

# 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

# 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

# Pope Park History: Colonel Pope

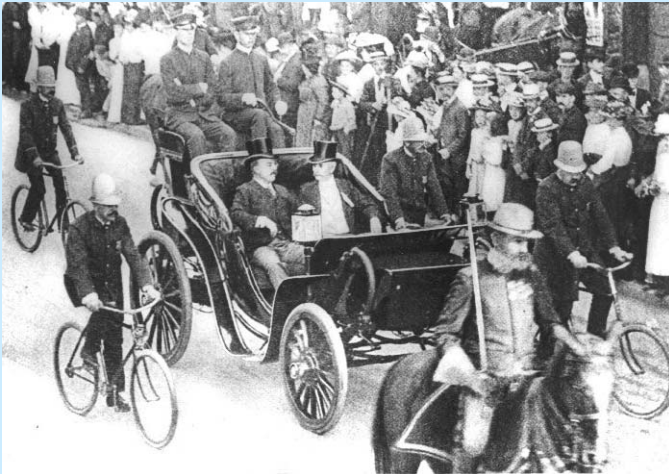


## Colonel Albert Pope

- 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.”*

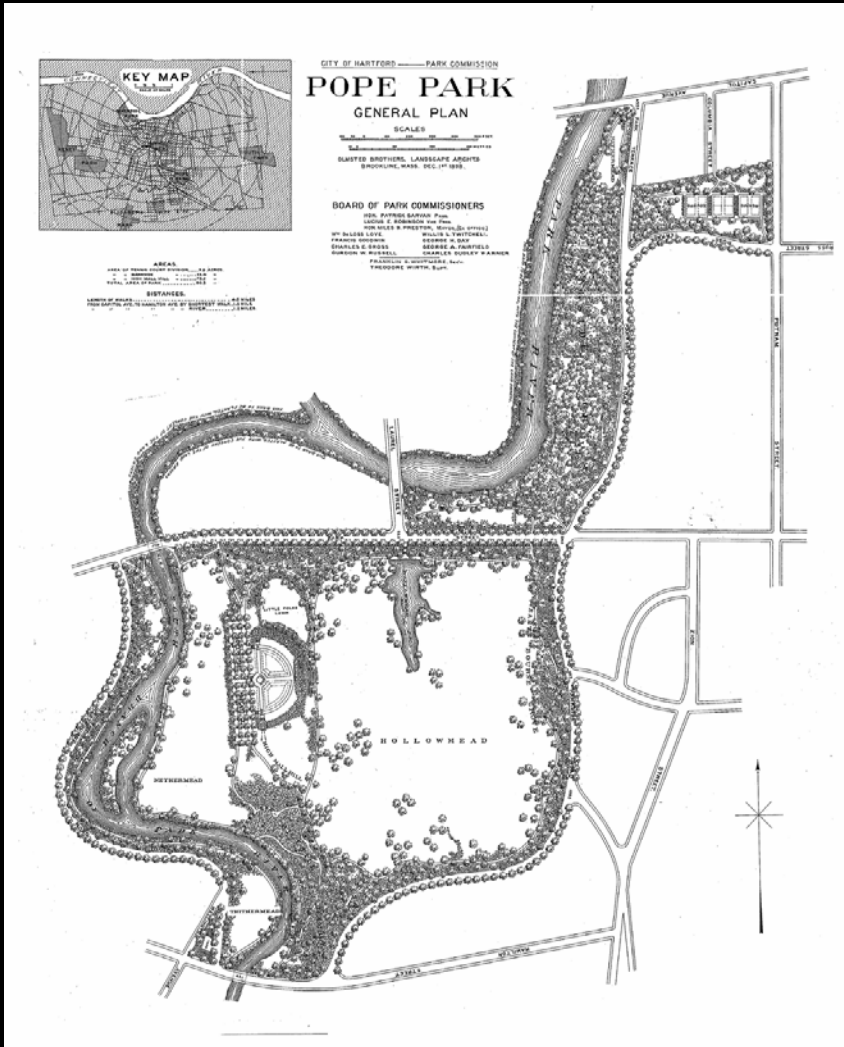
- Albert Pope



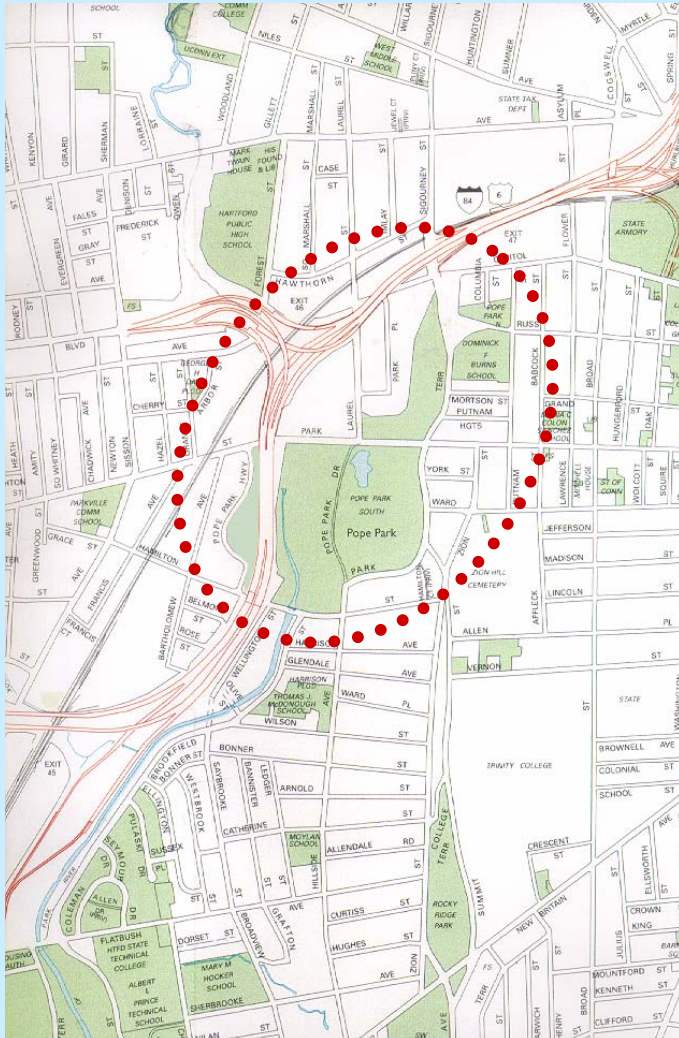
# Pope Park History: Olmsted

## 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



*Pope Park Drive*



*Park Street*



*Park Terrace*

- 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



