

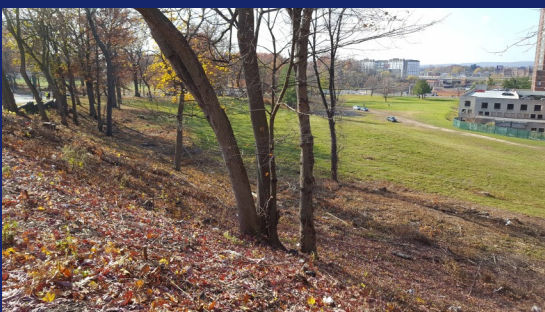


**BANKSIDE GROVE**  
at  
**POPE PARK**  
Hartford, Connecticut

**MASTER PLAN**

*Presented by:*  
Shadley Associates, P.C.  
Lexington, MA

December 20, 2017



**BANKSIDE GROVE MASTER PLAN**  
**POPE PARK**  
**Hartford, CT**

The work of this Master Plan is to provide a summary planning document for Bankside Grove and to illustrate the long-term goals for updating and improving this important area of Pope Park. The Master Plan illustrates how over time new walkways, seating areas, activity areas and renewal of the landscape can be developed, and result in an expanded and unified Pope Park.

A new community garden is planned for installation in 2018, and is included in the Master Plan. This new community garden will bring people into the site, which will increase the use of and familiarity with Bankside Grove.

The Bankside Grove area underwent a master planning process in 2008. The current work uses that plan and updates it to reflect current conditions, topography and vegetation, and to reflect the goals of the community. In the spring and summer of 2017, Close, Jensen & Miller was retained to provide a survey of Bankside Grove. This survey mapped the existing conditions, topography and vegetation, and provided utilities and drainage information as visible on site and available from record information. In addition, an environmental scientist was retained to evaluate the low-lying areas, and determined that no wetlands or watercourses are existing on the site. A copy of the survey and the wetland report are included within this document.

The development of the Master Plan has been assisted by the Friends of Pope Park. Bankside Grove and the ideas included in this plan were discussed at several meetings of the Friends. In addition, a public meeting was held at the Pope Park Recreation Center on November 14, 2017. At this meeting, the draft of the Master Plan was presented, and many members of the public and different stakeholders groups offered their opinions and comments. The final Master Plan reflects many of those comments.

The design goals of the Master Plan can be summarized as follows:

- Provide a critical connection for the Park River Greenway by including a paved, illuminated, universally accessible multi-use trail from the Park Street / Laurel intersection through Bankside Grove to the Sigourney Street intersection
- Provide additional walkways through the major park areas and connect them with destinations, including the community garden. Make as many of them as possible universally accessible
- Include a park entrance at Park Street / Park Terrace similar to the park entrance on the opposite side of the street, with brick piers and a low granite overlook / seatwall
- Relocate and rebuild the existing brownstone seating area to a location that is more visible
- Provide open spaces that can be used for passive recreation



- Provide seating in the park
- Connect a new walkway with the residential units behind the pumphouse, and provide open space for play
- Show that the land north of the existing pumphouse is owned by the City of Hartford and is part of Pope Park
- Connect the Bankside Grove improvements with the design of the future roundabout at Park Terrace / Sigourney Street
- Encourage the evolution of the landscape at Bankside Grove by proposing tree thinning for better visibility and the encouragement of appropriate tree species. Include new species in the Plant List for greater diversity and interest, and add trees and shrubs with edible fruit to the list. Include lawn areas for play, and conservation-seeded areas for habitat, plant diversity, and to reduce the mown-lawn area to address maintenance concerns
- Introduce stormwater retention and infiltration areas at the low areas, plant them with appropriate plants, and consider interpretive signs to inform the public of these important stormwater treating and retaining areas
- Encourage safety by improving visibility into Bankside Grove from adjacent streets, sidewalks and buildings, by encouraging more use and enjoyment of the park by the public, and by hosting events that bring people into this space.



The Master Plan for Bankside Grove is shown in the following enlarged pages. The Plan includes the elements that respond to project goals, and shows the grading needed to accomplish the creation of universally accessible walkways.



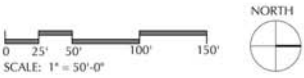
# Pope Park

Bankside Grove  
Master Plan

City of Hartford  
Pope Hartford Designated Fund

Shadley Associates, P.C.

