Consultant Team

- Carol R Johnson Associates Inc
  Landscape Architects and Environmental Planners

- Bartram & Cochran
  Real Estate and Economic Development
Master Plan Process

• Site inventory and analysis, user survey
• Historic research
• Two alternative Master Plan designs
• Draft of final Master Plan
• Traffic Study
• Final Master Plan and Report
• Three public meetings to solicit input
• Committee meetings (approx. 6)
Public Participation

Three Public Meetings

• **First Meeting** (February 6, 2001)
  Ask for input on visioning, preferences, desires, project goals. Distribute questionnaires

• **Second Meeting** (March 13, 2001)
  Present two design alternatives and ask for comments and public input

• **Third Meeting** (April 10, 2001)
  Present Draft of Final Master Plan, ask for comments
Colonel Albert Pope

- First and largest manufacturer of bicycles in America. Also began manufacturing automobiles.

- Believed his workers should have an outdoor space for leisure time and recreation

- Donated 90 acres of open green space to Hartford

“I believe that a large part of the success of any manufacturing business depends upon the health, happiness, and orderly life of its employees, and that in a like manner a city thrives best by caring and providing for the well being of its citizens.”

- Albert Pope
Frederick Law Olmsted

- Forefather of Landscape Architecture, renowned for urban park design, including NYC’s Central Park and Boston’s Emerald Necklace

- Frederick Law Olmsted’s vision was basis of design for Pope Park

- The Olmsted Brothers’ firm provided final design
Pope Park: Context Map

- Pope Park is located in the residential Frog Hollow district of Hartford, Connecticut.
- I-84 and channeled Park River has changed original shape of Park.
- Pope Park Drive and I-84 divide park and reduce open spaces.
- Addition of active recreation has altered the historic and original design intent.
Pope Park: Site Inventory

• Roads
  • Adjacent roads include:
    ▪ Russ Street, Sigourney Street
    ▪ Park Terrace
    ▪ Hillside Avenue
    ▪ Hamilton Street
  • Intersecting roads:
    ▪ Pope Park Drive
    ▪ Park Street
    ▪ I-84
• Major safety issues for pedestrians entering park
• Roads are in good condition
• Curbs are too low in some areas, causing erosion and allowing vehicles to drive on lawn
Pope Park: Site Inventory

- **Sidewalks and pedestrian paths**
  - Six foot concrete walks with 3’ grass strip between walk and curb, typical
  - Asphalt paths within park
  - Desire lines are evident
  - Asphalt walks to Recreation Center are in good condition
Pope Park: Site Inventory

• Park Structures

• Recreation Center with Pool House

• Abandoned restroom building at Hollowmead Pond
Pope Park: Site Inventory

• Vegetation
  • Tree buffers with no understory
  • Woodlands with invasive species
  • Open lawn
Pope Park: Site Inventory

- Lighting
  - Vehicular cobra lights
  - Pedestrian Recreation Center lights
  - Sports field lighting
Site Furnishings
- Benches

Site Amenities
- Recreation Fields include three ballfields, one soccer field, and basketball courts
- Playground
Pope Park: Site Inventory

• Historic Features
  • Memorial Fountain
  • Historic stair with landing
  • Hollowmead Pond
  • High Mall area with semi-circle of trees
Master Plan Goals

• Restore Historic Elements Where Possible

• Manage/Preserve Wildlife Habitat Areas

• Support Park and Recreation programs

• Improve Safety and Connections

• Initiate Water Management/Sustainable Program
Pope Park Master Plan
• Improve Safety and Connections

Simplify intersection at Park Terrace and Russ Street to improve pedestrian and bicycle crossings, create park entrance

- Create full signalized intersection
- Remove Sigourney Street ramp to Park Terrace
- Remove Park Terrace ramp to Russ Street
North Pope Park

• Improve Safety and Connections

Improve safety at the
Dominick F. Burns School

- Safe crosswalk and pedestrian activated signal across Park Terrace to Pope Park
- Improved crossing to North Pope Park
- Improved landscape buffer and safety for sledding with removal of ramp from Park Terrace to Russ Street
North Pope Park

- **Recreation**
  - Renovate existing tennis courts
  - Provide open green space for passive recreation
  - Create a flush spray fountain for seasonal activity. Surface of fountain could be an interpretive engraving of Colonel Pope’s bicycles.
North Pope Park/
Park Terrace

- **Safe Pedestrian Crossings**
  - Pedestrian activated light and improved crosswalk at Dominick F Burns School
  - Pedestrian activated light and improved crosswalk at Mortson Street
  - Pedestrian activated light and improved crosswalks at Park Street
  - Park entrances at all crosswalks to encourage safe, attractive and easy access to Pope Park
North Pope Park/
Park Terrace