*Concrete sidewalk on Park Street*



*Asphalt path in park*

- 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



*Recreation Center*



*Shelter 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

# Pope Park: Site Inventory



- **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

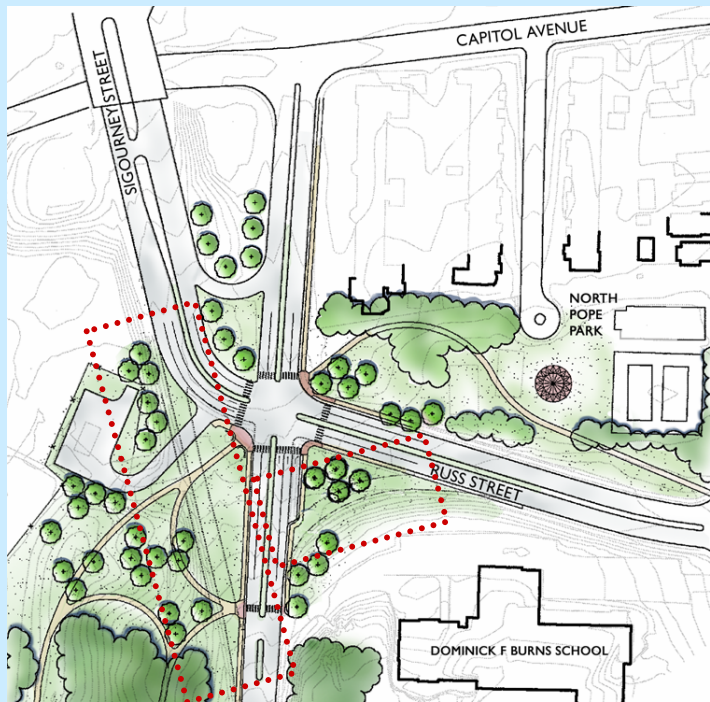
- Restore Historic Elements Where Possible
- Manage/Preserve Wildlife Habitat Areas
- Support Park and Recreation programs
- Improve Safety and Connections
- Initiate Water Management/Sustainable Program

