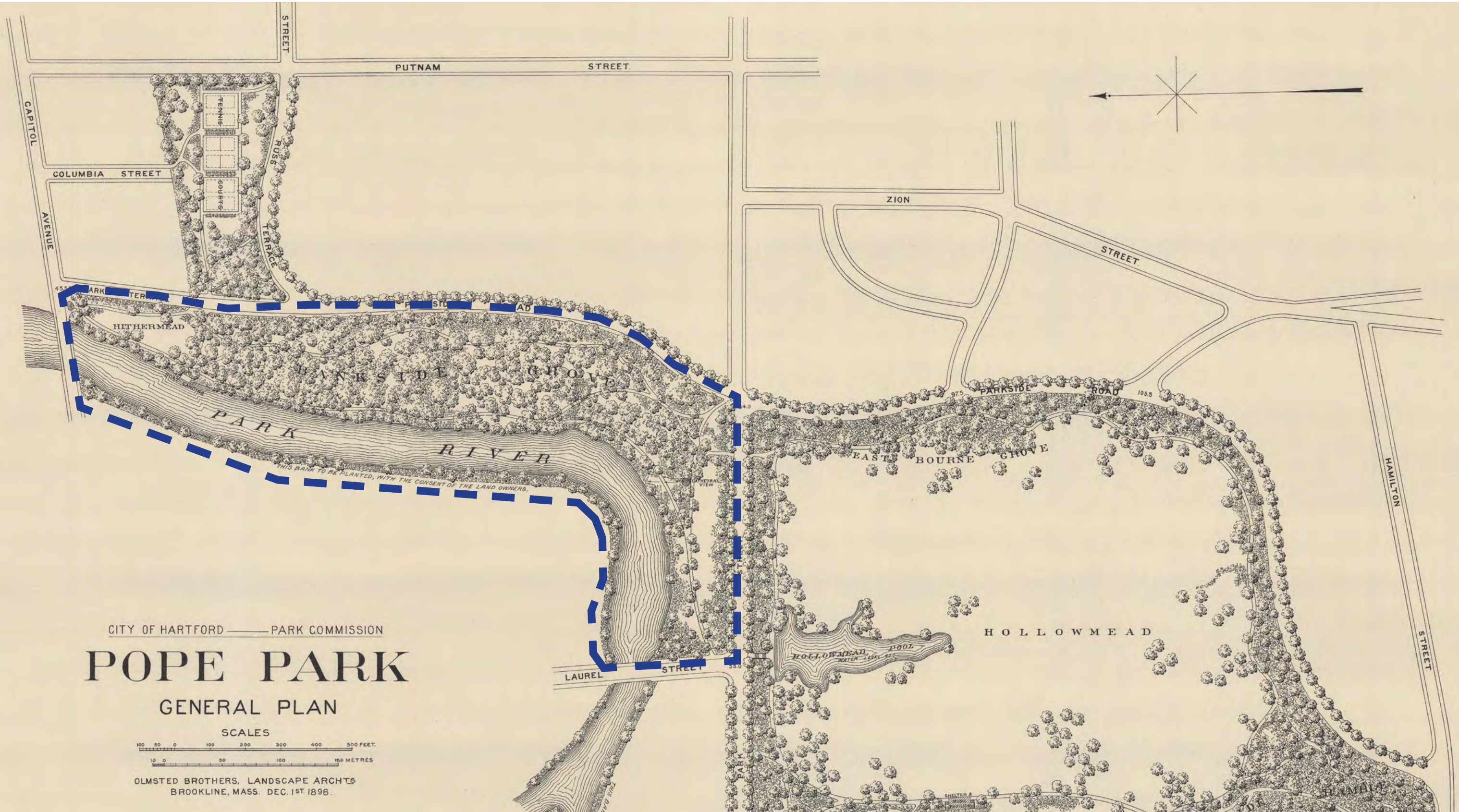


Red clover



White clover

OLMSTED BROTHERS PLAN, 1898