- **Historic Restoration**
  - Restoration of stair and landing for park access and overlook
  - Restore granite walls at landing area for seating and to define the space
  - Maintain views from Park Terrace to open space below and to landing
  - Plant grove of flowering trees at landing
North Pope Park

- **Ecosystem Management**
  - Remove invasive plants, thin understory plantings and introduce native flora.
  - Plant shade trees and understory that promote wildlife habitat
  - Promote shrub growth that will stabilize slope
Main Pope Park

- Olmsted Brothers’ design principles are maintained in the main portion of Pope Park
- Vegetated buffers continue along street edges
- Open lawn spaces make up the low areas of the park
- High Mall and Hollowmead Pond are restored their historic importance
Recreation

- **Primary Active Recreation Zone**
  - Soccer Field
  - 2 Ball Fields
  - 2 Basketball Courts
  - Playground with flush spray fountain
  - Pool and Pool House
Recreation

- **Walkways – Primary Walkway**
  - 11’ wide primary walking / biking walkway surrounds recreation fields and connects with major park entrances and parking area
  - Primary walkway supports maintenance and emergency vehicles in high activity zone
Recreation

• **Walkways – Secondary Walkways**
  - In addition to the Primary walkway, additional walking trails are distributed throughout the park, connecting destination points, park entrances, and diverse park areas
  - These walkways are 8’ and 6’ wide, and support bicycles as well as pedestrians
Recreation

- **Outerlying Recreation Zone**
  - Practice soccer field or ball field along Hamilton Street near channeled Park River
  - Sledding at Park Street / Parkville entrance
  - Tennis courts in North Pope Park
Historic Restoration

- High Mall Restoration
  - Restore Pope Fountain as central feature of gardens
Historic Restoration

- High Mall Restoration
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots
Historic Restoration

- High Mall Restoration
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots
  - Emphasize formal shapes of Olmsted Brothers’ design by completing half circle of Sugar Maples
Historic Restoration

- **High Mall Restoration**
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots
  - Emphasize formal shapes of Olmsted Brothers’ design by completing half circle of Sugar Maples
  - Provide promenade feature from original design
Historic Restoration

- High Mall Restoration
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots
  - Emphasize formal shapes of Olmsted Brothers’ design by completing half circle of Sugar Maples
  - Provide promenade feature from original design
  - Restore Little Folks Lawn for a more intimate open space for family picnics and passive recreation
Amphitheater

- Outdoor Amphitheater
  - Built into slope with granite seat walls for 250 people
  - Additional lawn seating for 250 people
  - Stage area with Hollowmead Pond as scenic performance backdrop
  - Two access points for ticketed performances
  - Open grassland for vendor services such as temporary food and merchandise
Ecological Pope Park

• Initiate Water Management Program

  • Create detention basin for additional hardscape introduced in Pope Park Master Plan Design
  • Plant wet meadow species for aesthetically appealing ecosystem
  • Create educational system of plaques/signage to explain sustainable water management practices and ecosystem issues
Intersections and Entrances

- **Park Street and Parkville Entrance**
  - Street trees provide a boulevard experience and utilize a traffic calming planting strategy
  - Park entrance with walkway connections
  - Open, welcoming view from Parkville
  - Access to sledding hill

- **Park Street and Laurel Street**
  - Pedestrian crosswalks with pedestrian activated traffic signals
  - One of three main entrances to Main Pope Park with masonry pier gateway
  - Overlook landing to Hollowmead Pond
  - Entrance to North Pope Park recreation trails
Intersections and Entrances

- **Park Street and Park Terrace**
  - Crosswalks and pedestrian activated traffic signal for safety
  - One of three main entrances to park with masonry pier gateway feature
  - Formal landscape entrance with special paving

- **Park Terrace and York Street**
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - Ornamental fence gateway feature
Intersections and Entrances

- **Park Terrace and Ward Street**
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - Ornamental fence gateway feature
  - Overlook to park views and access to recreation trails and fields

- **Park Terrace and Summit Street**
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - Access to play structure and seasonal spray fountain
Intersections and Entrances

- **Park Terrace and Hillside Avenue**
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - One of three main park entrances with masonry pier gateway feature
  - Main vehicular entrance to park, Recreation Center and Pool area

- **Hillside Avenue and Hamilton Street**
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - Access to Hillside Ramble with recreation trails
Intersections and Entrances

- Hamilton Street and Wellington Avenue
  - Crosswalks for pedestrian safety
  - Pedestrian activated traffic signal
  - Ornamental fence gateway feature
  - Access to wet meadow ecological education area
  - Connection with Park River Greenway
Pope Park Park Traffic Study