# Pope Park Master Plan





# North Pope Park



- **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

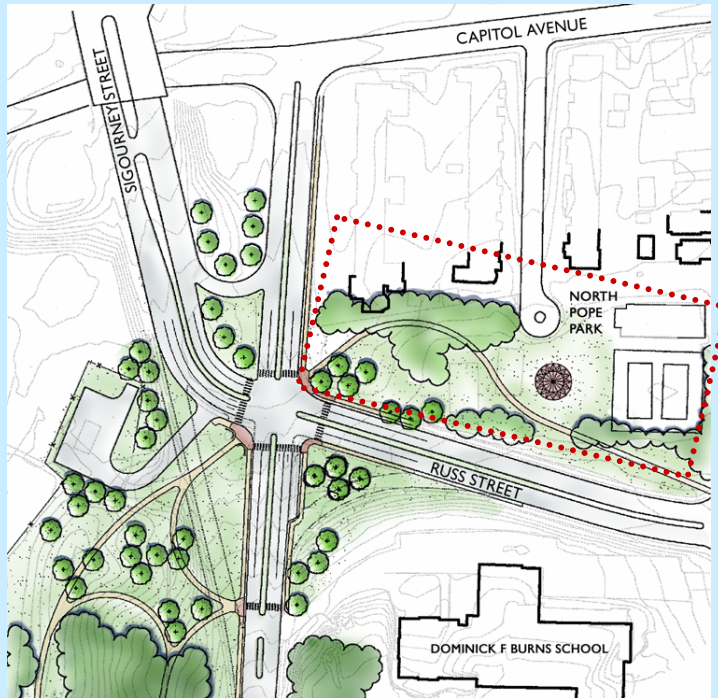


- **Improve Safety and Connections**

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



- **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

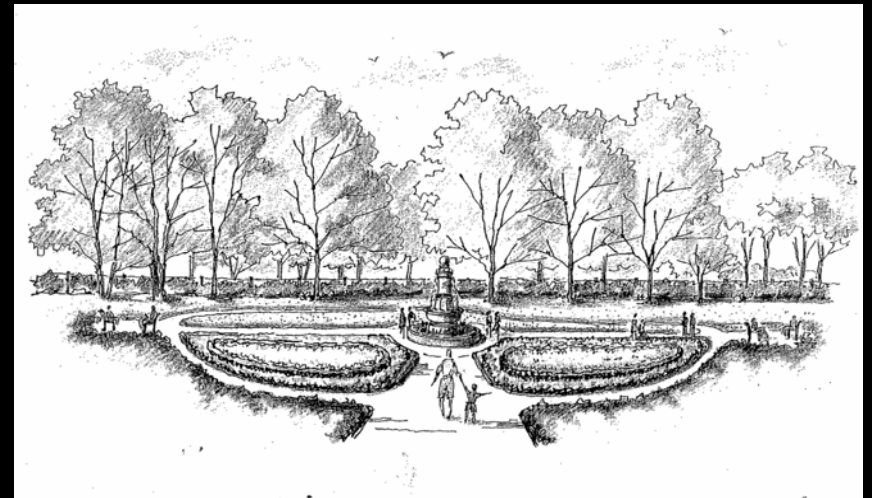


- Outerlying Recreation Zone
  - Practice soccer field or ball field along Hamilton Street near channeled Park River
  - Sledding at Park Street / Parkville entrance
  - Tennis courts in North Pope Park

