

# TAYLOR PARK MASTER PLAN

Saint Albans, Vermont

May 2018



**SAINT ALBANS**  
*Vermont*

**WAGNERHODGSON**  
LANDSCAPE ARCHITECTURE

**DuBois**  
**eking**

## ACKNOWLEDGMENTS

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**This Taylor Park Master Plan document was a collaborative effort by:**

**CITY** City of Saint Albans | Taylor Park Master Plan Steering Committee | Saint Albans Parks Commission

**PUBLIC** with input from City stakeholders, community groups, and residents

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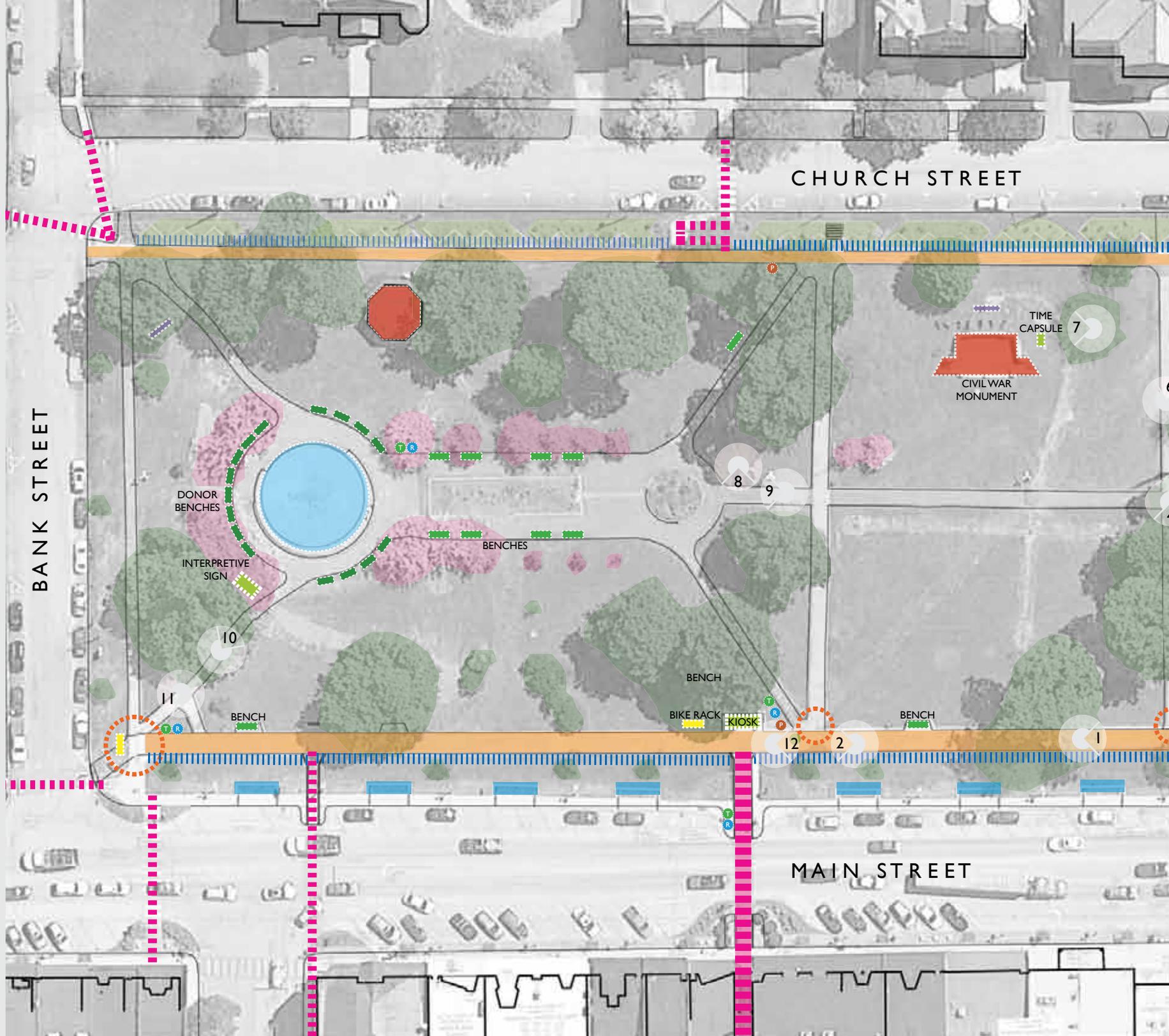
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CHURCH STREET

BANK STREET

TIME CAPSULE 7

CIVIL WAR MONUMENT

DONOR BENCHES

INTERPRETIVE SIGN

BENCHES

BENCH

BIKE RACK

KIOSK

BENCH

10

11

BENCH

8

9

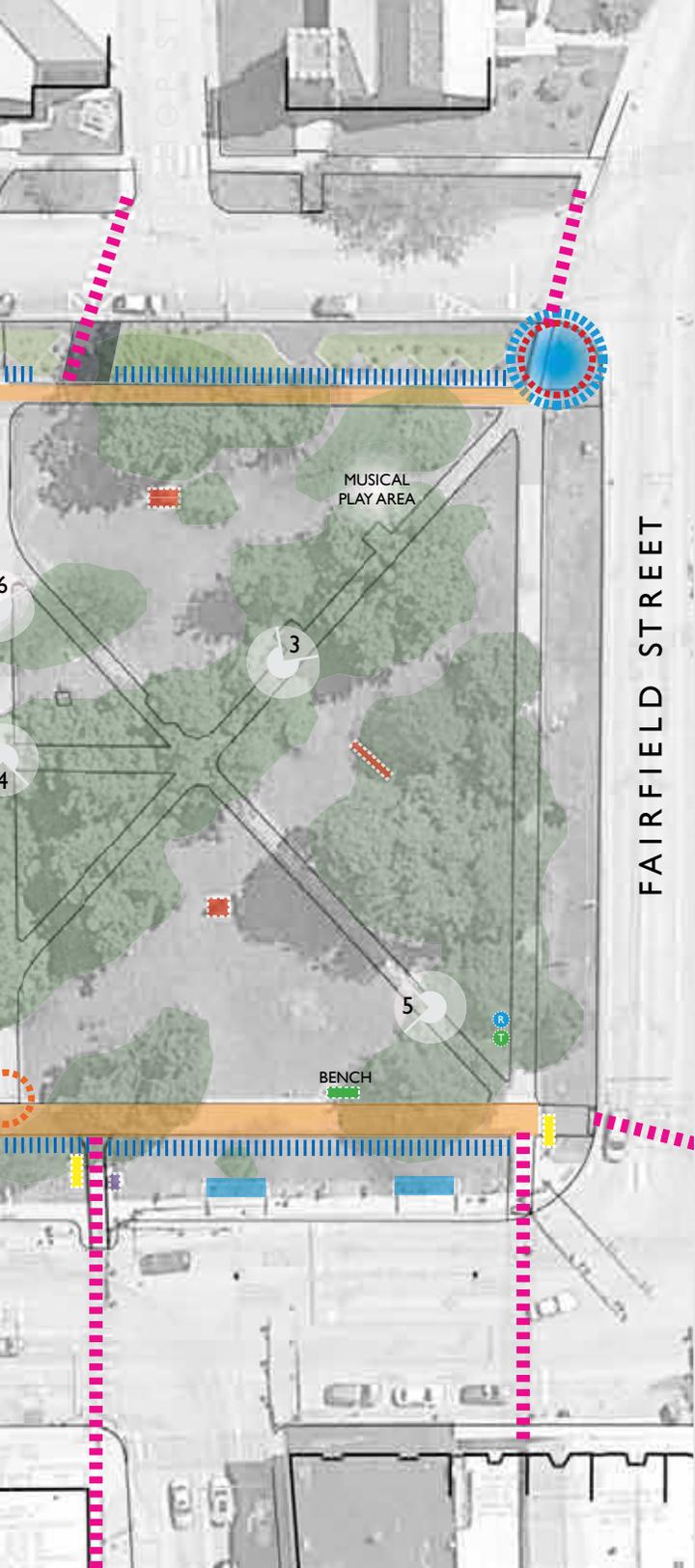
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2

1

MAIN STREET

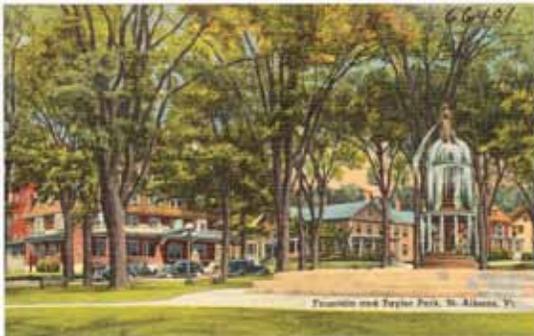
# THE SITE



## INTRODUCTION

Taylor Park is the jewel in the center of the City of St. Albans. The 4-acre community green includes lawns, walkways, trees, monuments, gardens, a gazebo, and the historic fountain with the “Ladies of Taylor Park.” Over the course of any given year, Taylor Park hosts a winter carnival, the Vermont Maple Festival, the Northwest Farmers Market, a summer concert series, numerous vigils and gatherings, historical reenactments, wellness activities, school classes, fireworks, holiday lights, and also manages to be a peaceful place to sit and relax.



