



Middlebury
Bridge & Rail Project

Selectboard Landscape Design Presentation

December 11, 2018



Middlebury Bridge and Rail Project

- Reconstruction of Main Street and Merchants Row Bridges
- Reconstruction of Railroad Corridor
- Village Green Park
- Reconstruction of Printer's Alley – Creation of Lazarus Park

Landscape Design Influences





Key Drivers of Landscape Design

- Allowable by Environmental Regulations/Permitting
- Incorporation of Public Input
- Incorporation of Town Government Input



Environmental Regulations

- National Environmental Policy Act (NEPA) of 1969
 - Assessment of social, economic, and environmental impacts of a proposed action or project
- US Department of Transportation Act of 1966 - Section 4(f)
 - Prohibits use of public lands for transportation unless there are no feasible and prudent alternatives (includes parks, recreation areas, wildlife and water fowl refuges, or public and private historic properties)
- National Historic Preservation Act of 1966 – Section 106
 - Protects listed or eligible National Register Historic Places from adverse effects diminishing the integrity of the property



Environmental Regulations

- Section 4(f) – No permanent changes to decrease the size of the park will be allowed – no encroachment of curbs/parking
- Section 106 – No adverse effects to the Village Green Park will be allowed
 - The park must maintain its historic integrity and fit the context of the historic district
 - The fountain must remain in the park on the central axis
 - Provide contextual scale of grassed/green space and hardscape



Landscape Design Process

- Gather Site Information: Spring 2018
- Brainstorming/Ideas: June 2018 Public Meeting
- Develop Design Concepts: June – September 2018
- Public Input: September 2018 Public Meeting
- Refine Design Concepts: September – November 2018
- Selectboard/Planning Commission/Design Advisory Committee Input: November 2018
- Refine Design Concepts: November-December 2018
- Public Input: December 2018 Public Meeting
- Develop Recommended Alternative – December 2018
- ***Present Recommended Alternative to Selectboard – December 11, 2018***

June 2018
Landscape Design Public Workshop



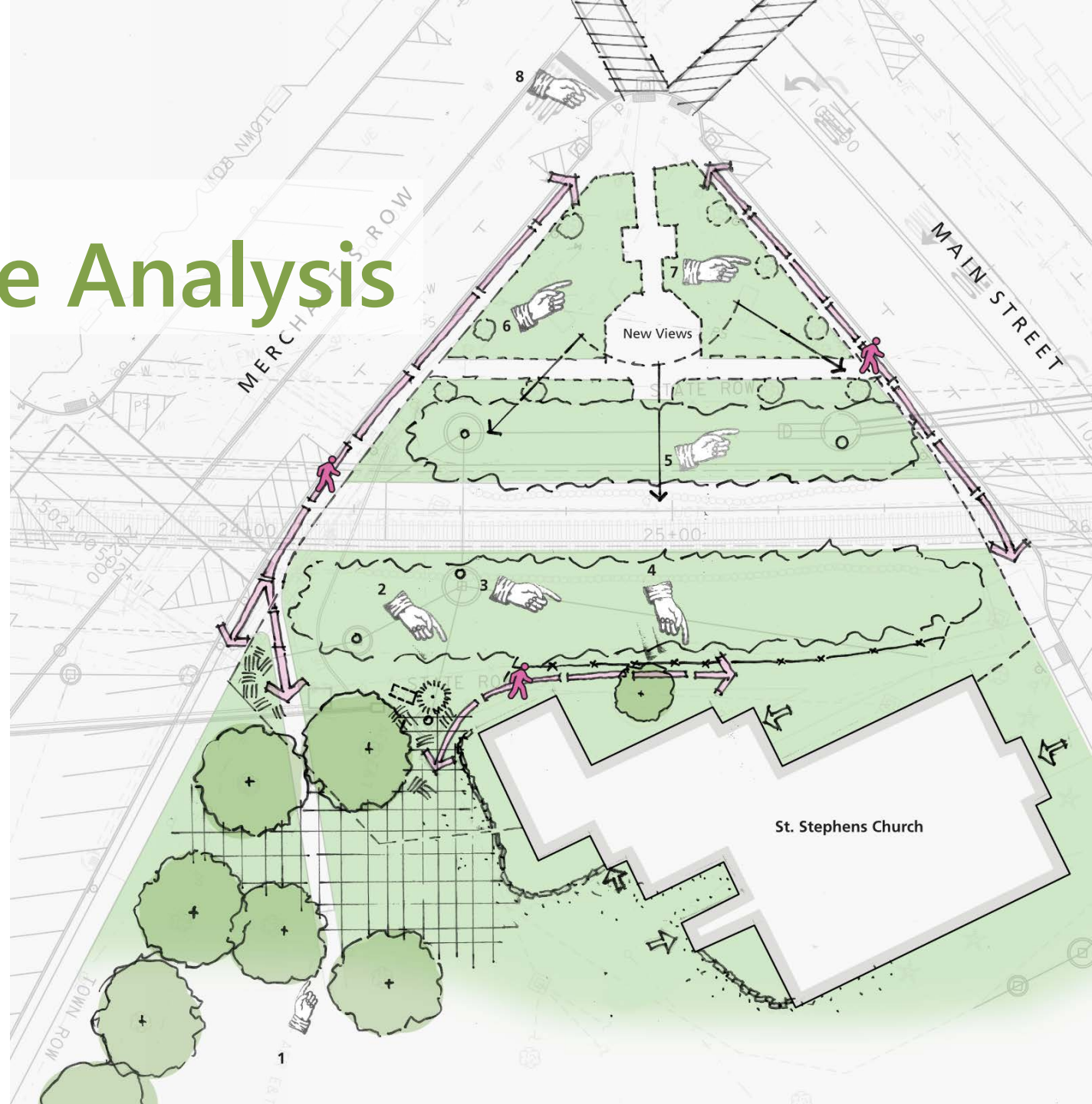
An aerial photograph of a neighborhood. On the left, a river flows with white rapids. To the right of the river is a row of buildings with dark roofs. A street runs parallel to the buildings, with cars parked along its side. A specific area, containing a building and a large tree, is outlined with a dashed white line. To the right of this outlined area is a large, open green space with many trees. Further right, another street is visible with more parked cars. The overall scene is a mix of urban development and natural greenery.