# Historic Restoration



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



# Historic Restoration



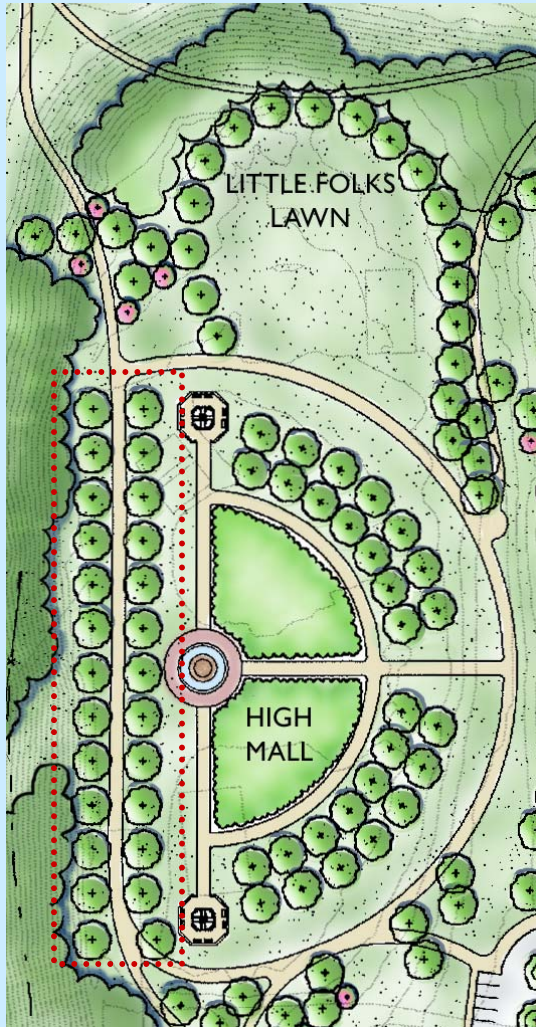
- **High Mall Restoration**
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots

# Historic Restoration



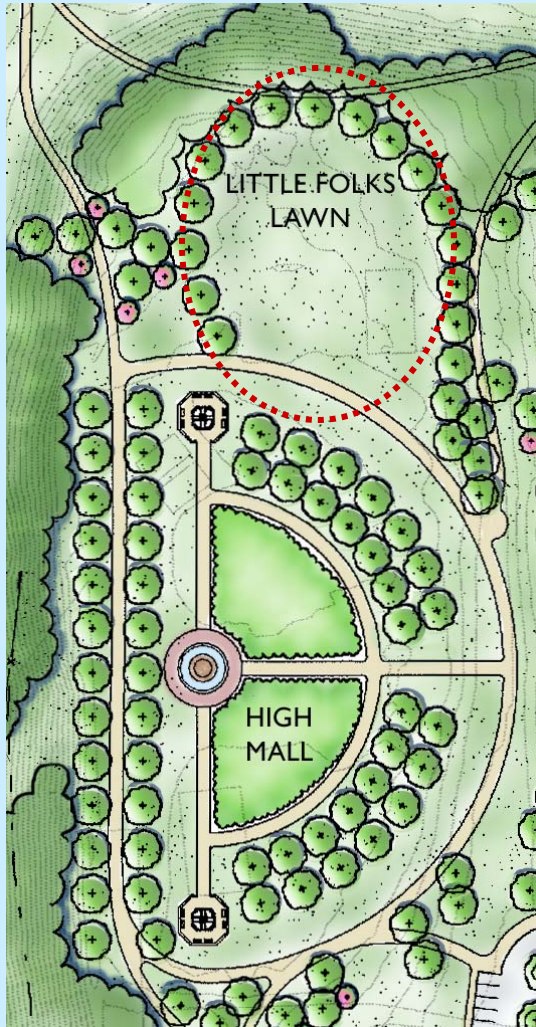
- **High Mall Restoration**
  - Restore Pope Fountain as focal feature of gardens
  - Restore ornamental garden plots
  - Emphasize formal shapes of Olmsted Brothers' design by completing half circle of Sugar Maples