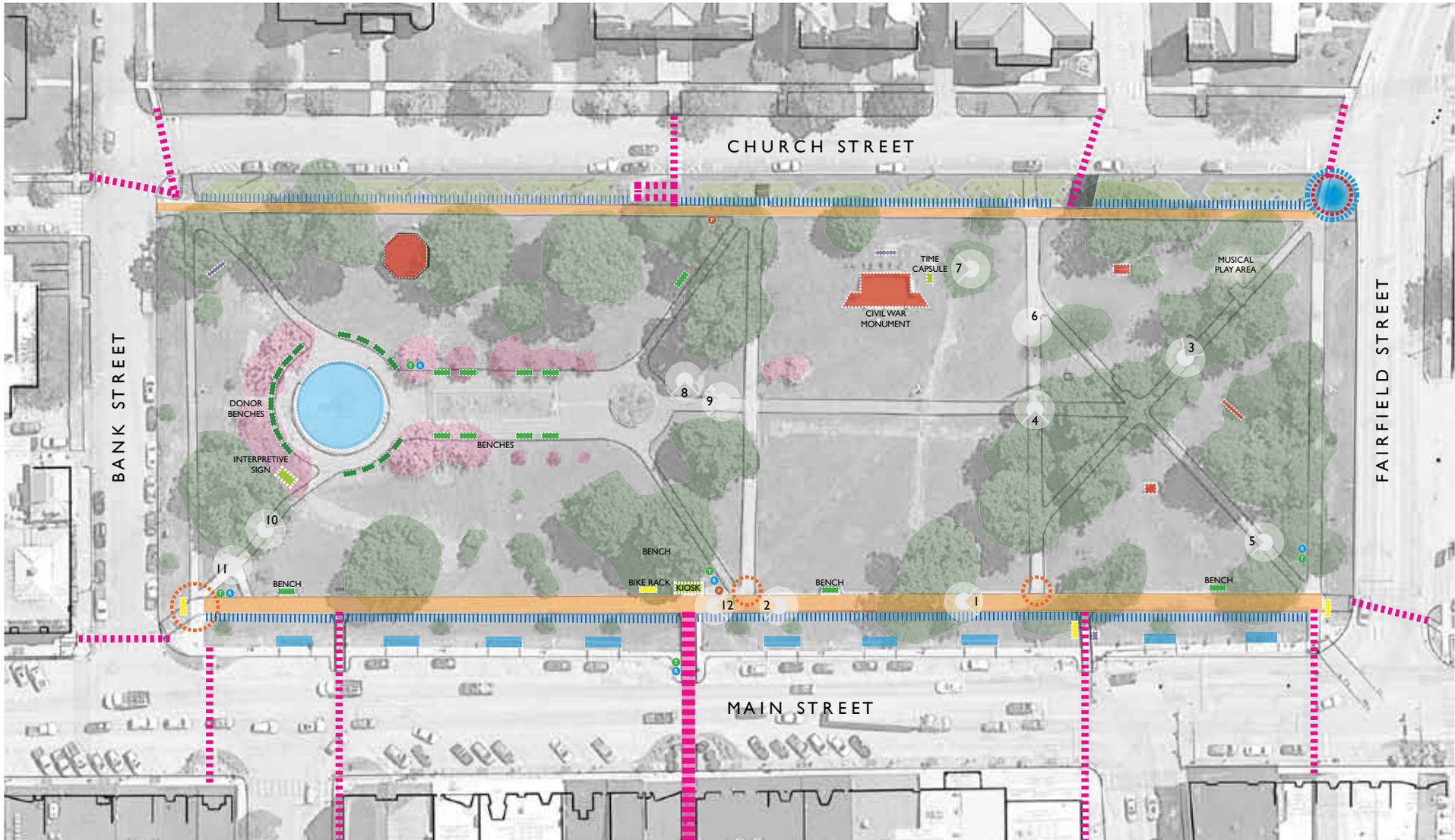


## PARK HISTORY

The City of St. Albans' town common has been at the heart of civic activity and the bustling historic downtown area since it was first laid out in 1792. Renamed Taylor Park in 1870 to honor Colonel Holloway Taylor, who originally donated the 5-acre parcel to the City, it rises twenty five feet in elevation from the central commercial district along Main Street at the west edge of the park to the historic religious and civic buildings along Church Street, forming the park's eastern edge.

Taylor Park's most notable site feature is a thirty foot tall, cast iron fountain known as the Maiden Fountain, or "The Ladies", erected in 1887 by the former Vermont Governor and St. Albans resident John Gregory Smith. The historic fountain, centered in the northern portion of Taylor Park, is aligned with a north-south axial promenade reinforced with an allee of trees. Originally planted with majestic elms and maples beginning in 1838, a magnet for visitors

## EXISTING CONDITIONS AND SITE ANALYSIS



**KEY**

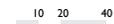
- STORMWATER / EROSION / DRAINAGE ISSUES
- PAVING / ACCESSIBILITY ISSUES

- PERMEABLE PAVING - POOR CONDITION
- VEHICULAR PARK ACCESS
- PEDESTRIAN PARK ACCESS

- KEY TO SITE PHOTO
- MAIN STREET STORMWATER FEATURES
- TRASH / RECYCLING / DOG WASTE RECEPTACLES

- WAR MONUMENTS & BUILDINGS
- KIOSKS / SITE FURNISHINGS
- BENCHES
- BIKE RACKS
- ABOVE-GRADE ELECTRICAL

**TAYLOR PARK MASTER PLAN | Existing Park Conditions**





1 • POOR PAVEMENT CONDITION + ACCESSIBILITY BETWEEN PAVING TYPES  
 • MISALIGNED WALK AND CROSSWALK ACCESS  
 • TRANSFORMER LOCATION HINDERS PEDESTRIAN VIEW OF MAIN STREET



2 • PERMEABLE PAVING SURFACE AND EDGES IN POOR CONDITION  
 • INFORMATION KIOSK LOCATION HINDERS PEDESTRIAN VIEW OF PARK



3 • COMPACTED SOILS / POOR LAWN ESTABLISHMENT / HEAVY USE @ PARK'S SOUTH SIDE PLAY AREA (NEAR CHURCH AND FAIRFIELD STS)



4 • COMPACTED SOILS / POOR LAWN ESTABLISHMENT HEAVY USE UNDER MATURE TREE CANOPY (SOUTH END OF PARK)



5 • MATURE TREES HAVE SUSTAINED DAMAGE



6 • MISALIGNED WALKWAY AND VEHICULAR ACCESS POINTS ALONG SOUTH SIDE OF CHURCH STREET  
 • EVENT VEHICULAR ACCESS CREATES COMPACTION ISSUES



7 • EXPOSED ELECTRIC METERS / EVENT ACCESS  
 • EAST SIDE OF CIVIL WAR MONUMENT IS VERY SEPARATED FROM PARK



8 • ASPHALT WALKS IN POOR CONDITION  
 • WALK ON LEFT NOT ALIGNED WITH CROSSWALK TO MIDBLOCK COVERED WALKWAY TO GARAGE; KIOSK BLOCKS VIEW TO CROSSWALK



9 • WALK MISALIGNED WITH FOUNTAIN



10 • VISUAL CONNECTION OF FOUNTAIN FROM SOUTHBOUND MAIN STREET IS BLOCKED BY SMALL TREES AND HISTORICAL SIGN



11 • WALKS POORLY ALIGNED AND MISMATCHED MATERIALS  
 • NO VEHICULAR ACCESS POINT AT NORTH END  
 • SITE FURNISHINGS POORLY PLACED (BIKE RACK CONFLICT WITH WALK)



12 • CENTRAL EAST-WEST WALK HAS POOR PAVING TRANSITIONS AND ACCESSIBILITY ISSUES

## TAYLOR PARK MASTER PLAN | Existing Park Conditions and Site Issues



• FOUNTAIN THE LARGEST ATTRACTION FOR KIDS (ADULTS TOO!)



• OPPORTUNITY TO IMPROVE FOUNTAIN ACCESS ALONG SLOPE  
• OPPORTUNITY TO IMPROVE SEATING SURROUNDING FOUNTAIN



• OPPORTUNITY TO IMPROVE SEATING SURROUNDING FOUNTAIN  
• OPPORTUNITY TO ENHANCE NORTH-SOUTH PROMENADE TOWARD FOUNTAIN



• OPPORTUNITY TO IMPROVE STORMWATER FUNCTION  
• OPPORTUNITY TO CREATE MORE EFFICIENT EVENT TENT LAYOUT



• OPPORTUNITY TO IMPROVE ACCESS TO CIVIL WAR MONUMENT



• OPPORTUNITY TO CREATE MORE SHADY SEATING AREAS



• OPPORTUNITY TO RELOCATE GAZEBO / BANDSTAND



• OPPORTUNITY TO SIMPLIFY PEDESTRIAN PARK CIRCULATION



• OPPORTUNITY TO IMPROVE PAVING AND PARK SEATING ELEMENTS  
• OPPORTUNITY TO CREATE A MORE CENTRALIZED PICNIC AREA DURING EVENTS



• OPPORTUNITY TO RELOCATE / DISTRIBUTE BICYCLE RACKS, KIOSKS, AND OTHER EXISTING SITE FURNITURE  
• OPPORTUNITY TO CREATE SIGNAGE PLAN



• OPPORTUNITY TO CREATE LAYOUT FOR FUTURE EVENTS TO:  
- CREATE DESIGNATED, DENSE AREA TO MINIMIZE AREAS OF SOIL COMPACTION  
- CREATE WALKING LOOPS FOR EVENTS THAT WILL MAXIMIZE AMENITY ACCESS



• OPPORTUNITY TO CREATE LAYOUT FOR FUTURE EVENTS TO:  
- CREATE DESIGNATED, DENSE AREA TO MINIMIZE AREAS OF SOIL COMPACTION  
- CREATE WALKING LOOPS FOR EVENTS THAT WILL MAXIMIZE AMENITY ACCESS

## TAYLOR PARK MASTER PLAN | Existing Park Conditions and Site Opportunities

## EXISTING PARK CONDITIONS & SITE ISSUES

## IMPROVED PARK CONDITIONS & SITE OPPORTUNITIES

### PAVEMENT AND INFRASTRUCTURE

- Poor pavement surface conditions of main park walkways → Replace and reconfigure main park walkways
- Compromised accessibility between existing paving types → Use lasting materials to maximize park accessibility
- Above-ground utilities (transformers, electric meters) across the site block views into the park and have minimal screening → Relocate above-ground utilities, combine with proposed utilities, or transition to buried utilities to improve views into the park
- Limited above-ground utility locations for power and lighting dictate current festival and event layouts and limit event growth → Relocate, reconfigure, and expand utility locations to maximize event size and layout flexibility
- Limited vehicular access to the park for events creates significant soil compaction → Create designated vehicular access points that include reinforced turf to keep lawn & improve existing turf areas.