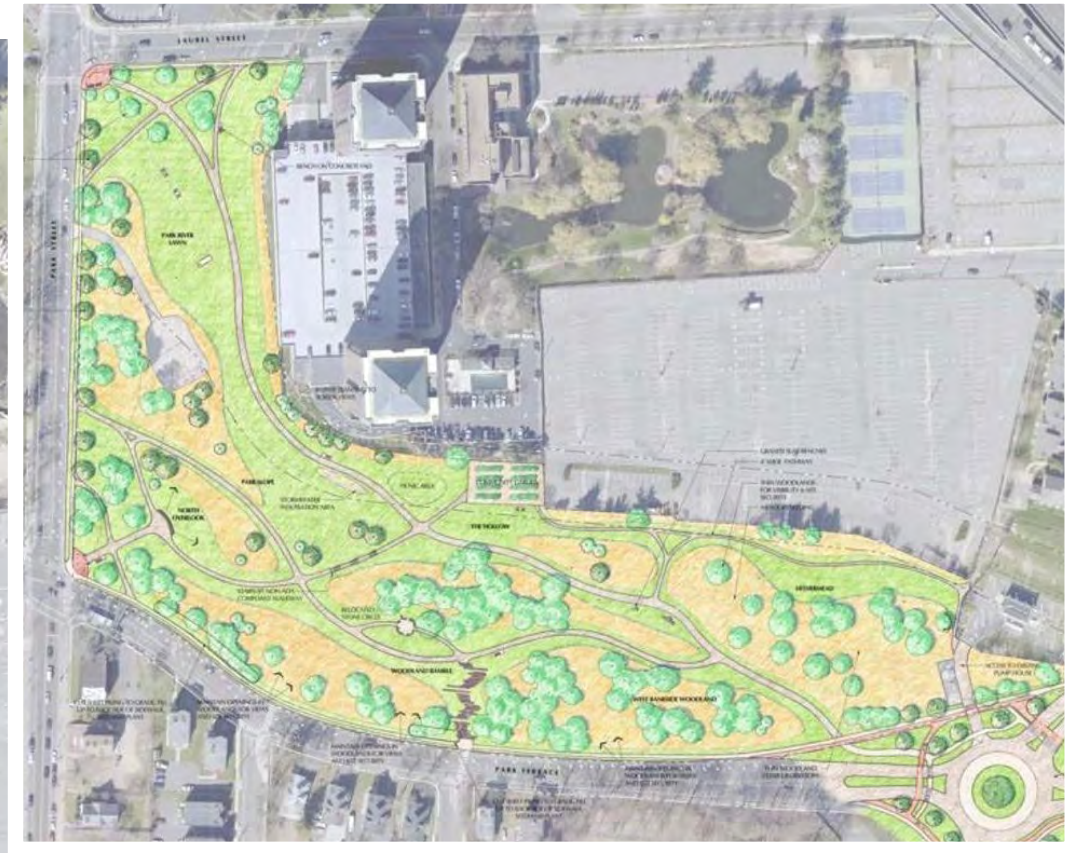
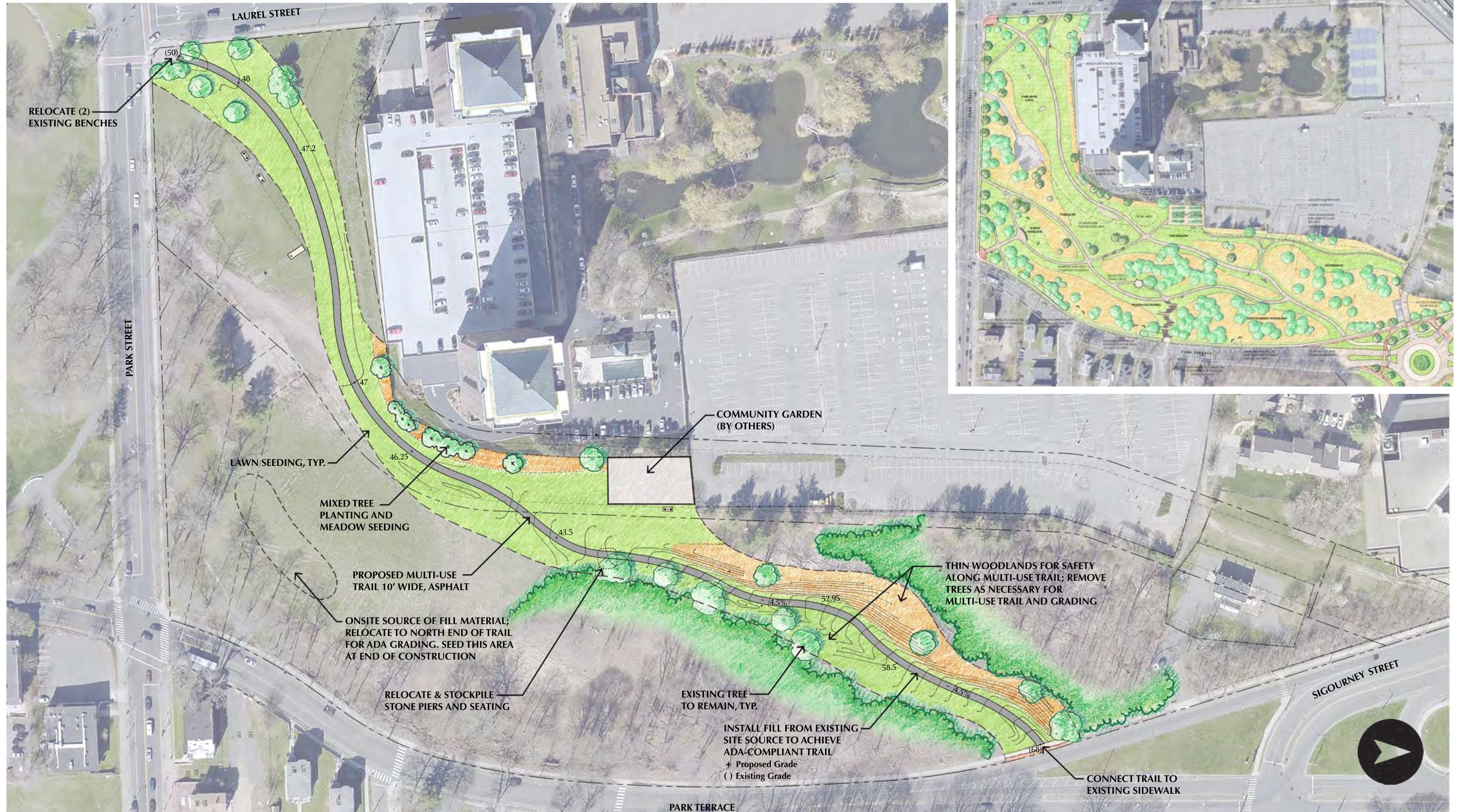
CITY OF HARTFORD BANKSIDE GROVE

