Public Space Landscape Design Workshop

June 5, 2018
Introductions
Project Overview

Project Dimensions

- Overall length: 3,550 feet
- Tunnel length: 360 feet
- Construction Area: 6.1 Acres
Middlebury Bridge and Rail Project

- Reconstruction of Main Street and Merchants Row Bridges
- Reconstruction of Railroad Corridor
- Village Green Public Space
- Reconstruction of Printer’s Alley Public Space
Planning Guidance

- Why should we plan our downtown?
- What guides our vision for the future of Middlebury?
- How do the elements of this project fit into the larger community?
Downtown Middlebury

- Stakeholders
  - Residents
  - Better Middlebury Partnership
  - ACTR
  - Neighbors Together
  - Middlebury College
  - Churches
  - Festival on the Green
  - Post Office
  - Sheldon Museum
  - Community Music School
  - Ilsley Library
  - Chamber of Commerce
  - Town Hall Theater
  - VTrans
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- **Activities**
  - Capital Budget Projects
  - Festivals / Events
  - Business Operations
  - Delivery of Services
  - DIDC Budget Projects
  - Infill Development Proposals
  - Infrastructure Maintenance
  - Grant Applications
  - Building Renovations
  - Redevelopment
  - Emergency Services
  - Multi-Modal Transportation
Planning is needed to optimize land use and bring together downtown stakeholders with community activities.
Purpose of Planning Documents

- Summarize where we are now
  - Consolidated resource document
  - Historic Context
  - Identifies past studies – Village, Town, MEND
  - Describes existing assets and resources
Purpose of Planning Documents

- Articulate a vision for where we are going
  - Documents public process
  - Community goals
  - States the community’s values and needs
  - Identifies allowable land use
  - Illustrative master plan mapping
  - Guides multi-modal transportation
Purpose of Planning Documents

- Provides direction for getting there
  - Project prioritization recommendations and costs
  - Recommended future studies and initiatives
  - Site-specific plans
  - Roadmap for future growth and development
Benefits of Planning

- Public support for projects
- Increased efficiency of decision making
- Reduced conflicts and duplication of efforts
- Better prepared for funding opportunities
- Increased stakeholder collaboration
Current Planning Documents

- 2018 Addison County Regional Plan
- 2012 Town Plan
- 2017 Town Plan
Landscape Design Workshop
Public Spaces Design

- Local and Regional Planning Document Guidance
- Federal Regulations
  - Section 106 of the National Historic Preservation Act
  - Section 4(f) of the US Department of Transportation Act
- Public Input
  - What will make the public space useable?
  - What will attract you to the park areas?
Public Spaces Design

- Village Green
- Printer’s Alley
- Bridge Railings
Village Green Parameters

- Reconnection of Triangle Park Area to Main Village Green
- Focus on area West of the Church between Main Street and Merchants Row
- Working with Church to address Memorial Garden area
Utility Infrastructure

- Need to acknowledge underground systems and sewer/drainage manholes throughout redesign area
- Water valves, hydrant, re-install fountain and hose connection
- Underground irrigation to be installed
- Electric power, transformer and lighting control box
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
Village Green - Options to Consider

- Re-use of historic Ashlar blocks - sitting walls and other features?
- Location of sidewalks, new plantings (trees, shrubs, groundcovers, benches, etc.)
- Lighting options – low level post-mounted and/or higher intensity pole mounted fixtures?
- Connectivity to existing Green and Main St./Merchants Row
CAST-IN-PLACE CONCRETE CURB, TYPE B (7" REVEAL) (TYP)

6" TOPSOIL

LANDSCAPE BACKFILL, TRUCK MEASUREMENT

PORTLAND CEMENT CONCRETE SIDEWALK, 5 INCH

1' - 3"

1' - 6" (TYP)

12' - 0"

VARRIES

5' - 0"

5' - 0"

SDWLK TRAVEL LANE

EARTH BORROW

EXISTING GRADE

SPECIAL PROVISION (BITUMINOUS CONCRETE PAVEMENT) *

18" SUBBASE OF DENSE GRADED CRUSHED STONE

* (1) - 1½" LIFT OF TYPE IV OVER
(1) - 2" LIFT OF TYPE II OVER
(1) - 3" LIFT OF TYPE I

PRINTER'S ALLEY SECTION
(STA. 20+35 - 21+56)
NOT TO SCALE
Printer’s Alley Parameters

- Reconstructed access road, sidewalk, green spaces
- Pedestrian travel will follow new sidewalk and connect to existing pathway on south side of the Gas House
- Site is sloping; surface grade will drop approximately 11-13 feet from Main St. to area in front of Gas House
- Public space will be accessible at upper and lower levels, but no ramps or accessible pathways are feasible within park site
Utility Infrastructure

- Drainage system manhole in center of space
- Potential for electrical service and lighting – low level/post mounted or higher intensity
- Railroad emergence from tunnel – railings/fencing on east side of new public space to be installed
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
Printer’s Alley - Options to Consider

- Re-use of historic Ashlar blocks - sitting walls and other features?
- Public bulletin board/information kiosk?
- Public gathering – wifi hotspot?
- Tree, shrub, and garden design opportunities
Design Examples for Reference
Initial Visual Simulation of Green after Tunnel Construction
Initial Visual Simulation of Green after Tunnel Construction
Landscape / Architecture
Environmental Sculpture / Art
Workshop Design Session
Public Input and Ideas

- Consider existing conditions and site parameters
- What should be the focus or key element(s) to be considered?
- What will make the spaces most inviting, attractive, and most enjoyable/usable?
- What is needed downtown public space? What is missing?
- How to make engaging for all potential users?
Think Outside the Box!

- Gathering areas – location and design?
- Public or environmental art/sculptures?
- Activity Space: game tables, exercise areas
- Alternative seating designs: swinging benches, hammocks, stone circles
Think Outside the Box!

- Opportunities for historic interpretation
- Garden/landscape/ecological design ideas?
- Creative lighting options (Dark Sky compatible)
Think Outside the Box!

- Cascading site environment? (Printer’s Alley)
- Water features?
- Summer and winter use – covered space(s)?
- Space for food venders?
Next Steps

- Design Workshop Breakout Groups (tonight)
- Meeting Recap (tonight)
- Data download and preliminary design (June/July)
- Public Meeting Number 2 (mid-July)
- Refined design analysis (July/August)
- Public Meeting Number 3 (end of August)