CITY OF HARTFORD
Contract #1156
HARTFORD PARKS MASTER PLAN
FINAL REPORT

prepared by

LANDSCAPES

Landscape Architecture, Planning, Historic Preservation

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PRE/view

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Christopher Greene, ASLA, Programs/Finance

George Wheeler, PhD, Monuments Conservation

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March, 1992

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City and Citizens of Hartford

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EXECUTIVE SUMMARY

For the first time in the history of the City of Hartford's public green spaces, the **Hartford Parks Master Plan** addresses the whole of the over two thousand acres of public parks and the recreation needs of the 140,000 residents it serves (see illustrated plan of these parks on the following page). Within this plan there are thirty-two parks addressed. Because of their varying sizes and qualities they have been organized into five types of parks, as follows:

- Metropolitan Reservation;
- Large Multiple Use Parks with Historic Value;
- Medium to Small Parks, associated with Community Centers or Schools;
- Small Neighborhood Parks and Playgrounds;
- Small Green Spaces and Memorial Sites.

To realize this ambitious plan, the project team worked with the City of Hartford toward developing a broad understanding of the park system history, existing conditions, level of service and use, safety and security, park maintenance, related planning and technical documentation, and fiscal opportunities or constraints. The team was led by LANDSCAPES, Westport, CT, (Landscape Architecture, Planning, Historic Preservation) with PRE/view (Landscape Architecture, Environmental Planning, Urban Design, Visual Simulation). Specialized consultants included David Schuyler, PhD (Historian, Olmsted and Weidenmann Scholar), Noyes Vogt Architects (Contemporary and Preservation Architecture), Theodore Haskell (Park Maintenance), Christopher Greene, ASLA (Programs and Finance) and George Wheeler, PhD (Stone and Metal Conservation). Drawing on this unique and targeted team expertise a project baseline was established, and a series of general guiding principles emerged.

The project scope mandated that all planning efforts provide an adequate level of recreational services city-wide. Values associated with the parks were identified, relative to their designed and cultural history, environmental and scenic qualities, recreational potential, and, the unique role these parks play in Hartford's urban life. Both public and private initiatives were identified in working toward the implementation of the breadth of this plan. The City should become a more effective collaborator with park support groups, event sponsors, community schools, etc., to enrich recreational and educational opportunities and improve the condition of the parks while stabilizing costs. Additionally, it is clear that the realization of these guiding principles, park preservation and full contemporary use is compatible and is the ideal.

The master plan calls for the wise stewardship of all parks, both historic and contemporary. As revealed by the existing conditions park surveys, while there are some losses, much of the historic design and construction of the parks remains. Examples of extant historic elements in parks include their topography, vegetation, drives, walks, rivers, ponds, bridges, buildings, monuments and scenic views. These parks were designed for diverse uses, providing access and enjoyment; they can serve today's users as effectively as they did in the past.

Hartford's parks are in crisis. The decay of infrastructure, natural systems and built elements is evident. For example, the loss of pedestrian walks limit access, and the condition of vegetation and furnishings limits enjoyment. Places for group use are not effectively provided. Parks are for people. Deterioration and dysfunction make park use in many of the city green spaces a negative experience, rather than an uplifting one.

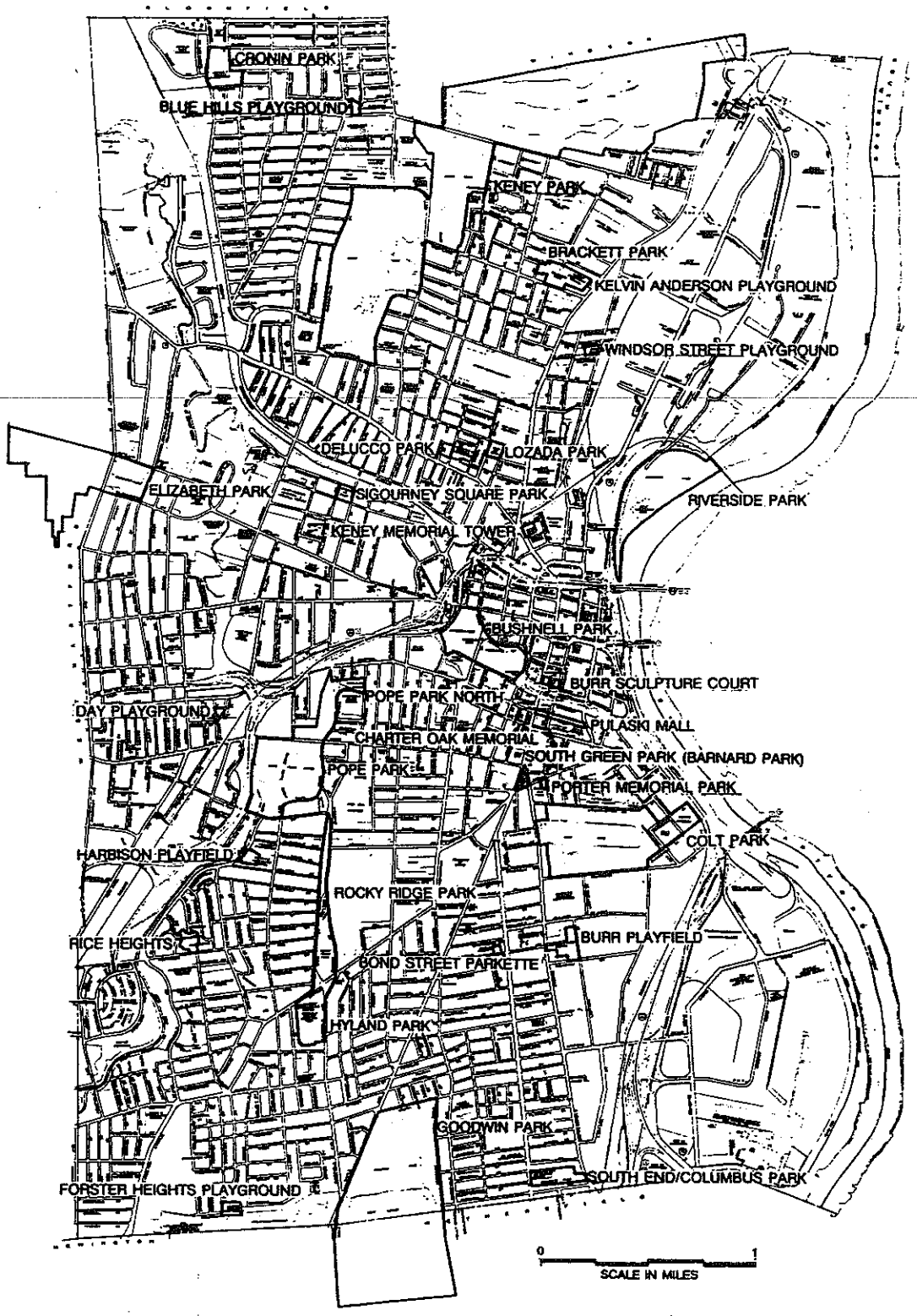


Figure EX.1 Map of all thirty-two parks addressed in this Parks Master Plan.

The people of Hartford deserve parks that provide quality recreation of all types. When the populace as a whole is considered, there are many segments that are being underserved. The parks need to serve people of all ages, all physical abilities and interests. Diverse use by the broadest possible range of citizens is the objective of this plan. The recent trends towards lower levels of overall park quality, because of the burden of high cost, high maintenance facilities that provide for limited uses must be reversed. Basic natural systems, built elements and furnishings must be rehabilitated and augmented to a durable, attractive standard. High quality work needs to replace the endemic problem of making the available funding stretch to do more at a lower caliber. What is done must be done well.

The cost estimates for each park are a summary of related capital improvements. The cost of all recommended projects by park type is:

1. Metropolitan Reservation	$ 2,490,000
2. Large Multiple Use Parks with Historic Value	$ 35,342,000
3. Medium to Small Parks, associated with Community Centers or Schools	$ 2,744,000
4. Small Neighborhood Parks and Playgrounds	$ 1,638,000
5. Small Green Spaces and Memorial Sites	$ 1,038,000
Total Proposed Capital Improvements	**$ 43,252,000**

To summarize the above costs, the total estimated budget for groups 3, 4 and 5 is approximately $5.4 million for all three categories -- an average of $87,419 per acre (for a total of 62 acres). These parks have a greater ratio of more expensive hard surfaces, decorative elements and monuments per square foot than the larger parks in groups 1 and 2. The large parks yield a total cost of approximately $37.8 million. Park land improvements represent $20.8 million with improvements to and new construction of buildings amounting to $17.0 million. Eliminating areas outside of this project scope, the average cost of capital improvements is about $17,418 per acre, which will provide increased access, more diverse recreational opportunities and rehabilitated natural systems throughout the city.

As testified to by the cost estimates and the project priorities, the capital improvements and related maintenance allocations outlined in this report are not only feasible, they are achievable. This level of proposed capital improvements addresses basic needs for useable park spaces city-wide. As a metaphor, this plan represents and economy car approach to buying better parks, not a luxury model. It is a reality based plan focusing on providing an adequate level of service city-wide. The schematic plans and estimates developed herein in detail embody this approach to reclaiming Hartford's park lands.

The Hartford park system was developed most intensively in the late nineteenth and early twentieth century. These parks will be celebrating centennials over the next decade. Improvements should proceed in advance of these events. With this detailed, comprehensive plan, the City and its citizens are ready to move forward and reclaim the glory and pride of Hartford's park legacy. It is time to proceed.

I. INTRODUCTION

This Parks Master Plan is the first, comprehensive plan to address the entire Hartford parks system in the history of these public green spaces. Planning efforts in the past have been undertaken on behalf of an individual park or component of a park. The impetus to initiate this planning process comes from both city government and citizens, especially park friends groups. The people of Hartford think of parks in many ways. A chorus of voices is brought to the public forum. This comprehensive plan is charged with hearing and balancing these voices.

The scope of services included in the Hartford Parks Master Plan is broad. This document will be used as a planning tool for current and future development of city-owned park land. It proposes passive, group and active recreational options based on levels of service for each park, historic value and original intent of park usage, existing conditions, current and future need, community input, recreation standards, maintenance capability and available financing. The work began in October, 1991 and was completed in April, 1992. Several city parks were not included within the purview of this effort including Bushnell Park, the Riverfront Recapture efforts along the Connecticut River, fifteen additional small green spaces and numerous additional school grounds. In order to be truly comprehensive these areas, utilizing the same framework applied throughout this plan, should be included and costed in the near future.

The project team is a multi-disciplinary group led by LANDSCAPES, and includes: PRE/view, landscape architecture and visual simulation, David Schuyler, history, Noyes Vogt Architects, architecture, Theodore Haskell, maintenance, Christopher Greene, programs and finance, and George Wheeler, monuments conservation. The project began with a review of past park planning efforts, the current capital plan and other relevant documents. Primary issues system-wide were identified as:

1. Deterioration and failure of park infrastructure (utilities, drainage, drives and paths);
2. Deterioration of park natural systems (soils, water, vegetation);
3. Deterioration of park features and furnishings (recreation elements, benches, tables);
4. Construction of new facilities with limited planning basis, in response to trends;
5. Previous planning studies with limited community-wide acceptance and implementation;
6. Diverse community use, changes in demographics, access for all;
7. Recreational programming, need to serve diverse community, separation between public and private sectors, citizen outreach;
8. Personal and facility safety and security;
9. Park maintenance levels, related to current and future park care;
10. Financing of park development and rehabilitation.

These issues were considered as the project proceeded. The team conducted a thorough field investigation, mapping and analysis of existing conditions in thirty-two parks. Historic research was carried out. Current park use, maintenance, recreation programs, demographics, park projects, private partnerships and community input were all incorporated. Guided by the findings, schematic plans and cost estimates for each park were developed. Priorities were assigned based on existing conditions and level of dysfunction, level of service to the surrounding neighborhood, recreation use opportunities, and the lack of recent park improvements. The thirty-two parks are listed in Figure I.1 which presents a summary tabulation of the results of the historic, physical and programmatic analyses.

EXISTING CONDITIONS ANALYSIS 1991

PARKS	HISTORIC: DATE OF ORIGIN	HISTORIC: DESIGN	PHYSICAL: DRAINAGE	PHYSICAL: SOILS / WATER	PHYSICAL: FOREST	PHYSICAL: PARKLAND	PHYSICAL: FORMAL / STREET TREES	PHYSICAL: SHRUBS / GROUND COVER	PHYSICAL: TURF	PHYSICAL: ORNAMENTAL	PHYSICAL: PEDESTRIAN PATHS	PHYSICAL: VEHICULAR DRIVES / PARKING	PHYSICAL: FACILITIES / EQUIPMENT	PHYSICAL: OTHER STRUCTURE	STRUCTURES: RESTROOMS	STRUCTURES: COMMUNITY CENTER / SCHOOL	STRUCTURES: PICNIC SHELTER	STRUCTURES: MAINTENANCE BUILDINGS	FURNISHINGS: OVERALL CONDITION	FURNISHINGS: DRINKING FOUNTAINS	FURNISHINGS: BBQ GRILL	FURNISHINGS: TABLES	FURNISHINGS: BENCHES	LIGHTING: EXTERNAL	LIGHTING: INTERNAL	MEMORIAL / FOUNTAIN / OBJECTS[1]	PROGRAMMATIC: RECREATION: PARKING	PROGRAMMATIC: RECREATION: GROUP	PROGRAMMATIC: RECREATION: ACTIVE	PROGRAMMATIC: CURRENT DEVELOPMENT	PROGRAMMATIC: POTENTIAL DEVELOPMENT	PROGRAMMATIC: CURRENT DEVELOPMENT	PROGRAMMATIC: POTENTIAL DEVELOPMENT	PROGRAMMATIC: CURRENT DEVELOPMENT	PROGRAMMATIC: POTENTIAL DEVELOPMENT	MISUSE / ABUSE / VANDALISM	CAPITAL IMPROVEMENTS SINCE 1980
1. LARGE METROPOLITAN RESERVATION (647.84 Acres; ±210 Developed)																																					
BATTERSON	1928		2-	2	2-	P+		3	3			3+	3+	●	●		●	●	P+	0	0	0		+	2		0	●	●	●	●	●	●	●	0		
2. LARGE MULTI USE PARKS (18.12 - 693.64 Acres)																																					
BUSHNELL	1959	+	2-	2-	3+		2-	2-	2-	2	2/3+		2	●	●				2				●	+	2/3	●	●	●	●		●			●	0	+	
COLT	1905	+	2			3-	2/3	2/3	2/3	3+	2-	2-/3	2/3		●			●	2-	●			●	+	3	●	0	●	0	●	●	●	●	●	0	P/+	
ELIZABETH	1944	+	2+/3	2/3	2/3	2/3	3	2	1/2	1/2	2/3	2/3	2-	●	●			●	2				0	+	2-	0	●	●	0	●	●	●				P/+	
GOODWIN	1895	+	2/3	2/3	2-	2/3		2/3	2/3		2/3	3	2+	●	●			●	2/3		0	0	0	+	2+		0	●	0	●	●	●	●	●	●	+	
HYLAND	1925	+	2/3	2/3	2/3	2/3			2/3	2	2/3	1/2	1/2			●	0		2/3				●	+	2	-	0	●		●	●	●	●	0	+		
KENEY	1895	+	2/3	2-	2-	2-	2-	3+	3+		2/3	2/3	2-	●			●	●	2/3	●			●		3-	●	0	●	0	●	●	●	●	●	P/+		
POPE	1899	+	3	3	2/3	3+	2/3	3-	3-		2/3	2	2	●	0		0		3+		●		●	+	2-	●	0	●	0	●	●	●	●	●	+		
RIVERSIDE	1895	+	2/3	2	2/3	2	2+		3		2/3	2-	2+	0					4-						3+	●	0	●	0	●	●	●	●	0	P/+		
ROCKY RIDGE	1892	+	2	2/3	2/3	3	2/3	2/3	1/2		3	2/3	2/3		0				2				0	+		0	0	●		●	●	●	●				
3. MEDIUM TO SMALL PARKS/COMMUNITY CENTERS/SCHOOLS (.9 - 9.6 Acres)																																					
ANDERSON/	1958		3	3		2		2-	2-		3	3-	2/3			●			2-						3-			●			●	●	●	●	+		
BRACKETT	1958		3-	2-		2	2-	3-	3		2-	2/3	3			●	0		2-		●		●	+	2-		●	●	●	●	●	●	●				
BLUE HILLS	1948		3+	2/3	3	3	3+	3	3		2/3	3	2			●								+	3			0	0	0	●	●	●	0	+		
BURR			2-	2-	3-				2/3		3-	3-	3	●		●						0	●	+	3-			0		0	●	●	●	0	+		
CRONIN	1947		3	3-		2	2-	3	2/3		4		2/3		0	●	0		2/3	●			●	+			0	●	0	●	●	●	●	●	+		
HARBISON	1913		2-	2	2-				2+		3	3	2	●		●			2				0	+			0	●		●	●	●	●	0	P		
SOUTH END	1902		2	2-		2-	2+	2+	2	2+	2/3	2/3	2+		0	●			2+	0	0		●	+	2		0	●		0	●	●	●	0	P/+		
WINDSOR	1925		2	2	3		3		2			2	2	2		●								+	2			0		0	●	●	●	0	+		
4. SMALL NEIGHBORHOOD PARKS AND PLAYGROUNDS (.6 - 4.07 Acres)																																					
BOND	1899		3	3-			3	3+	2-	3	3+		3/4						3				0	+		●	0	●	0	0	0	●	●			
DAY	1916		2/3	3		3	2/3	3	3/4		3/4								3	0		●	0	+				0		0	●	●				
DELUCCO	1954		2/3	3		3		2/3	3		2/3		3/4	+			0		3/4				0	+	1		0	●		●		●	●			
FORSTER HTS.	1954		3	2-		2-	2/3	2/3	3		3		2-						2-		0		●	+			0	●	0	●	●	●	●	0	+		
LOZADA	1974		2	2-			3	4	2-		2/3		2/3						3				0				0	●		●	●	0			+		
POPE NORTH	1899	+	3/4	2		2	2-	3	2+	3-	2/3		2+				0		2				●	+	2-		0	●	0	0	●	●			+		
RICE HTS.	1961		2/3	2			2/3	3	2/3		2/3		2/4						2/3						4-			●		●	●	●	●				
SIGOURNEY	1895		2	2		2/3	2/3	2/3	2/3		2/3		2/3						2/3				●	+	3	0	0	●		0	●	●	●	0	+		
5. SMALL GREEN SPACES AND MEMORIAL SITES (.4 - 1.7 Acres)																																					
BURR CT.		+	4	2-			2/3	2-		3	2-								2+						3-	●		●	0	●				0	+		
CHARTER OAK M.	1916		2-	2-			3	3		2									2+					+	2-	●	0	0							+		
KENEY M.	1898	+	2-	2-		2/3	2/3	2/3	2		2/3			●					2				●	+	2	●	●	●						●	P		
PORTER M.	1932	+	2-	2/3		3		3	2/3		2/3								2/3					+		●	0	●	●	0			●				
PULASKI HALL		+	2	3			2	2/3	2-		2-	2/3	3/4						2/3	0			●	+	1/2	●	●	●			●	●	●	+		
SOUTH GREEN	1898	+	4+	3/4			2/3	2/3	2/3	2/3	2	2/4		2					3					+		●	●	●	0	●	0	0	●				

LEGEND:

- ● MAJOR/EXTENSIVE USE OR AMOUNT
- ◐ SOME/NOTICEABLE USE OR AMOUNT
- O MINOR/NON-EXISTENT USE OR AMOUNT
- □ BLANK OR EMPTY BOX, N/A

1 EXCELLENT
2 GOOD
3 FAIR
4 POOR
2-4 SIGNIFIES RANGE

+ = YES
P = PENDING
P/+ = YES & PENDING

FOOTNOTES:
1 FOR DETAIL INFORMATION SEE ARCHITECT REPORT, SEE TASK 2.
2 FOR DETAIL INFORMATION SEE CONSERVATOR REPORT, SEE TASK 2.

Figure I.1: Existing Conditions Analysis 1991. This summary tabulation records the findings of the research and field investigation. The legend at the bottom provides a guide to symbols.

GUIDING PRINCIPLES

As the project team worked with the City of Hartford on developing a broad understanding of resources and needs, a series of guiding principles emerged. The values associated with parks relate to their history, environmental quality, recreational potential and the unique role parks play in urban life. These principles are embodied in the text below.

- **Parks help to make cities liveable.** They provide a contrast to the built environment that surrounds them. The entire 2200 acres of city parkland should provide maximum recreation value to the citizens of Hartford.

- **Parks should provide settings for people, in passive, group and active recreational pursuits.** Park master planning focuses on daily and frequent uses, like walking, relaxing, bicycling, jogging, picnicking, sports activity, pleasure driving and the like. Parks are places for diverse recreational pursuits. In the recent past the development of Hartford's parks has focused on the provision of additional active recreation facilities paralleling the individual demands of health and fitness nation-wide. During this same period, passive and group use opportunities have not been adequately provided. In order to reach the broadest number of citizens, a diversity of uses should be supported.

- **Parks are the green spaces of the city.** They are places for citizens of all ages and abilities to enjoy the outdoors. People of all abilities should have access to parks through universal design that provides barrier-free environments to the maximum possible extent.

- **A park outing of any duration or nature should be a high quality experience.** All evidence of dereliction and dysfunction should be addressed to assure that the physical appearance, visual quality and usability of the parks are positive.

- **Hartford's parks are valuable cultural resources, places for the gathering of the city's people or for the enjoyment of individuals.** Many of the parks are significant historic places, given to the city by public spirited citizens, or developed in the name of early park advocates. This legacy is a public trust.

- **Parks are valuable natural resources, improving city life through the provision of green spaces and places for plants and animals.** The large parks are habitats with potential for environmental education through individual exploration or organized programs.

- **Parks are the core of Hartford's public, outdoor recreation space.** There are additional public and private lands that also provide recreational opportunities to portions of the city's populace. The mission of providing recreation opportunities for city dwellers is a shared one, involving the public and private sectors. The City should become a more effective collaborator with park support groups, sponsors of public events, community schools, and others, to enrich recreational opportunities and improve the condition of parks while stabilizing costs.

This Hartford Parks Master Plan is a comprehensive view of the entire city park system. Such a plan, that combines physical planning and related park programming city-wide, is a unique undertaking in the over 170 year history of city open spaces. This document builds on park and recreation related reports developed in the past ten years to address the challenges of today and the years to come. It is a plan based in a series of directives including significant financial and maintenance capability constraints. In addition, it has the benefit of current national guidelines for historic landscape preservation that are currently in draft. Within this framework, the master plan applies a conservative design approach, using sound decision making and creativity within an economically restrained framework. Sustainable design, using an ecologically responsible approach, is also incorporated. The plan seeks to bring each park to a good and useful condition, improving the level of recreational service city-wide.

This planning process is taking place at a time when planning for design and construction projects for several parks are proceeding. The master plan diverges from the directions taken in some of these current planning initiatives. This situation is understandable in that current projects are based on considerations of the individual park, while the master plan mandate is to analyze and make recommendations for all parks, within an overall context of providing an adequate level of recreational service city-wide.

Within the ten year time frame prioritized within this master plan, the available financial resources, from identified local, state and federal funding programs and from individual park trust funds, are finite. In a climate of limited resources, those improvements which will increase the level of service to individual areas of the city or the a broader populace, bringing derelict or dysfunctional parks or park areas to more complete function, are a priority. The approach taken to planning for each park is conservative, within the context of utilizing capital improvement money effectively to create durable park environments. It is possible that additional funds will be provided, from private or public sources, during the ten years. Many additional projects have been identified for the future or in the event additional funding becomes available.

This master plan is not only a short term capital improvement vehicle. The planning process has served to define the significance of Hartford's parks to the past and the present. It has set forth the nature and character of the parks as groups of similar recreation grounds. The plan has value in that it sets forth a vision for the entire system of parks. It is a blueprint for the future of each park, and for the system as a whole.

In our experience, money follows good planning. The availability of a well structured master plan, that identifies needed funds, functions to leverage monies and draw them to the system. The current Congressional discussion of a national public works act with substantial funding is an example of a potential funding source that is not considered in the financing plan. Projects here will take precedence over less well defined projects needed in other communities.

The people of Hartford deserve parks that provide quality recreation of all types. The trends toward lower levels of overall park quality, because of the burden of high cost, high maintenance facilities that provide for limited uses, must be reversed. Basic natural systems, built elements and furnishings must be rehabilitated and augmented to a durable, attractive standard. Hartford's parks are in crisis. High quality work needs to replace the endemic problem of making the available funding stretch to do more at a lower quality. What is done must be done well. With this plan Hartford is ready to move forward.

II. BRIEF HISTORY OF THE HARTFORD PARK SYSTEM

INTRODUCTION

The City of Hartford park system is of both regional and national significance. This system is a blend of nineteenth and twentieth century public parks of varying sizes and types. Hartford's citizens brought the parks from idea to reality. It was one of the first cities in the nation to implement the values and inspirations of the early American park tradition in the provision and improvement of public grounds. This report presents the origins and intended uses of the parks system. It is an overview, rather than a definitive history, with a purpose of providing a foundation for the Hartford Parks Master Plan project. This historical overview informs on the beginnings of public grounds for Hartford's citizens, the development of a park system in the late nineteenth century, and the additions of most recent times. The visionary legacy of park planning and the growth of the city park system in the nineteenth century remain in service to the public today, providing the greatest public lands for present and future use.
A complementary individual analysis for each park includes information about the park history, date of acquisition and other relevant details. This specific information for each park found in Chapter VI: INDIVIDUAL PARK HISTORY, EXISTING CONDITIONS AND SCHEMATIC PLAN is in addition to the general history presented in this overview.

A. EARLY DEVELOPMENT OF HARTFORD'S PARKS

Hartford was founded by Thomas Hooker's Puritan followers in 1635-36. Its location on the banks of the Connecticut River was advantageous for transportation, and the rich soil of the surrounding vicinity portended a thriving agricultural economy. As was true in many New England villages, early settlers set aside greens or commons for the use of all residents, of which South Green (Barnard Park) survives as part of the modern Hartford park system. Dating from the 1820s or earlier, this green space formed a southern entrance to the city, and functioned as a small common for decades before the development of The Public Park (later Bushnell Park).

Most of Hartford's parks, however, were created to meet the recreational needs, not of an agrarian community, but of a rapidly industrializing nineteenth-century city. In 1850, Hartford's population stood at 13,555 residents. Within a decade, that number had more than doubled to 29,152, and by 1870 37,743 persons resided in the city. Thus, in the middle of the nineteenth century, Hartford, like other Northeastern cities, experienced the fastest rate of urban growth in its entire history. Accompanying the increase in population was a shift toward manufacturing in the local economy. As a result, by mid-century, some of Hartford's civic leaders recognized that public parks were essential to the health and prosperity of their community.[1]

The first era of park acquisition, design, and construction in Hartford extended from the 1850s to the 1870s. Horace Bushnell (1802-1876), a prominent Congregational theologian and minister of Hartford's North Church, began arguing the necessity of public recreational grounds in the 1840s. By 1853 the city had acquired, through eminent domain, a centrally-located 39 acre site adjacent to Trinity College and bounded on three sides by a watercourse, the Little River (later named Park River). According to Jacob Weidenmann (1829-1893), who ultimately designed City Park (renamed Bushnell Park in 1876), ". . . general dissatisfaction with the arrangements and

the incompetency of its managers to lay out such grounds demanded the organization of a Board of Park Commissioners."[2] The commissioners apparently held a competition to determine the park's design, but, as Frederick Law Olmsted (1822-1903) observed, they rejected all submitted plans "and undertook to form one for themselves which should avoid all the objections they found to each of them. The result was an ill-digested design, badly fitted to a rather difficult piece of ground."[3]

By 1859, Jacob Weidenmann was residing in Hartford and began an eleven year association with the Hartford Park Commission as its first superintendent. Born at Winterthur, Switzerland in 1829, Weidenmann had studied at a polytechnic institute in Munich and also at that city's school of fine arts. He had immigrated to the United States in 1856, where his earliest known work in landscape gardening was in collaboration with Eugene A. Baumann, who was associated with the development of the suburban community of Llewellyn Park, New Jersey.

Weidenmann's plan for City Park (1859) is perhaps a more accurate reflection of his training as an engineer than of his recently acquired skills in landscape gardening. Upon commencing operations, Weidenmann first designed and superintended installation of a drainage system, oversaw the grading and filling of the land, and altered slightly the course of the river. He also designed the four bridges that spanned the river as well as a stone dam and cascade. Within the park he placed a formal terrace overlooking a level lawn and a sheet of water with a fountain. He also designated a site for a statue to Horace Bushnell. Throughout the park, Weidenmann placed gently curving walks and drives; most of the plantings were along the perimeter, adjacent to the drives, or surrounding the pond. The rest of the park he devoted to expansive lawns to achieve an open pastoral effect.[4]

While superintending construction of City Park, Weidenmann also prepared a plan for the Public Green (now South Green or Barnard Park). The triangular site was bounded by Maple, Wethersfield and Wyllys Avenues. On this former common Weidenmann located a basin and fountain in the southern half of the site approximately equidistant from the east and west boundaries. Here too most of the plantings screen from view the surrounding streets or provide shade in the area surrounding the fountain. At the northern apex of the park Weidenmann provided plans for a curving seat, lighted by two gas lamps. Streetcar tracks sketched in the vignette published with his plan suggest that, as early as 1870, this was an important transportation point. How much of this plan was carried out has proven difficult to determine: in 1870 the plan had been approved by the Park Commissioners and the Common Council, but shortly thereafter Weidenmann left Hartford. An existing conditions map prepared in the 1890s by the City of Hartford and sent to the Olmsted Brothers, documents a simple common with a perimeter walk along the street edges that were the remnants of Weidenmann's plan, without the interior walks and central fountain.[5] By that time, Park Avenue extended west across the northern tip of the common, and the ornamental seat and lights shown in Weidenmann's design were no longer present.[6] In 1899, the south common was named Barnard Park to honor Henry Barnard, the Hartford educator born in an adjacent house, who had been the first U.S. Commissioner of Education.

After Weidenmann left Hartford for several years' residence in Europe, C. M. Pond (1837-1894), a financier who was then serving as State Treasurer, asked Frederick Law Olmsted to advise

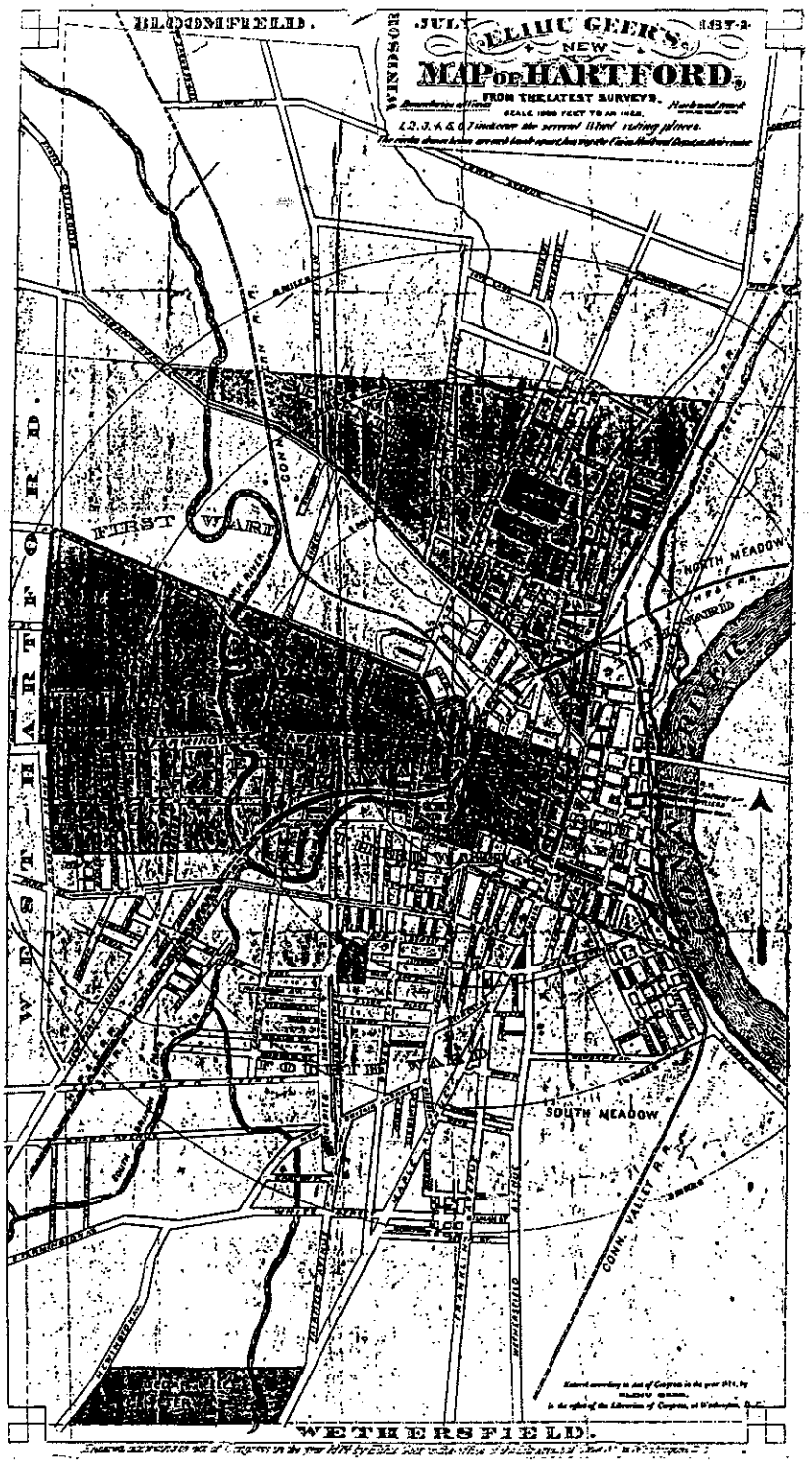


Figure II.1: The oldest remaining public ground in Hartford is the South Green (Barnard Park) shown as a dark triangle in the lower middle of this 1874 City of Hartford map. "The Park" named in honor of Horace Bushnell in 1873, shown in the center, is the only large public green space for Hartford's citizens at this time. FLONHS

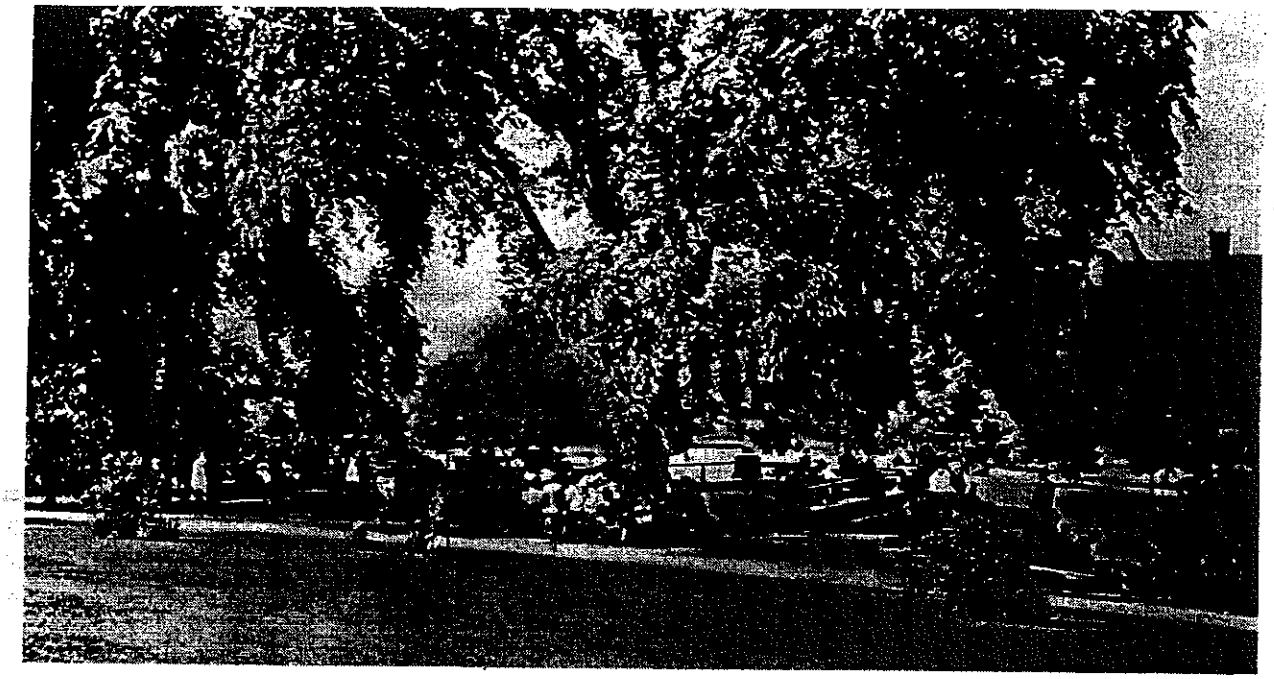
on the location of additional park sites for the city. As early as the 1860s, several prominent citizens had recognized that Hartford needed additional parks in other, rapidly growing parts of the community. A related concern was the inadequacy of the colonial street system, which was becoming increasingly congested as Hartford's population and industry increased. Bushnell, for example, advocated abandoning the colonial grid and establishing new streets that conformed to the topography. In 1869, the Common Council abandoned the official city map and received authorization from the state legislature to establish a more appropriate street system, but in succeeding years it did not adopt a new plan. "There is no city [street] system," observed the Courant in 1870, "no grade that is permanent, there has been no intelligent consideration of use or beauty." During this time, Mayor Brainard reasoned that a city of 60,000 people should have more than the meager acreage of Bushnell and South Green devoted to public parkland.[7]

Olmsted's unpublished report to C. M. Pond linked the need for additional park sites with that of a more efficient street system made essential by continuing urban growth. Olmsted proposed the location of landscaped pleasure drives on either side of the Little River, with adequate space for walks "and other conveniences to make it suitable for public use as a pleasure ground." The letter to Pond pointed out a number of sites for parks within the city which could provide park character. As described in the following excerpt:

> "Such a pleasure ground as the tracts indicated would when connected afford, while it would offer facilities for exercise both on foot and in carriages, would not provide for many purposes which should be had in view in laying out a park system for so large a city as Hartford will soon be."

In the text Olmsted also addressed the need for areas "adapted to athletic exercises" that should be convenient to the city's populace. For example, Olmsted advocated acquisition of a large tract of elevated ground near Cedar Hill Cemetery. "By laying out one road on the upper and one on the lower side of the declivity and by a picturesque treatment of the ledge," he wrote, "a public pleasure ground of very striking and original character might in a few years be formed." Shortly after Olmsted recommended this site for park use, Trinity College acquired part of it for its new campus, while in 1903 a portion of the remainder was included in Rocky Ridge Park (now Rocky Ridge and Hyland Parks), designed by Theodore Wirth.[8]

Although the high ground south of the city was appropriate for one type of park use, Olmsted realized that it "would not properly provide for many purposes which should be had in view in laying out a park system for so large a city as Hartford will soon be." The community also needed parks characterized by "graceful, quiet, lawnlike character," "umbrageous trees," and water and "an eminence commanding a good general view of the whole and a fine distant prospect." Olmsted therefore proposed the acquisition of Prospect Hill and adjacent low lying meadows and wooded areas, as well as a meadow extending from the foot of Zion's Hill south to the Little River (part of this latter site was incorporated in Pope Park). In this preliminary report, Olmsted established a framework for a new street arrangement and a comprehensive "system of public grounds of great beauty and convenience," which he hoped would be secured as public property in anticipation of continued urban growth.[9]



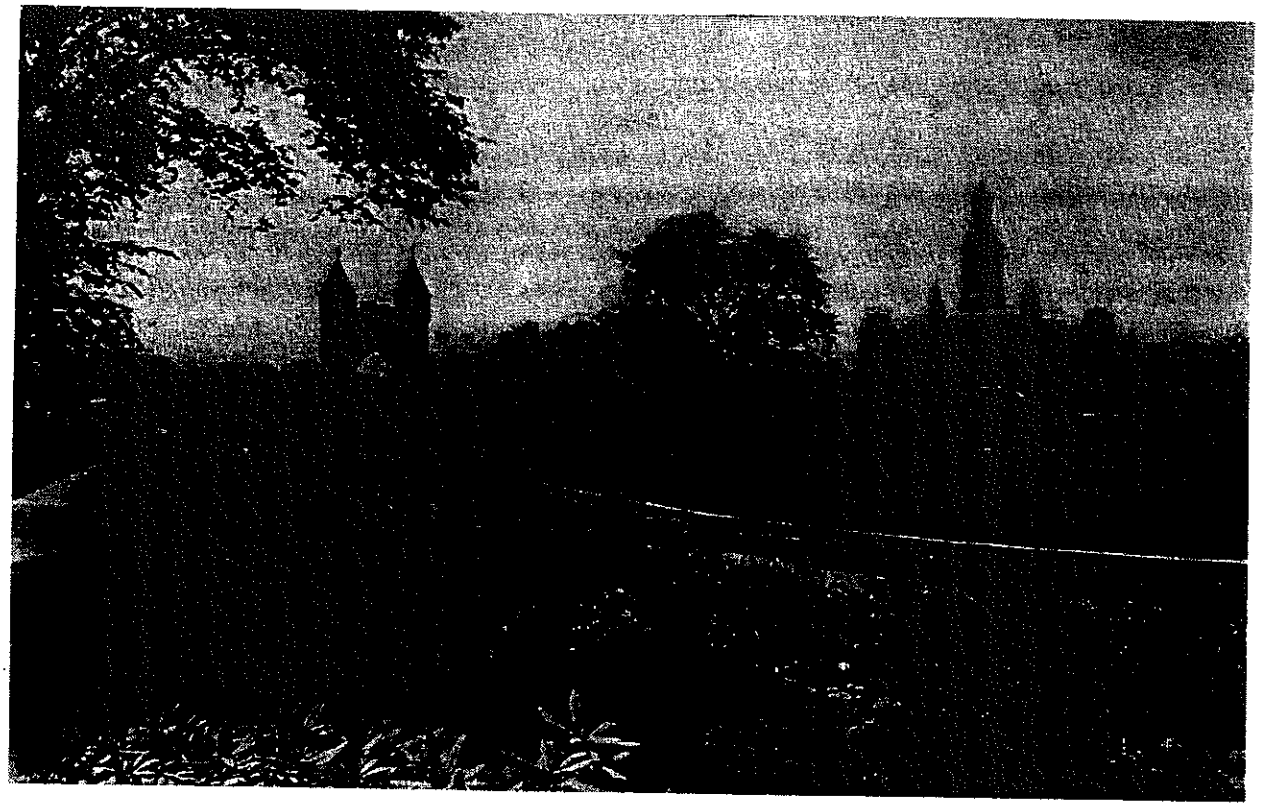


Figure II.2: Two turn of the century views of Bushnell Park. The lower, shows the sinuous Park River in the foreground, flowing under the bridge at the Memorial Arch. The Corning Fountain is on the right and the Upjohn-designed State Capitol in the background. The upper view shows the Elm Terrace sitting and picnicking area that was a river overlook. CB

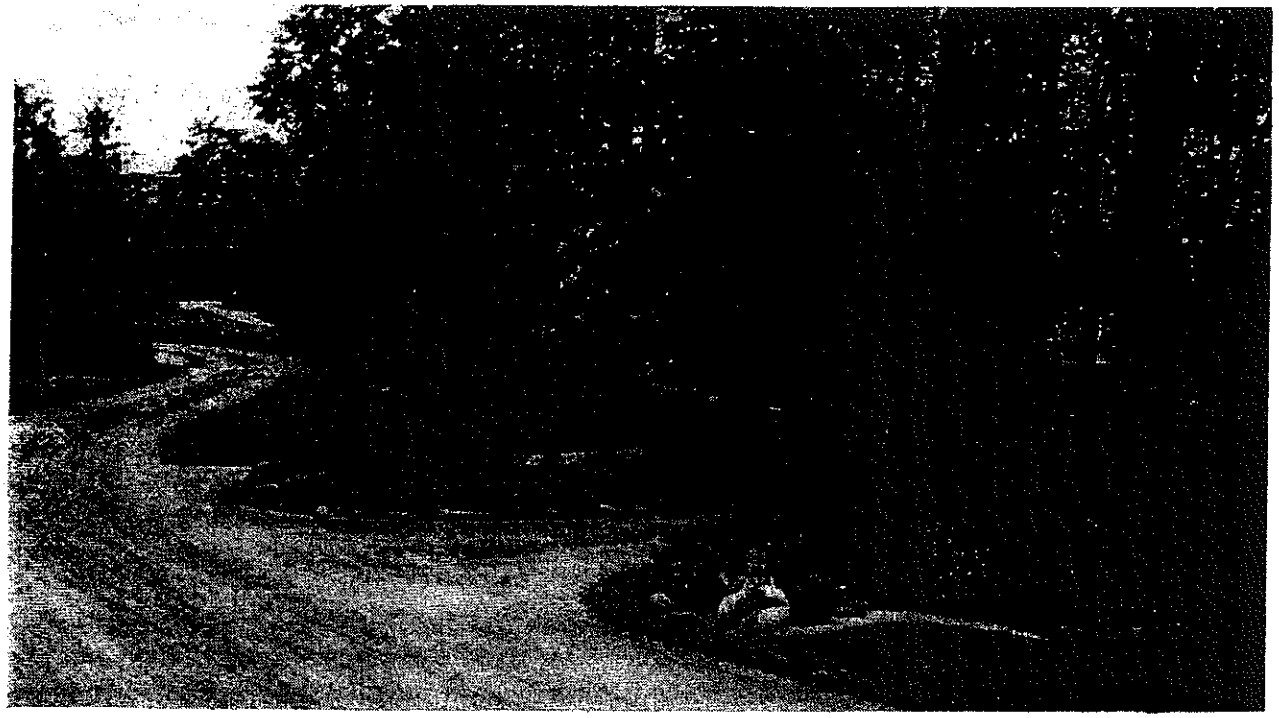
Few if any of the improvements Olmsted advocated were adopted in the immediate future. But as Hartford's population continued to increase, to 53,230 in 1890, to 79,850 in 1900, and to 98,915 in 1910, the demand for more recreational space became compelling. As the population increased and Hartford's only spacious public park was receiving "rough usage and unrestrained trespassing," laments came from the park authorities that the City should consider acquiring more parkland to accommodate the growing public use. In addition, the composition of city residents was changing, the number of foreign-born residents increased from 14,456 in 1890 to 23,758 in 1900 to 31,243 in 1910. Clearly, Hartford needed additional park space and different types of parks to meet the recreational needs of its diverse residents.[10]

Thus, by 1895, the Board of Park Commissioners and the City had successfully petitioned the state legislature for the power to utilize tax revenues to acquire, design and construct public parks. This second era of park formation extended from the mid-1890s to the 1920s. To a remarkable extent, this generation of park proponents--public officials and interested citizens, built on the outlines Olmsted had sketched in 1871. The necessary funds were secured to acquire lands and begin park creation. The result was the most intensive and most significant period in the formation of Hartford's historic park system.

B. GROWTH OF THE HARTFORD PARK SYSTEM

The Board of Park Commissioners was made up of several notable citizens whose efforts over an extensive period gave form to the vision of a city park system. The late nineteenth century flurry of planning, land acquisition and donation was the most significant period in the history of Hartford parks. The comprehensive scheme had great breadth and identified hundreds of acres of lands encircling the city with a generous parkway (60'width) linking them. Many of the parkland parcels were acquired through a combination of gifts to the City by civic-minded benefactors, i.e., Keney Park, Elizabeth Park, Pope Park and Colt Park; others by purchase through bond issuance, i.e., Goodwin Park, Riverside Park; purchases of adjoining pieces to park land gifts, i.e. Keney Park, Elizabeth Park, Pope Park; and through institutional or City departmental transfer ie: Rocky Ridge Park (Trinity College), Batterson Park (City Water Dept.). Sigourney Square, a former burying ground, was developed as a park in 1895. It was intended as a neighborhood park rather than a part of a linked system, providing open space to a densely populated portion of the city.

A system of parkways to link the city's parks was a major objective. Park Commission records detail the specificity of planning for this linkage with specifically named avenues, streets and a boulevard as the routes to connect a series of parks, and to define the major entries to each park. The parkway concept was most likely subordinated by the development of the parks themselves and was never fully achieved. However, the parkway issue was supported strongly by the President of the Parks Board, Rev. Frances Goodwin, throughout his tenure. These large parks provided rural scenery, taking advantage of natural features such as local rivers, interesting topography, forests and groves for passive recreation. Active recreation opportunities were also integrated, as demonstrated in the view of Pope Park north showing a group of six tennis courts.



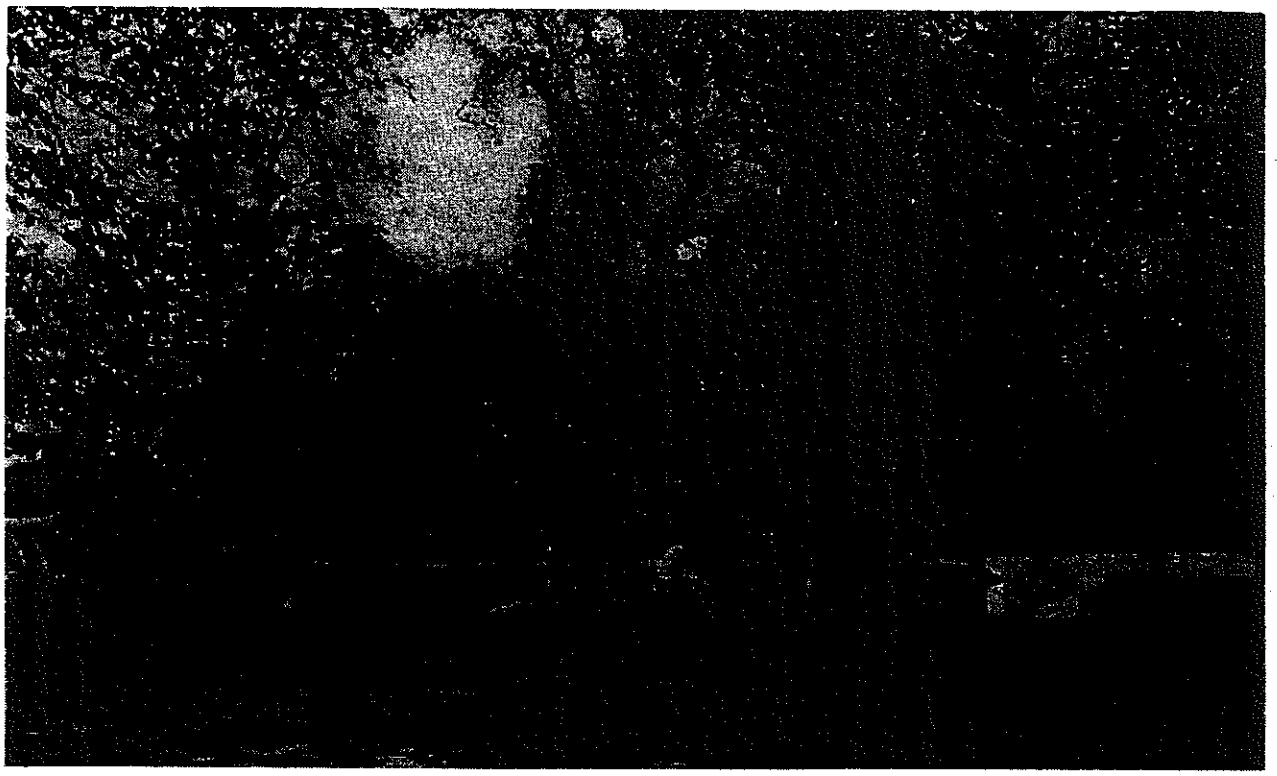


Figure II.3: Two turn of the century views of Elizabeth Park show the curving drive and well tended shrub beds near the original mansion house, above, and below, the pastoral scene at the pond with shade trees, bench and rustic bridge. Note the foreground sapling tree. CB

After the turn of the century, park planning and land acquisition issues were overtaken by construction, recreation facilities and programming and maintenance concerns. Weidenmann served as the parks superintendent from 1859 to 1870 and was involved again for a period in the 1890s. He was working on a plan for Pope Park at the time of his death in 1893. The superintendency passed from Jacob Weidenmann to George A. Parker, and then to Theodore Wirth. Wirth, born in Winterthur, Switzerland, attended technical schools in Switzerland, worked for two years in London and one year in the Jardin des plantes in Paris and a second year in Paris's new parks. He came to the United States in 1888 and worked in the New York City parks as a groundskeeper and on the Niagara Falls Reservation before coming to Hartford. At the age of 33, he was appointed superintendent and lived in Bushnell Park while developing the city's parks from the Olmsted's designs and his own from 1896 to 1906.[11]

Theodore Wirth was an important early landscape architect. His ten years of work for Hartford focused on the planning and improvement of park lands. Wirth's plans for city parks include Riverside Park, 1898; Elizabeth Park, 1900-5; Colt Park, 1901; and Rocky Ridge Park, 1903. His original plans for Colt Park and Elizabeth Park are in the city's park document collection and the plan for Rocky Ridge and the south end of Riverside Park are published in the Park Commission reports. He is credited with and was highly honored for the creation of the Elizabeth Park Rose Garden, the first municipal rose garden in the United States. Wirth's writings in the park's annual reports are detailed, especially with regard to park maintenance. In his annual reports to the Park Board, Wirth's narratives on maintenance accomplishments, expenditures and park care were prose-like and often digressed into social commentary that promoted park use as a social solution. He was an important figure in the development of Hartford's park system during the drive for land acquisition and improvement. He worked during the period of Olmsted, Olmsted & Eliot consultation on park design, superintending the early phases of park development on their plans, as well as those by his own hand. The enduring legacy of parks is a testament to his influence during this crucial period. Wirth went on to superintend the parks of Minneapolis and assist in the realization of that park system.

The firm of Olmsted, Olmsted and Eliot, later the Olmsted Brothers, was the principal landscape architecture consultant for the turn of the century Hartford park system. During the acquisition and early development phase, from 1895 to 1900, the Olmsted firm was listed as the exclusive consultants to the City. In 1895 they began to advise the newly created Hartford park commission, and over the next five years designed four large, new parks: Keney Park, Goodwin Park, Pope Park and Riverside Park and one small park, South Green/Barnard Park. Also found in the Olmsted archive are detailed views of the Keney Memorial Tower landscape. The Olmsted archives at FLONHS hold several hundred plans developed for the city's parks. Primarily dated from 1896 to 1900, the firm consulted with the city over a period of years to the 1940s.

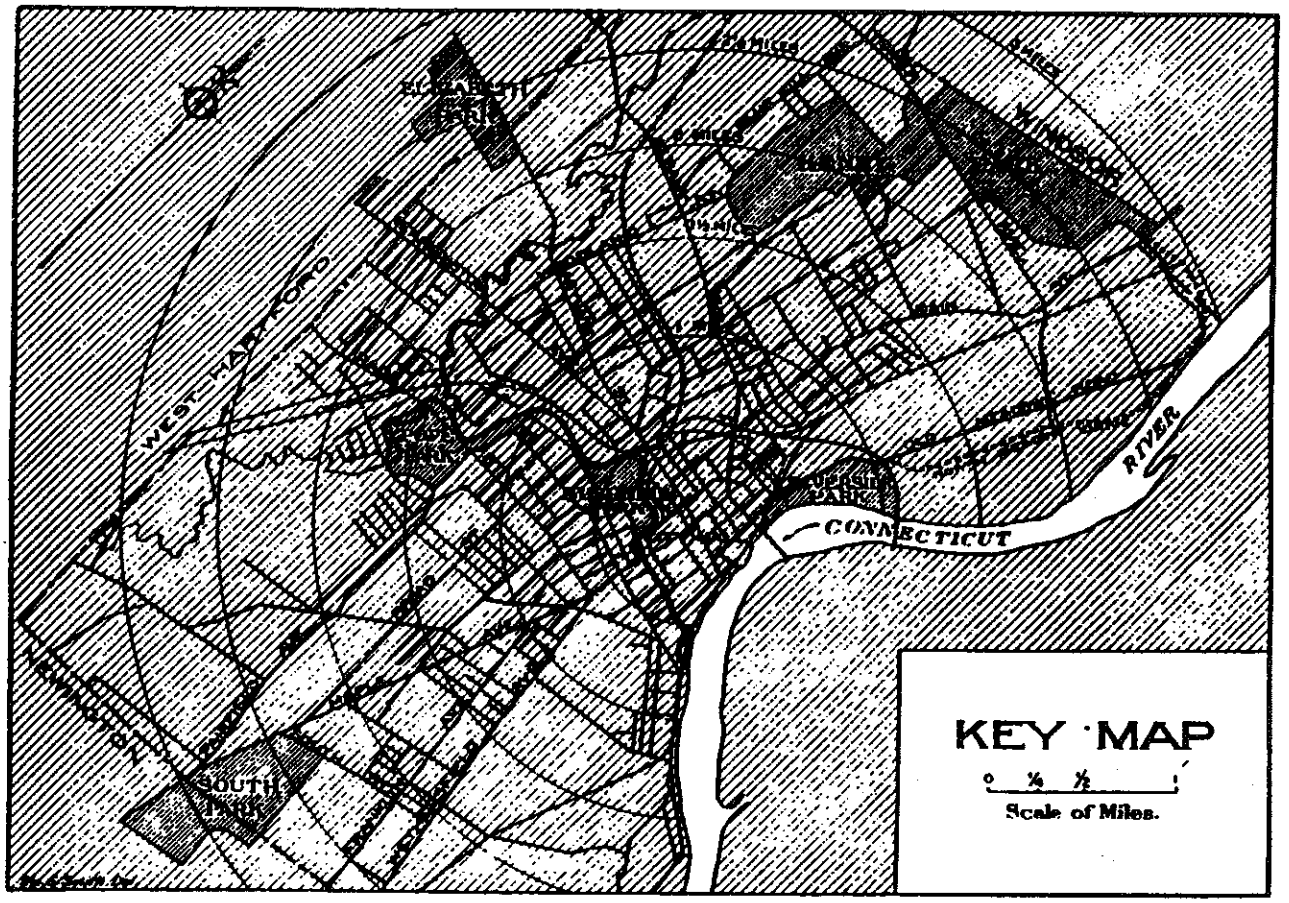


Figure II.4: Key Map of the Hartford Park System showing the large public parks developed from 1895, from the Riverside Park, General Plan, 1899 by Olmsted Brothers, published by the Board of Park Commissioners. JA

C. HISTORIC COLLECTIONS OF THE FREDERICK LAW OLMSTED NATIONAL HISTORIC SITE (FLONHS)

The Olmsted firm worked in Hartford on commissions for the design of several large and small parks. A review of the Hartford series, at the Frederick Law Olmsted National Historic Site (FLONHS) in Brookline, Massachusetts, illustrates a long and impressive relationship between the Olmsted Office and the City of Hartford. The collections include an extensive series of plans and photographs for many of the parks designed by the Olmsted Office. Also of interest is the good documentation of pre-construction and limited construction photo documentation for many of the larger parks. Although the project list (below, followed by the FLONHS file number) includes a handful of private commissions, the parks relative to this study include*:

Barnard Park, formerly South Green (00807)
Batterson Park, unexecuted design for a Hartford Arboretum (00813)
Bushnell Park (00801 and 7477)
Colt Memorial (01891)
Goodwin Park, formerly South (00802)
Hartford City Plan (00802)
Hartford Park System (00800)
Keney Park (00803)
Keney Memorial (00812)
Pope Park (00805)
Washington Green and Others (00810)

* Note that among the larger parks, only Elizabeth and Colt Parks, designed by Theodore Wirth, do not have plans or projects by the Olmsted office.

The firms involvement spanned nearly a half century beginning in 1895 with Olmsted, Olmsted and Eliot (Charles Eliot died in 1897, having worked his last day in Keney Park) and followed by the Olmsted Brothers (most intensively before 1910). The early efforts by the brothers were likely guided by John Charles Olmsted which is suggested by the park photographs taken by him on several visits. Also of interest, Arthur A. Shurtleff (later Shurcliff) and Percival Gallagher of the Olmsted office visited Hartford and took park photographs.

A broad overview of the holdings at FLONHS was conducted by LANDSCAPES and yielded an impressive collection of park wide surveys, comprehensive plans, planting, grading, and layout plans and architectural studies for many parks. For example, for Keney Park there are nearly one hundred drawings which document comprehensive grading (on sixteen sheets) and planting plans for the entire park, in addition to dozens of park specific projects at smaller scales. Additionally, pre-construction, construction and as-built photographs appear for many of the projects. Associated project correspondence is held in the Olmsted Associates Records, Manuscript Division, Library of Congress, Washington D.C. This correspondence is enormous. Based on this overview, the firm's involvement could be characterized as follows:

1. Early work by Frederick Law Olmsted and Calvert Vaux, work on the Hartford Retreat grounds, perhaps consultation on Bushnell Park, letter of 1870 detailing the need for a park system and identifying potential park sites.

Figure II.5: Goodwin Park, top, picnic grove area in open woodland; bottom, aerial view circa 1950, showing the great meadow framed with plantings, designed by Olmsted Brothers, 1900, in its current use as a golf course. HLA

2. The Olmsted, Olmsted & Eliot firm contribution during the late nineteenth century and the early years of the Olmsted Brothers. The boom period for the design and construction of the Hartford Park System was the mid-1890s through 1910.

3. Later and ongoing consultation by the Olmsted Brothers on Batterson Park for the Hartford Arboretum, one of the Keney Park entrances and Bushnell Park pond and surround.

The historic plans are of great value in understanding the design intent and related uses of the parks. Several of the drawings available at FLONHS were not found in the Hartford archives. A listing of all available drawings was secured and forwarded to the City of Hartford as a product of this planning project. A selection of these plans will be useful in the rehabilitation of Hartford's historic parks and could be secured as needed.

D. THE HARTFORD PARKS SYSTEM IN THE TWENTIETH CENTURY

Small park additions were made over the years, including the Charter Oak Memorial in 1907, the Keney Memorial Tower in 1924 and Porter Memorial in 1939-41. Harbison, George Day and Windsor playgrounds became a part of the system in 1913, 1916, 1925 respectively. These were all parks meant to serve neighborhood areas within walking distance, in contrast to the more regional draw of the large parks. Batterson Park was acquired in 1928, the last of the large parks within the city system, and, notably, outside of the city entirely. Active recreation pursuits were well cataloged in the Park Commission reports. As early as 1900 there were over eighty baseball clubs, intensively using up to fourteen city park ball diamonds. By 1925, City sponsored recreation included: baseball, tennis, volleyball, basketball, croquet, quoits, ice skating, dancing, lawn bowling, apparatus playgrounds, horseback riding, hurling, ice hockey, sledding, football, soccer, ring toss, swimming, picnicking, and golf.

The parks of Hartford continued to serve the citizenry effectively through the 1920s prior to the depression. During the 1930s a national trend of unemployment and federally funded public projects benefitted the parks of Hartford. Inexpensive labor was available for maintenance and the construction of new projects. Park additions and enhancements were undertaken by the FERA (Federal Emergency Relief Administration) and later the WPA (Works Projects Administration).

However, natural disasters brought catastrophes to park lands in the form of two 100-year storm events and related flooding that occurred during a three year period in the late 1930s. The parks were battered by soil, vegetation and structure losses. Keney Park, Elizabeth Park and Goodwin Park lost many trees. Colt Park was the gathering point for felled trees as surplus firewood was disbursed free of charge to the community.

In the aftermath of such disasters, a different set of priorities emerged from the City and Parks Department that continued well into the seventies with an engineering approach to parkland protection and flood control. Park River, in its natural state, ran north/south in the western section of the city (flowing through the western section of Pope Park) and a downstream river segment ran easterly into the Connecticut River (flowing through the northern section of Bushnell Park). The Park River in Bushnell Park once flowed under bridges and reflected the

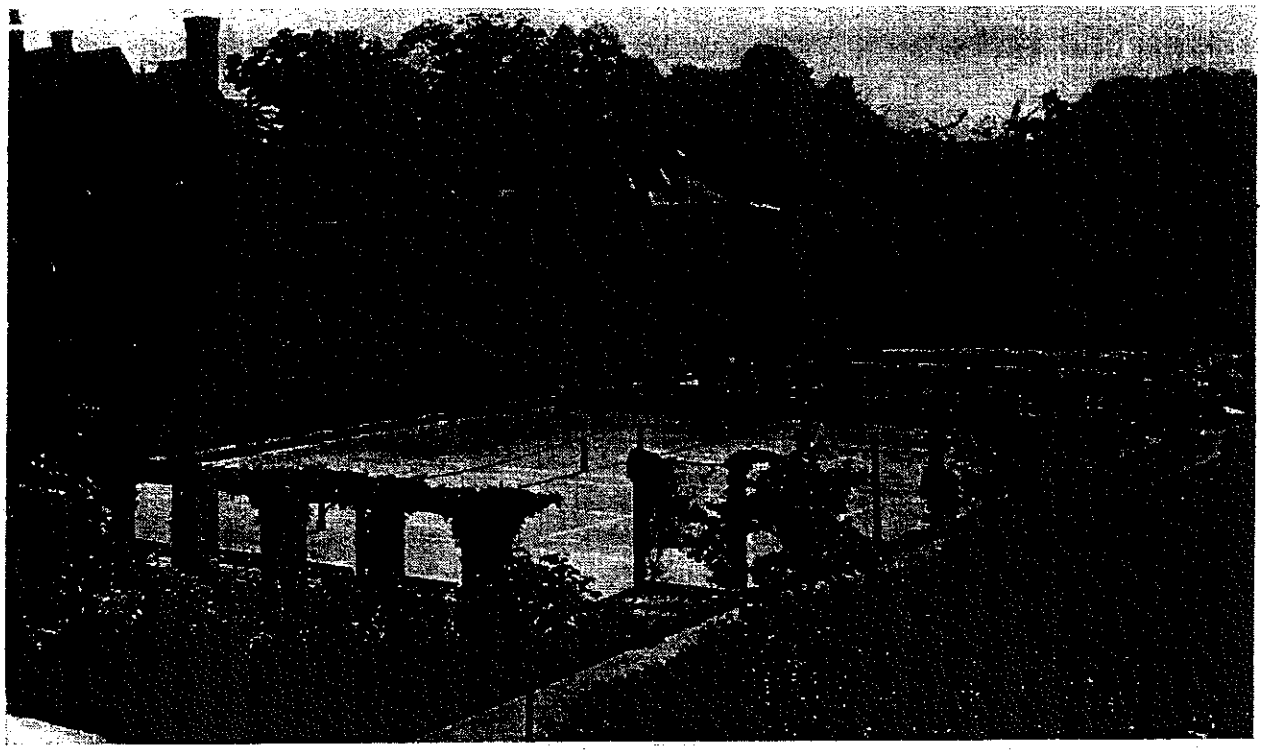


Figure II.6: Views of two areas within Pope Park, above, the attractive tennis courts with vine covered pergolas, overhead structures supported by posts intended to provide shade and ornamental shrub plantings at Pope North, below, the lost park entry near Pope North along Park Terrace. CB

Figure II.7: Two views in Riverside Park, above, the entry drive with a double row of sapling shade trees, CB, below the wading pool with waders, FLONHS, both c 1905.

The 1970 population count was 158,017, a further reduction in numbers of city residents, with 70.8% white, 27.9% black and 1.3% other. In 1980 the counts had shifted again with a significant decline in total population to 136,392. Blacks now represented 33.8% with 50.3% white and 15.8% other. The Spanish speaking populace was listed at 20.5% in 1980. While percentages white, black and hispanic populations were shifting, decreasing whites, and increasing black and hispanic, these categories are not mutually exclusive due to changing definitions of terms over the years. They do, however, show the general trends. During the years from 1970 to the present the field of historic preservation emerged as a urban force and several of Hartford's parks were recognized as important historic resources through listing on the National Register of Historic Places. [13]

E. HARTFORD PARKS AND THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register is a honorary listing of properties or districts containing groups of properties that are significant in American history. This distinction raises the value of these special places in the minds of local citizens and policy makers and carries a responsibility for wise stewardship. The following parks, some as components of historic districts, are listed on the National Register. The dates of listing and street boundaries are also noted:

- BUSHNELL PARK, October 22, 1970, Bounded by Elm, Jewell, and Trinity Streets;
- KENEY TOWER, March 30, 1978, Main and Ely Streets;
- COLT INDUSTRIAL DISTRICT, including Colt Park, June 8, 1976, Wawarme, Wethersfield, Hendricsen, Van Dyke Avenues, and Stonington, Maseek and Sequassen Streets;
- ELIZABETH PARK, March 10, 1983, Asylum Avenue & West Hartford;
- SIGOURNEY SQUARE DISTRICT, including Sigourney Park, January 16, 1979, Ashley, Sargeant, May and Sigourney Streets, Boundary increase: 216-232 Garden Street, Dec. 21, 1983;
- CHARTER OAK PLACE-January 20, 1978, including Charter Oak Memorial, 7-40 Charter Oak Place, Boundary increase: 1-3 Charter Oak Place, May 12, 1982;

Additional historic parks should be considered for National Register listing. South Green (Barnard Park), was a town common and entry to the city from all points South, and the subject of designs by Jacob Weidenmann and the Olmsted Brothers. Historic documentation for this park is extensive and a restoration would recapture this important green space. It is associated with the National Landmark Henry Barnard House at 118 Main Street. Pope Park was designed by Olmsted, Olmsted & Eliot, recognized masters of landscape architecture. It is associated with a prominent regional leader and benefactor, Colonel Albert A. Pope, and contains the Pope memorial. Even though significant changes to the river and the construction of several structures and facilities have altered the historic park, the recommendations presented in this master plan would preserve remaining historic elements and rehabilitate others.

Figure II.8: Aerial view of Colt Park, showing interior trees, ball fields and maintenance center, Note edge of Colt estate pond in the foreground and Connecticut River in background. HLA

Riverside Park is another park designed by the Olmsted firm and one of the main parks of the City's nineteenth-century park system. Although it too has been radically altered, the historic association with the Connecticut River remains, and the drives, walks and vegetation patterns of the historic period can all be rehabilitated with today's understanding of wetlands and associated processes. Goodwin Park is an additional nineteenth-century park of Olmsted design. Much of the topography and plantings of the Olmsted era remain. The park was named after a regional leader and former Park Commissioner, Francis Goodwin.

Keney Park, gift of Henry Keney to the people of Hartford, was designed by the Olmsted firm and developed until 1924 under those plans before being transferred to the City. The largest of the parks within the city boundaries, it is substantially intact and can be rehabilitated. Keney Memorial Tower, in recognition to Henry Keney's mother for domestic life, is a significant small park and monument. Porter Memorial Park, designed in 1939-40 by Clarke and Rapuano, a noted landscape architecture firm, is another important small park that warrants recognition.

Each of these parks could be considered for listing. The principle benefits of listing are public recognition and education. In addition, historically valuable landscapes in other cities have been favored in funding programs for planning grants and historically sensitive capital improvements when they are associated with this honor. The historic parks of Hartford could be developed for listing as a thematic nomination encompassing the entire public park legacy. For example, the boulevard system of Minneapolis, with which Wirth was associated, and the historic parks of the city of Denver have both been nominated to the National Register as thematic groups.