DESIGN DEVELOPMENT
DECEMBER 1, 2022



2018 GREENWAY TRAIL PLAN

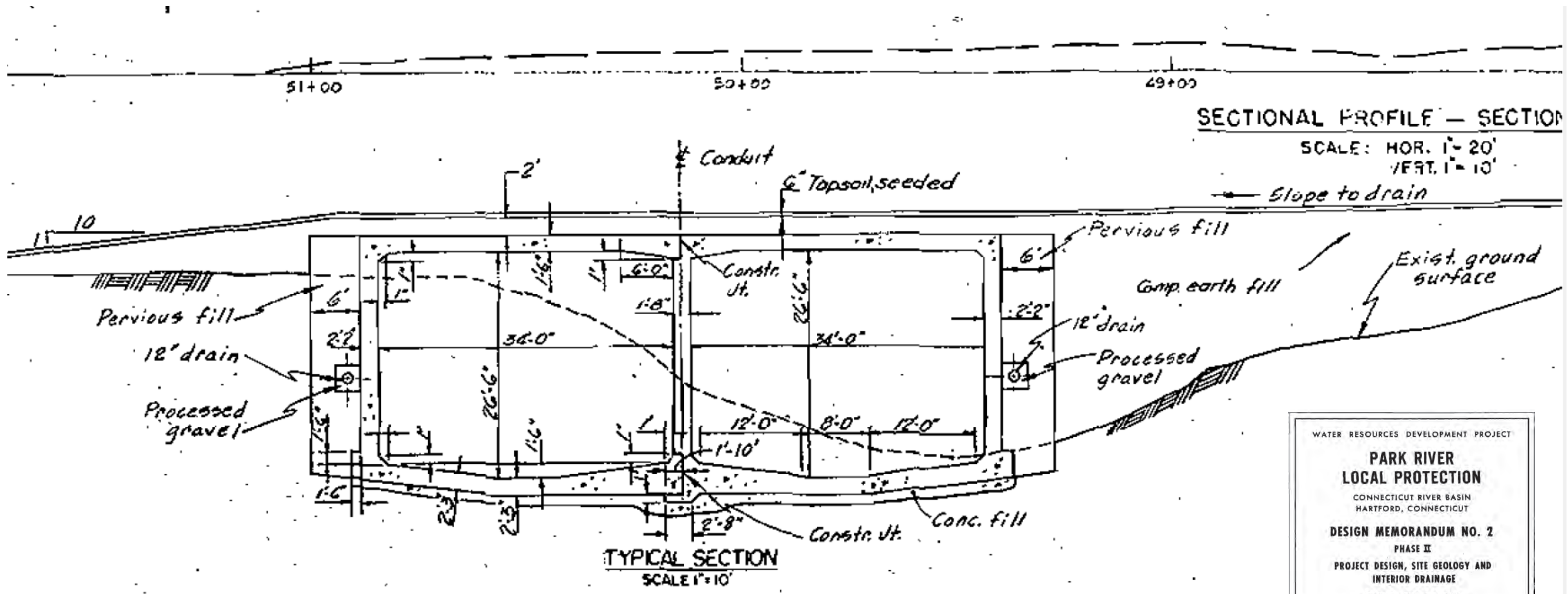
2017 MASTER PLAN FOR BANKSIDE GROVE



EXISTING CONDITIONS



EXISTING CONDITIONS: RIVER CONDUIT



WATER RESOURCES DEVELOPMENT PROJECT

**PARK RIVER
LOCAL PROTECTION**

CONNECTICUT RIVER BASIN
HARTFORD, CONNECTICUT

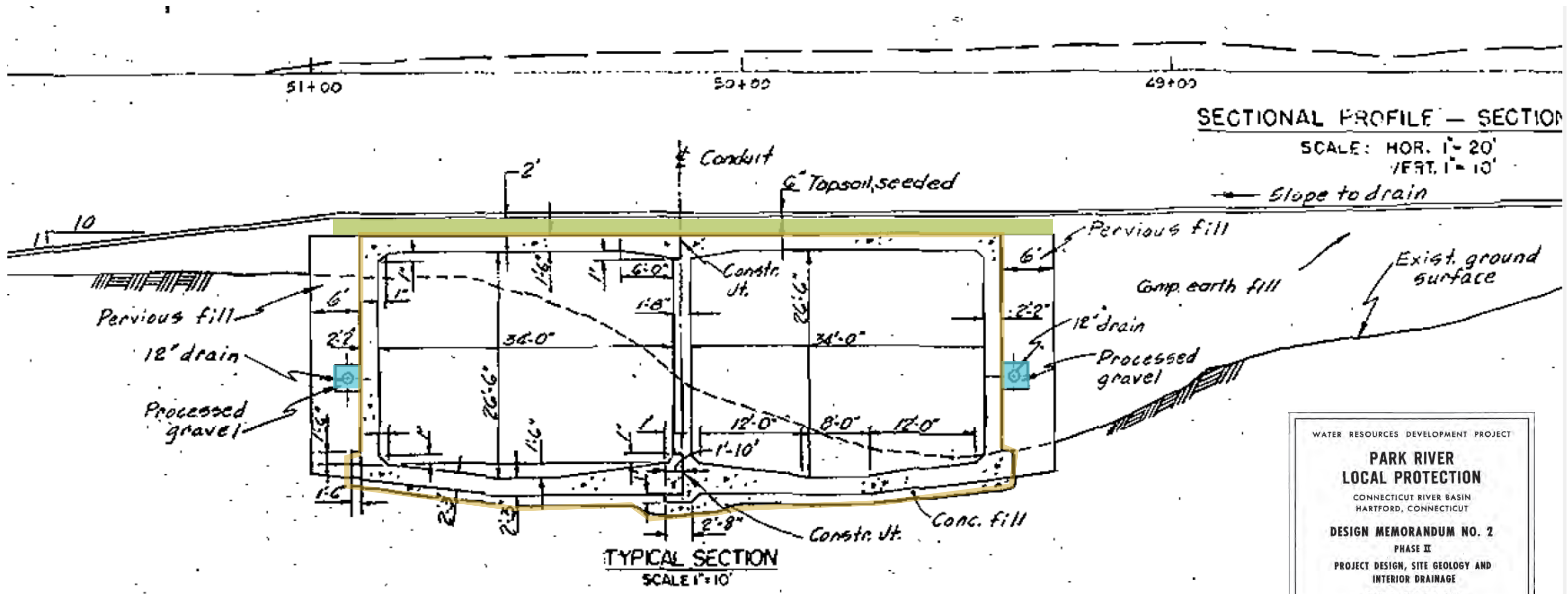
DESIGN MEMORANDUM NO. 2
PHASE II
PROJECT DESIGN, SITE GEOLOGY AND
INTERIOR DRAINAGE
PART I- BOX CONDUIT



DEPARTMENT OF THE ARMY
NEW ENGLAND DIVISION, CORPS OF ENGINEERS
WALTHAM, MASS.

AUGUST 1974

EXISTING CONDITIONS: RIVER CONDUIT



WATER RESOURCES DEVELOPMENT PROJECT

**PARK RIVER
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DEPARTMENT OF THE ARMY
 NEW ENGLAND DIVISION, CORPS OF ENGINEERS
 WALTHAM, MASS.

AUGUST 1974

CONCEPT PLAN: SCOPE

- New park entries
- Universally accessible trail for pedestrians & cyclists
- Rehabilitate brownstone seating area
- Provide additional park seating
- Maintain open space for passive play
- Identify vegetation management zones
- Planting plan which reflects Olmstedian aesthetic
- Include edible fruit as extension of the community garden
- Establish green infrastructure/stormwater management with education component
- Encourage safety & security by improving visibility
- Plan for site lighting
- Maintain existing vehicular circulation for community gardeners
- Connect to sidewalk of Park Terrace near Sigourney Street traffic circle

FEEDBACK

- Support to convert traditional lawn areas to less maintenance intensive alternatives
 - Clover, meadow, & 'no mow' fescue blends are options
- Improve gateways in Bankside Grove
- Plant row of trees to screen tower
 - Without creating security issues
 - Without impeding maintenance
- Treatment of invasive plants