December 20, 2017





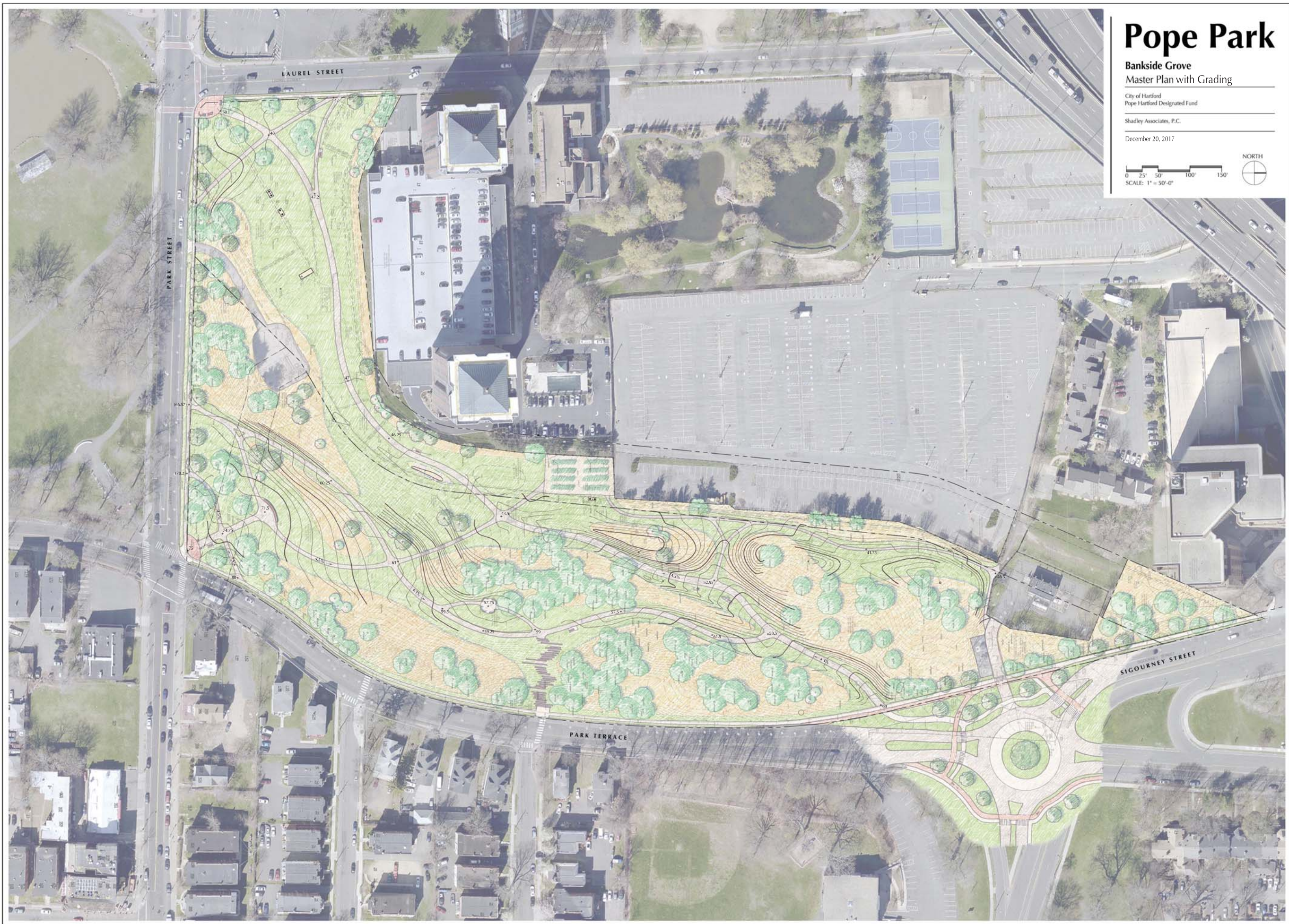
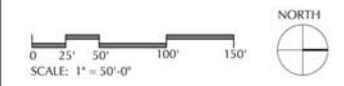
# Pope Park

**Bankside Grove**  
Master Plan with Grading

City of Hartford  
Pope Hartford Designated Fund

Shadley Associates, P.C.

December 20, 2017





## **MATERIALS**

The Master Plan proposes materials that are safe, durable, universally accessible, that are relatively inexpensive and that require minimal maintenance. The material descriptions follow.

### **Pavements**

The walkways within Bankside Grove are proposed to be constructed of asphalt. This relatively inexpensive and readily-available material is used in the main part of Pope Park and, if installed correctly, is universally accessible.



For the special pavement at the Park Terrace/Park Street entrance, please see the section on this entrance.