F. PRESERVING HISTORIC PARKS WHILE SERVING HARTFORD'S CITIZENS

Preservation and full contemporary use can be compatible goals in Hartford's parks. The master plan does not call for the restoration of any of the historic parks, but does consider preservation. The basis of that preservation is an understanding of individual park history and the identification of the remaining elements from the historic period. The character of the historic parks was shaped by the design and construction of the park lands. The existing conditions survey of parks, undertaken during this planning project, revealed that while there are losses, much of the historic design and construction of the parks remains. Some of the historic components of parks are their topography, vegetation, drives, walks, rivers, ponds, bridges, buildings and scenic views. In addition, since these parks were designed for diverse uses, providing access and enjoyment, they can serve today's users as they did in the past.

In recent years, changes to parks have removed or altered historic features. This master planning process integrates remaining historic elements and recommends that they be safeguarded in the future. The placement and construction of contemporary elements within historic park lands should be sensitive to the historic design intent and the remaining fabric. National Park Service standards for the preservation of historic designed landscapes include a range of approaches to historic parks which were considered in the development of park plans. For example, when good records are available, lost elements of parks can be reconstructed. In two cases, South Green and Keney Memorial Tower, the master plan recommends the replacement of lost fencing, trees, shrubs and flowering plants in accordance with historic plans and photographs. These two small parks are places within the city for passive enjoyment that can become symbols of the quality of city life and the city's rich legacy.

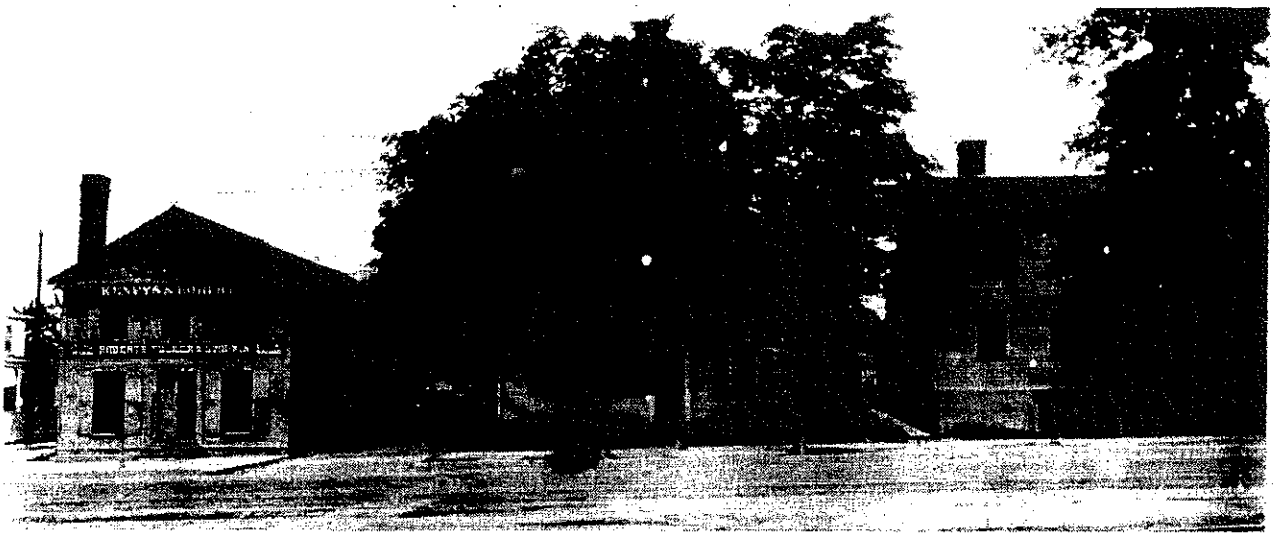


Figure II.9: Two views of the Keney Memorial Tower site, above, the former Keney home that was removed to created the memorial, below, the brownstone tower and surrounding park land, circa 1905. FLONHS

Hartford's park system was developed, in great part, from 1895 to 1905. From 1995 to 2005, these parks will celebrate their centennials. Ideally, improvements to the parks that remove dereliction and abandonment and rehabilitate important features can be undertaken for completion prior to centennial celebrations. Both the City leadership and the citizens have an opportunity to reclaim the glory and pride of Hartford's park legacy. It is time to proceed.

ENDNOTES

1. U.S. Department of Commerce, Bureau of the Census, Census of the Population (Washington, D.C., 1850, 1860, 1870); Allan Pred, Urban Growth and City Systems in the United States, 1840-1860 (Cambridge, Mass.: Harvard University Press, 1980), p. 4.

2. Jacob Weidenmann, Victorian Landscape Gardening: A Facsimile of Jacob Weidenmann's Beautifying Country Homes. With a New Introduction by David Schuyler (Watkins Glen: American Life Foundation, 1978), text opposite plate IX.

3. Frederick Law Olmsted, "Park" (1861), in Charles E. Beveridge and David Schuyler, Eds., The Papers of Frederick Law Olmsted, vol. III: Creating Central Park, 1857-1861 (Baltimore and London: The Johns Hopkins University Press, 1983), pp. 356, 362-63. See also John Alexopoulos, The Nineteenth Century Parks of Hartford (Hartford, 1983).

4. Weidenmann, Victorian Landscape Gardening, text and plate IX. Olmsted's remark about the "ill-digested" plan may have referred to Weidenmann's design, but that seems unlikely because in 1862 Olmsted and his partner, Calvert Vaux, employed Weidenmann to superintend construction of their design for the grounds of the Hartford Retreat for the Insane (the modern Institute for Living).

5. Ibid., text and plate V. The existing conditions map and photographs are preserved at the Frederick Law Olmsted National Historic Site, Brookline, Mass. Copies of the Olmsted Brothers design plan are shown in chapter VI, South Green.

6. Weidenmann's other commissions while in Hartford include the residence of James L. Howard, chairman of the Hartford Park Commission, the grounds of the Mary L. Sheldon (now Butler-McCook) house, and Cedar Hill Cemetery.

7. Horace Bushnell, "City Plans," Work and Play (London, 1864), pp. 308-36; Hartford Daily Courant, May 19, 1870, p. 2.

8. F.L. Olmsted to C.M. Pond, [June 1871], Frederick Law Olmsted Papers, Manuscript Division, Library of Congress, Washington, D.C. An annotated version of this letter will be published in David Schuyler, et al., The Papers of Frederick Law Olmsted, vol. VI: The Years of Olmsted, Vaux & Company, 1865-1874 (Baltimore and London: The Johns Hopkins University Press, 1992), pp. 445-52. The plan for Rocky Ridge Park was published in the 44th Annual Report of the Board of Park Commissioners of the City of Hartford, for the year ending 4-30-04.

9. Ibid.

10. U.S. Department of Commerce, Bureau of the Census, Census of the Population (Washington, D.C., 1890, 1900, 1910).

11. Information about Weidenmann appeared in the 36th Annual Report of the Board of Park Commissioners of the City of Hartford, for the year ending 1896.

12. All population percentage figures and counts are cited from a compilation in the City Manager's Annual Report, 1980-81, City of Hartford.

13. In developing this chapter of the master plan the following sources and individuals were consulted and contributed the project team members research; City of Hartford Collection, Central Public Library-Reference Section, Park Board of Commissioners Annual Reports 1890-1946, Department of Parks Archival Clippings and Information File, Department of Parks Archives and Department of Parks Administrative Staff. A valuable source for information on the large parks was John Alexopoulos, The Nineteenth Century Parks of Hartford (Hartford, 1983).

facilities and destinations within the parks and of actual park uses are the basis of the existing conditions discussions of park uses.

General park system recommendations reinforce the guiding principles stated in the Introduction and reflect several assumptions, each of which is related to these guiding principles. These recommendations clarify the intent of park improvements and should be used as a measure for evaluating park projects. They are as follows:

- Parks are green places, areas of nature in contrast to the surroundings pavements and buildings;

- Parks should be accessible to people of all ages and abilities for the full variety of recreational pursuits that they choose to undertake;

- Every recreational experience in parks should be a quality experience with the park environment and facilities, meaning that parks should be fully functional, attractive, clean and well-cared for places, evidence of dereliction and abandonment should be removed;

- Park land is a public resource and a public trust with the city as the primary steward, and the citizens as the primary benefactors. However, both need to take responsibility for the parks as a valuable resource;

- Parks should be built to a standard for daily and frequent use, not to a level for peak uses of annual or infrequent events;

- Capital improvements in parks should be built to a high standard of quality for maximum durability and aesthetic appeal;

- Parks are places for nature, recreation and people. They should not be places for the parking of cars. Access to the parks by cars can be accommodated by allowing parking along interior drives and at park perimeters, but green park land should not be given over to parking lots or pavements. When the cars are not in the parks, the green environment should dominate.

- Recreational programming should provide a standard level of service to all parts of the city equally, reaching as many people as possible.

- Comprehensive planning should guide capital investments in public park lands so that over time the whole system, as well as each park, functions effectively.

Park elements have deteriorated and become dysfunctional over time. These include such basic features as pedestrian paths and flowering trees and shrubs. The existing conditions analysis indicated that no park possessed a fully functional pedestrian system, which indicates that people who want to walk within parks cannot be afforded full access and mobility. Pedestrian systems also provide for people using wheelchairs, strollers, roller blades,and skateboards; bicycles, jogging or walking for exercise; and for maintenance crews, access on foot or in vehicles.

Impressions of current park uses, under the three headings listed above are described below. In addition, activities in parks, playgrounds, community centers and schools are programmed through the Recreation Department. An overview of current programming is included as the fourth topic in this section.

1. Passive Uses

As a category, passive park use is the single largest classification of park activity. A 1991 user survey of Lincoln Park, Chicago, found that 62% of people were exclusively passive users, while 30% used the park both actively and passively and only 8% indicated exclusive active park use.[1] In a park use study for Central Park published in 1985, 80% of people used the park passively, including 58% who cited "relaxation" as their primary park use. In this study 9% were involved in sports and 3.4% were playground users.[2] With three million yearly users in Central Park, these percentages can be interpreted for smaller cities and multiple parks as a guide for overall use preferences. These research results have been duplicated in several cities nationwide and, if studied would probably hold true for Hartford's park users, likely indicating over 50% passive users in the city's parks. People walking, sitting, reading, relaxing, hanging out, enjoying the scenery, and other non-exertive users make up well over half of the people in parks according to these and other recent park use studies.

The project team toured the Hartford parks during variable fall weather observing some passive park users during daytime hours and reviewing passive use opportunities. Large parks often have scenic views and vistas that can afford a pleasurable prospect, but these are not currently supplied with adequate pedestrian paths or seating to take full advantage of the natural and cultural resources. In general, the deterioration of internal circulation systems, limited or absent furnishings and frequent conflicts between active and passive uses limit passive park enjoyment throughout the Hartford park system. An additional conflict within the parks that have interior drives, is that drive surfaces are shared by pedestrians and vehicles. With pedestrian systems partially functional, people often walk on the drives, sometimes with small children or strollers. A personal safety concern was expressed by pedestrians who share vehicular drives in several letters received from citizens. One of the basic principles of recreational planning, and this master plan, is to resolve conflicts between uses and users.

Recommendations

These recommendations arise from the recognition that the majority of Hartford's citizens use parks passively: to walk, sit, relax, enjoy scenery, watch activity, etc. The physical components of parks that support these uses (walks, benches, scenic viewpoints, etc.) are significantly lacking and should receive immediate attention.

- Upgrade the quality and health of the vegetation, built elements and furnishings so that the park environment is a positive experience and can be enjoyed. Remove signs of degradation, repair dysfunction and provide for full use.

- Plan for adequate separation between passive and active uses.

♦ Create pedestrian systems that are separate from drives, which reduce conflicts and create a safer, more easily accessible park.

♦ Develop pedestrian systems with a minimum width of 10' that allows four people (two pairs) or two wheelchairs with two attendants, to easily pass each other. Park paths are to be wide enough to insure these pedestrians and people on skateboards, roller blades or bicycles have adequate room to pass. In areas of heavy use, a maximum path width of 20' may be used.

♦ Specify the construction details for pedestrian paths that will support park maintenance vehicles without degradation so that maintenance access to park interiors is improved.

♦ Provide park benches on the developed pedestrian systems at convenient and scenic locations so that people can rest, relax, read a book, enjoy the park scenery or watch activity from a safe distance.

♦ Expand interpretive and educational opportunities for self-described passive park uses. This may include park guides, tour brochures, plant labels, interpretive plaques, or park maps at key entry points for individual parks as well as city park system guides and maps.

♦ Explore opportunities for people to participate in the care of the parks, through activities such as spring and fall clean-ups, that may enrich their enjoyment and appreciation of the parks while improving the park environment. Student groups involved through school science curriculum may be one group of potential volunteers.

2. Group Uses

Gregarious recreation, involving groups of people, is a form of park use that should not be overlooked. Members of an extended family, gatherings of friends or neighborhood groups may all wish to use parks. This type of recreation was described in 1870 as "gregarious recreation" by Frederick Law Olmsted, Sr. These friendly encounters in well appointed public spaces were to have a civilizing influence on the people of a city. A prevalent 19th century view was that by building up a series of positive encounters with persons of other ages, races and ethnic backgrounds, a greater harmony in city life was to be achieved.[3]

Hartford's parks lack facilities and furnishings for group uses that do not revolve around active recreation. Sports spectating is a group use that is secondary to active recreation and it is provided for in some parks through seating options on grass areas, slopes and bleachers (when appropriate). Group uses may be especially relevant to the increasing African- American and Hispanic populace of the city.

In general, the parks are not supportive of group uses. Picnicking facilities are nearly non-existent, and when groups gather, food is generally at hand. Promenading, to see others and be seen, is another group behavior. Promenading requires a place to walk and a place to watch from, generally a broad path and benches or other places to sit. Bushnell Park functions

Figure III.1: Historic park uses in turn of the century views, above, ice skating at Bushnell Park on the Park River, CB, below, promenading and enjoying the river view, Riverside Park, FLONHS.

as a place to see and be seen as does the historic drive with a few benches in Colt Park, to a lesser degree. There are few places in the other parks that function effectively for group uses and as gathering places for events. Nature interpretation, park and Hartford history are some of the possible park themes for group interaction with planned programs, as are concerts, plays and arts events. Small stage areas, such as the stage near the playground in Elizabeth Park, provide for these types of uses. In other parks, temporary elements could be used to provide for performance uses.

Recommendations

Parks should function more effectively for group uses. This is not to say that parks should be developed for peak events such as a 500 person community picnic, ethnic celebration or a city-wide food fair, rather that such events can be effectively accommodated within the parks. These types of peak events may require temporary elements, such as tents or platforms, and temporary changes to circulation, such as park drive or city street closings. There are three downtown locations currently under consideration for performance spaces. Plans for the Interstate 91 deck developed by Riverfront Recapture include performance space as do plans for the vacant Society for Savings site on Main Street. A bandshell structure is under consideration for placement in Bushnell Park. Perhaps these three spaces, all within a short distance of each other, are duplicative, but the provision of performance space within Hartford's parks is a need to be filled.

- Provide picnic tables in open groves for small group and family uses as permanent improvements.

- Develop promenades, places to walk and sit to see and be seen, to engage in people watching.

- Create, modify or reinforce park spaces that have the ability to function as gathering places for events. Make the necessary additions of permanent elements such as wide pedestrian paths, shade trees, open lawn areas or associated drive-side parking to accommodate peak usage, without over-building for average use. Provide permanent furnishings to a reasonable level.

- Plan for peak event needs by developing a group of temporary furnishings, such as moveable seating, tables, rain/sun protection fabric, a temporary stage, etc. Consider durability, ease of set-up and take-down, ease of storage and cost.

- Develop a system of permits and reservations for park area use for larger events that considers the rental of the elements required, and the costs of set-up, take-down and clean-up. Provide a bonding component to address damage to park lands that may need to be addressed, such as turf renewal or furnishing repair.

3. Active Uses

In recent years the Hartford park system has focused its attention on active recreation facilities. Recently constructed cost and labor intensive facilities, such as skinned, fenced baseball

- Over time, remove capital and maintenance intensive facilities that provide a limited time span of use at great cost, such as outdoor swimming pools and outdoor ice skating rinks. Develop indoor swimming programs. Expand access to and programs at Batterson Park for swimming in the pond. Explore winter surface flooding options to provide natural ice for skating when weather allows.

In summary, these recommendations reinforce the objective of broadest possible use of Hartford's parks. Parks are for all people of all abilities and the allocation of both capital improvements and maintenance efforts should be measured against the recreational opportunities provided to the citizens.

B. LEVEL OF SERVICE BY PARK TYPE

Thirty two of Hartford's parks are grouped into five general categories to explore the concept of level of service. These groupings are based on the particular physical, functional and programmatic qualities of the parks in this City. This organization is useful in understanding the provision of service and design and development principles most appropriate for each type of park. These five park types are:

- Large Metropolitan Reservation
- Large Multiple Use Parks with Historic Value
- Medium to Small Parks Associated with Community Centers or Schools
- Small Neighborhood Parks and Playgrounds
- Small Green Spaces and Memorial Sites

The larger parks serve the city and region as well as the immediate neighborhood, while the small parks and Community Center or school complexes serve a more nearby populace. In the past, lack of clarity about level of service issues has led to one of the most common functional problems in parks-when the "right" facility is put in the "wrong" place. The results range from potential threats to health, safety and general welfare of park users, to degradation of the landscapes. In this overview, the results of a detailed investigation of each park are brought together in a synthesis of physical and programmatic aspects system-wide under the umbrella of providing recreational opportunities city-wide.

Note that a few current park projects in their early stages of development are not included in this Master Plan. The largest of these is the "Riverfront Recapture" effort to create a linked network of small parks and continuous access to the Connecticut River through the entire city. To date, Charter Oak Landing has been constructed for passive recreation, enjoyment of the river and excursion boat tours. Immediate plans include improvements to the south end of Riverside Park including the public boat landing and parking areas. Recently, funding was sought and received by Riverfront Recapture to extend a deck over I-91 providing access to the river from downtown Hartford while also providing for passive and group uses of the deck space and adjacent riverfront. This project is expected to move forward in the next few years. In the long term, a continuous walk along the river will be constructed. The entire riverfront system is currently planned to be maintained by the City, which has already accepted the maintenance of Charter Oak Landing.

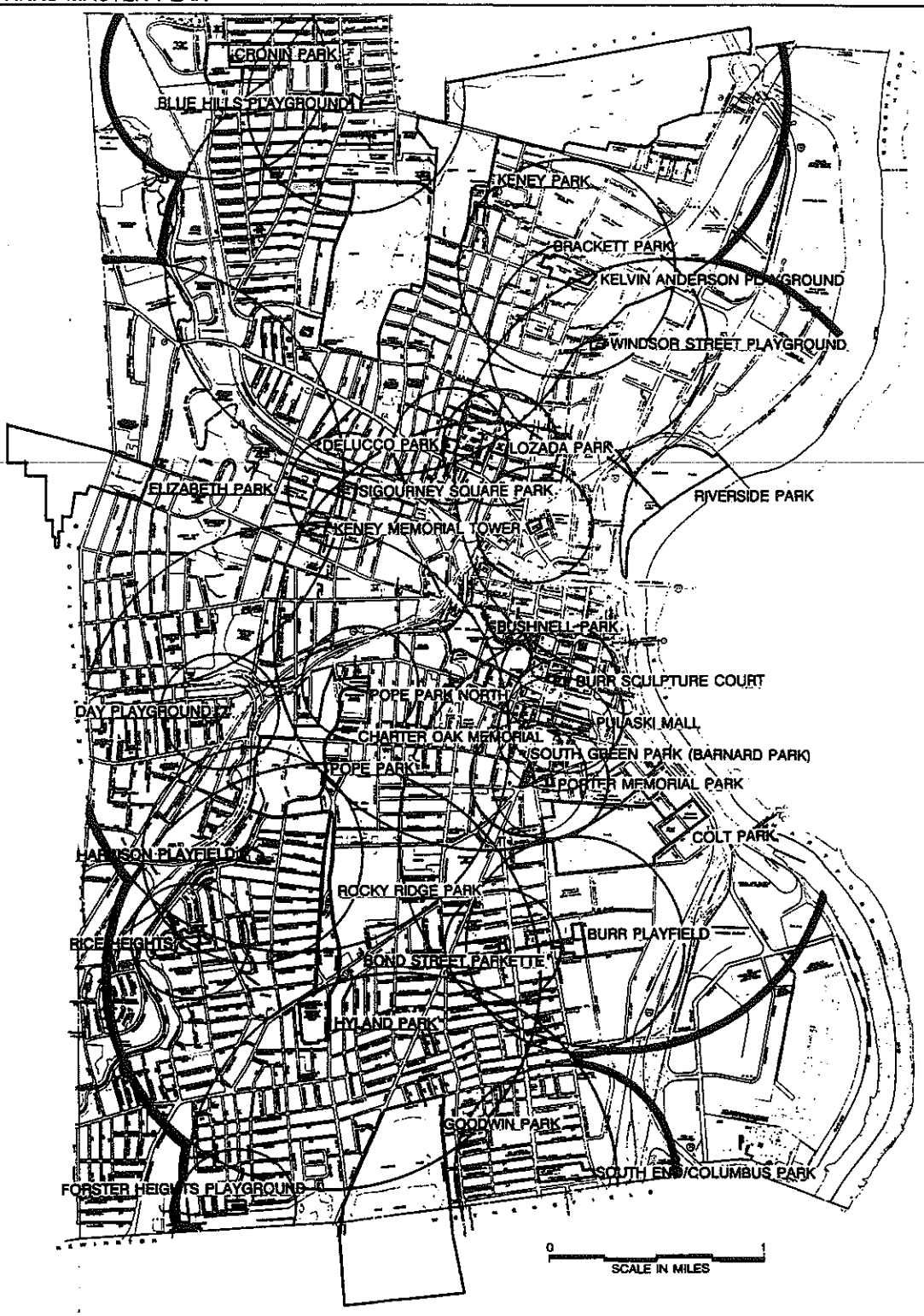


Figure III.2: Map of all thirty-two parks addressed in the Master Plan showing 1/4, 1/2 and 1 mile primary service areas. Park Types include: 1. Large Metropolitan Reservation (Outside of City, Not Shown), 2. Large Multiple Use Parks with Historic Value, 3. Medium to Small Parks Associated with Community Centers or Schools, 4. Small Neighborhood Parks and Playgrounds. 5. Small Green Spaces and Memorial Sites, LANDSCAPES

Designs are in the final phases for the development of a deck over a portion of I-84 in the downtown area. This small, three-part park for passive and active uses includes seating, planting and a basketball court. It will be constructed in the next year. In addition, an empty lot on Main Street, also downtown, is being planned as a public market space. The Society for Savings and the City of Hartford are working together on a plan for this space that will provide a visual amenity and entertainment programming. The addition of these parks to the system will increase the management and maintenance effort required system-wide.

The thirty-two parks addressed in this plan do not include all the public recreation opportunities provided by the Parks and Recreation Department and the Hartford Board of Education. The City of Hartford may wish to classify all of its park and recreation land holdings. For such a classification system to be comprehensive, schools with playfields, small greens or traffic circles and older City owned cemeteries should be included. This inclusive approach will likely increase the number of classification categories. It would, however, enable the city to plan for the comprehensive maintenance, management and financial aspects of all of its public landscapes.

These five headings organize the park lands by size and by recreation opportunities currently provided as well as those recommended for the future. Each heading is discussed in detail below.

1. Large Metropolitan Reservation

Only one park in the Hartford Park System functions as a classic metropolitan reservation. This kind of park was first conceived by the great nineteenth century landscape architect, Charles Eliot, (credited as the designer of Keney Park) with his vision for the development of the Metropolitan Park System around Greater Boston. Metropolitan reservations are characterized by large tracts of natural landscapes: woodland, wetland and water. They typically are developed for passive recreation and nature study, along with resource-based active recreation, such as swimming, fishing and cross country skiing. The park included under this heading is:

- Batterson Park

Batterson Park is made up of five separate parcels encompassing a total of 660 acres. Batterson Pond and the surrounding landscape includes 198 acres. This parcel is the only area developed for park use, it is the parcel known to Hartford's citizens as Batterson Park. The park is located to the west of the city near Interstate 84. It serves the entire population of the City of Hartford, as well as residents of surrounding towns, especially as a summer swimming and day outing park. The park includes a large number of structures for public and maintenance use.

Recommendations

As the only metropolitan reservation owned and managed by the City of Hartford, Batterson Park serves a unique purpose as a natural water and wilderness experience for city residents. Primary summer uses should expand into spring and fall use for individuals, families and for school groups. Batterson Park should continue to serve its current functions, but more effectively.

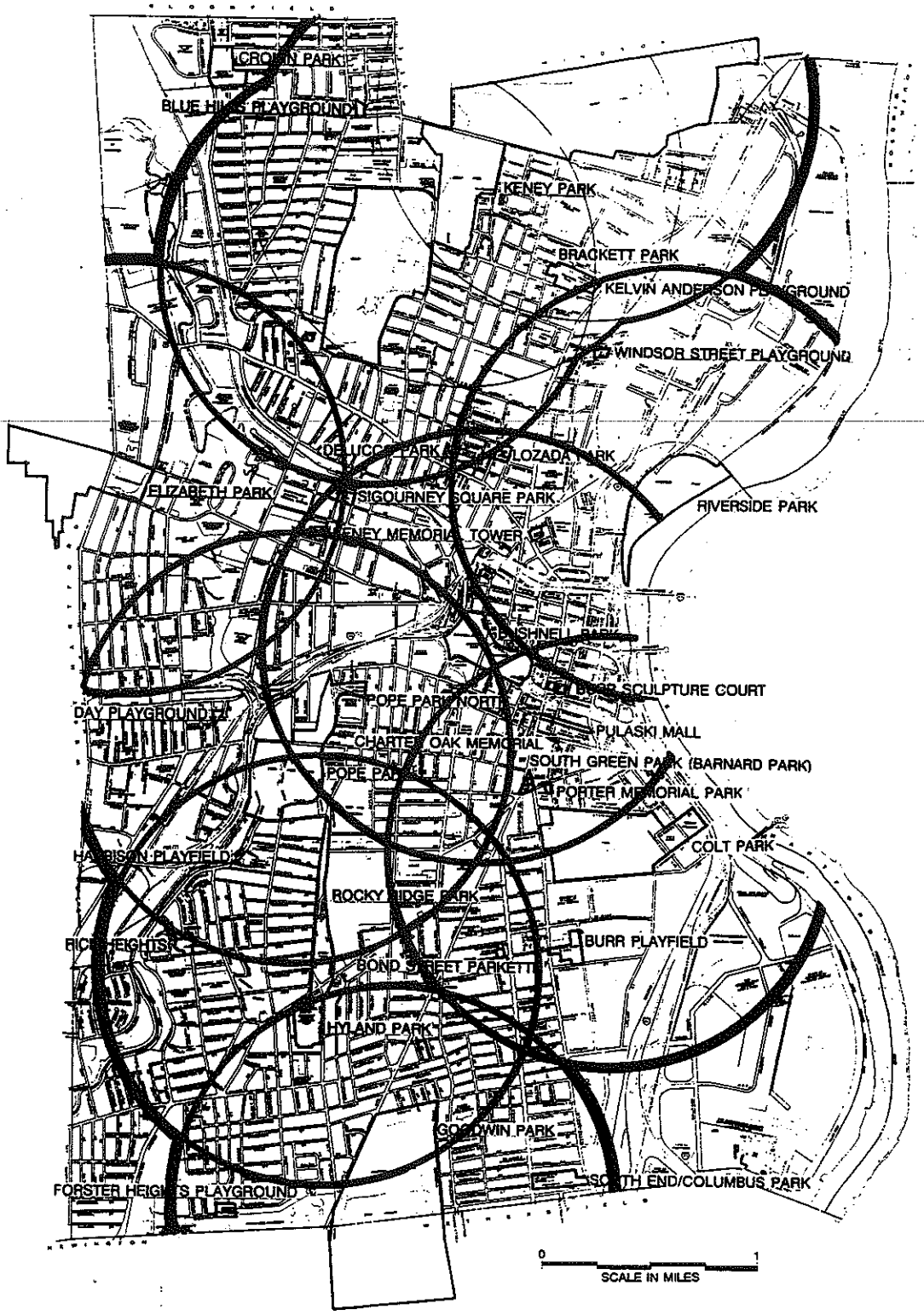


Figure III.3: Map of Large Multiple Use Parks with Historic Value, shows a one mile service area around each, measuring for the approximate park center. LANDSCAPES

- The primary passive and group uses of Batterson Park should continue to focus on organized programs for children and the elderly, and extend to more intensive day and weekend use by families and groups from the whole city for summer and good weather outings. Improve pedestrian access, picnic facilities and related amenities to enhance passive and group uses. Expand programs emphasizing nature and ecology.

- Focus active uses on swimming, while open areas for free play and simple baseball fields can be provided. No expensive, highly developed sports fields or courts are required for this park.

- Rehabilitate or replace and upgrade both public and maintenance structures for more effective use.

- Because of the distance from city neighborhoods, public transportation options should be expanded and publicized, especially during the summer, to bring those without private transportation to the park.

2. Large Multiple Use Parks with Historic Value

Nine parks serve residents from around the city in addition to their own immediate neighborhoods. They were all originally designed and built in the nineteenth and early twentieth centuries during the years when a system of large parks was created for a growing city populace. Included in this group are:

- Bushnell Park
- Colt Park
- Elizabeth Park
- Goodwin Park
- Hyland Park (originally the southern portion of Rocky Ridge Park)
- Keney Park
- Pope Park
- Riverside Park
- Rocky Ridge Park

These parks range in size from 694 acres (Keney) to 37 acres (Bushnell). They serve both nearby neighborhoods with easy pedestrian access and areas of the city where bicycle or vehicle access is used by park goers because of distance. The majority of frequent park users come from within one mile of the park. For athletic meets, cultural programs, celebrations and other infrequent events, these parks draw visitors from throughout the city and the region. Each of these parks contains minor or major buildings. Some of these buildings, especially restroom facilities, are not actively used and are in poor condition. In other parks buildings of historic value are situated, but these are sometimes not used to the full extent. In Colt, Keney and Elizabeth Parks, large maintenance complexes are located. Each of these is less than fully functional and requires upgrading. Figure 3.1 illustrates the service distribution of these parks by showing circles of one mile radius from each park center. As the map indicates, there are very few residents of Hartford who live further than a mile from one of these major, multiple use parks.

Recommendations

♦ Provide for diverse uses, including passive, group and active uses in each park. Separate uses effectively to avoid conflicts. Include multi-purpose spaces for daily use and peak events.

♦ Rebuild pedestrian systems modeled on the historic ones. Design for full access through universal design and barrier free construction.

♦ Integrate sports fields and facilities in these historic parks by blending more effectively with the scenic and historic character of the landscape. Refrain from changes to historic topography and circulation systems while accommodating active uses. Over time remove sports facilities that have significantly altered historic landscapes and replace them with less intensive, more compatible versions.

♦ Retain, reinforce and recapture the historic character of these parks through the application of National standards for the preservation of historic landscapes. Achieve greater recognition of their value through listing on the National Register of Historic Places.

♦ Reinforce the historic design intent of these parks to provide, as in the past, substantial scenic and environmental quality experiences.

♦ Develop programs with historic interpretation and environmental themes to promote greater public understanding of and value for the parks.

♦ Remove dysfunctional park buildings, especially unused restrooms. Retain and develop more intensive uses for all structures with historic value. If additional buildings are needed, follow design standards for buildings developed in Chapter IV.

♦ Rehabilitate and improve the function of each of the park maintenance centers in Colt, Elizabeth and Keney Parks.

♦ Promote frequent neighborhood use for those within a 1 mile radius by extending barrier free design into the surrounding city sidewalk and street system.

3. Medium to Small Parks [Associated with Community Centers or Schools]

This category was created specifically to describe a type of park which, while not unique to Hartford, is not found in every city. These are the seven parks which combine both indoor and outdoor recreational facilities. Community centers are located in four of these parks; three are adjacent to and associated with public schools. The largest of these parks is 9.6 acres (Cronin) and the smallest is .9 acres (Blue Hills). Recreational programming is the primary objective for these mid-sized to small parks and playgrounds. In addition to the parks treated in this category, some Hartford schools have related recreation facilities. While they provided additional recreation opportunities, these are not included in this master plan because those lands are

not under the jurisdiction of the Department of Parks & Recreation. The parks in this category are:

- Kelvin Anderson Playground, Kelvin Anderson Center & Brackett Park (2 parks)
- Blue Hills Playground & Blue Hills Community Center
- Burr Playfield & Burr School
- Cronin Park & Mark Twain School
- Harbison Playfield & Thomas McDonough School
- South End/Columbus Park & Metzner Memorial Center
- Windsor Street Playground & Willie Ware Community Center

These parks include a public landscape and a building. They are associated with a surrounding neighborhood and draw primarily from those residences within a 1/2 mile radius. However, residents may come from greater distances to participate in organized programs.

Figure III.3 illustrates the 1/2 mile catchment for the small to medium sized parks associated with community centers or schools. Because of the association with buildings where recreational programs may be conducted, or where supervisory staff are present, these public landscapes are more likely to be utilized for organized programs. Therefore, development of the parks favors spaces that support such programs. Unlike the large parks, there are numerous neighborhoods in the City which lie outside the primary service areas of these facilities.

Recommendations

- Improve general appearance and function of park spaces. Enhance park vegetation. Develop pedestrian systems for improved access.

- Provide for effective function of both outdoor-indoor environments as a mutually compatible situation. For example, recreation programs can have both indoor and outdoor components and outdoor settings can encourage use by organized programs.

- Develop spaces that can function as outdoor classrooms, performance spaces and the like, as land area allows.

- Design for diverse uses including passive, group and active uses, with some emphasis on active uses and spaces for programmed activities.

- Organize spaces, locate plantings and standardize furnishings and play features for ease of maintenance.

4. Small Neighborhood Parks and Playgrounds

Eight sites serve primarily local and neighborhood residents. As they exist, these parks provide playgrounds and sports courts, emphasizing active recreation. All include children's playground equipment. Included in this category are:

- Bond Street Parkette
- George Day Playground
- DeLucco Park
- Forster Heights Playground
- Lozada Park
- Pope Park North
- Rice Heights
- Sigourney Square Park

These properties range in size from the 4.1 acres of Rice Heights Park to .4 acre of Bond Street Parkette. Small neighborhood parks and playgrounds such as these generally attract users from 1/4 mile away, which is a reasonable walking distance. Where none are close at hand, as is the case in some areas of the city, users may come from a greater distance. Additionally, frequent users, as in all the parks, will come from areas of easy access. Barriers such as railroad tracks and highways with infrequent safe crossing points, or areas of industrial land uses, will alter user choices.

The playgrounds in these small neighborhood parks are a part of an overall city system of playgrounds that include play facilities in the large parks, the community centers and, in a few cases, the schools. Playground facilities under the jurisdiction of the Parks and Recreation Department, even including those located in larger parks, are unevenly distributed throughout the City.

Figure III.4 shows parks in this group and their 1/4 mile primary service area. It also shows, in the areas not covered by the circles which lack ready access to these small neighborhood park in other neighborhoods. These residents may be close to another type of park or a school-park facility.

Since these parks and playgrounds are the nearby recreation spaces for several residential areas, they should offer diverse recreational opportunities. The landscapes can provide a combination of active and passive recreational opportunities within a relatively small land acreage.

There are other play facilities not shown on this map that are under the purview of other entities such as the Housing Authority and Hartford Public Schools. In residential areas where City playgrounds are not provided, perhaps existing or new facilities at public school sites can be managed to serve their nearby populace.

Recommendations

- Develop these parks as attractive, fully functional spaces that are assets to their neighborhoods.

- Provide for diverse uses, by including walks and benches for passive use, vegetation for shade and visual enjoyment, playground equipment and spray pools for children, and fields & courts for sports as the land areas allow. Plan these uses with adequate separation to avoid conflict.

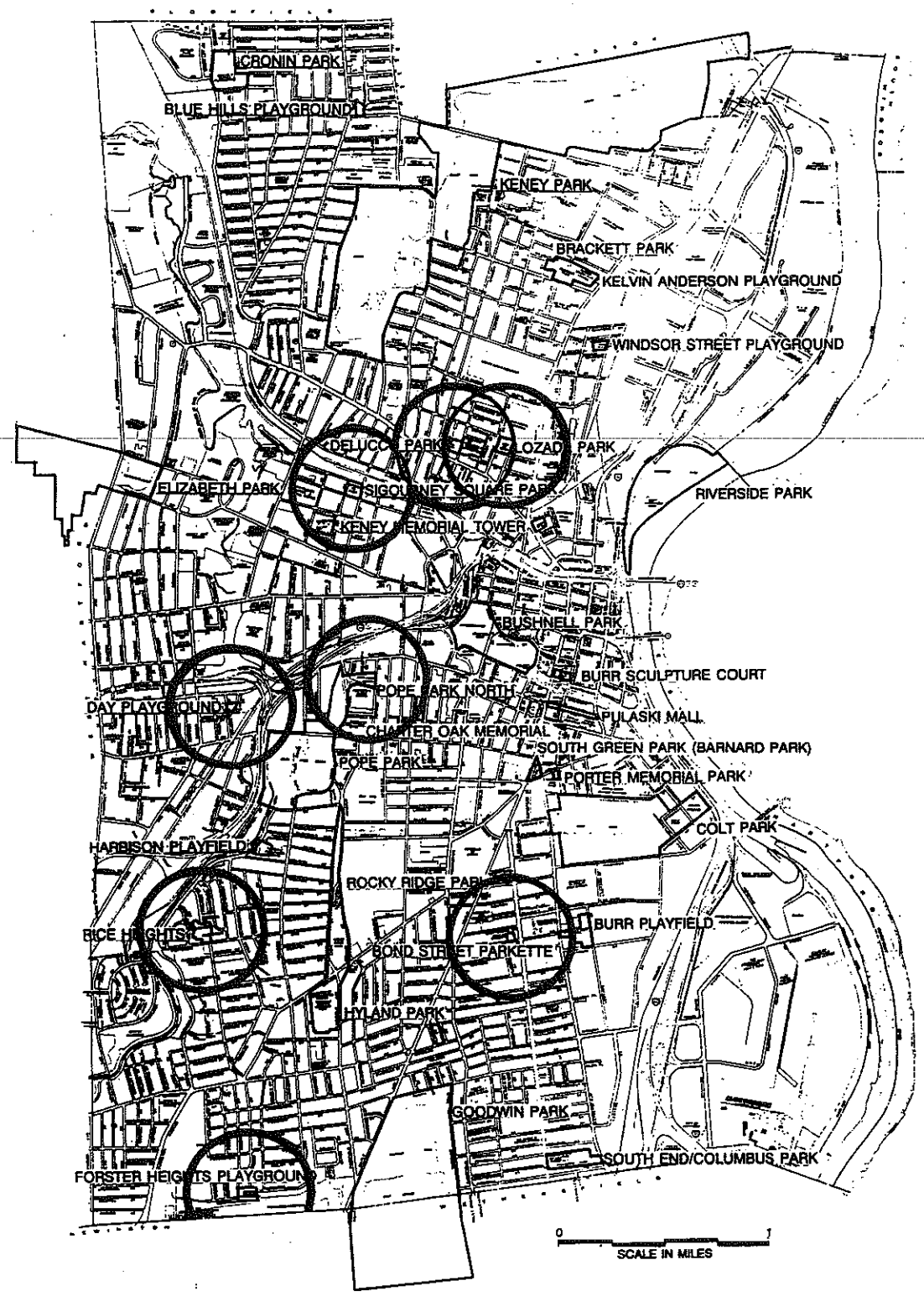


Figure III.5: Map of Small Neighborhood Parks and Playgrounds, with a 1/4 mile service area shown around each. Map does not include playgrounds in the large parks or community centers. LANDSCAPES

- Construct the parks with durable materials and features.

- Organize spaces and standardize furnishings and play features for ease of maintenance.

5. Small Green Spaces and Memorial Sites

There are six small green areas which emphasize the passive value of park landscapes. Their benefit is experienced from a car passing along the surrounding city streets or from the adjacent sidewalk, or, in some cases on interior walks or sitting on benches within these small parks. The six green spaces included in the project are:

- Burr Sculpture Court
- Charter Oak Memorial
- Keney Memorial Tower
- Porter Memorial Park
- Pulaski Mall
- South Green Park (Barnard Park)

The largest of these spaces are the 1.7 acre South Green and the 1.7 Burr Sculpture Court while the smallest is .07 acre Charter Oak Memorial. In four cases, Charter Oak, Keney Memorial Tower, Porter Memorial Park and Pulaski Mall, the site contains a monument or memorial which is a focal feature within the green space. The Burr Sculpture Court contains a large scale sculpture by Alexander Calder within a park designed by the noted landscape architect, Dan Kiley. Of this group, only South Green Park is without a monument or memorial although the decorative cast iron fence is a unique example of metal design and craft.

These are "amenity" landscapes, visually pleasing green spaces in contrast to the surrounding streets, buildings and city hardscape. They serve the near community and the entire city as people move through the city streets. They have a pedestrian service area from the near neighborhood, that also serves the entire city. As passive use spaces they serve nearby residents and those who pass by during the course of their daily lives. There are some small green spaces that also serve as neighborhood play spaces and are balanced between two park categories. For example, Pulaski Mall bridges two groups. The area from Main Street to South Prospect Street that includes the Pulaski Memorial, is a passive green space with formal double tree rows, parallel walks and a lawn panel, while the area extending to Columbus Boulevard is a green space serving as a front yard and residential park for several residential buildings. The recommendations listed here, as well as those in the previous group, apply to Pulaski Mall. There are fifteen additional amenity landscapes, traffic islands and small green spaces, that are not a part of this Master Plan. They were omitted because these simples green spaces were not thought to require planning and capital improvements, these should be considered in overall planning for Hartford's parks and should be measured against the recommendations for green spaces listed here.

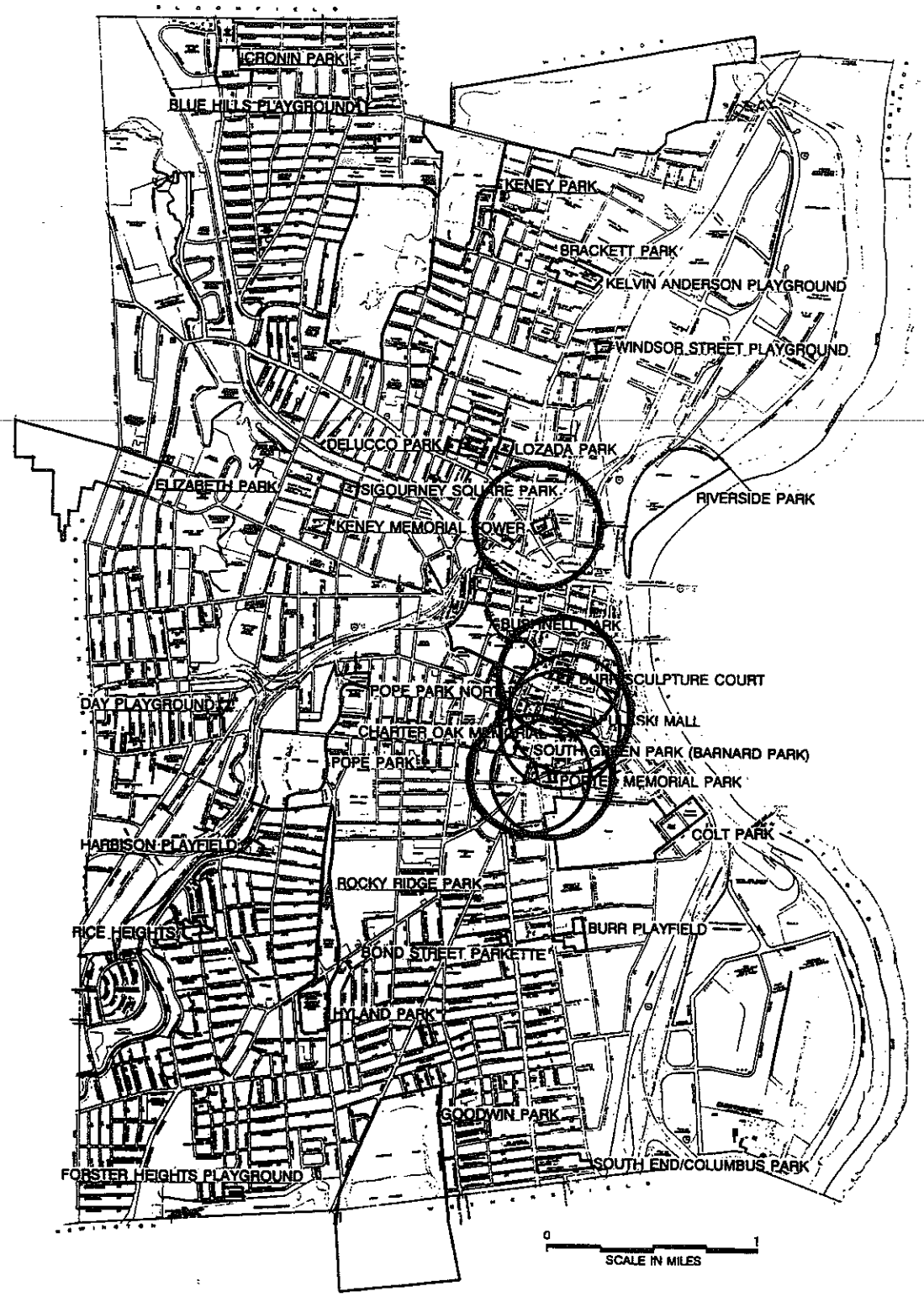


Figure III.6: Map of Small Green Spaces, with a service area of 1/4 mile shown for neighborhood pedestrian users, these visual amenity spaces also serve those passing by on foot and in vehicles and function as visual landmarks. LANDSCAPES

Recommendations

These small areas should be simple green spaces, with limited furnishings, if any, and no complicated design elements. The essentials of these spare, attractive spaces are lawn panels, trees and monuments or memorials. They should look well cared for and attractive since they set a tone for the health and well being of the city. Some of these parks have an interesting history and relevance to Hartford. Their stories should be expressed through plaques, with text or visuals, that convey an informative message.

- Develop these green spaces as visually attractive amenities to those passing by on foot or in vehicles.

- As spaces for memorials, consider these parks as community landmarks. Rehabilitate each monument, memorial or work of art in these and in the other parks. Keep the monuments in good condition, removing graffiti and repairing damage or deterioration regularly.

- Provide for primarily passive uses by including walks and benches when possible, and vegetation for shade and visual enjoyment. Playground equipment and sports facilities are not appropriate to these small land areas.

- Construct or reconstruct the parks with durable materials and features, primarily retaining and rehabilitating original materials or provide matching substitutes.

- Based on thorough documentation, restore the historic designs for South Green, Keney Memorial Tower and Porter Memorial Park.

- Organize spaces and standardize furnishings for ease of maintenance.

- As appropriate the history and relevance of these small green spaces to Hartford should be expressed through plaques, with text or visuals, that portray an informative message.

The foregoing organization of parks by type begins the process of comprehensive planning by setting forth recommendations that address the level of service to be achieved both physically and programmatically. The following section addresses programming exclusively by investigating current recreational programming and setting forth recommendations for the future.

C. RECREATION PROGRAMMING

For many years most of the programming for the Hartford parks was designed and executed under the jurisdiction of the Parks and Recreation Department. It provided a variety of basis programs often focused on peak seasonal activities. Recently, a trend toward privatization of services resulted in decreased Department staff and a contract process for recreational programs. Currently, in addition to contract programs the Department of Parks and Recreation is providing supervised playgrounds and Community Centers on a seasonal basis. Some sports

activities, including basketball, double-dutch and swimming are also supervised. These programs are not currently funded and staffed to a level that provides services to the broader community.

The privatization program is an attempt to better represent the diversity of recreation by encouraging innovation and choice on the part of the community. The Request for Proposal (RFP) process for park related programs solicits the community to propose recreation programs for a park, community center or other facility. The two categories for proposals are Structured Programs and Innovative Programs.

In 1991, four hundred applications were distributed with more than eighty responses received. The responses were distributed equally between both types of programs, and requested a range of funding from hundreds to many thousands of dollars. Although the logistics of handling the proposals required extensive City staff effort, it is anticipated that the next round will be easier with the RFP scope and potential consultants entered into the data base. The Parks Advisory Commission viewed the process as successful, with more worthy proposals than available funding could support. The success of this privatization in delivering community recreation programs is under review. The two categories of contract programs, structured and innovative, are covered in the text that follows. It should also be recognized that some of the proposed activities were able to be carried out by the Recreation Department for a lower cost and were not funded as contract programs. An approach that provides for baseline programming to all neighborhoods provided by the Recreation Department is being considered so that all areas are served.

1. Structured Programs

These programs were formerly provided in-house by the Recreation Division and are currently being carried out by both City staff and outside consultants. Examples include sports with indoor instruction such as: sports clinics, basketball, swimming, and soccer and activities such as arts and crafts, performances, and vacation programming (eg. bus trips to the Basketball Hall of Fame or the Hudson Hawks). These programs are held in parks, community centers or schools.

Structured programs also address competitive sports for girls. For example the "double dutch" jump rope programs are popular and can be competitive in nature. They are easily adaptable to any facility such as recreation centers and gyms and offer instruction in the spring. Tournaments include local/city, state, national and international. A number of Hartford teams have won nationally and have traveled internationally. Any facility can work although concrete is not a desireable foundation. Locally this is so popular that competitions are held in the Civic Center.

Finally there are forty other programs covering infants through seniors such as the "Baby Learning/Baby Playthings" program for children under two. These programs, like others in this group, lend themselves to park facilities.

2. Innovative Programs

The approach here is to solicit programming that is unique, has a viable visitor populace and has not been done before. Examples could include basketball instruction for Laotians in their language, or activities that might appeal to growing community groups such as the South East Asians. Programming that addresses a new need, provides a unique experience or serves a group in the community that is not currently or traditionally served is the thrust of this category.

This approach to recreational programming is an opportunity for the citizenry of Hartford to access innovative programs. It requires effective distribution of programs, activities and events. Sensitivity to the parks, in terms of maximum benefit for the community and a limited negative impact on the landscape, is also required.

Recommendations

Recreation programming is one of the most effective ways that the potential value of Hartford's park system can be delivered to all segments of the city's population especially the poor and disadvantaged. Offering direct services and actively reaching out to children, families and the elderly is the proven mechanism in communities throughout the country for ensuring access to recreation opportunities.

The recent move toward contracted programming with neighborhood groups and individuals has introduced several innovative endeavors which respond both to perceived community needs and special skills and resources available in the community. At the same time, coverage in the city's neighborhoods by contracted programs has been uneven. This experience is not unusual: local private entities interested in offering particular programs and activities often do not have a mission to ensure comprehensive service on a citywide basis. Only a park and recreation department has this mission.

- As a public agency, the Parks and Recreation Department, through its Recreation Division, should continue to provide basic programming across the city. Serve the poor, the disadvantaged and all segments of the community, by providing broad-based and responsive recreation programming.

- Every Community Center should remain open, have adequate staff and should be the site of significant programming for all age groups from youth to elderly.

- Both in-house programs provided by Park and Recreation staff and contracted programs provided by private groups should be blended to achieve a balanced and varied offering of activities. Focus contracted programs on accessing unique talent and providing innovative recreational experiences. Insure that diverse populations are served by standard, structured programs provided by Recreation Division staff.

- The compatibility of the Park and Recreation programs with public school facilities presents an opportunity for expanded delivery of services. The constituent groups for both parks and school overlap significantly. Unfortunately, in many cities, parks and schools see themselves in competition for resources. This is especially so during fiscal hard times. The barriers to more mutually supportive collaboration are often institutional

and bureaucratic, rather than substantive. While it may seem paradoxical, both voters and legislators can be more willing to support budget requests for two agencies when they see that both are cooperating and working to eliminate duplication and improve the quality of service in areas of obvious overlap. In times of limited resources the construction or upgrading of duplicate facilities is not intelligent, appropriate or financially possible.

♦ It is important that both agencies should retain their unique identities. Therefore, it is recommended that formal cooperative agreements should be executed between the City of Hartford Park and Recreation Department and the Board of Education. These agreements should: (1) articulate both the common interests of the parties and their respective areas of competence, (2) declare a policy of cooperation, and, (3) set forth their mutual and respective commitments.

Hartford has a tradition of joint park-school programming, which has only recently declined. School teams use many of the parks sports fields. Unlike Community Centers, schools exist in every neighborhood throughout the City. The public schools, several of which were built as "community schools," can and should be planned to provide facilities for appropriate recreational programming, managed by the Parks and Recreation Department through in-house or contractual staffing. Any major capital improvements for education in the future should provide for community use of classrooms, libraries, gymnasiums, swimming pools, outdoor sports facilities and grounds.

D. NATURAL RESOURCE CONSERVATION

The Hartford park system includes a large proportion of the natural environment remaining within the city limits. Protected in perpetuity from development, these areas provide a wide range of benefits, from wildlife habitat to opportunities for city children to learn about nature.

In a select group of parks, the creation and maintenance of a naturalistic landscape was a primary objective when the park was established. One of the Olmsted Brothers' original goals for Keney Park was "to preserve and to encourage wildness of vegetation...." In fact, each of the large, multiple use parks (Goodwin, Elizabeth, Colt, Riverside and Pope) was designed to have a component of "naturalistic" planting as part of the passive landscape. Even though smaller in scale, these naturalistic components can often be found in the larger parks.

The conservation of natural areas is considered by many to be valuable in its own right. Others see it as particularly important as a counterpoint to dense urban development. Parallel to the Master Planning project, a group of park advocates began to work for the creation of a nature education center in Keney Park to provide environmental experiences for city children and their families.

The Master Plan team's analysis of conditions revealed a range of qualities in the natural environments in Hartford's parks. Overall, the natural areas in every park are proceeding through ecological succession with little active intervention by the Park and Recreation Department. In some areas, this approach yields diverse, mature woodland stands and wetland habitats. In other areas, "over-mature" trees, the introduction of less desireable species and

the loss of shrub and groundcover plants contribute to degraded natural systems, and disappearing habitat for birds and other wildlife. Finally, there are quite a few locations in which non-intervention in natural land management has resulted in the invasion of vigorous, nuisance species of plants, such as Norway maple, mulberry, sumac, wild cherry, sassafras, barberry and wild grape.

Recommendations

- Conservation of the natural areas in Hartford's parks should be a conscious focus of the City's management of the park system.

- Particular attention should be given to removal and control of invasive vegetation, and the encouragement of desireable species.

- When projects are undertaken in any natural park area, care should be taken to minimize negative impact on the environment.

- Wildlife habitat should be preserved and enhanced.

- Ecological diversity in natural areas should be enhanced, using species native to the Hartford area.

- Environmental education centers should become a standard part of the recreation programming within the city's parks.

The specific conservation measures appropriate to each area where conservation is an issue are included in the individual park schematic plans and addressed in general in the physical design standards set forth in Chapter IV.

E. MISUSE, ABUSE & VANDALISM

In many of the city's parks misuse, abuse and vandalism are apparent. These terms are intended to describe the level of deterioration caused, from lesser to greater, when people degrade park features or equipment. The most apparent misuse of parks is caused by the frequent use of desire paths and renegade parking at interior park drive margins. Paths are worn into the turf, meadow or forest by repeated use causing compaction, erosion and siltation and muddy conditions in poor weather. Desire paths are shown on the existing conditions park plans in Chapter IV, where they appear. Renegade parking in the large parks is also shown at drive margins.

Abuse of equipment and facilities can be recognized in playgrounds where equipment is used in ways not intended causing stress on parts, or when elements are disassembled. Another area of parkland abuse is the increasing use of parks as dumps for construction debris or other garbage. Obvious signs of vandalism include frequent evidence of graffiti, damage to buildings, playgrounds, basketball hoops and the like and more extensive vandalism such as arson fires. Unfortunately, the signs of misuse, abuse and vandalism permeate the park system.

Results of abuse and vandalism on park features and structures are obvious in the parks. The maintenance staff addresses these problems at the levels where they are capable, but the problem actually has roots in the larger community. As explained in a recent article, a closer look at conventional vandalism shows that vandalism is not homogeneous nor is it meaningless.[4] There is usually some identifiable motivation on the part of the vandal. If we learn to identify these motivations and address their causes, the effects may decrease. Such a decrease will reduce the cost of repair and replacement.

Vandals act from a range of motivations. These include acquisitive, tactical, vindictive, play, malicious, and manufactured excitement motivations. Community responses range from ignoring it at one end to hard enforcement at the other. For example, the Parks and Recreation Department uses a private graffiti removal service to address this constant problem. Coping strategies involve combinations of acceptance, deflection, utilitarian, education, deterrence, and primary prevention to strike at the roots of these behaviors in the community.

Recommendations

- Address the signs of vandalism as quickly as possible. Experience in many cities indicates that removal of the traces of vandalism immediately reduces reoccurrence. Develop a vandalism response ability within the Department of Parks and Recreation.

- Attempt to arrest and charge vandals for these anti-social and destructive behaviors. Insure significant penalties or fines. Publicize widely.

- Develop city-wide coping strategies through cooperative discussions with other departments and agencies to develop approaches for dealing with vandalism. The motivations should be cross-matched with operational, program, and security methods.

F. SECURITY & SAFETY

1. Structures, Recreation Equipment and Furnishings

In metropolitan parks and large, multi-use parks, buildings, such as restrooms, golf club houses and maintenance centers are found. In each case the degree of access and security of the building relates to its intended uses. Overall, the restrooms throughout the park system are inaccessible, being boarded, locked and unsupervised. Portable toilets are available in some parks. Buildings in parks are targets for vandalism. They have been secured by boarding up windows, providing heavy metal doors and similar hardening attempts. The restroom at Rocky Ridge Park, closed for over a decade, is an example of a hardened building that is no longer serving any park function. Other structures, such as the Pond House in Elizabeth Park, are accessible only when an attendant is present. Some park structures, such as the Pump House in Bushnell Park, the Golf House in Keney Park, the Keney Memorial Tower, and the park administration buildings in Colt Park have historic value. The police building, horse barn and adjacent maintenance center at Keney Park is an example of a support facility that is not in an area of public use, is supervised and is generally secure.

As a policy, public park buildings need to serve intensive use programs, as public or maintenance facilities. They must be peopled with staff in order to function effectively. Buildings that are small, serve single purposes or cannot be staffed are a liability to the system and a target for abuse.

In the mid to small parks, structures consist of community center buildings and/or public school buildings on adjacent lands. In these parks, the structures are used more intensively than park buildings and appear to be subject to minor vandalization such as graffiti. Graffiti appears worst in areas which are lit at night but receive little surveillance. For example, the rear side of the Blue Hills Community Center is a target for graffiti. Unmonitored, but unlit, parts of buildings are considerably less defaced. Swimming pools are enclosed by 6-8' high chain link fences. They are subject to frequent fence damage and break-ins for swimming during summer nights.

Recreation and play equipment exists in all types of parks. Playground equipment is of several types with the most recent playscapes made of colorful, tubular metal and plastic which is durable, although obtrusive in some situations. Community built or contract built wooden and rubber playscapes, such as those at Elizabeth Park, East Lawn and Riverside Park are showing signs of deterioration from use and age. Wooden play equipment at Rice Heights and Cronin Parks shows vandalism damage with remaining portions somewhat dangerous, ie. tower section with lost railings. Splintering of aged wood is a potential health hazard. Older tubular metal playground equipment includes swing frames, jungle gyms, climbing bars, etc. Some of these are in Elizabeth West, Burr School Playfield and South End Park. They are generally very durable, and hard to vandalize. Swing frames were often lacking swings, which could be a seasonal removal issue, although some swings were noted by residents as not installed at all in recent years. Play equipment has been a target for vandalism.

Basketball hoops were often lacking, presumably unreplaced after damage. On paved courts deterioration of pavement was noted, with a likely cause of insufficient base preparation. Irregular or cracked paving can cause player injuries.

Park benches were targets of vandalism and simple deterioration from use and weather exposure. Trash receptacles and other furnishings were noticeable in their absence.

Recommendations

♦ Remove park buildings that cannot be attended by a staff person, are deteriorated or no longer used. Preserve historically significant buildings and use them more effectively providing staff as required. Provide portable toilets for large events and/or seasonal use. As building uses and needs change, explore the removal of additional structures. Consider additional park buildings only if they can be fully staffed and programmed.

♦ Utilize a durable vocabulary of play equipment that meets or exceeds compliance with all laws and standards including the recent American with Disabilities Act when playscapes or individual equipment elements are replaced or upgraded. Eventually, all wooden equipment should be removed.

- Select equipment that can be standardized as park playscapes are upgraded so that repairs can be made by the Department of Parks and Recreation in a timely manner.

- Continue to use a resilient surface below play equipment for user safety. Upgrade areas without such a surface by changing the ground plane to resilient materials in the future.

- Develop standard furnishings that are vandal resistant and readily repaired. Develop a supply of extra parts and hardware for use as needed.

- Conduct frequent safety inspections of all buildings, facilities and furnishings. Repair damage promptly. At a minimum, semi-annual reviews should be carried out.

2. Personal Safety

There are two aspects of concern for personal safety: 1. the concern that equipment or facilities in the parks are dangerous or present hazards to those who use them; and 2. the concern that people attempting to use parks in positive ways will be intimidated by negative users, through anti-social or illegal behaviors. Both of these aspects were demonstrated, to some degree, through the analysis process.

In general, newer facilities and recently rehabilitated ones are in good condition and present no hazard. In some parks and playgrounds, vandalism and abuse of equipment, rather than normal wear and tear, has degraded the playscape and resulted in some hazardous conditions. Park playing fields range from good to poor condition with drainage problems ranking highest in deterioration of playing surfaces. Turf on playing fields is abused in play and rehabilitation of fields has not been regularly undertaken. In many parks, large, mature trees have not been adequately cared for and could potentially injure passers by if branches or trees fall. This area of hazard is part of the larger issue of City forestry crew size, capability and focus.

A sense of security from potential interference from negative park users is an issue city-wide, not only in parks but in all public places. Parks that have remote areas where persons are isolated from others or parks that are simply under-utilized have potential for anti-social or criminal behaviors. Nighttime uses of parks should only be undertaken to attend events and, ideally, only in groups. Individual park user after dark are at a higher level of risk. Lighting provides a false sense of security, encouraging people to enter parks when their safety cannot be ensured. Visibility to other people or nearby activity is important to a sense of personal security. Park users may want to focus their activities where other positive users are present. Topography or vegetation may cause a feeling of isolation by limiting an individual's visibility or causing the park user to be remote from public view. Such isolation tends to make people feel insecure. One's sense of security is also degraded by litter, signs of vandalism and perceived lack of care. Drug dealing, gambling, dumping of rubbish, drinking and related bottle smashing, graffiti and vandalism are all behaviors that take place in parks. A combination of physical design that considers these anti-social uses, a maintenance capability to repair degradation quickly, surveillance by police, park rangers and neighbors, related prosecution of wrong doers with adequate publicity, and common sense of park users are all required to minimize danger and promote personal security.

- Do not provide night lighting within parks. Light only the perimeter with surrounding street lights. Remove interior lights if they are not needed to reach nighttime destinations. Consider lighting a route to and from frequent nighttime use destinations.

- Provide gates for opening of park drives at dawn and closing of parks to vehicles at dusk. This will assist in preventing illegal dumping and other anti-social of illegal behaviors that may take place under cover of darkness.

- Develop park design with good user visibility in mind so that people feel safer. Encourage positive uses as these often displace negative ones.

- Remove litter, signs of vandalism and evidence of lack of care.

3. Security Personnel

The primary methods of surveillance and a uniformed presence in the parks are park rangers and city police. The Police Department has an excellent relationship with the Parks and Recreation Department and can respond to a situation immediately. Currently, program response occurs through a ranger or police support unit within a brief time period. For example, during last year communications from the mounted police to the unit dispatcher were on a different frequency then police contact. This enables constant communication through a central base between the two.

The park rangers are a separate force within the police department which operates predominantly between late May/early June to Labor Day. After this time it plays little or no role with the exception of a presence at special events (eg. Bushnell Park) and at winter ice-skating locations in Keney, Elizabeth, Goodwin and Bushnell parks.

The rangers are predominantly special police from the public school system. When school ends they are brought on board as rangers. Their main goal is to provide a visual presence. They are trained in first aid, and report filing but not interpretation or education as with other programs in both New York City and Boston. The ranger program has an annual budget of $60-70,000 and the staff is under the direction of the Hartford Police. Rangers do not have power to arrest. Another interesting aspect of the Hartford Ranger program is that parks are the contact point for community outreach programs such as the "Just Say No to Drugs" program. Rangers here are talking with young people about drug use. This direct contact method utilized in Hartford is a success and has been hailed as a potential model state-wide.

At present there are six mounted police and an administering sergeant. All the horses in the program are donated, with frequent calls from individuals offering to provide animals. During the summer, they patrol the parks in locations where there is a recognized need for a surveillance presence. Generally, the mounted police are on duty in all of the large parks with mounted riders in Keney, Pope and Colt in the daytime and at Riverside, Elizabeth, and Bushnell during special events. Charter Oak Landing is also patrolled.

Batterson Park has no mounted presence due to its distance from the program's base in Keney Park on Vine Street and to staff limitations. Rocky Ridge and Hyland Park have not been security problems and are not currently under mounted surveillance. Finally, when considering the comprehensive system, with the riverfront development planned for the next three years, is likely to require an additional sixteen hours a day of mounted patrol for this area according to Police Department estimates. In the smaller parks, surveillance is carried out by the patrol division. Ideally, the mounted unit would have the ability to review these locations, but due to the amount of park acreage in the larger parks and staffing limitations, this is not possible. If smaller parks were considered for mounted patrol, it would require twenty riders during the peak season distributed between two working shifts.

The current plan is considered by all accounts successful. There is an alternate plan under review to hire thirty cadets to assume park surveillance and uniformed presence responsibilities. Cadets could start as rangers and do other jobs until they were 21 years old at which point they would become police officers.

According to many, there is a need for a park ranger program in Hartford. For example, in the last two years, people have begun to perceive Keney Park as safer. Overall, the program is considered a great success.

Recommendations

- Continue and expand the ranger program, making their presence known to the general public. Explore additional modes of transportation including rangers walking through parks, on scooters and on horseback.

- Improve park surveillance to curb anti-social and illegal uses. Provide driveable walks for interior park surveillance.

- Develop more opportunities for rangers to interact with park users as knowledgeable friendly presences in the parks, such as park tours given by rangers, and special peak use days when rangers greet people entering parks.

G. PUBLIC PRIVATE PARTNERSHIPS, CITIZENS GROUPS, FOUNDATIONS, VOLUNTEERISM

There are several existing collaborative efforts between community groups and the City of Hartford. These "friends" groups are involved in planning, programming and/or capital improvements for public parks. Active groups include the Bushnell Park Foundation, Knox Parks Foundation, Friends of Keney Park, Riverfront Recapture, Friends of Goodwin Park and Friends of Elizabeth Park. Other groups have shown an interest in other city parks or specific areas of parks, such as rosarians who volunteer in the Elizabeth Park Rose Garden. These organizations focus their efforts on the larger, public landscapes, but some smaller parks may also be the object of a community groups efforts.

There are numerous examples in Hartford and elsewhere, of the positive actions and impressive results of private interest in public parks. Tom Taylor, the Worcester, Massachusetts Parks

Director, developed an overall umbrella friends group, "Park Spirit" as an organizing group, with branches for individual parks. It has developed ways of structuring volunteer work efforts and making contributions to individual park improvement projects. In several cities, catalogs of furnishings, tree plantings, capital projects or endowment funds have been developed. Yearly parks wish lists are provided to park friends for selection in San Antonio, from tree work, to recreation program summer salaries, to furnishings, etc. The Bryant Park Foundation, in New York City, has developed attractive, one-page project summaries with history information, project details and costs. In Hartford, the fund raising and capital project efforts of the Bushnell Park Foundation and Riverfront Recapture are both impressive.

The interest of a friends group or foundation in a park often moves toward a feeling of ownership when monies are committed and projects undertaken by the private group on behalf of the park. This is a reasonable situation but it sometimes places the private group and the City at odds or in an unclear relationship. The communication channels between the City and private parks groups require clarity. A structure for the relationship between the City and private groups needs to be established so that a beneficial collaboration can be developed between the two parties. The need for effective collaboration is tangible. Improvements made to parks are inherited by the Department of Parks and Recreation to maintain. All capital projects should be carried out to an agreed standard with the associated maintenance burden understood and accounted for.

The Parks and Recreation Advisory Commission may be an appropriate vehicle for recognition of friends groups. The City of Hartford could recognize friends groups by developing a Cooperative Agreement. The key to a Cooperative Agreement is its description of purpose. Most friends groups' primary purposes are to defray the costs of park expenses for the which City does not have available funds and mutual interest in the bettering of recreational opportunities through the improvement of parks. The agreement would indicate the mutual interest of the two parties in the use and improvement of the parks, detail the rights and responsibilities of both parties and establish a method for developing individual work projects on behalf of the park. The cooperative agreement serves as an umbrella for specific programs/funding initiatives to be developed as projects or work programs, allowing for and requiring communication and further written agreements with the City about these initiatives. One element that should be covered in detail is the ways in which monies can be collected and expended on behalf of the parks. Another aspect is the safeguard that the City of Hartford will not decrease its care of parks to offset the input from private sources. The intent of the collaboration is to bring additional resources to the parks.

Existing groups can be encouraged to submit their credentials to the City through the Parks and Recreation Advisory Commission. These should include the length of time in existence (which should be a minimum of two to three years indicating the seriousness of the group), the bylaws and procedures for electing officers, the number of members or families involved (which should have a minimum of twenty-five to fifty active participants to insure adequate community support). Ideally, friends groups will have not-for-profit status (501-C3). One very useful approach that some private park support groups have pursued is the establishment of an endowment or trust fund through which interest funds can be provided for projects without expending the principal.

- Provide a detailed park wish list for plantings, furnishings or types of improvements for which private funds are sought. Update the list annually, in collaboration with friends groups, listing desired improvements that are not able to be made within the City budget.

The response of citizen participation in the Hartford parks is more than a response to the deterioration of parks and the limitations of maintenance staff. It is also an indication of civic pride, a growing awareness of environmental concerns and a sense of the value of the legacy of historic open spaces. A well organized, communicative collaboration between the citizens and the City can greatly assist the parks and the city as a whole.

ENDNOTES

1. Hayward, Jeffery, People Places and Design Research, Recreation and Leisure Time Study Concerning the Users and Non-Users of Lincoln Park, Chicago Park District and Recreation and Leisure Task Force, 1991.

2. Barlow Rogers, Elizabeth, et al, Rebuilding Central Park: A Management and Restoration Plan, Central Park Conservancy, 1985.

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IV: PHYSICAL ANALYSIS & DESIGN STANDARDS

INTRODUCTION

In this chapter the individual physical elements and systems of the parks are addressed by topic. The field work, conducted in the late fall of 1991, establishes the existing conditions and forms the basis for determining the objectives and the recommended design standard for each topic. The field review system was developed by LANDSCAPES and carried out by project team members from LANDSCAPES and PRE/view. This system included a method for ranking the condition of the built and natural elements of each park on a four point scale and for recording the observable programmatic elements as well. The analysis was conducted for each of the thirty-two parks. It is summarized in the accompanying matrix Figure IV.1 Existing Conditions Analysis. The architectural analysis was conducted by Noyes Vogt Architects and the review of monument conditions carried out by conservator, George Wheeler. Their results are included under each park, as applicable in Chapter VI.

The physical conditions of the parks were reviewed in detail in the field and recorded on a series of forms, one for each park. This field reconnaissance rated the physical condition of each group of natural and built elements on a four point scale that portrays a range of condition from excellent to very poor or hazardous. A description of these conditions follows:

1= An element in **excellent** condition, either new or recently rehabilitated, fully functional, requiring no attention in the immediate future.