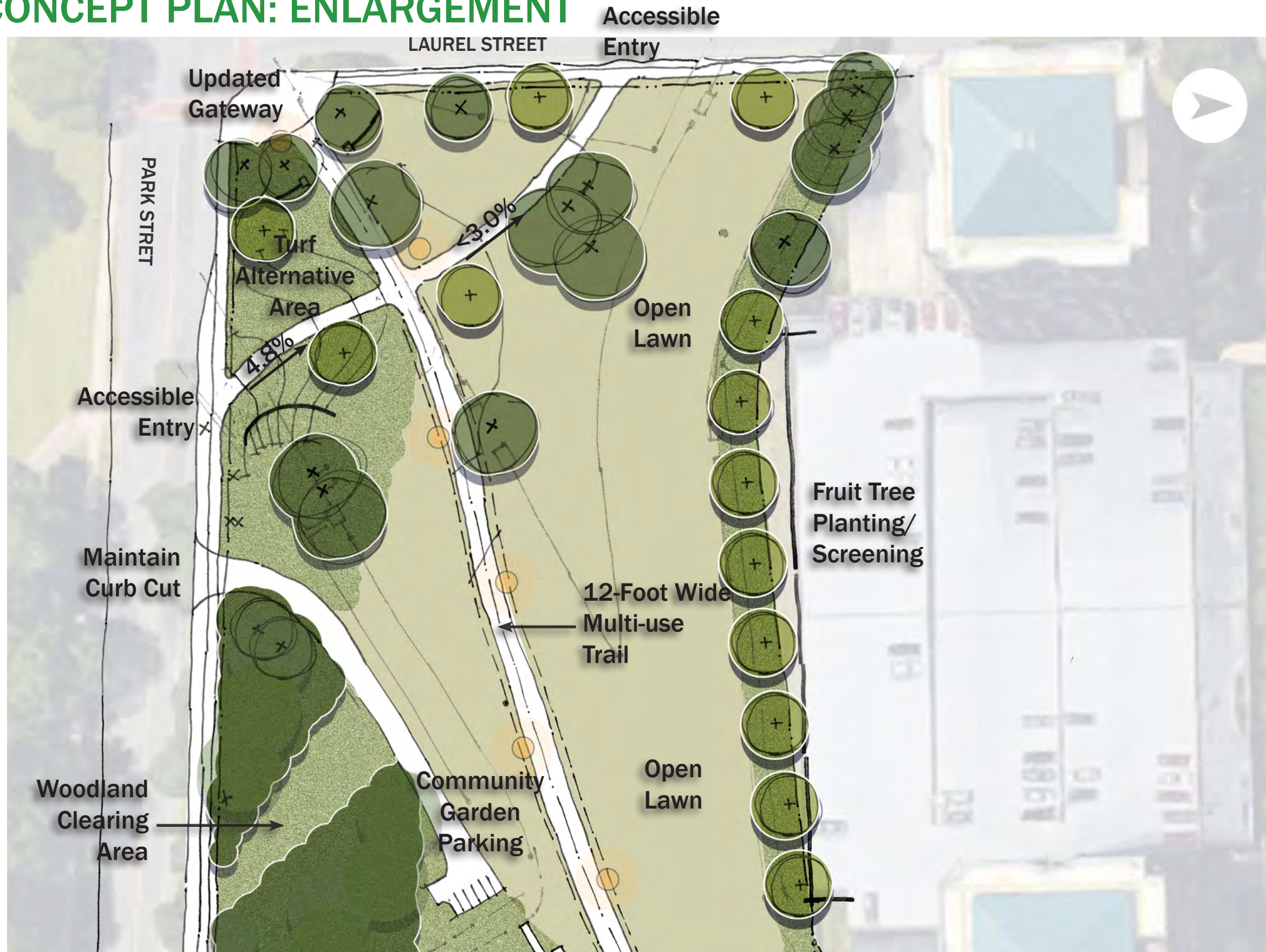
FEEDBACK: STILL SOME QUESTIONS

- How far should vehicles be able to drive into the park?
 - For community gardeners/park maintenance only
 - Other Hartford parks are restricting vehicular access
- What is the extent of clearing?
 - For safety/security
 - What can the City maintain?
- Location of the brownstone circle seating area
- What materials should trail be?