# 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

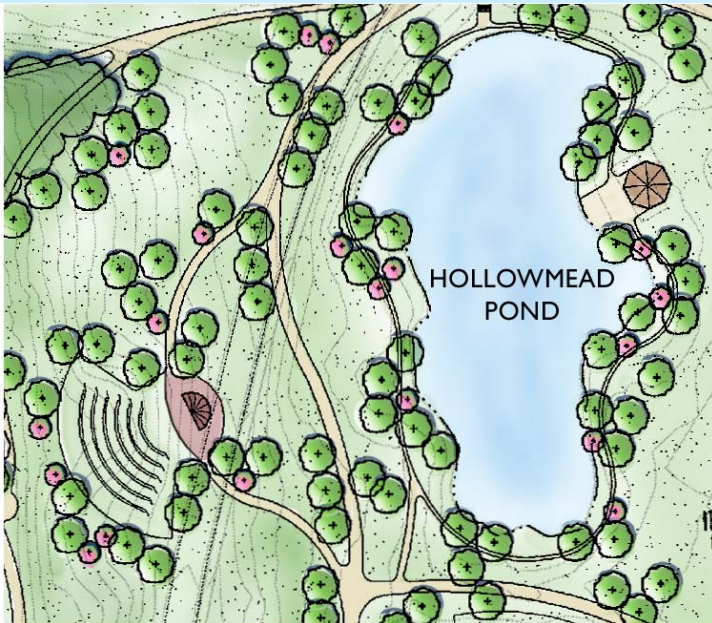
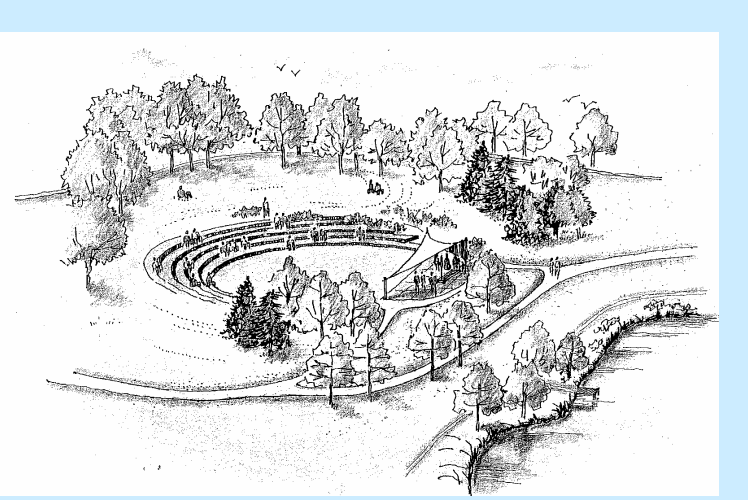
# Historic Restoration



- **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



- **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  
intersection/  
entrance



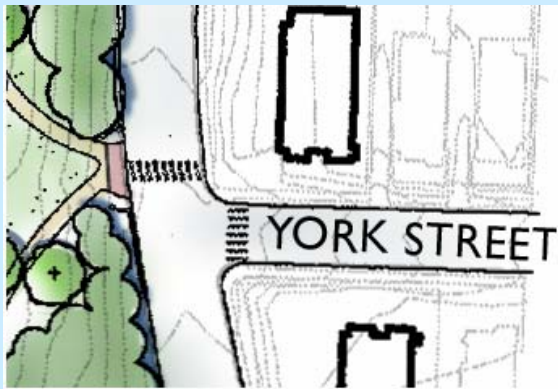
- **Park Street and Laurel Street**
  - Pedestrian crosswalks with pedestrian activated traffic signals
  - One of three main entrances to Main Pope Park with masonry pier gateway
  - Overlook landing to Hollowmead Pond
  - Entrance to North Pope Park recreation trails

# Intersections and Entrances

*Park Street and  
Park Terrace  
intersection/  
entrance*



*Park Terrace and York Street  
intersection/  
entrance*



- **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  
intersection/  
entrance



Park Terrace and Summit Street  
intersection/entrance

- **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 intersection/entrance



- **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 intersection/entrance

- **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  
Street intersection/entrance*