2= An element in **good** condition, requiring minor attention under normal maintenance, suffering from minor impairment of function.

3= An element in **fair to poor** condition, requiring major attention, beyond normal maintenance with significant impairment of function. Considered salvageable through intensive effort generally under a capital project or targeted maintenance.

4= An element in **very poor** condition, with seriously impaired function, and possible hazard. This element was judged to be beyond salvage, to be removed or replaced under a capital project or targeted maintenance.

The specifics of these condition codes are recorded on Figure I.1 Existing Conditions Analysis 1991, and addressed in text for each park in Chapter VI. Each of the following sections begins with a portrayal of the general impressions and range of conditions found in Hartford's varied parks and playgrounds as they exist today. They are organized under the headings used in the field investigation and described as an overall condition with reference to the park types when applicable.

Under each heading the **Existing Condition** is summarized, the **Recommendation** is stated and a description of the **Design Standard** for the element, system or feature follows. The headings for this chapter include;

- Abandoned or Derelict Lands
- Drainage
- Water Features
- Soils
- Woodlands
- Deciduous and Evergreen Trees
- Turf
- Shrubs/Ground Cover
- Ornamental Plantings
- Pedestrian Walks
- Vehicular Drives & Parking
- Facilities/Equipment
- Furnishings (Benches, Picnic Tables, Trash Receptacles, Drinking Fountains, Fences)
- Signs
- Lighting
- Major Structures
- Monuments, Memorials, Artistic Objects

There are general and park specific recommendations that are addressed in this chapter as a design standard to be applied throughout the park system. In some cases more than one standard is discussed as they may apply to different types of parks. The establishment, testing and refinement of these Design Standards system-wide over the next few years will develop a consistency that benefits the improvement and maintenance of Hartford's parks. The chapter closes with a discussion of life cycle issues for materials and facilities.

A. ABANDONED OR DERELICT LANDS

Existing Conditions

Throughout the Hartford park system there are examples of abandoned and derelict park lands. For example, in Pope Park between Park Street and area of parkland that formerly sloped down to the Park River has been abandoned for several years. A large tree lays fallen across the central concrete and stone steps, invasive plant materials are thriving and illegal dumping degrades the condition. Large areas of Keney Park woodlands north of Tower Avenue are not readily accessible, because the drives are closed and paths are covered with forest litter. In addition, some small parks are in a derelict condition. Both Day Playground and Delucco Park contain dysfunctional equipment and eroding soil conditions. Their general appearance is poor and their recreation potential low. In other parks, selected areas are difficult to maintain, due to unmowable slopes, hard to access edges and interior fences that form barriers. These areas have grown up to invasive vegetation and degrade the park environment.

Recommendation

All abandoned and derelict park lands should be recaptured. These areas should be incorporated into park planning by design and should serve as fully functional park lands, providing recreational uses and visual amenities as appropriate. They should become more readily maintainable as they are brought back into full use.

Design Standard

A single design standard for all abandoned and derelict park lands cannot be stated. Each case requires a specific treatment to recapture the land for recreational use. The basic principle to be applied is to bring all park land back into the system. The individual solutions to abandonment and dereliction are addressed in the schematic plans for each park. Such dereliction should be avoided in the future through improved design and maintenance initiatives.

B. DRAINAGE

Existing Condition

Throughout Hartford poor soil percolation rates and related drainage problems are evident primarily due to soil types and high water tables in the Connecticut River valley. The smaller park areas frequently rely on overland flow to local streets for drainage with few in park subsurface drainage systems. However, in many parks, interior grading produces pockets of wet areas. Sports fields in parks of all sizes frequently showed compaction and related poor drainage conditions. In the larger parks most systems show unmaintained catch basins and drainage swales that directly affect the investment in roads and playground elements such as ballfields. In the worst situations drainage swales or catch basins have been covered over with soil, new walk material, or drive construction. In other cases these drainage elements are dysfunctional due to leaf litter/debris blocking their inlets and silted catch basins. In Elizabeth Park remnant historic walks are edged at intervals with catch basins with original cast iron grates. These basins appear to be silted and are minimally functioning. Accumulating siltation has clogged numerous park catch basins making subsurface drainage systems ineffective. Maintenance of drainage systems includes updated mapping of the systems, regular inspections, and cleaning by work crews or contractors. Once systems are fully functional, regularly scheduled inspection will serve to point out problems. Frequencies should be included in the maintenance plan. Intervals may be extended but not eliminated from schedules.

While not observable on visual inspection, park drawings indicate that some of the parks sports fields are underdrained with gravel and pipe systems. Heavy use of fields causes compaction, which inhibits percolation through soils. Standing water after rainfall and long drying out periods are problems for some fields.

Recommendation

Both surface and subsurface drainage systems are part of the overall city infrastructure and should be brought to a level of full function over time. Capital improvements will be required to construct improved surface and subsurface drainage. In other situations intensive maintenance efforts may bring dysfunctional subsurface systems back into use. Park drainage solutions should be designed to rely on both surface and subsurface systems. The frequency of failure of subsurface systems over time, primarily from lack of regular basin clean out, makes it unreasonable to rely solely on subsurface systems. Dual, complementary systems should be planned when applicable. Reliance on surface drainage only may be appropriate in small parks.

Sports fields require adequate drainage for optimal use. Positive surface drainage and, when necessary, subsurface systems, should be developed for sports fields where use is intense and scheduled games and competitions are played. Historically, some areas of the large parks were underdrained with clay pipe systems. Some of these systems have failed over time. Records of their placement and extent are incomplete. New subsurface drainage systems should be developed as needed to take advantage of both historic and contemporary technologies so that suitable solutions are found to address specific park needs. In particular, playing fields are more functional and durable when properly underdrained. Fields with less intensive use may not require subsurface systems. More intensive turf care, including aeration to counteract surface compaction and gypsum application to increase water percolation through soils, should be programmed for maintenance crews. Efficient equipment for intensive turf care needs to be readily available for spring and fall turf maintenance programs.

Design Standard

Surface drainage flows rely on sloping topography. In the contemporary parks topography can be adjusted as needed to provide adequate overland flow. Changes in surrounding drainage patterns over time also affects park lands and may cause new drainage problems. In historic parks, original topography is a character defining element and original grading should be retained. In some parks, seasonal or rain created wet areas will remain. In these areas vegetation has adapted to the wetter soil conditions and with minor surface drainage management, these areas can become more maintainable. In general, positive surface drainage should be developed or maintained on park lands. Adequate surface drainage is the preferred method for treatment of drainage problems.

Subsurface drainage systems should be constructed to last a century or more. The subsurface systems constructed in the historic parks initially, approximately one hundred years ago, have failed due to age and to lack of frequent clean out. Many of the historic systems were built with cast iron and/or clay pipe of small diameters (4"-8"). These elements have failed or clogged over time. Extant catch basins in all parks should be cleaned and tested for adequate function. Subsurface drainage systems are expensive to install. They should be used when necessary, but will not be required in all parks. Parks with interior drives are intended to be aided with 8" high granite curbs, catch basins and subsurface drain pipes. These drainage systems should use large diameter pipes, (10" -12") as well as adequate specifications for materials and construction techniques that will produce a durable, easy to maintain system.

C. WATER FEATURES

Existing Conditions

Batterson, Elizabeth, Goodwin, Pope and Keney Parks contain ponds. Keney Park also contains wetland areas and seasonal streams. No water quality study was conducted as a part of this master plan. Surface observation of the ponds and pond edge conditions at the parks indicates a lack of wetland and pond edge vegetation, bare soils at pond edges causing siltation into the water bodies and dark, cloudy water appearance in several ponds. At Batterson Park pond, newer residences on the south and east side have cleared pond edge trees and understory on public property to obtain better pond views. This action not only disturbs stable soils but

provides a quicker path for landscape fertilizers, herbicides or other chemicals to runoff into the pond causing water pollution.

Recommendation

Water quality and ecological conditions in park lakes, ponds, and streams should be monitored and improved as necessary. Off-site sources that may contribute to the pollution and degradation of water quality in park water bodies should be regularly monitored. Communication channels between the City of Hartford and neighboring properties that drain into parks should be opened, and dialogues initiated to develop appropriate methods to avert degradation and pollution prior to problems. The scenic value of water bodies was and is an important component of these parks. In historic parks lost or altered historic water features should be considered for reinstatement or rehabilitation when feasible. Treatment of ponds and streams should consider the intended visual effect, water quality, and ecological value issues.

Design Standard

The objective of maintaining or improving water quality and ecological conditions in ponds and streams needs to be approached on a case by case basis utilizing professionals in the specific field. These design standards are general. For each park with a water body, a modest amount of funds has been included in the cost estimate to provide for initial water quality studies.

In previous work on historic ponds, the initial step was to take water samples and to test the pond bottoms with borings and probings. Pond bottoms are tested with borings, to a reasonable depth, which in human created ponds is about twelve feet. Utilizing auger samples at selected intervals, the depth and quality of bottom materials can be determined. Following this operation, the subsurface layers can then be classified by their percentage of sand, silt and clay. The ideal pond configuration, the presence or absence of a clay bottom liner and the desireable depth can then be determined. The goal here is to not only return to a configuration that is sympathetic to the original design, but one that is ecologically feasible. This configuration and depth should encourage good water quality, should not encourage algae bloom, increase siltation, or encourage the erosion of pond edges.

One current neighboring pollution source, the private owners at Batterson Park pond who have cleared public vegetation, should be fined and made to repair damage caused by land clearing. Vegetative cover at pond edges should be maintained to slow runoff and limit siltation.

Establish water quality monitoring programs for each park. Consultants who specialize in this field should be called upon to develop effective monitoring programs and to devise strategies to improve water quality and ecological conditions.

D. SOILS

Most soil conditions showed a number of problems relating to compaction because of wet soils; poor fertility and a lack of pH control, particularly near non-ericaceous plants; and, water edge related problems because of erosion which appear to be caused by flooding conditions (eg. at Riverside Park); waterfowl (eg. at Keney Park) or field/hillside erosion (eg. at Pope Park). In many of the small and mid-size parks that are nestled into residential contexts with

steep slopes along interior edges, these slopes have eroded either through natural processes or human degradation.

Recommendation

Park soils should be stabilized with turf, woody vegetation or mulch to limit erosion. Soil fertility, pH level and available nutrients should be adjusted and augmented for best growing conditions. Within this overall objective of fertility, highest priority areas should receive priority treatment, such as high care turf and ornamental plantings. Soil compaction from use should be counteracted through maintenance practices, such as aeration, and through rotation of use so that intensity is shifted to alternate areas, if possible.

Design Standard

A specific design standard is not applicable to all parks. In general, increased care and upgraded vigor of plant materials, including turf, will help to achieve the recommendations stated above.

E. WOODLANDS

Particularly in the larger parks, woodlands are significant regional and community assets that need to be maintained on a long term regular management program. In several of the parks the following conditions may apply: fallen trees which could pose potential hazards, invasive/less desirable trees in areas of intervention (eg. Norway Maples) and a lack of a significant quantity of large sentinel trees. Many park trees range from 4" and 20" in caliper. In some of the parks (eg. Goodwin) there are currently areas maintained as parkland that may be better maintained as woodland. The reverse also applies in other areas (eg. parts of Pope Park).

Recommendation

A system wide, comprehensive woodland management policy should be established to encourage species diversity, increased health, and vigor of woodlands. More staff should be directed to the care of park woodlands and trees.

Design Standard

Other recent models of large urban park woodland management have been undertaken in recent years. The results of these efforts may aid Hartford in addressing park woodlands. The woodland landscapes in Hartford are of natural and ecological value, but are also designed historic landscapes.

In Hartford's Parks woodland management needs to be increased. Volunteer and undesirable species should be suppressed while more desireable species are encouraged. A diversity of species, that relates to each park situation, should be encouraged or reintroduced where lost. Woodlands should be regenerated using both management of saplings and young trees growing up in the woodlands and the plantings of additional trees. In the planting of woodlands

small for public park planting and has a limited chance of successful growth. In limited situations in all parks there are signs of mower damage to tree trunks. This kind of damage to lower bark limits vigor, reduces growth rate and may cause premature demise of these trees.

Recommendation

Generally there are two key issues here: 1. the renewal of existing trees and increased planting, and, 2. proper care to establish new trees. A comprehensive policy should be established for all the parks in an effort to rejuvenate the overall collection of canopy trees in all classifications. A comprehensive program for the pruning of deadwood and the fertilizing of mature canopy trees should also be encouraged to extend their lives.

All classifications of parks have an apparent shortage of canopy trees. With the exception of the efforts in Bushnell Park, limited young trees in Brackett, or a couple of remnant young plantings in Lozada Park there is rarely the presence of planted desirable species. In all cases, especially the older large parks, "parkland" areas (namely lawn areas with canopy trees) are in decline. This pattern can be reversed. Formal tree elements such as an allee, a double row of trees along walks or roads, or formal rows of trees at a park perimeter should be reinstated.

For the larger historic parks, historic plant lists should be studied to bring back the species diversity that has declined. Invasive trees such as Black Locust and Alder that are naturally regenerating in parkland areas as volunteers (eg. in woodland and street edge areas in Goodwin Park) should be discouraged and replaced with more desireable species.

Design Standard

One to two percent annual plantings should be a goal for all park lands, It is estimated that there are over 100,000 trees in the parks. Annual tree planting would then be set at 1,000 to 2,000 trees per year throughout the park system. In park woodlands this may mean planting of seeds or saplings in large numbers with an assumed rate of loss. In the more open areas of the parks large individual trees need to be planted, staked, mulched and cared for more intensively for a two to three year period in order to ensure a good survival rate and good tree health. Individual trees sizes of 3" to 5" caliper (diameter of trunk at eye level) should be specified for street tree plantings, while sizes of 2" to 3" caliper are sufficient for park interiors unless they are high use areas.

Individual tree planting and pruning standards should reference available standards such as the American Arborist Association. One important change in culture would be to provide new individual tree plantings with a five foot diameter circle of mulch (2" to 3" deep), to be maintained around them for at least five years after planting. This treatment will limit turf and weed nutrient competition, allow for greater ease of mowing, and limit lawn mower and trimmer damage to the trunks of trees.

In Elizabeth Park the tradition of specimen tree collections should be continued. In the large parks the grand trees in open meadows and others that were carefully located for scenic value should be replaced with the same tree genus and species when they are lost. The mature tree collections within Hartford's parks are a unique and valuable resource. They should be cared

for more consistently, including fertilization, deadwood pruning and other maintenance operations, to promote good health and prolong tree life.

G. TURF

Existing Condition

There are three types of turf areas within the Hartford Parks System, 1. general areas of lawn, 2. high maintenance turf and 3. sports field turf. Each of these requires specific treatment. Most of the turf areas in the larger and smaller parks are adequate during the spring and summer, but partially fail as a year-round cover because of soil infertility, acid pH, and/or insect problems. Parks with intensively used turf sports fields are often show compaction, weedy cover and generally fair condition. The parks department mows these areas at least weekly during peak growth seasons, but additional maintenance functions such as aeration, fertilization and integrated pest management (IPM) would be required to achieve an improved condition. Leaf litter removal is done expeditiously so that no harm to turf results from the accumulation of fall leaves.

Three areas of turf within the system are more intensively maintained, fertilized and managed for pests. They present a good to excellent appearance. These are Bushnell Park and the Bowling Greens and the Rose Garden areas at Elizabeth Park. Golf courses are also more intensively maintained by the private managers. They are beyond the purview of this planning effort.

Recommendation

Increase turf care, pest management, gypsum applications to improve water percolation into soils and cost effective pH balancing (eg.liming) to achieve better overall quality of turf system wide. Develop a schedule of maintenance functions such as aeration, fertilization and integrated pest management (IPM) to achieve an improved condition. Remove leaf litter promptly. Develop spring and fall turf care regimes that rebuild or strengthen turf areas as needed. Develop program of sports field care that includes rebuilding and rest periods when turf is damaged by excessive play of inclement weather and play combined. In areas where intensive hand mowing is required growth retardants should be considered as an option to more frequent grass cutting.

Design Standard

The Parks and Recreation Department should stay in touch with current turf management practices, as this field is currently advancing at a steady pace. The Park and Recreation Department should also aim to use less toxic, non-polluting treatments, that have been shown to be effective. For example, integrated pest management by regional arborists and by all national parks has significantly increased in recent years. Experienced groups and agencies should be contacted for advice. The programs recommended above should be developed over the next few years so that maintenance crews work smarter and are more effective in park turf care.

H. SHRUBS/GROUND COVER

Existing Condition

In both large and small parks there are few original shrub plantings that have endured. One example of remaining shrubs is the rhododendron understory on the Goodwin Park drive near the golf center and along some of the paths in Elizabeth and Keney parks. Overall, most of the shrub understory and decorative shrub plantings have been lost, through damage, neglect or outright removal. In some cases shrubs have been seen as a barrier to visibility and perceived as a security risk bringing a cry for removal. Recent shrub planting with hedge materials, include the hedges around play equipment in Sigourney Park or at the Main Street entrance of the Pulaski Mall. These have not been successful because of severe pruning practices, damage and slow deterioration. Losses of some elements of a hedgerow over time creates a "lost tooth" effect when replacement has not followed loss. It appears that the only recent successful example of shrub plantings may be at Keney Memorial Tower along the interior berm where the shrubs are not in conflict with pedestrian circulation or lawn mowers and have not been severely pruned but allowed to take their natural shapes. More shrub plantings, in appropriate locations would enhance several of the city's parks. Very few uses of ground covers were observed in the parks. In Keney Park some areas of vinca minor/periwinkle had naturalized in the woodland.

Recommendation

Shrub plantings should be reinstated where there is an historic precedent and when they are in protected locations (eg. Keney Memorial Tower and Brackett parks). The mature height of the selected shrub materials should not create a "perceived" security hazard and should allow for views over and beyond.

For contemporary neighborhood parks with community centers, a foundation planting could be considered to soften the main building facade (eg Willie Ware or Blue Hills). This is especially desireable when staff or community maintenance support is in place. Foundation plantings could even include herbaceous materials that are started by seed indoors by small children and then planted with foundation shrub borders outside in defined areas.

When shrub rehabilitation is undertaken in large parks, shrubs that are of ecological benefit, such as food plants for migrating birds, should be considered as well as the diversity of shrubs used historically.

Design Standard

Standards for planting, pruning and related activities should reference national standards of the American Arborist Association or the American Nurserymen Association. A greater diversity of decorative, flowering shrubs and woodland shrubs were originally planted in the large parks and, in the case of Elizabeth Park have been augmented with specimens and new varieties over the years. For any shrub application the desired effect should be naturalistic. The clipping of shrubs into geometric forms should be discouraged. Plant lists from the early annual reports

(which contain many species that are currently available) should be referenced when developing new shrub and groundcover planting proposals.

I. ORNAMENTAL PLANTINGS

Existing Condition

Overall, the general approach to the park landscapes is not ornamental. Parks are made up of turf, deciduous shade trees, limited evergreens and tree groves. Limited flowering shrubs, in uniformly poor condition are also found in the parks. Ornamental plantings of flowering perennials, annuals or woody plants (such as shrubs and roses) are found in specific parks and green spaces. Elizabeth Park, with a prize winning, historic Rose Garden, and Perennial, Rock and Annual Display Gardens, has a concentration of ornamental plantings. It is known, city-wide, as the horticultural park. Limited displays of flowering annuals are found in some of the small parks (e.g. annual flowers in South Green Park and triangles adjacent to Hyland and Rocky Ridge Parks). Other ornamental plantings, developed by the Horticulture crew based in Elizabeth Park, are located in traffic islands and small green spaces not within the project scope. The ornamental plantings addressed in this project are assessed and incorporated into maintenance considerations. In order to comprehensively address the maintenance requirements of these ornamental plantings system-wide, areas outside the project scope should be considered and added to those addressed in this report.

Recommendation

A limited application of herbaceous ornamental plantings could be considered in high visibility areas in small neighborhood parks with community centers. These may be planted by supervised neighborhood children in small, well defined areas that are complementary to other plantings (eg. see foundation discussion under shrubs, above).

Generally, the staff and cost commitment of herbaceous annuals and bulbs should be considered system-wide and weighed against other maintenance options. For example, are there low maintenance perennials that would require less time over the long term and may be preferred over high intensity annual plantings that are short lived.

Design Standard

The introduction of new herbaceous plant materials ranging from annuals or bulbs to new ornamental cultivars of shrubs or flowering trees is discouraged for historic designed landscapes. Other acceptable plantings should meet the general objectives above and those outlined nationally.

One issue that increases maintenance staff time is the need to bring water to areas with ornamental plantings. As the individual parks are improved ground hydrants for water hose hook-up should be provided to bring water where needed with greater ease.

J. PEDESTRIAN WALKS

Existing Condition

Pedestrian paths through the park system are less than fully functional. In the large parks original pedestrian paths have deteriorated and many are totally lost. Some of these were probably coursed gravel and have become overgrown with grass and weeds over time although the original grading and associated drainage systems are still observable.

Parks of all types have "desire paths," routes that users frequently take where no formal path exists causing worn dirt with related compaction and erosion. These desire paths are one indication of the changing uses of parks and often point out the influence of destinations in surrounding neighborhoods. For example there is a frequently used desire path across Pope Park from a point on Laurel Street to one on Park Street that functions as a route to and from a neighborhood school. There are also paths that have been added to parks that compromise earlier designs, destroy existing vegetation and/or add to the maintenance burden. For example the zig-zag paths in Sigourney Park that add paved surface, led to the demise of large, old trees and complicate maintenance operations. Many new paths are asphalt that appears to be breaking up, because of inadequate base preparation and to vehicular traffic. These inexpensive walks are expensive solutions when cost is compared to years of service. In several parks, there is a lack of continuity of construction materials illustrating a lack of standard and site specificity to solutions (eg. South Green Park).

Recommendation

Pedestrian and vehicular conflicts should be reduced. For the large historic parks, the original pedestrian circulation networks should be reexamined. For example, in Elizabeth Park where stone steps remain from the pedestrian circulation system that has been lost, and a conflict currently exists between pedestrians and vehicles on park drives, the walks may be reconstructed. For the historic parks, the intent should be to provide a walkway that appears as a smooth gravel path, but in fact is an all weather surface of gravel rolled onto asphalt.

For small parks and playgrounds, "desire paths" that are strong connections between the community and destination points (eg. community center, pool) should be reviewed closely. When considered reasonable, they should be aligned and configured appropriately and acknowledged with a paved surface. Examples include paths at Keney Memorial Tower, Blue Hills Community Center, Rice Heights and Cronin Park.

Design Standard

Pedestrian systems that are developed should be a minimum width of ten feet, that allows four people (two Pairs) or two wheelchairs with two attendants, to easily pass each other. Park paths are to be wide enough to insure pedestrians, that people on skateboards, roller bladers or bicycles have adequate room to pass. In areas of heavy use a maximum path width of twenty feet may be used. All park paths should be fully accessible to disabled persons. Consideration of visually impaired person through the development of appropriate details or markings should also be incorporated in the design and specification phase.

For historic parks, a specification for asphalt walks could be developed to include an embedded aggregate with a slight variation in color and stone size (between one half and one eighth inch) and rolled with a flat finish. At park perimeters along public streets sidewalks of type 2 grey concrete should be constructed, where recommended, in a standard sidewalk width of 5 feet. This approach and the use of a more porous and grey asphalt has been used in historic parks elsewhere to give an appearance closer to the original gravel while providing ease of both pedestrian and maintenance vehicle access.

For contemporary parks, the material selected will be related to the desired life span of the walk. It concrete is used, the greyer value of standard type 2 concrete will blend with the surrounding park landscape more effectively. All park pedestrian circulation should be built to an adequate level to support the weight of maintenance, police, emergency and other vehicles.

K. VEHICULAR DRIVES AND PARKING

Existing Conditions

In several parks historic drives are in poor condition reflecting a lack of investment in recent years. These drives were major parts of historic park circulation systems. They are sometimes blocked from vehicle traffic and offer pedestrian and bicycle access, although their condition is less than ideal for these uses. For large parks where the only circulation route is a drive shared by pedestrians and vehicles, areas of pedestrian/vehicular conflict (including bikers and joggers) should be resolved.

Parking on drive margins is also prevalent in the large parks. The results of these actions include drive edge degradation, compacted soils, poor drainage with associated silting in some areas. Drive margins have been expanded in some park areas to accommodate parking. In addition, renegade parking on drive margins has degraded the drive edge landscape. These two factors have changed the drive outline, both expanding and creating irregular widths and edges.

Some existing parking lots provide gathering places as well as parking for park use. Anti-social and illegal activities, such as drug transactions, gambling, drinking, take place in parking lots. These types of uses intimidate positive park users. These also can contribute to the degradation of the landscape. Breaking glass, refuse dumping and the changing of car oil have all been noted in these areas.

Recommendation

Conflicts between pedestrian and vehicles require resolution. The provision of separate systems for each is the ideal solution with points of crossing well detailed for safety and ease.

Drive margins should be a part of the green park environment, healthy and well cared for. Areas along drives where the landscape is degraded by renegade parking should be improved. For historic parks, reconfiguring or adding new drives is contrary to national preservation standards and should be discouraged. Many park drives that remain are in the original location. Drive reconstruction and upgrading should be carried out in these original locations with two-

way or one-way traffic and drive side parking developed to accommodate contemporary uses. Drive capital improvement projects should meet all legal requirements for disabled access.

A management policy should be explored to accommodate a reasonable number of park users every day and a maximum for peak uses. For example, in Central Park, New York City park drives are closed to automobiles on weekends and is heavily used by strollers, bikers, joggers, roller skaters and the like. Likewise, in Prospect Park drives are closed during the midday every day. In other cities drive closures are used for summer festivals or other high use times as needed.

In large parks, large paved parking expanses should be eliminated and the introduction of new parking areas discouraged. This is especially important when parking areas compromise the scenic benefits of the landscape feature (eg. parking areas next to water features) or threatens ecological stability (a paved area in the woodland and/or wetland community). For small parks, especially community centers or schools where a building destination may bring may users, parking should be consolidated and should ideally not be the overriding visual feature from the street upon arrival.

Design Standard

Park drives should be twenty-four feet in width. This width will accommodate two-way traffic with no parking or one-way traffic with parallel parking on the right side of the road and a four foot bicycle lane allowance on the left. One way traffic areas without parking can be built to sixteen foot width to allow for vehicle movement and a bicycle lane. All construction should meet Connecticut Department of Transportation standard specifications but be conceived for park use, not public highways. An example that has been used in several, large historic parks is an asphalt specification that calls for more porous asphalt mixture, and a dark grey, mottled surface, that is better suited for park use. All drives and parking areas should have a curbed edge, concrete or stone for contemporary parks and split faced granite for historic parks.

Speed bumps can be integrated with the rehabilitation of park roads and their design should be developed to work with the park circulation system. They may also function as pedestrian cross walks and provide delineated areas for universal access at drive crossings. Speed bumps, located at pedestrian path crossing, should be detailed to accommodate handicapped access from a car parked at a designated handicapped space adjacent to the speed bump/path crossing. In the current construction year sample speed bump/path crossings should be tested.

In most parks parking on one side of a one-way drive will be continuous along the 24' park drives. For some large parks, parking can be located in parallel bays on one side of the drive. These bays will delineate parking for ten to fourteen cars, (200' to 280' in length). This approach is recommended for Goodwin Park so that parking can be carefully located. These parking areas should be sited adjacent to woodlands and not in open views areas whenever possible. Significant or mature trees should not be removed to accommodate parking. To control renegade parking conditions, these areas should be edged with the same cost effective split face, granite curb as drives. Designated handicapped spaces and bus parking spaces should be developed as required.

For small parks parking lots should accommodate regular use minimizing paved surfaces. Alternative plans, such as parking on surrounding streets, should accommodate peak uses. For these non-historic parks, a standard city street asphalt may be used. In all cases, when parking areas are provided, designated handicapped spaces should be sited in close proximity to park structures or destinations.

L. FACILITIES/EQUIPMENT

Existing Condition

Much of the park equipment appears better maintained than the "soft" landscape itself. This may be a function of the areas of current staffing and management efforts as well as the recent emphasis on "object" oriented features such as tot lots, spray pools and basketball courts. There is a need for balance and a comprehensive strategy.

In several cases in each of the park classes there appears to be a chronology of related equipment. For example, the Pulaski Mall and the play area in Goodwin park both possess a chronology of play apparatus in close proximity to each other, with the oldest facilities the least effective. In situations such as these, the result is a loss of natural landscape feature and potential degradation of soils and water quality. There are also increased maintenance implications and health/safety precautions to consider.

Selected playscape elements in DeLucco, Cronin and Rice Heights are poor and at times hazardous. There is a variety of fence posts and backstop designs for park ballfields in a variety of conditions.

Recommendation

Play equipment should not be sited at random. All facilities that are to be rehabilitated or newly introduced should reflect the level of service needed. Additionally, environmental, ecological, historical, scenic and social issues should all be carefully considered to locate a facility sensitively. Equipment should not simply be replaced in current locations without an exploration of alternatives. A cyclic replacement program should be developed for all play equipment. The estimated life span of a playscape is ten years. An increased life span is possible, if regular inspections and maintenance are conducted. Currently there are twenty-three playscapes or play equipment areas in the thirty-two parks addressed in this report. This count requires two to three replacements per year, as a cyclic schedule.

Design Standard

Over time all facilities are to be standardized. Standard equipment, parts and hardware will make ongoing maintenance substantially easier and more cost effective. Play equipment should be durable, fully functional, inspected regularly, and designed to meet all standards including recent disability legislation. Fencing around playscape apparatus is recommended when the facility is placed closer than fifty feet from a city street. When a play apparatus is further than fifty feet, the distance from traffic areas is sufficient to avoid casual movement toward traffic.

Spray pools need easier ongoing maintenance and greater vandal resistance. One approach may be to place the spray heads in a shallow pit, with an iron grating over the top. The grate, perhaps a standard tree grate, will protect the spray mechanism. Pool users can stand on the grate without damaging the head. An entire fountain has been designed this way at the Missouri Botanical Garden, with the water sources below grade and grates that allow the water to spray through. A sample spray pool mechanism should be developed to test and refine this approach.

M. FURNISHINGS

Existing Conditions

Hartford's parks are furnished with a limited number of items. Benches, of several types, are found in many parks in limited quantities. Many benches are deteriorated from vandalism, weathering or age. The furnishing of parks with benches, water fountains, picnic tables and trash receptacles are addressed under this heading. The large parks are more sparsely furnished, overall, than the small parks and playgrounds. Benches or bleachers are located near some baseball diamonds in Keney Park, and near the playground in Pope Park, for example. Some parks have benches remaining from earlier times (eg. Pope Park, Keney Memorial Tower) with concrete and wood slat benches along the Sugar Maple rows near the basketball court. The smaller parks are often heavily furnished with benches and fixed in place with concrete foundations. While Batterson Park has numerous picnic tables, there was a notable lack in other city parks such as Cronin, Bracket, Pope Park North and DeLucco Playground, where former picnic shelters are vacant. Many park benches are damaged. They appear to be one of the most common vandalism targets, as evidenced by graffiti on surfaces, sledge hammer damage and burn marks. As a system, there is some continuity but a lack of standardization of furnishings. Furnishings for different types of parks may be different, modeled on historic ones, or selected from the available, durable contemporary equipment. Selections should be made with ease of repair or replacement in mind.

Signage, with park names, is produced by the maintenance department. Large wooden signs with routed letters, display the park name. New signs for parks were seen in the maintenance shop. Many signs in the parks, however, are in poor condition, suffering from age and weather deterioration as well as vandalism.

Park water fountains were turned off for the season during the field work so their function was not able to be tested. However, many appeared to be missing parts and in Porter Park the remaining piece of the fountain was a severed water line at ground level.

Recommendation

Furnishings include benches, picnic tables, trash receptacles, drinking fountains and fences. All furnishings should be durable, vandal resistant and part of a standardized design vocabulary. For each an objective and design standard are developed below.

1. Benches and Picnic Tables

Recommendation

Provide more benches in all parks for increased passive use. A standard group of benches and a picnic table should be designed for use throughout the city. Group use areas are to be developed for picnicking in several parks with picnic tables installed as permanent improvements. The standardization of benches and picnic tables will simplify installation, maintenance and repair. The design should allow for the easy replacement of parts.
Many historic photographic views contain benches. Extant examples at Keney Memorial Tower and Pope Park should be referenced when developing design for the new standard types. The new bench prototype should consider all users including the handicapped and elderly in developing the most appropriate design.

Design Standard

Three types of benches should be developed: one-sided, two sided and backless. Benches are intended for installation in eight foot lengths. Each bench includes two support castings, securely mounted on, or installed in concrete, boards for a seat and, as required, back boards. A design that uses standard lumber, preferably 2" by 8" boards, eight feet in length is recommended. The castings for each bench could include the city seal or a similar decorative emblem as an integral part of the design. The design of these castings should be developed with design review; a process involving maintenance staff. The prototype design should provide support for wooden board seats and backs for benches. A larger casting should also be developed for picnic tables to support four boards for a 32" table top and two each for 16" backless bench seats. Prototypes should be tested to fine tune design and installation details. A modest budget for prototype development is included in the 1992-93 Phase 1 project for Colt Park, site of Parks and Recreation headquarters.

2. Trash Receptacles

Recommendation

Trash receptacles should be located at major points of park access/egress. They should provide for easy trash removal for maintenance staff and should not encourage rodent access. Like the other furnishings they should have an established prototype, be easily maintainable, adequately secured, and prove to be vandal resistant.

Design Standard

The trash receptacle, like the bench frame should be made of cast iron. The frame will have a secured a wire mesh insert making debris removal easy and efficient. A design prototype should be developed and tested in order to establish a city standard. For peak use periods and special events, extra wire baskets should be made available, and could even be the same design as the cast iron frame insert.

Fences are generally used to define park edges, enclose behaviors, such as play, and protect plantings. Parks with interior drives should be provided with gates to allow for park opening and closing to vehicles daily or drive closings for events or in adverse weather conditions.

Design Standard

All needed chain link fencing should be upgraded to a six-gauge wire mesh for greater durability. Standard heights should be utilized throughout the system including 42" for small parks, and six feet for areas where greater heights are required.

Chain link fencing is a functional but not highly aesthetically pleasing material. In several small parks where site or perimeter fencing is proposed, a pipe rail fence with two, simple, horizontal rails and a slightly more decorative post is recommended. Pipe rail fencing, which currently exists at some edges in Bushnell Park, should be used as a more pleasing edge to define park areas or enclose the park. In parks where both pipe rail and chain link are used all parts should be painted with dark brown or black enamel.

Decorative cast and wrought iron fences should be repaired and replaced in-kind with matching when needed. Fences at South Green, Keney Tower and Colt Parks all require additional pieces to be made to match and installed in gaps or missing areas.

Park closing gates are included in cost estimates for all parks with interior drives. The design standard anticipated includes two stone piers, approximately 20" square and four feet high with a thick capstone 22" to 24" square. Metal boom gates are to be attached to these piers or free standing at the back. This arrangement will place the open gates behind the entry piers so that they are not viewed when entering the park. The park name could be engraved into the stone surface on each pier for park identification at these entry points. In this way the piers would also function as entry signs.

N. SIGNS

Existing Conditions

Very few signs are found in Hartford's parks. Some parks have heavy timber signs with carved lettering at their main entry points. Many parks are not identified and regulatory signage is infrequent. Orientation or "Way-finding" signage is generally absent.

Recommendation

Signs should contribute to the overall park experience and should be complementary to and agreeable with their surrounds. Signs should be standardized, vandal proof, easily maintainable and part of a hierarchial system that clearly communicates "park" not city street.

A hierarchy should be developed for all parks that would include identification signs (Batterson Park), regulatory signs (No Parking), orientation signs (Map of Elizabeth Park...You Are Here) and interpretive signs (This is the historic Charter Oak Tree that was...). Each of these groups

will relate to a different standard. The posting of rules for park use, which was done in the past, is applicable so that anti-social or park degrading behaviors can be monitored, enforced and punished.

Design Standard

Several approaches to signage materials should be considered, to suit the variety of sign purposes. Carved stone with incised letters, is desirable for park identification at key entry points. Park names can also be incorporated into park entry gates, which are intended to include two stone piers and a closing gate.

For regulatory signs and directions, signs should be mounted on a cast iron post, using the post from Rocky Ridge Park as a base. A letter surface of durable outdoor paint or porcelain enamel, over metal should be devised. The iron post can be modified to hold several metal signs when necessary, or to hold a sign frame. Orientation signs, such as park maps, may be needed in some parks. These signs are to be mounted on the standard iron post within a custom metal frame, creating another element in a uniform group to add to the standard approach. In addition, park rules signs could be mounted on the same post with frame.

Interpretive panels with text can be created as bronze castings with low relief lettering or images. The panel would be set into the ground with appropriate paving around. These types of signs are called for in small parks, such as Charter Oak. Ground embedded signs are ideal when the sign should not be placed in conflict with an important view, or if it has an interpretive function that is related to an actual feature. These too could be carved stone or cast bronze with an appropriate foundation or pinned in concrete to insure that they are not stolen. There are several good models for portraying images on durable metal surfaces using photographic techniques. These types of signs would apply to interpretive messages about the park history or environment.

O. LIGHTING

Existing Conditions

Parks are primarily lit from the perimeter streets with cobra head light fixtures mounted on tall, 25', wooden poles. Some of these type of lights are also found within parks. Parks buildings are often lit with spotlights, building mounted lights or cobra head poles. Several parks included remnants of missing light poles and fixtures that had been removed and may have been targets of vandalism. Buildings with night lighting in areas where there was no frequent surveillance were often graffiti covered.

It seems that one of the reasons why there are several different types of lights in a park was an attempt to introduce a fixture that was more vandal resistent. When fixtures have been placed in park interiors, they are surprisingly as high as forty feet and have still become the targets for vandals (eg. the shots at the lights in Sigourney, broken lights at the Keney-Barbour area, or the remnant foundations in Rice Heights).

Recommendation

Interior park lighting should not be provided in areas where a nighttime presence is not encouraged. Night lighting along park perimeters, where they front city streets is generally provided as city street lighting. Lighting park interiors should be considered only for major evening destination points, such as performance areas, programmed playfields, or buildings. These lights may only be used when needed for such events. The need for and effectiveness of building security lighting is debatable and should be determined on a case by case basis. High intensity lighting that is obtrusive should generally not be used in parks, especially not in historic parks. If park use favors evening potential, for example a highly utilized sports facility where lighting will not disturb neighboring residents, then night lighting should be considered.

Design Standard

Fixture type should be part of the overall furnishings vocabulary. Two standards should be developed: one for the historic parks, based on the Rocky Ridge post or other early light standard; and, one for contemporary small parks and playfields. Historic fixtures can be seen in many early views. The post at Rocky Ridge is to be preserved and used as a model, becoming a design standard for a low pedestrian light post, as well as the recommended sign post. An appropriate, durable luminaire would need to be designed or selected from available models. Ideally, light posts should be painted with dark brown or black enamel, vandal resistent and readily repaired and maintained. The base will need to be modified to accommodate a secure but easily maintained electric panel.

P. MAJOR STRUCTURES

Existing Conditions

Historic structures are still found in several of the large parks, although some have been lost. These structures are a part of a design vocabulary that was intended to fit into the park setting. Many of the original structures were designed with related activities in mind. For example play grounds for "little people" may have had associated shelters and/or wading pools. It was this typical grouping (of activities and specific destinations) that has been diluted with the more recently installed, mass produced structures and features that have failed to show a sensitivity toward park design. The parks contain several obtrusive contemporary structures. Some recent structures have been more successful when there is careful programming and a regular user groups.

The analysis of park architecture was conducted by Noyes Vogt Architects. Fred Vogt, principal, David Roesler and Rosemary Ballard, were the field team. The buildings were located and opened by Parks staff members who were very accommodating and helpful to the field team. The purpose of this field review was to determine the condition of park structures at a level apparent to the trained eye without detailed investigation. The findings outline the conditions as assessed in the fall of 1991. Each building report indicates the park location, date of construction when known, general description of building materials for interior and exterior, utility supply, footprint area, current use and general condition. Condition ratings were given on a four point scale; 1. excellent, 2. good, 3. fair, 4. poor, matching the scale used for the

park landscapes. No buildings were rated excellent. Many were rated good or fair with a few ranked poor. Each building survey form included one or more photographs. Overall, 55 buildings were reviewed. The architects were impressed by what they saw on several counts, but particularly by a sense of contrast: on the one hand, a wealth of fine buildings in parks, on the other, a record of the damage done and the ongoing struggle against vandalism and abuse. Interestingly, park structures that have night lighting are, in both large parks and community centers, targets for graffiti and vandalism. Graffiti is especially apparent on the sides of buildings that are interior to the park and less visible from a perimeter street. Buildings are hard to destroy. However, there is a concern for the longevity and condition of this substantial architectural legacy. The individual forms address each park building.

Recommendation

The Department of Parks and Recreation should consolidate the various functions that require enclosed spaces into as few buildings and structures as possible. The uses of each park building, whether public or maintenance related, should be intensive. Every attempt should be made to avoid having unoccupied buildings. In general, all park buildings need to be occupied in order to maintain public and Department of Parks and Recreation functions and to protect the structures from abuse and vandalism.

An inventory of park buildings should be developed as a database. "The Survey of Buildings" that is part of Task 2 of the Master Plan can be utilized as the initial information source augmented with historic data as relevant. This data base should include building materials, existing conditions, needed repairs, functions, utility services.

An ongoing and long-term maintenance program for each building and structure should be established. This will involve expanding the data base and formulating a program of maintenance operations, including the dates of and activities performed. This task will also include forecasting various anticipated capital improvements such as major infrastructure renovations, additions and/or demolition. This effort can contribute to an overall system of park improvements that will support the development of multi-year capital improvement budgets.

Throughout, special attention should be given to those buildings and structures that have historical significance with priority given to their restoration/rehabilitation and establishing a cyclical maintenance program for these structures. Note that historic structures worthy of being placed on the State and National Register of Historic Structures may be eligible for rehabilitation grants.

Design Standard

Historic structures should be conserved and stabilized. Any rehabilitation projects undertaken should be guided by the Secretary of the Interior's Guidelines for Rehabilitation of historic structures. All new buildings, additions and/or renovations to the existing buildings should, of course, be designed to be as low maintenance free as possible, have a resistance to vandalism and serve their intended function. A current thrust in design is to develop in accordance with sustainable design principles. Sustainable design by definition means meeting present needs without compromising the ability of future generations to meet their needs. In practice, sustainable design, seeks the best available solutions incorporating environmental sensitivity,

least destructive construction methods, conservation of resources, energy efficiency, recycling and waste minimization. Sustainable design is a recommended objective for all park structures.

Serious consideration needs to be given to the overall aesthetic design of the park buildings and structures. It is difficult to dictate architectural design. None the less, a general design criteria should be established to give architects an understanding and direction when working for the Department of Parks and Recreation. All buildings and structures should show a sensitivity to the character of the park of which they will become a part. The architects of the distant past were more in tune with the aesthetic relationship of building to park than the architects of more recent past. The guidance of the past should be followed. Scale relationships and siting should be carefully considered. Buildings within parks are to be supportive of park uses as secondary elements in the park landscape. The green environment of the park is dominant. Buildings should be fitted into the park landscape, utilizing a palette of forms, materials and colors that are muted and blend with the surroundings. Consideration must be given to the historic aspects of the individual parks and the existing park buildings, and in the case of the smaller parks, to the buildings that surround the park.

Q. MONUMENTS, MEMORIALS, ARTISTIC OBJECTS

Existing Conditions

A number of Hartford's parks contain monuments, memorials, artistic objects, decorative park entries, and elements of craft, such as cast or wrought iron fences, that are in varied condition. Many require remedial care, and others are in need of substantial rehabilitation as defined by the project's conservator, George Wheeler.

These objects are sometimes the target of vandalism and generally suffer from deferred maintenance (with the exception of recent attention to several of the monuments in Bushnell Park). Graffiti and damage from rough treatment was noted in several cases. For example, the handsome carved fish on the back of the Pope Monument in Pope Park had missing fins broken off by blows to this solid stone element. Deferred maintenance of iron fences was obvious in the evident peeling paint and rust. Some of the remaining sections of cast iron fence at South Green Park are lashed together with wire as a temporary stabilizing effort, where bonds have broken at joints.

Detailed guidance on monument rehabilitation and care, and related costs estimates are included in the specific park sections in Chapter VI.

Recommendation

The monuments, memorials and artistic objects located within park lands are a visible part of the city's heritage. They are local landmarks. Their condition is a matter of community pride. Existing objects within this category should be maintained in good condition. Substantial repair and consolidation activities should be funded and carried out promptly to a high level of quality.

New monuments can be considered for small green spaces, such as traffic islands, where they will be placed in a highly visible location within a simple landscape of lawn and trees. One

Several life cycles of typical park elements present a variety of needs to administrators when they are developing new projects or planning annual maintenance budgets. For example, newly planted landscape material requires at least two year of intensive maintenance to assure that the plants will survive and that the investment is well spent. The surface and color of tennis courts, depending upon the intensity of use, may need refurbishing in 6 to 7 years. Site furnishings or facilities that involve asphalt must anticipate resurfacing the asphalt within about 15 years depending upon the quality of installation. Similarly, small shelters and outdoor facilities require rehabilitation in about 20 years or less. In all cases, maintenance or the lack of it will either delay or accelerate the need for major expenses.

Because of the physical importance to adjacent areas, infrastructure related elements (eg. drainage, drives, curbs, walks, etc.) are designed to last a minimum of 50 to 100 years. The complications and potential losses of having to replace drain lines under long established trees or heavily traveled roads is one reason to provide the best quality material the first time. As pointed out with the comparison of granite curbs, the best quality at installation will often prove to also be the least life cycle cost. In the case of many park elements, it is usually far cheaper over their life cycle, to rely on better quality elements and maintain them effectively.

V. PARK SYSTEM MAINTENANCE

INTRODUCTION

The maintenance of Hartford's parks is accomplished by a staff of experienced supervisors and work crews. The existing maintenance capability is reflected in the existing condition of park vegetation, systems, facilities, furnishings and all elements within the public landscape. In this chapter the existing maintenance system is addressed, maintenance issues are discussed, and recommendations for improved operations are made. The chapter closes with a discussion of the increased maintenance burden created through carrying out the projects proposed for each park in Chapter VI.

A. EXISTING PARK SYSTEM MAINTENANCE

The park maintenance program includes skilled personnel, specialized tools, equipment and materials. The current maintenance operations include lawn mowing, display garden development and maintenance, and seasonal maintenance activities such as leaf-raking in fall or playground set-up in spring. Other responsibilities are event preparation and clean-up, general litter removal, and dumping. Finally, crisis situations and hazards require the ability to take immediate action. Maintenance levels are good for the available staff and equipment.

Current staff positions include varied skill levels, from experienced supervisory positions to unskilled laborers. The Superintendent of Parks oversees all parks maintenance operations. Three District Park Supervisors, directly responsible to the Superintendent, oversee the mowing, horticulture and support services operations that are staffed by Park Operations Section Leaders, Assistant Section Leaders and skilled and unskilled staff. The organizational chart for Park Services includes seventy-eight staff positions under the District supervisors, with four of those currently vacant. These positions also include crews dedicated to the care of Hartford's public cemeteries. The City forester oversees a seven person forestry crew, that includes two Section Leaders, four Tree Trimmers and one Heavy Truck Driver. The current staff is nearly all full time employment positions with little work being done by seasonal or part time employees.

Park trees and forest areas are not currently maintained at adequate levels. Park water features, such as Pope Park Pond are not well maintained. Incremental build-up of siltation and leaf litter over time have clogged parks catch basins making drainage systems less than fully functional. The results of abuse and vandalism on park feature and structures is apparent in the parks and maintenance staff addresses these problems at the levels at which they are capable.

The wealth of trees in parks are under-maintained because they are the responsibility of the city forestry crews only after all street trees have been addressed. Since the crew contains 7 persons, and there are over 12,000 trees in the city, park trees are not addressed often. The 2,200 acres of park lands contain many trees in lawn and in forest situations. They are maintained when a hazardous condition exists, often the result of a storm or other natural disaster. There have been very few tree plantings in parks in recent years, and usually only those associated with capital projects.

The four parks maintenance centers, the Colt Park headquarters, the Elizabeth Park Horticulture division, the Keney Park maintenance center combined with the mounted police headquarters and the Batterson Park maintenance complex are all in need of upgrading to improve functional problems and efficiency of work.

There is no budget for the purchase of expendable materials to be used in park projects undertaken by the Department work force. When projects are attempted, available materials are obtained from city sources. Often these materials are less than ideal. Special needs are not able to be met. This lack of expendable materials limits the ability of the crews to undertake minor improvement projects that do not require a capital improvement project but are somewhat beyond a regular maintenance level.

It is anticipated that Parks and Recreation Department funding levels are unlikely to increase in the near future. The proposed capital projects and park land rehabilitation initiatives will demand adjustments in maintenance activity. Maintenance activities will required a shifting of intensity of effort within certain parklands, the application of expanded skills and the ability to address the establishment maintenance phase of new projects. These changes in Hartford's parks maintenance, within current responsibilities, are likely to require staff reorganization, increased productivity and additional skill training. The following topics address the areas of maintenance activity that should be explored to improve maintenance overall.

B. MANAGEMENT OF MAINTENANCE WORK

As a foremost concern the administrative and supervisory staff must remain in close contact with park work crews on a day to day basis. The current plan to move these functions to a downtown location while crews remain at the three maintenance centers should be rethought. A joint facility assures the rapid and timely response to immediate work loads, crisis situations and ongoing efforts which characterize this City department. The administration and management of such a wide and varied organization, with professional, skilled, unskilled and seasonal labor, that uses a variety of specialized tools and equipment, requires careful planning and regular guidance. The Colt Park administration and maintenance complex should be substantially upgraded to provide greater efficiencies, but it should remain the headquarters of Department of Parks and Recreation management and operations.

Maintenance protects the public and the public investment in land, water, and facilities. A National Recreation and Park Association budget survey found 12% spent on administration, 33% spent on programming and 55% spent on facility maintenance. A Pennsylvania study estimated 90-95% of the cost of constructing and operating a facility was spent on maintenance. Another study indicated 75% spent on maintenance over an estimated 40 year life of the facility. What these studies indicate is that when the city constructs a new facility, such as a ballfield, it is taking on the burden of required maintenance to safeguard the capital investment. These types of increased burdens often require the diverting of staff, equipment and supplies to new resources, at the expense of ongoing programs or maintenance of other areas. Management is confronted with the dilemma of priorities.

C. MAINTENANCE PLANNING

The maintenance planning sequence is essential to assure that the area will continue to function at its original or designed capacity. The planning process begins with an identification of the **user-needs**, both the type of needs and the anticipated intensity of those needs. Depending upon these needs, certain **standards of maintenance** are established. For example, how often should the litter be picked up? How often should the rest rooms be cleaned? How often and at what height should the grass be cut?

The Hartford maintenance staff has conducted operations planning in the past, and may regularly need to revisit earlier decisions to refine and upgrade the conduct of operations. Specific geographical areas of the parks, as they remain the same and change over time, need to be considered to create the maintenance plan. For example, the areas around the office and entrance may be maintained at different standards than those of the playgrounds, or the picnic areas. A sports field needs a different set of standards than the work area around the service buildings. A maintenance plan is needed to insure that the new designs are carried out. Without properly allocated care, users of the area may degrade, through over use, the very qualities that originally made it valuable as a recreation resource.

D. PERFORMANCE STANDARDS

Performance standards should be established for tasks so both supervisors and employees, as well as park commissioners, will know what level of accomplishment is considered "well done." When these various standards are applied to specific areas, and are recorded in written and graphic form, the combination is called a **maintenance plan**. This plan is then implemented through schedules, and work programs and is converted into dollars to prepare a **budget estimate**.

Physical plans for each of the parks should be prepared to show possible long-range development. While financial considerations may limit the amount of improvements possible in a given year, such developments should be guided by a master plan. No improvement should be made at the expense of an earlier or later one.

In addition to the development plans, maintenance plans should be prepared for those parks maintained by the city. Set standards by which the amount of mowing, frequency of mowing, frequency of restroom maintenance, trash pick-up, and other important maintenance functions can be effectively scheduled. Operate at the lowest possible cost consistent with good service. Remember that it is often more effective to reduce costs than to be faced with the need of increasing revenues. Any increase in revenues is subject to the overhead charges to collect, account for and properly record such revenues.

Maintenance plans offer a definite possibility for insuring maximum efficiency and effectiveness of maintenance personnel and equipment. Without such organization there are real losses in wasted time. When workers lack directions, tools, or materials, they are unable to proceed. Good maintenance planning insures workers are directed in a timely manner and can easily develop a sense of pride in their work to meet or exceed the levels of expectation.

In Doing More with Less, Jacob B. Ukeles describes a "micro-management" technique of "raising the average". Hartford should not try to use some other city or agency's standards. These may vary from the conditions at hand for several reasons. Instead, set up a series of observations of several individuals or crews doing similar work. Calculate the average time for a given amount of mowing, litter pickup, and other standard tasks. Then work with the crews that are below the average and consult with the leaders of the above average groups. Improve performance by subtle adjustments. After a few months, measure productivity again. Reinforce the positive results. Continue to work on refinements in common tasks and raise skill levels for specialty tasks, bringing the entire Department to a new plateau.

Observed results of the maintenance activities are good for the staff and equipment evaluations as well as appraisal of available skill levels in both individuals and the overall department. The staff skill levels vary substantially between workers and seem minimal for operations to be done. On-the-job training is often needed and can be used for departmental growth through sharing of skills and upgrading of positions.

Job studies should lead to improved job descriptions that define the work, the supervision and evaluation, and both required and desirable skills and experience. Staffing is a challenge for supervisors who must build rapport with the staff. Use of seasonal and part- time workers involves training and retraining costs versus lower fringe benefits. Many communities use interns and college students. The benefits of a larger seasonal work force should be explored and the difficulties of hiring overcome if this approach will increase the quality and quantity of maintenance performed during the peak park use months.

E. SCHEDULES AND PRIORITIES NEED GOOD SUPERVISION

Good supervision is essential if workers are to carry out their jobs according to the plan. Good supervision will also reduce wasted time and materials and achieve a cost-effective operation. Scheduling priorities is critical and often frustrating. Changing the proposed work schedules is often necessary since situations can change rapidly in reaction to emergencies or the weather. However, decisions on the assignment of resources need to balance professional management rationales with requests from other areas of City government.

In Maintenance Management, a study of four hundred maintenance workers over six months found the average worker producing at a high level, but for only 53% of the time. They found that the other 47% had been absorbed by the following delays:

1. Waiting for the Crew leader to give out the next job.
2. Waiting to get a materials purchase-order approved.
3. Looking for the job site.
4. Materials on order but not delivered.
5. Waiting for recreation groups to vacate the site.
6. Conflicting orders/directions/plans.
7. Lost time due to countermanded orders.
8. Return trips for tools.
9. Insufficient information on the work order.

Effective supervisors plan in advance of crews. A simple example of maintenance scheduling importance deals with litter removal. Operations must be scheduled so the litter is picked up before the mowers reduce it to confetti. Work sequences, such as this simple example, require planning by supervisors to insure efficient work flow, and limit secondary problems created by sequencing errors that take time and effort to correct.

Scheduled mowing frequencies can be weekly, or more or less frequent than that. The key is having enough **good supervision** to keep apprised of the growth rate of the grass considering basic rainfall, extra irrigation, and fertilizing. Field leaders should modify the mowers schedule as needed each morning, shifting them to other activities according to the updated priorities when the grass slows down. Changing seasonal priorities must also be addressed.

F. PLANNING SPECIAL EVENTS

Special events are wonderful and satisfy local citizens as well as bringing tourist dollars into the community. However, cooperative planning is critical. Programmers, security staff, and park maintenance staff should all be involved with the special event people in arranging special events. Good financial management requires that a special event budget should be"packaged" by the combined group to include all the significant costs before final approval is given for the event. Often creative program and event planners have no awareness of the support costs, especially at overtime rates, of park maintenance and park security services.

G. MAINTENANCE OF SMALL AREAS

Maintenance of small areas is usually high cost hand or small mower work. Some have high levels of development with narrow turf areas, flower and ornamental shrub beds. Roving crews can generally be more effectively scheduled and supervised. These crews work well in combination with well-scheduled mower teams working behind them after the litter is picked up. Kalamazoo, Michigan explored more effective maintenance on the basis of a county approach covering the metro area. One proposal involved creating an "A-Team" of highly trained maintenance workers to work on the top level city, county and township parks and public buildings including court house, jail, office buildings, and city halls. A similar approach could be developed in Hartford for high use areas, turf care for priority parks, or ornamental plantings, that would fit into the overall maintenance plan.

H. ORNAMENTAL, SHADE, AND FOREST TREES

Hartford's community heritage of park and forest trees are not currently maintained at adequate levels. The problem is one of priority. Because of real concern for liability to those using the public ways, the park tree work takes second priority to street tree work. Since the crew contains only 7 persons and more than 12,000 trees grow on the city streets, inspection and care of park, forest, cemetery and golf course trees often take second place. The 2200 acres of park land contains approximately 20,000 trees in lawn areas and in forest situations. Most of them are maintained only when a hazardous condition, resulting from a storm or other

natural disaster, exists. Liability exists in such outdoor recreation areas as surely as on the public streets and highways. Documentation of inspection and corrective action will establish a defence against negligence.

Management of an urban forest of park, golf course, cemetery and street trees is more than concern for liability. A triad of tree, professional arborist/forester, and community resident should influence technical decisions and financial support. In many communities, concerned and influential citizens are forming "urban forest councils". They "speak for the trees". Networks of informed supporters at all levels of community act as advocates for the trees and the professionals. The Department of Parks and Recreation should initiate action to form such an urban forest council in Hartford. Further, the Forestry Division should conduct regular inspection of the various classes of shade and ornamental trees and of the woodland groves and forested areas of the system. Such inspections would include storm damage, dangerous deadwood, insect and disease problems. Corrective work, in conjunction with wildlife habitat awareness, should be promptly scheduled.

New or replacement tree plantings must be integrated with ongoing maintenance practices. In contrast to the "naturalized areas" mentioned below, the human use of some specialized-use park areas inhibits natural reproduction. Dr. Green of the Morton Arboretum developed a method of mapping and evaluating park and golf course trees that predicts the future tree situation if nothing is done. Trees play such an important part of the amenities of outdoor recreation that special attention should be given to forecasting the woodland future of Hartford's major parks. Timely silvicultural strategies will insure there will be a woodland and parkland with grand trees in all Hartford's large parks.

Not all changes need result in increased costs. Many communities, county parks and highway departments are planning the "naturalizing" of selected areas in large parks. Mowing is sharply reduced or eliminated. Wildflowers, wildlife food and shelter plants, and native species of trees are either planted or allowed in the course of natural succession for woodlands. In some cases this encourages a shift of "physical walk-on-it" use to "visual access look-at-it use". This may well result in less trash and litter pick up. Since these tasks are highly labor intensive, labor savings can result. Then more work can be done in the areas where "human erosion" is a critical problem. Several areas of the large parks are proposed for wildflower meadows as a less intensive maintenance regime.

In order to maintain existing numbers of park and city trees as a community asset, when their average life span is considered to be fifty to one hundred years, a regular replanting program should be established. The working goal for tree plantings is 1-2% per year of the total number of trees. In this way the costs of tree plantings are spread out over each annual budget and the cities trees are developed as a mixed age stand. In contrast, in recent years several cities have been faced with a predominantly mature tree grouping, that requires an all at once replacement.

I. EQUIPMENT MAINTENANCE AND REPAIR

Many cities use a Central Equipment Revolving fund to purchase and maintain major equipment. (The definition of "major"is sometimes fuzzy but often negotiable.) Hourly rates, reflecting both ownership and operating costs, are computed. The program accounts--athletic field maintenance, park road and parking lot maintenance, snow removal, tree trimming etc--are charged for the equipment.

In effective systems, the Equipment Fund is not a part of an operating department, but rather charged with keeping all departments' equipment functioning. The key is who controls the decision making on what gets fixed. This matter is of the utmost importance to a effectively functioning maintenance staff. Again, the potential of lost time when workers cannot use equipment awaiting repair and must, for example, revert to the use of hand tools, is often ignored by administrators who are not accountable for producing results. Government is best judged by the results that serve the community.

A "centralizing" approach can be effective on paper and even in the "real world". The time factor is often ignored because people who do not operate or maintain equipment do not understand how much work time and travel time can be lost when workers must wait for machines or tools to be repaired. Management of such central support facilities should not be part of an operating department with equipment of its own. Even with a major equipment repair centralized in an operating department, a feasibility study should be undertaken to review the time savings and increased effectiveness if the specialized equipment used by the park and forestry units (mowers, chainsaws, sprayers), were maintained directly by the department.

Austerity budgets concern all governments. Officials are looking for ways of stretching available dollars. One of the techniques that works well is the sharing of specialized equipment between several governmental units. Counties, townships, villages and cities or departments in the same governmental unit can share equipment. Tree movers, bulldozers, front-end loaders, tree planters, brush chippers, turf-aerators, and specialized mowing units can be cost-shared with cooperative agreements. Sometimes the equipment is owned by one unit and rented out on a per hour basis. In other cases the hours are recorded and services "balanced off" without the need of formal cash payments.

Many communities are faced with a growing resistance to raising taxes for any purpose, including park equipment. Officials have found that people will contribute to specific recreational projects such as tree planting, ballfield construction or playground equipment. Some communities circulate "gift books" in which people and organizations may choose to sponsor part of a program or purchase a piece of equipment. Such "ear-marked" purchases should be credited through use of dedications, plaques and other forms of recognition.

Time can be saved through improved scheduling or the use of improved equipment to multiply the productivity of the worker. Not enough can be said about the importance of a preventive maintenance program for equipment. Time spent on preventive maintenance will save costly breakdowns, and lost work hours, as well as insure maximum equipment performance and functional life span. Such time savings are reflected almost immediately in the current budget and will reduce overhead charges instead of increasing them. It is critical to have equipment

managed by Parks and Recreation Department personnel. The current system of sending all machines, vehicles and equipment to the Department of Public Works for preventive maintenance and repair is a severe handicap to productivity and affects staff morale. At a minimum, mechanics who can provide all preventive maintenance should be reassigned to Parks and Recreation. As the Colt Park facility is upgraded, all Department rolling stock and machinery maintenance and repair activities should be housed in this headquarters facility.

J. RISK MANAGEMENT

One growing problem facing Parks and Recreation commissions and administrators today is liability and insurance. Certain levels of care customarily are provided to safeguard users. These range from lifeguards at a swimming pool, to a director on a playground, to warning signs here and there in the parks, to simple provision of guardrails and fences. If, because of ignorance or false economy, a community fails to provide these minimum insurances of the public safety, it is in a vulnerable position if brought to court.

The doctrine of governmental immunity has been steadily eroding. Governmental Immunity-Tort Claim Acts distinguish between Discretionary (board policy and planning decisions), having immunity, and Ministerial (operational), with liability, acts. These rulings have implications for liability and risk management decisions Under these conditions, it is very important that acceptable standards of construction, design, surveillance, and inspection be provided.

The Parks and Recreation Department recognizes that liability exists; that more liability may exist when maintenance is reduced or deficient; and that a safe and enjoyable recreation experience should be provided for the users according to accepted standards. The Department should insist on an annual Risk Management Review by the Director and Staff. All areas and facilities should be inspected during the beginning of the various operating seasons. Only such attention to detail will protect the public and the governmental unit from the liability that usually exists whenever people use public land.

K. EDUCATIONAL ASSISTANCE

Park and recreation consultants can assist in this overall planning, design, and management process, but the necessary decisions must reflect local attitudes. Communities must be able and willing to pay for developments and programs. Though this systematic approach is undoubtedly the most effective in producing maximum services to the people and the best possible protection for the resource, it does require a large investment of supervisory time. In our rapidly changing world, continuing education will be needed to update the technical and administrative skills of the park staff at all levels. The Department of Parks and Recreation should encourage such educational upgrading through in-service training and participation in professional educational programs,

The professional park and recreation staff could provide the City of Hartford with such a coordinated system of operation and maintenance if realistic funding is provided. Educational assistance is available from the Connecticut Cooperative Extension Service. Private consultant firms offer services specifically designed for the needs of the individual community.

L. INCREASED MAINTENANCE RELATED TO CAPITAL IMPROVEMENTS

In each proposal for the individual parks, addressed in Chapter VI, a statement regarding the estimated maintenance burden change is included. For many of these situations the maintenance burden remains level, due to improved site organization, conditions and facilities.

These proposed projects will be carried out over a period of years. One area of increased maintenance is the need to allocate extra care to new plants, including trees, shrubs, groundcovers and meadow plantings, for a period of two to three years after installation. This extra effort includes watering, fertilizing, pruning and other needed operations. It is called establishment maintenance. Along with capital improvement projects, the master plan is recommending the planting of a minimum of two hundred additional trees, throughout the park system, each year. These trees will also require an establishment maintenance period. **The estimated extra maintenance burden of establishment maintenance will vary depending on the yearly amount of projects. However, a minimum of one additional full-time equivalent gardener, with the support of at least three seasonal workers, is likely to be required to address this annual burden.**

The master plan has identified the lack of maintenance attention directed to park trees throughout the system due to the limitations of the forestry crew and the demands of street tree care. The park trees require significant additional care. One approach to the backlog of needed tree pruning, would be to contract basic damage removal work. This type of work over a five year period, directed to the parks in sequence, would begin to catch up with the backlog. Another approach would be to contract the care of more street trees, freeing the forestry crew to concentrate more on park trees.

Mature trees that are scenically important, such as the grand trees in the Keney Park meadow or the Goodwin Park meadow (golf course) are a significant resource. These trees may, in addition to pruning, require more intensive care such as pest control, cabling, fertilizing, to promote vigor and extend longevity. Many park trees would benefit from efforts to ease compaction of soils in their root zones, from topdressing to cover exposed roots and from integrated pest management and fertilizing operations. None of these operations are within the current capability of the Department. **The intensity of park tree care operations requires an increased staff allocation. The dedication of at least two full time equivalent forestry workers is recommended to begin to address this need. It is also recommended that an allowance of $20,000 be provided for equipment and for a service van or pick-up truck that would be used for equipment and personnel transportation only.**

The master plan recommends increases in the furnishings within parks to serve the public more effectively. After developing a standardized set of benches, picnic tables and trash receptacles, these items are to be placed in the parks city-wide. As indicated in Chapter IV, these standard furnishings should be designed for ease of maintenance and repair, as well as full function, durability and quality appearance. Many of these furnishings could be added to parks during capital improvement projects. In other parks the cycle of improvements will take too long to provide these needed items and Department staff will install furnishings, in accordance with the overall master plan. This change from several types to a standard set of furnishings will require a certain intensity of effort.

It is recommended that a furnishings crew of two persons, year round, be assigned to the upgrading of park furnishings city wide for at least a period of five years, with the need for additional support staff or continued effort evaluated yearly. This crew should be made up of a carpenter and a skilled laborer with carpentry and masonry skills, or a combination of reallocated staff time, utilizing the talents of existing Department staff and management priorities. This assignment is anticipated to require only the reassignment of existing staff, and draw on the resources of the existing Department rather than necessitating staff increases.

The maintenance work force needs to be able to purchase expendable materials to carry out park projects. For example, the furnishings crew will require lumber for bench and table parts on a regular basis, not only for initial installation, but also for repairs. Minor drainage improvements will require such expendable items as gravel, perforated pipe and filter fabric. Work crews can improve productivity and solve minor functional and aesthetic problems in parks with a better system for obtaining needed materials.

It is recommended that an annual budget for expendable materials be set aside for minor park improvement projects. A starting point for this budget is $10,000 annually. A process for setting out the requirements of a small improvement project with estimates of time and materials required should be developed. The process and available budget should be developed for use in the current fiscal year. After a year of operation, the process for minor project development and the budget amount should be assessed and refined as necessary.

Earlier in this chapter, issues regarding improving department productivity, increasing work force skills and obtaining better qualified staff through upgrading job descriptions were all addressed. These elements, as well as slight increases in staff levels, will all contribute to a higher level of park maintenance city-wide.

In summary, the addition of three to five full time positions (forestry and gardener plus potentially two furnishings crew members) and three seasonal workers for the establishment maintenance crew working under supervision, is recommended. The financial burden of these positions ranges from $140,000 to $200,000 annually in salaries. A one time allowance of $20,000 for the forestry crew equipment is also recommended.

MAINTENANCE RECOMMENDATIONS

The following listing is a summary of the recommendations made in the preceding sections:

- Retain all administrative and supervisory staff in residence at the Colt Park headquarters.

- Rehabilitate and upgrade all four maintenance centers, at Colt, Elizabeth, Keney, and Batterson Parks. Give first priority to Colt Park.

♦ Initiate a feasibility study on the potential time savings and increased effectiveness if the equipment were maintained directly by the department. Move immediately toward bringing preventive maintenance activities and personnel back into Parks and Recreation headquarters.

♦ Continue to upgrade the quality and efficiency of park maintenance equipment, both rolling stock and small machinery, to maximize crew efforts.

♦ Develop a process for minor park improvement projects including time and materials estimates, sequence of work, dates, etc. Set aside an initial budget for expendable materials of $10,000 annually. The process and available budget should be developed for use in the current fiscal year. After a year of operation, the process for minor project development and the budget amount should be assessed and refined as necessary.

♦ Develop a cooperative agreement with neighboring towns, villages and cities or other city departments, in sharing equipment. Tree movers, bulldozers, front-end loaders, tree planters, brush chippers, turf-aerators, and specialized mowing units can be cost-shared.

♦ Prepare maintenance plans for each park maintained by the City. Set standards for activities including frequency of mowing, restroom maintenance, trash pick-up, and other important maintenance functions that can be effectively scheduled to operate at the lowest possible cost consistent with good service.

♦ Utilize and update periodically the physical plans developed for this Master Plan showing both existing conditions and long-range plans. No improvement should be made at the expense of an earlier or later one.

♦ Develop a program for updated mapping, regular inspections and cleaning of park drainage systems.

♦ Organize the Hartford park maintenance program, within current responsibilities and require a reworking of the maintenance plan and additional skill training, as needed, for the staff.

♦ Investigate the benefits and costs of seasonal workers to augment staff operations during peak demand months.

♦ Initiate a study to forecast the woodland future of Hartford's major parks. Develop timely silvicultural strategies will insure there will be a woodland future for Hartford.

♦ Develop a replanting program to renew park trees by 1% to 2% per year, requiring from 1,000 to 2,000 plantings per year.

♦ Initiate action to form an urban forest council in Hartford.

- Develop an integrated pest management program for park vegetation system-wide to enhance plant health and increase longevity. Utilize environmentally safe treatments when required.

- Enter a cooperative discussion with other departments and agencies to develop a "coping strategy" for dealing with vandalism, based on the various motivations cross matched with various operational, program, and security methods.

- Include programmers, security staff, and park maintenance staff with the Special Event people in arranging Special Events.

- Recognize that liability exists; that more liability may exist when maintenance is reduced or deficient; and, that a safe and enjoyable recreation experience should be provided for the users according to accepted standards. Plan maintenance activities accordingly.

SPECIFIC STAFF RECOMMENDATIONS

- Establish performance standards for maintenance tasks so that both supervisors and employees, as well as park commissioners, will know what level of accomplishment is considered "well done."

- Conduct job studies that provide improved job descriptions that define the work, the supervision and evaluation, and required and desirable skills and experience.

- Develop a furnishings crew of two persons, year round, be assigned to the upgrading of park furnishings city wide for at least a period of five years, with the need for additional support staff or continued effort evaluated yearly.