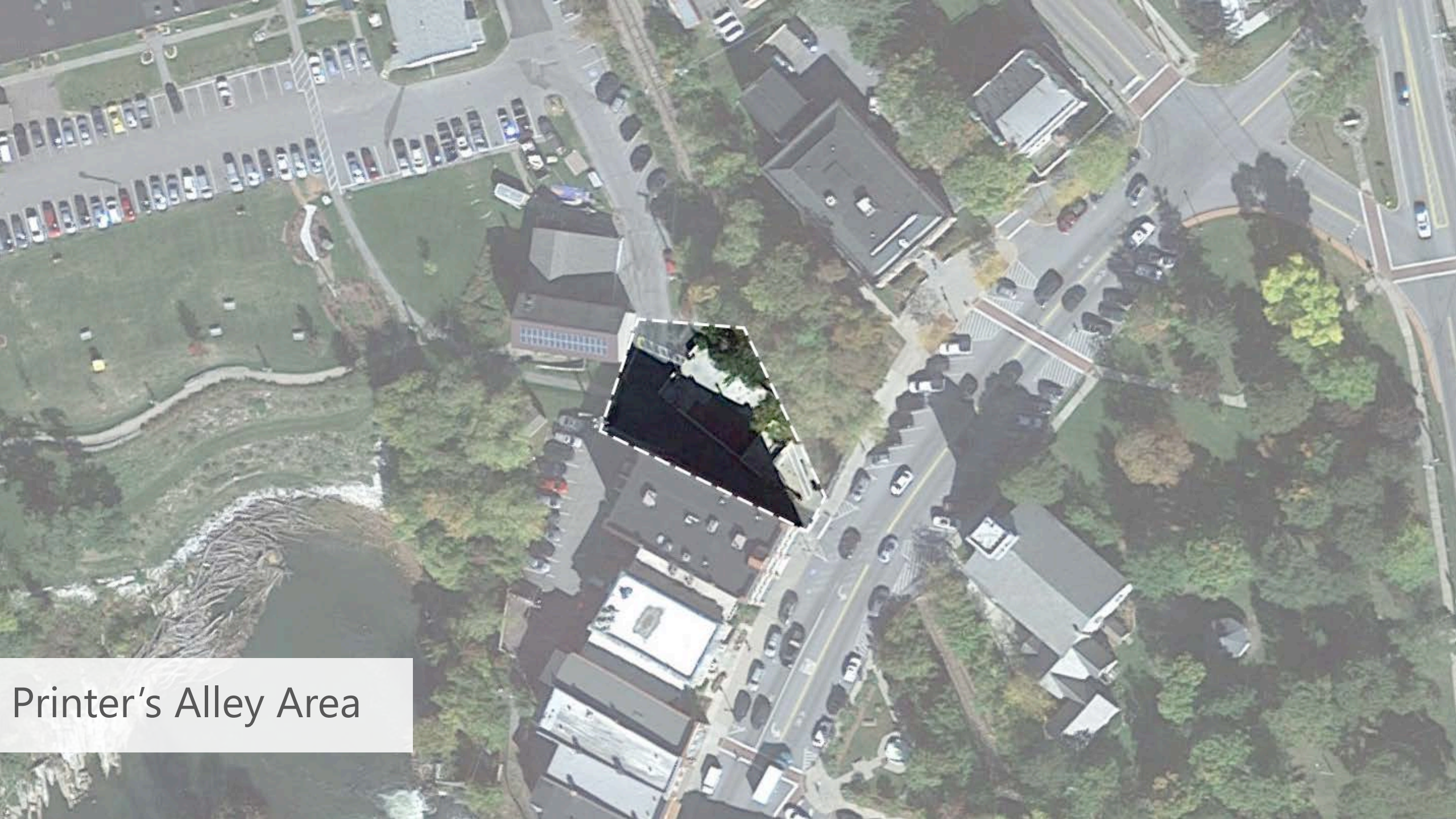
Village Green Area



Village Green Site Analysis

1. Mature trees create shade here
2. Typical rear entry to the church
3. Utility boxes, drainage structures, informal walkway
4. Vegetation will be removed and this area regraded to be flatter
5. Memorial Garden area (working with church here)
6. Vegetation has been removed and this area will be regraded
7. Opportunities for reconfiguration of ground plane
8. Opportunities for new landscape planting plan
9. Current crosswalk configuration to remain