- **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

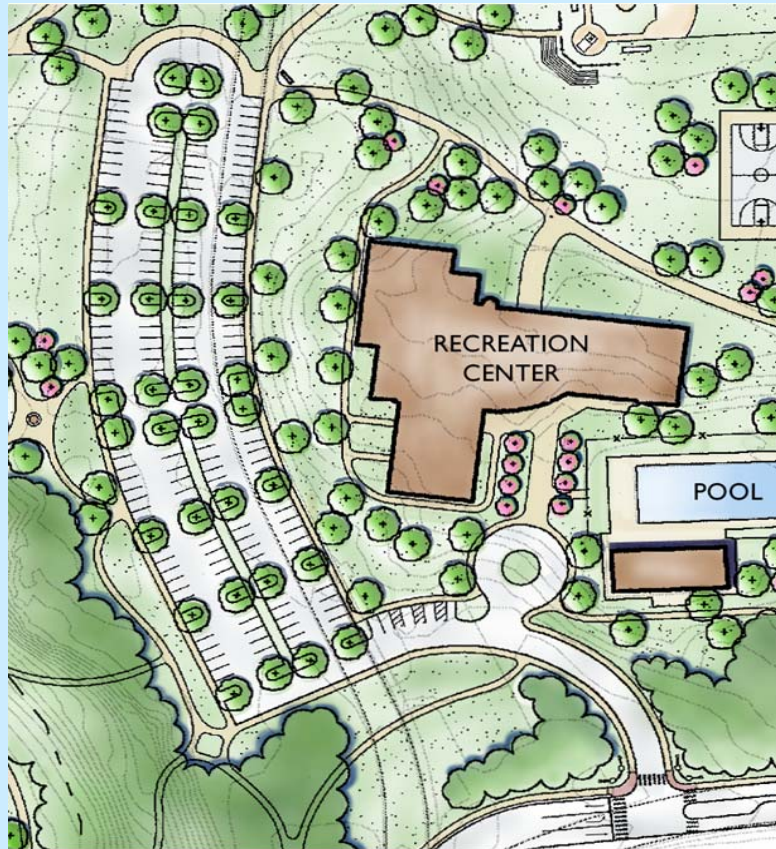
# Pope Park Traffic Study



- **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

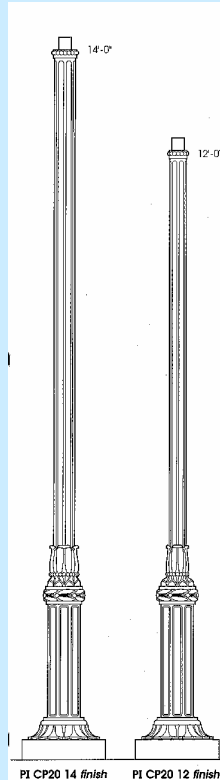


- Expand parking for Recreation Center, sporting events, festivals and other park activities
  - Contains 186 parking spaces with accessible parking, festival access and staging, and bus circulation
  - Protects park open space by providing appropriate parking capacity
  - Is centrally located
- Provide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

# Pope Park Master Plan: Costs

## Final Master Plan Organized by Construction Project

December, 2002

<i>Item #</i>	<i>Item</i>	<i>Cost</i>
02110	Site Preparation	\$425,425
02200	Earthwork	\$712,181
02720	Erosion and Sedimentation Control	\$28,192
02200	Site Drainage	\$257,419
02500	Curbs and Paving	\$1,030,952
02800	Site Improvements	\$2,561,055
02945	Lawns	\$679,270
02241	Irrigation	\$198,750
02950	Planting	\$795,890
16000	Site Lighting	\$906,500

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

# Pope Park Master Plan: Costs

## Final Master Plan Organized by Site Features

December, 2002

<i>Item #</i>	<i>Item</i>	<i>Cost</i>
A	Vehicular Circulation	\$874,852
B	Pedestrian Safety Improvements	\$516,136
C	Pedestrian & Bicycle Pathways	\$796,729
D	Park Entries	\$687,932
E	Historic Restoration of Fountain, Steps and Wall	\$475,300
F	High Mall - Historic Garden	\$729,205
G	Active Recreation	\$818,460
H	Park Improvements	\$982,355
I	Play Structures	\$200,913
J	Water Features	\$104,750
K	Site Furnishings	\$377,105
L	Amphitheater	\$571,670
M	Resource Conservation & Development	\$247,469
N	Site Drainage	\$224,750

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

# Pope Park Phasing

## 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.*

# Pope Park Phasing

## 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.

# Pope Park Phasing



## Option I Cost Summary

Phase I: \$2,395,197.18

### Phasing Strategy - Option I

#### PHASE I: Vehicular Access & Entrances

Item #	Item	Cost
A	Vehicular Circulation	\$874,852
M	Resource Conservation & Development	\$247,469
N	Site Drainage	\$224,750
D	Park Entries	\$687,932
SUB TOTAL Phase I		\$2,035,002
10% Design Contingency		\$203,500
TOTAL Phase I		\$2,238,502
7% General Contractor O&P		\$156,695
TOTAL Phase I		\$2,395,197

