

# **Waitsfield Pocket Park Project**

Waitsfield Selectboard

1/11/16

# Overview

- Context
- Phase I: Planning
- Phase II: Disaster Recovery Application
- Phase III: Design, Permitting & Construction

**Context**

# 50 Bridge Street





David Garten

# **Phase I: Planning**

# Purchased by Town of Waitsfield

- Motion to Purchase

- 1/14/13 Selectboard Meeting

- *...owning the site may provide options for channeling the river in the future and averting flood damage to the bridge and Village.*
    - *Mr. Cooke asked if we have the money to establish a park.*
    - *...add to the original motion an earmark of \$2,000 to ensure that the park is developed.*



***Phase I: Pocket Park Planning Process***

<b>2011</b>	<b>2013</b>		<b>2014</b>
<b>August</b>	<b>February</b>	<b>Aug-Nov</b>	<b>August</b>
Tropical Storm Irene	Town Purchases 50 Bridge St. Property	VDAT Public Charrette Process	VDAT Report & Recommendations

# **Phase II: Disaster Recovery Application**

# Funding Opportunity

Housing & Urban Development (HUD) Community Development Block Grant – Disaster Relief (CDBG-DR) administered by VT Community Development Program (VCDP)

- 90% funding

## Project Prioritization

- 12/16/13 Selectboard Meeting

MOTION: Mr. Kingsbury made a motion to select the pocket park and Main St./Bridge St./Farr Lane intersection as project to pursue through the V-DAT process. The motion was seconded by Mr. Cooke. All voted in favor.

- Town Meeting 2014

**ARTICLE 6: Shall the voters authorize the Town to borrow an amount not to exceed \$20,000, to be paid over a period not more than five years and on such other terms as the Selectboard shall negotiate, for the purpose of providing matching funds for up to two grant applications, if awarded, from the Community Development Block Grant-Disaster Recovery fund to implement the Bridge Street improvement projects identified in the Vermont Downtown Assistance Team (V-DAT) final report?** Chris Pierson made a motion to adopt Article 6, and the motion was seconded by Bill Parker. Discussion ended, and the motion to adopt Article 6 was approved by majority voice vote.

# Waitsfield Pocket Park Project

- Scope
  - Final design plans, engineering, and construction of a public park.
- Goals
  - Reinforce the economic & flood resilience of the existing village center by:
    - Increasing accessibility and usability for citizens and visitors
    - Enhancing viewing of the river and bridge
    - Protecting riparian area from erosion

# Project Description

## Waitsfield Pocket Park Project DR-IG-2012-Waitsfield-00069

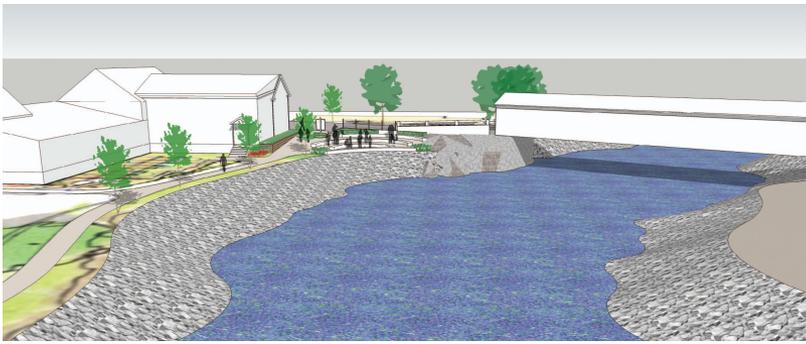
The proposed Waitsfield Pocket Park Project will fund final design and construction of a public pocket park adjacent to the Bridge Street business district along the Mad River in historic Waitsfield Village. Repairs to the river embankment and former building foundation area immediately following Tropical Storm Irene included re-contouring and armoring of the bank. Continued redevelopment of this under-utilized area is required to prevent blight and better integrate with existing business activities.

The proposed project will utilize the existing grade change to create a series of terraces that also function as seating. This “amphitheater design” will create a built environment that provides excellent viewing of the river and the historic covered bridge from a durable concrete terrace, while improving pedestrian safety and access with new walkways.

The proposed project will be specifically designed to enhance the visual quality of the area, accent the river and riparian areas and guide access to these resources in an environmentally sound manner. The proposed amenities are to be scaled and placed in a manner to cohesively integrate the park into the historic covered bridge and street access areas. The project will utilize materials that both reflect the natural surroundings such as well-placed stones to reflect the natural rock outcroppings, but will be resilient to future flood events.

The project area currently consists of a gently sloping walking path and a small “terrace” formed by a remnant building foundation. Minor regrading of key areas will enhance drainage and stormwater runoff control and allow installation of the proposed amenities, including pedestrian seating area and walkways, a retaining wall providing physical separation and safety from Bridge Street, landscape plantings serving stormwater catchment, and welcome/information signage.

Erosion control will be enhanced through the use of materials that will be “flood proof.” Concrete will be utilized along with contouring and alignment of seating and walkways to minimize cross-sectional area exposed to the flow of floodwaters. In this manner, erosional forces will be absorbed by the structures protecting the ground surface and retaining wall/abutments.



KEY PLAN

Pocket Park and Amphitheater



View looking north along river walk.



Birdseye view looking northwest toward Bridge Street.



Planting area, typ.

Preserve existing trailhead sign; Low ornamental planting at sign base

2'-wide concrete seat wall, 15" height, typ.; Offset to allow 5'-wide walkway between walls

Planter; Rebuild in existing location

Preserve existing trees along river walk

Black ornamental railing set in concrete wall, hold even elevation

Existing concrete wall to remain  
Existing rock formation

Shrub massing, typ.