### EXISTING VEGETATION

- A number of damaged mature trees within the south end of the park may require removal for public safety within 5 years → Create plan to remove hazardous mature trees and replace with the next generation of trees, in conjunction with potential site improvements
- A number of existing shrubs and planting beds are overgrown and create limited visibility into and across the park → Design the new park plan to include smaller shrubs to limit maintenance and improve sight lines into and out of the park
- Care/re-establishment of existing, non-reinforced turf → Install reinforced turf at vehicular access points

### PARK DESIGN

- Park walkways do not align with existing adjacent crosswalks → Redesign park circulation to maximize desire lines into the park
- Park walkways do not align with existing site features like the Ladies Fountain or memorials → Align improved walkway surfaces with existing site features, and improve accessibility to memorials
- Many site furnishings are uncomfortable, poorly placed, and block views or hinder pedestrian circulation → Locate existing and proposed site furnishings to best accommodate for daily and event use

| PARK IMPROVEMENT TYPE         | PARK IMPROVEMENT                               | STEERING COMMITTEE RESPONSE / RANKING |             |            |   | DISCUSSION (5/9/17 meeting)  |
|-------------------------------|--|---------------------------------------|-------------|------------|---|--|
|                               |  | Emphasis                              | De-emphasis | Difference | Reaction Strength   |  |
| CONNECTIVITY AND WAYFINDING   | Walkway alignment and connectivity             |                                       |             | 7          | 7   | Agreement that walkway alignment is desirable, existing pedestrian connectivity in general is functional as is.  |
|                               | Signage for fountain and interpretive elements | 5                                     | 0           | 5          | 5   | Opportunity to create destinations/magnet spaces within the park; could tie into the overall Main Street Plan; for example, could be start of historical tour.   |
|                               | Tourism kiosk                                  | 4                                     | 0           | 4          | 4   | Note: Existing kiosk is not great location for success - consider relocating. There are three required posting areas for public meetings, tourism kiosk currently used as one posting area.  |
|                               | Wayfinding                                     | 2                                     | 0           | 2          | 2   | Similarly to signage for the interpretation of historic elements, an overall wayfinding signage plan could tie into the overall Main Street signage plan.  |
| EVENTS AND ACTIVITIES         | Gazebo: Improve / Reorient?                    | 14                                    | 0           | 14         | 14  | Agreement that existing gazebo is not in an ideal location and is largely underutilized; would be greatly used if relocated and reconfigured.  |
|                               | Ice Skating Rink / Trails                      | 5                                     | 8           | -3         | 13  | Desire to create a winter destination for the Park, envisioning something similar to the seasonal skate rink at the VT State House. Could improve participation / grow event for Festival of Trees around winter holidays, and attract more winter activity. Discussion that due to change in park's topography, rink area would need modification for consistently good ice over winter months.   |
|                               | Accessible water feature                       | 4                                     | 8           | -4         | 12  | Discussion on challenges of restored fountain - lack of water treatment and lack of water recirculation creates unsafe child wading conditions. Discussion on historic rectangular shallow fountain in flower bed location with two globe fountains and footbridge. An accessible water feature with treated, circulating water (splash pad or similar) could provide added amenity for children/families in the park and address safety concerns/low liability. Note that City Plan has always included reinstating the rectangular fountain, so this is a great opportunity. City discussion about possibility to create a 9/11 Memorial Fountain. |
|                               | Event and Concert Spaces                       | 9                                     | 0           | 9          | 9   | See gazebo discussion above; strong desire for updated Event and Concert spaces.   |
|                               | Places for Weddings                            | 7                                     | 2           | 5          | 9   | The re-established fountain with surrounding shade trees and numerous churches along Church Street provide excellent opportunities for wedding photos and potential for outdoor receptions. City welcomes this potential for new revenue if wedding parties would like to secure Taylor Park for a private event.  |
|                               | Kid Play Areas                                 | 2                                     | 7           | -5         | 9   | Music play area in the SE corner of the park is very successful, only 1 year old. Discussion on intent to have a children's garden just west of the rectangular planting bed/fountain area.  |
|                               | Horse Rides                                    | 0                                     | 5           | -5         | 5   | Horse rides occur multiple times/year - discussion about where horses might travel through the park; keep hoof compaction and tree limbing up in mind when designing walkways.   |
|                               | Walking Tour                                   | 2                                     | 0           | 2          | 2   | Desire for historical walking tours, as well as informal walking tours for exercise. Historical walking tours of Maple and Elm area; discussion of including walking tours with arboretum of diverse species planted along eastern edge of Taylor Park.  |
|                               | Gardening Demonstrations                       | 0                                     | 1           | -1         | 1   | Gardening Night Out, at community garden a recurring event put on by the Gardener's Club and Master Gardeners in St Albans. Public is free to participate and ask gardening questions.   |
|                               | Movies   | 0                                     | 1           | -1         | 1   | Desirable family evening activity in the park - need a venue.  |
| Public Gardening Station      | 0  | 1                                     | -1          | 1          | Desire to create a small gardening station (similar to tiny library), with potential to have shared community gardening tools in conjunction with the Public Library.             |  |
| SEEING, VIEWING, FEELING      | Redesign Civil War Monument                    | 5                                     | 5           | 0          | 10  | YES!   |
|                               | Public Art                                     | 5                                     | 3           | 2          | 8   | Parks Commission presenting public art on a rotating basis; currently seeking out a juried process. Request to locate appropriate spots for public art within the park, with discussion that each piece could have differing placement.  |
|                               | Personality for the South End                  | 6                                     | 0           | 6          | 6   | Create a stronger identity of the South End through redesign.  |
|                               | Tree Inventory and Plan                        | 5                                     | 0           | 5          | 5   | Discussion of the 10-year park plan, as many of the trees in the South End are Norway Maples nearing the end of their lives. Consider reforestation trees in redesign, and note that one storm could drastically change the look of the South End.   |
|                               | Lighting to Match Streetscape                  | 4                                     | 0           | 4          | 4   | YES!   |
|                               | More Design Around Fountain Area               | 4                                     | 0           | 4          | 4   | Discussion of fountain access and water quality; current conditions are designed to be practical, not necessarily for accessibility.   |
|                               | Screening From Traffic                         | 0                                     | 4           | -4         | 4   | see above.   |
|                               | Endowment for Memorials                        | 2                                     | 0           | 2          | 2   |  |
|                               | Redesign Base of Fountain                      | 0                                     | 1           | -1         | 1   | Existing steps are intended for slope retention for the fountain, and not necessarily for fountain pedestrian access. Slope on the west side was much steeper, and former pea gravel in that location was problematic.   |
| Art in Process                | 0  | 0                                     | 0           | 0          | Discussion about creation of public art spaces and public art display areas via the Arts Council. One example would be to create a Saturday in the Park plein air painting event. |  |
| FACILITIES AND INFRASTRUCTURE | Bathrooms                                      | 5                                     | 5           | 0          | 10  | Discussion of a public restroom / kiosk / bus stop combination structure. There are strong concerns for maintenance and security, in addition to cost. Discussion that the small public restroom facilities in Burlington costs \$200k annually for utilities and maintenance. Discussion of the need for good design to attract tourists and visitors. Example in Waterbury, where there is a small stage for performances and public restrooms behind.   |
|                               | Walkway Surfaces                               | 8                                     | 0           | 8          | 8   | Focus on repaving the walkways along Main Street and Church Street.  |
|                               | Food Service Area(s)                           | 1                                     | 6           | -5         | 7   | With new walkways on Main and Church Sts, we could design to accommodate the current 2 food trucks (taco truck and BBQ).   |
|                               | Transit Shelter                                | 0                                     | 7           | -7         | 7   | City officials met with Green Mountain Transit, who was interested in installing a typical copper-roofed bus shelter at the corner of Bank and Main Streets. The City declined the offer of the shelter. Shelter could be an opportunity for public art.   |
|                               | More Sitting Areas                             | 6                                     | 0           | 6          | 6   | see above.   |
|                               | Reflecting Pool                                | 5                                     | 0           | 5          | 5   | see above.   |
|                               | Improve Stormwater Planters                    | 3                                     | 1           | 2          | 4   | Discussion about improving the existing stormwater planters along the east side of Main Street.  |
|                               | Trash / Recycling Receptacles                  | 2                                     | 2           | 0          | 4   | 6 current receptacles in the park that match streetscape. Discussion about Big Belly compactors for Main Street edge of park.  |
|                               | Drinking Fountain                              | 2                                     | 0           | 2          | 2   | Yes! Possible location in South End or at kiosk / bathroom.  |
|                               | More Stormwater Treatment                      | 0                                     | 0           | 0          | 0   | Discussion to introduce more stormwater storage and treatment capacity along western edge of Church Street to catch all the stormwater entering the park from the neighborhood east of Taylor Park, which may have contributed to the pervious concrete issues in the park.  |

## EXISTING, IMPROVED & DESIRED SITE AMENITIES

Many potential features and uses were discussed as a part of the public design process. All of these were fully vetted in the meetings as to the appropriateness and desirability for Taylor Park. The consensus largely seemed to be to not drastically change the way that Taylor Park is used today but to enhance the current uses. It was agreed upon to explore options for some sort of enhanced performance space, but people were divided on what form it should take. Another feature that caused much discussion was the idea of an interactive fountain, so possible locations were explored for this feature.