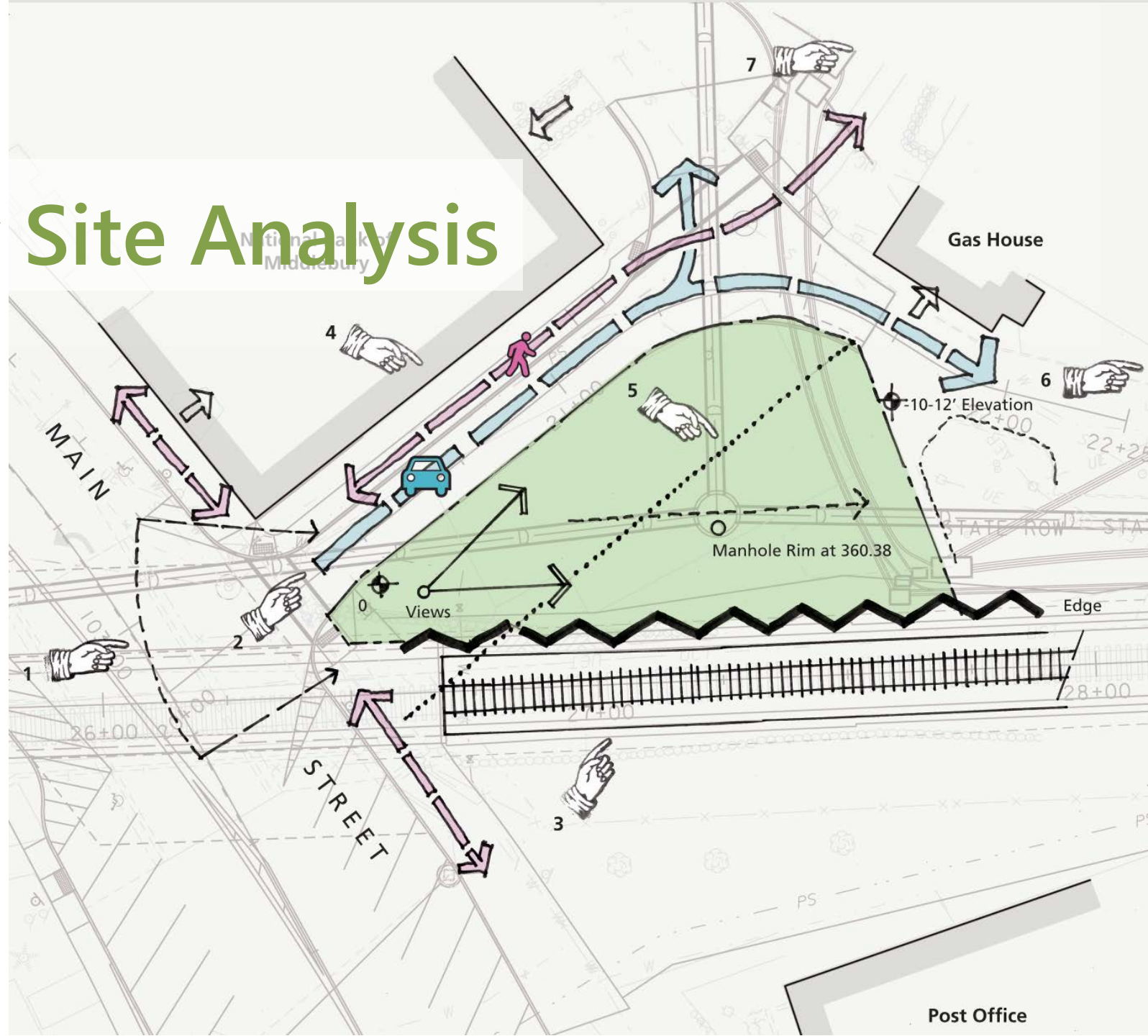


Printer's Alley Area



Printer's Alley Site Analysis

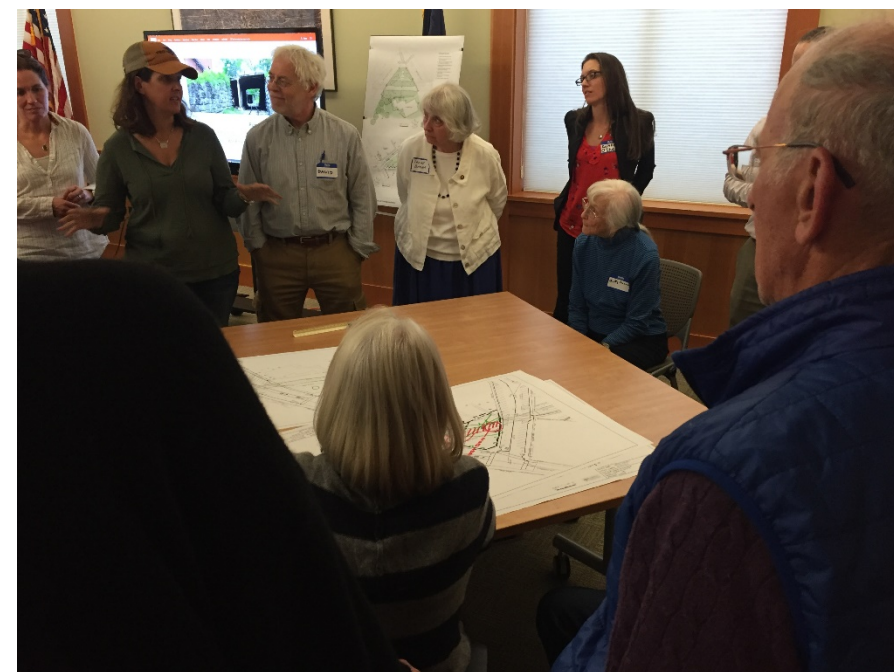
1. Arc of winter sun; partially shaded for winter months
2. One way vehicular traffic, new sidewalk, curbs
3. Railroad emerges from new tunnel; definite edge condition for park
4. National Bank will have 5' greenspace along building wall
5. Summertime shadow line can extend into the heart of the site during the middle of the day
6. Travel way provides access to Marble Works District
7. Access to existing Riverfront Park area





Brainstorming Ideas

- Assembly/event space
- Public restroom
- Lunch/meeting space
- Water features
- Church views/memorial garden
- Remember history
- Food/vendor space