### **Entrance at Park Street / Park Terrace**

This park entrance is intended to be similar to the park entrance across the street, on the south side of Park Street. It has brick piers, brick pavement, metal fencing, and a low granite seatwall with “Pope Park” engraved on it. The bronze sign announcing the park would be mounted on the piers. Images of the proposed entrance follow.







### **Stairs at Mortson Street Across Park Terrace into the Park**

The community requested that a safe entrance to the park from the neighborhood on the east side of Park Terrace be created. There is an existing crosswalk at Mortson Street and the Master Plan proposes a series of steps from the top of Park Street at approximately elevation 95 to the walkway in the open green space at approximately elevation 60.

These stairs would be constructed of granite risers/treads built into the slope. They would work their way down the hill and fit into the existing grade; their construction would minimize the removal of large existing trees. The “zigzag” configuration prevents long runs of stairs that can be difficult to traverse, and creates places for people to sit as they go up or down the steps. Handrails would be added where needed for safety. It is conceivable that during the winter the steps could be unmaintained, and people could walk through the park on the main walkways. Images of the kind of steps that could be used follow.



### **Seating, Bicycle Parking and Trash Receptacles**

Locations for these elements would be set as shown on the Master Plan, or as otherwise determined by watching the use of the park. Benches would match those in the main part of Pope Park. Bicycle parking should be black metal, and can be selected for the location from a variety of styles. Trash receptacles should be compatible with the other parts of Pope Park and be able to be maintained by the City.





### **Lighting**

We propose that the main walkway through Bankside Grove be illuminated to connect with the Greenways and sidewalks on either end. The site lights would match the lights in the main part of Pope Park.



### **Landscape**

The landscape of Bankside Grove should be similar to the main part of Pope Park, which is comprised primarily of shade trees and lawn. However, the slopes at Bankside Grove present a different situation. We propose that the landscape be shade trees, lawn and conservation mix (seeding with native grasses and wildflowers, and mown annually in the fall). The conservation seeding will establish slopes and minimize erosion, minimize mowing, create habitat for pollinator species, and maintain visibility into the park.

The woodlands should be cleared of underbrush, the trees thinned and pruned and the groundplain, which now should have more sun, be seeded with a native seed mix. This should improve visibility and safety, and encourage a mature tree landscape to evolve. We also propose the addition of plants that promote “pollinators” and provide bird habitat.



The Master Plan proposes a stormwater infiltration area at the bottom of the slope below the overlook with the granite seatwall, near the community garden. This infiltration area would demonstrate naturalistic stormwater treatment seen in rain gardens and bioswales, and whose overflow would connect with the existing piped system connected with the Park River.

Shade Trees and Lawn:



Conservation Mix Seeding:



Stormwater Infiltration / Rain Garden Planting:





Pollinator and Bird Habitat Plants:



## PROPOSED PLANT LIST

The following are proposed trees and shrubs that are consistent with the 2002 Pope Park Master Plan and respect the intent of the original Olmsted Plan from 1898. Landscape goals of this master plan are to maintain open views below the tree canopy into the park from Park Terrace and Park Street, screen undesirable views where appropriate, provide seasonal interest, regenerate the urban forest in a sustainable way, encourage species with edible fruit, and encourage habitat for pollinator species. The plant list is intended to encourage the management of the vegetation of Bankside Grove, and each phased construction project can consider these plants as the planting plans are prepared.

## DECIDUOUS SHADE TREES

<i>Botanical Name</i>	<i>Common Name</i>
Acer negundo	Boxelder
Acer rubrum	Red Maple
Aesculus hippocastanum	Horse Chestnut
Carya ovata	Shagbark Hickory



Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree
Quercus bicolor	Swamp White Oak
Sassafras albidum	Sassafras
Tilia americana	American Linden
Ulmus Americana 'Frontier'	Hybrid American Elm

## FLOWERING, FRUITING & ORNAMENTAL TREES

<i>Botanical Name</i>	<i>Common Name</i>
Amelanchier canadensis	Shadblow Serviceberry
Asimina triloba	Pawpaw
Betula nigra	River Birch
Cercis canadensis	Eastern Redbud
Diospyros kaki	Persimmon
Malus spp.	Crabapple

## EVERGREEN TREES

<i>Botanical Name</i>	<i>Common Name</i>
Chamaecyparis thyoides	Atlantic White Cedar
Juniperus virginiana	Eastern Redcedar
Picea glauca	White Spruce
Pinus resinosa	Red Pine

## EVERGREEN SHRUBS

<i>Botanical Name</i>	<i>Common Name</i>
Ilex glabra	Inkberry
Myrica pensylvanica	Northern Bayberry
Rhododendron sp.	Rhododendron