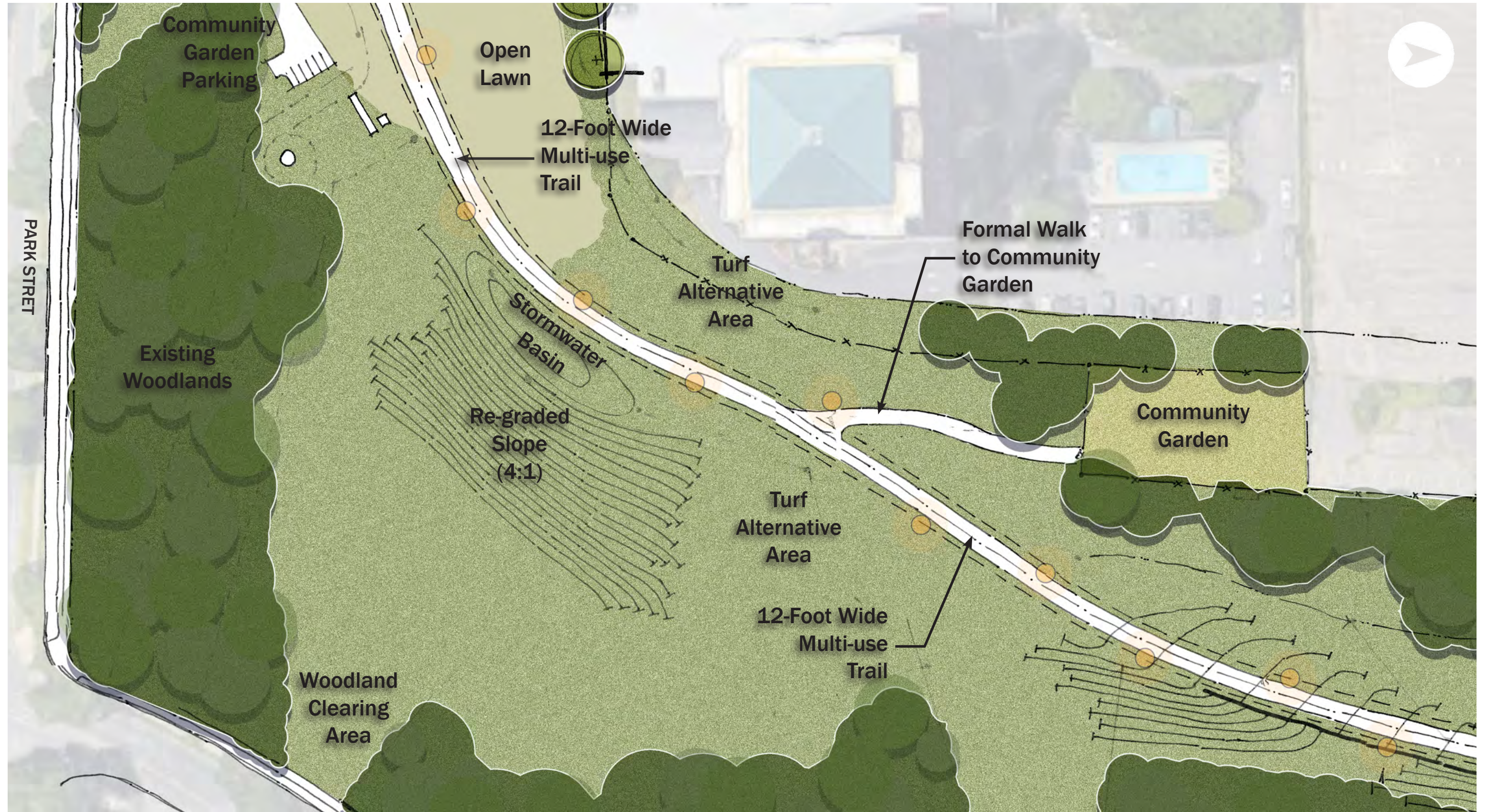
REVISED CONCEPT PLAN: OVERALL



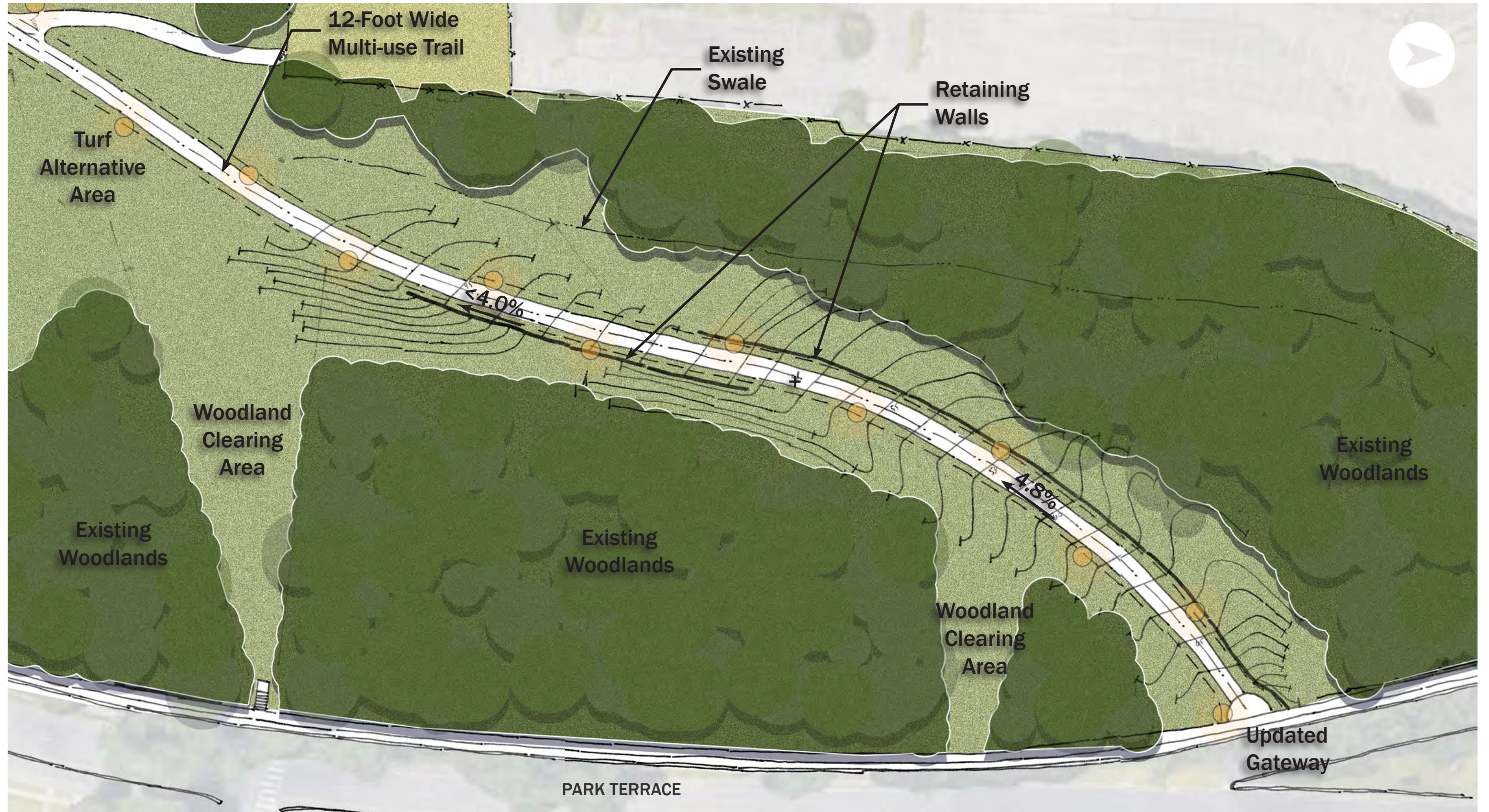
REVISED CONCEPT PLAN: ENLARGEMENT



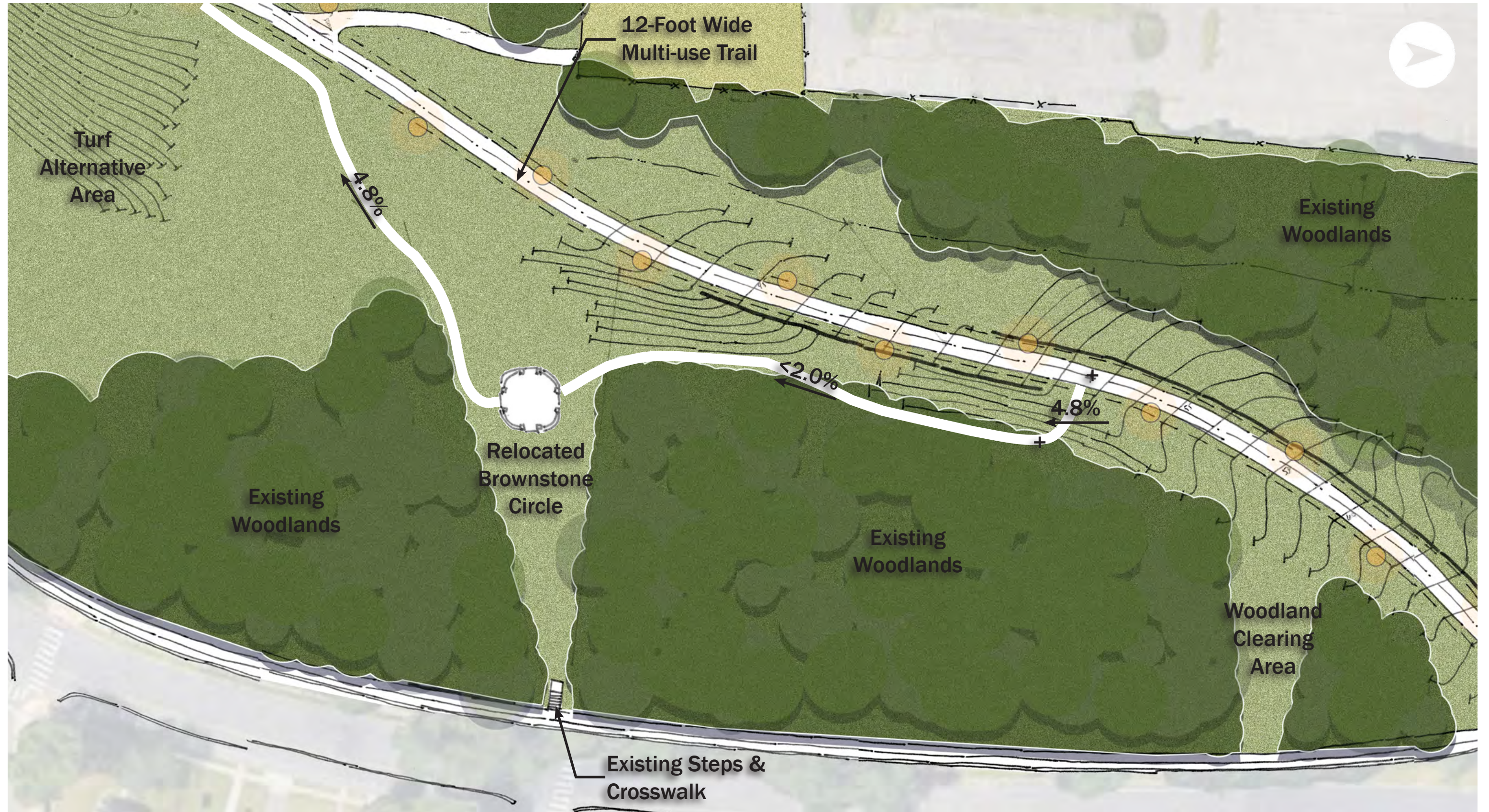
REVISED CONCEPT PLAN: ENLARGEMENT



REVISED CONCEPT PLAN: ENLARGEMENT



REVISED CONCEPT PLAN: BROWNSTONE CIRCLE



ORDER OF MAGNITUDE COST ESTIMATE

- Site preparation & demolition: \$150,000
 - Tree clearing, removal of old asphalt, strip/stockpile, & site grading