Permanent, flood-proof concrete knee wall at top of existing bank; 15" height

Concrete paving, typ.

PLAN

Note: This exhibit is for design intent only.

FIGURE X.X, DOWNTOWN POCKET PARK & AMPHITHEATER - KNEE WALL OPTION

Waitsfield, Vermont

April 2014



FIGURE X.X, DOWNTOWN POCKET PARK & AMPHITHEATER - KNEE WALL OPTION

Waitsfield, Vermont

April 2014



**Waitsfield Pocket Park****ACTIVITY DETAILS AND BASIS FOR ESTIMATES**

<b>Item</b>	<b>Quantity</b>	<b>Units</b>	<b>Unit Cost</b>	<b>Total/Subtotal</b>	<b>Notes (VTrans Price List Jan 2012 - Dec 2013)</b>
<b>Pocket Park</b>					
<i>Construction:</i>					
Selective Grading/Seeding	248	SY	\$25.00	\$6,188	Entire Site
Excavate Pavements & Surfaces	213	CY	\$23.26	\$4,951	203.283" deep
Subbase Dense Graded Crushed Stone	121	CY	\$30.16	\$3,649	301.358" deep
Common Excavation	40	CY	\$8.90	\$353	203.15
Structural Excavation	79	CY	\$22.75	\$1,801	204.25
Seating Structure & Base	280	LF	\$108.50	\$30,380	RSMMeans 2014
Portland Cement Concrete Sidewalk, 8 inch	182	SY	\$69.84	\$12,676	618.11
Textured & Colored Pavement	16	SY	\$100.00	\$1,595	<a href="#">AOT Unit Costs</a>
Timber Wall	60	LF	\$80.50	\$4,830	RSMMeans 20144' ht
Planting Backfill	12	CY	\$25.00	\$300	
Landscape - Shrubs	24	Each	\$52.77	\$1,266	656.35
Entry Sign	1	Each	\$2,000.00	\$2,000	assumes decorative entry sign
Tree Protection	1	Each	\$1,606.05	\$1,606	656.85
Retaining Wall at Road	50	LF	\$108.50	\$5,425	RSMMeans 2014
Fence (decorative)	50	LF	\$100.00	\$5,000	
<b>Subtotal</b>				<b>\$82,020</b>	
Mobilization (10%)				\$8,202	
Erosion & Sediment Control (3%)				\$2,461	
Contingency (15%)				\$12,303	
Traffic & Pedestrian Control				\$5,000	
<b>Total Construction Cost</b>				<b>\$109,985</b>	
<i>Program Delivery:</i>					
General Administration (In-Kind)*				\$2,000	
Independent Project Manager (10%)				\$10,999	
Preliminary/Final Engineering/Design Cost (25%)				\$27,496	
Permitting (15%)				\$16,498	
Bidding Assistance (15%)				\$16,498	
Construction Inspection (15%)				\$16,498	
<b>Total Program Delivery Cost</b>				<b>\$89,988</b>	
<b>Total Project Cost</b>				<b>\$199,973</b>	

# Phase II: Disaster Recover Application Cont.

- **Public Hearing (Dec. 8, '14)**

- *...the current plans are in concept form, and that final design will need to include structural and accessibility considerations and comply with all permitting requirements.*
- *...Waitsfield will need to contribute 10% of the necessary funds, up to a total of \$20K. A high contingency of 25% has been built into the proposal, meaning it is not likely that the project will run over the proposed \$200K plan.*

## **2. VCDP CDBG-DR2.**

**MOTION:** Mr. Spinosa made a motion that the Selectboard approve and sign the Resolution for Disaster Recovery Grant Application for the Pocket Park. The motion was seconded by Mr. Kingsbury. All voted in favor.

# Phase II: Disaster Recover Application Cont.

- Application Submitted (Jan '15)
- Awarded with Conditions (May '15)
  - \$179,976
  - \$17,997 municipal cash match
- Award Conditions
  - Easement
  - Env. Review Phase I

## ***Phase II: Disaster Recovery Application Process***

<b>2013</b>	<b>2014</b>		<b>2015</b>				<b>2016</b>			
<b>Dec</b>	<b>March</b>	<b>Dec</b>	<b>May</b>	<b>July</b>	<b>August</b>	<b>Sept</b>	<b>Jan</b>	<b>Feb</b>	<b>Feb</b>	<b>March</b>
Town Pursues Pocket Park Funding	Local Match Approved - Town Meeting	CDBG-DR2 Application	Project Award Notice w/ Conditions	ER Submitted - Phase I	Easement Discussions Commence	ER Phase I Mods Announced	ER Resubmitted	Easement Finalized	Award Condition Responses Submitted	Award Condition Approval

# **Phase 3: Design, Permitting & Construction**

# Local Project Manager

- RFP
  - *The Local Project Manager (LPM) will assist the Town in guiding the project through the design, permitting, and construction phases (Clerk of the Works), which is expected to extend through June of 2017.*
    - Coordination of conceptual and final design plans, environmental documentation, survey to confirm Town right-of-way, and contract plans, including all specifications, contract documents, and cost estimates.
- LPM Review Committee
  - PC, SB, ZA, TA, & MRVPD?

# Project Review Committee

- Coordination with LPM
- Reflects Waitsfield Village + Meets Requirements (ADA, Floodplain, HUD, Local Regs, etc)
- Public Input
- LPM Review Committee (PC, SB, ZA, TA, Prop. Owners, & MRVPD?)
  - Additional?



# Thank You

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MRV Planning District

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