- Pope Park Drive

Traffic Study Results:

- The removal of Pope Park Drive will NOT significantly increase traffic on Park Terrace and Park Street

- Hillside Avenue and Pope Park Entrance intersection may require a traffic light in the future

- Traffic calming measures on Park Terrace and Hillside Avenue are recommended
Pope Park Vehicular Access

- Expand parking for Recreation Center, sporting events, festivals and other park activities
  - Contains 186 parking spaces with accessible parking, festival access and staging, and bus circulation
  - Protects park open space by providing appropriate parking capacity
  - Is centrally located

- Provide drop off for Recreation Center and Pool
Pope Park Site Furnishings

These elements were selected through the Committee and public meetings:

- Benches
- Trash receptacles
- Gateways
- Light Fixtures
- Entry fencing
Pope Park Master Plan: Costs

Cost Estimates

• A cost estimate was prepared for overall park development costs. Contingencies are included to anticipate additional construction costs that will be identified in later design development phases.

• The estimate does not include costs for adjacent street work.
# Final Master Plan Organized by Construction Project

December, 2002

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**SUB TOTAL SITE COSTS**  $7,595,634  
10% Design Contingency  $759,563  
**TOTAL SITE COSTS**  $8,355,197  
7% General Contractor O&P  $584,864  
**TOTAL SITE COSTS**  $8,940,061
### Final Master Plan Organized by Site Features

December, 2002

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**SUB TOTAL SITE COSTS** $7,607,624

10% Design Contingency $760,762

**TOTAL SITE COSTS** $8,368,386

7% General Contractor O&P $585,787

**TOTAL SITE COSTS** $8,954,173
Summary of Two Phasing Options

Phasing Option I:
Constructs vehicular circulation, parking area, wet meadow detention area and pedestrian entrances first. Then constructs walkways, fields, play spaces and restoration of stair and fountain. Finally constructs amphitheater, High Mall, site furnishings and planting.

Phasing Option II:
Constructs vehicular circulation, parking area, wet meadow detention area and High Mall/Bankside Grove restoration first. Then constructs pedestrian walkways, fields and park entrances. Finally constructs play structures, site furnishings and amphitheater.

These options differ primarily in the timing of historic restoration.
Phasing Strategy: Option I

Phase I
Provides vehicular access with its associated resource conservation and drainage improvements and pedestrian entrances initially as those will bring organization to the park.

Phase II
Introduces pedestrian walks, recreation fields and restoration of the historic stairs and fountain.

Phase III
Completes the High Mall restoration, amphitheater, site furnishings and park improvements such as trees.
### Phase I: Vehicular Access & Entrances

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**SUB TOTAL Phase I**: $2,035,001.85

**10% Design Contingency**: $203,500.19

**TOTAL Phase I**: $2,238,502.04

**7% General Contractor O&P**: $156,695.14

**TOTAL Phase I**: $2,395,197.18

### Phase II: Pedestrian Amenities & Recreation

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**SUB TOTAL Phase II**: $2,912,288.35

**10% Design Contingency**: $291,228.84

**TOTAL Phase II**: $3,203,517.19

**7% General Contractor O&P**: $224,246.20

**TOTAL Phase II**: $3,427,763.39

### Phase III: Hist, Restoration, Entertainment & Park Amenities

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**SUB TOTAL Phase III**: $2,660,334

**10% Design Contingency**: $266,033

**TOTAL Phase III**: $2,926,367

**7% General Contractor O&P**: $204,846

**TOTAL Phase III**: $3,131,213

**TOTAL PROJECT COST**: $8,954,173

### Option I Cost Summary

**Phase I**: $2,395,197.18
Option I Cost Summary
Phase I: $2,395,197.18
Phase II: $3,427,763.39

Phasing Strategy - Option I

PHASE I: Vehicular Access & Entrances

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TOTAL PROJECT COST $8,954,173
Pope Park Phasing

Phasing Strategy - Option I

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PHASE III: Hist, Restoration, Entertainment & Park Amenities

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TOTAL Phase III: $3,131,213

TOTAL PROJECT COST: $8,954,173

Option I Cost Summary
Phase I: $2,395,197.18
Phase II: $3,427,763.39
Phase III: $3,131,212.53
Phasing Strategy: Option II

Phase I
Provides vehicular access with its associated resource conservation and drainage improvements and historic restoration to High Mall and the steps at Bankside Grove.

Phase II
Introduces pedestrian amenities such as trails and pedestrian activated lights, recreation fields and park entrances.