- Site improvements: \$420,000
 - 12-foot paved trail, drive/parking, benches, gateways, & retaining walls
- Planting & seeding: \$150,000
 - Trees, turf, & turf alternatives
- Utilities: \$130,000
 - Stormwater & lighting
- General conditions & contingencies: \$440,000
- Order of magnitude estimate: \$1,290,000***
- Brownstone circle & walkways \$100,000**

DISCUSSION

Thoughts?

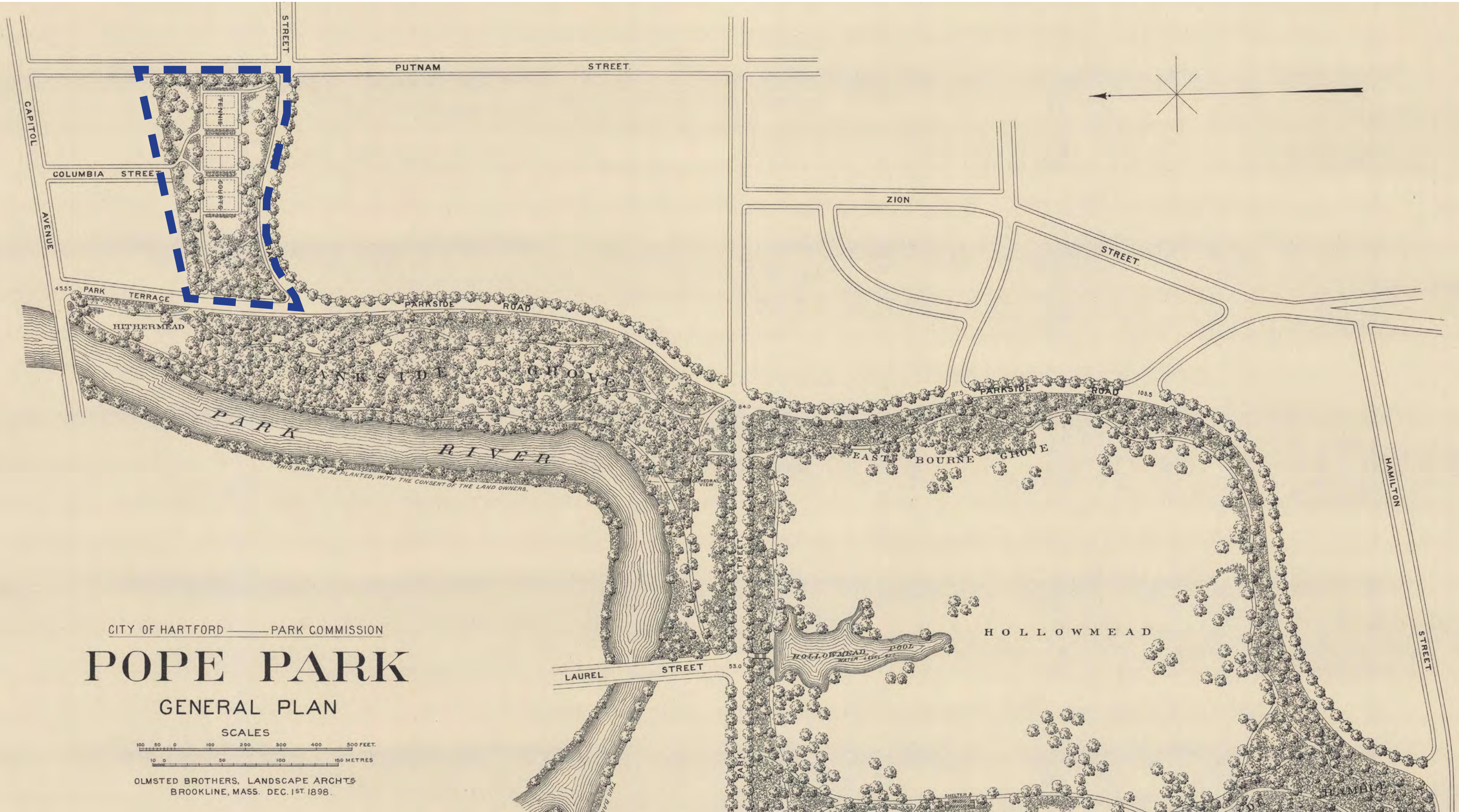
Comments?