September 2018 Landscape Design Public Presentation

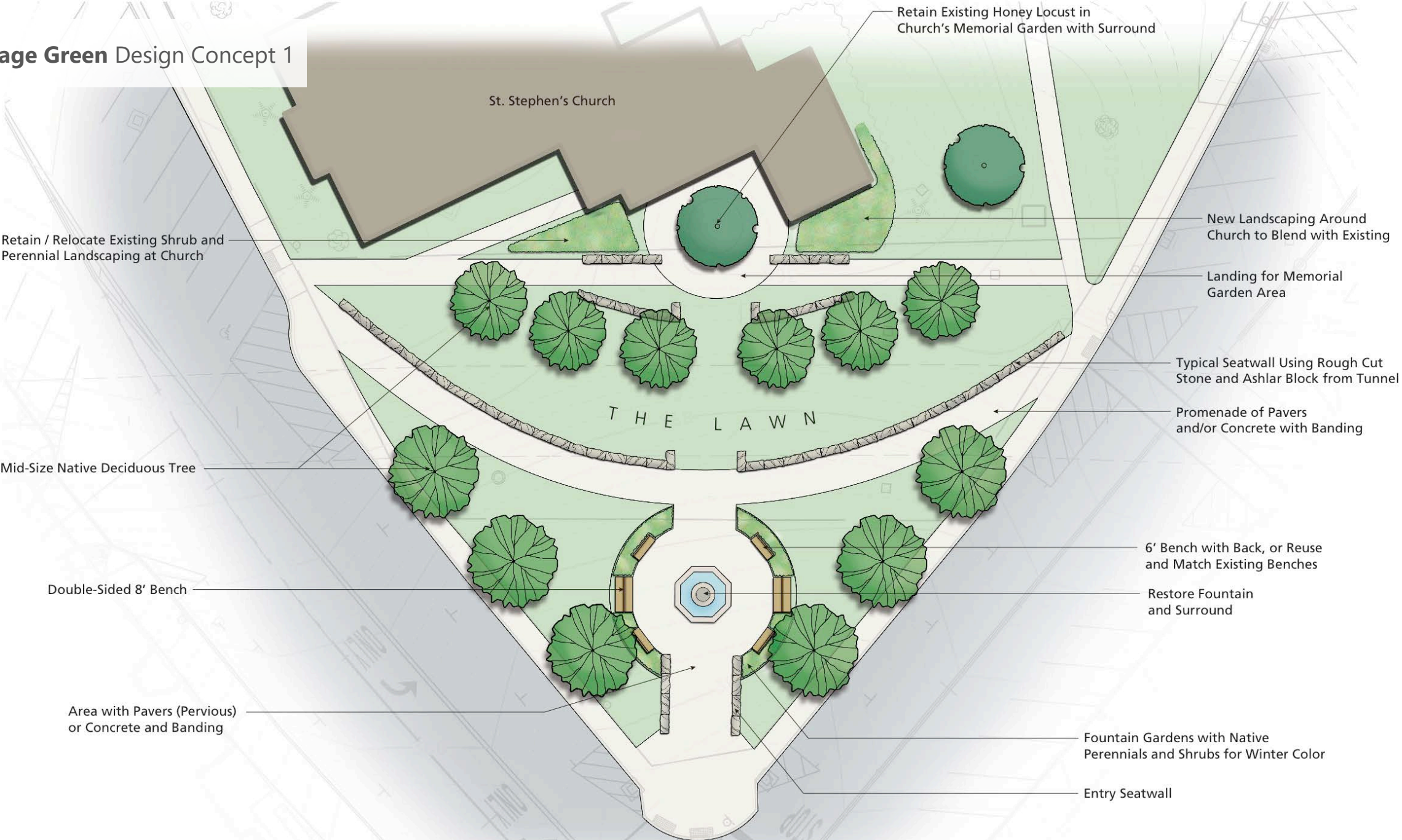




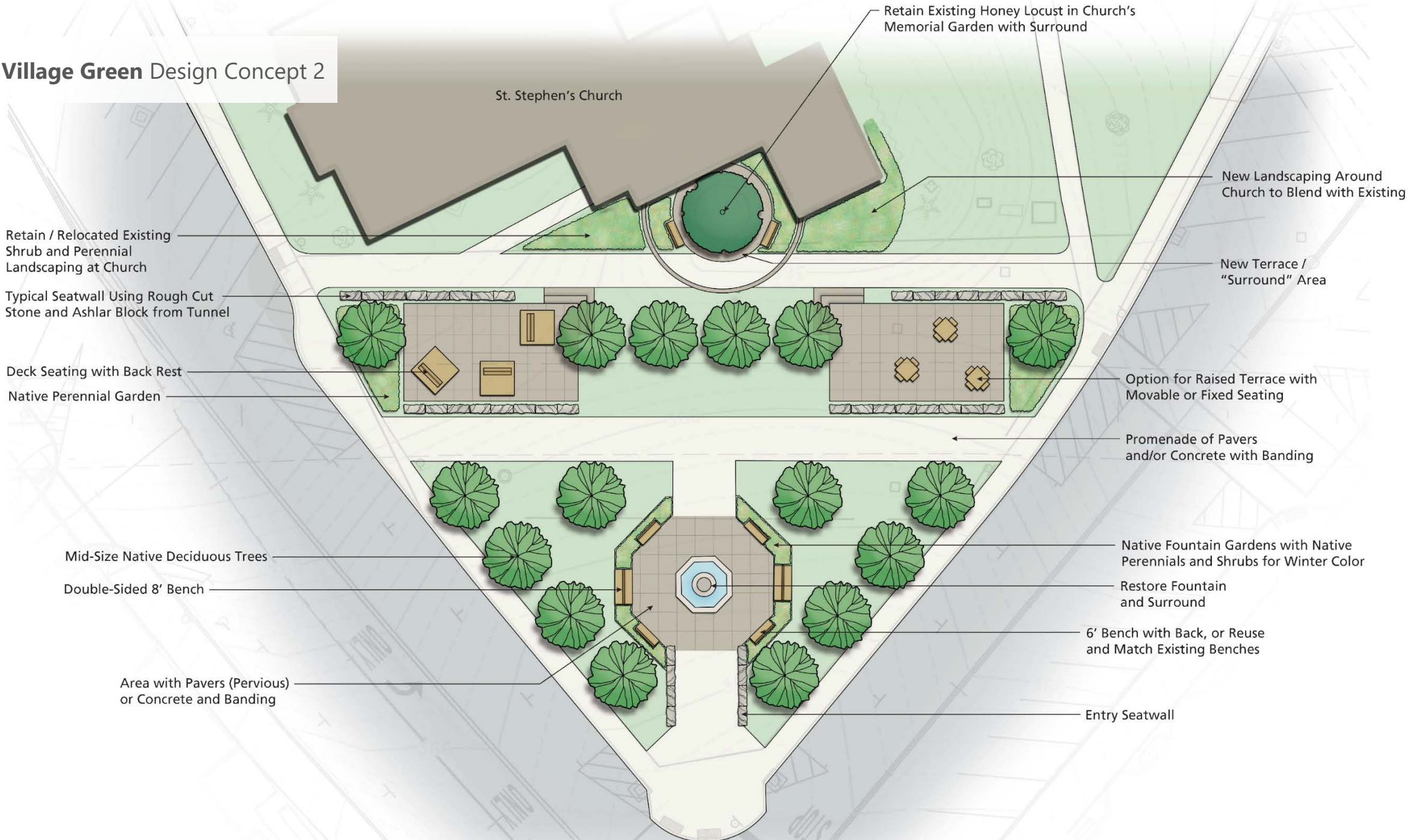
Focus the Plan

- NEPA/4(f)/106 restrictions
- Space limitations
- Municipal concerns: sustainability and maintainability
- Designing flexible spaces