- Dedicate at least two full time forestry workers to begin to address the need for park tree care. Provide this tree care crew with a vehicle and equipment to perform year round tree care operations.

- Develop an establishment maintenance crew to provide care for all park plantings less than three years old. Include one additional full-time gardener, with the support of approximately three seasonal workers with crew size varying to address the annual burden. This crew will require a vehicle and needed equipment.

- Encourage staff educational upgrading through in-service training and participation in professional educational programs.

- Assign the Forestry and Horticulture sections to regular inspection of the various classes of shade and ornamental trees and of the woodland groves and forested areas of the system. Such inspections include storm damage, dangerous deadwood, insect and disease problems.

VI. INDIVIDUAL PARK HISTORY, EXISTING CONDITIONS AND SCHEMATIC PLAN

INTRODUCTION

The following section is the most lengthy in the Master Plan report. It addresses each of the thirty-two parks individually, organized under each park type heading alphabetically. For each park historic information is presented, existing conditions are summarized, the Schematic Plan is presented, maintenance implications are addressed and cost estimates calculated. Cost estimates were developed by measuring and calculating the areas and quantities shown on each Schematic Plan. The project plans were drawn at 24" x 36" or 18" x 24" sizes that showed the level of detail for the entire park. Reductions of these are included in this report. Each park section is formatted for use as a separate document so that a meeting, implementation discussion or grant application can go forward using the basis provided by each section.

A. LARGE METROPOLITAN RESERVATION

In this section, one of the thirty-two park properties is addressed. The Hartford park system has only one metropolitan reservation, the former reservoir and surrounding lands west of the city. A brief history is presented for this park, along with a map of the five parcels that make up Batterson Park. Also included are existing conditions summary accompanied by the Existing Conditions 1991 plan. The proposed Schematic Plan is discussed and is accompanied by the Schematic Plan and a Phasing Study. The related maintenance burden is discussed and the estimate of proposed capital project costs itemized. The cost of the proposed capital improvements for this large metropolitan reservation is $2,490,000.

BATTERSON PARK

HISTORIC DATA

The City of Hartford Water Department turned over a 165 acre reservoir with 765 acres of nearby and surrounding parkland to the Department of Parks on August 2, 1928. Two weeks after acceptance it was opened to the public. The park was named after Mayor Walter E. Batterson. This park was originally larger and included five parcels. The parcel to the north on Burnt Hill was designed as an Arboretum by the Olmsted Brothers of Brookline, Massachusetts. However, the project was never carried out.

EXISTING CONDITIONS SUMMARY

Batterson Park is made up of five separate land parcels that now encompass a total of 660 acres. The Batterson Pond and the immediate surrounding landscape includes 198 acres. This parcel is the only area developed as a park and known to Hartford's citizens as Batterson Park. All five parcels are shown on Figure VI.1. The park is located to the west of the city near Interstate 84. It serves the entire population of the city of Hartford, especially as a summer swimming and day outing park. The park includes a large number of structures for public and maintenance use. This park is an incredible resource for the city of Hartford. It is under-utilized, perhaps in part due to the generally low budget appearance, showing signs of poor quality construction and a lack of planning and design.

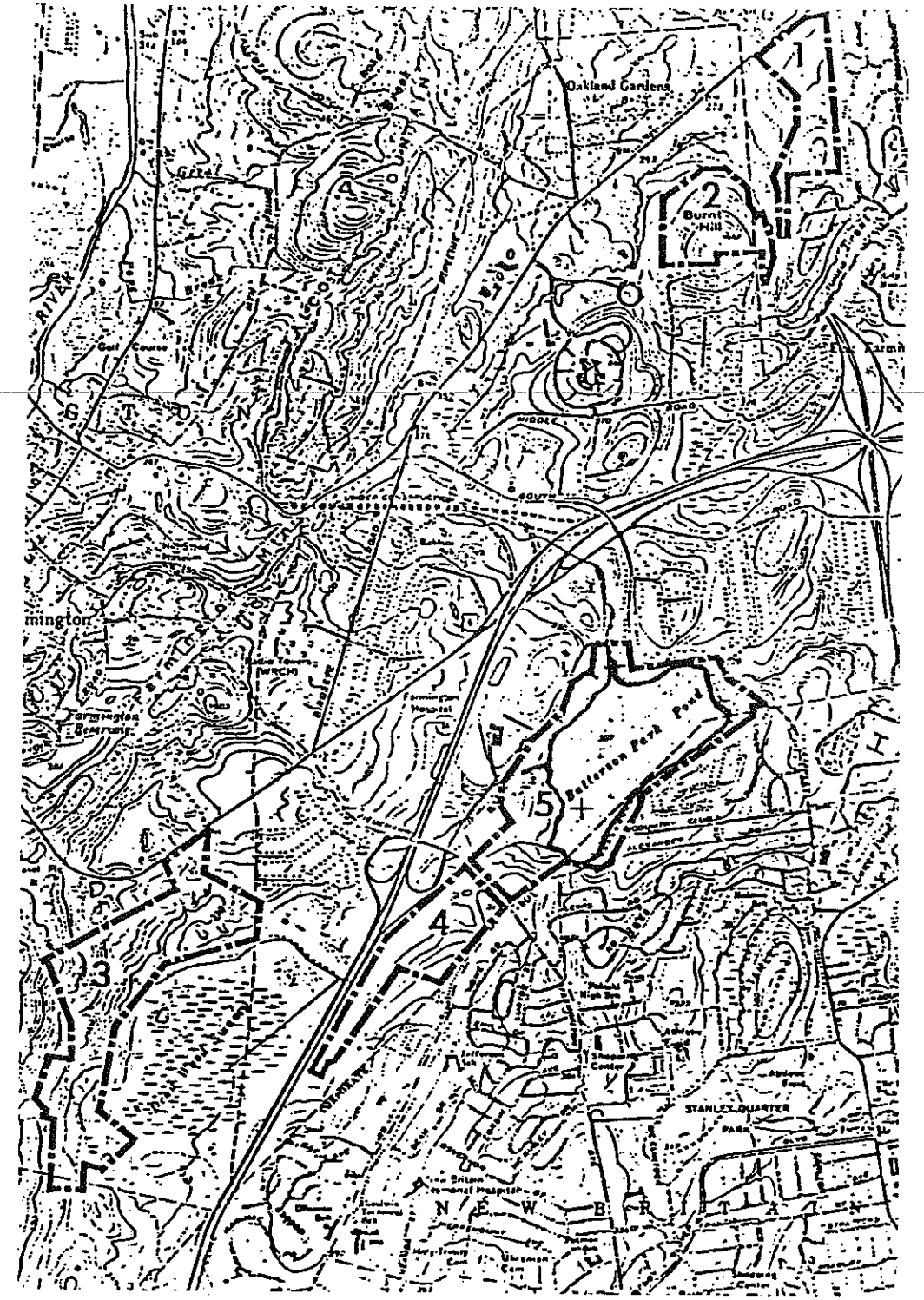
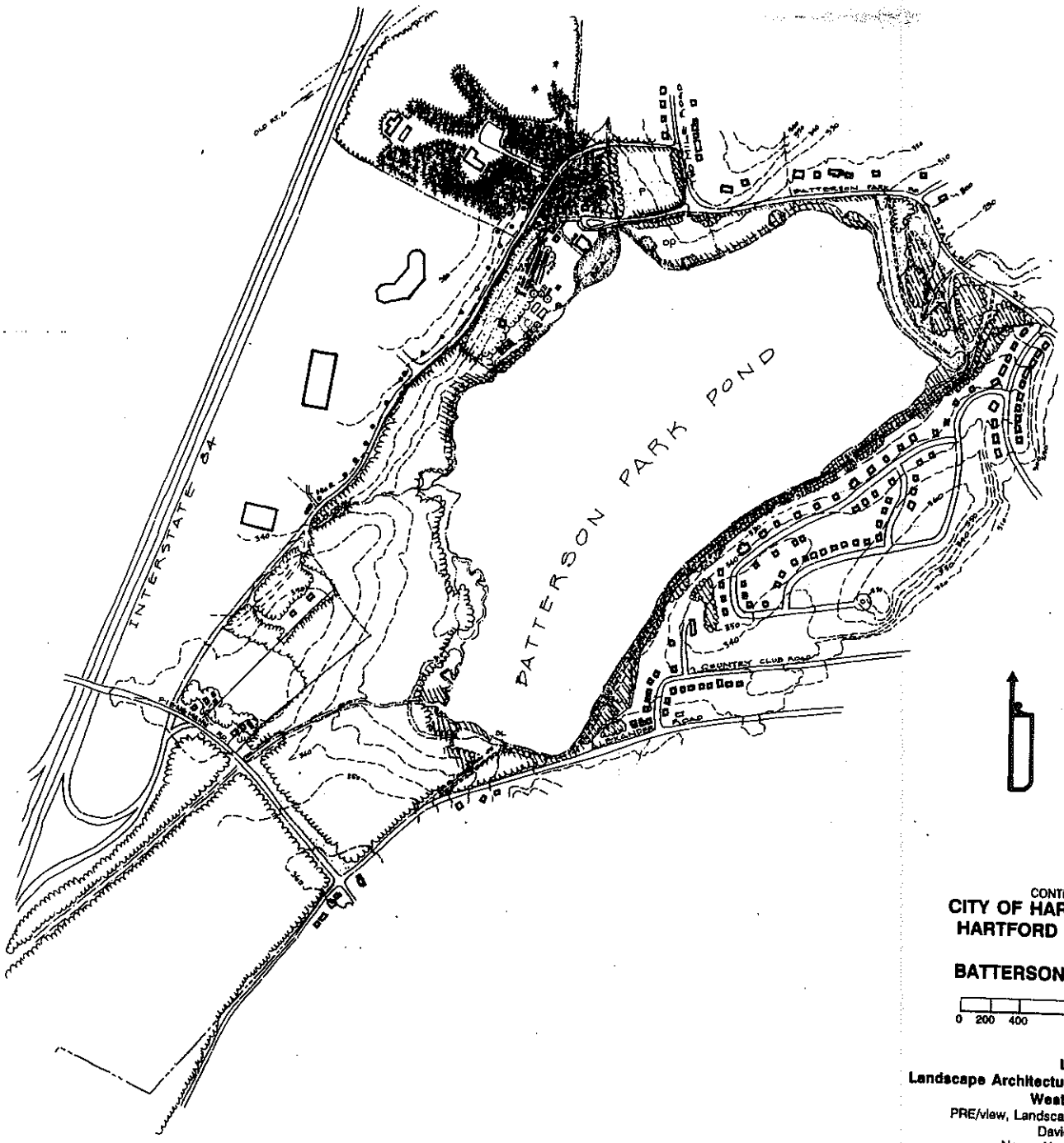


Figure VI.1: Batterson Park land parcels, 1 to 5. Number 5 is the area known as Batterson Park.



SYMBOL KEY: Batterson Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Mixed Woodland
- Conifer Grove
- Woodland with Invasive
- City Street/Park Drive
- Secondary Drive/Access
- P Parking Area
- OP Overflow Parking
- Pedestrian Path
- Desire Path
- BL Boat Launch
- Property Line
- Structure
- Swimming Pool
- Chain Link Fence
- Boulders
- Bench
- Swing
- Slide
- Picnic Table
- Barbecue Grill
- Stone Fireplace
- WF Water Fountain
- Topography Contour
- Catch Basin
- Water Edge
- Wet Area
- Cobra Light
- Other Light

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BATTERSON PARK, EXISTING 1991

0 200 400 1000 2000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

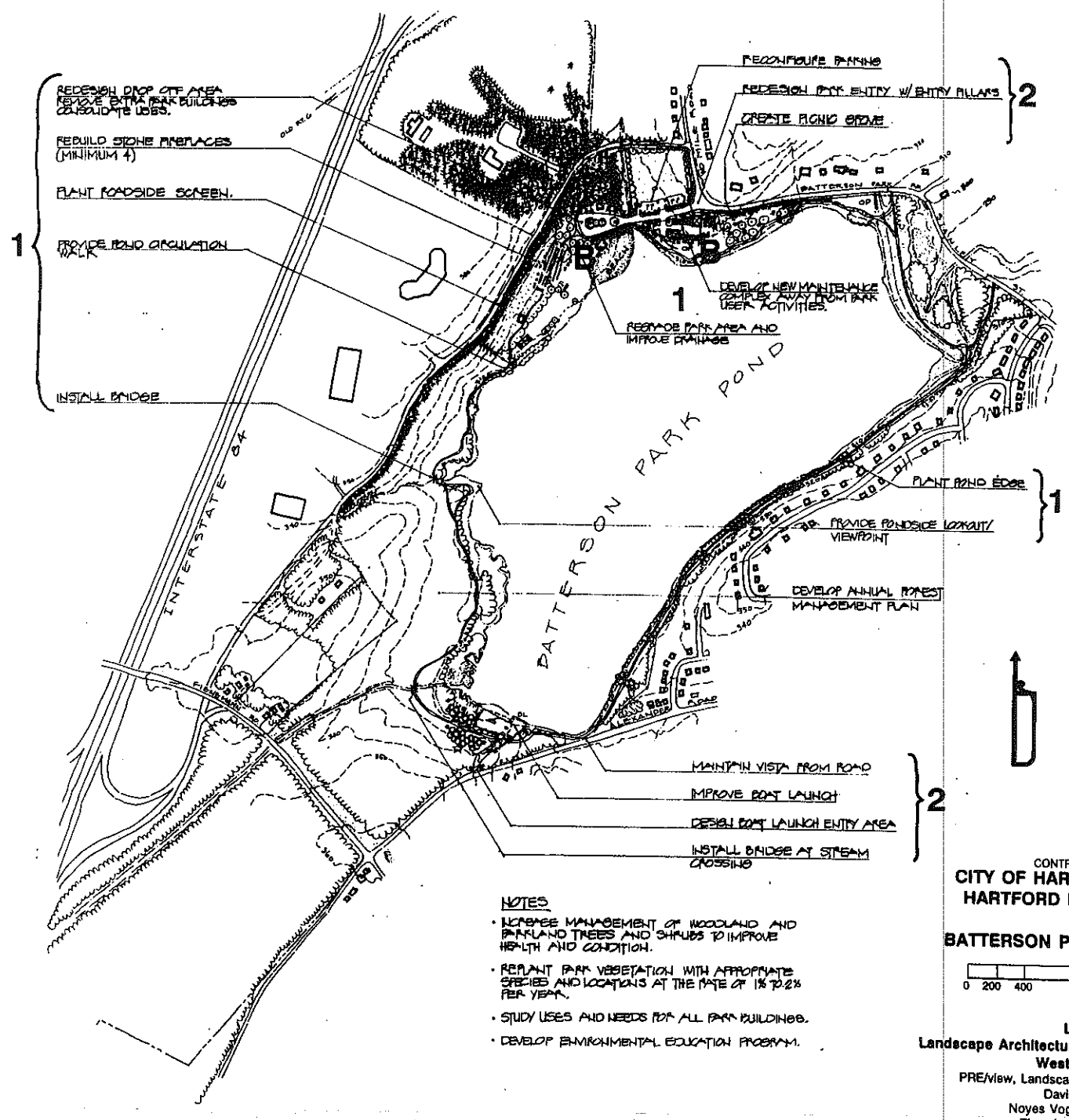
All surface runoff appears to drain overland towards the lake. The parkland area is susceptible to erosion because of the heavy foot traffic which has eliminated the understory vegetation, particularly on the sloping hillside areas. The pond is clear and does not show siltation at edges. Few water edge plants indicate the relatively steep pond bottom. There is a water quality study proposed in the Capital Improvement Plan to document conditions and discern potential pollutants moving into this water system from the surrounding areas. The heavily wooded southern portion of the park is in good condition with understory growth showing beneficial ecological succession. Silviculture, woodland management practices, are being applied to these forests. There is more scrub growth than shrubs and trees at the pond edge. The small parkland area is heavily used, with signs of degradation from use pressure. Many of the mature trees have exposed roots.

Many existing picnic benches are farther off the ground than acceptable or comfortable, further indicating excessive wear and soil loss. Trees in lawn are in fair condition and in need of selective pruning, especially since the area underneath them is so heavily used. There are very few planted shrubs evident in this park. Turf condition is fair, but even throughout. Geese have degraded the lawn areas near the beach. Snow fencing is installed to control wind erosion and geese access to the beach area with limited success. The beach area is created with supplemental sand requiring regular additions. There are large parking areas to the west of the beach area on open field grass lots.

There are no paved paths in Batterson Park. The vehicular drive to the park shelter is a rough dirt road. The only paved internal roadway is a former roadway now in poor condition.

The large bath house (7,000 sf) is in good to fair condition. This on slab concrete block structure serves as a seasonal bath house, with changing rooms, showers, toilets, concession (unused) and storage areas. There are several small to mid-size frame buildings in fair condition that formerly served a variety of uses and are less than fully programmed at this time. Three additional structures comprise the maintenance complex and are generally poorly constructed, and require upgrading. Two shelters, one at the gate and one over picnic tables provide shade and weather protection. The picnic shelter has no graffiti, but footings are exposed 8"-18" above the soil line. The picnic tables in the parkland are in good condition, but the tables under the park shelter show heavy use. Stone fireplaces are deteriorated and require masonry repair. There is a water fountain in glazed tile pipe. There is spot lighting on some maintenance buildings, but otherwise the only lighting is from adjacent streets. Fencing along the northern property line is on wooden posts, many of which are rotting. The 6' chain link fence, surrounding much of the beach parkland area and at the entry is in fair condition, with some invasive trees and shrubs growing at the base. Boulders are used as a drive edge barrier at the entry and turnaround. The existing entry sign is in poor condition. Several park signs are hand stenciled on plywood. Entry is controlled by an irregular spacing of posts and dirt mounding. The fence gates are in poor condition.

The ball field in the lawn area west of the beach is for informal games only, and is not maintained as a league ball field. The basketball court at the far western edge of the lawn area is in good condition, but the rims show signs of vandalism. The asphalt volleyball courts are in fair condition and appear unused.



NOTES

- INCREASE MANAGEMENT OF WOODLAND AND PARKLAND TREES AND SHRUBS TO IMPROVE HEALTH AND CONDITION.
- REPLANT PARK VEGETATION WITH APPROPRIATE SPECIES AND LOCATIONS AT THE RATE OF 1% TO 2% PER YEAR.
- STUDY USES AND NEEDS FOR ALL PARK BUILDINGS.
- DEVELOP ENVIRONMENTAL EDUCATION PROGRAM.

SYMBOL KEY: Batterson Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Mixed Woodland
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- Woodland with Invasive
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- Desire Path
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- Boulders
- Bench
- Swing
- Slide
- Picnic Table
- Barbecue Grill
- Stone Fireplace
- Water Fountain
- Topography Contour
- CB Catch Basin
- Water Edge
- Wet Area
- Cobra Light
- Other Light

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BATTERSON PARK, SCHEMATIC PLAN

0 200 400 1000 2000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
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Theod kell, Mi ce
Christopher Greene, Programs/Finance

The southern side of the lake shows desire paths. Generally the park area between the water and the property line is narrow (40'-60'). Many adjacent property owners have erected fences on the park property line. At the western end of the lake is a boat launch. The access road to the launch area was closed by the State because of the amount of illegal dumping in this area. This area has expansive pond views. The most westerly edge of the park, along the public road, shows continuous renegade parking and signs of illegal dumping.

The complex of buildings recently constructed north of the parkland has a strong, over riding visual presence for park users.

SCHEMATIC PLAN

This park serves a unique purpose as a natural water and wilderness experience for city residents. The Batterson Park schematic plan seeks to upgrade this experience through a series of capital improvements. These improvements are intended to reinforce the natural settings, screen the pond from surrounding development and provide barrier free access to the entire park by developing a circuit walk around the pond. The entire maintenance complex is intended to be rebuilt, in a new location, separated from the major use area physically and visually for safety and better park area use. The new location will also serve as a better deterrent to unwanted park users during off season and night time hours. The changing facility is proposed for rehabilitation at a smaller, 3000 sf size. The first phase is intended to provide for the circuit walk and half of the screen plantings. The following recommendations are made:

- The primary passive and group uses of Batterson Park should continue to focus on organized programs for children and the elderly, and extend to more intensive day and weekend use by families and groups from the whole city for summer and good weather outings. Improve pedestrian access, picnic facilities and related amenities to enhance passive and group uses. Expand programs emphasizing nature and ecology.

- Focus active uses on swimming, while open areas for free play and simple baseball fields can be provided. No expensive, highly developed sports fields or courts are required for this park.

- Rehabilitate or replace and upgrade both public and maintenance structures for more effective use.

- Because of the distance from city neighborhoods, public transportation options should be expanded and publicized, especially during the summer, to bring those without private transportation to the park.

The relocated maintenance facility is intended to provide a more secure interior courtyard for equipment and to provide a facility that seems a more appropriate scale and character for the surrounding residential community. The buildings, beside housing maintenance equipment and supplies, should include a community room and residence space for a year-round attendant. These latter two elements were estimated at a total of 3000 SF.

In order to facilitate maintenance and provide universal access to the park, the plan calls for a perimeter path to be installed in phase one. When this path is designed, the location, alignment and grade should be resolved to prevent unwanted runoff from entering the lake.

A greater intensity of management would enhance the ecology of the woodland areas. A replanting program should be initiated since many of the mature trees in the parkland are ash, a species susceptible to disease and dying out at a high rate in many parks and private properties.

Evergreen screening along the north fence line on Batterson Road is planned to eventually obscure the visually intrusive, neighboring buildings. Internalize park experience by providing additional screening from Batterson Road and access drive. Turf care for the beach and picnic areas will require regular topdressing, reseeding, or liming to assure good health. Chemical fertilizers should not be used because of the close proximity to the lake and the risk of potential runoff causing pollution.

When the best dollar value can be achieved in the next ten years, complete the sale of Batterson Park parcels 1, 2, and 3 (see Batterson Park, Area Map), while reserving parcel 4, which is adjoining the lake parcel, for future uses and protection of the lake water quality. Utilize the received funds to amplify the Batterson Park Trust Fund. Establish this fund in perpetuity for funding city park rehabilitation projects. Utilize only a portion of the interest generated annually so that the fund increases over time and the additional interest acts as a hedge against inflation. Reevaluate regularly the amount of interest to be utilized and that which is added back into the fund. In this way the City of Hartford will always have the potential to match funding when other sources become available, and to continually rehabilitate the city park system.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Care of new plantings, as in other parks, will require additional maintenance during the establishment period. Managing the woodland areas may also experience an increased maintenance intensity. In other areas of the park the maintenance tasks are simplified through improved design. Larger, simpler mowing areas are defined. Meadows replace some areas that are constantly mown. More pedestrian walks are to be constructed and these may need to be inspected regularly, but cleaned only a few times a year. The related pedestrian bridges will require regular inspection and remedial care to extend their life span. Furnishings are increased but these are to be of durable construction. Overall, the increased maintenance tasks will relate to care of plant materials and furnishings.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in two phases for park work, and a third phase (B) for the demolition and construction of buildings. The Batterson Park estimates are as follows:

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1	Phase 2	Phase B
Mobilization	$ 30,000	$ 22,000	$ 49,000
Professional Fees	$ 49,000	$ 35,000	$ 82,000
Removals	$ 0	$ 7,000	$ 30,000
Drainage, Soil, Grading	$ 18,000	$ 5,000	$ 5,000
Vegetation	$ 164,000	$ 164,000	$ 0
Pedestrian Walks & Drainage	$ 350,000	$ 11,000	$ 0
Drives, Parking & Drainage	$ 0	$ 232,000	$ 0
Sports Field	$ 0	$ 0	$ 0
Facilities	$ 50,000	$ 0	$ 0
Structures	$ 0	$ 0	$ 948,000
Furnishings	$ 24,000	$ 3,000	$ 0
Sign	$ 0	$ 10,000	$ 0
Memorial	$ 0	$ 0	$ 0
Contingency	$ 61,000	$ 43,000	$ 98,000
ESTIMATED PROJECT TOTALS	$ 746,000	$ 532,000	$ 1,212,000
TOTAL PARK PROJECTS		$ 1,278,000	
TOTAL BUILDING PROJECTS (B)		$ 1,212,000	
TOTAL OF ALL PHASES		**$ 2,490,000**	

B. LARGE MULTI-USE PARKS WITH HISTORIC VALUE

INTRODUCTION

In this section, nine of the thirty-two park properties are addressed. Each one is a large multi-use park that was designed and constructed during the late nineteenth or early twentieth century. These parks serve the near residents and the entire city. For each of the following parks a brief history is presented accompanied by an historic plan or plans; existing conditions are summarized and accompanied by the Existing Conditions 1991 Plan; the proposed Schematic Plan is presented; the related maintenance burden is discussed; and, the estimate of proposed capital project costs itemized. The cost of the proposed capital improvements for the large multi-use parks, with the exception of Bushnell Park, is $ 35,550,000. No costs are assigned to Bushnell Park because the capital improvement of this park is proceeding under a master plan funded by the Bushnell Park Foundation. The parks are presented in alphabetical order.

BUSHNELL PARK

HISTORIC DATA

As the premier park central to the core of the City of Hartford, Bushnell Park was indeed the visual point of reference for the City from 1860 for three decades of intense use and pleasure, through the 1890s. The Bushnell Park area was an eminent domain acquisition about the same time that South Green (Barnard Park) became park land by assumption, after decades of use as an historic common. The Park was designed by Jacob Weidenmann, the first parks superintendent. He assimilated various design competition proposals to produce a final plan. It was built on a site that was regarded as a slum. The Park was to be an outdoor parlour for the city's residents. Bushnell Park was one of the earliest public parks in the nation to be planned and built by a municipality as a graceful pastoral landscape rather than a formal European garden or New England square. It has been an important gathering place, recreation ground and green city space for over 130 years. Perhaps as important, the park serves as the landscape setting for the State Capital. The park was listed on the national Register of Historic Places on October 22, 1970.

EXISTING CONDITIONS SUMMARY

Bushnell Park is located in downtown Hartford and is bounded by Elm, Jewel, and Trinity Streets. The park measures 36.99 acres overall with 18.94 acres in the eastern portion and 18.05 in the western. It is one of the parks in the Hartford system to have significant capital investment in recent years for its built and natural elements. Funds were raised by the Bushnell Park Foundation for both planning projects and construction. Generally the condition of the park is good, although there are several areas that rate fair or are currently dysfunctional. An aerial photo from 1989 illustrates the park and surrounding city.

One of the most dysfunctional and visually negative areas is a substantial wet area in the low-lying space, northwest of the Memorial Arch, adjacent to the new sidewalks in the lower lawn. This area, a portion of the former Park River, is bounded by higher ground and may present

engineering challenges to develop an effective subsurface drainage system. Standing water and soggy ground is evident here in various weather conditions. Additionally, on the northwest hillside, beneath the capitol, there is another area of seepage and erosion from the parking lot area above. This point source creates mowing and erosion problems. Generally, the overall park appearance of turf areas, as viewed from the roadways is good. Upon closer inspection, the areas adjacent to the pond and immediately uphill show indications of erosion toward the pond and siltation into it, leaving easily eroded soils beneath the oak trees. These areas are also sensitive to compaction and wear because of the lack of available sunlight and competition between turf and tree roots that limits turf vigor.

The pond area presents a very stable water edge, capped with stone blocks. These blocks, however, may provide dens for rodents, perhaps feeding on food left for water fowl and pigeons. This is a maintenance concern and may be addressed by the Hartford health officials.

Bushnell Park has no forest cover, and is entirely turf with parkland areas of shade trees over turf. Both trees and turf are in fair to good condition requiring improved care. A detailed assessment of the tree collection documents several maintenance items. The indications of lack of adequate care are: the plastic ties left on memorial Cherry trees that have girdled bark; long pruning stumps left on trees; lower branches severely pruned; and heavy crowns on ornamental trees that increases susceptibility to wind or snow load damage. One recently planted tree died several months ago and has yet to be removed. This tree may be the responsibility of the contractor who recently installed numerous trees in the park. A number of trees require trimming to remove dead branches and conflicting branches between trees. Lastly, as was noted in other parks, many of the trees show damage from mowers and trimming devices around the base.

The park is generally characterized by informal plantings. However, several of the tree groupings were historically chosen for specific associations. The street trees, as in many urban areas, are challenged by heavy pedestrian use and automobiles. Tree grates have been used with some success to protect the trees from damage.

Most of the shrubs appear as selected species rather than in masses. Many appear to be recently planted, and act as hedge (Privet) along the street frontages. Other shrubs are accents or foundation plantings around buildings or monuments, and several of these need renewal.

Turf areas range from good to poor. With the exception of the wet and eroded areas previously discussed, the turf cover has a generally good appearance. However, a number of issues were identified: sod installed over hot water pipes heats up and kills turf roots, and the irrigation line installation have left a noticeable depression. In addition, the irrigation piping depth may compromise future lawn aeration activity, if depth aeration equipment will puncture piping. Ornamental plantings are limited. While most of the individual species are in good condition, several were planted closer together than is ideal for free standing park trees, or ease of maintenance; and plantings are generally of a smaller size than ideal for park installation.

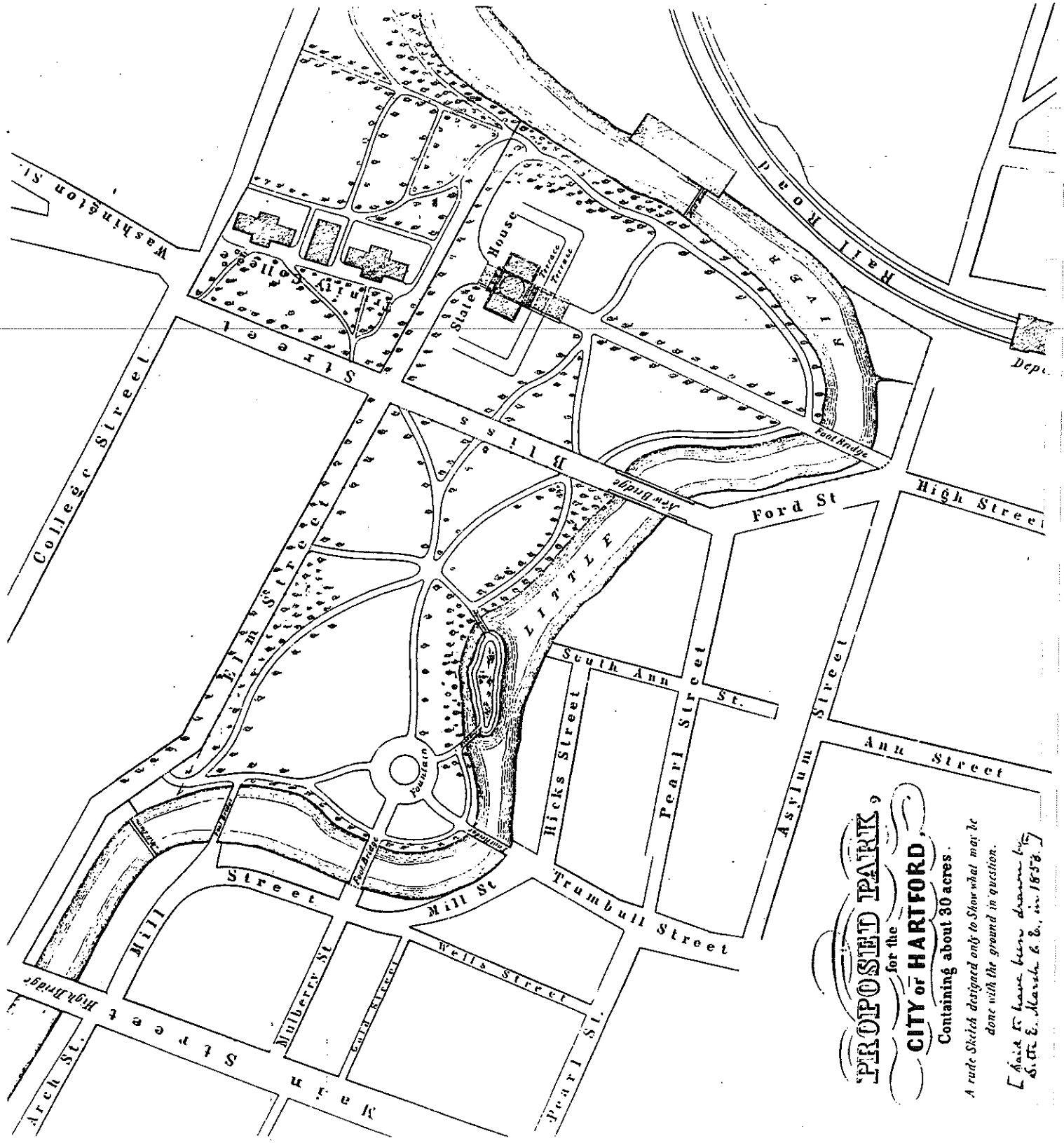

PROPOSED PARK,
for the
CITY of HARTFORD,
Containing about 30 acres.
A rude Sketch designed only to Show what may be done with the ground in question.
Washington St.
College Street
Elm Street
Mill Street
Mill St
Hill Street
Arch St.
Main Street
High Bridge
Mulberry St
Cedar Street
Wells Street
Pearl St.
Hicks Street
Pearl Street
Trumbull Street
Asylum Street
Ann Street
South Ann St.
Ford St
High Street
Ann Bridge
Foot Bridge
Fountain
State House
Terrace
Terrace
Hartford
Hartford Road
Depot

Figure VI.2 Aerial Photograph of Bushnell Park dated 1980, shows extent and configuration of park within the city surround.

Benches are present in great numbers especially around the pond and most appear in good condition with little or no graffiti or vandalism evident. Trash receptacles also present, are in good condition and part of a related design detail vocabulary. There are fences that include a double pipe rail near the pond edge on Jewell Street, which is in good condition and an old chain link fence (about 60 linear feet) near the railroad wall in fair to poor condition.

Pedestrian scale lighting is present in the park and is generally a globe mounted fixture/ luminaire on an historic style post. There are also high intensity discharge (HID) lights on wooden telephone poles. The latter fixtures are set for lighting the larger public gathering spaces. Most lights appear in good condition with only very few showing damage or vandalism.

IMPROVEMENT PLAN

Bushnell Park: An Improvement Plan (1981) was prepared by Quennell Rothschild Associates with Parisky Associates for the Bushnell Park Foundation in cooperation with the Hartford Department of Parks and Recreation. It has been augmented over a period of years with individual projects developed to a construction detail level. Several park rehabilitation and improvement projects have proceeded over the past decade. These projects have been funded through the private fund raising of the Bushnell Park Foundation.

The Improvement Plan, developed in 1981, illustrates the existing perimeter roads, interior walks, buildings, canopy trees and evergreens and fifteen numbered features (See page 115). A more recent tree renewal and replanting plan, Replanting Bushnell Park:A Tree Care & Rehabilitation Plan, dated 1988, is also shown. Both plans are viewed herein with the following historical and functional facts in mind. Bushnell Park was the first municipal park in this country and was executed by one of the nation's visionary landscape gardeners, Jacob Weidenmann. It serves as the foreground to the highly articulated State Capitol building. The park contains a series of historic features and remnants of earlier designs that should be safeguarded. Bushnell park is a civic space as well as one of the large parks with historic value. As such it is similar to the small green spaces of the city, serving as an indicator of Hartford's civic health. Within this context the park should be seen as a relatively simple, green space. Passive and group uses are predominate. Active uses that do not require facilities and equipment, such as jogging and exercise walking, should be supported, while equipment based uses should not.

In addition, the planning process from 1981 to 1988 for Bushnell Park, did not proceed under the same directives as the Hartford Parks Master Plan. The current master planning process is framed within significant financial and maintenance capability constraints. In addition, it has the benefit of current national guidelines for historic landscape preservation that were not developed when the Bushnell Park Improvement Plan was written. Within this framework, the same master plan constraints applied to each of the other parks have been considered in reviewing the Bushnell Park documents. The guidelines, objectives, recommendations and design standards, set forth in this document can be applied to Bushnell Park.

Within this framework, projects developed for the park should aim to preserve remaining historic fabric and use historic documentation to develop the character of this landscape in harmony with the historic record. Park rehabilitation efforts should respond to daily and frequent uses, rather than being built for peak events.

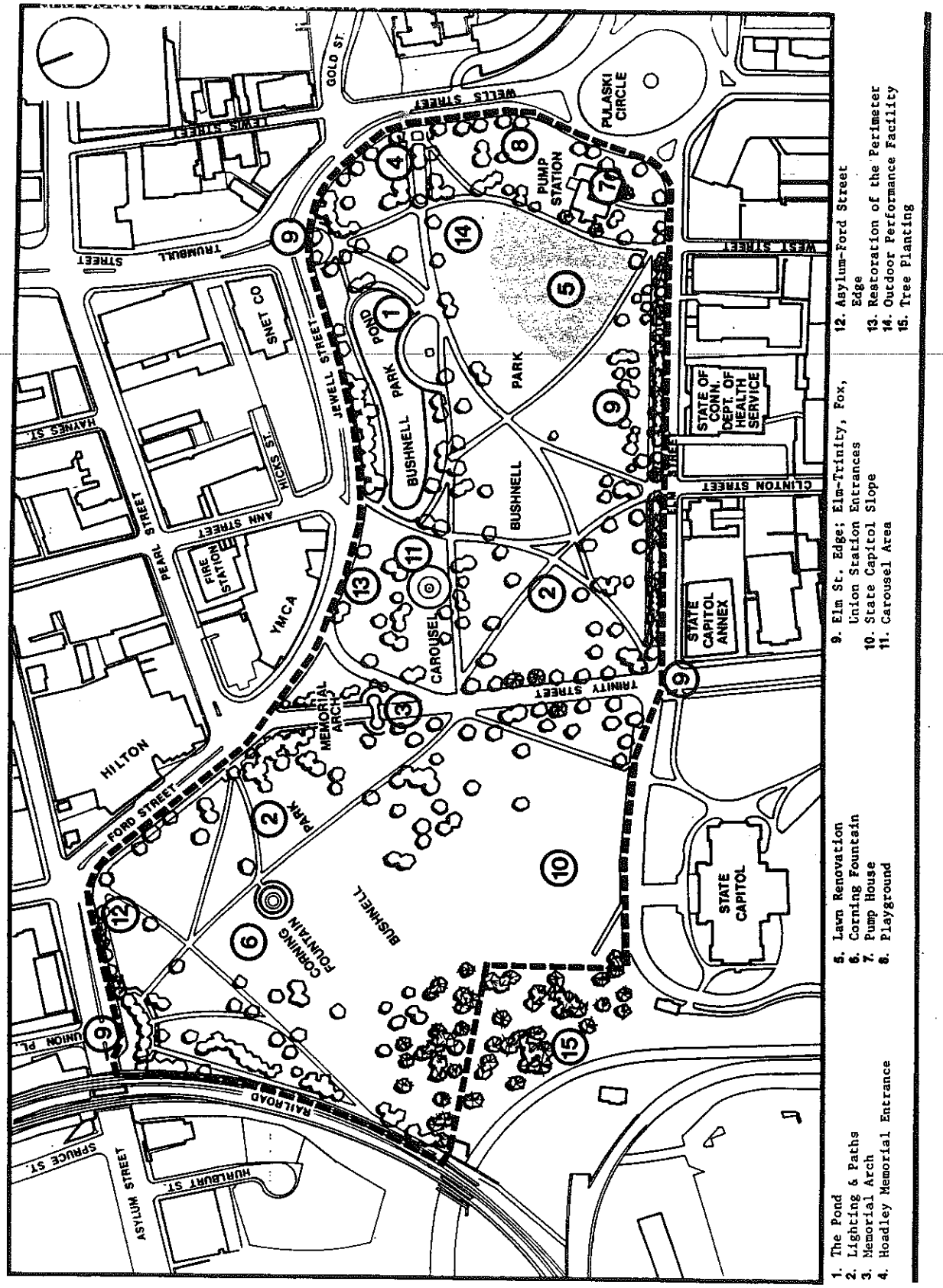


Figure VI.3: Plan from Bushnell Park: An Improvement Plan, prepared by Quennell Rothschild Associates and Parisky Associates, 1981. BPF

While the 1988 report entitled Replanting Bushnell Park: A Tree Care & Rehabilitation Plan begins from a basis of three goals that are in concert with the historic record, the specific details of the tree planning does not appear to fully recognize the presence of historic views into and out of the park. Instead plans show the edging of the entire park with trees. This planting will create an enclosing frame and visual barrier. Historic views are an important component of Bushnell Park's role as a civic space, as well as a daily recreational resource and should be maintained. Guidance for increasing the longevity of existing trees should be followed. New and replacement plantings, installed to standard park sizes, should be of historic types in accurate locations to the greatest extent possible.

Throughout the park system, playground equipment is to be standardized for durability and ease of repair and maintenance. Playgrounds are typically located within easy access to a residential community. Demographic statistics indicate that center city residential use is quite limited. There is little demonstrated need for a playground in this park. The proposed playground is a costly, custom play environment that includes large areas of stone and paving. As in other parks, green spaces should remain green to the greatest possible extent. Since Bushnell Park is a civic space and a high noon time and event use park, it is not recommended that a playground be located in this park. If a playground is placed in this park, it should be of the city standard type. The number of children using Bushnell Park increases during family oriented events. The Carousel in Bushnell Park is a special feature for children. Perhaps the funds to build a playground could be redirected to the opening of the Carousel on a more frequent basis which in turn would emphasize the uniqueness of this park destination especially for children.

There is a current proposal to place a permanent bandshell within Bushnell Park. This proposal addresses peak uses rather than daily use. It is recommended that a well designed, temporary stage be developed for use in Bushnell Park and elsewhere within the park system. However, if a Bandshell is to be placed within Bushnell Park, the master plan team recommends the location shown on the Improvement Plan, numbered 14: Outdoor Performance Facility. This facility, either temporary or permanent, should be developed of vandal resistant materials with components and hardware that can be readily replaced.

The Improvement Plan document sets out a series of recommendations for lighting and furnishings that are contrary to the Design Standards established in this Master Plan. Again, the effort city-wide is to standardize these elements for ease of repair, replacement and maintenance. Lighting is recommended for park perimeters, not interior areas. Perimeter lighting should utilize a Hartford standard rather than taking a lighting pole design from another city. Benches should reflect the historic record or the city standard, rather than a custom design.

Since master planning for Bushnell Park exists and is being implemented, a schematic plan for this park was not developed. Therefore no overall budget or phasing plan is included in this document.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS

These statements are made with regard to the existing conditions, including recent construction projects, rather than in reference to a future plan. As has been indicated earlier, Bushnell Park is one of only three areas city-wide that receives intensive turf care. Recent improvements are addressed for this landscape that is predominantly parkland. For example, recently planted parkland trees may be planted too closely together for an easy and efficient mowing operation. Additionally, the growth and expansion process will bring neighboring trees into conflict, requiring corrective pruning or thinning in the years to come.

Bushnell Park, like some of the other large parks should be a public private partnership. Both people and fiscal resources should be combined to achieve a comprehensive vision for this historic designed landscape that can improve the visual quality, programmatic opportunities and vitality of downtown Hartford. In meeting these objectives it should have an integral maintenance strategy and a sound management philosophy if it is to truly succeed.

COLT PARK & DILLON STADIUM

HISTORIC DATA

Mrs. Elizabeth Colt gave 106 Acres of land to the City in 1900 and the donation was accepted by the Common Council on November 13, 1905. The donated lands, extending to the Connecticut River, are shown on the map following this page. A plan was developed for the park by Theodore Wirth, Parks Superintendent. This plan retained the portion of the Colt estate grounds (which was originally designed by noted landscape gardener, Ignatz Pilat) facing Wethersfield Avenue and included an ornamental pond with picturesque plantings, grand shade trees and a curving drive. The balance of the land was framed with an edge of trees, leaving the center open for field play. The plan includes an area adjacent to the river labeled "River Grove, Boathouse and Landing." A copy of this ink and watercolor plan is illustrated on page 116. In 1912 the City purchased additional land, an adjacent triangular piece of 2.22 Acres (transferred from the Hartford Electric Co.) 1.5 Acres in 1919 from E. Valentine, H. Porter, and A. Lippincott. In July 1920 lands on both sides of Stonington St. were acquired through an exchange by S.P.Colt. The granite and bronze memorial to Colonel Samuel Colt is inscribed "On the grounds which his taste beautified by the home that he loved this memorial stands to speak of his genius, his enterprise and his success and of his great and loyal heart. His wife in faithful affection dedicates this memorial, 1905." Elm trees lining the park drives were planted in 1920 to commemorate one hundred and eighty-nine men who lost their lives during World War I. In 1926 memorial tablets were provided by the American Legion.

The lands for Dillon Stadium were a part of the original Colt gift. The stadium was a FERA project (Federal Emergency Relief Administration) and was dedicated in 1935. The related Field House was erected in 1939. Stadium seating capacity is 9,600. Lighting was introduced in 1964. The block west of the stadium is used for surface parking.

Colt Park was listed on the National Register of Historic Places on June 8th, 1976. It was designated as a part of the Colt Industrial District, valued for its association with Samuel Colt, bounded by Wawarme, Wethersfield, Hendricsen, Van Dyke Avenues and Stonington, Maseek and Sequassen Streets.

EXISTING CONDITIONS SUMMARY

Colt Park measures 114 acres overall including 107.56 acres of parkland and 6.42 acres occupied by Dillon Stadium. The park is bounded by Stonington Street on the north, Wawarme Avenue on the south and Wethersfield Avenue on the west which also serves as the parks main entrance. The park has a predominantly active recreational focus and overall its condition is considered good to fair.

Drainage overall is good, with no standing water in fields. The maintenance headquarters parking areas, however, do experience regular drainage problems. Areas of ponding and erosion are evident. The park, overall, has sedimentary soils that are poorly drained. There is also a noticeable ground water seep on the hillside at the west end of park.

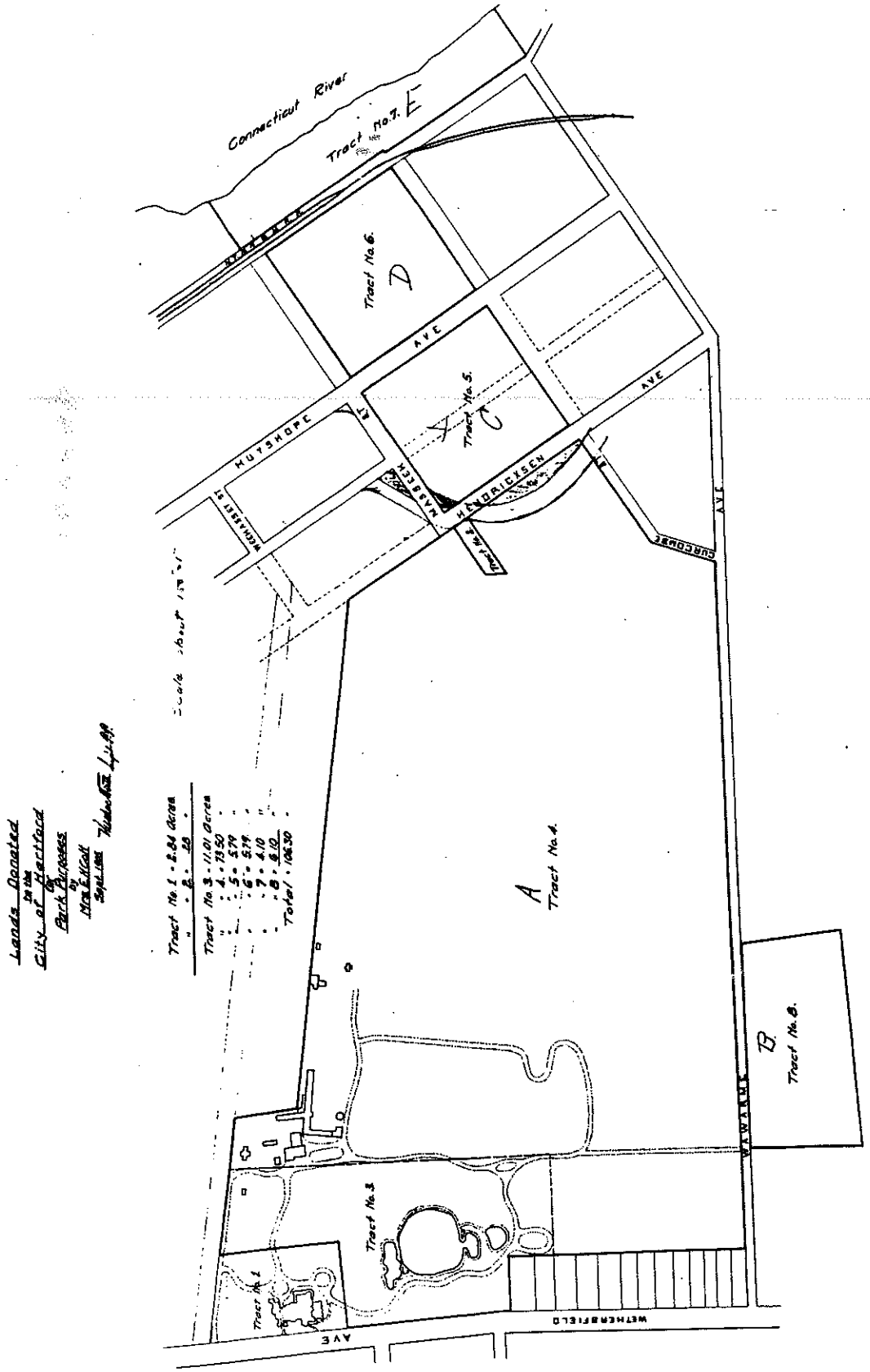


Figure VI.5: Plan of lands donated to the City of Hartford for park purposes by Mrs. E. H. Colt, September, 1905. HLA

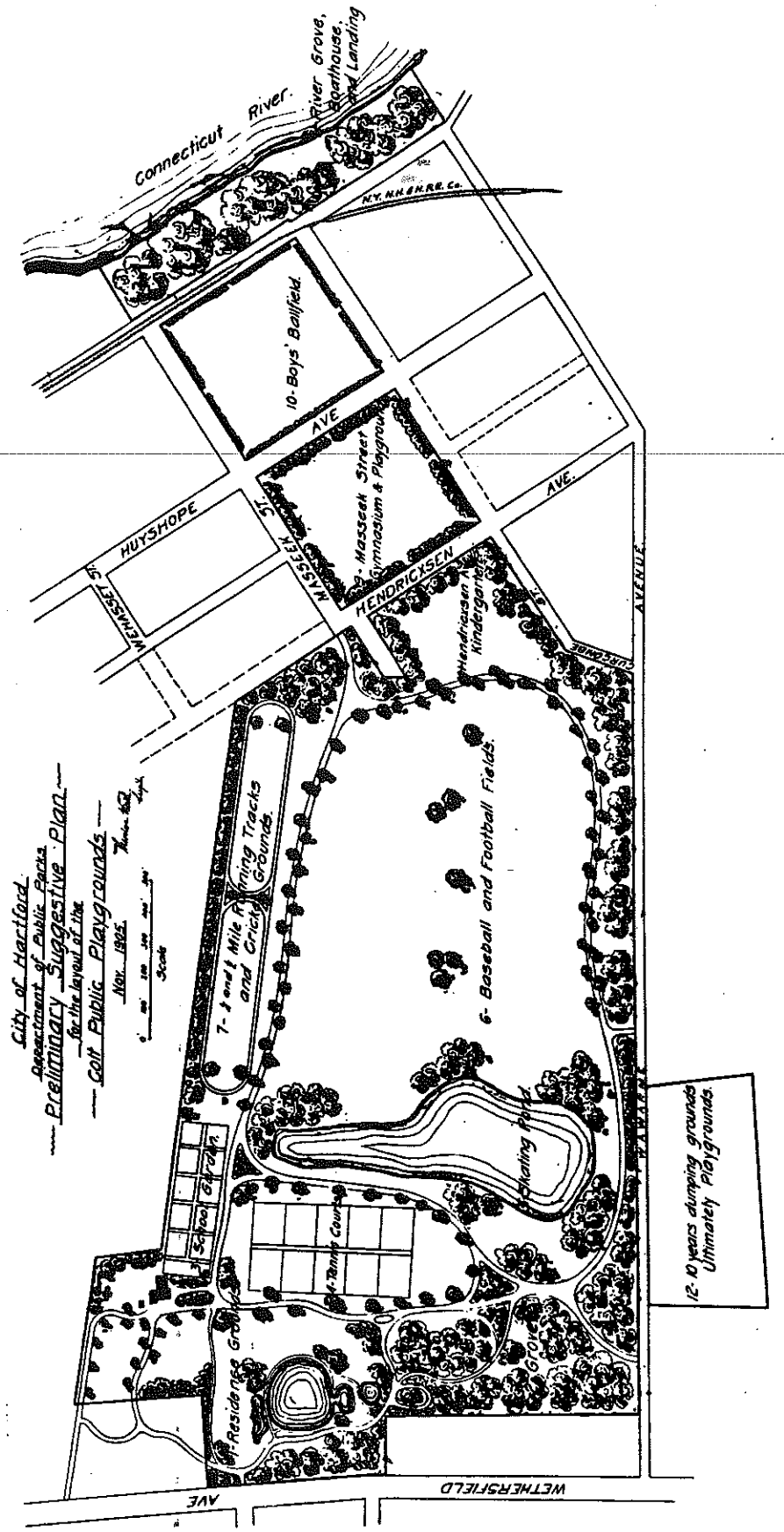


Figure VI.6: Preliminary Suggestive Plan for the layout of Colt Public Playgrounds, Theodore Wirth, Superintendent, November 1905. HLA

wooden bleachers on a steel frame. The east side, which is a taller set of stands, is aluminum bleachers on a steel framing with an entirely closed covering. The stadium is enclosed by a 10' chain link fence. The viewshed to the south end of the stadium is dominated by a asphalt plant that is presently non-operational and is posted with "for sale" signs.

A large number of playing fields are located within the interior drive loop and between the interior drive and Wawarme Avenue. These include eight, skinned infield baseball fields, one with a perimeter fence, and four football/soccer fields, one surrounded by a running track. These playing fields are in good to fair condition. Some baseball infields show compaction or require additional maintenance. Four baseball fields have adjacent wood or metal bleachers. Six tennis courts with related fences are located north of the interior loop drive near the maintenance headquarters. These courts and fences are in good condition. The handball courts have little graffiti and the related chain link fence is poor.

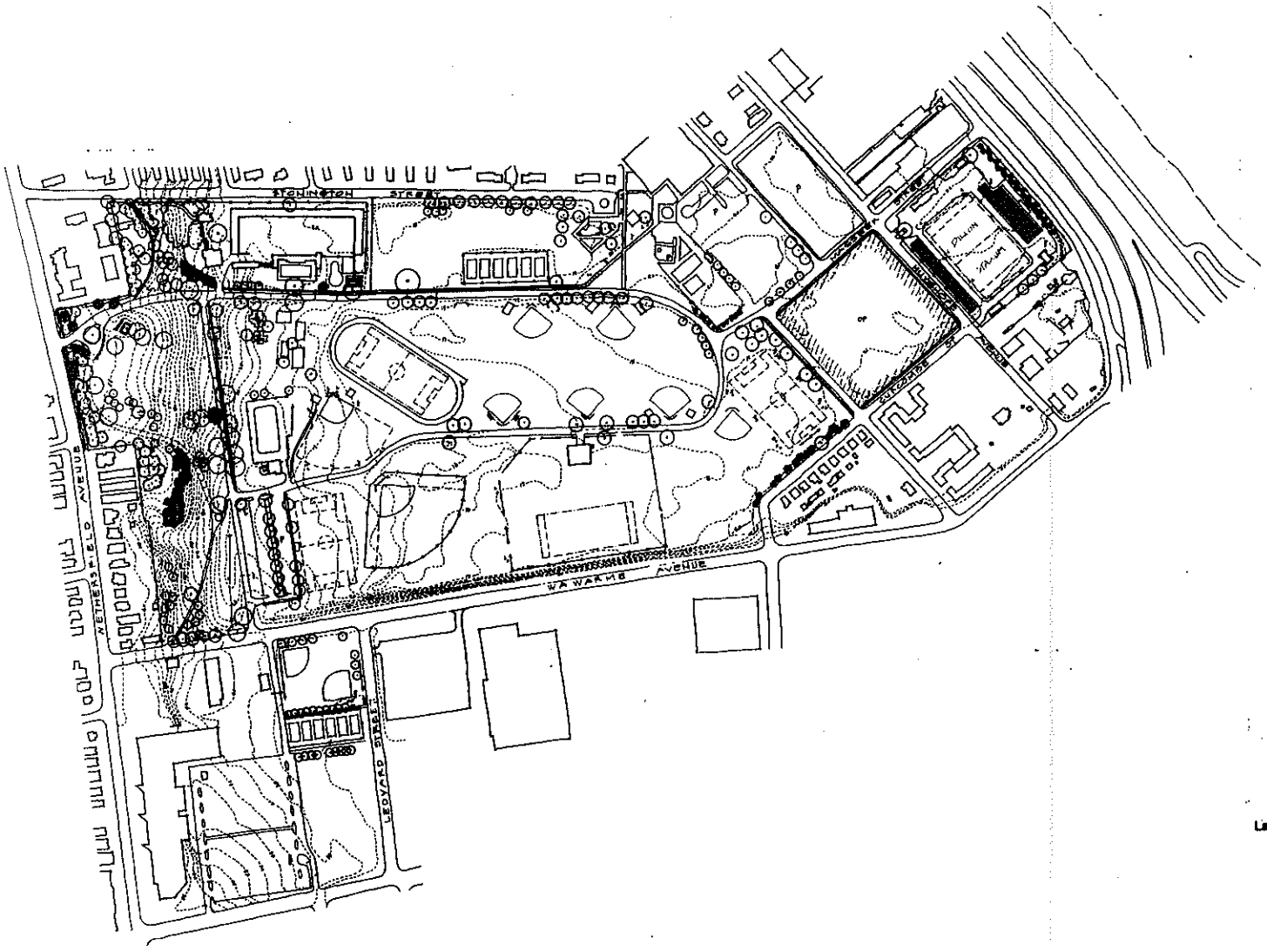
The concrete surface of the skating rink is in good condition, although staff indicated that the piping for freezing the ice is not fully functional. The rink perimeter fence, asphalt and drainage are poor. Of the three spray pools near the swimming pool, one appears operational. Playgrounds include two west of the running track, with a combination of new and old equipment. The play area near the school is in poor condition.

The structures found in Colt Park are primarily used for administrative and maintenance functions. The administrative offices for the Parks & Recreation Department are located in two nineteenth century structures from the Colt estate and in a portion of a large, brick maintenance complex. The administrative offices are in good condition, while the Recreation Division office and the maintenance complex require substantial rehabilitation. Additional park structures include the unused Ice Skating Rink complex of a building and rink and the former rock concert Shelter. This high roof on support poles is incongruous, especially in its current use for loose material storage.

The park has few overhead lights. The majority of lighting is around selected ball fields. The 40' light standards around the eastern soccer field have no lights and telephone poles with light fixtures have been installed next to them. The 10' lights near the school have been vandalized, most of which are broken and non-operational. Adjacent power lines, are underground outside of the park, but on the surface within the park. Telephone lines are underground at curbside.

The Colt Memorial is a grand, rose granite platform with two bronze figures and several bronze low-relief sculpture panels. All pointing is missing from the stone joints. Graffiti is evident on both granite and bronze. There is some granite displacement and minor losses of material especially at corners where force has been used to break off fragments of stone. The granite steps leading up to the monument have shifted and are poorly aligned.

Early iron fence along Wethersfield Avenue matches the neighboring one along the former Colt mansion. This park fence is in poor condition with dirt eroding onto the base, missing and corroded support base elements, rusting near-circular elements, misalignments and deformations in the fence, and broken sections with rust and peeling paint.



SYMBOL KEY: Colt Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Conifer Grove
- City Street/Park Drive
- Secondary Drive/Access
- Parking Area
- Overflow Parking
- Pedestrian Walk
- Desire Path
- Structure
- Iron Fence
- Chain Link Fence
- Wood Post Fence
- Bollard
- Playscape
- Monument
- Bench
- Picnic Table
- Barbecue Grill
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Water Edge

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

COLT PARK, EXISTING 1991

0 100 200 500 1000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PREMew, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

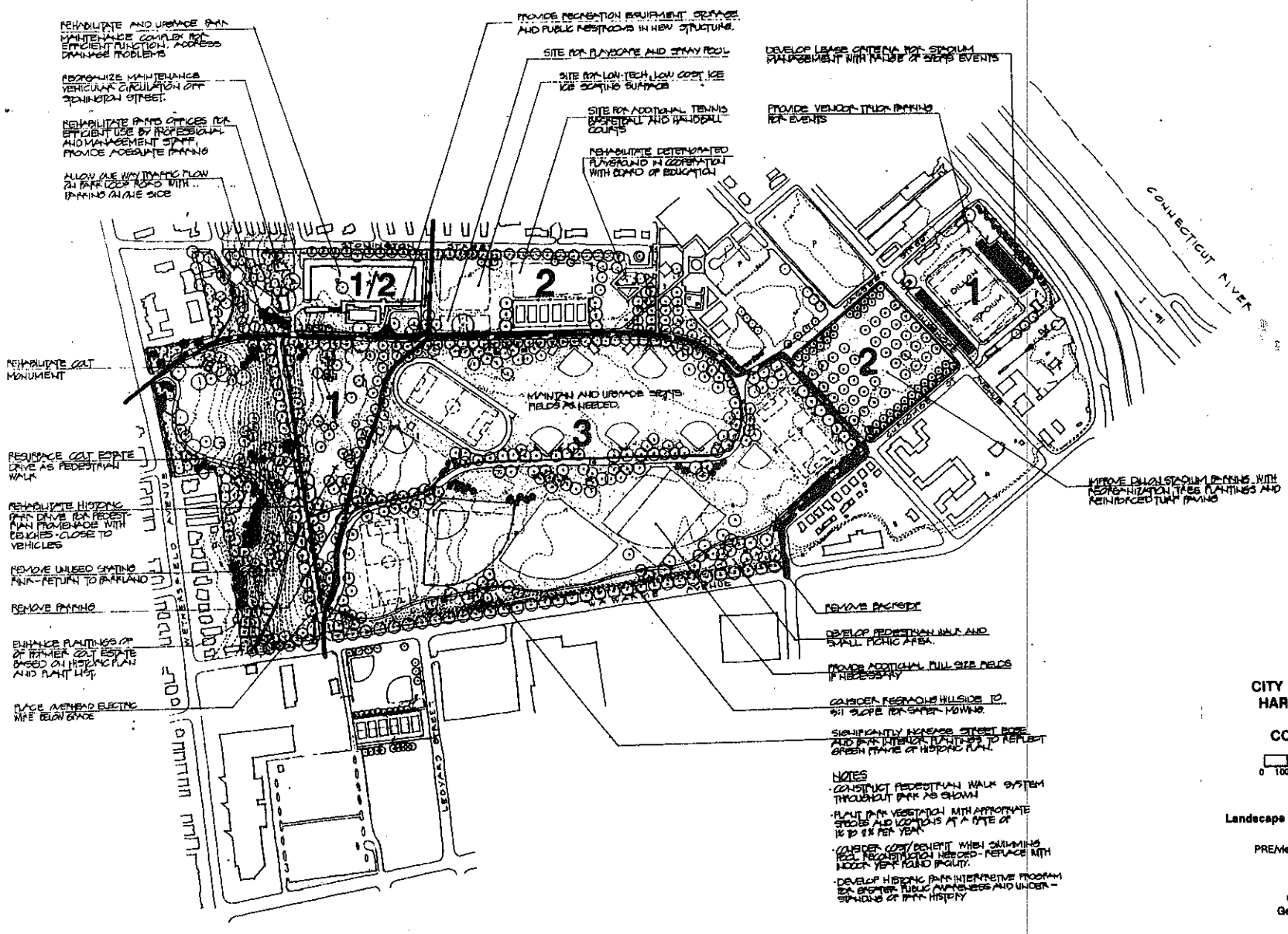
SCHEMATIC PLAN

Colt Park has historic significance with historic landscapes and buildings still remaining, in varying states of deterioration, from the private estate period and early development of the park. Remnant site organization, circulation, vegetation and built elements of the former estate grounds and early park construction contrast with the current intensive active recreation focus and the large Parks and Recreation Department administrative offices and maintenance complex. At present the park fails to support passive and group uses effectively. In addition, the administrative and maintenance facilities are in need of substantial upgrading to serve more effectively and help improve staff productivity.

The Schematic Plan seeks to reinstate park quality and provide for improved administrative and maintenance functions by separating active, passive and group uses more effectively; preserving and reinforcing the area fronting on Wethersfield Avenue as the most intact historic zone; adding substantially to the tree plantings as a frame for the park; reorganizing and upgrading sports fields as needed, siting play equipment, courts and ice skating together; providing sports field related storage and, potentially, public restrooms, in a new structure at the maintenance complex; and, very importantly, reorganizing and upgrading both administrative and maintenance facilities. This plan is prioritized through a phasing study that calls for three phases of capital improvements.

In conceptualizing this Schematic Plan, the reinstatement of the Colt estate ornamental water feature and the Wirth plan pond were both considered. These features persisted in the park through the 1950s. However, in working with historic resources, lost elements are not always reconstructed. Three alternatives were explored including 1) reconstructing both or one water body, 2) marking the location of the ponds in the ground plane, and 3) interpreting the former estate and early park development, including these water bodies, through permanent markers, tour brochures or a combination of such elements. The third alternative, of interpreting the past, was the selected option. The reconstruction of both ponds was viewed as costly and of limited current and future use value, and therefore was not pursued.

The first phase targets the western portion of the park and includes the provision of a new entry sign, removal of the ice skating rink and associated parking lot, construction of pedestrian walks, planting of many trees, addition of benches, rehabilitation of the Colt Memorial and iron fence at the front of the park and development of an historic landscape interpretation initiative that would bring more information about Colt Park's history to the public. An allowance for the development of new furnishings design as city-wide prototypes is also included. The rehabilitation and improvements itemized are estimated at $681,000. The initial improvements to the administrative offices and maintenance facility are proposed. These would include the rehabilitation of the stable for supervisory and professional staff and the construction of a new structure to provide public restrooms, sports equipment storage and a small equipment maintenance shop. This building program is costed at $904,000. In addition, the development of criteria for and the seeking out of parties interested in managing the presentation of events at Dillon Stadium is recommended. This item is to be developed by the City. No cost has been assigned. Phase 1 will bring additional passive recreation opportunities to park users and provide needed improvements to administrative and maintenance structures.



CONTRACT #1158 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

COLT PARK, SCHEMATIC PLAN

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PREMiew, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

PHASING STUDY

Remedial actions required for the Colt Memorial include resetting of the granite steps leading to the monument; replacing all pointing, removing all graffiti and cleaning and treating all bronze elements, both statues and panels. The iron fence rehabilitation begins with removing earth from the fence base; replacing support elements and missing sections to match existing ones; realigning and reforming as necessary; reattaching posts; replacing broken sections; and, scraping and painting.

Phase two includes: the provision of additional and relocated active recreation facilities in the area east of the maintenance headquarters; the removal of the rock concert stage and related fence; and the development of the Dillon Stadium parking area as a reinforced turf and shade tree block that provides parking and is adaptable for a variety of events, including art fairs, antique sales, food festivals and large gatherings such as receptions, church picnics and the like. These improvements are estimated at $1,030,000. The focus of this phase is the development of a site, adjacent to Dillon Stadium, that will accommodate a variety of group uses, and also provide parking, when needed for the stadium. Active recreation uses, focusing on a new playscape, spray pool, courts and the like, will increase these play opportunities.

Phase 2 also includes, as funding is available, a second building rehabilitation program for the balance of the maintenance headquarters and the Recreation Division offices. This building improvement program should also take place as early as possible. The brick and frame structures within the maintenance complex would be rehabilitated for all equipment maintenance of rolling stock and increased area for small equipment storage and maintenance as needed. This program is costed at $3,454,000 for buildings alone.

The third phase focuses on the completion of a park-wide pedestrian circulation system, provides three small picnic areas, and addresses the upgrading and reorganization of the sports fields. Field improvements are included in this estimate to cover those that are reoriented or newly provided. In addition, the six baseball fields within the loop drive are to be rehabilitated with grass infields, for an improved appearance and ease of mowing. The entire park loop drive is scheduled for paving, curbing and underdraining in this phase. Drive access is to be controlled through gated entry points at three locations. This phase is costed at $1,300,000. The provision of park-wide pedestrian walks and small picnic grounds is key to this phase. The loop drive project component upgrades the drive. Barrier-free park access and parking will then be available throughout the park.

The rehabilitation and development of Colt Park in accordance with this Schematic Plan will provide extensive increases in recreational opportunities for the surrounding neighborhood and city residents.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

The Schematic Plan for Colt Park is detailed and ambitious. In general, the components are planned for improved site organization, separation of uses and concentration of facilities. This organization will target maintenance efforts more effectively. The extensive plantings within the park will require substantial additional care, through the establishment maintenance period, and continuing care as they mature. Additional furnishings will also require increased care.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in three phases for park work with two phases estimated for the demolition and construction of buildings. The Colt Park estimates are as follows:

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1	Phase 2	Phase 3
Mobilization	$ 64,000	$ 182,000	$ 53,000
Professional Fees	$ 103,000	$ 292,000	$ 84,000
Removals	$ 59,000	$ 57,000	$ 0
Drainage, Soil, Grading	$ 142,000	$ 41,000	$ 5,000
Vegetation*	$ 60,000	$ 59,000	$ 233,000
Pedestrian Walks & Drainage	$ 126,000	$ 24,000	$ 175,000
Drives, Parking & Drainage	$ 0	$ 409,000	$ 540,000
Sports Field	$ 0	$ 0	$ 72,000
Facilities	$ 0	$ 237,000	$ 0
Structures	$ 735,000	$2,808,000	$ 0
Furnishings	$ 14,000	$ 10,000	$ 20,000
Sign, Interpretation	$ 28,000	$ 0	$ 12,000
Memorial	$ 75,000	$ 0	$ 0
Furnishings Prototype	$ 50,000	$ 0	$ 0
Contingency	$ 129,000	$ 365,000	$ 106,000
ESTIMATED PROJECT TOTALS	$1,585,000	$4,484,000	$1,300,000
TOTAL OF ALL PARK PROJECTS		$3,826,000	
TOTAL OF ALL BUILDING PROJECTS		$3,543,000	
TOTAL OF ALL PHASES		**$7,369,000**	

* Note: Soil preparation and fine grading are included in a square foot cost for the sports fields under the Vegetation category.