Concerns?

REVISED CONCEPT PLAN: OVERALL



OLMSTED BROTHERS PLAN, 1898



CITY OF HARTFORD POPE PARK NORTH

CONCEPTUAL DESIGN
SEPTEMBER 2022



2010 SITE PLAN



2013 PHASE 1 SITE PLAN



EXISTING CONDITIONS



CONCEPT PLAN: SCOPE

- Extend the existing walkway system to connect west beyond Columbia Street to Park Terrace
- Formalize the existing walkway loop
- Create accessible connection to the Columbia Street turnaround
- Removal of former basketball court hardscape
- Manage drainage near Park Terrace
- General site improvements to the Pope Park North

FEEDBACK

- Sigourney Street cycle track project changes sidewalks & adds land to Pope Park North
- Unhealthy tree & stumps have been removed
- Circulation:
 - A full loop would be desirable
 - Avoid awkward intersections
 - Want a linear connection from Russ/Putnam Streets across Sigourney to Bankside Grove & connecting to Pope Park proper
- Define open spaces are desirable
 - Want good grass
- No screening along property line
- Gateways to be improved, including Putnam Street

REVISED CONCEPT PLAN



REVISED CONCEPT PLAN: GRADING



ORDER OF MAGNITUDE COST ESTIMATE

• Site preparation & demolition:	\$77,000
• Removal of old walkway, strip/stockpile topsoil, & site grading	
• Site improvements:	\$155,000
• 8-foot paved walkways, benches, & new gateways	
• Planting & seeding:	\$72,500
• Trees, shrubs, perennials, turf, & turf alternatives	
• Utilities:	\$10,000
• Stormwater	
• General conditions & contingencies:	\$160,000
Order of magnitude estimate:	\$475,000

GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE



CITY OF HARTFORD
BANKSIDE GROVE

DESIGN DEVELOPMENT
DECEMBER 1, 2022



GATEWAYS: PARK & LAUREL STREETS AT POPE PARK



GATEWAYS: PARK TERRACE & PARK STREET AT POPE PARK



GATEWAYS: PARK TERRACE AT POPE PARK



GATEWAYS: BANKSIDE GROVE AT PARK TERRACE



CITY OF HARTFORD
BANKSIDE GROVE

DESIGN DEVELOPMENT
DECEMBER 1, 2022



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET



GATEWAYS: POPE PARK NORTH AT COLUMBIA STREET



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & RUSS STREET



GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE



GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE - OPTION 1



CITY OF HARTFORD
BANKSIDE GROVE

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DECEMBER 1, 2022



GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE - OPTION 2



CITY OF HARTFORD
BANKSIDE GROVE

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DECEMBER 1, 2022



GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE - OPTION 3



GATEWAYS: PARK & LAUREL STREETS AT BANKSIDE GROVE - OPTION 4



CITY OF HARTFORD
BANKSIDE GROVE

DESIGN DEVELOPMENT
DECEMBER 1, 2022



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET - OPTION 1



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET - OPTION 2



GATEWAYS: POPE PARK NORTH AT PARK TERRACE & PUTNAM STREET - OPTION 3



DISCUSSION

Thoughts?

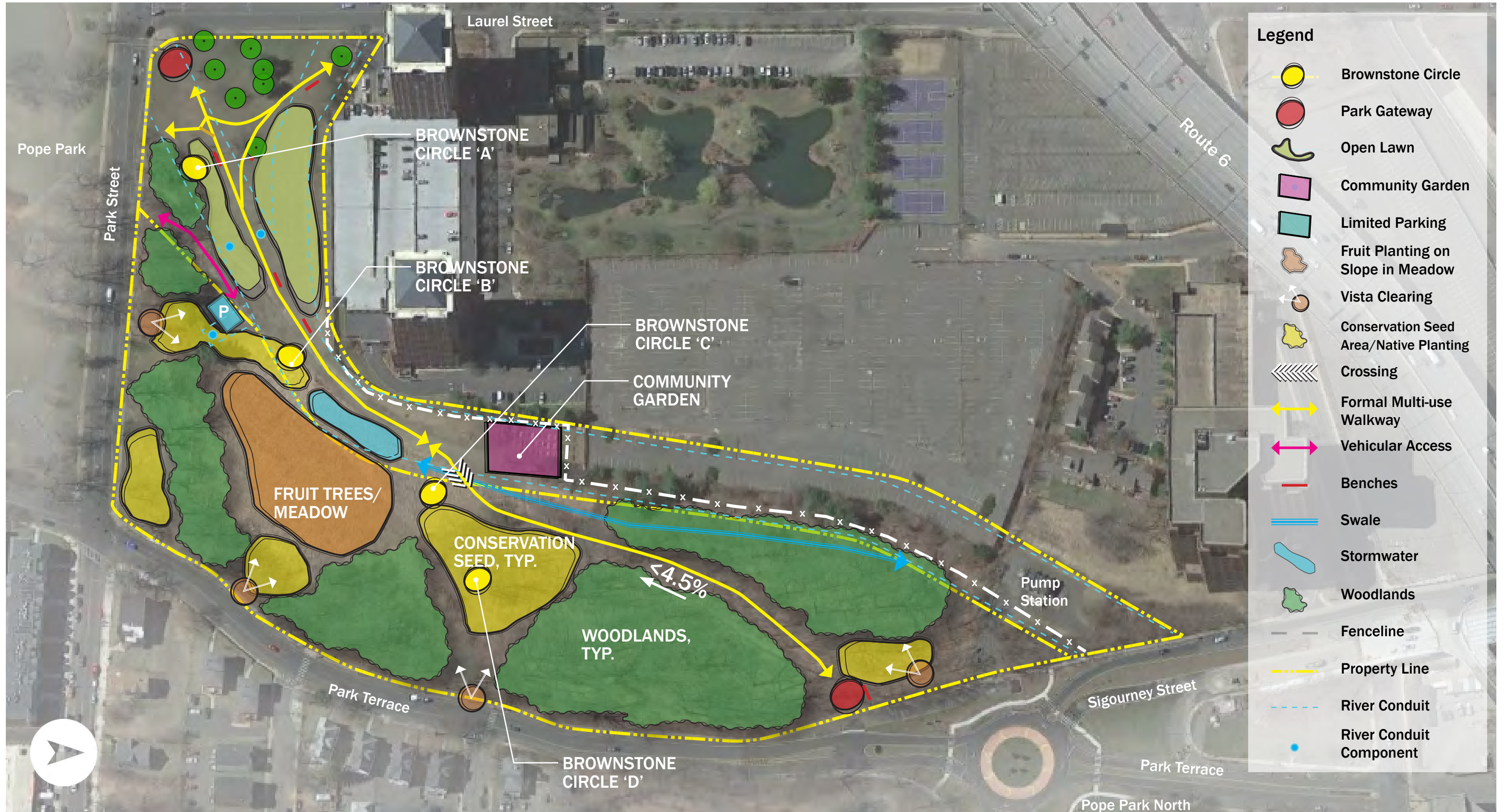
Comments?