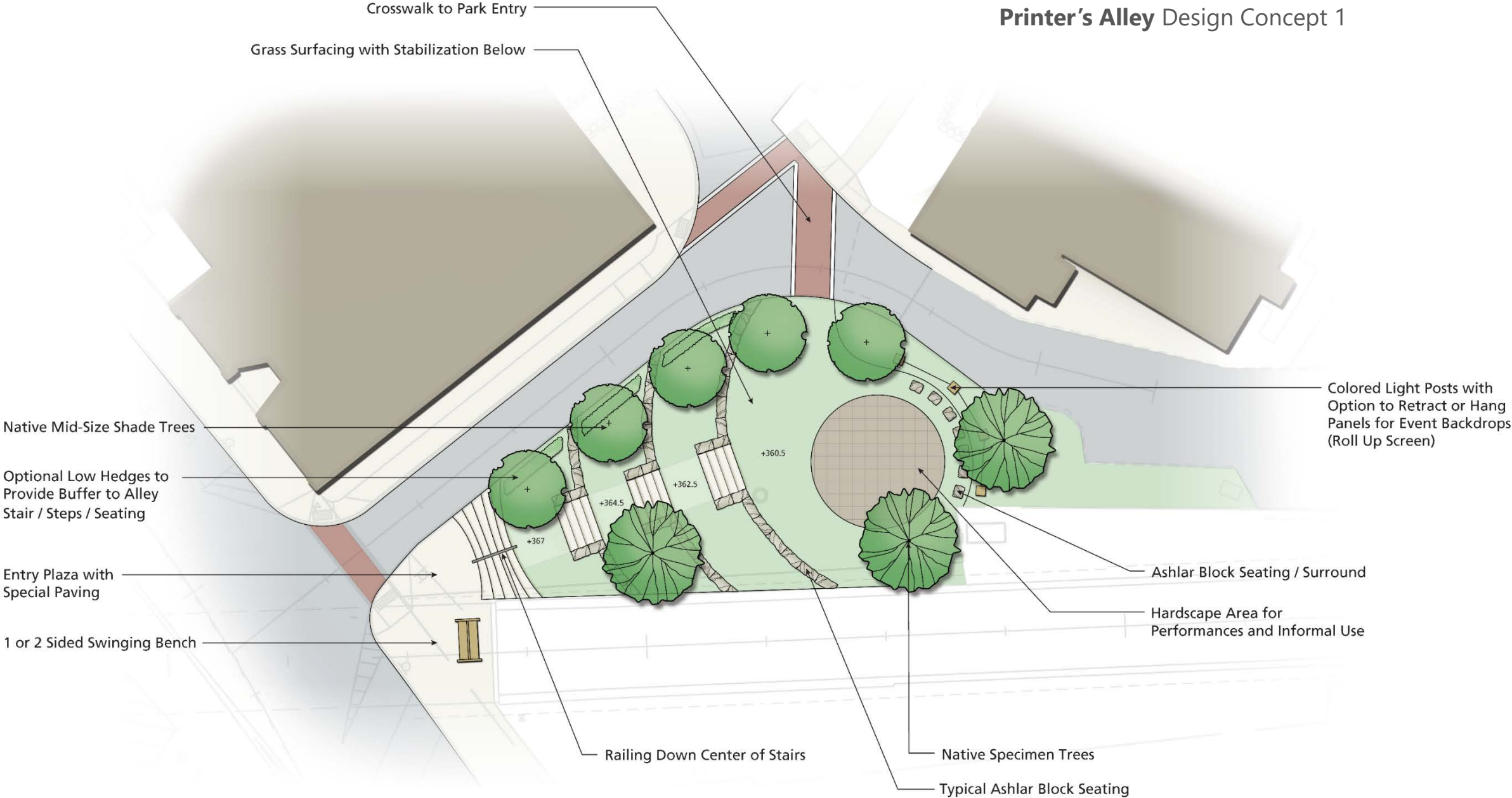
Village Green Design Concept 1



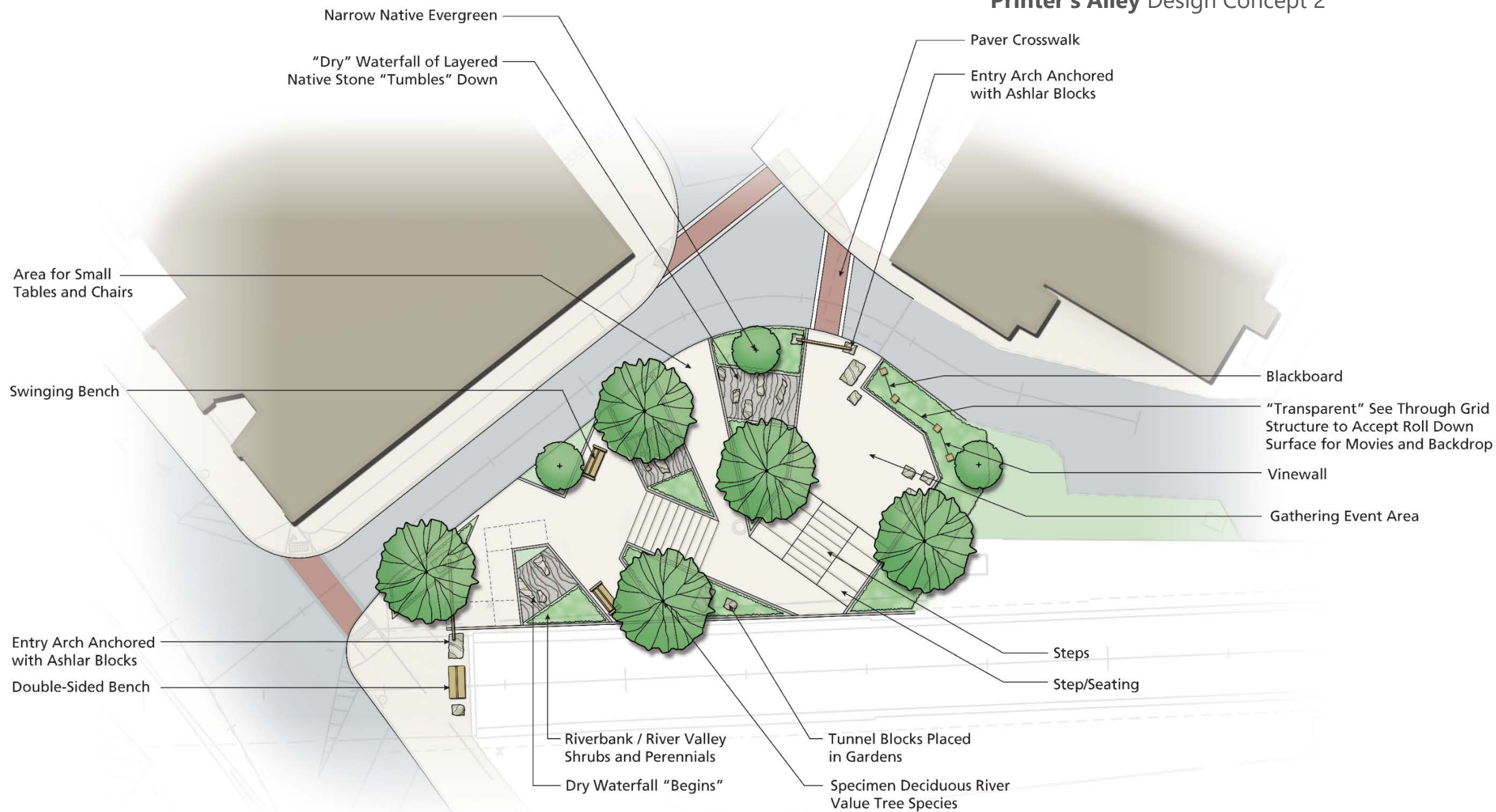
Village Green Design Concept 2



Printer's Alley Design Concept 1



Printer's Alley Design Concept 2





Public Input/Discussion Points

- More open space in the Village Green
- More hardscape/plaza space in the Village Green
- Can the fountain be removed from the park space?
- Keep Printer's Alley simple
- Printer's Alley needs to create a better connection between Main Street and Water Front Park

Selectboard/Planning Commission/ Design Advisory Committee Input





KEY DESIGN CONSIDERATIONS:

- Flexibility of use as a public gathering space / plaza
- Connectivity of both parks to the Riverfront Park and Marble Works
- Connectivity to the existing Green
- Inclusion of the historic fountain
- Integration of the Church Memorial Garden concept

VILLAGE GREEN

- Park is graded as a level surface to provide maximum flexibility of use
- Hard surface plaza and large canopy street trees define the streetscape edge of the park, providing spatial enclosure and human scale. The scale of the hardscape plaza will be comfortable when lightly populated while accommodating larger gatherings
- Historic large ashlar stone blocks as seating and tree protection
- Historic fountain as focal point in hardscape plaza
- Large level lawn areas for casual seating and flexibility of use
- Ashlar seating blocks and small flowering trees provide a sense of privacy and enclosure for the Church Memorial Garden area.
- The smaller flowering trees allow views of the stone architecture of St Stephens Church to be the dominant visual element enclosing the park
- Connectivity to the existing Green is provided