## SHRUBS FOR HABITAT AND FRUIT

<i>Botanical Name</i>	<i>Common Name</i>
Clethra alnifolia	Summersweet Clethra
Comptonia peregrina	Sweetfern
Hamamelis virginiana	Common Witchhazel
Ilex verticillata	Winterberry
Sambucus canadensis	American Black Elderberry
Vaccinium corymbosum	Highbush Blueberry
Viburnum dentatum	Arrowwood Viburnum



## **RAIN GARDEN PLANTS**

<i>Botanical Name</i>	<i>Common Name</i>
Asclepias tuberosa	Butterfly Milkweed
Echinacea purpurea	Purple Coneflower
Liatris spicata	Blazing Star
Lobelia siphilitica	Great Blue Lobelia
Panicum virgatum	Switch Grass
Rudbeckia hirta	Black-Eyed Susan

## **CONSTRUCTION COSTS**

The estimate of probable construction cost of the Master Plan is in the range of \$1.8 to \$1.9 million. The Master Plan and estimate exclude the roundabout at Sigourney Street and the public sidewalks along Park Terrace and Park Street. It is based on 2017 dollars and is for the entirety of the improvements shown on the Master Plan, excluding the community garden which is funded separately. It is exclusive of fees or other soft costs.

Should the main walkway / Greenway trail be constructed separately, its estimated construction cost is in the range of \$300,000, excluding the site lights (but including their conduit).

It is intended that the implementation of the site improvements shown in the Master Plan be phased over time. The Plan is the roadmap for the long-term goals for Bankside Grove, and can inform construction projects in the future as funding becomes available.

END OF REPORT

SURVEY AND WETLAND INSPECTION REPORT FOLLOW



Revisions	
Horizontal Datum	NAD 1983
Vertical Datum	NAVD 1983
Compiled By	
P.C. Check By	
Designed By	
Drawn By	
Checked By	
Scale	1" = 50'
Date	5/26/17
Project No.	
File No.	
DWG Name	

Sheet \_\_\_\_\_ Of \_\_\_\_\_

1 1

The location of the underground utilities shown on this plan have been obtained from the best available sources. The actual location of these utilities should be verified in the field by the contractor. There may be other utilities not shown on these plans. Any damage made to existing utilities by the contractor shall be the sole responsibility of the contractor.

SEAL OF THE CORPORATION OF THE CITY OF ALBANY  
NO. 12322  
LICENSED  
LAND SURVEYOR





## WETLAND INSPECTION

June 14, 2017

APT Project No.: CT360350

**Prepared For:** Close, Jensen & Miller, P.C.  
1137 Silas Deane Highway  
Wethersfield, CT 0109  
Attn: David F. Samson

**Project Name:** Pope Park – Bankside Grove

**Site Address:** Park Street, Laurel Street, Park Terrace and Sigourney Street  
Hartford, Connecticut

**Date(s) of Investigation:** 4/20/2017

**Field Conditions:** **Weather:** partly sunny, high 50's  
**Soil Moisture:** moist

**Wetland/Watercourse Delineation Methodology\*:**

- ☒ Connecticut Inland Wetlands and Watercourses
- ☐ Connecticut Tidal Wetlands
- ☐ U.S. Army Corps of Engineers

**Municipal Upland Review Area/Buffer Zone:**

**Wetlands:** none  
**Watercourses:** none

The wetlands inspection was performed by<sup>†</sup>:

Dean Gustafson, Professional Soil Scientist

Enclosures: Wetland Inspection Field Form & Wetland Inspection Map

*This report is provided as a brief summary of findings from APT's wetland investigation of the referenced study area.<sup>‡</sup> If applicable, APT is available to provide a more comprehensive wetland impact analysis upon receipt of site plans depicting the proposed development activities and surveyed location of identified wetland and watercourse resources.*

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\* Wetlands and watercourses were delineated in accordance with applicable local, state and federal statutes, regulations and guidance.

† All established wetlands boundary lines are subject to change until officially adopted by local, state, or federal regulatory agencies.

‡ APT has relied upon the accuracy of information provided by Close, Jensen & Miller, P.C. regarding the proposed subject property for defining the study area within which wetlands and/or watercourses are to be identified.