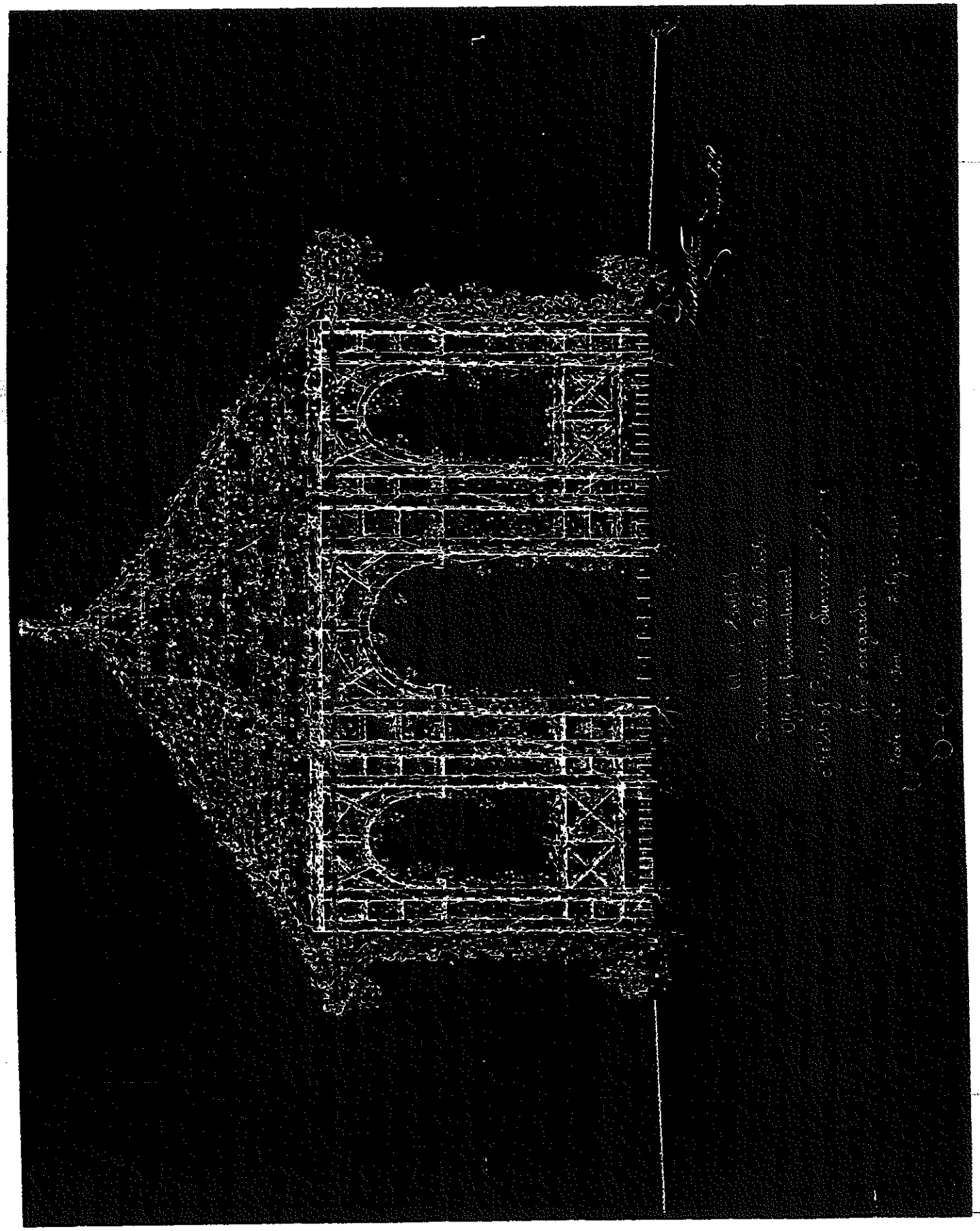
ELIZABETH PARK

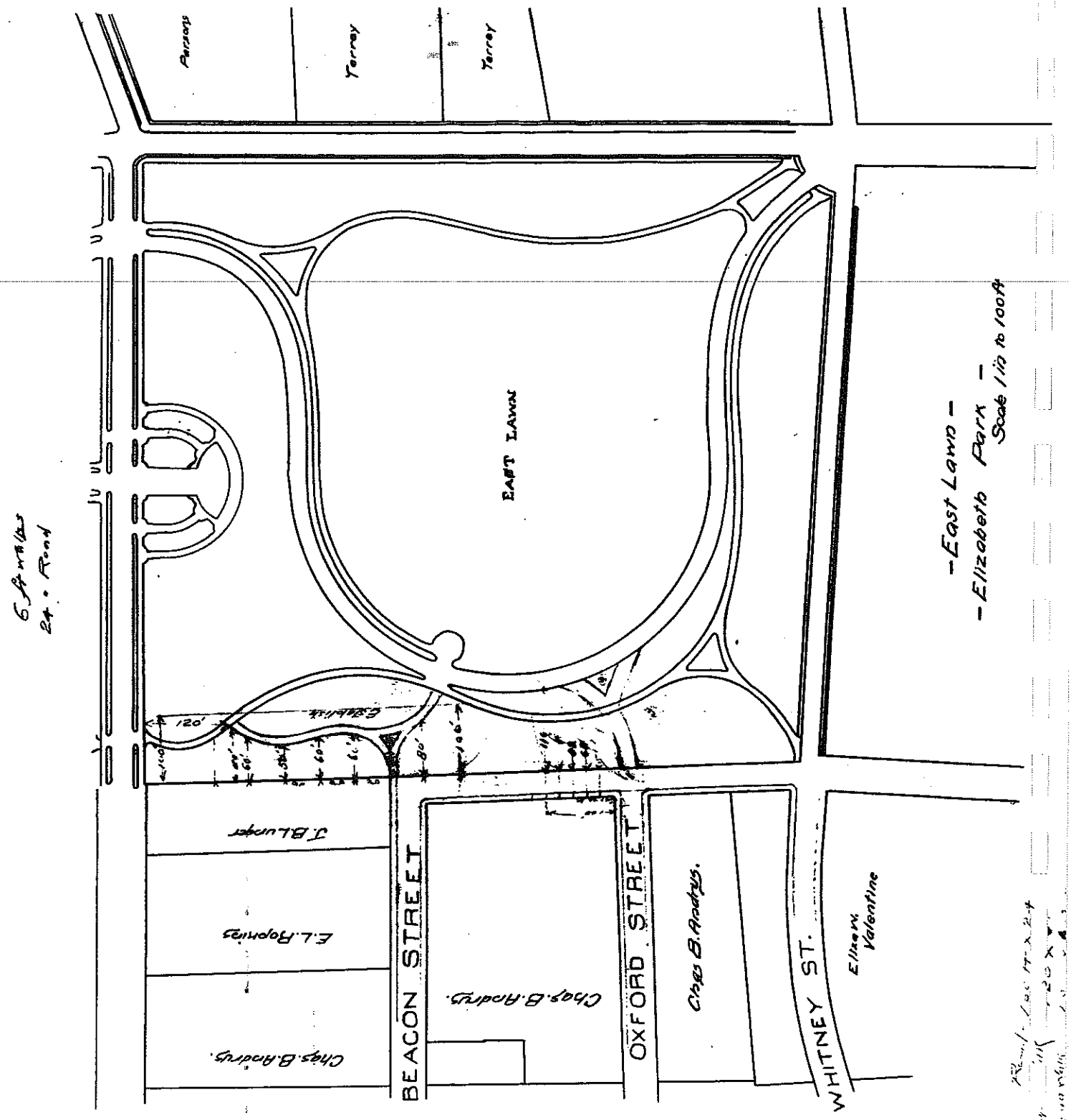
HISTORIC DATA

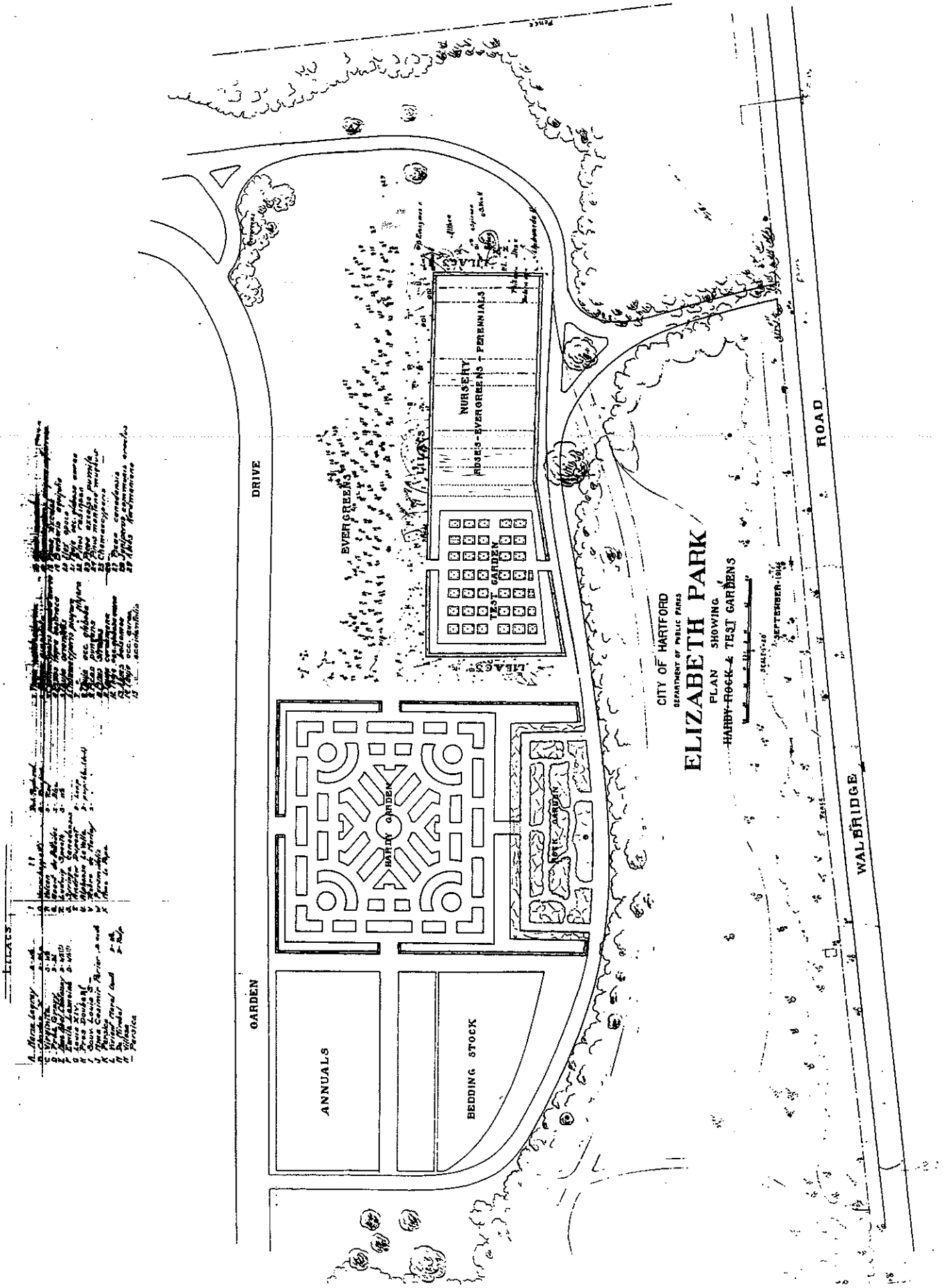
On August 30, 1894 the will of Former Parks Commissioner Charles H. Pond set aside, as a gift to the City of Hartford, about 90 acres in the Northwest section of the township. The will stated, "To be forever held and used as a public park or for such other lawful public purpose of health, culture or improvements as may be determined by the City through its Court of Common Council." Additionally 5 Acres were purchased from J.C. Gaines, 2.5 Acres from B. Loomis, and other westside lands, unnamed amount, were given by Mr. & Mrs. J. English in 1898. Commissioner Pond asked that the Park be named for his wife, Elizabeth. Pond's gift was formally presented to the City in July 1897. By 1898 Elizabeth Park had become the Nursery growing grounds for city wide parks and was referred to as the "Nursery and the Farmstead". The original design, by Theodore Wirth, dates to 1900. The famous Rose Garden was created under Wirth's design and guidance beginning in 1903.

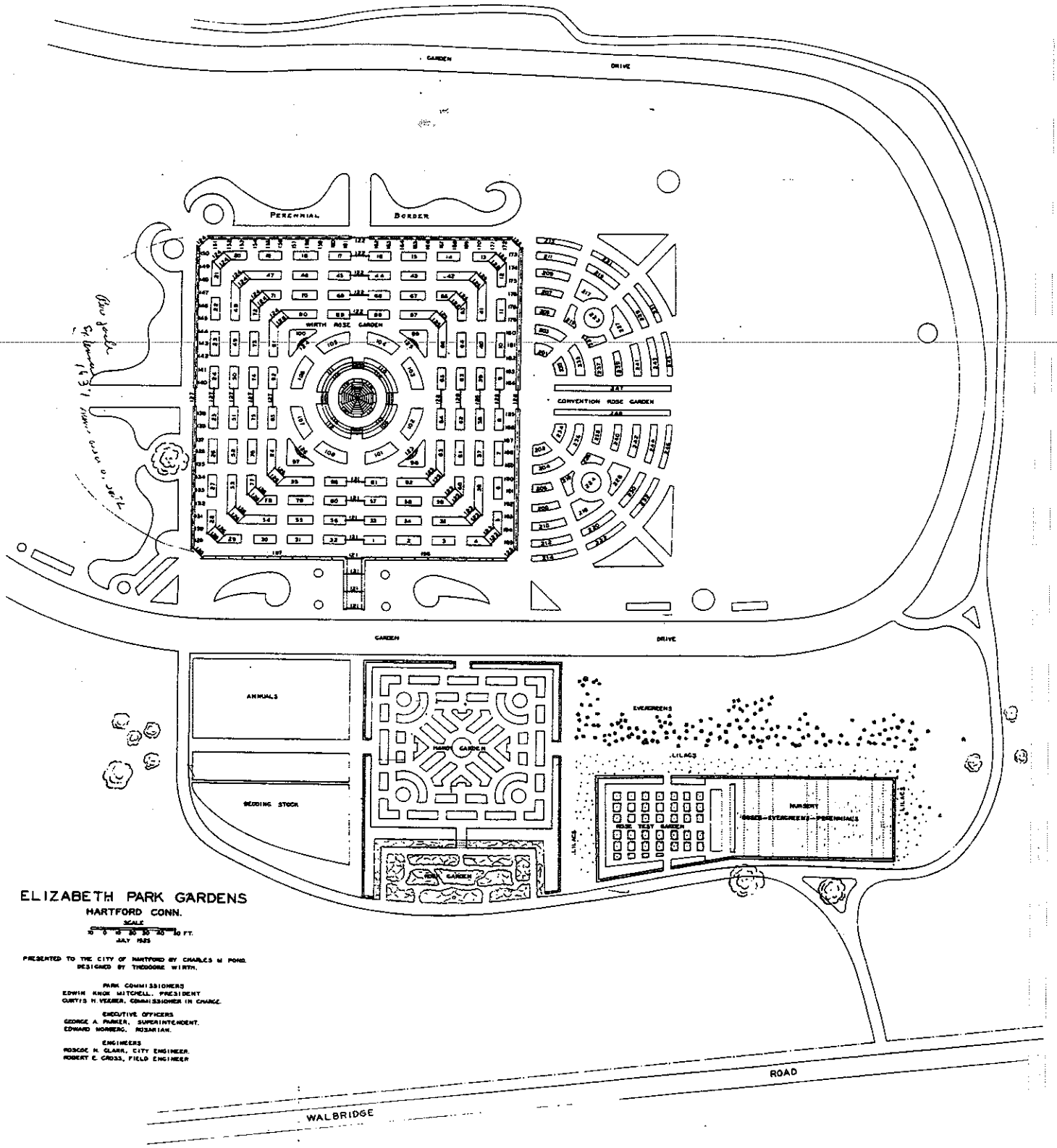
There is an interesting chronology of introductions in the Elizabeth park landscape for its early twentieth century development. These include a small public library in the Pond House with books provided by the Hartford Public Library established by the Civic Club (1900); the rose collection start-up (1897); the rustic shelter erected in the Rose Garden (1903) and thereafter completely rebuilt (1932). The garden contained over five hundred varieties and became the national test grounds for roses and the first municipal rose garden in the country. A stone bridge was also added (1905); the Shelter remodeled (1911); the first Bowling Green added (1914), second Bowling Green (1917); Bowling Green Shelter (1935) which was a FERA (Federal Emergency Relief Administration) project; and a new Refectory Building (1919). Elizabeth Park was listed on the National Register of Historic Places on March 10th, 1983.

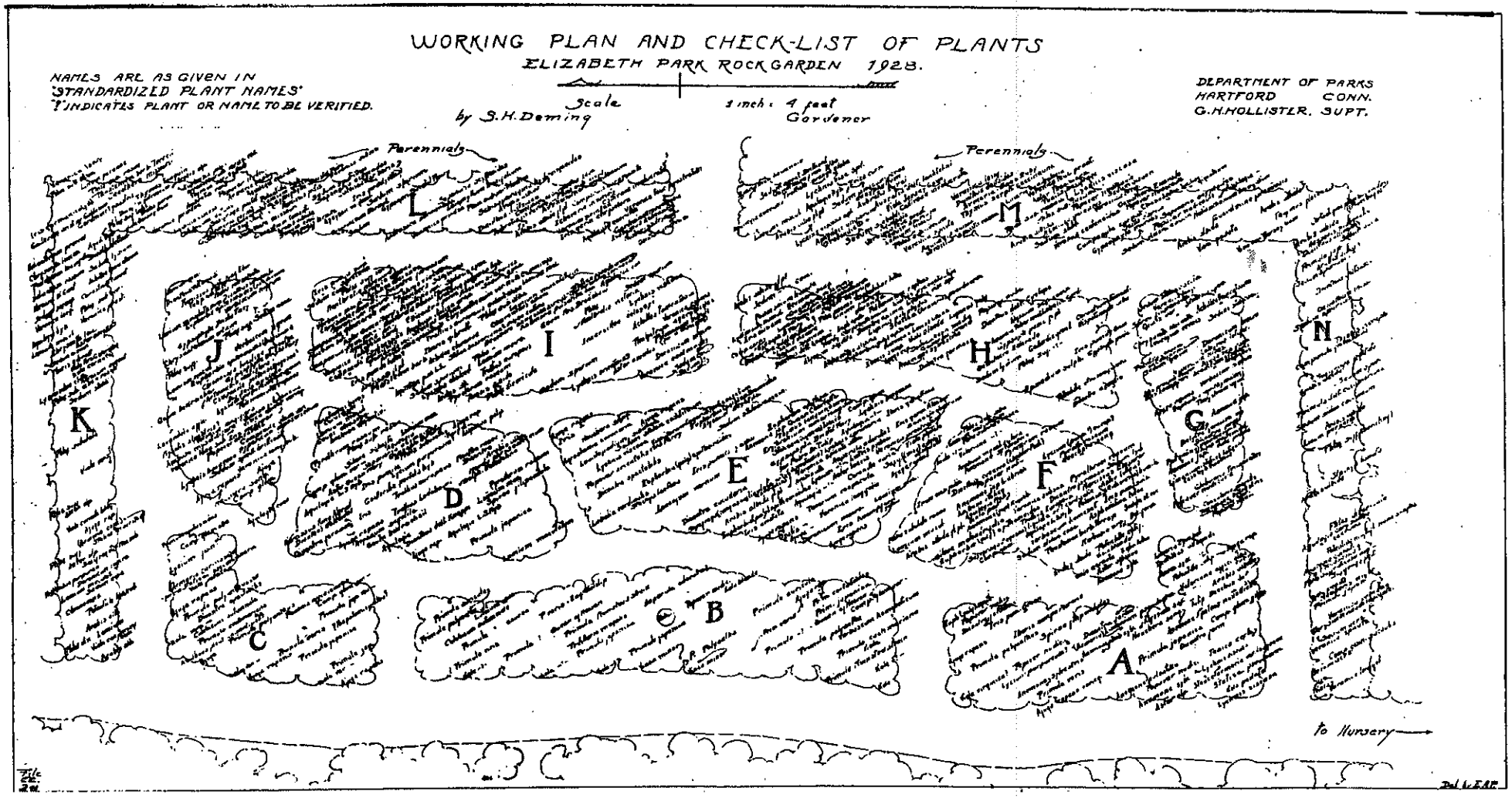
In researching the history of Elizabeth Park a series of plans were located in the Parks and Recreation Department archives at Colt Park. From this group, several have been reduced to page size for duplication in this report. The series begins with the Elizabeth Park General Plan, 1900, designed by Theodore Wirth, published by the Board of Park Commissioners. The rustic arbor, central to the Rose Garden is portrayed in the first view from a blueprint of a drawing signed by Wirth dated 1903. An undated linen and ink drawing shows the layout of the East Lawn area and the Sunrise Outlook garden. It includes a penciled path addition and distance notations from a period after the original drawing. A drawing entitled Elizabeth Park Plan showing the Hardy, Rock and Test Gardens, dated 1914, includes a listing of lilacs and ornamental evergreens keyed to numbers on the drawing. A 1925 drawing, presumably recording the gardens at that time, shows the Rose Garden, Hardy Garden, Rock Garden, Rose Test Garden and nursery area, annual and bedding stock beds. On this drawing it is interesting to note the curling arabesque beds around the Rose Garden, labeled in one location as "Perennial Border." The Working Plan and Check List of Plants, Elizabeth Park Rock Garden is dated 1928 and appears to record the plants actually in the garden at that time. It records the plant information in sufficient detail to guide a restoration to that date. The 1938 plan of the "little" Rose Garden includes numbers on the plan and a detailed listing of climbers and shrub roses by name. This collection of plans is an invaluable resource in planning for the preservation of Elizabeth Park.




Parsons
Terrey
Terrey
EAST LAWN
-East Lawn -
-Elizabeth Park -
Scale 1/16 to 100ft
Gallivan
24 - Road
120'
J. B. Luger
E. L. Ropnigs
Chas. B. Rodrigs.
Chas. B. Rodrigs.
BEACON STREET
OXFORD STREET
Chas. B. Rodrigs.
WHITNEY ST.
Ellen W. Valentine


CITY OF HARTFORD
DEPARTMENT OF PUBLIC PARKS
ELIZABETH PARK
PLAN SHOWING
HARDY ROCK & TEST GARDENS
SEPTEMBER 1914
SCALE 1:20
GARDEN DRIVE
WALBRIDGE ROAD
ANNUALS
BEDDING STOCK
HARDY GARDEN
ROCK GARDEN
TEST GARDEN
NURSERY
ROSES-EVERGREENS-PERENNIALS
EVERGREENS
LILACS


GARDEN
DRIVE
PERENNIAL
BORDER
WIRTH ROSE GARDEN
CONVENTION ROSE GARDEN
GARDEN
DRIVE
ANNUALS
BEDDING STOCK
HERB GARDEN
ROSE GARDEN
EVERGREENS
LILACS
NURSERY
ROSES—EVERGREENS—PERENNIALS
ROSE TEST GARDEN
LILACS
LILACS
ELIZABETH PARK GARDENS
HARTFORD CONN.
SCALE
JULY 1925
PRESENTED TO THE CITY OF HARTFORD BY CHARLES M POND.
DESIGNED BY THEODORE WIRTH.
PARK COMMISSIONERS
EDWIN KNOX MITCHELL, PRESIDENT
CURTIS H VEEDER, COMMISSIONER IN CHARGE.
EXECUTIVE OFFICERS
GEORGE A PARKER, SUPERINTENDENT.
EDWARD NORBERG, ROSARIAN.
ENGINEERS
ROSCOE N. CLARK, CITY ENGINEER.
ROBERT E. CROSS, FIELD ENGINEER
ROAD
WALBRIDGE


WORKING PLAN AND CHECK-LIST OF PLANTS
ELIZABETH PARK ROCKGARDEN 1928.
NAMES ARE AS GIVEN IN 'STANDARDIZED PLANT NAMES'
* INDICATES PLANT OR NAME TO BE VERIFIED.
Scale 1 inch = 4 feet
by S.H. Deming Gardener
DEPARTMENT OF PARKS
HARTFORD CONN.
G.H. HOLLISTER, SUPT.
Perennials
Perennials
L
M
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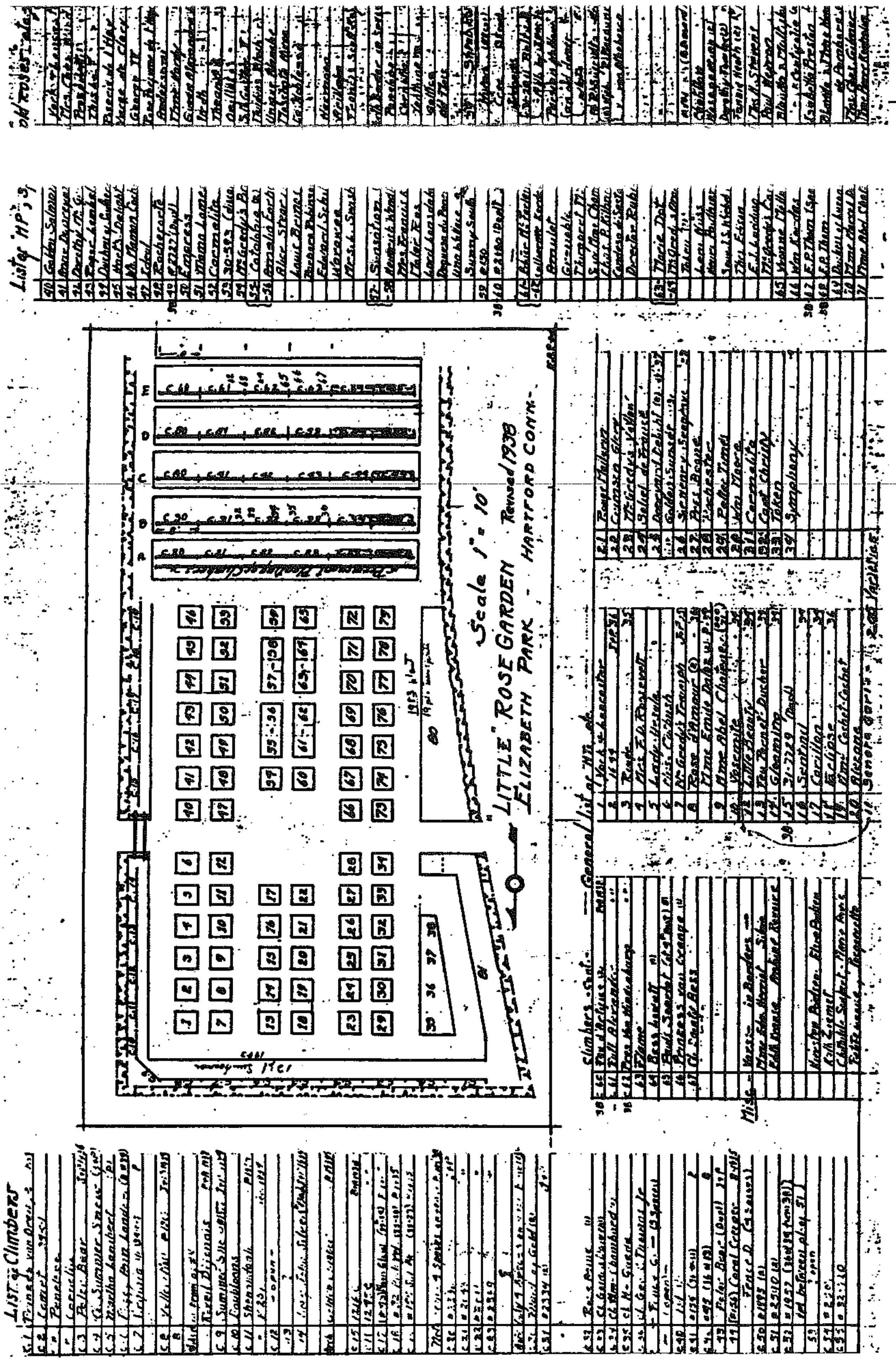
To Nursery


"LITTLE" ROSE GARDEN
Revised 1938
ELIZABETH PARK - HARTFORD CONN.
Scale 1" = 10'
List of Climbers
Lists 'HP's, 3
General list of H.T. etc.
Climbers -Cont-
Misc.
Vases - in Borders
A
B
C
D
E

EXISTING CONDITIONS SUMMARY

Elizabeth Park measures 101.45 Acres (19.60 Hartford/East Lawn; 81.85 West Hartford) and fronts on Asylum Avenue in both city and town. Considering the entire park system, it has the most diverse collections of deciduous and evergreen trees and ornamental plants in the city. It also has a large collection of structures, several of which date to the early park construction. The park overall has a good condition rating with limited areas of fair condition or dysfunctional features.

The drainage system failure is one of the most severe situations. Surface drainage in the Oak groves near the pond is dysfunctional and ponding occurs. The problem is currently under review by a special consultant and monies ($800,000) have been set aside to resolve the problem. Historic drainage grates are evident at margins of drives and paths. Most of these appear to be filled with debris and at the current time are dysfunctional. Soils and water fit the same condition rating and are poorest in areas where lawns are deteriorated or where shrub and seedling tree plantings have been recently cleared, creating an unstable soil situation. Some siltation is evident in selected areas. The pond and related stream appear to be in fair health although the pond looks shallow. Water movement is insufficient for ideal ecological conditions regarding aquatic life and dissolved oxygen. The Pond drainage is currently under study by a special consultant who is also working on the Oak grove drainage.

The plant collection at Elizabeth Park is impressive with conditions between good and fair. Forested areas contain mature trees, with an understory of seedling trees, some remnant shrubs and, in selected areas, Rhododendron masses. Many of the mature trees require pest management, pruning, cabling or removals of deadwood.

Parkland areas are spread throughout the park and are usually deciduous trees in lawn. These are in good to fair condition. Recent clearing around Beech, Oak and other deciduous trees in the East Lawn has included the trimming to the ground of shrubs and seedling trees, bringing these areas into a parkland character, although turf coverage will be required to stabilize soils. It is unclear whether valuable shrub masses were lost in this work. The remaining stumps that have been left will likely re-sprout. Formal trees are limited, although there were formal lines of trees, shown on the 1900 plan, within the park perimeter and on the interior of Prospect Avenue.

Several conifer groves are located in the park. These are pine, spruce and hemlock stands either mixed or monocultural. Specimen evergreens are also found in the park on the outside of the Rose Garden loop drive. Rhododendron masses are understory to selected woodland areas, especially near the former mansion site. These are in good condition. Remnant ornamental shrubs and some volunteers (invasion species) are noted. These are in good to fair condition with many overcrowded. Turf areas are of varied condition and range from well maintained areas around the Rose Garden/ Perennial Gardens or the Bowling Greens near Asylum Avenue which is also intensively maintained. Other areas are variable from good to poor. Insects, fungus damage, and use pressure is evident.

The Rose Garden, Test Garden, Perennial Garden, annual bedding area and Rock Garden were all noted as highly maintained. These features are well known throughout the region.

Built elements are generally good, although there are targeted areas that rate fair to poor. Pedestrian walks include: recent asphalt; turf in the Rose Garden; crushed brick in other garden areas; unpaved historic; and, muddy, compacted desire paths. Unpaved historic paths are covered with a build-up of organic material and eroded soils over time that has obscured original pedestrian circulation with grass, weeds and leaf litter. In the East Lawn area for example, the grading is evident and the stone or concrete steps signal remnants of historic walks. Contemporary walks are asphalt, ranging from good to poor condition. Turf paths in the Rose Garden show some deterioration from intensive use. Path condition limit handicapped access. A desire path is evident on the park perimeter along Asylum Avenue, where it is frequently used by joggers and pedestrians. This frontage was also shown with a street edge sidewalk on the 1900 plan. Overall, a great deal of the pedestrian circulation from the original plan has been lost over time. Currently pedestrians attempt to share the drives with vehicles.

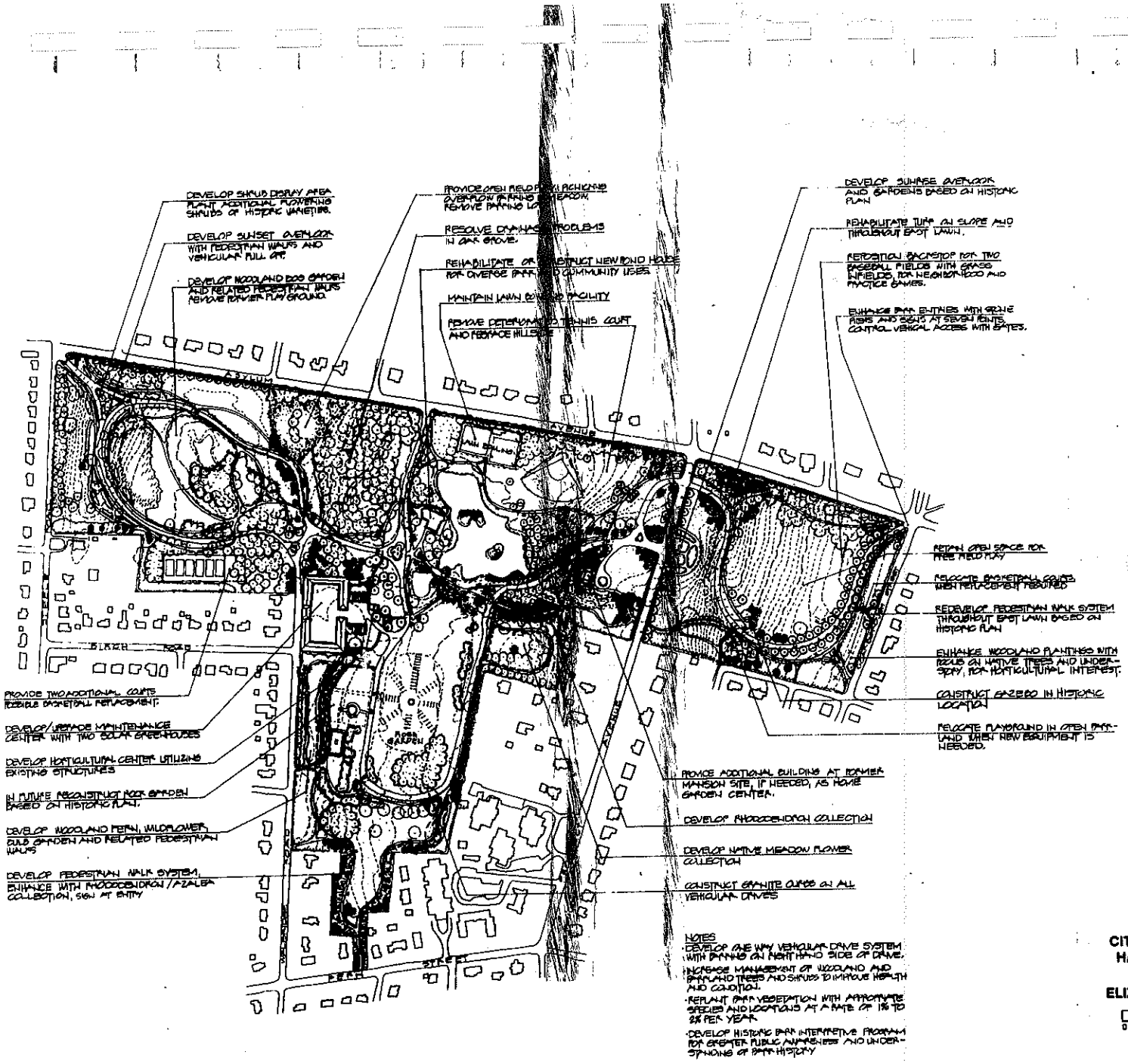
Drive surfaces are generally fair to poor with some good areas. Drives are cracking within the asphalt paving and crumbling at edges. In many areas, especially the west park, drive margins are degraded from edge parking.

The park contains a new, fenced Little League field. There are two other baseball fields in the East Lawn for informal games and practice. Both fields are fine for neighborhood play, but sloping ground makes them less desireable for league team use. To regrade these fields would involve considerable loss of existing, historic park topography, which would be contrary to historic landscape preservation guidelines.

The playground area in the East Lawn is a wooden construction that is showing signs of deterioration. It has a low timber fence that has a number of missing sections which would allow unattended children access to the adjacent street; and, according to local residents, the second play area with mostly tubular metal equipment has not had working swings or teeter-totters installed for summer use in recent years.

Structures in the park are diverse and include the following: Pond House building that is sound but underutilized according to park commission members; two greenhouses that are in fair condition, with single glazing and functional problems; Knox Parks Foundation building is good with some efflorescence on the south chimney; maintenance hoop structure is functional but not durable; maintenance garages and sheds that are in fair condition; Summer Toilet Building, a single story, random rubble masonry building is fair to good, with settlement cracks and inappropriate vinyl leaders; Bowling Green House, a single story stone building is also fair to good and has some of its original fixtures.

Additionally, there are lesser structures which include the Rose Garden Gazebo, a newer Perennial Garden Gazebo and two bridges near the Pond. The rustic bridge over the pond appears sound although some boulders at top which form railing are dislodged. The South Pavilion is a structure made of Douglas Fir and is generally good, while the historic octagonal Rose Garden Gazebo is a rusticated structure that is in fair condition with some missing cedar pieces. Minor repair may be needed on these elements.


DEVELOP SHRUB DISPLAY AREA PLANT ADDITIONAL FLOWERING SHRUBS OF HISTORIC VARIETIES.
DEVELOP SUNSET OVERLOOK WITH PEDESTRIAN WALKS AND VEHICULAR PULL OFF.
DEVELOP WOODLAND DOG GARDEN AND RELATED PEDESTRIAN WALKS REMOVE FORMER PLAY GROUND.
PROVIDE TWO ADDITIONAL COURTS POSSIBLE BASKETBALL REPLACEMENT.
DEVELOP/UPGRADE MAINTENANCE CENTER WITH TWO SOLAR GREENHOUSES
DEVELOP HORTICULTURAL CENTER UTILIZING EXISTING STRUCTURES
IN FUTURE RECONSTRUCT ROSE GARDEN BASED ON HISTORIC PLAN.
DEVELOP WOODLAND FERN, WILDFLOWER, BULB GARDEN AND RELATED PEDESTRIAN WALKS
DEVELOP PEDESTRIAN WALK SYSTEM, ENHANCE WITH RHODODENDRON/AZALEA COLLECTION, SIGN AT ENTRY
RESOLVE DRAINAGE PROBLEMS IN OAK GROVE.
REHABILITATE OR RECONSTRUCT NEW POND HOUSE FOR DIVERSE PARK AND COMMUNITY USES
MAINTAIN LAWN BOWLING FACILITY
REMOVE DETERIORATED TENNIS COURT AND PERIMETER HILLSIDE
DEVELOP SUNRISE OVERLOOK AND GARDENS BASED ON HISTORIC PLAN
REHABILITATE TURF ON SLOPE AND THROUGHOUT EAST LAWN.
RESTORATION BACKSTOP FOR TWO BASEBALL FIELDS WITH GRASS INFIELDS, FOR NEIGHBORHOOD AND PRACTICE GAMES.
ENHANCE PARK ENTRIES WITH STONE PIERS AND SIGNS AT SEVERAL POINTS. CONTROL VEHICAL ACCESS WITH GATES.
RETAIN OPEN SPACE FOR FREE FIELD PLAY
RELOCATE BASKETBALL COURTS WHEN REPLACEMENT REQUIRED
REDEVELOP PEDESTRIAN WALK SYSTEM THROUGHOUT EAST LAWN BASED ON HISTORIC PLAN
ENHANCE WOODLAND PLANTINGS WITH FOCUS ON NATIVE TREES AND UNDERSTORY, FOR HORTICULTURAL INTEREST.
CONSTRUCT GAZEBO IN HISTORIC LOCATION
RELOCATE PLAYGROUND IN OPEN PARKLAND WHEN NEW EQUIPMENT IS NEEDED.
PROVIDE ADDITIONAL BUILDING AT FORMER MANSION SITE, IF NEEDED, AS HOME GARDEN CENTER.
DEVELOP RHODODENDRON COLLECTION
DEVELOP NATIVE MEADOW FLOWER COLLECTION
CONSTRUCT GRANITE CURBS ON ALL VEHICULAR DRIVES
NOTES
·DEVELOP ONE WAY VEHICULAR DRIVE SYSTEM WITH PARKING ON RIGHT HAND SIDE OF DRIVE.
·INCREASE MANAGEMENT OF WOODLAND AND PARKLAND TREES AND SHRUBS TO IMPROVE HEALTH AND CONDITION.
·REPLANT PARK VEGETATION WITH APPROPRIATE SPECIES AND LOCATIONS AT A RATE OF 1% TO 2% PER YEAR.
·DEVELOP HISTORIC PARK INTERPRETIVE PROGRAM FOR GREATER PUBLIC AWARENESS AND UNDERSTANDING OF PARK HISTORY
SYMBOL KEY: Elizabeth Park
Lawn
Garden Area
Meadow
Shrubs
Rhododendron Shrubs
Deciduous Tree
Evergreen Tree
Specimen Evergreen Trees
Parkland, Trees in Lawn
Deciduous Woodland
Mixed Woodland
Conifer Grove
Woodland with Invasive
City Street/Park Drive
Secondary Drive/Access
Parking Area
Renegade Parking
Pedestrian Path
Historic Path
Desire Path
Structure
Chain Link Fence
Wood Post & Rail Fence
Cobra Head Light
Other Light
Water Fountain
Wet Area
Water Edge/Stream
Swings
Teeter Totter
Climber
Bench
Playscape
Flagpole
Boulders
Bollard
S/P Stockpiles/Dump
Monument
Barbecue Grill
Picnic Table
Topography Contour
CONTRACT #1156 1991-1992
CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN
ELIZABETH PARK: SCHEMATIC PLAN
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Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
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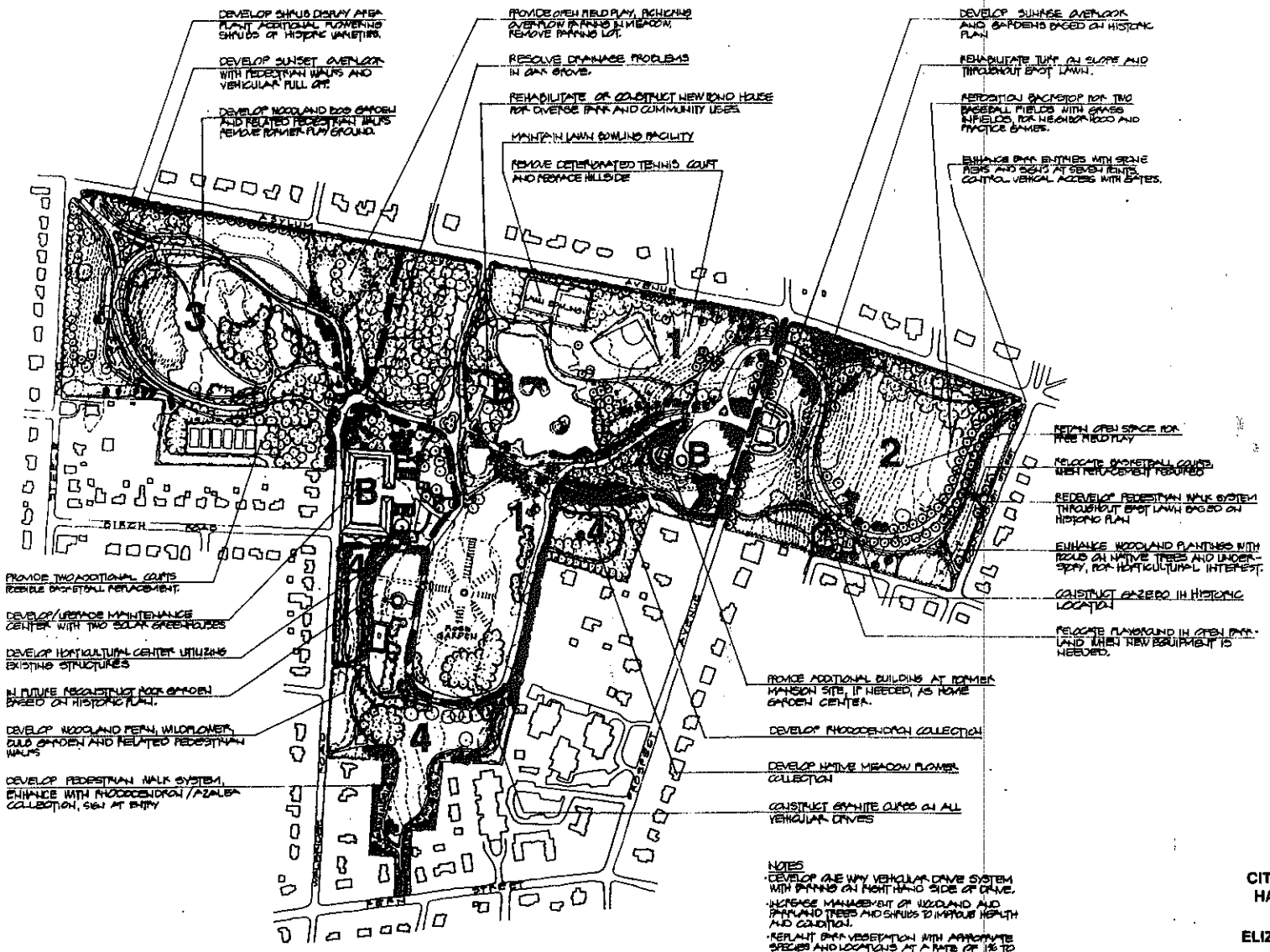

NOTES

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SYMBOL KEY: Elizabeth Park

- Lawn
- Garden Area
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- Shrubs
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- Deciduous Tree
- Evergreen Tree
- Specimen Evergreen Trees
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- Bench
- Playscape
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HARTFORD PARKS MASTER PLAN

ELIZABETH PARK: SCHEMATIC PLAN

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walk system and curbed vehicular drives as the principal cost items. Removals include areas of existing asphalt paving and the tennis courts near Asylum Avenue. Drive underdrainage is included in drive construction. The tennis court hillside is to be reshaped, to its historic form. Additional courts can be located near the existing group of six if more are needed. Street trees are planted along Asylum and a sidewalk is provided at this park edge. Interior park trees, flowering trees and extensive rhododendron plantings are to be added where shown. A ten foot wide pedestrian walk system is developed throughout this area. A modest allowance is made for rehabilitation of the Lawn Bowling lawn areas. Benches are located along the walks at appropriate scenic points and a few picnic tables are installed in a grove on the east side of the Pond. Interior park drive access is to be controlled by gates at four points, allowing for nighttime closing of the park to vehicles. As a part of phase one an historic park interpretive program is to be developed. Entry park signs are also included in this phase. The budget for phase one is $986,000.

The East Lawn is the focus of the second phase. Removals include the overgrown plantings at the Sunrise overlook to reopen the view to the east. The slopes are to be stabilized and reestablished as turf. The Sunrise Garden, designed by Wirth, is recommended for development based on the historic plan. This is a large garden area with an intricate pattern of surrounding pedestrian walks. It may never have been carried out in the form designed by Wirth and some further research is required. Sunrise Garden plant materials are also not known from historic records at this time. The view relationships, over the East Lawn, toward the rising sun over the City of Hartford skyline, are important and should be recaptured. Bench installations would provide places to sit in the Sunrise Garden area.

The pedestrian walk system of the East Lawn is to be rehabilitated, including several entry points from surrounding streets and a frontage sidewalk along Asylum Avenue. The "U" shaped drive is to be retained as an extant element of the historic landscape. Rebuilding the drive with granite curbs for one-way traffic and one-side parking is included in the estimate. Entry-exit points would be controlled by gates to permit vehicular access only when needed for peak uses and events. The East Lawn interior drive was edged with deciduous canopy trees for a section of its length. These trees should be of an appropriate scale and stately quality selected from historic lists of shade trees and should therefore not be low flowering trees (as recently planted). Additional edge plantings are intended to focus on native woodland trees and shrubs augmenting horticultural breadth in these areas. The basketball courts are to be removed when their condition deteriorates. They may be replaced adjacent to the tennis courts in the west park area. Two baseball fields are shown in new positions that optimize more level ground. Grass infields are recommended. Also in the East Lawn the play equipment has a new location suggested, and would be accompanied by the removal of the existing wooden playscape and the rehabilitation of the trees impacted by the current play equipment. Near this play equipment an historic shelter was sited, with a view over the park landscape. It is shown for reconstruction potentially serving multiple purposes as weather shelter, viewpoint, gathering place for walking tours or small outdoor classroom space. Depending on the design, it may also be adaptable for small performances. The budget for phase two, addressing the East Lawn area is $893,000.

Phase three addresses the western portion of the park. The drive system is rehabilitated with granite curbs and underdraining. As a part of the drive project, the Sunset Overlook should be rehabilitated as a vehicular pull-off, pedestrian walk and place for benches. The pedestrian walks are reinstated throughout. In this area, the parking lot loop on the north is to be removed and the knoll returned to a green landscape with wildflower meadow plantings. Picnic tables are provided for family or group outings. The area may be used, as necessary, for event or peak use overflow parking after all the other 400 spaces (one side parallel) on drive surfaces are filled. This use would require attendants. The flowering shrub collection, in remnant form in this area, is to be substantially increased providing a shrub display landscape with plantings selected from historic lists. This garden, and others in the park, can serve an important role in the conservation of heritage plants, focusing on the period of the park's development in plant selection. The wet area in the interior of the west loop drive, where there is currently a playground, is to become a Bog Garden, planted with plants that thrive in damp soils. The introduction of this thematic garden and the others that are contained in this proposal furthers this park's role as a regional horticultural center. The tennis court area is a proposed location for basketball and tennis court additions. Two basketball courts have been included in the cost estimate. The overall estimated cost for phase three is $997,000.

Phase four focuses on the area further south in the park including the pedestrian entry off Fern Street. A system of pedestrian walks is developed throughout this area, linking to other areas of the park and accessing newly developed gardens. Thematic gardens are to be rehabilitated, restored and introduced. They are recommended in situations where a quantity of the plants already exists, eg. the Rhododendron Collection, where the situation is adaptable, eg. wet soils for the Bog Garden, shade for the collection of ferns, wildflowers, etc,. and a sunny opening for a meadow plant area, where the reinstated pedestrian circulation system can provide access. Examples include the Woodland, Fern, Wildflower and Bulb Garden and the Native Meadow Flower Collection in phase four. The pedestrian entry from Fern Street is planned for a dense edge plantation of evergreen trees and rhododendron and azalea shrubs which will frame the spaces, screen the private properties and add horticultural interest. The existing grove of shade trees on the western edge can accommodate a few picnic tables providing another location for family and small group picnicking. Benches are to be placed along the pedestrian walks as appropriate. The budgeted amount for phase four is $653,000.

Park-wide furnishings are to utilize the new prototypes. Park lights should only be utilized at destination points where programmed night time activity is planned. The cobra heads atop telephone poles that are currently on some of the interior roads should be phased out.

Elizabeth Park requires a sound management approach to rejuvenate all of its plant materials. The overall management of its woodland and parkland trees is critical, in addition to new planting to improve the general health, vigor and diversity (both genus and age) of its collections. There is a substantial capital commitment required to achieve this objective. The plan has been richly annotated with newly defined woodland and parkland areas that should be controlled and maintained as such. A replanting approach that would constantly renew the park plantings is recommended. It would require the planting of park vegetation with appropriate species and locations at a rate of one to two percent annually. This constant renewal of plantings may rely, in part, on capital improvements, but should be calculated into annual budgets as well.

to renovate the two frame buildings. If this should be the case, demolition is recommended for these frame buildings. The aesthetically pleasing, stone Summer Toilet building deserves to be saved and utilized. It is at grade allowing for barrier free access and could be converted to uses as a classroom, small gathering space and exhibit area with a reasonable investment. The cost of this entire complex is budgeted for demolition and new construction, retaining and rehabilitating the frame structures at $4,536,000.

Another building initiative is the removal and potential rehabilitation or new construction of the Pond House. Upon examining the overall park building needs, and considering the greenhouse maintenance complex, a building at the pond edge may not be needed. None was located here in the historic plan and other structures can absorb the programmatic elements required park-wide. If this building is to be included in the park building program it should serve a wide variety of public uses and may include a restaurant concession. The removal and replacement of the existing structure with one more suitable to the needs of present and future users is proposed. In this location, the architectural design must be more sensitive to the park and pond setting and in keeping with the horticultural, historic nature of the park. This structure was likely successful both functionally and aesthetically at the time it was built, but the exterior appearance and siting of this tall building is very uncomfortable in Elizabeth Park, It is not wholly satisfying present day functional needs. It is obvious that demolition and rebuilding will be an initial high cost but life cycle costs on a new structure may prove to be more beneficial overall. A more comprehensive study should be undertaken to determine the feasibility of rebuilding versus renovation, taking into account life cycle and energy consumption costs. Budgeted cost of removal and new construction for a 6,000 sf building is $975,000.

A new building at the former Mansion site that may serve as a Home Garden Center is also included in the overall building program. This site selection is in keeping with the history of the park and the rehabilitated vehicular and pedestrian systems would serve this site effectively. The approach to the proposed home garden center building, in the short term, is to establish a program and initiate preliminary architectural design. The building should conform to the design standards set forth in Chapter IV. It should take design cues from the former mansion and the family of park structures. It can be designed to be fully accessible and may function for a variety of public uses. This structure of 2200 square feet is budgeted for $388,000, and may replace the need for a Pond House.

The Bowling Green House will continue serving its function as a gathering place for this recreational use. Establishing an inspection cycle and maintenance program will aid in keeping this building in good condition.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

A horticulture crew is assigned to Elizabeth Park. The Rose Garden and surrounding area are intensively maintained with staff and some volunteer assistance. However, the balance of park shows variable degrees of maintenance. Additionally, the Elizabeth Park Friends Group and the Knox Park Foundation are both highly active and engaged in projects that will benefit the park over the long term (eg. the recent tree inventory).

The schematic design for Elizabeth Park is ambitious and far reaching. It not only requires capital investment but a level of commitment to reinstate, rehabilitate and augment the ornamental and native landscape features that are suggested in this plan. Previous experience indicates that intensively maintained garden areas require between one and two staff persons per acre for annual maintenance. Garden areas usually require intensive maintenance from mid-April to November and are a logical focus for seasonal staffing under full-time supervisory oversight. When fully built, Elizabeth Park will require a substantial team of trained horticulture staff.

Although the related fiscal commitment is ambitious the possibilities for public/private partnerships in Elizabeth Park are extraordinary. National examples exist that can serve as models to recapture this landscape and provide educational, horticultural and therapeutic opportunities that serve the public; and, to help match the expected increased attendance with guidance and support for maintenance objectives that direct the park to a high level of care. A collaborative effort will be needed to address the issues of increased park staffing.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in four phases for park work with a separate estimate for the demolition and construction of buildings. The Elizabeth Park estimates are as follows:

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN: PARK PROJECTS

	Phase 1	Phase 2	Phase 3	Phase 4
Mobilization	$ 40,000	$ 36,000	$ 41,000	$ 27,000
Professional Fees	$ 64,000	$ 58,000	$ 65,000	$ 42,000
Removals	$ 46,000	$ 43,000	$ 52,000	$ 5,000
Drainage, Soil & Grading	$ 13,000	$ 5,000	$ 5,000	$ 5,000
Vegetation	$ 77,000	$ 308,000	$ 291,000	$ 349,000
Pedestrian Walks/Drainage	$ 201,000	$ 131,000	$ 183,000	$ 160,000
Drives, Parking/Drainage	$ 405,000	$ 135,000	$ 235,000	$ 0
Sports Field	$ 0	$ 5,000	$ 0	$ 0
Facilities	$ 10,000	$ 75,000	$ 32,000	$ 0
Structures	$ 0	$ 0	$ 0	$ 0
Furnishings	$ 13,000	$ 14,000	$ 12,000	$ 12,000
Sign, Interpretation	$ 37,000	$ 10,000	$ 0	$ 0
Memorial	$ 0	$ 0	$ 0	$ 0
Contingency	$ 80,000	$ 73,000	$ 81,000	$ 53,000
ESTIMATED PARK PROJECTS	$ 986,000	$ 893,000	$ 997,000	$ 653,000

BUILDING PROJECTS, Project Totals with Mobilization, Professional Fees and Contingency

Greenhouse and Maintenance Complex	$ 4,536,000
Pond House	$ 975,000
Home Garden Center	$ 388,000
TOTAL OF ALL BUILDING PROJECTS	**$ 5,899,000**
TOTAL OF ALL PARKS PROJECTS	**$ 3,529,000**
TOTAL ESTIMATED COSTS FOR SCHEMATIC PLAN	**$ 9,428,000**

* Note: A drainage improvement project for the Oak Grove and Pond area is already funded and consultants are developing an approach to the problem. Also underdraining for drives is included in the drive construction.
** Note: Garden soil preparation is included in a square foot cost for garden development under the vegetation category.

GOODWIN PARK

HISTORIC DATA

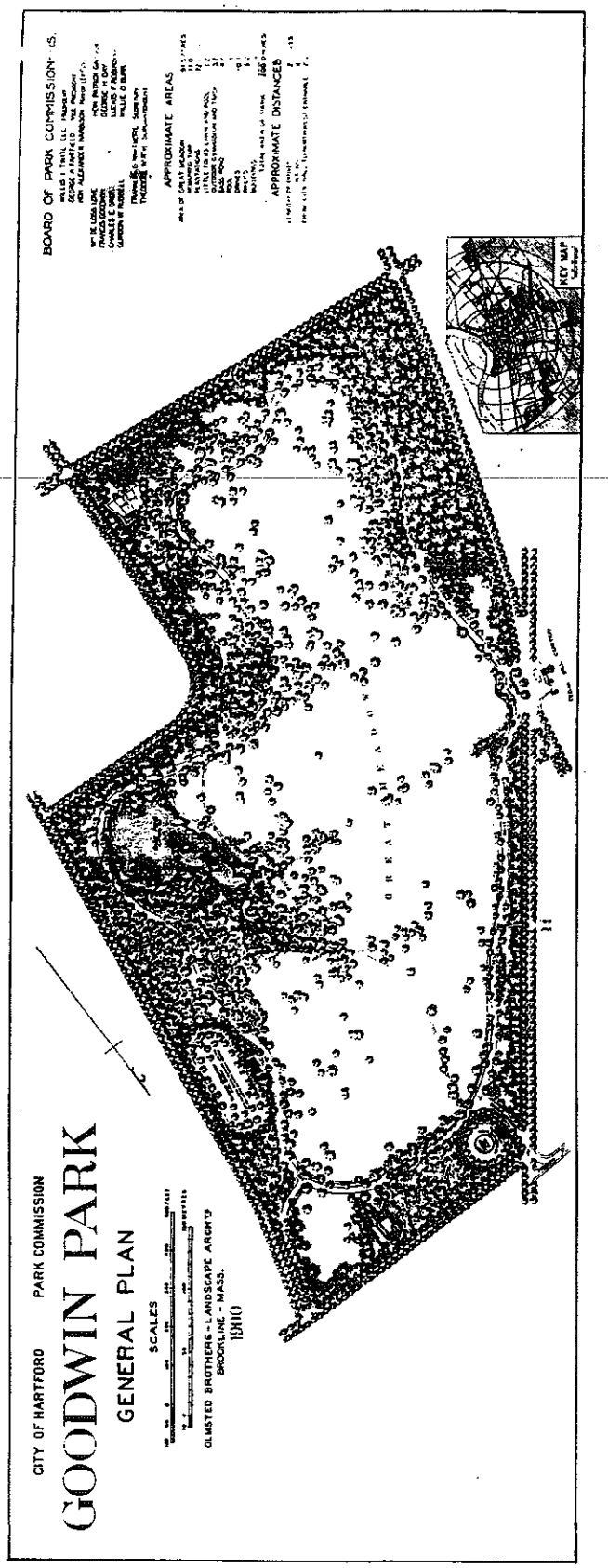
Goodwin Park was formally established as a park November 4, 1895, with the remaining 37 Acres acquired in 1927. It was originally named South Park on the preliminary design plans and on city plat maps. The design of the park was developed by Olmsted, Olmsted and Elliot of Brookline, Massachusetts in 1900. This plan shows a grand meadow framed by tree plantations with individual trees and small clusters within the meadow space, and a small water feature. The park was constructed essentially as designed. The park was named in 1900 in recognition of the valuable services of Francis Goodwin, first president of the Park Board under the new city charter. The design plan was expanded to include the southeast corner of the current park land, which includes part of the golf course, the second pond and surrounding area.

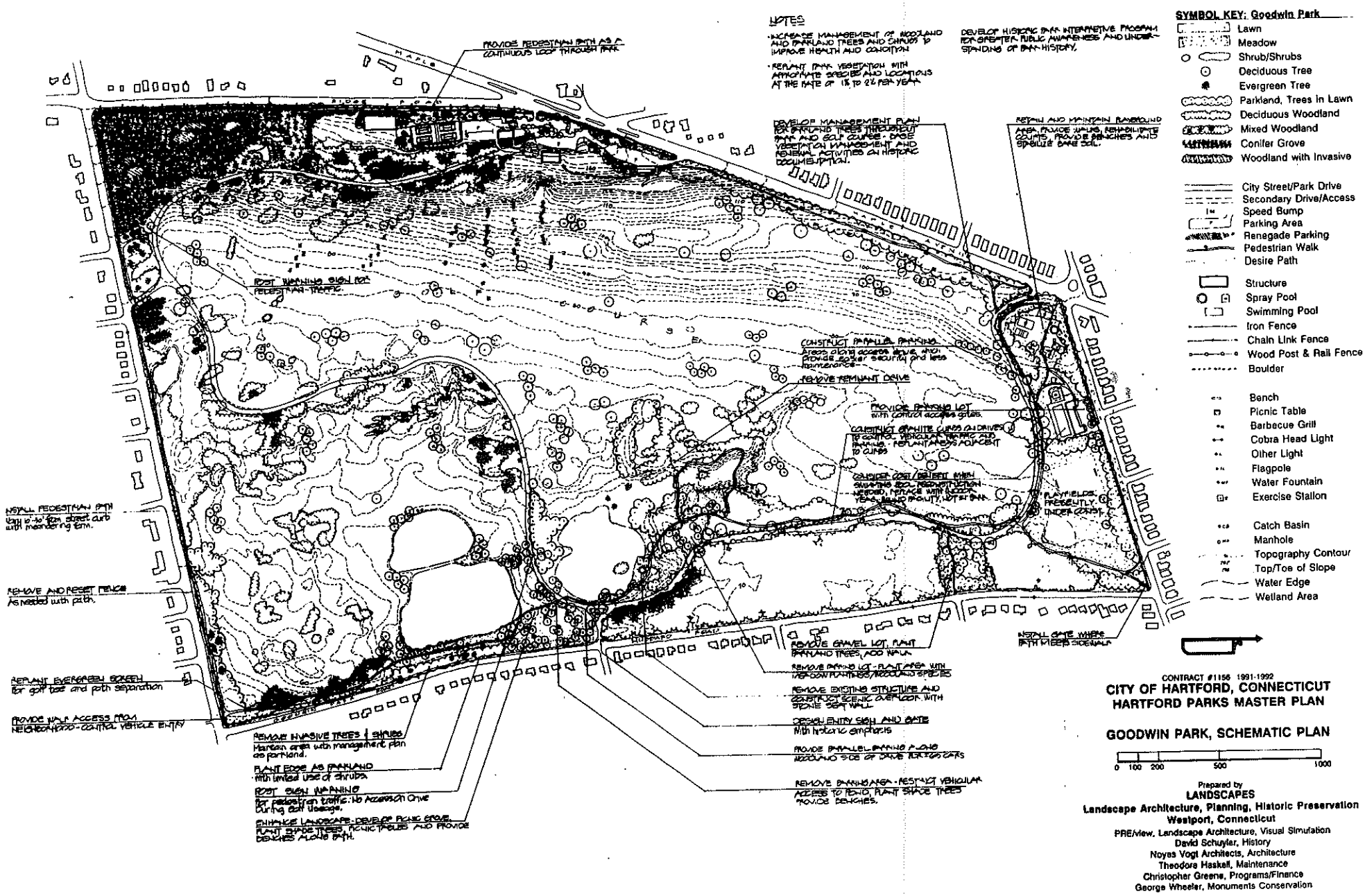
A chronological overview of the park construction includes the following: construction began in 1901 with drives and plantings; the first nine holes of the Golf Course were constructed in 1906; second nine in 1911; and third nine in 1937; fee charging began in 1921; locker rooms were installed in 1910; showers and toilets in 1916. Two gravel tennis courts and four concrete ones were added to the park in 1931; outdoor fireplaces in 1913; Cabin (likely the Pond House) in 1915; Sheepbake oven in 1921; and the swimming pool was added in 1956. The golf course area was used as an emergency landing field for airplanes during World War II.

EXISTING CONDITIONS SUMMARY

Goodwin Park measures 237.50 acres overall and is located in Hartford and Wethersfield (126.75 and 110.75 acres respectively). It is the southernmost large park in the city and is bounded by South Street, Goodwin Park Road and Hubbard Road, and Ridge Road and Maple Avenue. For the purposes of this project, all park lands, with the exception of the golf course area, are the focus of the work. Parking areas and their associated landscape that service the golf course and are located between the park perimeter and interior drive have been examined. Generally, the overall landscape could be described as good to fair.

Drainage and soil degradation is not a major problem and is generally good to fair. Specific problems occur along Hubbard Avenue at the ball field edge, northeast of the South Pond and in some low points in the lawn east of South Pond. Erosion problems were noted at the northern corner of the Maple Avenue parking lot, the north play area, and, along the perimeter of the south pond. There is a large uprooted tree that has fallen into the pond and made the immediate pond edge unstable. This tree needs to be removed and the embankment regraded and replanted.The park vegetation is turf, parkland and woodland. Woodland areas include deciduous, mixed and coniferous stands. Turf outside of the golf course is maintained to a lesser level and contrasts with the course area. In selected areas perennial weeds and scrub are present due to lack of mowing. Parkland is in good to fair condition with many century old, stately trees, including a large collection of Oaks. The South Street perimeter edge vegetation is predominantly large Red Maple (18-30") and smaller Black Cherry, Red Maple (both 3-4" diameter), and Oak understory. The areas around the playground and swimming pool appear to be Burr, Red and Pin Oak. In these areas the turf below trees is not vigorous.


CITY OF HARTFORD
PARK COMMISSION
GOODWIN PARK
GENERAL PLAN
SCALES
OLMSTED BROTHERS - LANDSCAPE ARCH'TS
BROOKLINE - MASS.
1911
BOARD OF PARK COMMISSIONERS.
APPROXIMATE AREAS.
APPROXIMATE DISTANCES.
KEY MAP



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CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

GOODWIN PARK, SCHEMATIC PLAN

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The forest areas along Hubbard Avenue are not mowed and appear more natural; however Norway Maple trees are an established invasive specie that is degrading the woodland. The mixed plantings along Maple Street show signs of Wooly Adelgid invasion on the evergreen trees. These pests can do significant damage in one year and will require an integrated pest management approach if they are not to be lost. The buffer zone north of the lake parking lot has many mature Beech/Oak canopy trees with understory of Beech seedling growth that needs selective thinning along with removal of invasive species and selective tree pruning.

Parkland areas are good to fair and include large specimen trees such as oaks and maples. Along the golf course edge, parkland is prevalent and there are some grand original trees that are mature and in decline. There are no regularly spaced formal tree plantings, with over half of the park perimeter meeting the surrounding streets with a woodland edge.

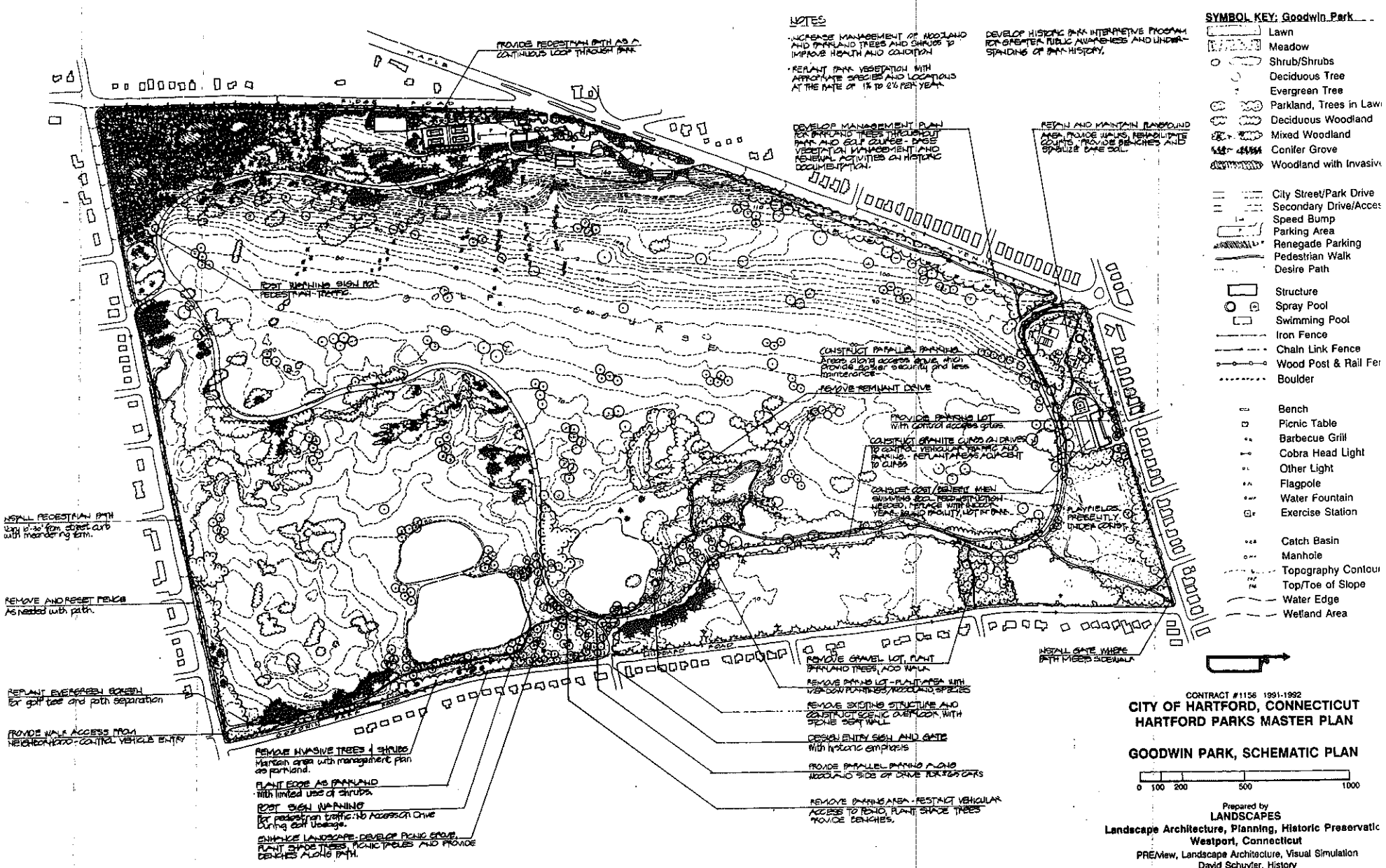
Shrubs and groundcovers are most prevalent at the Hubbard Avenue edge which has large stands of Viburnum, Blueberry, and Sweet Ferns with adjacent wetlands. Shrubs at the roadside edge, near the golf course are woodland understory materials and like the Hubbard Street edge are in good to fair condition. Olmsted designed rhododendron masses are found as understory in the Hemlock and White Pine forest areas along the interior drive near the southwest frontage of the park. Wooly Adelgid was also noted in this area.

The turf areas appear good to fair. Problem areas include the lawn in the north corner of the recreation area which is heavy compacted and numerous desire paths from the entry road into the recreation area causing ruts, erosion and compaction beneath mature individual trees and clustered stands. No ornamental plantings are present.

Built elements are usually good to fair, although the pedestrian paths fare worse, and rate a fair to poor condition. For example, the paved path from the play area to the pool is partially covered with soil from erosion and broken pavement. The pathway adjacent to the roadway is also in poor condition and appears unused. As in Elizabeth Park, much of the pedestrian traffic is on the park drives. Paths, such as the one between Hubbard and Hanmer Streets, are littered. A desire path along Maple Street begins north of the Fairfield Avenue intersection. There are also intermittent desire paths where there are connections to neighborhood streets, especially at corners.