|   |  |
|---|--|
| <b>PARK AMENITY</b>   | <b>GROUP DISCUSSION (6/15/17 meeting)</b>  |
| <b>PAVILION / PERFORMANCE SPACE</b>                                       | <p>Complete agreement within the steering committee that the current location and size of the Edric Loomis bandshell pavilion is not ideal.</p> <p>Discussion on whether the future performance space should be combined with the Civil War monument, or whether it should be separate and located elsewhere within the park more amenable for performances.</p> <p>Development of the performance space depends on if / how the Civil War monument is improved. For example, using the current monument for event space and modernizing it with a roof is desirable.</p> <p>Discussion about using the current configuration of the Civil War monument and its siting do not offer the ideal performance venue (view up the hill toward the stage has a monumental feel but is awkward for an audience looking uphill - terrain works against the monument as a stage).</p> <p>Opinion to keep the Gettysburg Address and keep the monument largely intact as it is, and construct a performance space elsewhere in the park.</p> <p>Request to have the reconfigured Civil War monument work in conjunction with the Farmer's Market events.</p> <p>Discussion that having a roof for the performance venue is critical, perhaps an option to have temporary or modular roof that could be erected for single events or seasonally. Having a covered space could yield opportunities to rent out the stage area for private events, family picnics, photo shoots etc.</p> <p>Incorporating a shed roof on a new pavilion provides an opportunity to install solar panels.</p> <p>Discussion on desired architectural style of new performance venue. Many in the group would like to see materials and style that match the fountain, a classic New England town green.</p> <p>Request of steering committee to design team to include two options for the performance space: one option utilizing the existing monument as a stage, and a second option creating a new performance space separate from the Civil War memorial. Request that both options come with perspective sketches and rough cost estimates.</p> |
| <b>ACCESSIBLE WATER FEATURE</b>   | <p>Discussion about recently renovated existing fountain, regarding the pool depth and lack of water treatment of water for public safety, so an accessible water feature (like a splash pad) could provide an area of activity for children and families and a safe place to play in the water (which would have no permanent water depth and treated water).</p> <p>Opinion that an accessible water feature (such as a splash pad) adjacent to the existing fountain would create a loud and active area in the north end of the park. It is the preference of some to keep the two water features seaparated so that the splash pad is the heart of activity, while the existing fountain could provide a more contemplative, quiet space.</p> <p>Discussion on potential location of accessible water feature in former location of rectangular fountain with bridge crossing midway, just south of the existing fountain, paying homage to the former park deisgn. Proximity of the two fountains could create the opportunity to provide water treatment for the existing fountain as well, noting that the water main is along Bank Street.</p> <p>Discussion about proximity of planting adjacent to splash pad and providing pedestrian access.</p>  |
| <b>RESTROOMS / FOOD SERVICE AREAS</b>                                     | <p>Consensus that the City needs a well-designed, well-maintained, clean and safe public restroom. Discussion that a public restroom in Taylor Park would be a maintenance and security nightmare. Opinion of some that the City should provide this amenity as a part of the 10-year plan; others agree that public restrooms should be part of a longer-term strategy.</p> <p>Discussion that 2 portable restrooms are typically in place near the Civil War monument for the summer park activities, and that the Historical Museum on Church Street provides additional (though unmarked) restroom facilities during the weekly farmer's market hours.</p> <p>Discussion about the possibility of having temporary or permanent coin-operated porta-lets to recover some cost.</p> <p>Discussion that having a combined permanent food service and public restroom area in the park would not be feasible financially.</p> <p>Discussion for food cart areas during events, like the summer concert series, could be solely on Church Street to provide amenities to two sides of the park and to reduce potential traffic congestion along Main Street.</p>   |
| <b>CIVIL WAR MONUMENT</b>   | <p>Discussion on appropriateness of using the Civil War monument as a performance venue, some in group afraid that Veterans may be offended or feel disrespectful. Response from Veterans' representative that it will likely not be an issue.</p> <p>Opinion that the memorial could be improved as a memorial and performance space if the wings were removed and that removed stone could be reused to create benches or walls elsewhere.</p> <p>Discussion that relocation or alteration of the monument could be a financial and political issue in the community, so a careful, slow-moving process on this particular issue is prudent.</p> <p>Request of steering committee to design team to include two options for the performance space: one option utilizing the existing monument as a stage, and a second option creating a new performance space separate from the Civil War memorial. Request that both options come with perspective sketches and rough cost estimates.</p>  |
| <b>ICE SKATING RINK / TRAILS</b>  | <p>Discussion that skating in the middle of town would be awesome, but the site has significant relief that would prove challenging to create a rink or trail. Suggestion that the central farmers market area could be flattened to accommodate a rink.</p> <p>Discussion that the existing indoor rink complex does provide skating opportunities for an extended season, and that the City would not have the funding for a refrigerated rink. An unrefrigerated rink in the park would only be as good as the season could provide, and the past few seasons have been marginal at best.</p> <p>Group consensus was a desire for this rink in the longer-term, but for now there is a preference in investing money elsewhere in Taylor Park in the shorter-term.</p>  |
| <b>SHARED SPACE ON CHURCH STREET / TRANSITION BETWEEN PARK AND STREET</b> | <p>Discussion and desire to bring the edge of Taylor Park to the front doors of the Church Street historic buildings.</p> <p>Discussion that Church Street could be heavily utilized for event space for event staging, food trucks, temporary restrooms, etc because it could easily be temporarily blocked off for events with little to no traffic flow disruption. Church Street could be repaved with unit pavers to maintain a more historic feel while visually designating shared space for cars and pedestrians. Discussion about including a curb on the west edge of Church Street and Taylor Park in addition to stormwater cisterns or drains to help mitigate the significant runoff from the neighborhood to the east. Note that unit paving would be a high cost item.</p> <p>Discussion about the upper, eastern sloping edge of the park, the planted transition between the porous concrete walkway and the western edge of Church Street. The design team noted that there is no curb along the street's edge, so stormwater runoff from the adjacent neighborhood is likely contributing to porous concrete failures and erosion.</p> <p>Discussion about Jeff Young's efforts to create a very diverse planted eastern edge of the park, and a request that any redesign of this edge would include relocation of as much existing plant material as possible.</p>   |





# THE PLAN

## EXISTING SITE

The northern half of the park is formally designed and contains “The Ladies” fountain with a double promenade. The center portion of the park contains the Civil War Memorial which is in need of repair. The southern portion of the site contains the other various memorials but has no strong identity. There was a definite directive to give the southern portion of the Park an identity of its own.

Most of the walking surfaces are currently asphalt paving. The group discussed the idea of establishing a hierarchy of paving materials that are more durable and more welcoming. Many of the mature trees are in decline and there needs to be thought given to a new “nurse crop” of trees to be planted to replace them as they fail.

The majestic civic buildings along Church Street seem very disconnected from Taylor Park. A goal of the master plan is to make them feel visually a part of the Park context and connect them visually and physically to the Park.



**KEY**

- A** 'THE LADIES' FOUNTAIN
- B** DONOR BENCHES
- C** INTERPRETIVE SIGN
- D** BICYCLE RACKS
- E** KIOSK
- F** PERMEABLE PAVING IN POOR CONDITION
- G** BANDSHELL
- H** ADA RAMP BETWEEN CHURCH STREET AND PARK
- I** PROMENADE FORMAL PLANTING
- J** STORMWATER SLOPE GARDEN
- K** FLAGPOLES
- L** CIVIL WAR MONUMENT
- M** TIME CAPSULE
- N** WWI MEMORIAL
- O** CHILDREN'S MUSICAL PLAY EQUIPMENT
- P** VEHICULAR ACCESS
- Q** STEEP WALK WITH SIGNIFICANT EROSION
- R** WAR MEMORIAL
- S** FLAGPOLE
- T** VETERANS OBELISK

08/29/2017

**TAYLOR PARK | EXISTING PARK**

scale 1" = 20'-0"  
0 10 20 40



# MASTER PLAN CONCEPTS - REPRESENTATIVE IMAGES

Based on thorough comments from the Taylor Park Steering Committee, this collection of images are a selection of historical and precedent images that inspired design elements and strategies, forms, circulation patterns, materials, and site furnishings for each of the following three design concepts for the Taylor Park Master Plan.

LATE 19TH AND EARLY 20TH CENTURY FORMS AND INSPIRATION



GOTHIC WINDOWS



OVAL IN CHICAGO



BATTERY PARK, NYC



GREAT HILL CENTRAL PARK



DECORATIVE ARTS



PROVIDENCE PARK IN LONDON



UTILIZE SLOPE OF PARK FOR TERRACE SEATING



SLOPED WALK ADJACENT TO STEP SEATING



EXISTING EDGE CUTS OFF CHURCH ST.



BRING BACK HISTORIC BRIDGE & ELMS



ESTABLISH A STRONGER SENSE OF ENTRY



GRANITE EDGES FOR MAJOR PARK GEOMETRIES



EXISTING EDGES HAVE LOST THEIR SHAPE



HISTORIC ELMS GROWING OUT OF STONE DUST



DEFINE EDGES OF PARK / SENSE OF ENCLOSURE



LOW, INFORMAL HEDGES AS BORDER



SHARED SPACE / CHURCH STREET TO BRING BUILDINGS INTO PARK



STONE DUST PAVING FOR SECONDARY AREAS THAT DON'T NEED PLOWING



BANDSHELL TO COMPLIMENT "THE LADIES" IN MATERIAL AND COLOR



BRING BACK HISTORIC TREE ALLEE - ELMs



MOVEABLE CAFETABLES AND CHAIRS OFFER FLEXIBILITY



HIGH - QUALITY COMMERCIAL GRADE SITE FURNISHINGS



INSTALL CURB ON CHURCH STREET TO COLLECT STORMWATER



INSTALL GRANITE STEPS AT FOUNTAIN



INTERACTIVE FOUNTAIN



JETS AND LIGHTING CAN BE PROGRAMMED TO CHANGE THROUGHOUT THE DAY



SPECIAL PAVING - DURABLE AND LONG LASTING



BRICK OR CONCRETE PERMEABLE PAVERS FOR CHURCH STREET



TENSILE STRUCTURE



KOI AND LILY POND

## CONCEPT A

### MEMORIAL LAWN - NEIGHBORHOOD PARK

This concept creates three distinct districts for the park. The northern area maintains the historical walkway alignment and central promenade, bringing back the large deciduous trees that once lined the central walk. The central portion is kept open to accommodate the large festivals and farmers market. The civil war memorial is re-built and expanded to provide an outdoor stage on the east side with terraced seating built into the hillside. The southern end is given its own identity as a “neighborhood park”. An oval walkway creates a walking circuit and connects many of the memorials making them more accessible. The center of this district is given a small Victorian pavilion, perhaps of materials to match the Ladies fountain and would provide space for memorial services and small performances. The pavilion would be the southern terminus of the park, playing off of the Ladies to the north.



**KEY**

- A** RELOCATED CRABAPPLE TREES
- B** ASPHALT PATH STRAIGHTENED
- C** STEEP LAWN AROUND FOUNTAIN REPLACED WITH GRANITE STEPS
- D** SPECIAL PAVING
- E** FOUNTAIN OVERLOOK
- F** DIAGONAL ASPHALT PATH TO BRIDGE
- G** RECONSTRUCTED HISTORIC BRIDGE
- H** MOVEABLE CAFE TABLES AND CHAIRS
- I** CHILDREN'S SPLASH PAD
- J** SPACE FOR SEASONAL PORTABLE TOILETS
- K** CROSSING, PATH AND STAIRS CENTERED ON COURT HOUSE
- L** CURB TO CATCH STORM WATER
- M** PAVER SHARED SPACE FOR CHURCH STREET (FULL LENGTH)
- N** CONCRETE RAMP AT 1:20, NO RAILS
- O** REMOVEABLE BOLLARDS FOR EVENTS
- P** TERRACED LAWN SEATING
- Q** MEMORIAL STAGE
- R** RECONSTRUCTED CIVIL WAR MEMORIAL, BACK WALL LOWERED
- S** RELOCATED FLAGPOLE
- T** CONCRETE WALK AND STAIRS CENTERED ON HISTORICAL MUSEUM
- U** GATHERING SPACE/ PARK ENTRANCE
- V** SMALL VICTORIAN STEEL AND GLASS BANDSHELL
- W** OVAL WALK
- X** ASPHALT DIAGONAL WALKS ENGAGE MEMORIALS
- Y** HISTORICAL ELM TREE ALLEE RESTORED
- Z** RELOCATED WAR MEMORIAL

08/29/2017

**TAYLOR PARK | MASTER PLAN CONCEPT A | MEMORIAL LAWN - NEIGHBORHOOD PARK**

scale 1" = 20'-0"



## CONCEPT B

### **OVAL PROMENADE - PERFORMANCE BANDSHELL**

This concept combines the central and southern portions of the park with a large oval walking path, creating one large, inward focused space. The oval is a form that was heavily used in decorative arts and town planning in the late 19th and early 20th centuries and has the ability to join disparate features into a unified whole. The center is largely open to accommodate festivals and the farmers market. The southern end contains a large Victorian pavilion to accommodate larger performances. The Civil War Memorial is re-built, centered on the Oval.