PRINTERS ALLEY PARK

- Simple arcing path provides direct connection to Riverside Park and Marble Works area
- Open lawn seating area is defined by ashlar block seating wall. With the wall top held level, it will grow from flush with the lawn to 3 feet tall
- Circular hardscape seating area located at the bottom of the slope and is defined by the ashlar block seating wall
- Large canopy street trees and masses of plant material provide a backdrop for both seating areas
- Visibility into the Park space is provided from Printers Alley

Middlebury Parks Design Concept A



KEY DESIGN CONSIDERATIONS:

- Flexibility of use as a public gathering space / plaza
- Connectivity of both parks to the Riverfront Park and Marble Works
- Connectivity to the existing Green
- Inclusion of the historic fountain
- Integration of the Church Memorial Garden concept

VILLAGE GREEN

- Hard surface plaza and large canopy street trees define the streetscape edge of the park, providing spatial enclosure and human scale
- Historic large ashlar stone blocks as seating and tree protection
- Historic fountain is centered in a large hardscape plaza area. The scale of this hardscape area may not be as comfortable to use when lightly populated.
- Large level lawn areas for casual seating and flexibility of use
- Ashlar seating blocks and small flowering trees provide a sense of privacy and enclosure for the Church Memorial Garden area.
- The smaller flowering trees allow views of the stone architecture of St Stephens Church to be the dominant visual element enclosing the park
- Connectivity to the existing Green is provided

PRINTERS ALLEY PARK

- Simple arcing path provides direct connection to Riverside Park and Marble Works area
- One circular hardscape seating area is provided at the bottom of the slope and is defined by an ashlar block seating wall
- Large canopy street trees and masses of plant material provide a backdrop for the seating area
- Visibility into the Park space is provided from Printers Alley



Planning Commission/DAC Input

- Incorporate more hardscape
- Create vibrant edge space for Village Green - mountable curb on Merchant's Row
- Add color - incorporate planters/flowers
- Use crosswalk bump-outs for all pedestrian crossing locations
- Develop an appropriate lighting plan
- Incorporate electrical and water hook-ups throughout park space
- Create a better connection to the rest of Village Green
- Eliminate difficult to maintain grassed areas

December 2018
Landscape Design Public Presentation





Main Themes for Working Draft

- Increase hardscape in Village Green
- Increase flowers and plantings in Village Green
- Include pedestrian bump-outs at crosswalks
- Eliminate grassed areas in Lazarus Park
- ADA accessibility through Lazarus Park



Middlebury Parks Working Draft



Public Input/Discussion Points

- Maximized allowable hardscape elements
- Fountain location/size/base configuration
- Use “red” maple street trees for fall foliage color
- Connection to the rest of Village Green
- Merchant’s Row parking configuration
- ADA accessible Lazarus Park path
- Printer’s Alley configuration – bank, landscaping strip, sidewalk, road

Landscape Design Recommended Alternative





KEY DESIGN CONSIDERATIONS:

- Flexibility of use as a public gathering space / plaza
- Connectivity of both parks to the Riverfront Park and Marble Works
- Connectivity to the existing Green
- Inclusion of the historic fountain
- Integration of the Church Memorial Garden concept

VILLAGE GREEN - Triangle Park

- Park is graded as a level surface to provide maximum flexibility of use
- Hard surface plaza and large canopy street trees define the streetscape edge of the park, providing spatial enclosure and human scale. The scale of the hardscape plaza will be comfortable when lightly populated while accommodating larger gatherings
- Historic large ashlar stone blocks provide seating
- Historic fountain as focal point in hardscape plaza
- Large level lawn areas for casual seating and flexibility of use
- Ashlar seating blocks and small flowering trees provide a sense of privacy and enclosure for the Church Memorial Garden area.
- The smaller flowering trees allow views of the stone architecture of St Stephens Church to be the dominant visual element enclosing the park
- Connectivity to the existing Green is provided

LAZARUS PARK - Printers Alley

- Simple arcing path provides direct connection to Riverside Park and Marble Works area. ADA ramp access provided.
- Circular hardscape seating area located at the bottom of the slope and is defined by the ashlar block seating wall
- Large canopy street trees and masses of plant material provide a backdrop for seating area
- Visibility into the Park space is provided from Printers Alley

Middlebury Parks Recommended Alternative



Middlebury Parks Tent Layout



Further Design Considerations

- Final grading
- Hardscape material selection
- Planting selections (trees, shrubs, flowers)
- Amended soils and planting details
- Lighting plan
- Utility design – water, drainage, electrical
- Marble Works property impacts