#### PHASE II: Pedestrian Amenities & Recreation

Item #	Item	Cost
C	Pedestrian & Bicycle Pathways	\$796,729
B	Pedestrian Safety Improvements	\$516,136
G	Active Recreation	\$818,460
E	Historic Restoration of Fountain, Steps and Wall	\$475,300
I	Play Structures	\$200,913
J	Water Features	\$104,750
SUB TOTAL Phase II		\$2,912,288
10% Design Contingency		\$291,229
TOTAL Phase II		\$3,203,517
7% General Contractor O&P		\$224,246
TOTAL Phase II		\$3,427,763

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

Item #	Item	Cost
F	High Mall - Historic Garden	\$729,205
K	Site Furnishings	\$377,105
H	Park Improvements	\$982,355
L	Amphitheater	\$571,670
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



# Pope Park Phasing

## Phasing Strategy - Option I

### PHASE I: Vehicular Access & Entrances

Item #	Item	Cost
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## Option I Cost Summary

Phase I: \$2,395,197.18

Phase II: \$3,427,763.39

# Pope Park Phasing

## Phasing Strategy - Option I

### PHASE I: Vehicular Access & Entrances

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

Item #	Item	Cost
F	High Mall - Historic Garden	\$729,205
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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

Phase II: \$3,427,763.39

Phase III: \$3,131,212.53

# Pope Park Phasing

## 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.

# Pope Park Phasing

## Phasing Strategy - Option II

### PHASE I: Vehicular Access & Historic Restorations

Item #	Item	Cost
A	Vehicular Circulation	\$874,852
M	Resource Conservation & Development	\$247,469
N	Site Drainage	\$224,750
E	Historic Restoration of Fountain, Steps and Wall	\$475,300
F	High Mall - Historic Garden	\$729,205
SUB TOTAL Phase I		\$2,551,575
10% Design Contingency		\$255,157
TOTAL Phase I		\$2,806,732
7% General Contractor O&P		\$196,471
TOTAL Phase I		\$3,003,203

### PHASE II: Pedestrian Amenities & Recreation

Item #	Item	Cost
C	Pedestrian & Bicycle Pathways	\$796,729
B	Pedestrian Safety Improvements	\$516,136
D	Park Entries	\$687,932
G	Active Recreation	\$818,460
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

Item #	Item	Cost
I	Play Structures	\$200,913
J	Water Features	\$104,750
K	Site Furnishings	\$377,105
H	Park Improvements	\$982,355
L	Amphitheater	\$571,670
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

# Pope Park Phasing

## Phasing Strategy - Option II

### PHASE I: Vehicular Access & Historic Restorations

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SUB TOTAL Phase I		\$2,551,575
10% Design Contingency		\$255,157
TOTAL Phase I		\$2,806,732
7% General Contractor O&P		\$196,471
TOTAL Phase I		\$3,003,203

### PHASE II: Pedestrian Amenities & Recreation

Item #	Item	Cost
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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

Item #	Item	Cost
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H	Park Improvements	\$982,355
L	Amphitheater	\$571,670
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

# Pope Park Phasing

## Phasing Strategy - Option II

### PHASE I: Vehicular Access & Historic Restorations

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F	High Mall - Historic Garden	\$729,205
SUB TOTAL Phase I		\$2,551,575
10% Design Contingency		\$255,157
TOTAL Phase I		\$2,806,732
7% General Contractor O&P		\$196,471
TOTAL Phase I		\$3,003,203

### PHASE II: Pedestrian Amenities & Recreation

Item #	Item	Cost
C	Pedestrian & Bicycle Pathways	\$796,729
B	Pedestrian Safety Improvements	\$516,136
D	Park Entries	\$687,932
G	Active Recreation	\$818,460
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

Item #	Item	Cost
I	Play Structures	\$200,913
J	Water Features	\$104,750
K	Site Furnishings	\$377,105
H	Park Improvements	\$982,355
L	Amphitheater	\$571,670
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

Phase III: \$2,632,704.18

# Pope Park Phasing

## Construction Costs

## Total Cost

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**No Phasing**

**\$8,940,060.86**

**3 Year Phasing**

**\$10,067,996.38**

*Assume \$8,954,173 Total Site Costs  
\$2,984,724 per year for 3 years*

**10 Year Phasing**

**\$12,050,830.92**

*Assume \$8,954,173 Total Site Costs  
\$895,417 per year for 3 years*

# 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 Commission*
- *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