- KEY**
- A** LOW HEDGE TO FORM EDGE OF PARK
  - B** ASPHALT PATH CENTERED ON FOUNTAIN
  - C** ANNUAL/ PERENNIAL PLANTING
  - D** SPECIAL PAVING
  - E** CORNER CUT/ ENTRY
  - F** DIAGONAL ASPHALT PATH TO BRIDGE
  - G** RECONSTRUCTED HISTORIC BRIDGE
  - H** MOVEABLE CAFE TABLES AND CHAIRS
  - I** CHILDREN'S SPLASH PAD
  - J** SPACE FOR SEASONAL PORTABLE TOILETS
  - K** CROSSING, PATH AND STAIRS CENTERED ON COURT HOUSE
  - L** CURB TO CATCH STROM WATER
  - M** PAVER SHARED SPACE FOR CHURCH STREET (LIMITED)
  - N** ASPHALT RAMP AT 1:20, NO RAILS
  - O** REMOVEABLE BOLLARDS FOR EVENTS
  - P** CONCRETE WALK CENTERED ON COURT HOUSE
  - Q** CONCRETE WALK CENTERED ON CROSSWALK
  - R** GATHERING SPACE/ PARK ENTRANCE
  - S** EXISTING GARDENS
  - T** OVAL PROMENADE
  - U** EXISTING FLAGPOLE LOCATION
  - V** VICTORIAN STEEL AND GLASS BANDSHELL
  - W** GRANITE STEPS
  - X** RELOCATED MUSICAL INSTRUMENTS
  - Y** HISTORIC ELM TREE ALLEE RESTORED
  - Z** CONCRETE SIDEWALK AND STAIRS CENTERED ON CROSSWALKS
  - AA** RESTORED CIVIL WAR MEMORIAL
  - BB** RELOCATED WAR MEMORIAL

08/29/2017

**TAYLOR PARK | MASTER PLAN CONCEPT B | OVAL PROMENADE - PERFORMANCE BANDSHELL**

scale 1" = 20'-0"  
0 10 20 40



## CONCEPT C

### PROMENADE EXTENSION - MEMORIAL PARK

This concept extends the historical central promenade and re-introduces the historical diagonal walks. This scheme also re-aligns the walkway that parallels Main Street in the form of a graceful arc, so that the ends of the walkway align with the cross walks at the ends of the park. A major entry is created on Main street at the mid-block crossing point. The southern end of the park is transformed into a Memorial Park with a re-built Civil War Memorial serving as a stage at the far southern end. With the relocation of the Civil War Memorial all memorials are now located in the southern end in a contemplative, inward focused setting.



- KEY**
- A** LOW HEDGE TO FORM EDGE OF PARK
  - B** ASPHALT ARC WALK, CENTERED ON FOUNTAIN BUT CONTINUES THROUGH PARK
  - C** ANNUAL/PERENNIAL PLANTING
  - D** SPECIAL PAVING
  - E** CORNER CUT/ ENTRY
  - F** HISTORIC ELM TREE ALLEE RESTORED
  - G** KOI POND/WATER LILY GARDEN
  - H** PAVEMENT CROSSING
  - I** RELOCATED FLAG POLE
  - J** CONCRETE RAMP AT 1:20, NO RAILS
  - K** CROSSING, PATH AND STAIRS CENTERED ON COURT HOUSE
  - L** WALKWAY CENTERED ON CROSSWALK
  - M** STREETScape REORIENTED TO HIGHLIGHT CENTRAL PARK ENTRY AND TO MEET UP WITH CROSSWALKS
  - N** SEATWALL EDGE
  - O** SMALL PLAZA TO RECEIVE CROSSWALK
  - P** CHILDREN'S SPLASH PAD
  - Q** CROSSING, STAIR AND PATH CENTERED ON HISTORICAL MUSEUM
  - R** PAVER SHARED SPACE FOR CHURCH STREET (FULL LENGTH)
  - S** ASPHALT ARC WALK
  - T** EXISTING GARDENS
  - U** REBUILT CIVIL WAR MEMORIAL/ STAGE
  - V** RELOCATED WAR MEMORIAL
  - W** REMOVABLE BOLLARDS FOR EVENTS

08/29/2017

**TAYLOR PARK | MASTER PLAN CONCEPT C | PROMENADE EXTENSION - MEMORIAL PARK**

scale 1" = 20'-0"  
0 10 20 40 N

# CONCEPT REVIEW AND COMPARISON

| DESIGN CONCEPT  | DESIGN FEATURE    | DISCUSSION (8/29/17 meeting)   |
|---|-------------------|--|
| CONCEPT A - Memorial Lawn +<br>Neighborhood Park          | Flagpole          | Moving flagpole is expensive (Warren)- option to get a smaller flagpole located at the center of the park. Flagpole is desirable; smaller flagpole is preferable.  |
|   | KIA/MIA Monument  | Okay to move monument which is currently in a clump of mature trees and not very visible. Could get buy-in from Veterans (Warren).   |
|   | Horses            | For Civil War Day, horses need big open areas and shade for rest. Grass may be killed no matter what- reseeding?   |
|   | Views             | There is a desire to create vistas- this is why there are no trees lining major walks. Fewer trees means better security and more views from Main St. and Lake St. More views help connect the park to the downtown area.  |
|   | Stairs            | Stairs were removed from park previously for liability issues- stairs with seating might remove liability. (Old stairs were made out of railroad ties). If granite or concrete stairs are put in and designed for accessibility, this would minimize liability. Comment that the design should not be driven by insurance claims. Stairs would be good for maintaining views between the park and important civic buildings. |
|   | Seating           | Good response to seating area "H" in Concept A and to the idea of passive seating (ex. granite blocks on Main St.). Discussion on the idea of picnic tables - they are not really moveable and hard to maintain. If there were moveable tables and chairs, it could be a food cart vendor's job to chain up moveable tables/chairs.  |
|   | Bandshell         | When the bandshell is facing North, it brings attention to the South end/center of the park.   |
| CONCEPT B - The Oval Promenade +<br>Performance Bandshell | Diagonal Walks    | The SW corner is heavily used- transected corners. Moving diagonal walks to what's shown in Concept C may help. Diagonal walks to the water feature bridge may not be needed. The diagonal walkway in the SW corner of the park (lower oval) may not be needed. These walkways previously existed in the design of the park and were removed due to lack of use.   |
|   | Park Corners      | Dressing up the corners of the park is a great idea!   |
|   | Lighting          | Needs to be addressed- how can it be accounted for in a non-intrusive way?   |
|   | Courthouse        | The Court House is used infrequently - How does this impact the designed path to the Court House?  |
|   | Existing Elements | Concept B keeps many existing elements, but adds value.  |
|   | Seating           | The idea of passive seating is great! Passive seating could be around the Oval walk and in the form of rocks and benches.  |
| CONCEPT C - Promenade Extension +<br>Memorial Park        | Reflecting Pool   | Linear water feature south of the Ladies Fountain could be like the Christain Science Center in Boston- a reflecting pool with water overflowing at the edges. Also see the Chanticleer Garden, PA website and look at their fountain.   |
|   | Church Street     | The idea of engaging Church St. is great!  |
|   | Walkways          | The treatment of the double walkway through the center of the park is good. Could have the double walkway or just one wide walkway. Need recommendations for walkways- pavers and asphalt.   |
|   | Truckability      | Truck accessibility is a must- trucks come into the park for concerts, during Maple Fest, the Farmer's Market (end of Bishop St. down into park), and for adjustments made to the flag. A firetruck must be able to back up to the base of the current flag pole.  |
|   | Seatwalls         | The idea of having a seatwall is good, can this idea be transferred to the oval in Concept B?  |
|   | Crosswalks        | The idea of curving the walk at the eastern end of the park in order to connect the crosswalks is good.  |