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## Attachments

- Wetland Inspection Field Form
- Wetland Inspection Map



## Wetland Inspection Field Form

Wetlands Identified within Study Area:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Nearest Wetland Resource:	±120 feet to the south	
Identification Method:	Remote sensing <input checked="" type="checkbox"/> Type: CTDEEP Wetland Mapping	Field identified <input checked="" type="checkbox"/>

### SITE CONDITIONS:

#### DEVELOPED ☐

Paved <input type="checkbox"/>	Gravel <input type="checkbox"/>	Maintained Lawn <input type="checkbox"/>
Agriculture <input type="checkbox"/>	Cultivated <input type="checkbox"/>	Hayfield/Pasture <input type="checkbox"/>
Comments: None		

#### UNDEVELOPED UPLAND HABITAT ☒

Forest <input checked="" type="checkbox"/>	Scrub/Shrub <input type="checkbox"/>	Field <input checked="" type="checkbox"/>
Other: Subject property consists of passive recreational park known as Pope Park - Bankside Grove.		
Comments: No wetlands or watercourses are identified on the ±13-acre Pope Park - Bankside Grove property.		

### SOILS:

Are field identified soils consistent with NRCS mapped soils?	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
If no, describe field identified soils		

### NEAREST WETLAND TYPE:

#### SYSTEM:

Estuarine <input type="checkbox"/>	Riverine <input type="checkbox"/>	Palustrine <input checked="" type="checkbox"/>
Lacustrine <input type="checkbox"/>	Marine <input type="checkbox"/>	
Comments: A pond is located in the north end of the main Pope Park property, ±120 feet south of the Pope Park – Bankside Grove subject property.		

#### CLASS:

Emergent <input type="checkbox"/>	Scrub-shrub <input type="checkbox"/>	Forested <input type="checkbox"/>
Open Water <input checked="" type="checkbox"/>	Disturbed <input checked="" type="checkbox"/>	Wet Meadow <input type="checkbox"/>
Comments: Man-made pond.		

#### WATERCOURSE TYPE:

Perennial <input checked="" type="checkbox"/>	Intermittent <input type="checkbox"/>	Tidal <input type="checkbox"/>
Watercourse Name: South Branch Park River		
Comments: The river flows underground beneath Pope Park – Bankside Grove in a culvert.		



## **Wetland Inspection Field Form (Cont.)**

### **SPECIAL AQUATIC HABITAT:**

Vernal Pool Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Potential <input type="checkbox"/>	Other <input type="checkbox"/>
Vernal Pool Habitat Type: None	
Comments: None	

### **GENERAL COMMENTS:**

The subject property is used for passive recreation as the Pope Park – Bankside Grove, a ±13-acre property located along Park Street, Laurel Street, Park Terrace and Sigourney Street in the Frog Hollow neighborhood in Hartford, Connecticut. A field review of this property for the purposes of identifying any wetland or watercourse resources revealed the property is dominated by well drained glacial till soils (Wethersfield loam; central and eastern portions of the property) and disturbed fill material (Udorthents; central-west and western portions of the property). No wetlands or watercourses were identified on the Pope Park – Bankside Grove property.

Historically, the South Branch Park River flowed through the park along the western property boundary. However, sometime between the late 1970s and early 1980s, the river was buried in a culvert under the park as part of an Army Corps of Engineers flood control project to prevent spring floods. That portion of the park correlates with the disturbed fill material identified during the field investigation. A topographic swale located in this section of the park appears to represent the historic course of the now buried river. Two catch basin grates were identified within this swale that apparently convey stormwater runoff from the park into the buried river.

As a result of the investigation which did not reveal any wetlands or watercourses and since the nearest resource is a pond located on the main Pope Park property ±120 feet to the south and the City of Hartford Inland Wetland Agency (“Agency”) does not regulate any upland review area, improvements proposed at Pope Park – Bankside Grove would not result in any activities regulated by or necessitate a permit from the Agency.

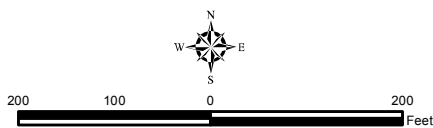




- Legend**
- Subject Property (Pope Park)
  - Approximate Parcel Boundary (City of Hartford)
  - Existing Catch Basin
  - Approximate Wetland Area\*
  - CTDEEP Wetland

\*Legend item not in mapped area

**Map Notes:**  
 Base Map Source: 2016 Aerial Photograph (CTECO)  
 Map Scale: 1 inch = 200 feet  
 Map Date: April 2017



## Wetland Inspection Map

Pope Park  
 Hartford, Connecticut

**CJM**  
 Close, Jensen and Miller, P.C.  
 100 City Street  
 Hartford, CT 06103

**ALL-POINTS**  
 TECHNOLOGY CORPORATION