Vehicular drives are fair, uncurbed and likely date to the original park construction with thin asphalt topping. Beginning at the north corner, the service road shows compaction at its edges. The north corner entry road, however, is in good condition with the pavement free of cracks. A speed bump near the pool building is used for traffic speed control. Boulders and low wooden rails have are placed at drive margins as vehicle barriers. Renegade parking is a major problem, with many drive edges degraded noticeably detracting from the quality of the park experience. The tennis court parking lot is in very good condition, although the curb shows some recent damage, while the Hubbard Street parking lot is in poor condition with cracked pavement and numerous potholes.

Facilities in this park are well maintained, and illustrate where maintenance emphasis has been placed in recent years. Children's playscapes are in good condition with recent improvements evident. Immediately to the east, the pool area has a new tots spray pool, fencing and


NOTES
INCREASE MANAGEMENT OF WOODLAND AND PARKLAND TREES AND SHRUBS TO IMPROVE HEALTH AND CONDITION
REPLANT PARK VEGETATION WITH APPROPRIATE SPECIES AND LOCATIONS AT THE RATE OF 1% TO 2% PER YEAR.
DEVELOP HISTORIC PARK INTERPRETIVE PROGRAM FOR GREATER PUBLIC AWARENESS AND UNDERSTANDING OF PARK HISTORY.
SYMBOL KEY: Goodwin Park
Lawn
Meadow
Shrub/Shrubs
Deciduous Tree
Evergreen Tree
Parkland, Trees in Lawn
Deciduous Woodland
Mixed Woodland
Conifer Grove
Woodland with Invasive
City Street/Park Drive
Secondary Drive/Access
Speed Bump
Parking Area
Renegade Parking
Pedestrian Walk
Desire Path
Structure
Spray Pool
Swimming Pool
Iron Fence
Chain Link Fence
Wood Post & Rail Fence
Boulder
Bench
Picnic Table
Barbecue Grill
Cobra Head Light
Other Light
Flagpole
Water Fountain
Exercise Station
Catch Basin
Manhole
Topography Contour
Top/Toe of Slope
Water Edge
Wetland Area
PROVIDE PEDESTRIAN PATH AS A CONTINUOUS LOOP THROUGH PARK
DEVELOP MANAGEMENT PLAN FOR PARKLAND TREES THROUGHOUT PARK AND GOLF COURSE - BASE VEGETATION MANAGEMENT AND RENEWAL ACTIVITIES ON HISTORIC DOCUMENTATION.
RETAIN AND MAINTAIN PLAYGROUND AREA, PROVIDE WALKS, REHABILITATE COURTS, PROVIDE BENCHES AND STABILIZE BARE SOIL.
POST WARNING SIGN FOR PEDESTRIAN TRAFFIC.
CONSTRUCT PARALLEL PARKING AREAS ALONG ACCESS DRIVE WHICH PROVIDE BETTER SECURITY AND LESS MAINTENANCE
REMOVE REMNANT DRIVE
PROVIDE PARKING LOT WITH CONTROL ACCESS GATES.
CONSTRUCT GRANITE CURBS ON DRIVES TO CONTROL VEHICULAR TRAFFIC AND PARKING. REPLANT AREAS ADJACENT TO CURBS
CONSIDER COST/BENEFIT WHEN SWIMMING POOL RECONSTRUCTION NEEDED, REPLACE WITH BUDDY YEAR-ROUND FACILITY, NOT IN PARK.
PLAYFIELDS PRESENTLY UNDER CONST.
INSTALL PEDESTRIAN PATH WITH 10'-30' FOR STREET CURB WITH MEANDERING TERM.
REMOVE AND RESET FENCE AS NEEDED WITH PATH.
REPLANT EVERGREEN SCREEN FOR GOLF TEE AND PATH SEPARATION
PROVIDE WALK ACCESS FROM NEIGHBORHOOD - CONTROL VEHICLE ENTRY
REMOVE GRAVEL LOT, PLANT PARKLAND TREES, ADD WALK
REMOVE PAVING LOT - PLANT AREA WITH VISTA DOWN PLANTINGS/WOODLAND SPECIES
REMOVE EXISTING STRUCTURE AND CONSTRUCT SCENIC OVERLOOK WITH STONE SEAT WALL
DESIGN ENTRY SIGN AND GATE WITH HISTORIC EMPHASIS
PROVIDE PARALLEL PARKING ALONG WOODLAND SIDE OF DRIVE FOR SEASONAL USE
REMOVE PARKING AREA - RESTRICT VEHICULAR ACCESS TO REMOD, PLANT SHADE TREES PROVIDE BENCHES.
INSTALL GATE WHERE PATH MEETS SIDEWALK
REMOVE INVASIVE TREES & SHRUBS. Maintain area with management plan as parkland.
PLANT EDGE AS PARKLAND with limited use of shrubs.
POST SIGN WARNING for pedestrian traffic. No access on drive during golf useage.
ENHANCE LANDSCAPE. DEVELOP PICNIC GROVE, PLANT SHADE TREES, PICNIC TABLES AND PROVIDE BENCHES ALONG PATH.
CONTRACT #1156 1991-1992
CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN
GOODWIN PARK, SCHEMATIC PLAN
0 100 200 500 1000
Prepared by
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Landscape Architecture, Planning, Historic Preservation
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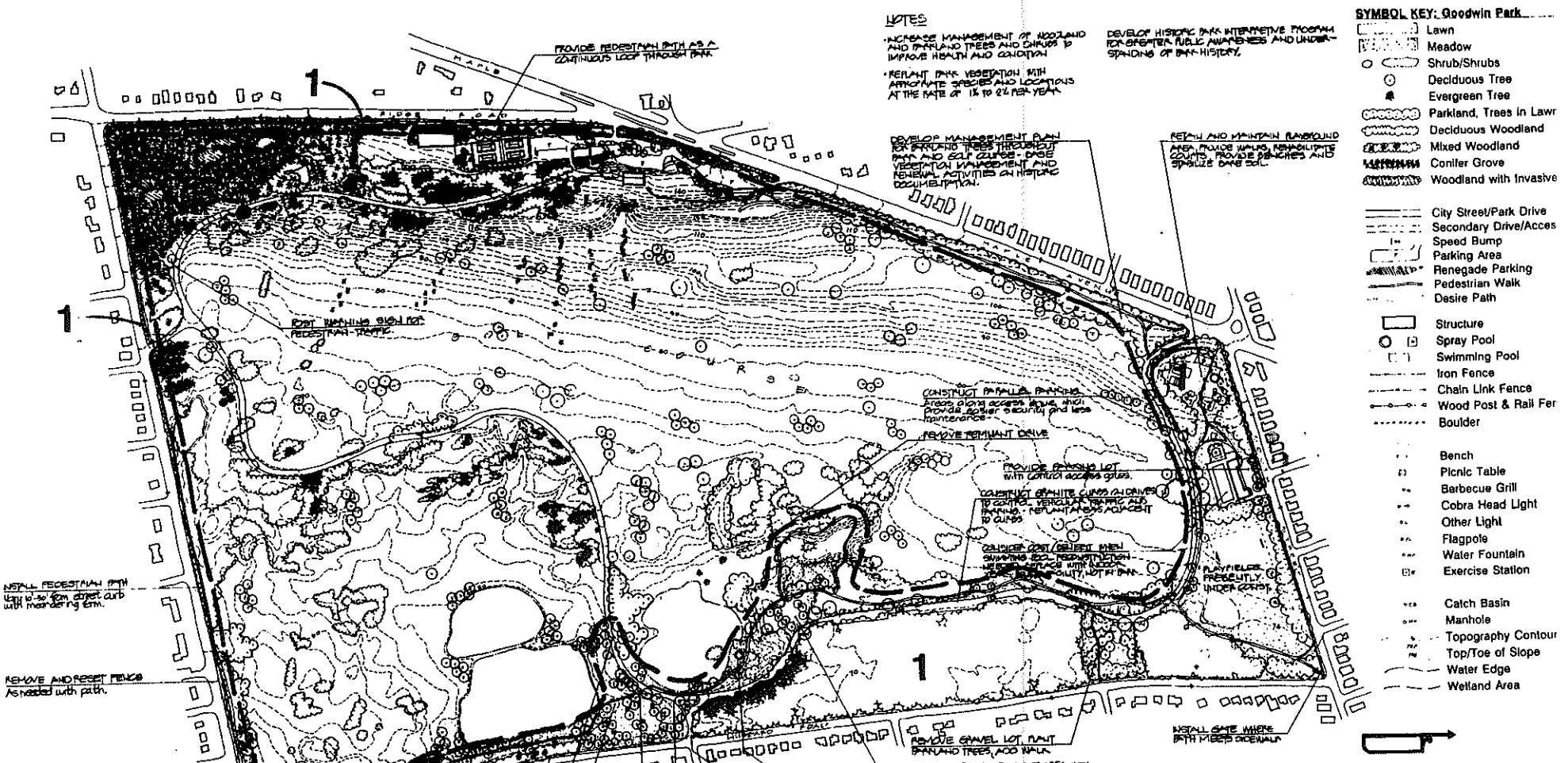

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CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

GOODWIN PARK, SCHEMATIC PLAN

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PHASING STUDY

All current drive side parking and three gravel parking lots, at the pond and in the woodlands, are to be removed. Access to the pond area along the balance of the interior drive will be limited to pedestrians with a control gate for service vehicles. The plan removes conflict between pedestrians and golfers by providing a continuous path for pedestrians that is generally at least fifty to one hundred feet beyond areas of golf play. In addition, signs are to be posted warning pedestrians of the potential danger from golf balls at two points along the interior drive where pedestrians are frequent users.

Directly to the south of the Hubbard Road entry, an open area with scrub plantings at the fence lined is rehabilitated as a picnic grove, with shade trees and picnic tables. In the area near the south pond, benches are located along the pedestrian walk. Walks provide access to the north pond area and nearby woodland with a scenic overlook constructed on the site of the Pond House. This overlook is a circular stone seating area that will allow for viewing over the pond or gathering of small groups. The Pond House is to be removed, as are other unattended service buildings and public restrooms system wide, since it is subject to vandalism. Portable toilets can be provided for peak uses, and, during the summer the Swimming Pool building may provide public toilet access.

Plantings of trees are recommended park-wide and in specific areas. Plantings will provide screening between pedestrians and golf uses, replant former parking areas, and enhance the picnic grove. In addition, as in other large parks, 1% to 2% of the total number of trees are to be planted annually to augment those lost and to develop the park landscape with mixed age trees. This planting process should include the golf course area and the balance of the park. Placement and plant selection should reflect the Olmsted Brothers design while accommodating golf use. Cooperation between the Parks and Recreation Department and golf course management company should be developed to address this planting program.

Turf care beyond the golf course areas should be increased with greater culture for vigor. Turf cover, especially in the playground area, is sparse and requires a more intensive effort to provide improved turf growth conditions. The park playfields, baseball and soccer/football, in the northeast corner are currently under construction and are therefore not included as a project item. Similarly, the playground and spray pools are recent and in good condition, and therefore are not included. A modest budget for an historic interpretation initiative is included in the estimate. An allowance for a pond ecology study is also included and may result in recommendations of a capital improvement of the pond.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

The level of maintenance park-wide will not substantially change as a result of the schematic plan. Additional furnishings are provided and will require maintenance. New plantings will require intensive maintenance during the establishment phase from two to three years. In general the level of turf and tree care park-wide needs to be increased. One area of wildflower meadow is to be established. This area will be a limited maintenance zone once established.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budgets, were from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in one phase for all proposed park work including the removal of the Pond House. The carrying out of the work in more than one phase will incur additional costs. The Goodwin Park estimates are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 63,000
Professional Fees	$ 101,000
Removals	$ 93,000
Drainage, Soil & Grading	$ 39,000
Vegetation	$ 189,000
Pedestrian Walks & Drainage	$ 392,000
Drives, Parking & Drainage	$ 411,000
Sports Field	$ 0
Facilities	$ 0
Structures	$ 18,000
Furnishings	$ 49,000
Sign,Interpretation	$ 47,000
Pond Ecology Study	$ 25,000
Contingency	$ 126,000
ESTIMATED PROJECT TOTAL	**$1,553,000**

HYLAND AND ROCKY RIDGE PARKS

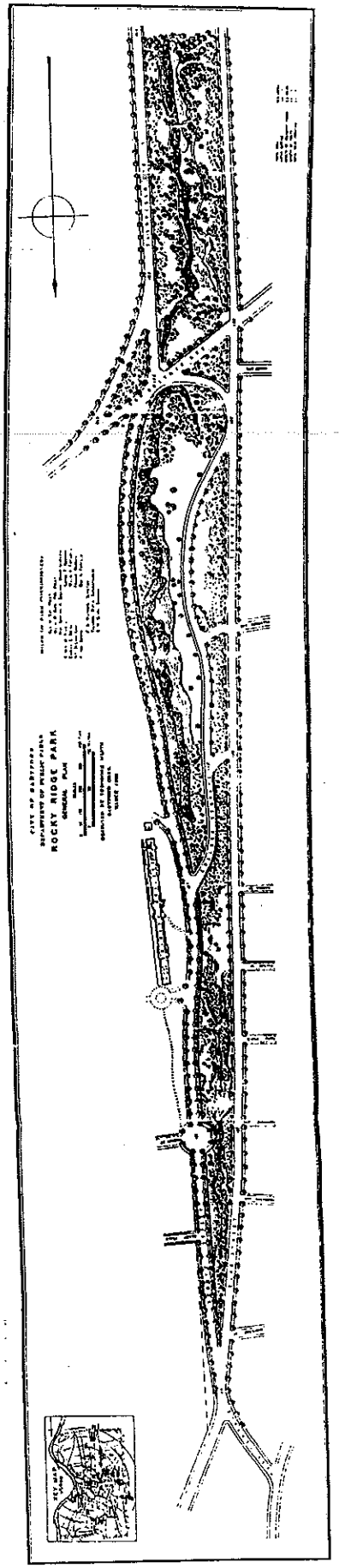
HISTORIC DATA

Rocky Ridge Park was acquired in 1892 from a partial exchange of land originally owned by Trinity College. Historically the area was a former quarry for street stones. The Park Board established a limit of work line for quarrying operations foreseeing park uses. In 1903, Theodore Wirth, park superintendent, developed the park design plan which was published in the Board of Park Commissioners report for 1904.

The design plan is long and thin, including much of the area now known as Hyland Park as well as Rocky Ridge Park. The park design includes the two triangles bounded by Fairfield Avenue, Zion Street and New Britain Avenue. Further segmenting is shown in the alignment of College Terrace through the park that defines two additional park areas bounded by College Terrace and Zion Street. The initial design by Wirth, however, was never fully implemented, which left College Terrace as a simple, single "S" curve exiting onto Zion Street rather than including extensions of the drive to Flatbush Avenue and further south near Grand Avenue. The balance of the park area from Zion to the stone outcrops near Summit Street is left as a large open space. The rock outcrops along the east side of the park are shown along the entire park length. At their base three water features are portrayed. Historic records are not clear as to the construction of these water features, but one area in Hyland Park is bowl shaped and portrayed on recent mapping as holding water. Pedestrian circulation is shown at the park edges and is articulated within the parks in several areas. An elaborate entry and steps for the end of Vernon Street were planned to descend the rock outcrop into the park. A small park shelter is sited on the high path overlooking a water feature in the Hyland Park section. The design plan shows extensive plantations with trees and large shrub masses. The park as designed appears to be a place for passive enjoyment with no large open areas for field play. The total area of the park land as portrayed on the design is 28 acres, with 1.8 acres of water surface, 1.4 miles of walks, 2.3 miles of boundary roads and 1.1 miles of west frontage and walkway.

Rocky Ridge and Hyland Parks were opened for public use on April 24, 1911 after acquisition of an additional southern portion in August, 1907 which was named as Hyland Park. The legal documents state that "no portion of said land shall be used for building purpose, but the same shall be used by the City only as ornamental grounds or for the park." The memorial steps (opposite Allen Place) were presented by Mrs. Ferguson in memory of her husband, Rev. Henry Ferguson, a former Park Commissioner. These steps are in the same location as those in the Wirth design but have taken a different form. The unveiling of the tablet took place in June 1920.

For the purposes of this planning process, Rocky Ridge and Hyland Parks have been shown on one plan and will be presented comprehensively. As indicated in the historic park planning, these were originally one recreation ground. Their adjacency encourages the rejoining of the two grounds. Planning for both parks allows for a more comprehensive relationship to be developed between the two.


ROCKY RIDGE PARK
GENERAL PLAN

EXISTING CONDITIONS SUMMARY

Rocky Ridge and Hyland Parks now measure a total of 39.75 acres (21.63 and 18.12 respectively), nearly 12 acres larger than the original 28 acre plan. The park is a linear strip in the tradition of other early picturesque landscapes located on rocky ground, such as Morningside Park in New York City. The parks are framed on the east by Summit Street and Fairfield Avenue, and on the west by Zion Street. Rock Ridge is adjacent to Trinity College on the east and three Trinity College gates are located within park lands. Generally, the park is in good to fair condition.

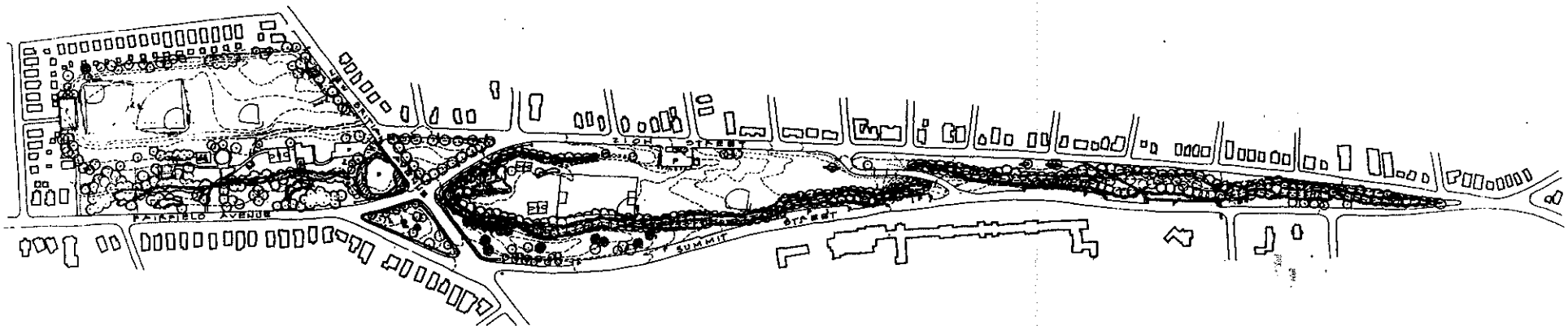
Drainage overall for both parks is good, although there is some low lying ground seepage from the rock cliffs. Hyland Park appears well drained but ponding was noted at the new field. Water drainage patterns were evident on the skinned infield of baseball field. Contributing to the minor drainage problems are the erosion and desire paths located at the north end of Rocky Ridge Park. The water features that were on the original Wirth plan are not present today.

Desire movements at the south end of the park appear to be over rock outcrops so no deterioration was evident. Continuing south to Hyland, depressions in the slope are noted on the Metropolitan District maps as holding water but none were apparent in the park. This area may be well drained, or seasonally wet. Gravel overlaid on soil for the service drive shows compaction and siltation in this area.

Forest areas are good to fair and are predominantly Box Elder, Red Maple, Norway Maples, Black Cherry, Ash, and Red Oak. Most tree cover is naturally regenerating, short lived, less desirable species. Major stumps (over 30") from cut trees were noted. There are some fallen trees in the wooded areas. All wooded areas and tree groups are associated with steep or sheer slopes and rock outcrops. The narrow area north of College Terrace is mostly wooded. At Hyland Park some steep areas and rocky edges have a forest cover with a mix of species including invasive trees. Deadwood is evident in mature trees, which may require removal to avoid safety hazards. Most forest area trees are under 24" in caliper.

Parkland is limited at Rocky Ridge Park and more prevalent at Hyland Park. Parkland trees are naturalized and rarely planted. They are usually situated near large rocks where mowing is not possible. Rocky Ridge South (upslope) does have a generous grassy knoll that includes both deciduous and coniferous trees. There are some trees in the grass along Zion Street. At Hyland, the upper area along Fairfield Avenue is an attractive shady parkland with many mature trees over a lawn. Open lawn areas are planted to individual oaks, with no shrubs or groundcovers. Some new plantings are missing as noted by the empty planting pits. There are no younger free standing trees of desireable species.

Many of the historic formal trees at the top of the park are gone, although on the Trinity side of Summit Street, there are some sections of large canopy trees. Pin Oaks at the top of the ridge (24"-30"), are generally good with a few in fair condition. At Hyland there are no formal trees in the park, but there are some formally spaced trees around the edges of two traffic triangles, between the two parks. These are predominately 24" Pin Oaks, that appear vigorous and healthy.



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CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

HYLAND & ROCKY RIDGE PARKS, EXISTING 1991

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SYMBOL KEY: Hyland & Rocky Ridge Parks

- Lawn
- Meadow
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees In Lawn
- Trees Over Exposed Rock
- Garden
- City Street/Park Drive
- Secondary Drive/Access
- Parking Area
- Pedestrian Walk
- Desire Path
- Dump/Stockpile
- Structure
- Chain Link Fence
- Stone Pier and Cable
- Wood Post and Rail
- Bollard
- Boulders
- Playscape
- Topography Contour
- Picnic Table
- Barbecue Grill
- Water Fountain
- Cobra Head Light
- Other Light
- Monument
- College Gate/Piers
- Swale
- Bench
- Flagpole

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Landscape Architecture, Planning, Historic Preservation
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Within the lower area at Hyland Park the open turf provides space for sports fields. These include the two new baseball fields and their associated furnishings, and two older fields in the lower parklands. At Rocky Ridge a single-story brick restroom structure with timber-framed roof on a concrete slab is boarded closed, in poor condition and is substantially deteriorated. The Community Center at Hyland Park has a flat roof and is made of concrete and steel. The structure is fair with exterior vandalization. Minor structures at Rocky Ridge include the two sets of steps which have both been closed because of hazardous conditions and require major rehabilitation and/or reconstruction. The memorial steps at Allen Street are in particularly poor condition. There are historic, decorative brick columns for Trinity College which are sited on parkland and are in fair condition.

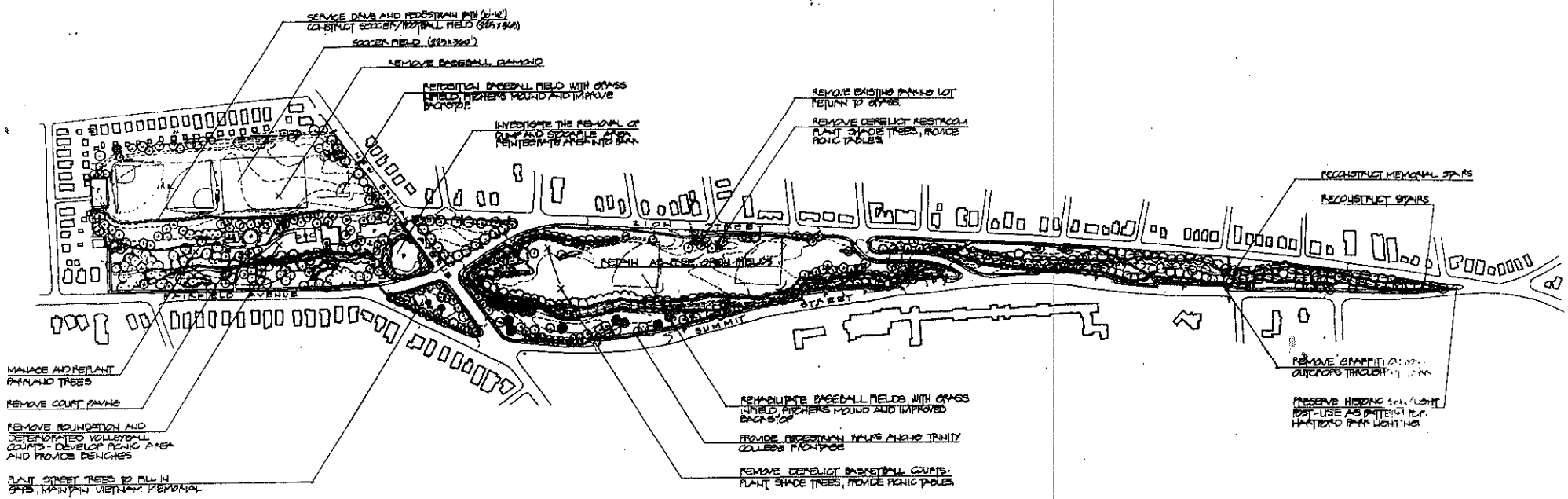
Furnishings are good, but very limited at the parks. At Rocky Ridge only two benches at the baseball backstop and a telephone at the boarded up structure were noted. Along the slope crest for one section there is a new six foot chain link fence. At Hyland Park there are two types of benches: fiberglass on steel and wood on concrete (good and fair condition respectively). Stone posts with wire rails (for automobile control) are present and are in fair to poor condition, dating to early park construction. Newer signage is free of graffiti and well maintained.

There are no interior lights, but the cobra heads on utility poles do provide light in the narrow park areas. At Hyland Park there are three fixtures at the community center parking lot that appear relatively new and well maintained.

The traffic triangle at the north end of the park has a black granodiorite Vietnam Veterans Memorial. This newly installed monument is in excellent condition. A residue was noted and the monument should therefore be washed annually. There are also two flagpoles in good condition between the new competition Little League fields. Finally, the rock outcrops which are unique to these parks show graffiti in general, with a high concentration of extensive graffiti at Glendale and opposite Allendale flanking steps.

SCHEMATIC PLAN

Rocky Ridge and Hyland Parks have remained partially faithful to the original design, largely because of the limitations imposed by the steep terrain and dramatic rock outcrops. With this understanding, both function and aesthetics are addressed in the schematic plan. As in other parks, a pedestrian system is developed throughout. The overall rehabilitation of selected natural and built features is proposed. The siting and integration of facilities and parking in the limited open areas of the park landscape is addressed within the framework of recent sports field construction. The Phasing Study shows a sequential approach to the parks, with Rocky Ridge Park primarily addressed in the first phase, and Hyland Park in the second. Within Rocky Ridge the reconstruction of both sets of steps is to be carried out allowing for safe access from Summit to Zion Street. The larger memorial steps are very deteriorated, in part from movement in the supporting rock and in part from vandalism. A new design needs to be developed that can withstand both natural forces and human abuse. A simple design with limited vertical surfaces is recommended. The historic sign post is to be removed, cast as a mold and used as a city prototype sign post.



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- Boulders
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- Picnic Table
- Barbecue Grill
- Water Fountain
- Cobra Head Light
- Other Light
- Monument
- College Gate/Piers
- Swale
- Bench
- Flagpole

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CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN
HYLAND AND ROCKY RIDGE PARKS
SCHEMATIC PLAN

0 100 200 500 1000

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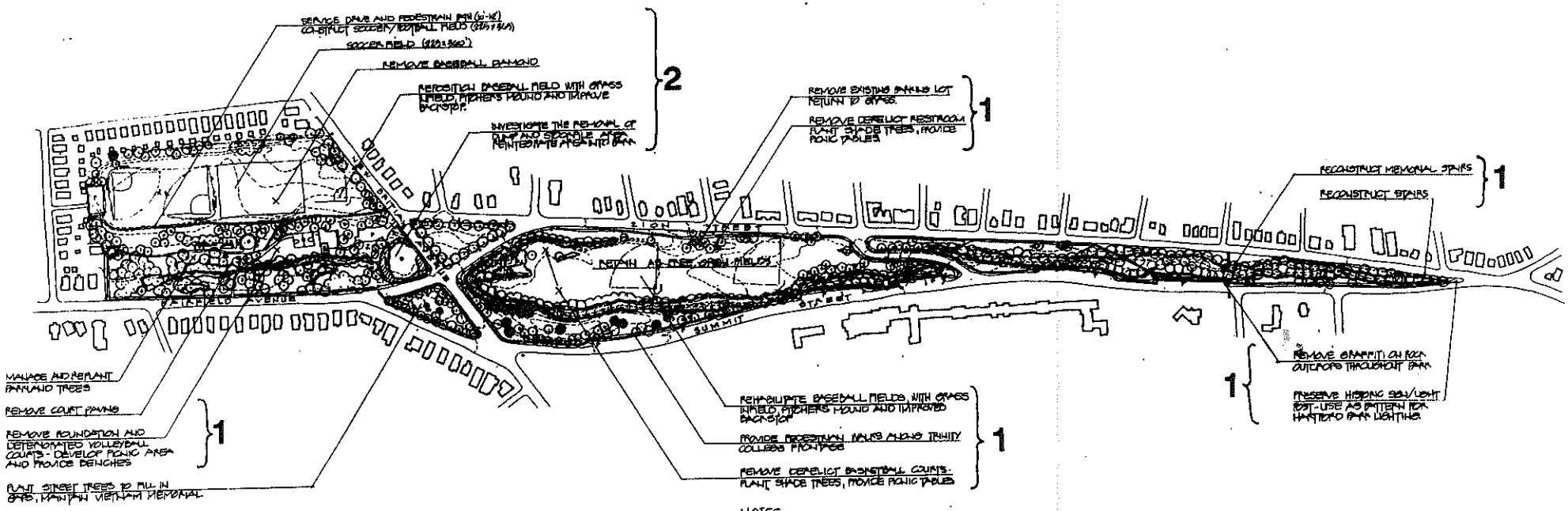

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PHASING STUDY

The replacement of park edge walks and two interior paths is also proposed. Management and renewal of plantings is included. At Rocky Ridge Park, the rehabilitation of the football/soccer field area and the realigning of two baseball backstops and related skinned infields returned to grass are proposed for informal games and open field play in contrast to the league play in Hyland Park. Picnic tables are provided near these fields.

Removals, throughout both parks, are part of the first phase. Beginning at the northern edge, the dysfunctional restroom and its associated parking lot along Zion Street are to be removed. Continuing south, the two deteriorated basketball courts are to be removed near the terminus of Rocky Ridge. In Hyland Park the removals are focused on the upper terrace in the area surrounding the spray pool which is badly degraded. Here, the remnant volleyball court paving and the foundation footprint are removed. In all these situations it will allow for the replacement of paving with green spaces and a better separation of active and passive uses. The removal and relocation of the dump and stockpile area at the intersection of New Britain and Fairfield Avenues should be considered.

All plant communities from woodland and parkland to turf areas need rehabilitation in both parks. The woodland areas have not totally encroached into flatter open areas (with some limited exceptions in Hyland Park). However, there is a pressing need to encourage desireable species, eradicate invasive communities and reinstate a more genetically balanced plant pallet.

Associated with the woodland areas, all rock outcrops and naturalistic stone steps require attention. This may be as limited as graffiti removal on stable rock outcrops, or the full reconstruction of unstable stairs or outcrops. For example the Memorial Stairs and some of the stone terracing in the northern part of Rocky Ridge require full reconstructions. In all cases original materials should be conserved and reused when possible.

The problem of desire paths and the degradation of the landscape has been addressed with new pedestrian circulation for these parks. This new system includes both perimeter solutions of city sidewalks at highly used areas such as the Summit Street park edge (using type 2 dark concrete); or circulation that focuses on interior destinations or movements traversing the slope such as those features at top of the ridge in Hyland Park serving both the lower and upper active recreational amenities.

Active recreational facilities have been maintained or re-sited to better achieve a balance of uses. Beginning in Rocky Ridge, the large meadow will now be the home of two upgraded ball fields (one in its present location). In both cases their backstops will be set against the vegetated slopes, and their non-skinned infields will make them less apparent in the viewshed. The soccer field has been relocated to Hyland and the basketball courts which are not used as stated earlier are removed.

Along the two park frontages there are original stone bollards connected by a wire cable that serve as traffic protection. A few of these are broken and others require repointing. An allowance has been included in both phases to rehabilitate these original elements.

At Hyland Park the northernmost ball field (in fair condition) has been re-sited to better accommodate the addition of a new football/soccer field. The multiple use opportunities previously provided were altered in the construction of the Little League fields. These two fields have been retained. The combination of these facilities coupled with the uphill basketball, spray pool and playscape lot make this the most highly active section of this landscape. By consolidating these uses here, the broad parkland meadow has been recaptured in Rocky Ridge making for a valuable community asset and appropriate foreground setting to Trinity College. Furnishings are to be integrated with these new settings, including benches and picnic tables. They will be the city prototypes.

MAINTENANCE IMPLICATIONS OF THE SCHEMATIC PLAN

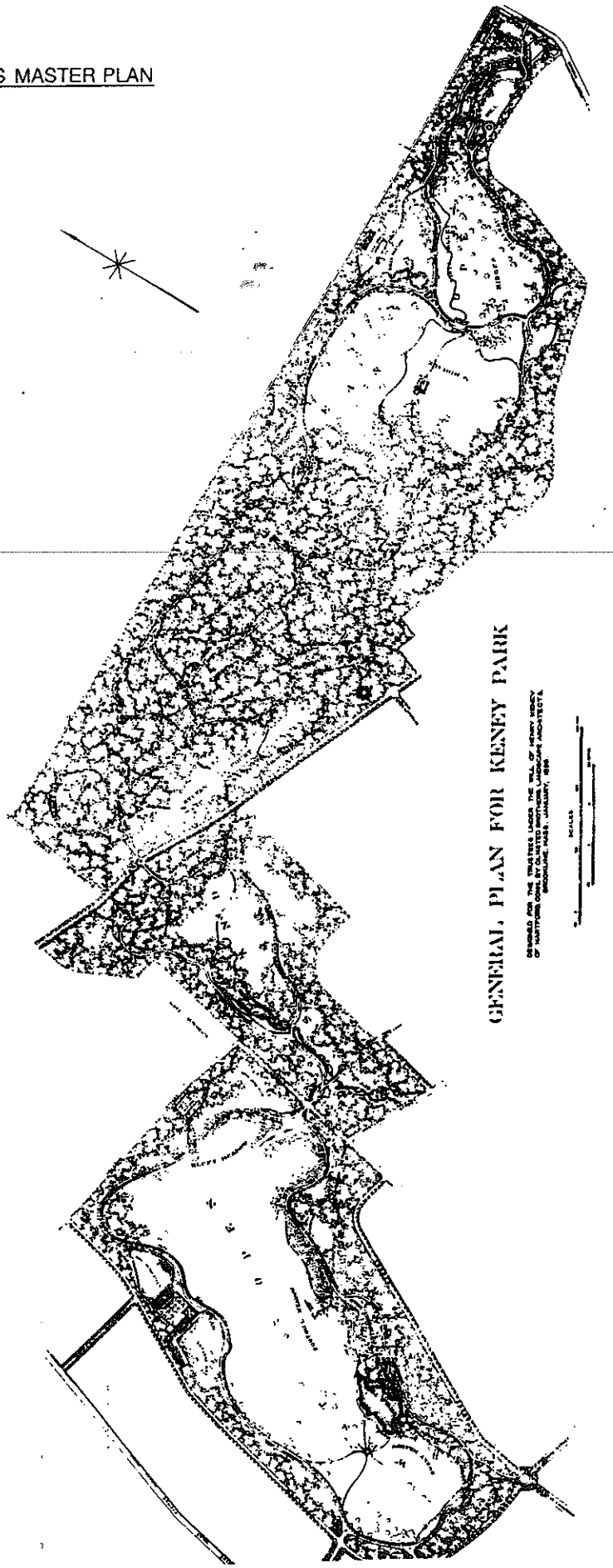
The renewal of woodland and parkland areas will require an initial capital commitment and then a long term personnel investment. Additionally, the deferred maintenance of graffiti to the rock outcrops and staircases is to be arrested if the new capital investments are to have respect and a long lived lifespan. In general, the proposals on the schematic plan will increase maintenance activity in care of new plantings and furnishings. The removal of structures and derelict courts will provide for easier mowing and turf maintenance without obstacles. Overall, a modest increase in maintenance activity is assumed.

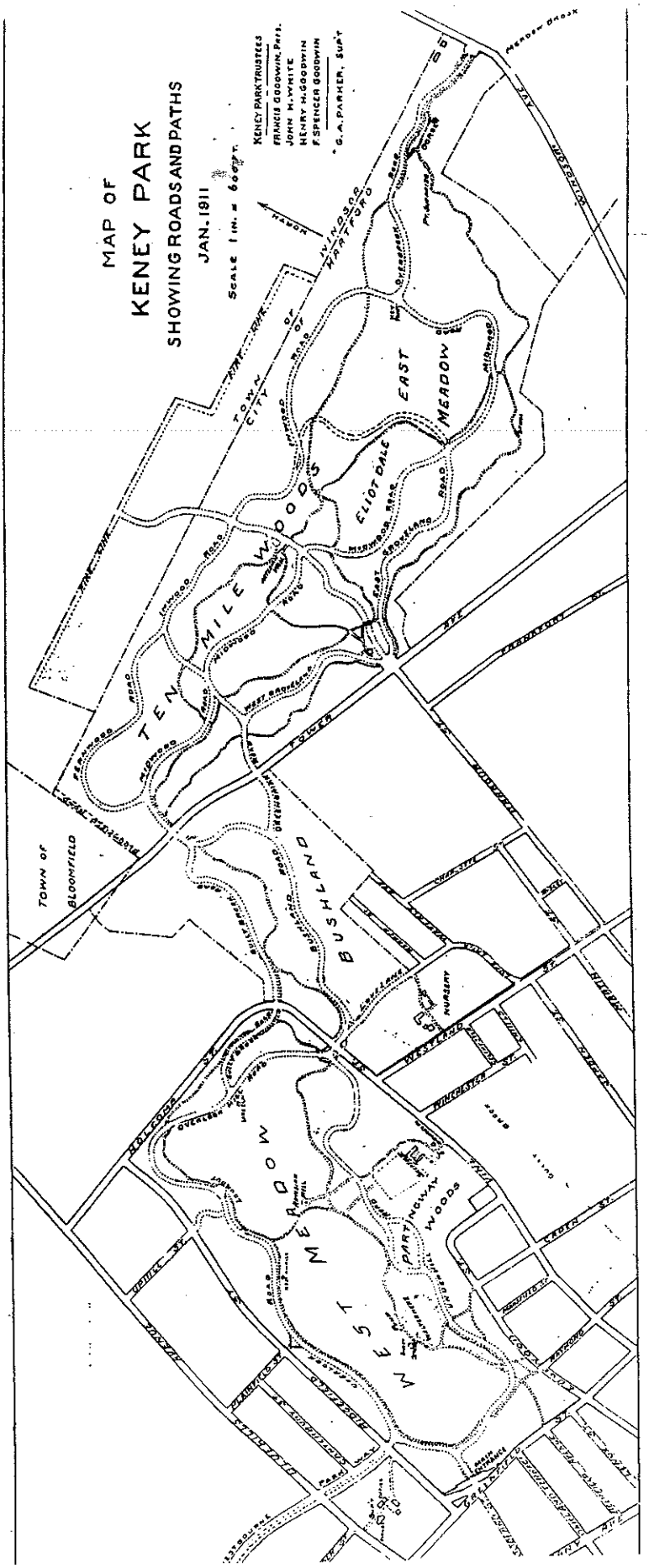
ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in two phases for the proposed park work. The carrying out of the work in additional phases will incur additional costs. The Rocky Ridge and Hyland Park estimates are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1	Phase 2
Mobilization	$ 23,000	$ 9,000
Professional Fees	$ 37,000	$ 15,000
Removals	$ 60,000	$ 33,000
Drainage, Soil & Grading	$ 9,000	$ 5,000
Vegetation	$ 50,000	$ 10,000
Pedestrian Walks & Drainage	$ 200,000	$ 106,000
Drives, Parking & Drainage	$ 0	$ 0
Sports Field	$ 29,000	$ 12,000
Facilities	$ 0	$ 0
Structures	$ 55,000	$ 0
Furnishings	$ 25,000	$ 19,000
Sign, Interpretation	$ 28,000	$ 3,000
Memorial, Sign Post Prototype	$ 5,000	$ 0
Contingency	$ 46,000	$ 19,000
ESTIMATED PROJECT TOTALS	$ 567,000	$ 231,000
TOTAL OF ALL PHASES		**$ 798,000**


GENERAL PLAN FOR KENEY PARK


MAP OF
KENEY PARK
SHOWING ROADS AND PATHS
JAN. 1911
KENEY PARK TRUSTEES
FRANCIS GOODWIN, PRES.
JOHN H. WHITE
HENRY H. GOODWIN
F. SPENCER GOODWIN
G. A. PARKER, SUP'T
TOWN OF BLOOMFIELD
TEN MILE WOODS
ELIOT DALE
EAST MEADOW
BUSHLAND
WEST MEADOW
PARTRIDGE WOODS
NURSERY

EXISTING CONDITIONS SUMMARY

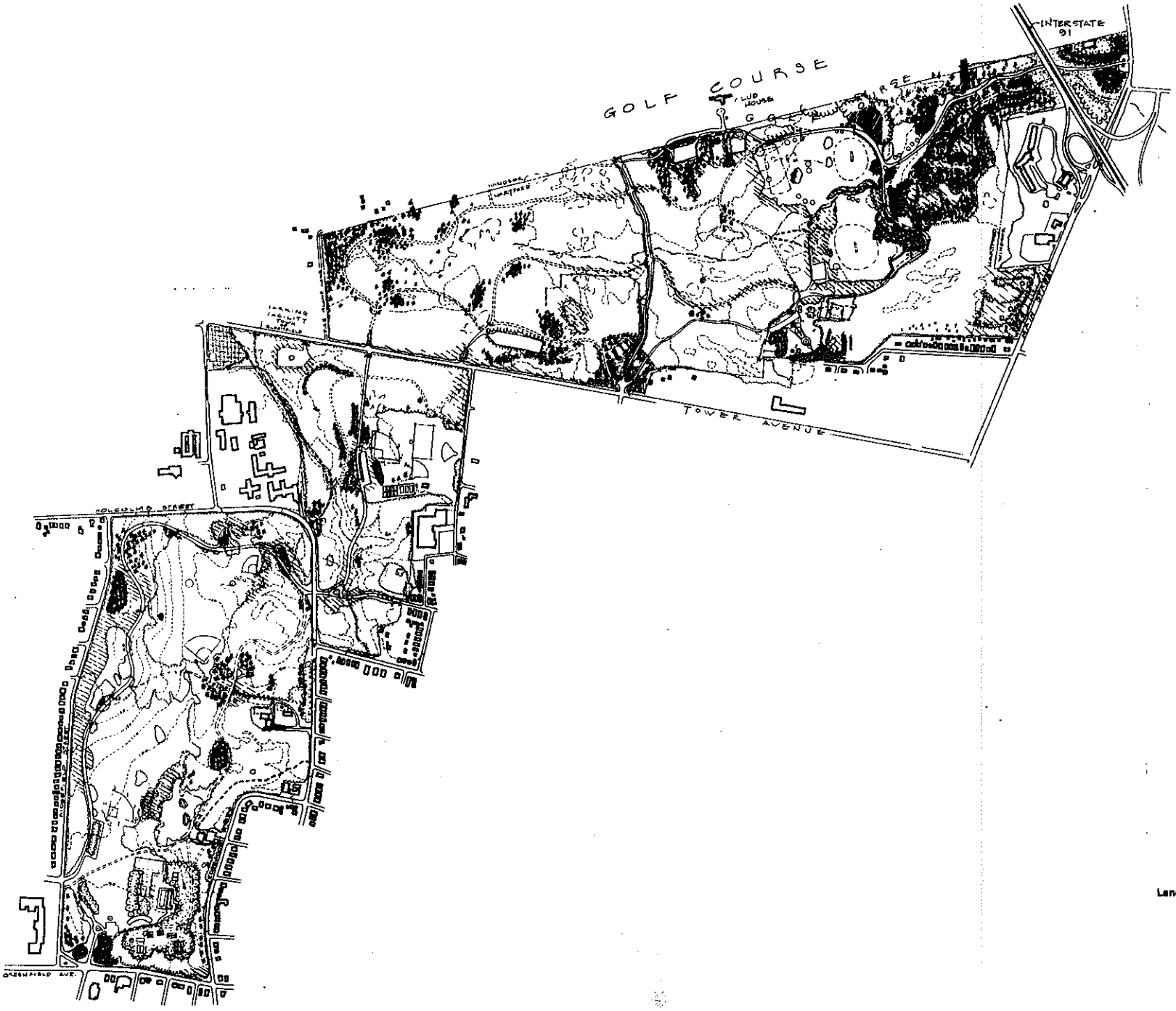
This 694 acre park includes 584 acres in Hartford and 110 acres in Windsor. Keney Park is the largest park within the city system, providing not only neighborhood recreation in an historic designed landscape, but also ecologically rich environments. The Golf Course area, primarily in Windsor, is not a part of the master planning project.

Most drive edges and many pathways appear to have become drainage ways in excess of the original intention. Because of site drainage, many driveside edges are silt filled and, as a result, let storm water take an uncontrolled and often erosive course against the pavement and base course. The long term effect is added silt load in drainageways, crumblings edges and cracking asphalt. Also, because of inadequate drainage, many areas adjacent to both walks and roadways have standing water.

Closely tied to drainage conditions noted above are the frequent effects seen in soil loss, erosion and siltation in the streams and pond in Keney Park. The park is not a self contained system, but nonetheless, many sources of erosion can be seen in the park itself. The pond appears to be silt-filled water and heavily eroded edges. The pond edges are compacted by heavy waterfowl and pedestrian traffic on the banks. There are very few healthy stands of wetland plants at the waters edge to prevent further soil loss. Many stream banks are sharp sided with little understory growth indicating an unstable ecology, likely caused by increased runoff and maturing vegetation.

The forest areas are maturing. Trees predating the park and planted during original construction are nearly a century old. There are hardwood forest areas of predominantly Oak, American Beech and numerous trees of other native northeastern types. This regional asset, contributing to water and air quality, is moving through ecological succession. In some cases this process in beneficial and desirable species are regenerating in the understory. In other cases, volunteer trees and shrubs of undesirable types are encroaching. As a regional asset, this feature provides tremendous potential for educational as well as recreational uses. Long term maintenance should be guided by a management structure in conjunction with physical planning. For example, removal of dead and dying trees should take place annually, focusing initially on those within fifty feet of pedestrian walks and drives. As many trees as possible will be safely left to provide wildlife habitat and food sources.

The quality of many areas with mature individual and tree groupings, as well as woodlands, is threatened by human pressures and ecological succession. For example, parking lots have been constructed with grade changes that have damaged tree root systems, and, invasive tree and shrub species such as Norway Maple and European Buckthorn are invading woodland areas and suppressing beneficial species. As noted above, many of the park trees are not formally planted, but they are in specifically designed locations and are of scenic importance. Flowering shrubs have either been removed or not replaced over the years as they succumb to environmental or social conditions. More competitive or invasive plant species and reduced maintenance has resulted in undesirable shrub growth at woodland edges which are beyond the typical turf mowing areas.



SYMBOL KEY: Keney Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Conifer Grove
- Mixed Woodland
- Woodland with Invasive
- Community Gardens
- City Street/Park Drive
- Secondary Drive/Access
- Parking Area
- Renegade Parking
- Pedestrian Path
- Desire Path
- Property Line
- Structure
- Wood Post and Rail Fence
- Chain Link Fence
- Iron Fence/Gate
- Boulders
- Cricket Pitch
- Driving Range
- Bench
- Swing
- Water Fountain
- Picnic Table
- Barbecue Grill
- Flagpole
- Dump Area
- Other Light
- Cobra Light
- Manhole
- Topography
- Catch Basin
- Water Edge/Stream
- Wet Area/Seep
- Hydrant

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

KENEY PARK, EXISTING 1991

0 200 400 1000 2000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/View, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

Most turf areas have green cover for most of the growing season. The turf is a combination of annual grasses, crab grasses and limited desireable perennial grasses. Poor nutrient availability and lack of weed control, fertilization and pest management contribute to these conditions. There are no ornamental gardens in Keney Park. Plantings are part of larger design plans in a naturalistic style. They are not horticultural specimens, nor display materials, and as such are not ornamental.

The pedestrian walk system, originally created throughout Keney Park, has disappeared or become dysfunctional over time. Although the grading of these walks may still exist, only desire paths were noted in the field investigation. Closed park drives, especially in the Keney Barbour area, offer the potential of excellent pedestrian walks for access to the wood areas. Many desire line paths bring people into the park from surrounding residential areas. Some of these may be old pathways, unmaintained for many years. A number of remnant historic walks can still be seen on hillside areas. The pedestrian system within the park is severely lacking.

Currently accessed drive surfaces are in good condition. Vehicle related problems include renegade parking, paving the park for parking lots, illegal dumping, and, driving on fields and turf areas. There are nine parking lots in the park and numerous areas of drive widening and gravel forming informal parking areas. Drive edge landscapes are degraded by these activities. The original drives, many of which are closed to traffic, were laid out with landscape sequences in mind that are no longer accessible. These historic drives are in fair to poor condition with forest debris on the surface.

The park contains six baseball fields, two cricket fields, and one football/soccer field. These fields are in varying condition, with recently constructed ones, in good condition and some others unused and derelict. There are fifteen tennis courts, five basketball courts, three playscapes and a swimming pool. Most of the ball field backstops, playscape equipment, and courts are in good condition. Many of these have been the subject of recent improvements.

Several new or recently refurbished benches are located in the lower park area and are in good condition with little vandalism noted, although overall, for a park of this size there are very few places provided in which to sit. Trash barrels are incongruous to the quality of the park. Few drinking fountains were noted in the active play areas. Signs placed throughout the park range from subtle and informative to visual clutter. Some are nailed onto 100 year old trees. Some of these signs were weathered or rotted. Lighting for buildings and selected playing fields is present within the park. There is also limited drive lighting. In a number of park areas security or area lights have been broken.

There are three historic entrance gates in Keney Park. The main park entrance gate on Greenfield Avenue is a memorial ensemble with "Keney Park, A Gift From Henry Keney," inscribed on the bronze plaque mounted on a limestone pier. A pair of stone gate piers flank the entry drive. Formerly decorative iron gates, removed in recent years, were hung on these piers and were able to be closed. The bronze, granite and limestone piers are attached to a cast iron fence on each side. The condition of these elements includes; granulation damage to the stone balls on top of the piers; gypsum crusts; missing pointing between granite blocks; missing lead insets for cast iron attachments to the granite; minor graffiti; iron fence paint in poor condition; missing section of fence; the missing gates; and, extensive vine growth.

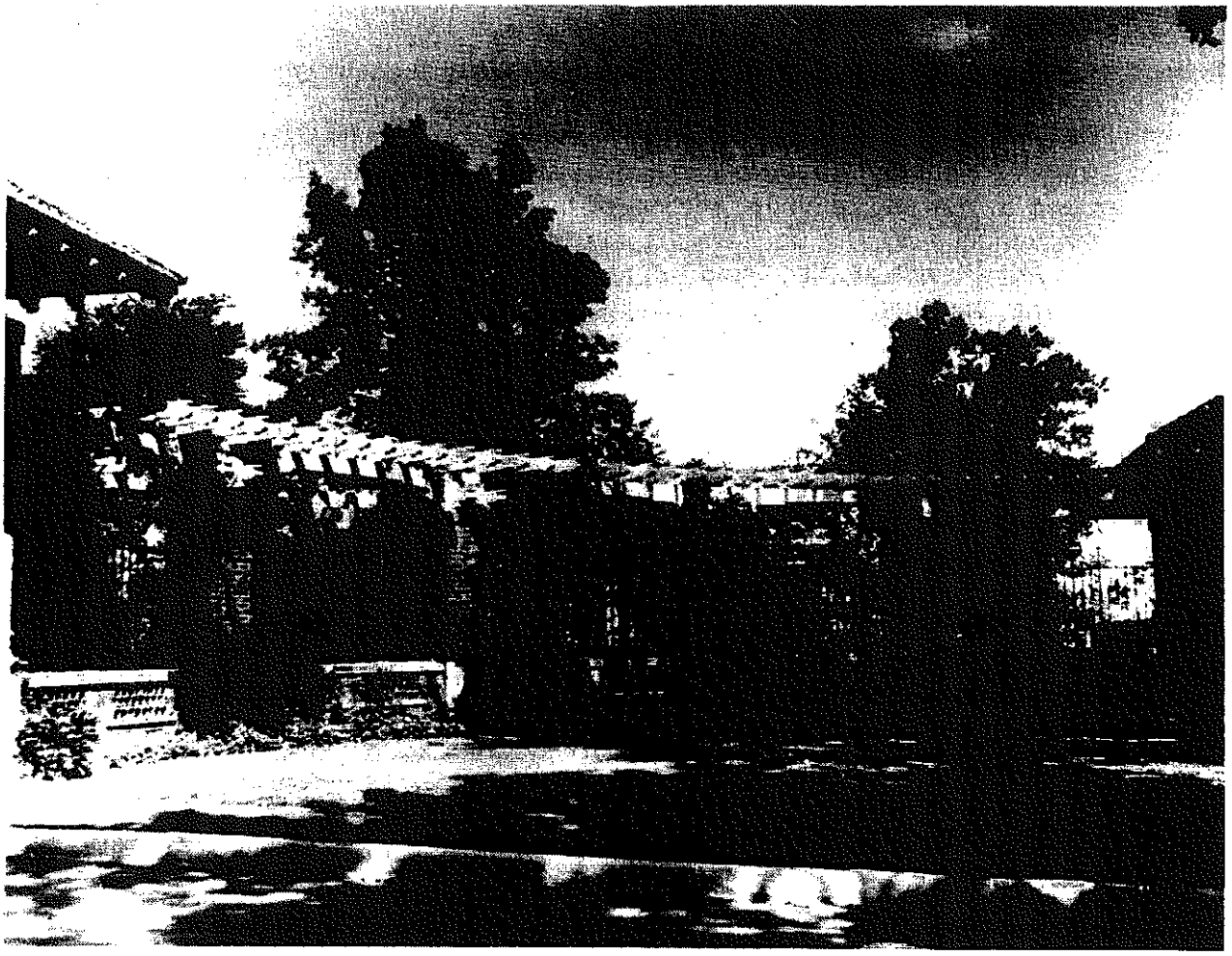
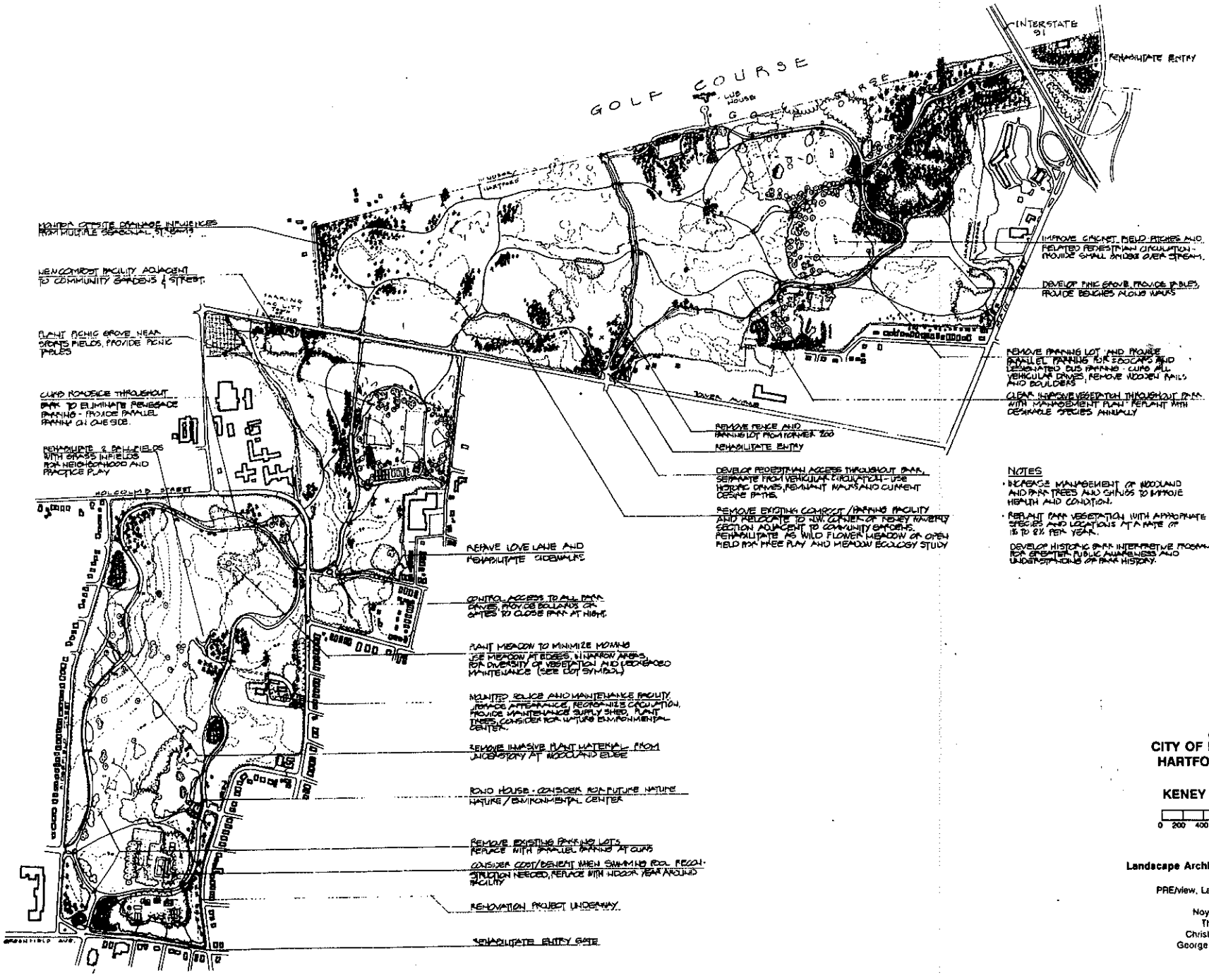


Figure VI.7 Keney Park photographic view of Windsor Street entrance, circa 1900, shows portion of entrance ensemble with ceramic, iron and wooden elements of vine arbor. FLONHS



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- Flagpole
- Dump Area
- Other Light
- Cobra Light
- Manhole
- Topography
- Catch Basin
- Water Edge/Stream
- Wet Area/Seep
- Hydrant

NOTES

- INCREASE MANAGEMENT OF WOODLAND AND PARK TREES AND SHRUBS TO IMPROVE HEALTH AND CONDITION.
- REPLANT PARK VEGETATION WITH APPROPRIATE SPECIES AND LOCATIONS AT A RATE OF 1% TO 2% PER YEAR.

DEVELOP HISTORIC PARK INTERPRETIVE PROGRAM FOR GREATER PUBLIC AWARENESS AND UNDERSTANDING OF PARK HISTORY.

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

KENEY PARK, SCHEMATIC PLAN

0 200 400 1000 2000

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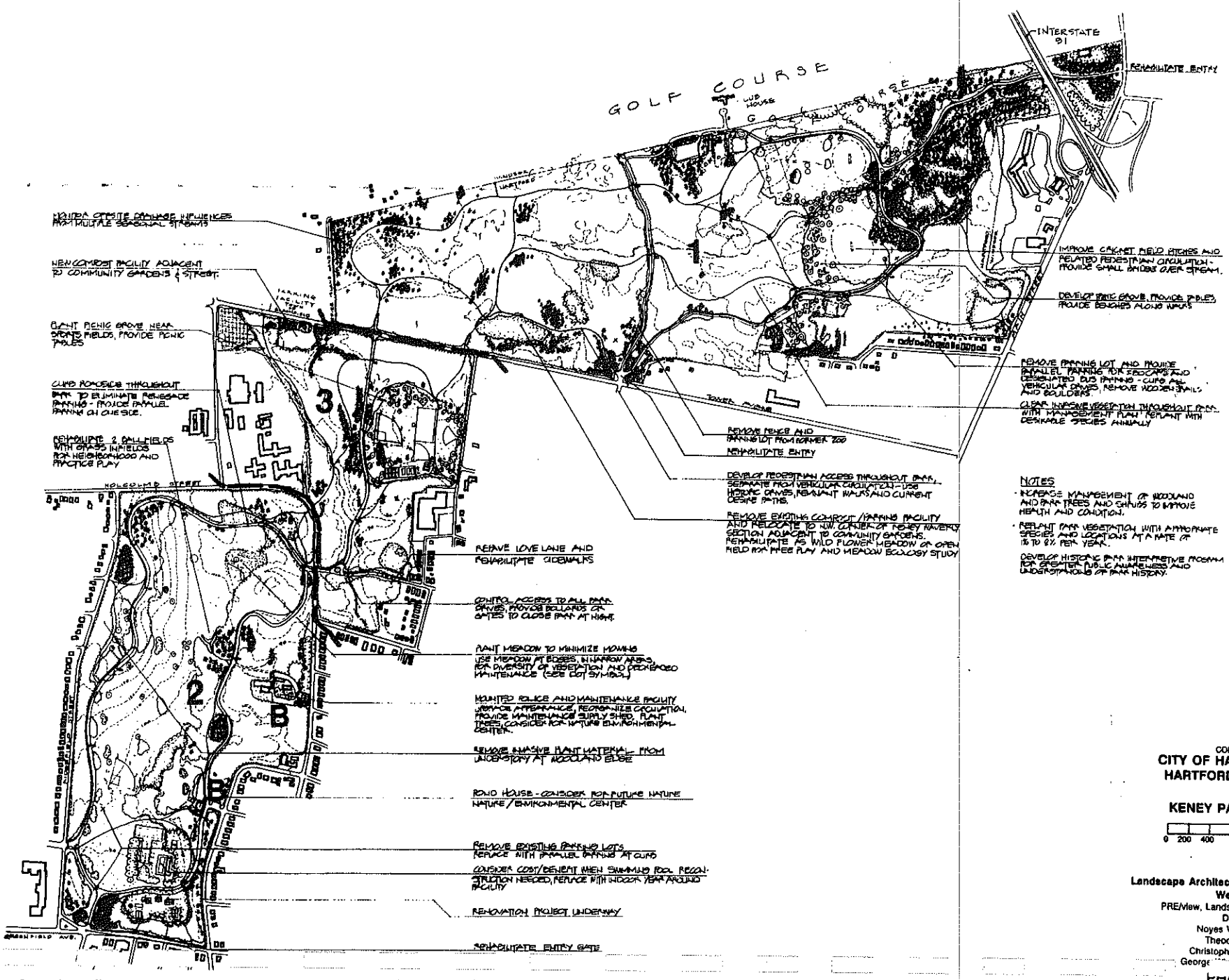

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PHASING STUDY

Throughout the park, access is to be controlled with entry gates for closure to vehicles at night, during park events or in bad weather conditions. These entry provisions are included within each phase.

Phase one addresses the northern, Keney Barbour, area. Throughout this 286 acre parkland a pedestrian walk system is developed to provide barrier free access. In a few locations paths are incorporated with small bridges to allow pedestrian access over seasonal streams. All walks are a minimum of ten feet in width and are constructed to support vehicle weights and provide for park-wide maintenance access. In the portion of the park west of the Tower Avenue entrance, former park drives are converted to pedestrian, bicycle, wheelchair, skate board, etc. uses, regaining easy access to this abandoned portion of parkland. Benches, of the durable city-wide prototype, are placed along walks at appropriate locations. Picnic table are located in shade tree groves near the cricket fields for improved group use experiences.

The park drives are rehabilitated as one-way loops accessed from the Tower Avenue and Windsor Street entrances. Parking is to be parallel on one side of the park drives. Drives are constructed at a 24' width which allows sufficient space for one motor vehicle lane, parking on one side of the drive, and a bicycle lane. All parking lots serving the park and renegade parking on drive edges are removed and rehabilitated as green park landscape. The entry gates on Tower Avenue require several types of remedial action. The sandstone and quartzite piers and the stone slabs supporting the fence need repointing. Cracks in the fence support require repair. The iron fence is to be reset with lead inserts, earth removed from the base; tree and scrub growth removed, and scraped and painted. The remedial actions required for the entrance are important but of relatively small cost, estimated at $10,000.

The Windsor Avenue entrance to Keney Park is an elaborate composition of two pergolas within a paved entry plaza with flanking decorative fencing. While the pergolas are in good condition, the adjacent elements will require replacement with some salvage possible. This rehabilitation will require a major project including the following: replace, reset and repair granite bases; replace all lost ceramic elements; replace fence segments and reset remaining fence sections; point new and repoint remaining stonework; replace lost brickwork; replace promenade pavement; regrade earth away from built elements; remove graffiti. A major rehabilitation is indicated with a cost estimated in the range of $200,000.

The natural systems of the park are to be upgraded through the removal and suppression of invasive vegetation and encouragement of desirable plant materials, especially along former park drives that have been allowed to go through ecological succession. Trees are added to the park in several areas, reflecting the organization of spaces in the historic plan and drawing on historic plant lists and mature existing tree types for selection of species. As a measure to assure healthy and diverse tree populations that continue to sustain the parkland and forest areas in a park, an ideal replanting rate of 1% to 2% of the park trees is expected annually. This will assure that within 50 to 100 years the new growths of trees will be replacing those that have matured or died. A rate of 2% may be more desireable to achieve an average 50 year life span because of pollution and human stress (eg. compaction), factors that decrease tree longevity in urban conditions.

is to be the subject of a water quality and pond ecology investigation that should result in management recommendations and may involve a capital project to make needed improvements.

The Greenfield Avenue park entrance requires remedial action and replacement of lost elements. Actions include the cleaning and consolidation of decorative elements; replacing all pointing; removing graffiti and vines; replacing lead insets for the iron fence anchors; realigning fence sections as needed; and, scraping and painting. A refurbishing and replacement project is recommended with an estimated cost of $75,000.

Four structures are present in this area of Keney Park. There is a recent proposal to develop a nature education center with an associated petting zoo in Keney Park. While the concept of a petting zoo may be appealing, experience with zoo planning indicates that a variety of animals need ecologically different habitats that are non-competitive between display species and/or the elements used to define their areas; and, that within the display limits there are areas of retreat from public visibility. The need for ideal habitats in turn leads to expanded areas into the park land with increasing acreage, double fencing and facilities in order to provide humane, supportive environments that comply with current standards or regulations for species in zoo settings. As a permanent facility, this type of use is not suited to the objectives of this master plan.

A nature and environmental education center, however, is an appropriate use for Keney Park. The wealth of natural resources in the park, and examples of environmental health and human impact can provide effective outdoor settings for ecology lessons and personal explorations. The center should be conceived as a destination within the greater park environment, that can serve as a place to gather, provide exhibit space and storage for a literature and video collections with nature and ecology themes, and other such uses. The greater park is the nature and environment source for tactile education. The building is the place to gather for indoor or outdoor family oriented activities such as nature walks, exhibits, lectures, classes and other related events to maximize the development and service potential. The center should use an existing structure. Both the Pond House and the Maintenance Center are potential sites. These structures could be modified to suit the purpose. Staff at the center would provide a security measure for the structure, which is in keeping with the policy that park buildings should be occupied on a daily basis. Further development of the nature center concept is required.

The Pond House should continue to serve current park and community uses in the short term. A building rehabilitation is included in the cost estimate. The project should address specific park and community needs, such as the development of a nature education center. The building should be staffed with a regular attendant.

The Mounted Police Building with park ranger offices and storage, and the Maintenance facility are intended to continue in current uses in the short term with a defined maintenance program to address deficiencies. In the long term both structures are to be rehabilitated to more effectively serve present uses. Either of these structures could be reorganized to serve additional uses. This area is also a potential site for a nature and environmental center. This approach may necessitate an addition within this complex. Although a higher construction and set-up cost may be required, the advantage of siting within this complex is that staff and security personnel are already on site. The rehabilitation of these structures should be

accompanied by an upgrading of the site, including additional plantings and improved parking areas. In addition, a shed structure for materials storage is to be added to the area for needed maintenance materials.

The Pool House is intended to serve its current use as a pool support facility in the short term. When major capital improvements are required, both the pool and this structure are planned for removal from the park. The capital investment in these facilities is extremely high in light of a ten week outdoor swimming program and current annual municipal costs. As indicated elsewhere within this report, alternatives to provide year-round indoor swimming elsewhere within the community should be explored. These options should be available when the Keney Park facility is removed. The construction of large pool buildings within parks is not recommended and is in conflict with national preservation standards for historic landscapes. The estimated cost of phase two is $2,459,000.

Phase three focuses on the Keney Waverly area seeking to create a more park-like environment, provide increased access, and support passive and group uses as well as continuing active recreation uses. This area has been intensively developed with sports fields and active recreation facilities. In order to provide these facilities, woodlands have been cleared, trees removed and grades leveled. The schematic plan for this area provides pedestrian access throughout the park and linkages to other park areas and the neighborhood. The drive is reopened to one-way traffic with parking on one side. The existing parking lot is to be removed and returned to turf and trees. Extensive tree plantings are proposed along Waverly Street and at the margins of the sports fields. In two of these areas, picnic tables are installed for family and group use. The new compost facility is sited in this park area accessed off Tower Avenue. Evergreen plantings around this area are intended to improve screening from the park and street. A wildflower meadow is developed in the south east corner of the area. Woodland improvements, including the removal of invasive vegetation, are also included. No improvements to the Keney Waverly Field House are planned. As in other parks, small facilities of this type that are not able to be staffed are to be phased out. Portable toilets are to be provided for peak uses and events. The estimated budget for phase three is $881,000.

These three phases of landscape improvements will succeed in providing greater access and diversity of use throughout the park in a higher quality park environment.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Keney is a large landscape with rolling lawn, meadows, specimen trees, groves and native woodlands. Mowing is a major operation because of lawn area. The development of several wildflower meadows will decrease mowing intensity and is an intended culture for margins and small openings in the woodland that are more difficult to mow. Forest management, limited to date, is planned to substantially increase. Capital project costs has been assigned to forest rehabilitation but monitoring and maintenance will be required after project completion. Since project costs are high, areas may require care in advance of project funding as well. As in other parks, new plantings require establishment maintenance for two to three years after plantings. Additional furnishings will require periodic maintenance and repair but will be made with the city prototype, designed for ease of maintenance, repair and replacement. These elements will significantly increase the maintenance burden of the park.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in three phases for the proposed park work. Additional estimates are included for building projects. The Keney Park estimates are as follows:

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1	Phase 2	Phase 3
Mobilization	$ 118,000	$ 100,000	$ 36,000
Professional Fees	$ 189,000	$ 160,000	$ 57,000
Removals	$ 195,000	$ 106,000	$ 24,000
Drainage, Soil & Grading	$ 89,000	$ 16,000	$ 11,000
Vegetation	$ 188,000	$ 230,000	$ 121,000
Pedestrian Walks & Drainage	$ 716,000	$ 463,000	$ 232,000
Drives, Parking & Drainage	$ 897,000	$1,092,000	$ 300,000
Sports Field	$ 10,000	$ 17,000	$ 0
Facilities	$ 0	$ 0	$ 0
Structures	$ 0	$ 0	$ 0
Furnishings	$ 20,000	$ 20,000	$ 20,000
Sign, Interpretation	$ 35,000	$ 30,000	$ 8,000
Memorial	$ 210,000	$ 25,000	$ 0
Contingency	$ 236,000	$ 200,000	$ 72,000
ESTIMATED PROJECT TOTALS	$2,903,000	$ 2,459,000	$ 881,000
TOTAL PARK PROJECTS		**$6,243,000**	

BUILDING PROJECTS, Project Totals with Mobilization, Professional Fees and Contingency

Pond House Rehabilitation	$ 320,000
Police & Maintenance Rehabilitation	$ 664,000
Environmental Center, within Existing Structure	$ 615,000
TOTAL OF ALL BUILDING PROJECTS	**$ 1,599,000**
TOTAL ESTIMATED COSTS FOR SCHEMATIC PLAN	**$ 7,842,000**

POPE PARK

HISTORIC DATA

On November 26th, 1894 Colonel Albert A. Pope provided in his will a gift to the City of 73.0 acres of parkland. The establishment of a park south of Park Street was provided on the condition that the City of Hartford assume all costs for highway, sewers, curbs and general infrastructure. Two additional acres were then added from Hartford real estate. In 1897, the City finished purchasing additional southern tracts of land bringing the total acreage to 90 acres. Fourteen acres adjacent to the park were also allocated by the City for juvenile and orphan asylums. The General Plan for Pope Park was developed by Olmsted, Olmsted and Eliot of Brookline, Massachusetts.