|  |  |  |
|--|--|--|
| <b>OVERALL COMMENTS<br/>AND COMPARING CONCEPTS</b> | <b>The Oval</b>  | The Oval Design (Concept B) is preferable over concepts A and C- C especially feels very segmented. The geometry of the oval is great! It would create a good atmosphere for performances as well. The width of the center walkway through the oval should be more like the width in Concept A. Broad design concepts, like "the oval" in Concept B allow the committee to be flexible and add elements.   |
|  | <b>Memorial Location</b>   | Appreciate the current location of the Civil War Memorial at the top of the hill for important days like Memorial and Veterans Day. Design for the Civil War Memorial needs to be at a midpoint between generous and versatile form. Move the Civil War Memorial a little N of where it is shown in Concept B.   |
|  | <b>Performance Spaces</b>  | Concept A and C have a more traditional stage (similar size, universal) whereas Concept B has a bigger bandshell which may be less optimal for formal performances and acoustics.  |
|  | <b>Bandshell</b>   | The current bandshell is dedicated to Edward Loomis. Re-dedicate the new bandshell to him?   |
|  | <b>Center Walkway</b>  | Center walk is better in Concept A and C, not in B (too narrow).   |
|  | <b>Paving and Pathways</b>   | Paving on Church St. should shift to align with the oval in southern 2/3 of park. The two entries into the park are consistent with lawn area for the Farmer's Market. The sidewalk along Church St. is a great idea! Stairs were previously eliminated from the park in order to make it more accessible for seniors (barrier free). Re-introducing stairs would be neat, but accessibility, liability, and maintenance in the winter months need to be considered. |
|  | <b>Trees Around Fountain</b>   | The trees around the fountain will block views to the fountain! If allee of trees goes in, it should continue to Bank St. The crabapples were planted in the 1960s and were chosen as to not overshadow the fountain. The crabapples could be replaced slowly, but abruptly replacing them all with different trees could be difficult.  |
|  | <b>Proposed Allee near Fountain</b>  | Allee through the park is a pedestrian-friendly concept, but it is very difficult to maintain trees like that (especially elms). Maybe maples would be better? Overall, the allee concept is good, but success would depend upon the species of tree. A combination of tree species for the allee would be easier to maintain than an allee made up of a single species.   |
|  | <b>South End of Park and Shade</b>   | The S end of the park is dark; trees need to be thinned if a performance space is to exist there. Four trees there are nearing the end of their life and could be considered for removal. The eight trees along Fairfield St. are not shade trees. Norway maples have super dark shade. Overall, must be careful not to plant too many trees!  |
|  | <b>Park Corners</b>  | The idea of dressing up the park's corners is good! The signage for the park could be consolidated/ dressed up as well.  |
|  | <b>Kids</b>  | The park needs a place for kids to play-oval in Concept B could house play objects- musical elements, structures. The play area could be seperated from the adult area (this park is one of the few parks geared more towards adults- would like to maintain some of that serenity). Children's play area to blend in with the rest of the park and not be too obstructive.  |
|  | <b>Event / Truck Access</b>  | Truck access is not shown on these plans, but it would be preferable to maintain truck access at its current location. Space for food trucks along the oval is good. Trucks will need to be able to bring in tents for events and set them up. Tent trucks were at 5% grade. Also need to maintain fire truck access to flagpole and maintenance access along Bank Street for fountain maintenance.  |
| <b>Drainage and Filtration</b>                     | Filtration is high under the park- all sand! We need to capitalize on the opportunity to infiltrate by slowing down stormwater and catching volume with curbs and raingardens. |  |

# CONSENSUS SCHEME - REPRESENTATIVE IMAGES

Based on the discussion of the three master plan concepts from the Taylor Park Steering Committee, this refined collection is an edited set of images that inspired design elements and strategies, forms, circulation patterns, materials, and site furnishings for the Taylor Park Master Plan consensus scheme.

LATE 19TH AND EARLY 20TH CENTURY FORMS AND INSPIRATION



GOTHIC WINDOWS



OVAL IN CHICAGO



BATTERY PARK, NYC



GREAT HILL CENTRAL PARK



DECORATIVE ARTS



PROVIDENCE PARK IN LONDON



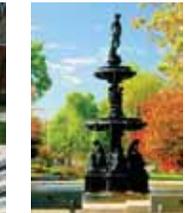
EXAMPLES OF PERFORMANCE SPACES WITH OPEN SIDES - PREVENTS OBSTRUCTING VIEWS THROUGH PARK



MOVEABLE BACK PANELS



GLASS PANEL BACKDROP



RECOMMEND A PERFORMANCE STRUCTURE WITH ST



GRANITE EDGES FOR MAJOR PARK GEOMETRIES



EXISTING EDGES HAVE LOST THEIR SHAPE



HISTORIC ELMS GROWING OUT OF STONE DUST



DEFINE EDGES OF PARK / SENSE OF ENCLOSURE



LOW, INFORMAL HEDGES AS BORDER



BRING BACK HISTORIC TREE ALLEE



SHARED SPACE / CHURCH STREET TO BRING BUILDINGS INTO PARK



STONE DUST PAVING FOR SECONDARY AREAS THAT DON'T NEED PLOWING



RE-INSTALL GRANITE STEPS AT FOUNTAIN



BRING STREETSCAPE LIGHT FIXTURES INTO PARK



ESTABLISH A STRONGER SENSE OF ENTRY TO PARK



MOVEABLE CAFETABLES AND CHAIRS OFFER FLEXIBILITY



INSTALL CURB ON CHURCH STREET TO COLLECT STORMWATER

HIGH - QUALITY COMMERCIAL GRADE SITE FURNISHINGS, PERHAPS IN COLOR TO MATCH FOUNTAIN



JETS AND LIGHTING CAN BE PROGRAMMED TO CHANGE THROUGHOUT THE DAY



SPECIAL PAVING - DURABLE AND LONG LASTING



BRICK OR CONCRETE PERMEABLE PAVERS FOR CHURCH STREET



IMPROVE RAIN GARDENS ALONG MAIN!



HISTORIC BRIDGE & MAGESTIC CANOPY TREES

## CONSENSUS SCHEME - OVAL PROMENADE

This combined scheme takes the various aspects of all 3 concepts and combines them into one preferred scheme. The large Oval promenade is favored for its organizational aspects and as a walking circuit. The southern performance area is preferred for solar orientation and as a southern terminus for the park. The arc is preferred for the Main Street edge creating a strong central entry to the Park and aligning with cross walks at each end.



- KEY**
- A** LOW IRON FENCE TO FORM EDGE OF PARK (GATE FOR FOUNTAIN MAINTENANCE)
  - B** ASPHALT PATH CENTERED ON FOUNTAIN
  - C** GRANITE STEPS TO FOUNTAIN
  - D** GRANITE SEATWALLS
  - E** CORNER CUT / ENTRY
  - F** CHURCH STREET SIDEWALK
  - G** RECONSTRUCTED HISTORIC BRIDGE
  - H** MOVABLE CAFE TABLES AND CHAIRS
  - I** CHILDREN'S SPLASH PAD
  - J** SPACE FOR SEASONAL PORTABLE TOILETS
  - K** CROSSING, PATH AND STAIRS CENTERED ON COURT HOUSE
  - L** CURB TO CATCH STORM WATER
  - M** PAVER SHARED SPACE FOR CHURCH STREET (LIMITED)
  - N** ASPHALT RAMP AT 1:20, NO RAILS
  - O** REMOVABLE BOLLARDS FOR EVENTS
  - P** CONCRETE WALK CENTERED ON COURT HOUSE
  - Q** CONCRETE WALK CENTERED ON CROSSWALK
  - R** GATHERING SPACE/ PARK ENTRANCE
  - S** EXISTING GARDENS
  - T** OVAL PROMENADE
  - U** EXISTING FLAGPOLE LOCATION
  - V** BANDSHELL
  - W** GRANITE STEPS
  - X** RELOCATED MUSICAL INSTRUMENTS
  - Y** HISTORIC ELM TREE ALLEE RESTORED
  - Z** CONCRETE SIDEWALK AND STAIRS CENTERED ON CROSSWALKS
  - AA** RESTORED CIVIL WAR MEMORIAL
  - BB** RELOCATED KIA/MIA MEMORIAL
  - CC** EXISTING WWI MEMORIAL
  - DD** EXISTING VETERANS OBELISK

10/05/2017

**TAYLOR PARK | MASTER PLAN | OVAL PROMENADE - PERFORMANCE BANDSHELL**

scale 1" = 20'-0"  
 0 10 20 40 N

## REFINED CONSENSUS SCHEME - OVAL PROMENADE

After further public review and comment, a few modifications were made in order to obtain broad community consensus. The historical circular garden was added back into the plan in recognition of the on-going commitment of the citizen volunteers who maintain it. The interactive fountain was removed from its central location and a less prominent location was suggested off of the Oval. There was much discussion surrounding the location and form that the performance space should take. Some prefer it to be a more central feature with a historic character. Some prefer it to be a contemporary structure designed for performances. These two possible scenarios are shown as possibilities in this final plan. In addition the Loomis Gazebo is kept in its current location.

### ELECTRICAL INFRASTRUCTURE:

The existing electrical system has been installed to serve primarily the parks site lighting, fountain, accessory outlets, and vendor power handholes. This electrical system incorporates at least three above grade power panels. The first is located at the north east corner of the park along the sidewalk, the second is behind the gazebo and the last is behind the WW II war monument. The first appears to be for an existing pump station at that location and the rest are serving site lighting and the various accessory outlets.

It is recommended that as portions of the master plan such as site lighting are implemented that new electrical controls and wiring be installed concurrently. This will allow for the relocation of lighting control panels as well as vendor power handholes to areas better fitting the master plan layout. An option to be looked at when site lighting is done would be to incorporate accessory outlets within the light poles to allow for these to be spaced around the park. Larger elements such as the fountain or bandshell will likely require specific electrical feeds and controls. Services locations for all are available with the existing electrical services within the park and surrounding

### STORM WATER INFRASTRUCTURE:

The existing park primarily slopes from east to west across grassed areas allowing for disconnected runoff flows that infiltrate into the ground. As in most parks, the various impervious areas do not provide significantly to increased runoff volumes. The park though does provide the opportunity to address increased urban runoff from street right of ways. This has already been done with existing best management practices providing infiltration of Main Street runoff along the west side of the park. This in conjunction with the existing permeable sidewalk along this side of the park are locations where the City has already taken the opportunity to incorporate BMP's into the park.

For master planning efforts, a continuation of the above should be incorporated into the designs. Primary locations identified for potential storm water improvements incorporate replacement and/or maintenance of the pervious sidewalk since it has been choked by debris and is no longer as affective as when installed. Along Church Street runoff from the uphill streets enter the park at various sidewalk crosswalks and over the bank causing erosion on the uphill park area. With rehabilitation of Church Street incorporating new curb, stormwater BMPs such as including rain garden/bioretention increased disconnection should be incorporated into future designs. This will not only address locations where erosion is occurring but also provide for stormwater treatment and retention of additional street right of way impervious areas. Within the main body of the park, general disconnection will occur with the high grassed areas. This should be paired with strategic grading and location of planter areas for improved stormwater flow treatment and reduction.