Phase III
Introduces play structures, site furnishings and amphitheater.
### Phasing Strategy - Option I

#### PHASE I: Vehicular Access & Historic Restorations

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<td>$725,205</td>
</tr>
</tbody>
</table>

**SUB TOTAL Phase I** $2,035,001.85  
10% Design Contingency $203,500.19  
**TOTAL Phase I** $2,238,502.04

7% General Contractor O&P $156,695.14  
**TOTAL Phase I** $2,395,197.18

#### PHASE II: Pedestrian Amenities & Recreation

<table>
<thead>
<tr>
<th>Item #</th>
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<tbody>
<tr>
<td>C</td>
<td>Pedestrian &amp; Bicycle Pathways</td>
<td>$796,729</td>
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<td>Park Entries</td>
<td>$687,932</td>
</tr>
<tr>
<td>G</td>
<td>Active Recreation</td>
<td>$818,460</td>
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**SUB TOTAL Phase II** $2,912,288.35  
10% Design Contingency $291,228.84  
**TOTAL Phase II** $3,203,517.19

7% General Contractor O&P $224,246.20  
**TOTAL Phase II** $3,427,763.39

#### PHASE III: Park Features

<table>
<thead>
<tr>
<th>Item #</th>
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<tr>
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<td>Amphitheater</td>
<td>$571,670</td>
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**SUB TOTAL Phase III** $2,236,792  
10% Design Contingency $223,679  
**TOTAL Phase III** $2,460,471

7% General Contractor O&P $172,233  
**TOTAL Phase III** $2,632,704

**TOTAL PROJECT COST** $8,954,173

---

**Option I Cost Summary**  
Phase I: $3,003,203.30
## Phasing Strategy - Option II

### PHASE I: Vehicular Access & Historic Restorations

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<td>E</td>
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</tr>
</tbody>
</table>

**SUB TOTAL Phase I** $2,561,575

10% Design Contingency $256,157

**TOTAL Phase I** $2,808,732

7% General Contractor O&P $166,471

**TOTAL Phase I** $3,003,203

### PHASE II: Pedestrian Amenities & Recreation

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**SUB TOTAL Phase II** $2,819,257

10% Design Contingency $281,926

**TOTAL Phase II** $3,101,183

7% General Contractor O&P $217,083

**TOTAL Phase II** $3,318,266

### PHASE III: Park Features

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**SUB TOTAL Phase III** $2,236,792

10% Design Contingency $223,679

**TOTAL Phase III** $2,460,471

7% General Contractor O&P $172,233

**TOTAL Phase III** $2,632,704

**TOTAL PROJECT COST** $8,954,173

---

**Option I Cost Summary**

- **Phase I**: $3,003,203.30
- **Phase II**: $3,318,265.61
- **TOTAL**: $8,954,173
Option I Cost Summary
Phase I: $3,003,203.30
Phase II: $3,318,265.61
Phase III: $2,632,704.18

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TOTAL Phase III $2,632,704

TOTAL PROJECT COST $8,954,173
Pope Park Phasing

<table>
<thead>
<tr>
<th>Construction Costs</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Phasing</td>
<td>$8,940,060.86</td>
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<tr>
<td>3 Year Phasing</td>
<td>$10,067,996.38</td>
</tr>
<tr>
<td>Assume $8,954,173 Total Site Costs</td>
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</tr>
<tr>
<td>$2,984,724 per year for 3 years</td>
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</tr>
<tr>
<td>10 Year Phasing</td>
<td>$12,050,830.92</td>
</tr>
<tr>
<td>Assume $8,954,173 Total Site Costs</td>
<td></td>
</tr>
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<td>$895,417 per year for 3 years</td>
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</table>
Pope Park Funding Sources

• National
  • Urban Parks and Recreation Recovery Fund
  • National Parks Foundation
  • Wallace-Reader’s Digest Fund
  • Kresge Foundation
  • Federal Transportation Agency
  • Department of Housing and Urban Development
  • President’s Council on Physical Fitness and Sports
  • Heritage Preservation Program
  • Land and Water Conservation Fund

• State
  • State of Connecticut
  • CT Humanities Council
  • CT Historical Commision
  • Department of Environmental Protection

• Local
  • Hartford Foundation for Public Giving
  • City of Hartford
NEXT STEPS....

1. Authorize a management entity for implementation of plan.
2. Continue to build consensus among community groups and city departments.
3. Prepare grant applications and obtain funding for Phase I.
4. Implement Phase I.
Pope Park
Master Plan

Prepared For:
Friends of Pope Park
Master Plan Committee

Prepared By:
Carol R Johnson Associates Inc

In association with:
Bartram & Cochran