Concerns?

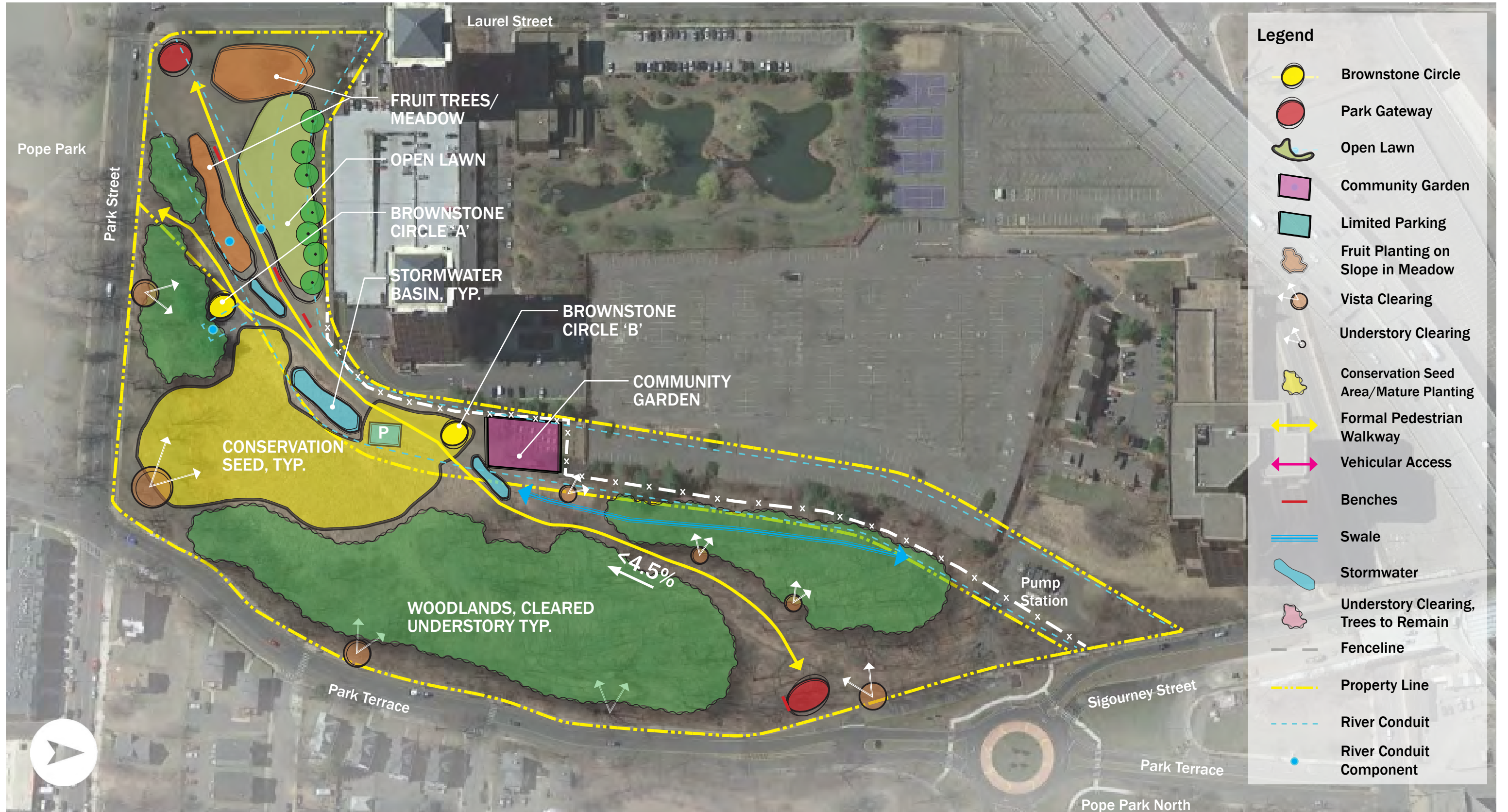
NEXT STEPS

- Determine what fit in budget
- Phasing plan
- Full construction documents
- Intent to bid project in early 2023

CONCEPT PLAN: ALTERNATIVE A



CONCEPT PLAN: ALTERNATIVE B



ALTERNATIVES IN COMPARISON

Alternative A

- Limited vehicular access to community garden
- Larger, single stormwater feature
- Significant woodland clearing for safety/security
- Several options (4) for brownstone seating location
- Edible fruit planting not universally accessible
- Requires crossing over swale
- Open lawn for passive play ±180 ft by 280 ft, but crosses multi-use trail

Alternative B

- Allows vehicular access closer to community garden (more impervious surface)
- Multiple stormwater features
- Understory clearing for safety/security
- More limited options (2) for brownstone seating location
- Edible fruit planting universally accessible, near Park & Laurel Streets
- No swale crossing; re-grading to shorten swale
- Open lawn for passive play ±100 ft by 320 ft

CONCEPT PLAN: ALTERNATIVE A



CONCEPT PLAN: ALTERNATIVE B