The plan included the lands south of Park Street to the river, and north of Park Street, along the river to Capital Avenue and Park Terrace with a smaller parcel east of Park Terrace which is now known as Pope Park North, see historic description. The area south of Park Street was created as a large, sloping open ground with the Hollowmead Pond in the lowest area. The High Mall area was designed and developed with a Fountain, Flower Garden, Music Pavilion and Little Folks Lawn. Informal shade tree groves edged the park lands. Formal tree rows lined all of the surrounding city streets. The area extending northward is sloping ground from Park Terrace down to the Park River. The general plan indicated a highly developed pedestrian system within a predominantly woodland area with two major clearings.

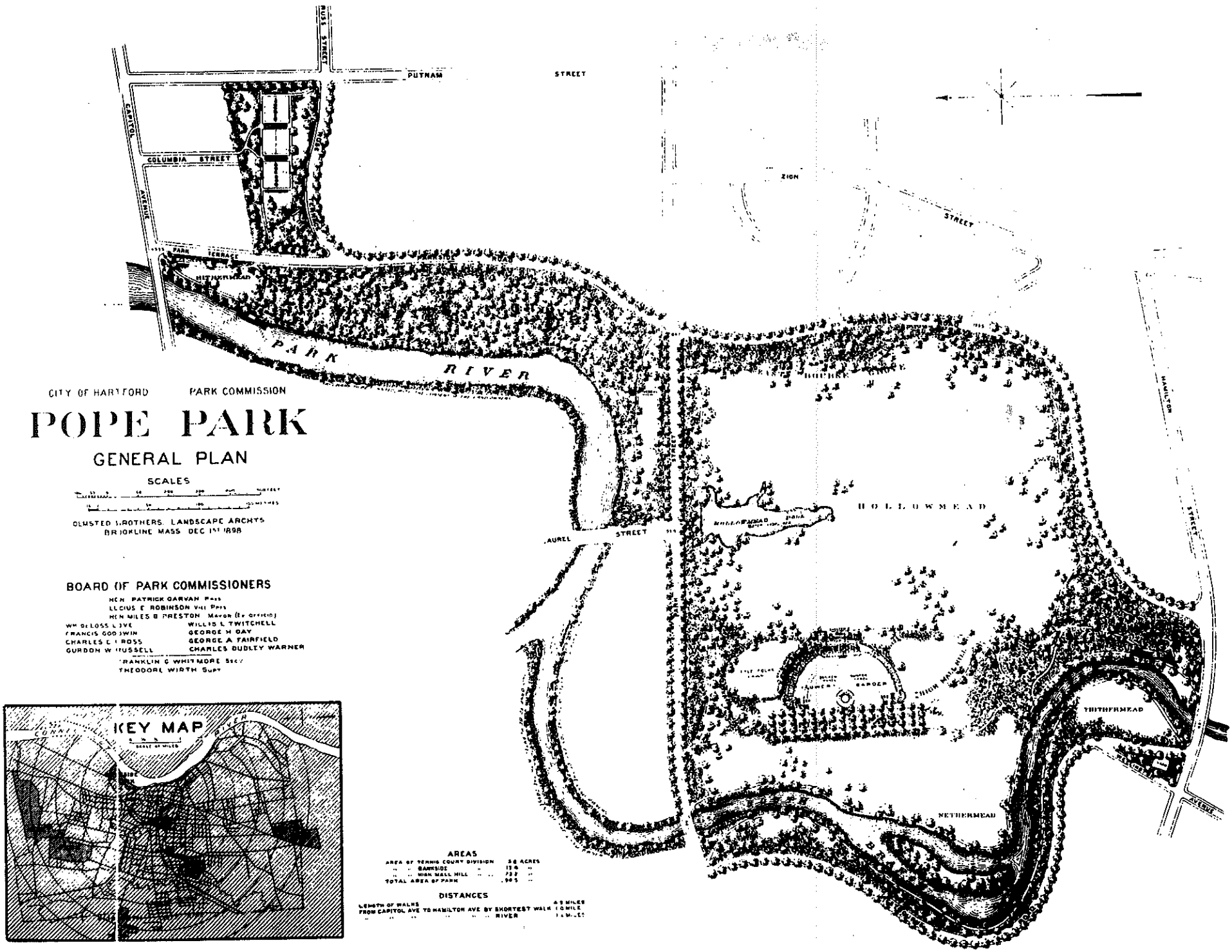
Originally the Park River flowed through the park as a natural feature that was a key element of the original design. It was removed and culverted underground in the mid 1970s for flood control reasons and for the taking of land for the Interstate 84 right-of-way. Natural springs on the site and site drainage provided water to the small pond, called the Hollowmead in the Olmsted design.

In 1913 a memorial fountain in the memory of Colonel Albert A. Pope was erected at Capital Avenue and Park Terrace commemorating his industrial activities and public benefactions from 1890-1905.

EXISTING CONDITIONS SUMMARY

Pope Park is heavily used by the neighboring community. It measures 71.27 acres and is located on Park Terrace and is bisected by Park Street. The overall condition is good to fair for parklands south of Park Street. Lands north of this area are poor to fair and appear to have been temporarily abandoned with deferred maintenance.

Soils and water conditions vary widely throughout the park. There are paved asphalt ditches leading to catch basins in some locations in the northern section, while street storm drains at the south end are frequently clogged causing the storm water to spill over the curb and create washouts in the park. The park soils are fair, and are heavy clay soils which appear to be poorly drained in low areas adjacent to the ball fields.


CITY OF HARTFORD PARK COMMISSION
POPE PARK
GENERAL PLAN
SCALES
OLMSTED BROTHERS, LANDSCAPE ARCHTS
BROOKLINE MASS DEC 1ST 1898
BOARD OF PARK COMMISSIONERS
HON PATRICK GARVAN Pres
LUCIUS E ROBINSON Vice Pres
HON MILES B PRESTON Mayor (Ex officio)
WM DE LOSS LOVE
WILLIS L TWITCHELL
FRANCIS GOODWIN
GEORGE H DAY
CHARLES E LROSS
GEORGE A FAIRFIELD
GORDON W RUSSELL
CHARLES DUDLEY WARNER
FRANKLIN G WHITMORE Secy
THEODORE WIRTH Supt
KEY MAP
AREAS
AREA OF TENNIS COURT DIVISION 2.6 ACRES
" " BANKSIDE " 13.6 "
" " HIGH MALL HILL " 73.2 "
TOTAL AREA OF PARK 90.5 "
DISTANCES
LENGTH OF WALKS 4.5 MILES
FROM CAPITOL AVE TO HAMILTON AVE BY SHORTEST WALK 1.0 MILE
" " " " " RIVER 1.4 MILES
PUTNAM STREET
COLUMBIA STREET
CAPITOL AVENUE
PARK TERRACE
PARK RIVER
LAUREL STREET
ZION STREET
HAMILTON STREET
HOLLOWMEAD
THITHERMEAD
NETHERMEAD
GARDEN
HIGH MALL HILL

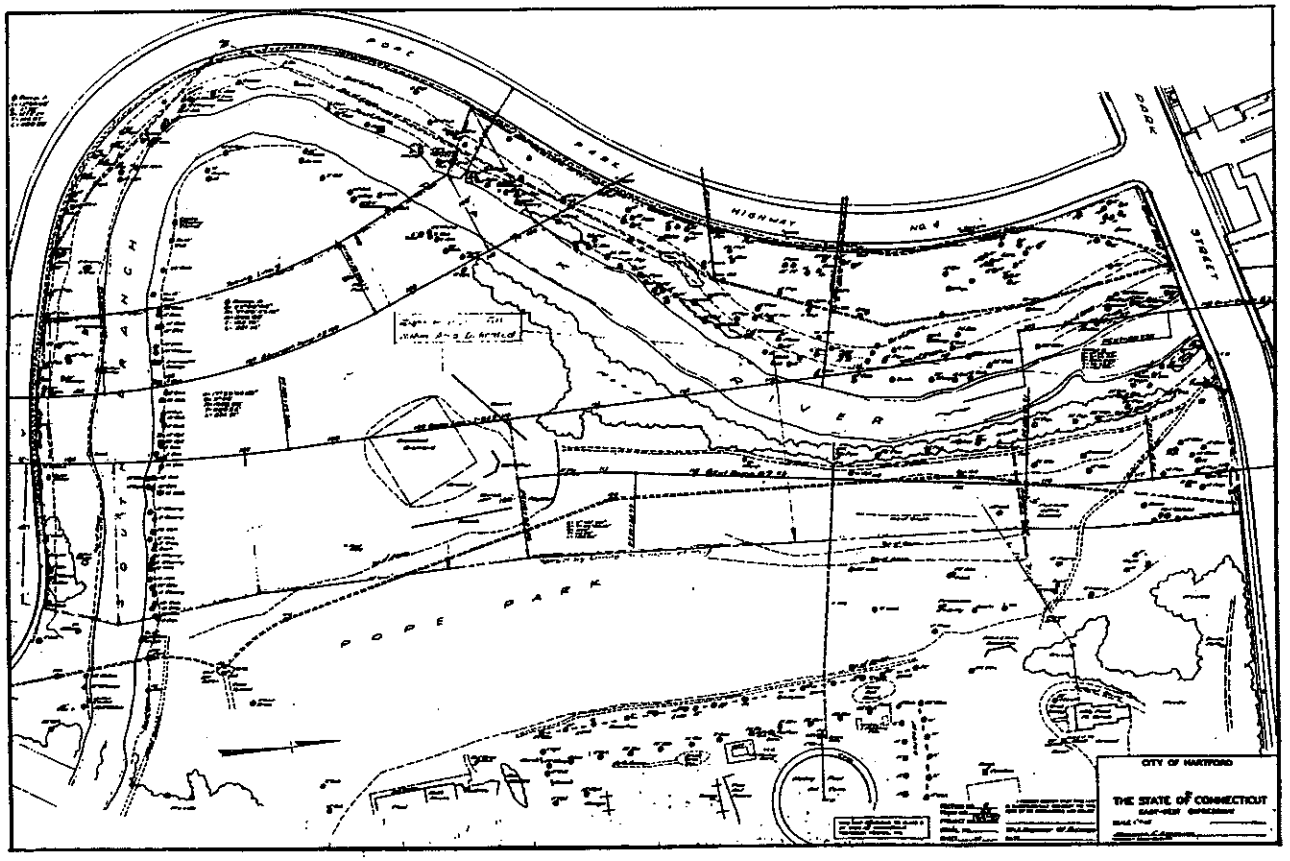


Figure VI.9 Detail Plan of real estate taking for Interstate 84 that inlcuded the culverting of the south branch of the Park River, undated. HLA

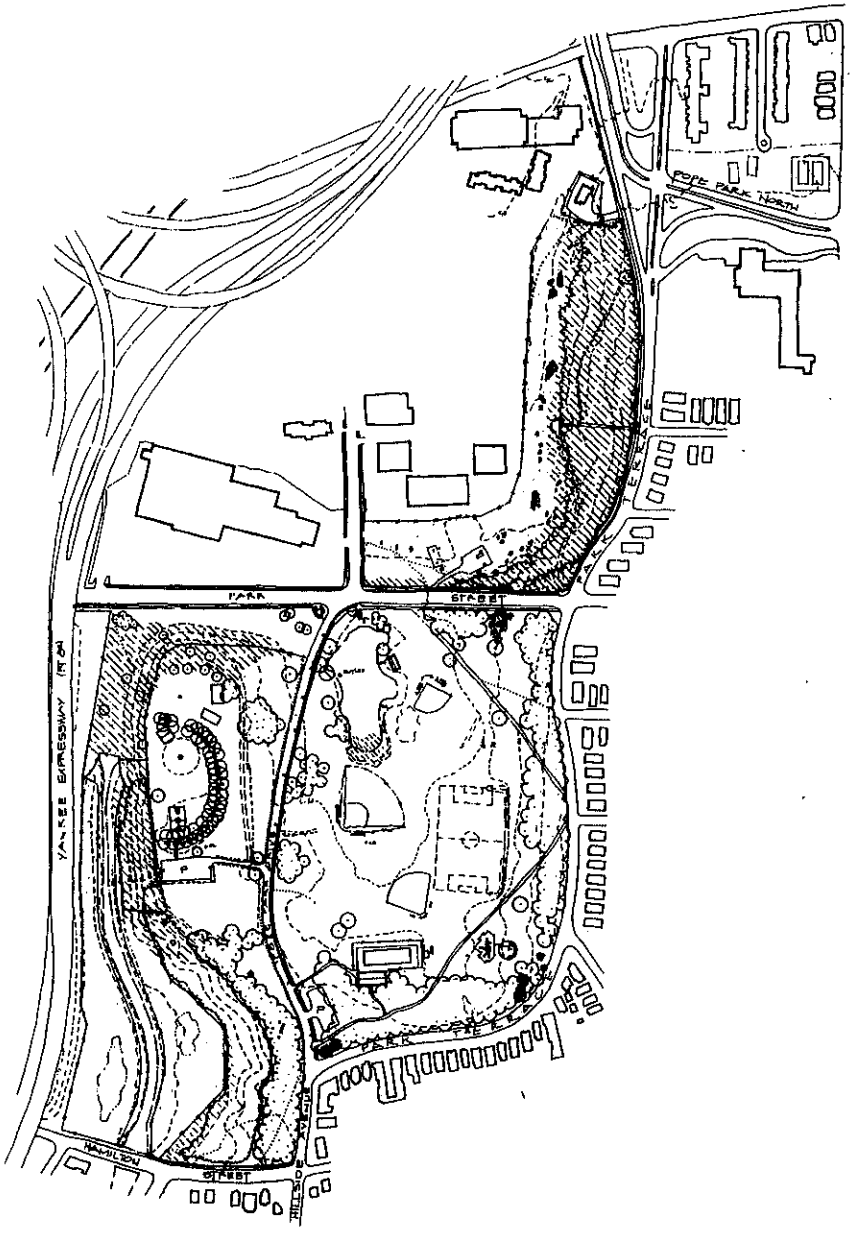
In the west side of the park near I-84, the field over the drainage channel and the former river location is a meadow with tall grasses, Crown Vetch, Goldenrod, and some groupings of White Pines and deciduous trees. This area and the adjacent hillside show signs of neglect and abuse. Along with desire paths on the hillside, there is a large wet area at the base of the hill facing Park Street. Within the formal park, south of Park Street, the new embankments created with the culverted river are apparently mowed once or twice annually. These are colonized with Black Locust and Tree-of-Heaven. The southern tip of the park is a stand of mature oaks with no understory, probably due to the heavy foot traffic in this area. While the park was originally designed to take full advantage of the curving river with scenic islands, the only water feature that remains is the small Hollowmead Pond. This pond is shaped as it appears on the Olmsted plan, and is currently silted heavily. The pond is shallow and eutrophic, and there are signs of rodent activity along its edges.

Wooded areas are generally fair, and can be characterized as stands of mature Oaks and Maples, with understory plants of European Buckthorn (Rhamnus), Black Locust, Tree-of-Heaven, and other invasive species. A typical example is the heavily wooded hillside from Park Terrace to the foot of the slope in the area north of Park Street. The forest has many old trees which show signs of neglect including downed trees. One tree, documented as being over 36" in caliper, is down across the hillside and the historic steps. Invasive species, such as Rhamnus cathartica are taking over the understory. Evidence of illegal dumping in this area from Park Terrace down slope into park lands is also highly prevalent. Vehicle access is readily available for this illegal use from handicapped curb cuts.

Parkland areas are fair with many mature plantings of Oaks, Pines, Maples, and Ash over mown lawn in intensively used sections of the park south of Park Street. Depressions in the ground were noted in many locations marking the sites of lost trees. Remaining trees are mature and are suffering from neglect. The southernmost portion of the park has many Black Locust and Oak trees. There is no understory here. A few trees could be removed in this area, particularly the older invasive species.

The historic plan had several opportunities, both internally and on the perimeter, for the placement of formal trees. The only example that remains is good to fair and is the original semi-circular, double row (allee) of Sugar Maple trees that is extant on the hilltop overlooking the park to the east and former river, I-84 complex to the west. All infill trees in this feature have been Pin Oaks (about 15% of trees). Most trees are in good condition, although a few are dead or dying. As with the parkland trees there are signs of neglect. Uniformly, soil has been lost around their bases, as noted when seeing the height of benches above grade.

Shrubs are fair and appear in various areas of the park. These are in most cases overgrown, remnant stock or volunteer growth. No stands of ornamental shrubs remain. Viburnums and Spirea remain on the hillside facing Park Street, and there is an old Privet hedge at the edge of the embankment as evidenced by the remnant older plantings. Recently planted shrubs are limited to the clipped yews around the bus shelter. The turf areas, like the shrubs, are fair and show signs of minimal attention. Examples include the lower ball field which appears to be poorly draining and a large ring of poor turf inside the formal maple allee. There are no ornamental plantings in the park.



SYMBOL KEY: Pope Park

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- Meadow/Scrub
- Deciduous Tree
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- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

POPE PARK, EXISTING 1991

0 100 200 500 1000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PREview, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
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George Wheeler, Monuments Conservation

Pedestrian walks are limited, as evidenced by the number of [illegible] and perimeter desire walks. Many of the natural elements have been lost or their maintenance deferred over the years and as a result the planted elements have been reduced to an overall condition of fair at best. Historic remnants include the promenade at the semi-circle allee of Maples, in remnant form. More recent construction includes the heavily traveled asphalt walks across the park from Park Terrace to the bus stop at the corner of Park Avenue and Pope Drive or, the walk across the southern end of park. Both are too wide and in fair to poor condition. The walks, similar to those in other large parks, such as Bushnell or Colt, are traveled by police and maintenance vehicles, which may sometimes degrade the associated landscape. The entry path into the park at the southwest corner is also heavily traveled.

Vehicular drives are in good condition. Internal park pavements include service drives or limited drive lengths that access parking lots. External roads bisecting and edging the park are in good condition. Park Terrace has been realigned and widened removing portions of park land and making slopes steeper within the park to the west above Park Street. Evidence of original grading for roadways is clear along the southern edge of park. The roadway up to the basketball court and Maple allee is in poor condition, as is the parking lot in this area. A small asphalt parking lot at the southwest corner of the park also fits this category. The curbing on the bisecting streets is granite and is in good condition.

A good condition rating for park facilities clearly documents where the emphasis has been placed more recently. The basketball court near the Maple tree allee, although poorly sited, is in good condition. However, the volleyball court pavement areas and badminton court pavements, also in this area, appear abandoned. The pool appears in good condition, but the service drive and pathways adjoining it are in poor condition. The ball fields are sited with insensitivity to the natural and historic topography of the park. The soccer field is cut severely into the side of the east lawn, which has created drainage problems, and severely sloped embankments which are difficult to maintain. The baseball field below the soccer field, next to Park Terrace, is in poor condition and the extensive grading of the infield has created a condition leading to the erosion of gullies that could be a hazard to players. The lowest fenced ball field appears to suffer from very poor drainage, making it less useful at all but the driest periods of the year. The playscape has been recently installed on a leveled shelf area with an extensive cut into the grade behind it which is eroding. Although the playground is relatively new, it is poorly situated on a slope in the main park meadow. The benches which overlook the playground are heavily used. No walks lead to the playground.

The structures in Pope Park include the Pool House and a shelter next to the pond. The Pool House is in fair condition and is a one-story clad concrete block building on a concrete slab. The roof of this structure is in poor condition. The shelter is in fair condition, and is a single story steel-framed structure with a concrete slab floor. The original wall enclosures were removed due to graffiti.

There are few furnishings in the park, with a dozen or so original benches remaining in the Maple allee, rated fair to poor. These appear to be historic, and have been subject to little maintenance as is evident by the soil erosion at their bases, many broken wooden slats; the etching of the concrete end supports, broken iron supports, and, the fact that several of the benches appear to be missing. A long run of chain link fence to the north separates the upland

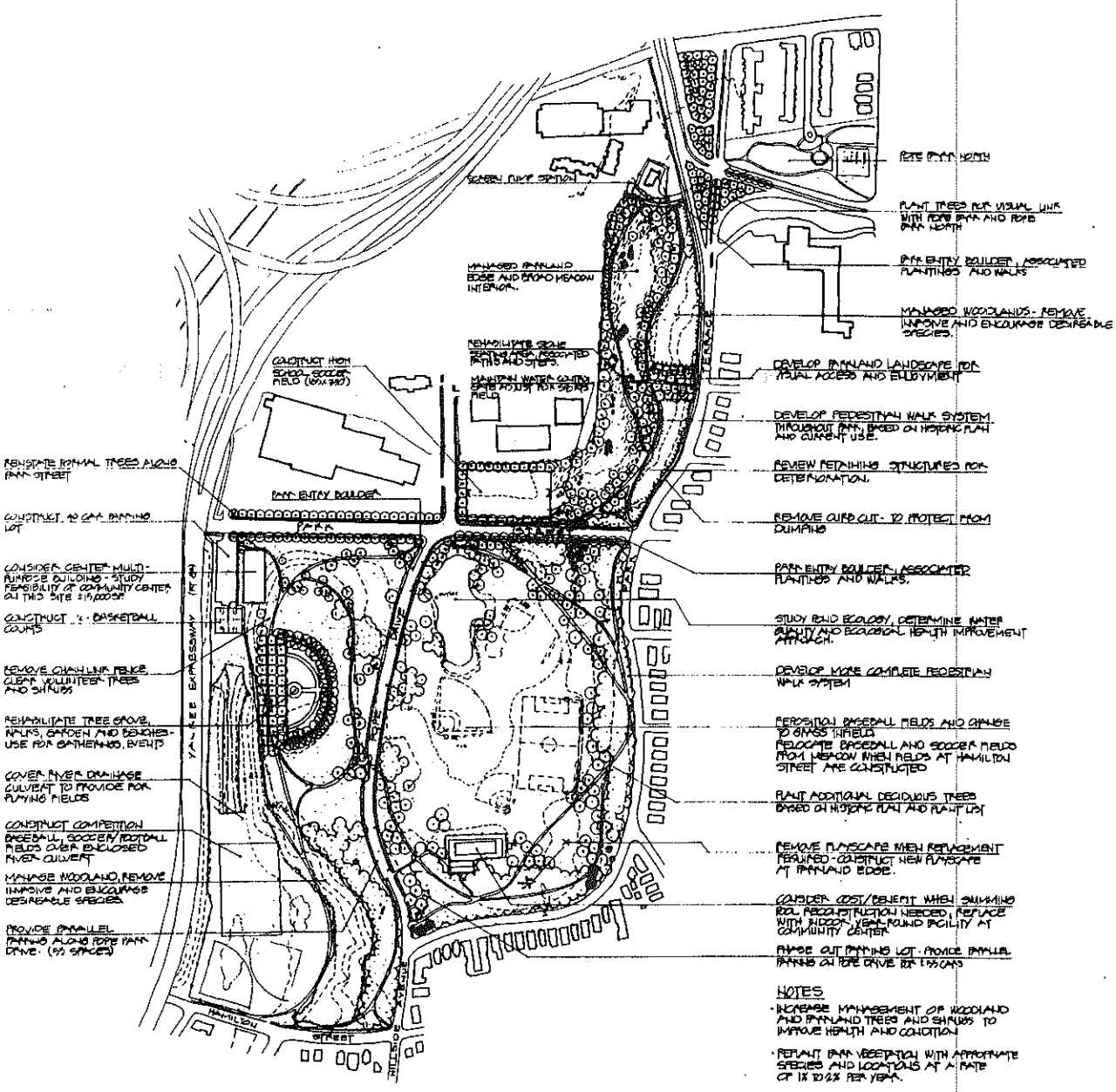
part of the park from the scrub and volunteer tree area that extends to the west toward the culverted river. It is generally in fair to poor condition, breached in many spots. Most of the lighting in the park is along the central road, Park Street, which bisects the park, and around the pond for ice-skating. The lighting is generally a cobra-type mounted on a utility pole.

A 1913 Memorial Fountain in the memory of Colonel Albert A. Pope was erected at Capital Avenue and Park Terrace. The monument is constructed of granite, bronze and mortar and is fair. The trough has a large chip in the edge, and the water supply appears to be dysfunctional. The monument overall requires repointing, plumbing repair, graffiti and rust removal and the repair of the spalled granite.

SCHEMATIC PLAN

The schematic plan for Pope Park develops the park lands for greater diversity of use, recaptures abandoned areas of the park, directs action toward the preservation of the remaining historic landscape, and, addresses the issue of a neighborhood Community Center and selects a possible site. The capital improvements are developed in three phases: first, the recapture of the abandoned lands fronting on Park Terrace; second, the recapture of the High Mall and surrounding area for passive and group uses; and, third, the reinstatement of the historic core of the park. In addition, a building and structure phase plans for an ambitious set of improvements to make full use of the lands bordering Interstate 84 and the potential development of a community center.

Phase one addresses an area of the park that has received little care or positive use since the culverting of the Park River. The area includes the level ground at the corner of Laurel and Park Streets that curves into a thin, open meadow, which is above the river culvert. To the east of the meadow is a forested slope that moves uphill to Park Terrace. To the west, large apartment buildings and a four story parking garage abut the park land. The intent for this area is to stabilize and renew the natural resources; provide barrier free pedestrian access from north to south; reconstruct the central steps and path; link this portion of Pope Park with Pope Park North; and, provide additional active recreation opportunities. An intensive effort is planned to bring the forested slope back to stability and good health with desireable species. This includes the removal of fallen trees, clearing of invasive vegetation, pruning and fertilizing of mature trees and opening the ground plane for planting of shrubs, ground covers and turf in selected locations. Particular attention will be given to both sides of the central steps in order to enhance the plantings and provide good visibility. An articulated pedestrian path system allows entry and movement through this interesting area with both woodland edge and meadow edge alignments. Entry points are developed with park name signs as well as walks and characteristic plantings. The west edge of the parkland is planted to shade trees framing the space and defining the park without significantly limiting views. The open area at the southwest corner is developed as a soccer/football field at high school play size. The development of the field will require some adjustments to the water controls located at the east end of the proposed field. The sports field is edged with shade trees on three sides. Formal trees, as shown in the Olmsted plan, are proposed for planting along the entire north side of Park Street in this phase. The estimated cost of phase one is $972,000.



NOTES

- INCREASE MANAGEMENT OF WOODLAND AND PARKLAND TREES AND SHRUBS TO IMPROVE HEALTH AND CONDITION
- REPLANT PARK VEGETATION WITH APPROPRIATE SPECIES AND LOCATIONS AT A RATE OF 1% TO 2% PER YEAR.

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- Playscape
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- Barbecue Grill
- Picnic Table
- Cobra Head Light
- Other Light
- Manhole
- Catch Basin
- Water Edge
- Wet Area
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

POPE PARK, SCHEMATIC PLAN

0 100 200 500 1000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/view, Landscape Architecture, Visual Simulation
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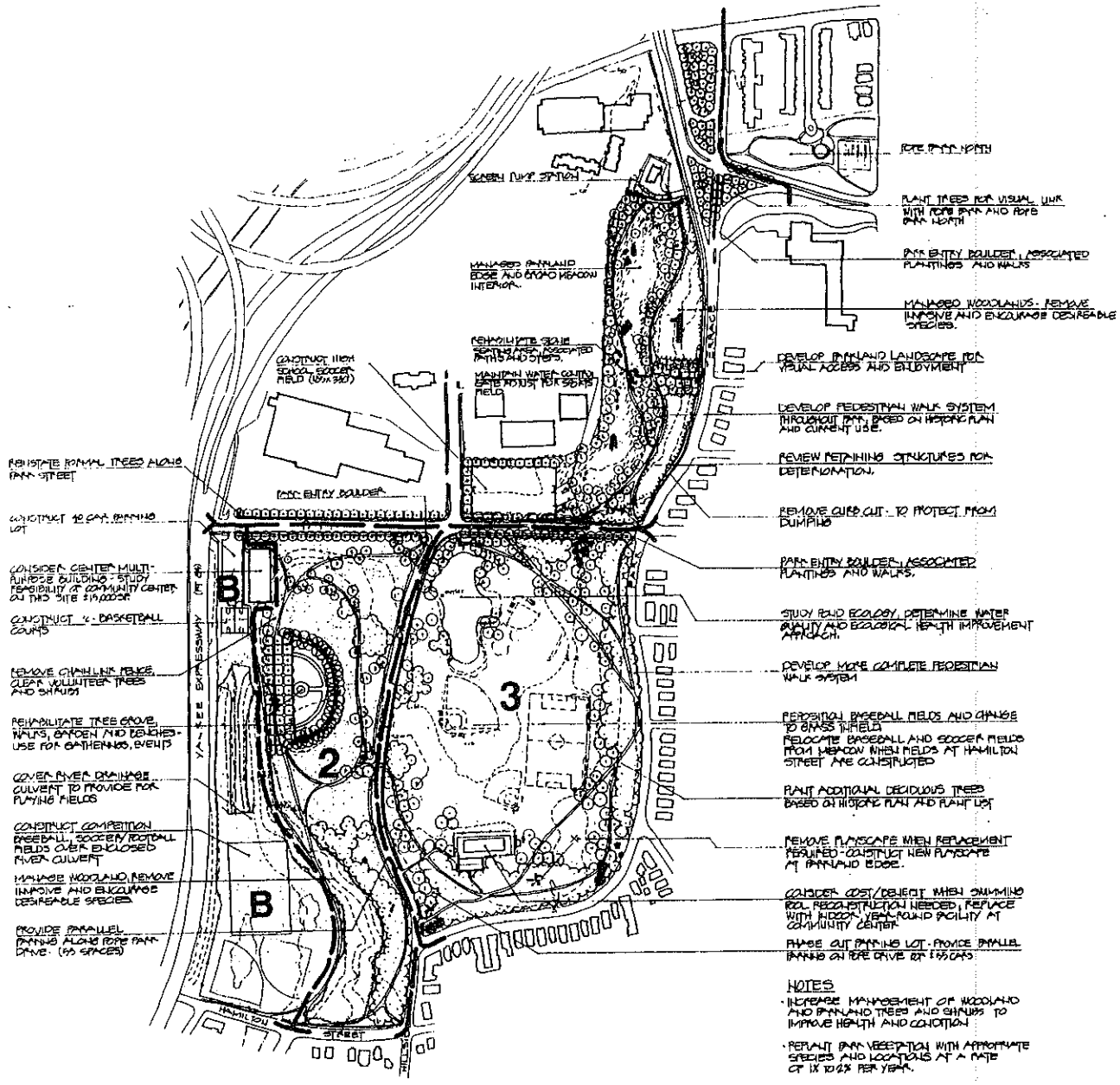

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PHASING STUDY

In phase two, the major gathering place for this park is recaptured. High Mall was designed to provide a grand promenade overlooking both the Pope Park meadow, the pond and the Park River. The setting is shown in a detail of the historic plan in the preceding pages. It included a semi-circular, tree shaded system of walks around a central fountain and flower garden. In its current state, this area is fragmented by chain link fences and volunteer growth. The historic plans are followed by another detail plan showing the river channel-drainage culvert land taking, as well as the area taken for the I-84 right of way. On the detail plan are the edges of the Maple tree allee that surrounded the large spray pool area, and a baseball diamond that was situated in a field that has become the concrete river channel. Since the culverting of the river, this area has received little care or use. The proposal seeks to reopen the area to full pedestrian access; provide a destination on the hill for gatherings, events and passive uses; reinstate the turf and trees, and parkland landscape; and, provide parking along the side of Pope Park Drive. Proposed removals include chain link fences, a parking lot remaining from the former swimming pool, and a basketball court. Parking is to be accommodated along Pope Park Drive with parallel spaces on the west side. Basketball courts, planned for the area nearest Interstate 84, are to be developed in conjunction with an adjacent community center. The High Mall design is based on the historic plan and adjusted to suit the modified site and potential uses. A system of broad walks under rows of shade trees provides space for people to stroll, or to set-up displays, fairs and festivals. The semi-circular space is planned to have a reinforced turf area that is adaptable to heavy use, framed with walks, and lined with benches that are focused on a circular ornamental planting bed.

The topography of the surrounding area is gently to steeply sloping. It includes remnants of historic walks which are proposed to be linked with new walks in a curving system that adjusts to the topography. The Park Street edge of the park is planted in a formal row of trees, while the interior park plantings are to be renewed and additional tree plantings added in an informal style. The Oak Grove at the southern end of this area requires care especially because of the bare soils on the ground plane. The woodland area downslope to the west requires removal of invasive species in a clear and grub operation. Care of mature trees and the stabilization of the ground plane with mulch are also required. An expanded walk system provides improved access to this area. The estimated cost for phase two is $ 1,157,000.

Phase three includes the recapturing of the central meadow space of Pope Park. A complete system of pedestrian walks will provide barrier free access to the parkland. Prior to this phase, the soccer/football field will be developed in the north area of the park, and if the structure and building phase progresses, other fields will be completed near Hamilton Street. In this phase the existing baseball fields and soccer fields will be removed or relocated. Two baseball fields for informal play are to be repositioned to the north and south of this space. The backstops are located carefully to blend as much as possible with the park surrounds. The baseball fields are to have grass infields, without changes to the sloping grades of the space, Two benches will be installed near the backstop on each side. The playscape is relocated slightly to the south, and placed within a grove of trees for partial shade. The swimming pool is to continue to be in use until major capital improvements are required, at which time alternative swimming programs should be in place. At that time the pool is to be removed. A pond ecology and water quality study is to be conducted to assess condition and make recommendations.

The building and structure phase focuses on the area between the High Mall and Interstate 84, recapturing this parkland for active uses and potentially for the development of a community center. The proposal advances the idea that the concrete river culvert area can be further covered to provide three sports fields near Hamilton Avenue. A feasibility investigation and refined costs would need to be developed. This land area was part of the park, and could be brought back into use with a capital investment. A length of the culvert remains open to provide an escape route if storm waters are excessive within this culverted system.

In the Hartford Capital Improvement Program, a building site for a 15,000 SF community center is proposed in the vicinity of the Park Avenue and Park Terrace intersection. This multi-purpose facility would include an indoor gymnasium, and indoor swimming pool and other activity and multi-use areas. Pope Park is an historic landscape, and, as such, the siting of a large building within this landscape is contrary to preservation standards. However, in this case the building can be located in an area that has already lost the historic integrity because of the culverted river and construction of Interstate 84. In addition, this placement does not visually or physically impact the remaining historic park. There are no other possible sites for such a large structure within Pope Park. That noted, a more important issue should be addressed with regard to examining the best use of community resources. Restating one of the overall guidelines used in the master plan, parks work best as green spaces. The location of community buildings, therefore, function most effectively when centrally located to the neighborhoods they serve. Potential community center sites within the Park Street neighborhood might also be explored along with the Neighborhood Improvement Program (NIP) noted in the capital improvements budget before the project proceeds. In addition, as stated elsewhere in this report, the potential for greater collaboration with the Board of Education to increase public access and recreational programming in schools should be developed. The issue of other opportunities for serving the community without duplication of facilities is a part of long range planning and should be a part of the community center dialogue.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

The improvements proposed for Pope Park are far reaching. They include the recapture of lands not currently maintained. Areas currently in scrub vegetation or areas of overgrown woodlands are to become incorporated into maintenance regimes. These additions will increase the maintenance burden for the park as a whole. In addition, as in other parks, new plantings and additional furnishings will be provided and will require care. A significant increase in maintenance burden for Pope Park is required in the carrying out of the schematic plan.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in three phases for the proposed park work, with structures and related parking included in a building construction phase. The Pope Park estimates are as follows:

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1	Phase 2	Phase 3
Mobilization	$ 40,000	$ 47,000	$ 21,000
Professional Fees	$ 63,000	$ 75,000	$ 34,000
Removals	$ 55,000	$ 73,000	$ 10,000
Drainage, Soil & Grading	$ 5,000	$ 165,000	$ 32,000
Vegetation	$ 533,000	$ 190,000	$ 137,000
Pedestrian Walks/Drainage	$ 123,000	$ 213,000	$ 118,000
Drives, Parking & Draiange	$ 0	$ 277,000	$ 0
Sports Field	$ 12,000	$ 0	$ 17,000
Facilities	$ 0	$ 0	$ 75,000
Structures	$ 0	$ 0	$ 0
Furnishings	$ 16,000	$ 20,000	$ 9,000
Sign, Interpretation	$ 31,000	$ 3,000	$ 3,000
Pond Ecology Study	$ 0	$ 0	$ 25,000
Memorial	$ 15,000	$ 0	$ 0
Contingency	$ 79,000	$ 94,000	$ 43,000
ESTIMATED PROJECT TOTALS	$ 972,000	$1,157,000	$ 524,000
TOTAL OF PARK PROJECTS			$ 2,653,000

BUILDING AND STRUCTURE PROJECTS, Project Totals with Mobilization, Professional Fees and Contingency

Community Center, Parking and Basketball	$ 2,861,000
River Culvert Deck, Sports Fields, Turf	$ 1,904,000
TOTAL OF BUILDING AND STRUCTURE PROJECTS	$ 4,765,000
TOTAL OF ALL PHASES	**$ 7,418,000**

RIVERSIDE PARK

HISTORIC DATA

The park was established in 1895, with a total of seventy five acres purchased by the City of Hartford, as well as a partial lease from the Water Department. Riverside was the second park, after Bushnell, to be purchased through the issuance of a city bond. The park was designed by the Olmsted Brothers, with the General Plan dated to 1899. Park Superintendent Theodore Wirth developed a design for the southern portion of the park in 1904, which called for the development of additional active recreation equipment from the wading pool to the south end of the park.

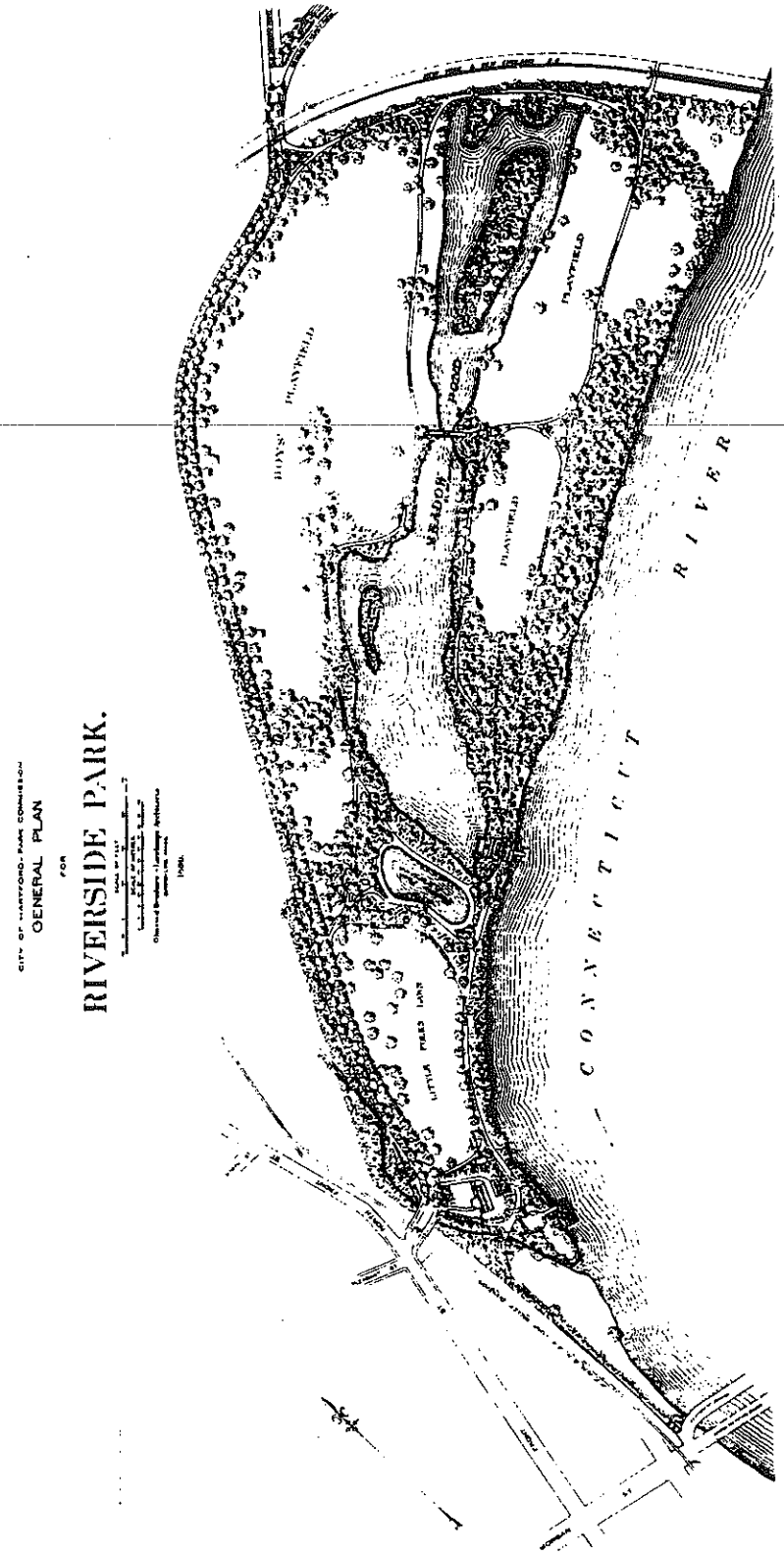
The park was officially named Riverside Park in March of 1897 by the Park Board and was opened to the public on September 3, 1898. The large wading pool was a popular feature. Parts of the park were regularly flooded in the spring and these seasonal pools were recreation features. Early photographic views show an open landscape with some mature trees, generally of bottom land types, such as Poplar. People are strolling on broad pedestrian walks with broad vistas over the Connecticut River.

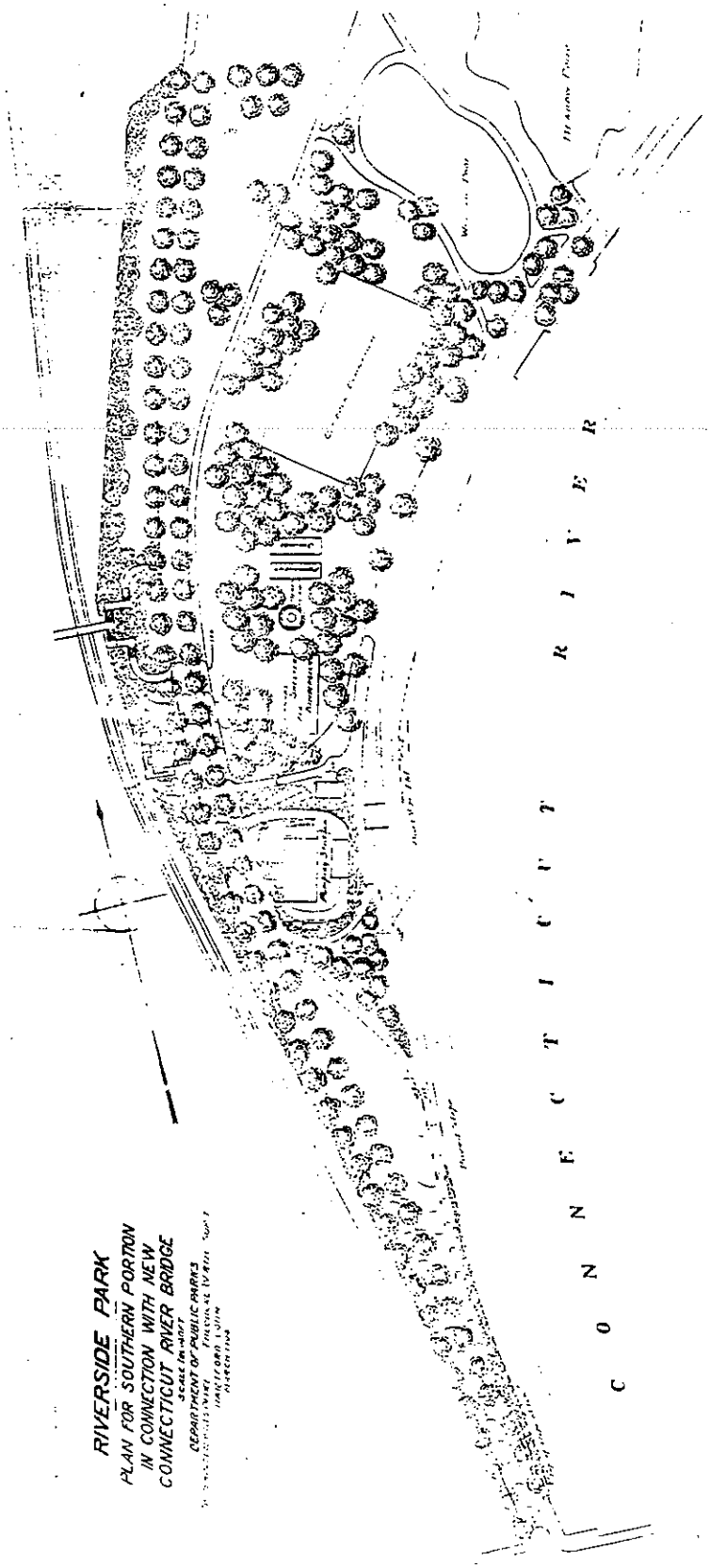
Introductions into the landscape include the Vacation School (1899); School Gardens (1905); two Tennis Courts (1922); and a Footbridge over Morgan Avenue and the railroad tracks (1928). A swimming pool was added to the park in the 1950s and subsequently removed. As Interstate 91 was constructed, Riverside Park, always somewhat difficult to reach, was further isolated from the city by this highway. An access drive provides vehicular access from the north. In recent years the park has been the site of the only public boat launch within the city. Riverside Park has been the subject of recent improvements. A current construction project to develop the south end of the park, including the parking and boat launch areas, has been sponsored by Riverfront Recapture and is expected to be completed in 1992.

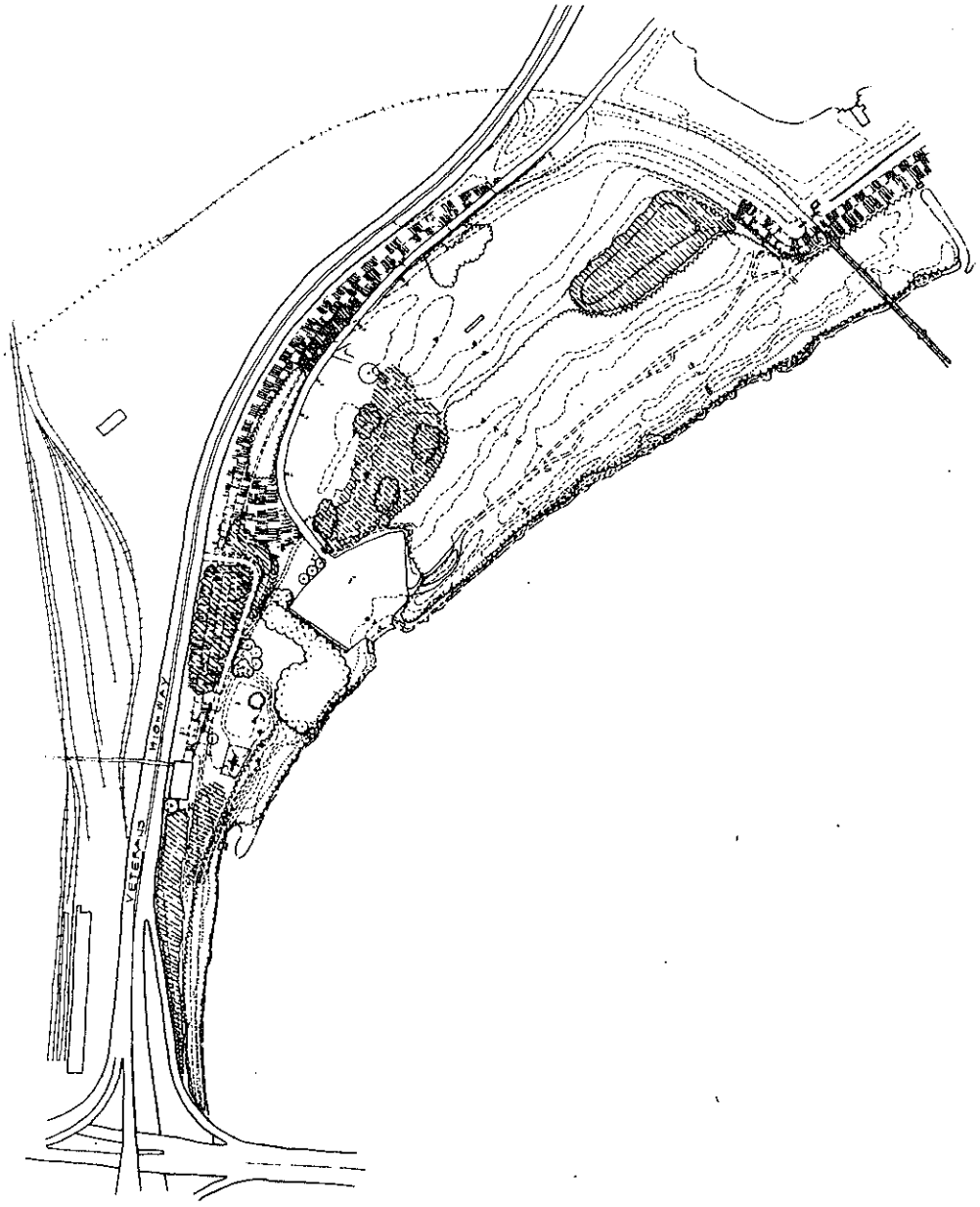
EXISTING CONDITIONS SUMMARY

Current parklands of Riverside Park measure fifty one acres. The park is located on the Connecticut River just east of the Veterans Highway (Interstate 91) and is generally in good to fair condition. The Interstate 91 highway embankment is a steep, continuous flood dike, that visually and physically separates this park from downtown Hartford. Dramatic framed views of the downtown skyline can be obtained from the park interior, especially from the cricket field area.

Park drainage is by regular overland flow towards the river. Percolation through the sedimentary park soils is also generally good. There are several sunken lawn areas which remain wet and some areas are subject to seasonal or storm floods. These areas may be portions of the former Meadow Pond that covered a large portion of the northern area of the park with seasonal water features.


CITY OF HARTFORD PARK COMMISSION
GENERAL PLAN
FOR
RIVERSIDE PARK.
BOYS' PLAYFIELD
MEADOW
POOL
PLAYFIELD
PLAYFIELD
LITTLE PEEL LAKE
CONNECTICUT
RIVER


RIVERSIDE PARK
PLAN FOR SOUTHERN PORTION
IN CONNECTION WITH NEW
CONNECTICUT RIVER BRIDGE
CONNECTICUT RIVER



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- Bench
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- Other Light
- Water Fountain
- Topography Contour
- Top/Toe of Slope
- Water Edge
- Wetland Area
- Rip Rap
- Headwall

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

RIVERSIDE, EXISTING 1991

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Vehicular drives are limited with the only paved example being the access road which terminates at the large parking area and the boat launch. Currently, equipment for riverfront classes is kept in freight shipping boxes, the size of tractor trailers, at the rear of the parking lot. Permanent storage solutions for on site material should be developed with an understanding of potential flooding and riverine landscape forces. Storage elsewhere and transportation to the park would be preferred to the construction of a building which would not be regularly staffed and may also become inundated with seasonal or storm flooding.

There is a gravel spur road which leads up to the children's playground from the entry drive. The parking area perimeter is partially controlled by a line of wooden posts and a small berm. The lawn areas are not secured from renegade parking and therefore show a number of degraded sections. The park has no readily visible entry character other than the drive coming into the site over the railroad tracks.

Furnishings are almost totally absent and those remnants that remain, such as the drinking fountain south of the cricket field, are poor. No benches were noted.

Lighting is fair and includes the cobra head lights mounted on telephone poles that line the entry drive and two cobra head lights that service the parking area. The pedestrian bridge has integral lighting and two cobra head lights illuminate the gravel road from the bridge to the parking area.

Facilities and associated equipment are good, although the location of the new playground with wooden playscape is questionable. This feature was placed on a hilltop near the pedestrian bridge that crosses over I-91. It appears very new, is in good condition, and displays no vandalism. There is also a boat launch with a concrete apron extending into the river. The edges of the launch ramp show signs of surface cracking and separation, possibly indicating subsurface bank erosion and frost heaves or ice damage.

No historic structures remain in the park. The newest and only facility is a concrete gazebo with a metal roof over exposed timber framing and concrete flooring. This is located near the playground and commands excellent views to the river (this gazebo matches the one in Charter Oak Landing).The structure is in good condition although some graffiti was noted on its concrete posts. The pedestrian bridge over I-91 is very large with an overwhelming presence near the playground/gazebo and southern parkland.

Lastly, there appear to be a number of small shallow digging pits just south of the I-91 pedestrian overpass, and between I-91 and the riverfront path. The area seems to be the site of an old landfill from many years ago and that is attracting a person(s) to dig for old bottles, glass, etc.

SCHEMATIC PLAN

The schematic plan for Riverside Park seeks to recapture lost pedestrian walks, lost views of the river and lost fields. It aims to reestablish a park-like character while working carefully with

riverine ecology and present standards of the State of Connecticut, Department of Environmental Protection and the local Inland Wetland Commission. In achieving this task, it references the historic record balanced with a realistic management approach, and references the current planned developed by Riverfront Recapture. The Phasing Study shows the area north of the parking lot and boat launch that is the subject of this plan. The area to the south is being developed in accordance with existing design plans for Riverfront Recapture.

The renewal of woodlands and the replanting of canopy trees is a major task for this park. Woodland areas should be controlled while removing some undesirable species and unwanted uses while at the same time encouraging desireable species in defined management zones. Four of these areas have been defined in the schematic plan. New tree plantings reestablish a formal, perimeter edge that was part of the Olmsted design. This will help the area to be perceived as parkland, screen the embankment and define the park boundary. Internally, new clusters of shade trees, to be managed as parkland over turf, are noted in several locations.

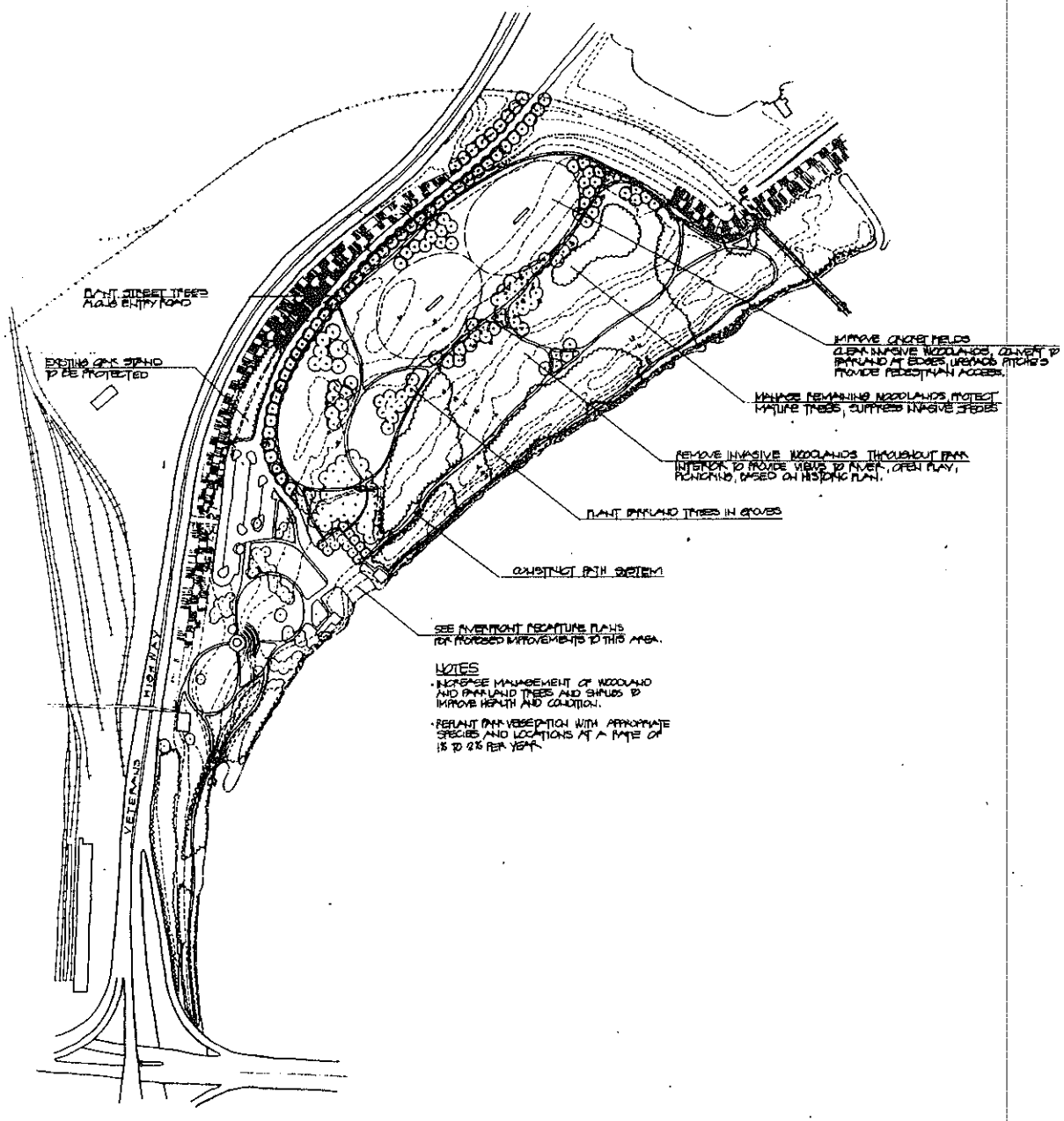
New circulation systems, both pedestrian and vehicular, respond to the picturesque character of this landscape and integrate with the plans for the southern portion by Riverfront Recapture, Inc. Path segments respond to destinations from the parking area to the cricket fields and boat launch areas. Historic riverside walks are recaptured to encourage strolling and viewing of the river. These walks will also provide maintenance access to the park and aid in defining turf and woodland areas. A park sign is to be located at the entrance with gates provided to close the park to vehicular traffic at night.

Improvements to the cricket pitches and the field margins are included. Picnic tables are to be installed in groves and benches are to be installed along walks to provide pleasant views. All of the above items are to be addressed in a single phase.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

The key to the success of the Riverside Park plan is sound maintenance and management decisions. Standard engineering solutions such as the current rip rap edge are visually inappropriate, and may prove costly over the long term. A naturalistic approach is always preferred and should be an integral part of all management decisions.

In addition to a schematic plan, a commitment needs to be made to rehabilitating and renewing the plant materials and ecological habitats that are afforded in a wateredge park like Riverside. A manual that clearly articulates management zones and maintenance methodologies could be developed to guide landscape management operations in wetland areas. The capital improvements to Riverside Park under this plan and the project developed by Riverfront Recapture will require additional care of vegetation, furnishings and features. As in other parks, the establishment maintenance period for plantings requires intensive care for two to three years. Additional furnishings will need repair, painting and replacement as necessary.



SYMBOL KEY: Riverside Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Mixed Woodland
- Woodland with Invasive
- City Street/Park Drive
- Secondary Drive
- Parking Area
- Pedestrian Walk
- Desire Path
- Structure
- Wooden Playscape
- Cricket Pitch
- Chain Link Fence
- Wire & Wood Post Fen
- Bollard
- Bench
- Picnic Table
- Barbecue Grill
- Other Light
- Water Fountain
- Topography Contour
- Top/Toe of Slope
- Water Edge
- Wetland Area
- Rip Rap
- Headwall

CONTRACT #1156 1991-1992

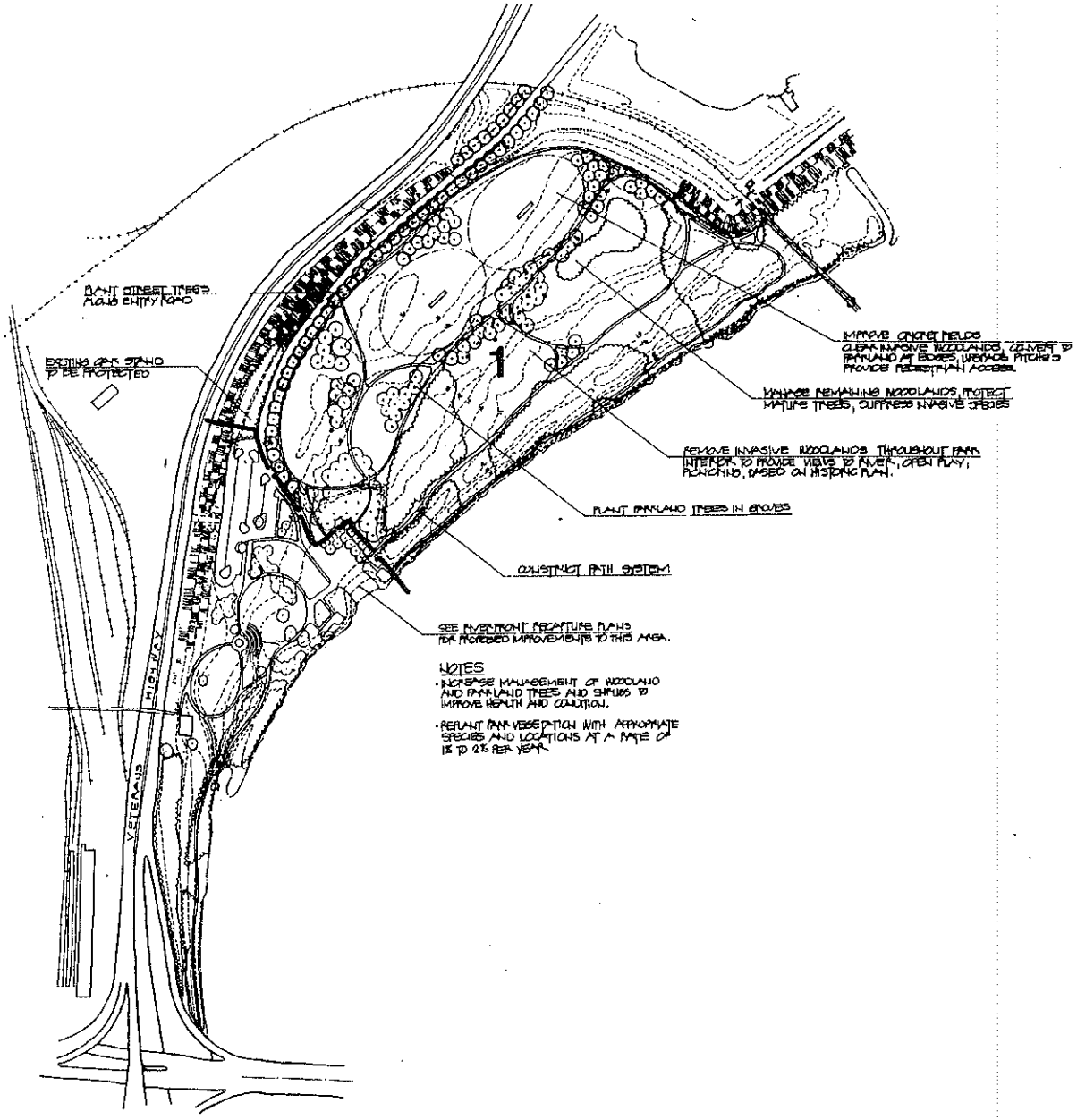
CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

RIVERSIDE PARK, SCHEMATIC PLAN

0 100 200 500 1000

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservatio
Westport, Connecticut

PREMew, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation



SYMBOL KEY: Riverside Park

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CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

RIVERSIDE PARK, SCHEMATIC PLAN

0 100 200 500 1000

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LANDSCAPES
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Noyes Vogt Architects, Architecture
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Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

PHASING STUDY

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed in one phase for the proposed park work. The Riverside Park estimates are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

	Phase 1
Mobilization	$ 38,000
Professional Fees	$ 61,000
Removals	$ 76,000
Drainage, Soil & Grading	$ 138,000
Vegetation	$ 101,000
Pedestrian Walks & Drainage	$ 235,000
Drives, Parking & Drainage	$ 140,000
Sports Field	$ 10,000
Facilities	$ 0
Structures	$ 0
Furnishings	$ 26,000
Sign, Interpretation	$ 33,000
Memorial	$ 0
Contingency	$ 76,000
ESTIMATED PROJECT TOTAL	**$ 934,000**

muddy and waterlogged mulch bed in this area. The adjacent tennis courts have rain water eroding the hillside desire paths and silting onto the courts. The drainage from the remainder of the site is best described as sheet drainage from the park toward the local street. The lower ball field has a catch basin set above grade which may explain in part why the field is very wet and appears unused. The basket ball court has signs of puddles and the nearby catch basin also appears out of grade alignment.

Soil conditions at the site improve as you move east to west. Between the community center and play area, heavy use has left the soils in this vicinity generally eroded from compaction and lack of sunlight caused by the neighboring tree canopy. The remainder of the site, overall, has only a few areas of limited erosion.

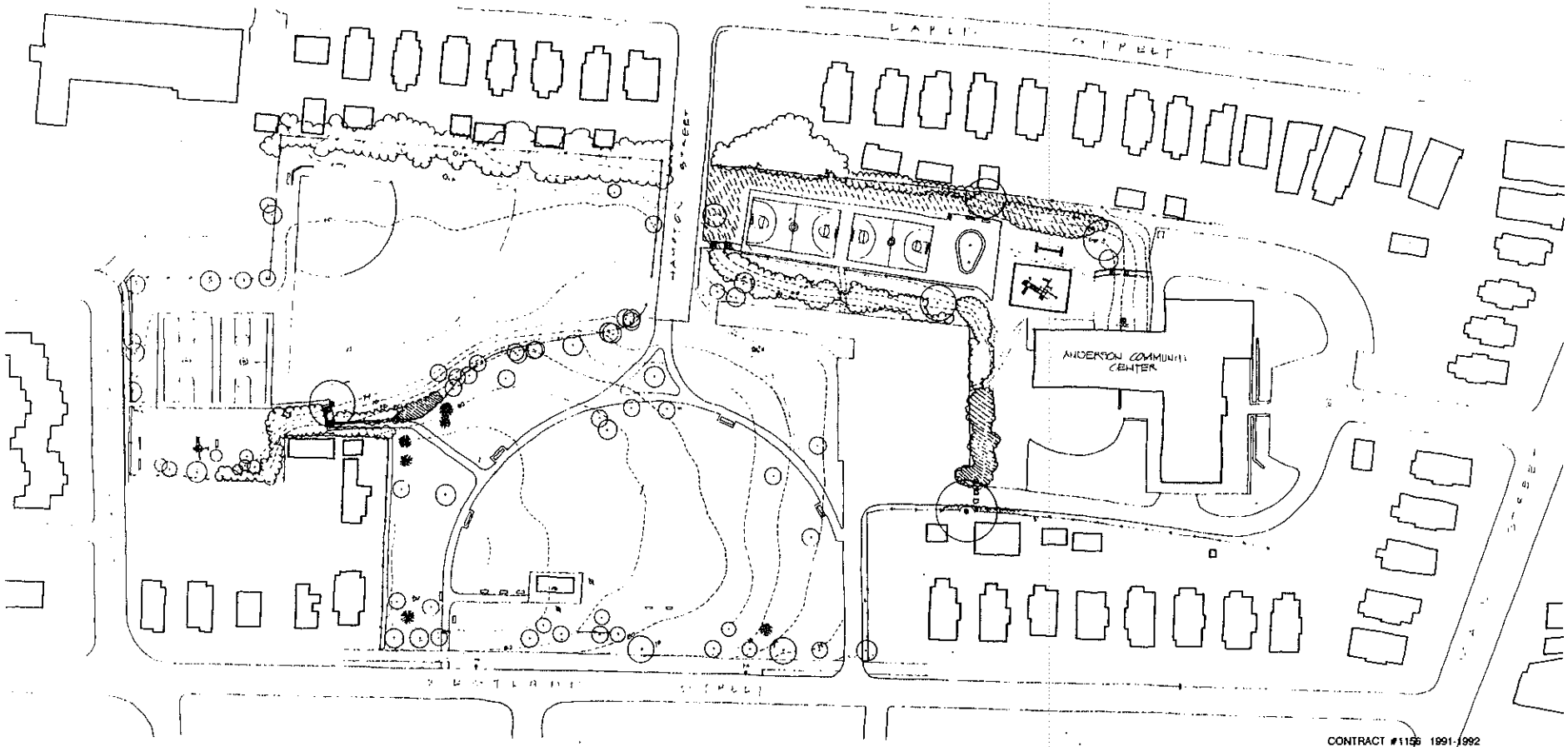
Generally, the condition of trees is good throughout, although many are less desirable invasive species. On eastern banks that are not mown (and are too steep to do so), ground cover conditions may be characterized as overgrown or weed-infested with intermediate desire paths. As we move west to the central open space and the play field beyond there are a number of recently planted trees (ie. Maple) that are struggling. The trees planted on the hilltop appear to be suffering from a lack of water and mower damage. The trees along the hilltop could grow to an attractive form in the future if maintained.

Understory material is limited throughout, with a very limited shrub palette in fair condition. At the community center, few shrubs appear evident, and those that are there are undesirable, invasive species. Over the parkland, older shrubs have been cut back or removed along with invasive species especially at perimeter edges.

Turf areas fare better in the open park than the densely packed and highly used play equipment area adjacent to the community center. In this shady area north of the center, playscape equipment and swings are active destination points combined with a pedestrian desire path that degrade the turf in this area. The remainder of the open, flat areas of the park fare better, except when adjacent to paths that are used for vehicular traffic, and on the lower ball field where rough fescue and field grasses have been left unmown.

Paths,in general, are in good condition and predominantly asphalt. However, they show some signs of breaking up, likely because of vehicular traffic on walkways. The steps adjacent to the community building just below the playscape show a lack of maintenance (eg. broken glass) and are in fair condition. Leading to these stairs is the largest collection of desire paths, illustrating that the pedestrian circulation in this north east portion is not successful and is leading to the overall degradation of the landscape.

Drives in the park are limited, and are short lengths that lead to the parking areas which are generally in fair to poor condition. Renegade vehicles are abusing the landscape throughout and need to be better controlled. The condition of facilities is varied and is predominantly fair to good. The playscape near the center is in good condition. However the adjacent basketball and tennis court surfaces are deteriorated. Moving west, the picnic shelter on the hill top is a target of much graffiti and lacks tables. Associated with this feature, there are steel posts for barbecue grills but the grills are gone. The last clustering of facilities can be found further west toward Clark Street. The basketball courts and wooden playscape are in fair condition.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

ANDERSON & BRACKETT PARKS, EXISTING 1991

0 25 50 125 250

SYMBOL KEY: Anderson & Brackett Parks

- Lawn
- Shrub/Shrubs
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Woodland with Invasive
- Street/Park Drive
- Parking Area
- Pedestrian Walk
- Desire Path
- Topography Contour
- Structure
- Picnic Shelter
- Spray Pool
- Playscape
- Swings
- Chain Link Fence
- Catch Basin
- Manhole
- Bollard
- Remnant Bollard
- Bench
- Utility Box
- Fire Hydrant
- Air Condition Unit
- Cobra Head Light
- Other Light

Prepared by
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Landscape Architecture, Planning, Historic Preservation
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David Schuyler, History
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Theodore Haskell, Maintenance
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George Wheeler, Monuments Conservation

The only major structure in the park is the two story concrete and masonry Community Center. The condition of this facility is good, with a recent renovation nearing completion. It should be noted that there is some limited concrete deterioration (eg. southwest corner).
Site furnishings are in fair to good condition. In this category the community center fares worse with the staircase handrail a short term hazard and the spray pool and associated furnishings in disrepair. Throughout the park, the benches are good to fair all having been exposed to some graffiti or abuse. Other furnishings such as the chain link fence along Westland Street is good to fair. As previously stated, the barbecue grills are currently dysfunctional.