- KEY**
- A** CORNER CUT / PARK ENTRY
  - B** MAIN STREET MIDBLOCK PARK ENTRY WITH BICYCLE PARKING, KIOSK AND DRINKING FOUNTAIN
  - C** CHURCH STREET PARK ENTRY (STAIRS)
  - D** CHURCH STREET SIDEWALK WITH GRANITE CURB TO CAPTURE STORMWATER
  - E** CHURCH STREET UNIT PAVING WITH CONTRASTING CROSS WALKS AND REMOVABLE BOLLARDS TO DELINEATE SPECIAL EVENT SPACE
  - F** PAVED VEHICULAR ACCESS WITH REMOVABLE BOLLARDS
  - G** REINFORCED TURF VEHICULAR ACCESS FOR EVENTS AND MAINTENANCE
  - H** WEST CONCRETE WALK WITH GRANITE SEATWALLS
  - I** OVAL WALK
  - J** CENTRAL PROMENADE
  - K** HISTORIC CIRCLE GARDEN
  - L** PROMENADE GARDEN AND RESTORED BRIDGE
  - M** THE LADIES HISTORIC FOUNTAIN
  - N** RELOCATED VETERANS OBLISK
  - O** RELOCATED KIA/MIA MEMORIAL
  - P** RELOCATED CIVIL WAR MEMORIAL
  - Q** RELOCATED WWI MEMORIAL
  - R** RELOCATED CHILDREN'S PLAY MUSICAL INSTRUMENTS
  - S** EXISTING FLAGPOLE
  - T** SEASONAL PORTABLE TOILETS
  - U** INTERACTIVE FOUNTAIN WITH MOVABLE TABLES AND CHAIRS
  - V** MIDBLOCK GARDENS
  - W** EXISTING CONCRETE WALK
  - X** EDRICA. LOOMIS GAZEBO
  - Y** POTENTIAL PUBLIC ART LOCATIONS

THIS PLAN WAS FUNDED BY A MUNICIPAL PLANNING GRANT AWARDED BY THE VERMONT DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

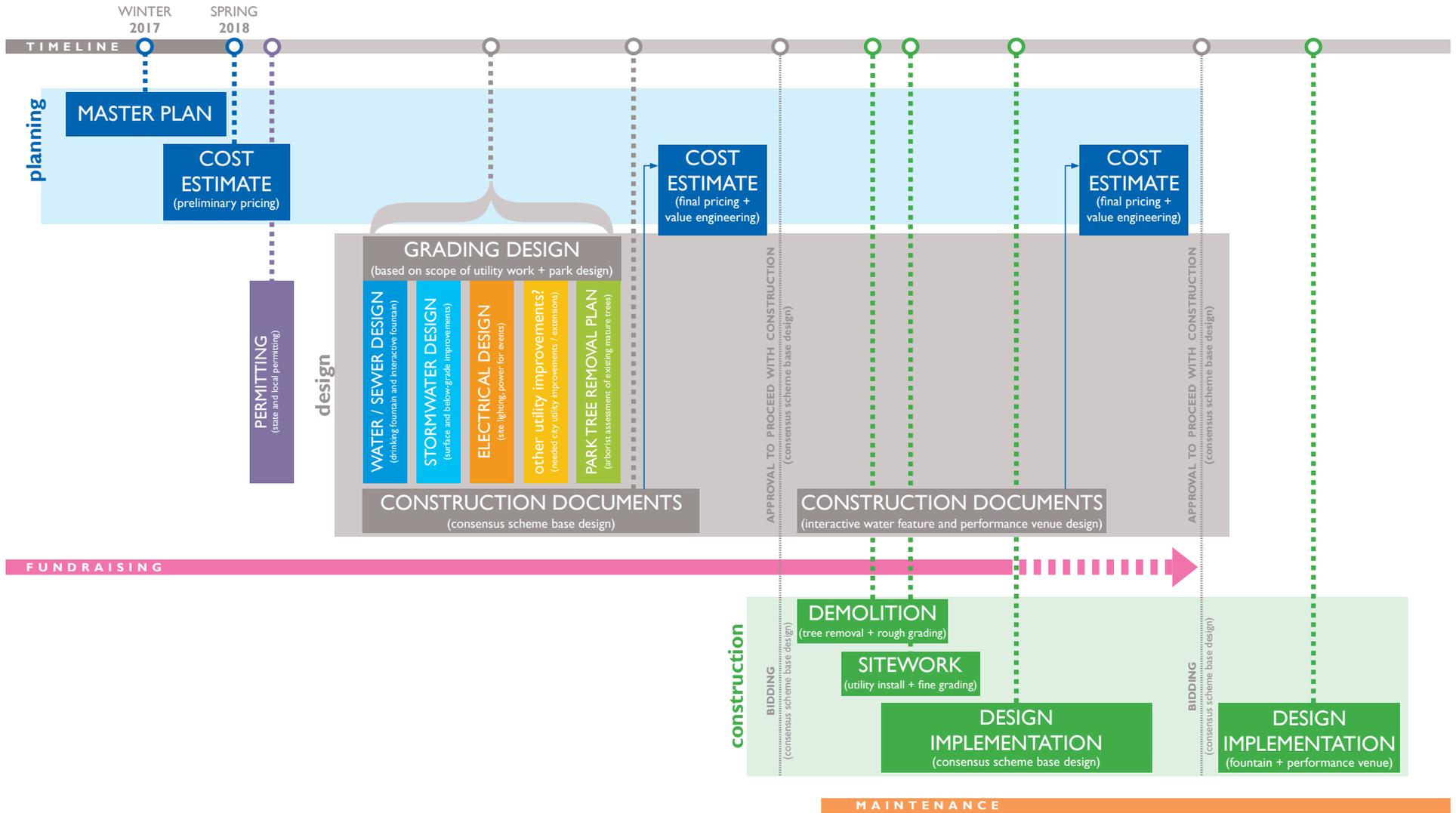
03/27/2018

**TAYLOR PARK MASTER PLAN | OVAL PROMENADE**



Taylor Park Conceptual Phasing Plan

| PARK IMPROVEMENT TYPE                                   | PARK IMPROVEMENT                                 | FUNDING & MAINTENANCE |                 |                   | DIRECT INFRASTRUCTURE NEEDS   | PHASING NOTES  |
|---|--|-----------------------|-----------------|-------------------|---|--|
|   |  | Priority              | Potential Cost  | Maintenance Level |   |  |
|   |  | low - high            | \$ - \$\$\$\$\$ | 0 to 5            |   |  |
| EXISTING SITE CONDITIONS AND PLANTING                   | Tree Inventory and Plan                          | high                  | \$              | 2                 |   | Many of the trees in the South End are Norway Maples nearing the end of their lives. To be coordinated with consensus master plan scheme earthwork and utility improvements.   |
|   | Earthwork  | high                  | \$\$            | 0                 |   | Earthwork to be coordinated with all planned utility needs in the park, and consensus master plan scheme.  |
|   | Improved Planting                                | medium                | \$\$\$          | 3                 |   | To be coordinated with stormwater and event space designs.   |
|   | Improve Existing Stormwater Planters             | medium                | \$              | 2                 | Stormwater  | Discussion about improving the existing stormwater planters along the east side of Main Street.  |
| FACILITIES, INFRASTRUCTURE, AND SITE FURNISHINGS        | Walkway and Vehicular Surfaces (Park)            | high                  | \$\$\$          | 1                 |   | To be coordinated with electrical / water infrastructure and earthwork.  |
|   | Vehicular Surfaces (Church Street)               | low                   | \$\$\$\$        | 1                 | Stormwater  | To be coordinated with additional stormwater storage and treatment along Church Street, and any planned utility improvements to Church Street.   |
|   | Site Lighting                                    | high                  | \$\$\$          | 1                 | Electrical  | To be coordinated with overall electrical plan, all vehicular and pedestrian walkways, and Tree Inventory + Removal Plan. Consider matching fixtures and spacing with Main Street fixtures.  |
|   | Site Walls                                       | high                  | \$\$\$          | 1                 | Electrical  | To be coordinated with overall electrical plan for wall-integrated lighting.   |
|   | Wi-Fi and Audio Speakers                         | medium                | \$\$            | 1                 | Electrical, Ethernet  | Needs an above ground structure to house transmitter, possibly by Loomis Gazebo or future concert pavilion.  |
|   | Edric Loomis Gazebo                              | low                   | \$\$            | 2                 | Electrical  | Repaint existing gazebo, update lighting and power access for performances.  |
|   | Relocate and Reconfigure Civil War Monument      | high                  | \$\$\$          | 1                 | Electrical, Rebuild Floor, Refurbish Granite  | Update lighting for flagpoles. Integral lighting elsewhere in reconfigured monument?   |
|   | Relocate WWI Monument                            | high                  | \$\$            | 1                 | Electrical for uplights   | Integral lighting for monument?  |
|   | Relocate KIA/MIA Monument                        | high                  | \$\$            | 1                 | Electrical for uplights   | Integral lighting for monument?  |
|   | Relocate Veterans Obelisk                        | high                  | \$\$            | 1                 | Electrical for uplights   | Integral lighting for obelisk?   |
|   | Relocate Children's Musical Play Area            | low                   | \$              | 1                 |   | Coordinate with consensus master plan scheme earthwork, walkway and planting installation.   |
|   | Irrigation Plan                                  | high                  | \$\$\$          | 2                 | Water Supply  | To be coordinated with water infrastructure.   |
|   | Stormwater Storage and Treatment (Church Street) | medium                | \$\$\$\$        | 1                 |   | Introduce more stormwater storage and treatment capacity along western edge of Church Street / eastern edge of Taylor Park to catch a larger volume of stormwater entering the Park from the neighborhood east of Taylor Park, which may have contributed to the pervious concrete issues. |
|   | Trash / Recycling Receptacles                    | high                  | \$              | 1                 |   | 6 current receptacles in the park that match Main Street streetscape. Discussion about Big Belly compactors for Main Street edge of park.  |
|   | Removable Bollards                               | low                   | \$              | 1                 |   | To be coordinated with improved Church Street paving and stormwater improvements.  |
|   | Drinking Fountain                                | medium                | \$\$            | 2                 | Water   | Proposed location at information kiosk, west end of park near midblock Main Street crosswalk.  |
|   | Toilets (seasonal or per-event)                  | high                  | \$              | 1                 |   | To be coordinated with consensus master plan scheme installation.  |
| Public Art  | low  | \$\$                  | 1               |                   | Parks Commission presenting public art on a rotating basis; currently seeking out a juried process. |  |
| FUTURE FACILITIES, INFRASTRUCTURE, AND SITE FURNISHINGS | Accessible Interactive Water Feature             | medium                | \$\$\$\$        | 4                 | Water, Electrical   | An accessible water feature with treated, circulating water (splash pad or similar) would provide added amenity for children/families in the park and address safety concerns/lower liability.   |
|   | Event and Concert Pavilion                       | high                  | \$\$\$\$\$      | 3                 | Electrical, Ethernet  | To be coordinated with power / electrical infrastructure. Perform ambient sound study as part of design.   |
|   | Fountain Overlook                                | low                   | \$\$            | 1                 |   | Coordinate with removal of Edric Loomis bandshell.   |
|   | Movies   | low                   | \$              | 1                 | Electrical, Ethernet  | To be coordinated with power / electrical infrastructure.  |
| CONNECTIVITY AND WAYFINDING                             | Walkway alignment and connectivity               | high                  | \$\$\$          | 1                 |   | To be coordinated with future electrical infrastructure and tree inventory + removal plan.   |
|   | Vehicular access alignment and connectivity      | high                  | \$\$            | 1                 |   | To be coordinated with existing and future event layout and access, City emergency vehicle requirements, and future electrical infrastructure.   |
|   | Information Kiosk                                | medium                | \$\$            | 2                 | Electrical  | To be coordinated with future lighting infrastructure (Lighting under kiosk canopy).   |
|   | Signage for fountain and interpretive elements   | medium                | \$              | 1                 |   | Phasing-independent. Opportunity to create destinations/magnet spaces within the park; could tie into the overall Main Street Plan; for example, could be start of historical tour.  |
|   | Wayfinding                                       | low                   | \$              | 1                 |   | Overall wayfinding signage plan could tie into the overall Main Street signage plan.   |



TAYLOR PARK MASTER PLAN | Phasing Diagram

# REFINED CONSENSUS SCHEME - OVAL PROMENADE

|   |  |       |                  |
|---|--|-------|------------------|
|  <ul style="list-style-type: none"> <li><input type="checkbox"/> Randolph, VT 05060 802.728.3376</li> <li><input type="checkbox"/> Bedford, NH 03110 603.883.0463</li> <li><input type="checkbox"/> S. Burlington, VT 05403 802.878.7661</li> <li><input type="checkbox"/> Laconia, NH 03246 603.524.1166</li> </ul> | PROJ. <u>423825 Wagner Hodgson St Albans Taylor Park</u> |       |                  |
|   | SHEET NO. <u>1</u>                                       | OF    | <u>1</u>         |
|   | CALCULATED BY: <u>GJO</u>                                | DATE: | <u>4/25/2018</u> |
|   | CHECKED BY: <u>LDC</u>                                   | DATE: | <u>4/26/2018</u> |
| Engineering • Planning • Development • Management   |  |       |                  |
| <b>SAINT ALBANS TAYLOR PARK: MASTER PLAN ESTIMATE</b>   |  |       |                  |

| BID ESTIMATE                  |                     |
|-------------------------------|---------------------|
| CATEGORY                      | Total               |
| AMENITIES                     | \$ 965,840          |
| CHURCH STREET                 | \$ 177,184          |
| CONCRETE SIDEWALK             | \$ 664,243          |
| EPSC                          | \$ 654              |
| LANDSCAPE                     | \$ 1,429,637        |
| LIGHTING                      | \$ 269,898          |
| MOBILIZATION / DEMOBILIZATION | \$ 188,350          |
| PAVERS                        | \$ 93,986           |
| ROADWAY                       | \$ 975              |
| SIDEWALK                      | \$ 7,262            |
| SITE PREPARATION              | \$ 17,303           |
| WALLS - GRANITE BLOCK         | \$ 140,015          |
| Grand Total                   | <b>\$ 3,955,345</b> |
| <b>CONTINGENCY (20%)</b>      | <b>\$ 791,069</b>   |
| <b>TOTAL</b>                  | <b>\$ 4,746,414</b> |

In providing opinions of probable construction cost, the Client understands that D&K has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that our Opinion of Probable Construction Costs are made on the basis of our professional judgment and experience. D&K makes no warranty, expressed or implied, that the bids or the negotiated cost of the Work will not vary from the Opinion of Probable Construction Cost provided herein.



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PROJ. 423825 Wagner Hodgson St Albans Taylor Park  
 SHEET NO. 1 OF 1  
 CALCULATED BY: GJO DATE: 4/25/2018  
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Engineering • Planning • Development • Management

**SAINT ALBANS TAYLOR PARK: MASTER PLAN ESTIMATE**

| ITEM NO.           | DESCRIPTION  | CATEGORY                      | UNIT | UNIT PRICE               | Total               |
|--------------------|--|-------------------------------|------|--------------------------|---------------------|
| 201.15             | REMOVING MEDIUM TREES                                  | SITE PREPARATION              | EA   | \$ 606.79                | \$ 12,743           |
| 201.20             | REMOVING MEDIUM STUMPS                                 | SITE PREPARATION              | EA   | \$ 217.14                | \$ 4,560            |
| 203.15             | COMMON EXCAVATION                                      | CONCRETE SIDEWALK             | CY   | \$ 12.42                 | \$ 76,416           |
|                    |  | CHURCH STREET                 | CY   | \$ 12.42                 | \$ 17,262           |
|                    |  | PAVERS                        | CY   | \$ 12.42                 | \$ 8,073            |
| 301.15             | SUBBASE OF GRAVEL                                      | CONCRETE SIDEWALK             | CY   | \$ 39.15                 | \$ 75,634           |
|                    |  | ROADWAY                       | CY   | \$ 39.15                 | \$ 512              |
|                    |  | CHURCH STREET                 | CY   | \$ 39.15                 | \$ 15,502           |
| 301.35             | SUBBASE OF DENSE GRADED CRUSHED STONE                  | CONCRETE SIDEWALK             | CY   | \$ 37.86                 | \$ 73,142           |
|                    |  | CHURCH STREET                 | CY   | \$ 37.86                 | \$ 22,487           |
|                    |  | ROADWAY                       | CWT  | \$ 44.17                 | \$ 463              |
| 404.65             | EMULSIFIED ASPHALT                                     | CHURCH STREET                 | TON  | \$ 103.74                | \$ 44,577           |
| 406.25             | BITUMINOUS CONCRETE PAVEMENT                           | SIDEWALK                      | TON  | \$ 103.74                | \$ 7,262            |
|                    | BITUMINOUS CONCRETE PAVEMENT (3" SIDEWALK)             | CHURCH STREET                 | CY   | \$ 821.48                | \$ 27,918           |
| 541.25             | CONCRETE, CLASS B                                      | CHURCH STREET                 | LF   | \$ 42.00                 | \$ 30,870           |
| 616.21             | VERTICAL GRANITE CURB                                  | CHURCH STREET                 | LF   | \$ 6.01                  | \$ 4,417            |
| 616.41             | REMOVAL OF EXISTING CURB                               | CONCRETE SIDEWALK             | SY   | \$ 75.00                 | \$ 439,050          |
| 618.10             | PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH              | CHURCH STREET                 | EA   | \$ 1,500.00              | \$ 12,000           |
| 619.14             | BOLLARDS   | MOBILIZATION / DEMOBILIZATION | LS   | \$ 188,349.76            | \$ 188,350          |
| 635.11             | MOBILIZATION/DEMOBILIZATION                            | CHURCH STREET                 | SY   | \$ 1.81                  | \$ 2,150            |
| 649.11             | GEOTEXTILE FOR ROADBED SEPARATOR                       | LANDSCAPE                     | LB   | \$ 13.36                 | \$ 4,008            |
| 651.15             | SEED   | LANDSCAPE                     | LB   | \$ 7.42                  | \$ 17,808           |
| 651.18             | FERTILIZER   | LANDSCAPE                     | TON  | \$ 981.90                | \$ 9,819            |
| 651.20             | AGRICULTURAL LIMESTONE                                 | LANDSCAPE                     | TON  | \$ 1,044.45              | \$ 10,445           |
| 651.25             | HAY MULCH  | LANDSCAPE                     | CY   | \$ 64.10                 | \$ 124,995          |
| 651.35             | TOPSOIL  | EPSC                          | CY   | \$ 65.42                 | \$ 654              |
| 653.35             | VEHICLE TRACKING PAD                                   | LANDSCAPE                     | EA   | \$ 495.90                | \$ 16,861           |
| 656.30             | DECIDUOUS TREES (5" CAL.)                              | LANDSCAPE                     | MGAL | \$ 31.27                 | \$ 313              |
| 656.65             | LANDSCAPE WATERING                                     | LANDSCAPE                     | LS   | \$ 10,000.00             | \$ 10,000           |
| 656.85             | TREE PROTECTION  | LANDSCAPE                     | EA   | \$ 15.85                 | \$ 49,298           |
| 678.23             | WIRED CONDUIT  | LANDSCAPE                     | EA   | \$ 1,000.00              | \$ 12,000           |
| 678.25             | PULL BOX, STANDARD                                     | WALLS - GRANITE BLOCK         | CY   | \$ 1,200.00              | \$ 140,015          |
| 900.608            | SPECIAL PROVISION (GRANITE SEAT WALL)                  | AMENITIES                     | EA   | \$ 880.00                | \$ 15,840           |
| 900.620            | SPECIAL PROVISION (BENCH)                              | LIGHTING                      | EA   | \$ 1,400.00              | \$ 19,600           |
|                    | SPECIAL PROVISION (LIGHT POLE BASE)                    | LIGHTING                      | EA   | \$ 10,000.00             | \$ 140,000          |
|                    | SPECIAL PROVISION (ORNAMENTAL STREET LIGHT POLE)       | LIGHTING                      | EA   | \$ 3,500.00              | \$ 49,000           |
|                    | SPECIAL PROVISION (LIGHT POLE LUMINAIRE)               | LANDSCAPE                     | LF   | \$ 37.00                 | \$ 7,389            |
| 900.640            | SPECIAL PROVISION (ORNAMENTAL FENCE)                   | AMENITIES                     | LS   | \$ 400,000.00            | \$ 400,000          |
| 900.645            | SPECIAL PROVISION (BANDSHELL BUDGETARY ITEM)           | AMENITIES                     | LS   | \$ 150,000.00            | \$ 150,000          |
|                    | SPECIAL PROVISION (MEMORIAL RELOCATION BUDGETARY ITEM) | AMENITIES                     | LS   | \$ 400,000.00            | \$ 400,000          |
|                    | SPECIAL PROVISION (SURFACE FOUNTAIN BUDGETARY ITEM)    | LANDSCAPE                     | SF   | \$ 40.00                 | \$ 1,228,000        |
| 900.670            | SPECIAL PROVISION (PLANTER BEDS )                      | PAVERS                        | SF   | \$ 11.85                 | \$ 85,913           |
|                    | SPECIAL PROVISION (PAVERS )                            |                               |      |                          |                     |
| <b>Grand Total</b> |  |                               |      |                          | <b>\$ 3,955,345</b> |
|                    |  |                               |      | <b>CONTINGENCY (20%)</b> | <b>\$ 791,069</b>   |
|                    |  |                               |      | <b>TOTAL</b>             | <b>\$ 4,746,414</b> |

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