Lighting is varied and includes high mounted HID lights in the central area of the park, spill off from the community center to the east, and perimeter lighting in limited areas from street lights along Westland Street.

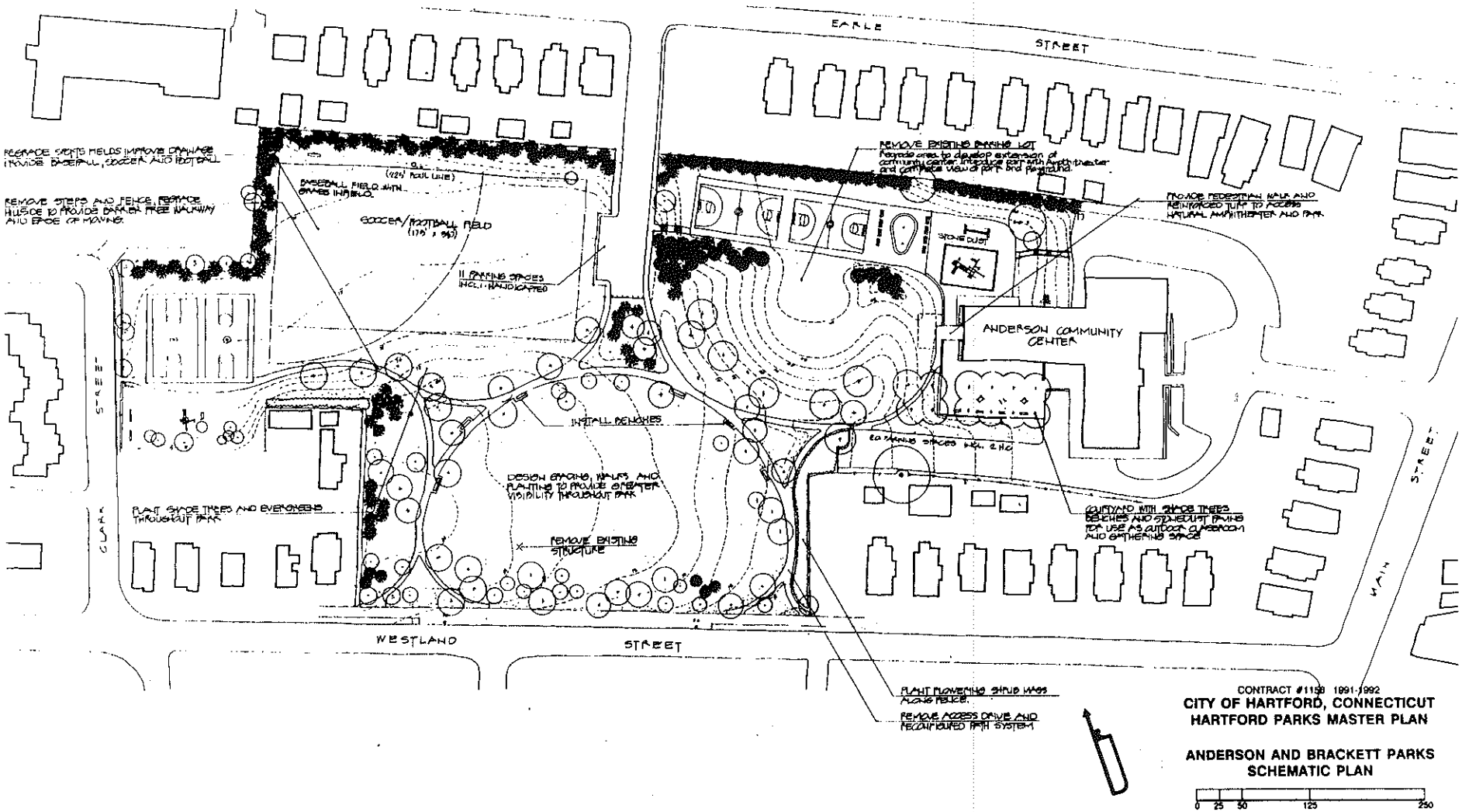
SCHEMATIC PLAN

The schematic proposal for Anderson/Brackett retains many of the features that are present today. However, through extensive regrading to shape the land, the new design primarily aims to resolve dysfunctional drainage problems, remove steep areas that encourage invasive plant materials (which are difficult to maintain and limit visibility), provide barrier free access throughout the site, and integrate the community center with the surrounding park, thereby improving the breadth of recreational opportunities.

Beginning with removals, there are several areas where regrading and drainage solutions were necessary to better accommodate use, access and better maintenance overall. This includes the removal of the vehicular drive access off of Westland Street, its associated parking lot and the steep surrounding slopes on all sides. The regrading efforts here will accommodate a more graceful pedestrian entrance, and a new "bowl" in the grading will also provide an outdoor classroom or amphitheater. In the vicinity of the community center, regrading and removals will extend to the rear of the structure. New pavement, benches and shade trees are added here, providing an amenity space for the center, and linking the center surrounds and the park. Finally, the existing parking lot, in poor condition and separating park and center, will be removed and replaced nearby with a new twenty space parking area (including two designated for handicapped). This removal allows for the green space of the park to extend to the center. The new parking area will be accessed from Main Street with direct pedestrian connections to both Brackett and Anderson.

Moving north to the Hampton Street cul de sac, the pedestrian access has been improved through the regrading of adjacent steep slopes and associated invasive plants. The east side of the street sidewalk is rehabilitated and connects to a new pedestrian triangle with tree plantings and better views into the park. On the west side, eleven new parking spaces are designated (including two handicapped) with a pedestrian walk connection. New evergreen trees are shown along the regraded slopes and bollards would be installed at the end of the street to prevent vehicle access.

Within the central green and pedestrian loop path, the shelter is in poor condition and its associated section of walk is removed and lawn reinstated. Benches are provided along both sides of the walk to present views in and out.



CONTRACT #1158 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

ANDERSON AND BRACKETT PARKS
SCHEMATIC PLAN

0 25 50 125 250

SYMBOL KEY: Anderson & Brackett Parks

- Lawn
- Shrub/Shrubs
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Woodland with Invasive
- Street/Park Drive
- Parking Area
- Pedestrian Walk
- Desire Path
- Topography Contour
- Structure
- Picnic Shelter
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- Other Light

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COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 30,000
Professional Fees	$ 48,000
Removals	$ 72,000
Drainage, Soil & Grading	$ 78,000
Vegetation	$ 106,000
Pedestrian Walks & Drainage	$ 304,000
Drives, Parking & Drainage	$ 30,000
Sports Field	$ 12,000
Facilities	$ 0
Structures	$ 0
Furnishings	$ 21,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 63,000
ESTIMATED PROJECT TOTAL	**$ 770,000**

BLUE HILLS COMMUNITY CENTER PLAYGROUND

HISTORIC DATA

The park was founded on June 10, 1948, as a public park and recreational grounds. It is a small site associated with the Blue Hills Community Center.

EXISTING CONDITIONS SUMMARY

The Blue Hills Community Center site measures .90 acres and is located on Lebanon Street at Tower Avenue. At the center of this good to fair condition park is a 3,000 square foot community center. The facility is a single story concrete block and brick building with a partial basement. The facility is the visual and physical anchor for the site and is in fair condition with graffiti on its rear walls (an invitation to graffiti here is the night lighting). Also contained on the site is a relatively new playscape in good condition and a degraded basketball court which is also used for parking.

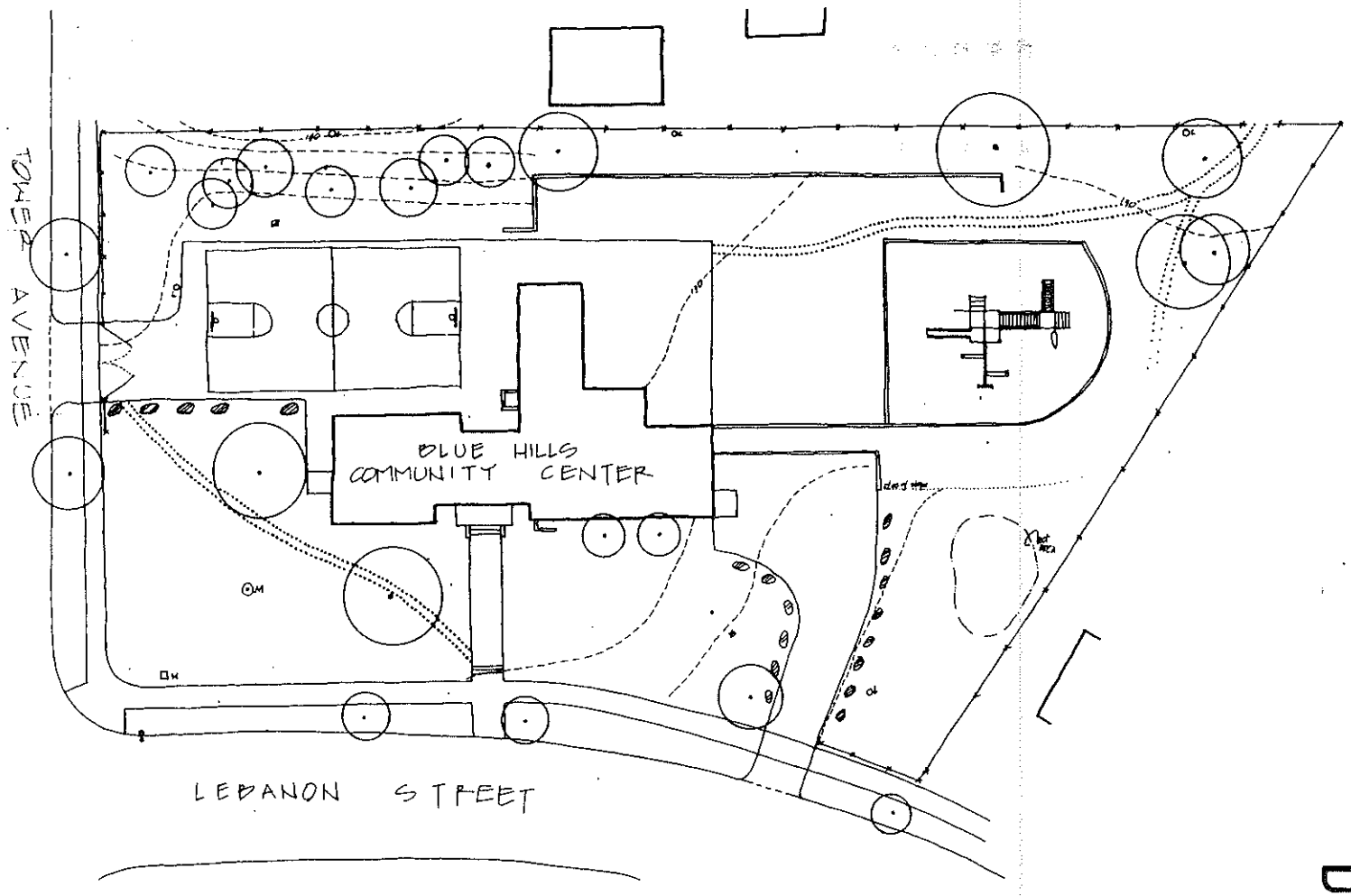
The park slopes west to east with a substantial drop in grade from the western edge of the site which is absorbed by two retaining walls. The landscape surrounding the community center is predominantly open lawn with the exception of the above stated facilities and an asphalt parking lot and drive access off Lebanon Street. As a result of these steep grades, areas of standing water are apparent in flat areas adjacent to the base of slopes. This is a problem at the shared basketball and parking area (due to the dysfunctional drainage inlets) and at the base of slope just east of the playscape in a flat grassy area that is perpetually wet.

The major problem at this park is erosion by natural factors and vehicles. Rocks have been placed along parking areas to control vehicles. These are excessive, unsightly and make mowing difficult. Erosion along the western edge is a significant problem west of the basketball court which has no curb or wall edge to retain runoff and soil from these steep banks. Additionally, there is soil erosion form the desire paths at the rear and front of the sites.

Vegetation is limited at this park and is predominantly self sown trees such as the Black Locust. A few younger street trees have been recently introduced.

SCHEMATIC PLAN

The main function of the schematic proposal for the Blue Hills site is to solve dysfunctional site problems, resolve areas of multiple use conflict, and install plant materials that give the property a more park-like appearance.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BLUE HILLS PLAYGROUND, EXISTING 1991

0 10 20 50 100

SYMBOL KEY: Blue Hills Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure Foundation
- Playscape
- Chain Link Fence
- Bollard
- Boulder
- Bench
- Manhole
- Monument
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Top/Toe of Slope

Prepared by
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Beginning with drainage, embankments are improved with the extension of walls as shown; exposed slopes are planted with desirable trees and groundcover to stabilize slopes and slow down the runoff. This addition along the western edge will also screen out the view of the neighboring backyards.

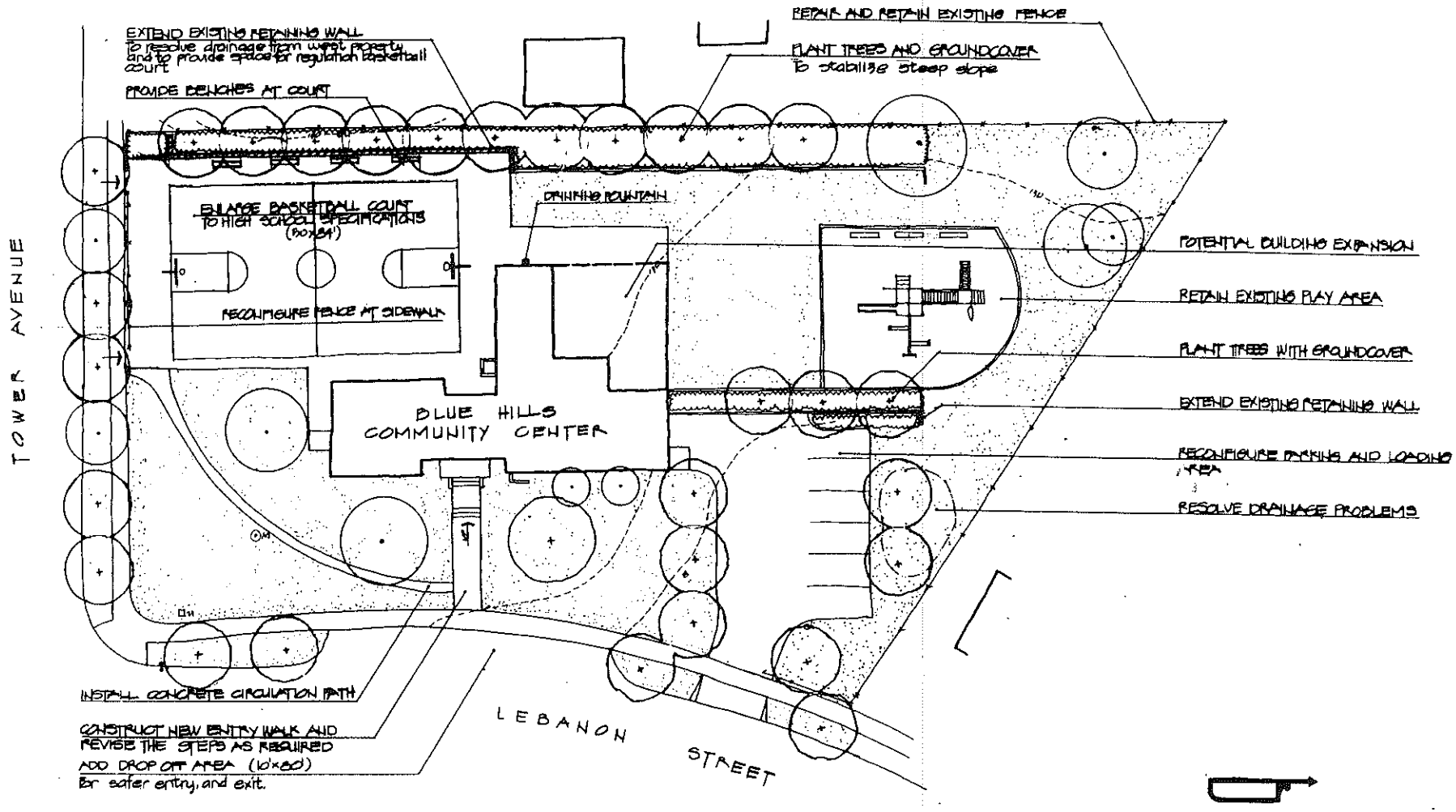
Parking and access conflicts are addressed as follows. A single lot is shown off Lebanon Street for staff, visitors and delivery/loading access. A drop-off area is introduced here with the entry stairs relocated (or eliminated if possible) to provide universal access to the building between the drop-off zone and basketball court/west entrance area. The parking area is curbed to control vehicles and the curb cut on Tower Avenue has been removed. As a result of these improvements, the potential for disruptive vehicle movements within the site is removed. Pedestrian circulation has been addressed with a new pedestrian walk (along the desire path) connecting the main entrance with the upgraded, high school regulation size basketball court at rear. The opening in the chain link fence at the corner is repaired, rehabilitated and upgraded with a heavier, 6 gauge wire mesh.

Parkland and perimeter trees are introduced in addition to ground cover in sloping beds. Note that the community center building has the potential for expansion. This has been illustrated with a dashed line. If there is a need for more indoor space this area is the most appropriate one for building expansion. The recently installed playscape is to be retained and maintained. New furnishings include benches in areas of high play concentration and a water fountain installed at the building edge near the basketball court.

The proposed plan will improve recreation opportunities by providing a more pleasant environment with passive recreation choices (walking and sitting), as well as an upgraded basketball court. Access to the land area and building is also improved.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Runoff and erosion is resolved with new retaining walls and tree and ground cover plantings. This low maintenance solution resolves the siltation problems in the basketball court area and lower parking lot. The removal of the boulder rocks and the resolution of desire paths will improve the quality of park lawn areas and ease mowing operations. The installation of groundcovers (totaling 2500 sf) and new trees, as with all new vegetation, requires additional maintenance during the establishment period. The site as proposed will require a level of maintenance equal to that which is currently provided.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BLUE HILLS PLAYGROUND, SCHEMATIC PLAN

0 10 20 50 100

SYMBOL KEY: Blue Hills Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure Foundation
- Playscape
- Chain Link Fence
- Bollard
- Boulder
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- Manhole
- Monument
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Top/Toe of Slope

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ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The addition to the building is costed separately. The estimated costs for the Blue Hills Community Center Playground is as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 13,000
Professional Fees	$ 20,000
Removals	$ 23,000
Drainage, Soil & Grading	$ 5,000
Vegetation	$ 25,000
Pedestrian Walks	$ 11,000
Drives, Parking & Drainage	$ 30,000
Sports Field	$ 0
Facilities	$ 16,000
Structures	$ 12,000
Building	$ 120,000
Furnishings	$ 7,000
Sign	$ 0
Memorial	$ 0
Contingency	$ 25,000
ESTIMATED PARKLAND COSTS	$ 159,000
ESTIMATED BUILDING COSTS	$ 148,000
ESTIMATED PROJECT TOTAL	**$ 307,000**

BURR SCHOOL PLAYFIELD

HISTORIC DATA

The date of origin of the Burr School Playfield is unknown. The property is maintained by the Parks and Recreation Department.

EXISTING CONDITIONS SUMMARY

The Burr School playfield measures 3.49 acres and is located at Ledyard Street and Wethersfield Avenue. The condition of the park overall is fair to poor.

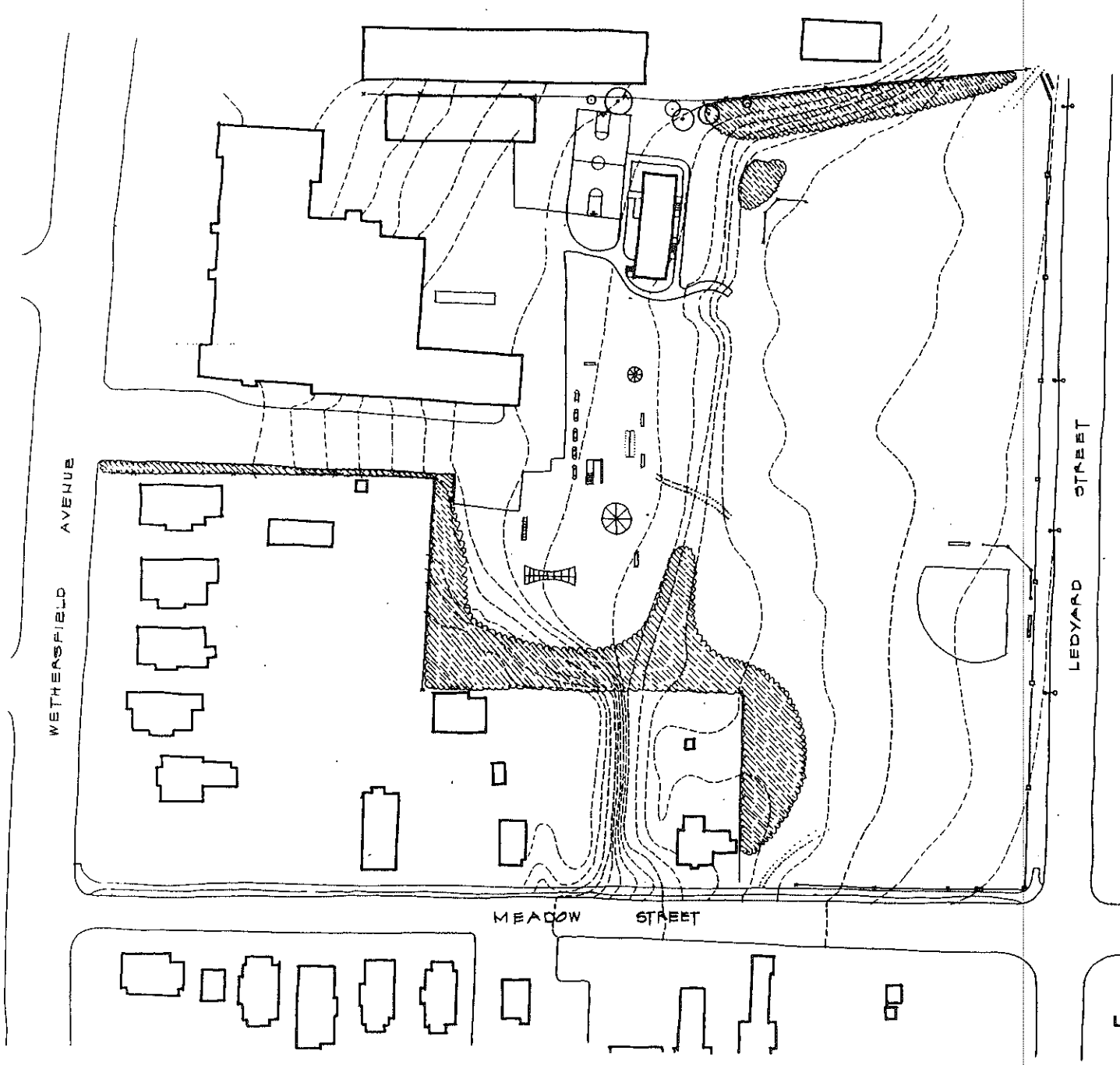
Surface drainage is generally good and currently flows easterly toward Ledyard Street. However, a specific drainage problem was noted at the adjacent school play equipment area. Here there are signs of poor surface drainage and areas of puddling due to compaction. Associated soils throughout are good, with the exception of an erosion gully on the embankment between the school and lower play fields, likely caused by pedestrian traffic on the slope.

The landscape is open with the exception of invasive woodland vegetation in perimeter areas where there are grade changes and topography that make mowing impossible. The wooded area at the southwest corner of the playground contains invasive trees such as Box Elder and Tree of Heaven and scrub growth of poor quality. These woodland areas of predominantly sapling trees are also heavily littered. The remainder of the park is open and void of trees and shrubs.

Turf areas were rated good to fair with the active use areas showing the greatest wear. Here again, where there is a change in grade between the play equipment and the open lawn expanse, the slopes show damage with one major desire path and several areas showing wear.

Paved surfaces are limited and are only associated with the school and its related outbuildings. Asphalt areas are expansive, especially at the rear of the school. Paving is in poor condition. This paving expanse requires children exiting the school toward the playground and fields to cross motor vehicles areas. There is a steep asphalt walkway adjacent to the temporary school buildings that leads to the lower play fields.

Facilities and play equipment are in fair condition. Play equipment and one basketball court are located near the school on the uphill area. Play equipment is dated (old jungle-gyms, concrete culvert sections, etc.) and the ground surfaces beneath and between features is worn turf. No mulch layer has been provided (as is the current practice). The lower ball field has a new backstop with team benches in good condition. The field is enclosed by a 2' high wooden guard rail in good condition. The ballfields have small sections of chain link fence near the backstop to control foul balls. The basketball court in the upper parking zone is fair to good.



SYMBOL KEY: Burr School Playfield

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Mixed Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure
- Playscape
- Concrete Play Pipes
- Chain Link Fence
- Wood Post and Rail Fence
- Bollard
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BURR SCHOOL PLAYFIELD, EXISTING 1991

0 25 50 125 250

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Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
Jorge , Moni Conse

Choice plant materials are very limited, with wide open areas and no select shade trees or amenity plantings. Perimeter fences lack continuity of material and height. It is assumed that the chain link variety is city-owned while pickets or other wooden varieties are privately owned (these are generally in poor condition).

No lighting is present internally except one wall mounted light on the school (which was broken). Perimeter street lights are present on Ledyard Street.

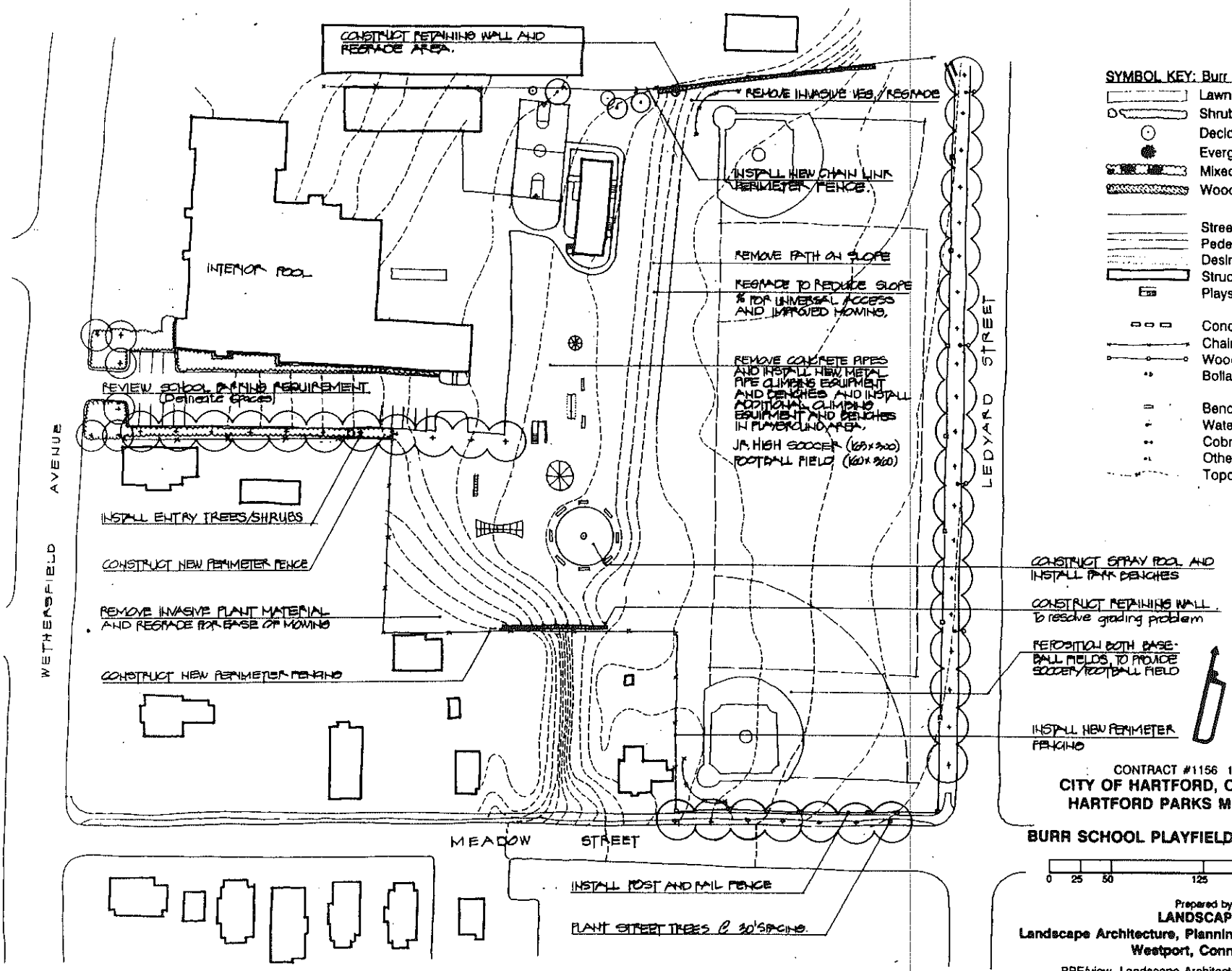
SCHEMATIC PLAN

The design proposal for the Burr School Playground aims to improve the use and character of the park landscape by resolving maintenance burdens/visual blight, improving the playground area and playing fields and adding vegetation and furnishings as appropriate. There is a direct relationship at this site between drainage problems, invasive plant materials, visual blight and deferred maintenance. This occurs in the steep embankment areas immediately within and outside of the perimeter edges and just east of the play area. By regrading these areas and building retaining walls, drainage and access (particularly for mowing) will be improved. Mowing operations are simplified through the removal of invasive plants and regrading of steep and irregular areas so that gently sloping lawn is installed. Retaining walls are required along portions of the north and south property lines.

The vegetation of the park requires a substantial upgrade. New tree lined edges are proposed for Ledyard Street (providing an appropriate screen and park-like setting from the schools upper terrace), along Meadow Street and lining a reconfigured entrance drive and parking area from Wethersfield Avenue. Small clusters of flowering trees have also been suggested for this entrance area and set within a shrub and groundcover bed that is well defined and easy to maintain. This planting treatment is also recommended on the other side of the drive (adjacent to the narrow school foundation area) providing a better setting for the building. The turf, overall, but especially in the sportfields, should be rehabilitated following regrading and removal operations.

Paved surfaces around the school are considered outside of the scope of this proposal. The entrance drive, however, is better defined with delineated parking spaces (including handicapped) and a turn around at the end. No new pedestrian walks are considered necessary within the parkland areas since perimeter sidewalks and paving around the school provides park access.

Within the play area the concrete pipes are removed and new equipment installed (of the same types as the durable, metal climbers and swings that currently exist). These should be located with adequate spacing between them, thus allowing for maximum use during peak recess periods. Additional benches are provided near the play components and at the new spray pool, recommended for the eastern corner of this area. Sports fields include two repositioned ball diamonds at the north and south near Ledyard Street with associated wire mesh backstops. In the center area a regulation size junior high school soccer field (165' x 300') is proposed that can also function as a football field (160' x 360').



SYMBOL KEY: Burr School Playfield

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Mixed Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure
- Playscape
- Concrete Play Pipes
- Chain Link Fence
- Wood Post and Rail Fence
- Bollard
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

BURR SCHOOL PLAYFIELD, SCHEMATIC PLAN

0 25 50 125 250

Prepared by

LANDSCAPES

Landscape Architecture, Planning, Historic Preservation

Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Cl[illegible]r Gro[illegible]grams [illegible]
George Wheeler, Monuments Conservation

New furnishings are varied and include an upgraded and new 6' chain link fence at property lines and the retention and rehabilitation of the wooden post and rail fence along the street frontage. New benches are sited near each facility.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

As is the case with other parks that require regrading operations, this is a capital improvement for long term benefits that will reduce intense maintenance operations, generally improve visual quality, and increase areas of useable parkland. New trees and furnishings will all require an additional maintenance commitment that will slightly increase the maintenance crew time on the property.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a the level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Burr School Playfield are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 17,000
Professional Fees	$ 27,000
Removals	$ 25,000
Drainage, Soil & Grading	$ 49,000
Vegetation	$ 55,000
Pedestrian Walks & Drainage	$ 5,000
Drives, Parking & Drainage	$ 42,000
Sports Field	$ 32,000
Facilities	$ 85,000
Structures	$ 20,000
Furnishings	$ 19,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 34,000
ESTIMATED PROJECT TOTAL	$ 413,000

JOSEPH P. CRONIN PARK AND RUBY LONG PLAYGROUND

HISTORIC DATA

Records indicate April 25th, 1947 as the date that Cronin Park became part of the city's park system.

EXISTING CONDITIONS SUMMARY

The 9.60 acre Cronin Park, at Granby Street between Durham and Burnham Streets, is adjacent to the Mark Twain School (on Lyme Street). The park is generally in fair condition overall with its plant materials faring slightly better.

Drainage is an issue at this park as it is on many of the active play fields. Here it could be rated fair with areas of standing water in the football/soccer fields. A contributing factor is most likely a number of the catch basins which are sitting above the grade while others are clogged with leaves. With the exception of some severe drainage related problems on the lower play fields, the drainage in the upland areas appears slow, but sound, in percolating downward. Overall, wetness appears to be caused by grading and inadequate or dysfunctional drainage. Additionally, many areas show signs of compaction and deterioration which are correlated to the excess soil moisture and use of playfields when normally too wet for typical use.

Cronin park has no woodland and very limited parkland, but an impressive tree collection. Parkland trees are sprinkled in the playfield areas with good specie diversity up the slope. Most of the trees could be classified as formal edge or street trees and these are generally good and include Sycamores among others. The most striking tree collection however is found just east of the school parking area. This is a unique planting of White Pine, Eastern White Cedar (Arborvitae) and Spruces that create an outdoor stage, amphitheater, and entry walk with mature species. This is not only unique to the system in terms of its design but the collection could easily be considered one of the most important medium age collections of assorted tree plantings in the system. There are also fair condition areas of limited volunteer understory, especially on slopes.

Turf is typically good to fair and predominantly in the lower fields (where it is generally fair because of previously stated drainage issues). The uphill areas fare slightly better. There are no ornamental plantings. It should be mentioned that there are signs of groundhogs living in the hillside and unmown grass areas. These nuisance wildlife can cause hazardous pedestrian conditions because of wide, open burrows.

There are no paved pedestrian paths, with desire paths therefore rated poor. The most significant of these paths is the east-west desire line across the playfield and up the slope (located centrally between the two fields). There are no vehicular drives with the exception of the semi-circular parking area located uphill at the Mark Twain School. The typical vehicular

access to the fields appears from a lower field parking area that is unprotected by curbs or bollards. This area shows signs of misuse by service vehicles (driving off the pavement onto wet soils) and by renegade private vehicles. Signs of skidding "wheelies" or doughnuts in the grass from vehicle abuse were detected.

Facilities are in good to fair condition and include timber playscape in the worst condition (eg see saw) and a linear pergola structure in disrepair. Volleyball facilities are in good condition, but appear unused. Basketball court lines/boundary(s) run to the edge of asphalt surface area and are therefore dangerous; cracking and heaving is noted at the edges and seams appear to have been caused by improper asphalt installation. The softball back stop is deteriorated. Football and soccer fields as well as baseball/softball fields show signs of heavy use and insufficient maintenance.

The Ruby Long Fieldhouse which is a brick-clad concrete block building enclosing a toilet and storage rooms is the only structure. The building is in fair condition has some missing window glass, damaged steel doors, missing hardware, peeling paint, and a considerable amount of graffiti.

Furnishings are limited to a damaged drinking fountains and benches (two showing signs of bullet/shotgun damage) and graffiti. Lighting is not present inside the park but is noted as especially heavy along the Durham Street edge.

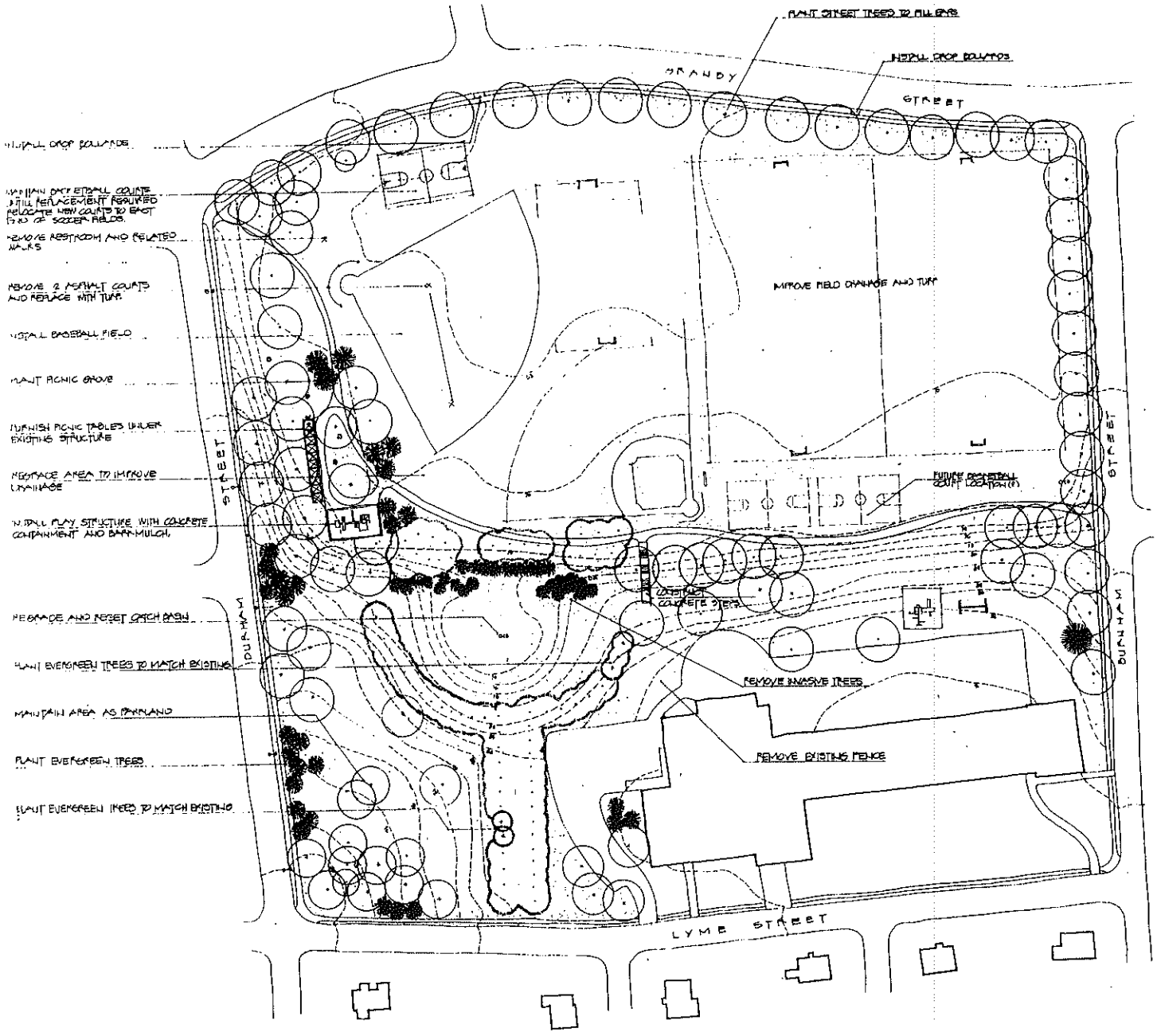
SCHEMATIC PLAN

The schematic plan for Cronin Park embraces the significant elements of the current plan and better serves park users through a new interior circulation system and a more carefully articulated definition of active, passive and group use areas.

Beginning with removals, the brick and concrete restroom at the southwestern entrance is intended for removal. Also in this area, the asphaltic pad and two undersized basketball courts are removed and drainage issues resolved. The skinned baseball field and the smaller soccer field are to be maintained.

A small budget for a park entrance sign is included in the estimate. Moving east, the play equipment that is scattered about is intended for removal and replacement with a playscape. The picnic shelter iron frame would be maintained and rehabilitated with picnic tables added.

The new pedestrian circulation system responds to current use and maintenance concerns, The path will enter at the corner of Granby and Durham Streets and meander inside into the park leaving adequate space between the base of the slope for a new playscape area inside the park (parallel with Durham Street). Once this walk curves north, it will run along the base of the slope just east of the playfields. Centrally located a new staircase will allow for access up the slope in response to the desire paths that are currently prevalent and degrading this slope. The path exits onto Burnham Street at the opposite intersection. Finally, to avoid renegade abuse, new drop bollards should be installed to protect these improvements (eg at Granby Street).



SYMBOL KEY: Cronin Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Formal Evergreen Trees
- Street/Park Drive
- Secondary Drive
- Pedestrian Walk
- Daske Path
- Structure
- Picnic Shelter
- Playscape
- Swings
- Chain Link Fence
- Catch Basin
- Manhole
- Bollard
- Bench
- Utility Box
- Cobra Head Light
- Other Light
- Topography Contour
- Top/Toe of Slope

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

CRONIN PARK, SCHEMATIC PLAN

0 25 50 125 250

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservati.
Westport, Connecticut
PRE/View, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

In the southeastern section of field removals, a second infield should be added (unskinned) with a curved chain link backstop. The one western court should be maintained, while the others should be phased out when the asphalt is beyond repair. A new location for these two courts is suggested off Burham Street at the base of the slope just north of the ballfield. The drainage should also be improved over the two larger soccer/football fields and the amenity turf rehabilitated. Major rehabilitation of all lower lawn areas with 2" topsoil cover, fine grading and seeding, is included in the estimate to upgrade the playing fields and turf of the park. An allowance of $20,000 is included to provide improved field drainage.

A new play structure is shown within the current play area, that is of the same vocabulary as the more current facilities complete with a well drained, resilient base material. Associated circulation and parkland plantings are provided near and immediately to the west in the new passive and group use zone identified as a picnic grove, including with tables and benches that are the city prototype.

Because the tree collection is so impressive, limited new plantings are required. This ranges from filling in the few gaps along the park perimeter to new plantings in the parkland are south of the amphitheater plantings. This includes both deciduous canopy and evergreen trees in this area.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Improved drainage and the removal of desire paths will improve the overall maintenance operations. Trees all require pruning, especially the conifers that have sharp lower limbs that could be quite hazardous to small children. A fertilization program should be started for all plant materials insuring tree and lawn renewal and longevity. Sports field maintenance could be upgraded to include annual aeration, fertilization and pest management. In general, the proposed capital improvements will consolidate uses and accommodate mowing operations. Maintenance operations will shift to address new plantings and facilities but the overall burden will not substantially increase.

HARBISON PLAYFIELD

HISTORIC DATA

Harbison Playfield was given to the City of Hartford on January 25th, 1913 by Colonel John P. Harbison at which time the entire property was declared park property for park uses. The grounds and buildings are deeded to always be devoted to the common benefit and employment of and for the citizens of Hartford.

EXISTING CONDITIONS SUMMARY

The park is located on Brookfield Street just south of Glendale Avenue. The park measures 5.80 acres, however, most of this area has been overtaken by invasive woodland materials and seen in the southern half of the park with its steep slopes covered with invasive tree and perennial weed cover.

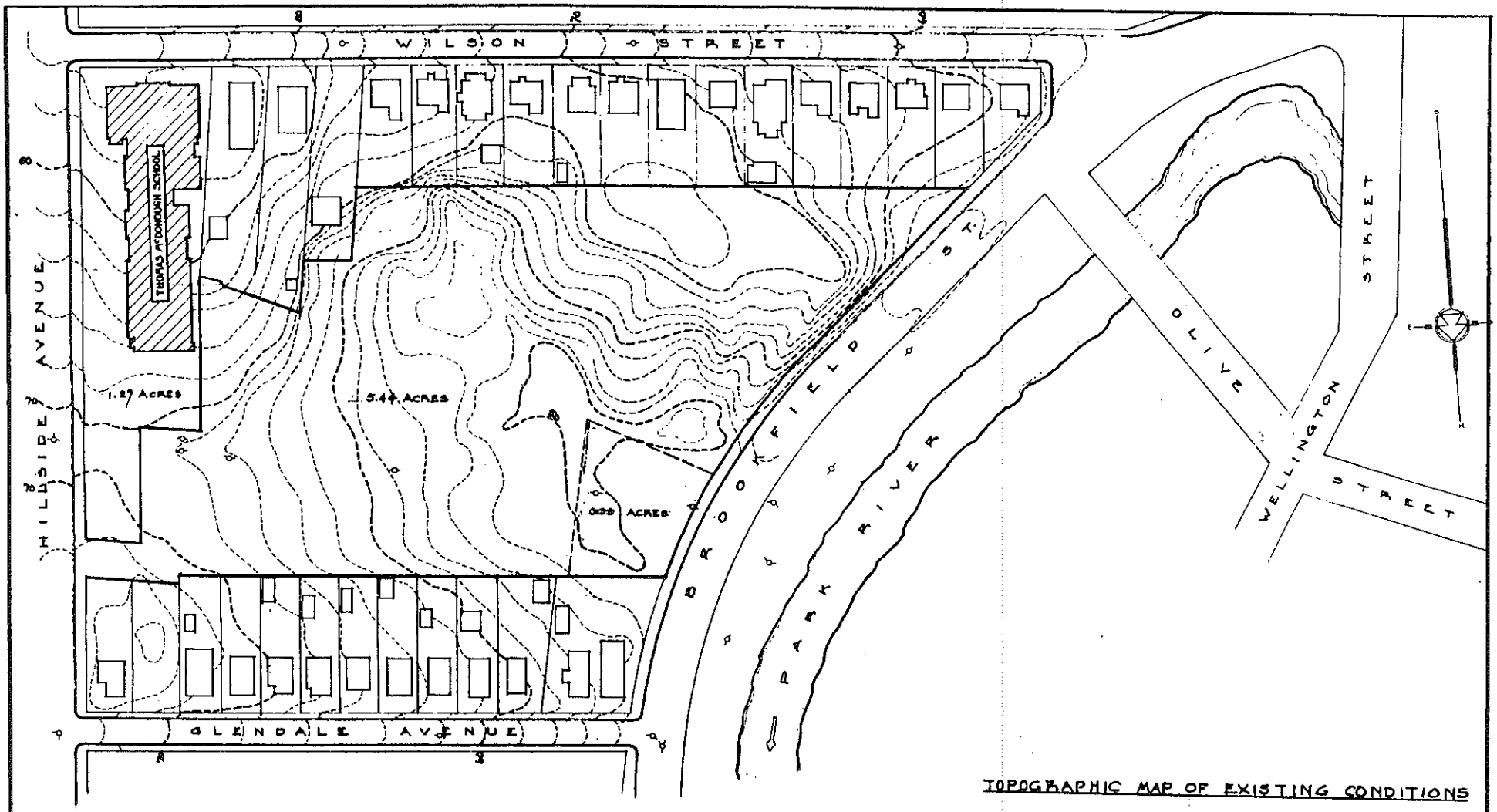
Drainage conditions in the park are good to fair with ponding noted at the Brookfield Street entrance and some areas at the baseball field, especially at field perimeter to the north where cattails are evident. Areas along the south side of field are also wet and poorly drained. There are no designed water features and no apparent soil problems with the exception of the stated drainage issues.

There are very few desirable plant species or communities in this landscape. Small forested areas exist on the south side, with dense trees on these slopes that include Black Locust and Norway Maples. Another area along the southern property line is also noteworthy and includes Maples, Oaks, Green Ash, and Locust atop an invasive understory of multiflora rose and herbaceous weeds. Overall about thirty percent of the site is forested with invasive materials.

There is no parkland, formal tree elements, shrubs, groundcovers or ornamental plant materials. Turf areas are generally in good condition, with some bare spots from high use intensity. The area in the northwest corner of site is enclosed by a four foot chain link fence in good condition. Part of this area can be characterized as woodland cover with self sown Black Locust and Ash, fallen trees and rubbish.

The park has no pedestrian paths and desire lines begin at the southwest corner on Brookfield Street and continue to home plate toward the northeast, central portion of the park. There is a straight drive access from Brookfield Street which runs for around one hundred feet and is in fair condition. This vehicular entry has evident ponding and cracking in areas. The school-related parking area in the northeast corner of the site is enclosed with a four feet chain link fence.

Facilities are limited to the playfield with its simple backstop, two short runs of chain link fence and two eighteen foot associated benches. These are in good condition. Finally there is a small lightly used tot playground with two static wooden horses at the school.



TOPOGRAPHIC MAP OF EXISTING CONDITIONS

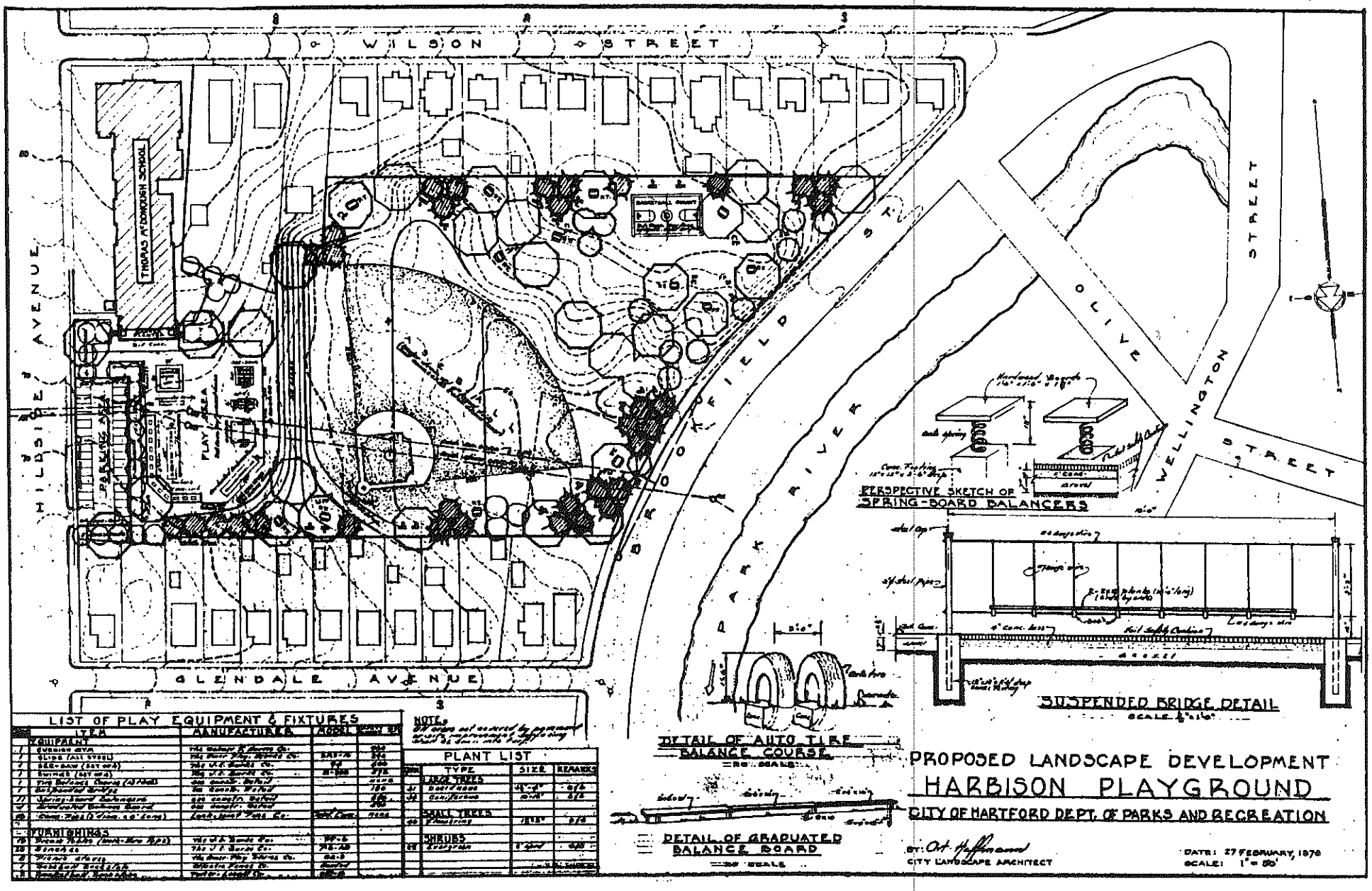
PROPOSED LANDSCAPE DEVELOPMENT

HARBISON PLAYGROUND

CITY OF HARTFORD DEPT. OF PARKS AND RECREATION

BY: Art Hoffmann
CITY LANDSCAPE ARCHITECT

DATE: 27 FEB., 1970
SCALE: 1" = 50'



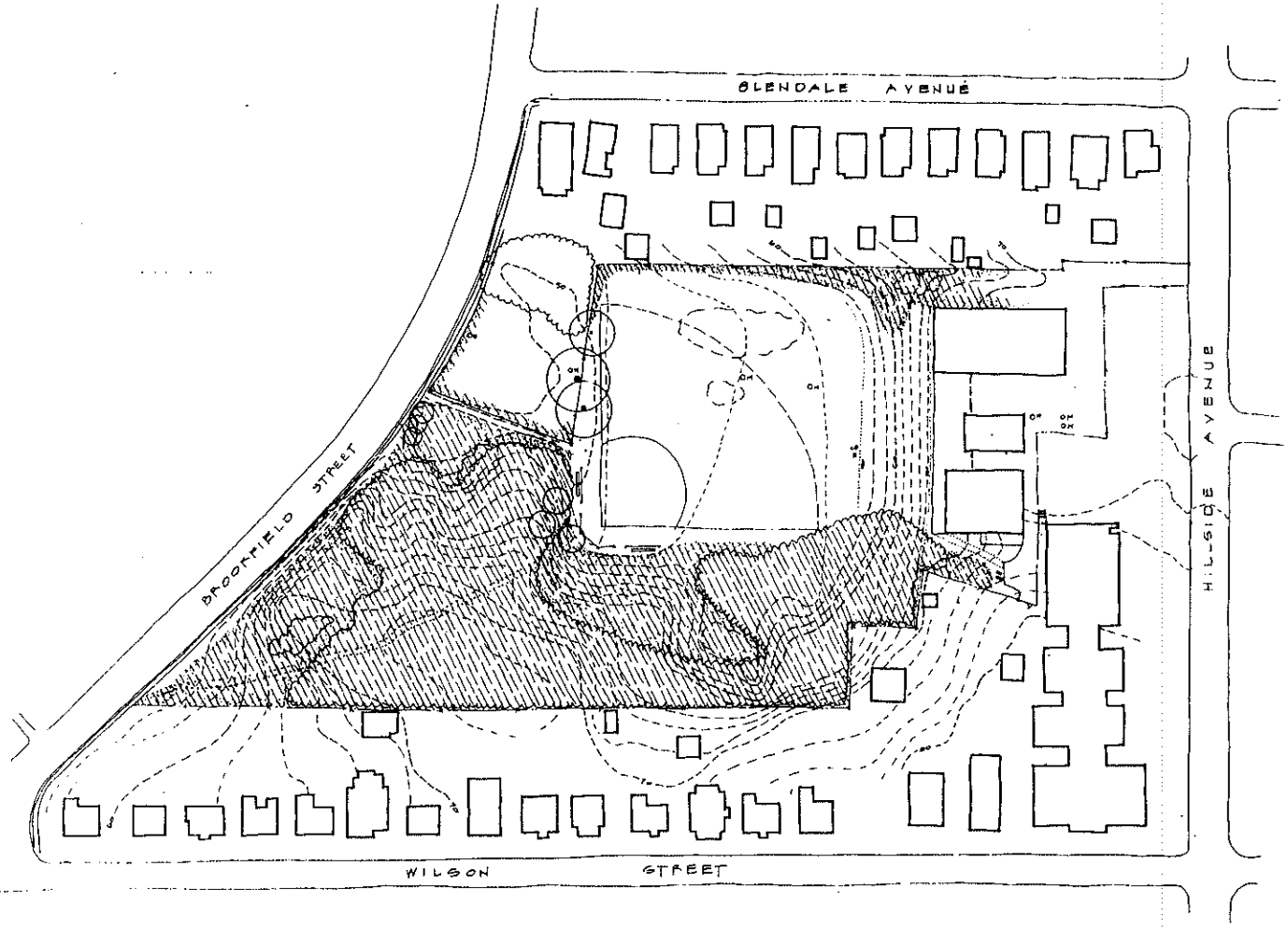
LIST OF PLAY EQUIPMENT & FIXTURES

ITEM	MANUFACTURER	MODEL	[illegible]
EQUIPMENT			
1 Swinging Gym	The Dalton & Burns Co.		[illegible]
1 Slide (All Steel)	The Burns Play Ground Co.	[illegible]	[illegible]
2 Seesaw (Set of 2)	The U.S. Swing Co.	[illegible]	[illegible]
1 Swings (Set of 4)	The U.S. Swing Co.	[illegible]	[illegible]
1 Tire Balance Course (3 Tires)	[illegible]		[illegible]
1 Suspended Bridge	The Smith, Walker		[illegible]
11 Spring-Board Balancers	[illegible]		[illegible]
4 Graduated Balance Board	[illegible]		[illegible]
10 Concrete Pads (Various sizes)	Lockwood Pipe Co.	[illegible]	[illegible]
FURNISHINGS			
10 Wooden Benches (Incl. New Pipe)	The U.S. Swing Co.	[illegible]	
10 Benches	The U.S. Swing Co.	[illegible]	
8 Picnic Tables	The Burns Play Swing Co.	[illegible]	
7 Metal Cat Boxes (Lg.)	Atlantic Fence Co.	[illegible]	
11 Metal Cat Boxes (Sm.)	[illegible]	[illegible]	

NOTE: All items not covered by payment [illegible]

PLANT LIST

QTY.	TYPE	SIZE	REMARKS
	LARGE TREES		
31	Quercus rubra	[illegible]	B&B
13	Cercidiphyllum	[illegible]	B&B
	SMALL TREES		
20	Pyrus floribunda	[illegible]	B&B
	SHRUBS		
14	Euonymus	[illegible]	[illegible]



SYMBOL KEY: Harbison Playfield

- Lawn
- Meadow
- Meadow/Scrub
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland
- Deciduous Woodland
- Woodland with Invasive
- Street/Park Drive
- Secondary Drive/Access
- Pedestrian Walk
- Desire Path
- Structure
- Spray Pool
- Playscape
- Swings
- Slide
- Bench
- Chain Link Fence
- Catch Basin
- Manhole
- Cobra Head Light
- Topography Contour
- Wet Area

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

HARBISON PLAYFIELD, EXISTING 1991

0 25 50 125 250

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/View, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

Structures are in good condition and are limited to the temporary school structures which now occupy the former playing courts. Lighting is found at the school and on Brookfield Street. No lights are present at the playfield. Noise was noted from the nearby interstate highway.

SCHEMATIC PLAN

The schematic plan for Harbison is a significant attempt to recapture the parkland that has been lost over time to invasive plant materials and deferred maintenance. Additionally the plan strives to create zones for active, passive and group enjoyment within the overall park landscape. In order to achieve this objective, substantive regrading and considerable removals will be required.

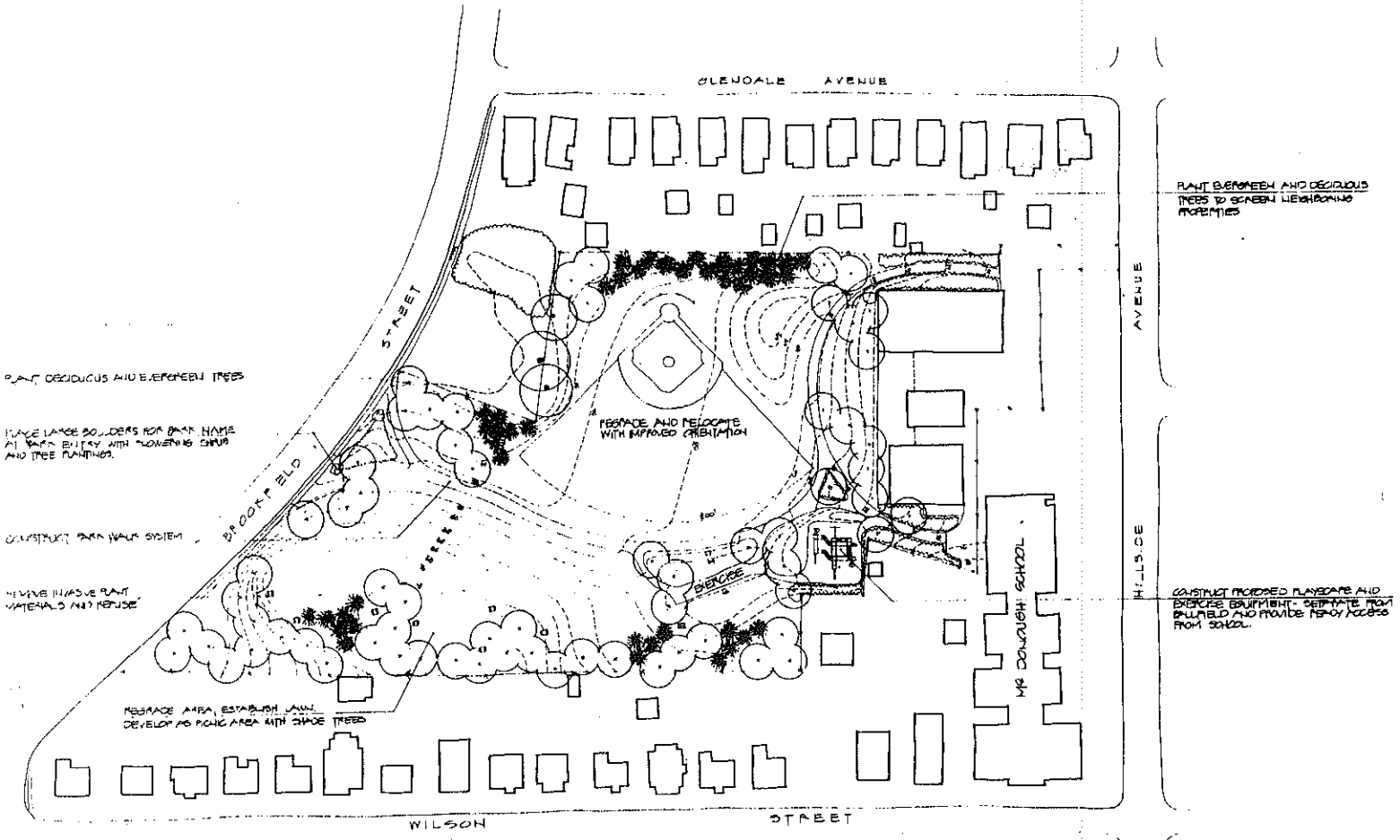
Beginning with the east and south perimeter topography, regrading initiatives will fan out the steep slopes and in doing so will integrate a new circulation system for pedestrians. In doing this regrading parkland areas of trees and lawn can be proposed and actually maintained with these more gradual new slopes that will provide mower and handicap access. In these recaptured areas, new playscape, exercise equipment (southeast), and picnic grove (south west), are proposed with deciduous canopy and evergreen trees.

The new circulation system beginning at Brookfield Street will have a designed entrance with a park-sign boulder and understory plant materials. It is to be a gentle, curving naturalistic experience that services the exercise/playscape area and continues to the McDonough School. Controlled entrances are provided along Brookfield Street. Areas around the walks are mown lawn, in close proximity, turning to parkland as one moves toward the perimeter. The ballfield is shifted for improved play orientation; regraded for better drainage; and, upgraded with a large backstop and benches.

Over one hundred deciduous canopy and evergreen trees are proposed to create a parkland experience and buffer perimeter edges from neighboring yards. Low, dense ornamental shrub plantings are proposed for both triangles in the circulation system, while naturalistic shrubs are recommended to buffer tight edge areas south of the playscape and at the north eastern entrance area.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Regrading and removals will allow for a simplified maintenance operation which will include the mowing of amenity sports turf and parkland areas. New tree planting will also require the commitment to insure their success. This is an uncomplicated maintenance commitment that will be comparable to what is currently required. Since much of the current parklands had been abandoned, the trade off proposes easier, less time consuming maintenance for larger areas. New furnishings and play and exercise equipment will require regular inspection and maintenance. A modest increase in maintenance intensity is anticipated.



SYMBOL KEY: Harbison Playfield

- Lawn
- Meadow
- Meadow/Scrub
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland
- Deciduous Woodland
- Woodland with Invasive
- Street/Park Drive
- Secondary Drive/Access
- Pedestrian Walk
- Desire Path
- Structure
- Spray Pool
- Playscape
- Swings
- Slide
- Bench
- Chain Link Fence
- Catch Basin
- Manhole
- Cobra Head Light
- Topography Contour
- Wet Area

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

HARBISON PLAYFIELD, SCHEMATIC PLAN

0 25 50 125 250

Prepared by

LANDSCAPES

Landscape Architecture, Planning, Historic Preservation

Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation

David Schuyler, History

Noyes Vogt Architects, Architecture

Theodore Haskell, Maintenance

Christopher Greene, Programs/Finance

George Wheeler, Monuments Conservation

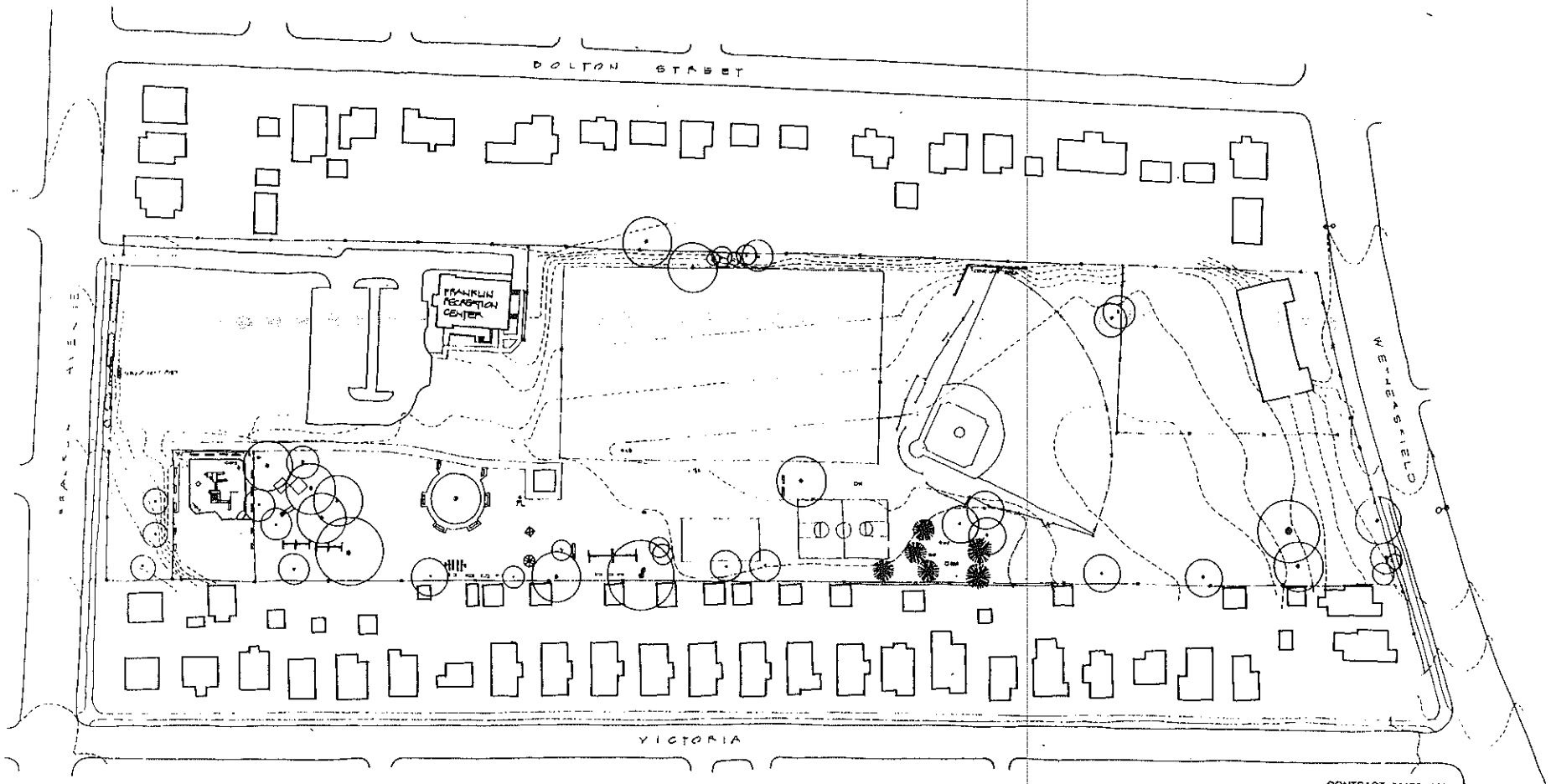
ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a the level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for Harbison Playfield are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 11,000
Professional Fees	$ 18,000
Removals	$ 35,000
Drainage, Soil & Grading	$ 49,000
Vegetation	$ 90,000
Pedestrian Walks & Drainage	$ 28,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 10,000
Facilities	$ 100,000*
Structures	$ 0
Furnishings	$ 13,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 22,000
ESTIMATED PROJECT TOTAL	**$ 380,000***

* Note: For Harbison Playfield a project with a $100,000 budget is scheduled to be constructed in 1992. The project includes the playscape and exercise equipment shown on this plan, but they are intended to be sited in different locations. The master plan team offers this alternative, which will provide the same facilities in a location that contributes to the development of an improved comprehensive plan for the park land. Mobilization, fees, and contingency amounts are calculated only on the balance of the proposed budget, not including the current construction project.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

SOUTH END PARK (COLUMBUS), EXISTING 1991

0 25 50 125 250

SYMBOL KEY: South End Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Structure
- Playscape
- Chain Link Fence
- Moveable Chain Link Fence
- Wood Fence
- Wood Post and Rail Fence
- Bollard
- Barbecue Grill
- Picnic Table
- Bench
- Flagpole
- Manhole
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Swings
- Climber
- Slide
- Bluestone

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PREview, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

The entry gate area with a chain link fence and the entry drive appear to be misaligned and present a difficult driving situation when entering the site from the near lane of traffic. This drive surface is cracked and showing signs of wear, perhaps from recent heavy truck traffic and/or lack of base support and drainage. The drainage swales immediately adjacent to the drive area were recently regraded. These may well alleviate apparent wet road base problems. This drive has a varied condition ranging from good to poor.

Facilities including the ballfield, spray pool and individual play equipment are in good to fair condition. The wooden playscape is beginning to show signs of deterioration from use and weathering. Some of the wood curbing is buckling from frost and inadequate base preparation. There is also a good basketball court and a fair to poor, unused asphaltic pad in the central southern part of the park.

There are two structures in the park, the Louis J. Metzner Memorial Center (c. 1925) and the Columbus Field House. The Center is an attractive brick meeting hall (that was said to have been built as a firehouse) with basement. This facility was recently rehabilitated and is in good condition. The Field House is a timber frame structure on a concrete slab with painted masonry. This structure is fair to poor with rot, graffiti and flaking paint on its interior.

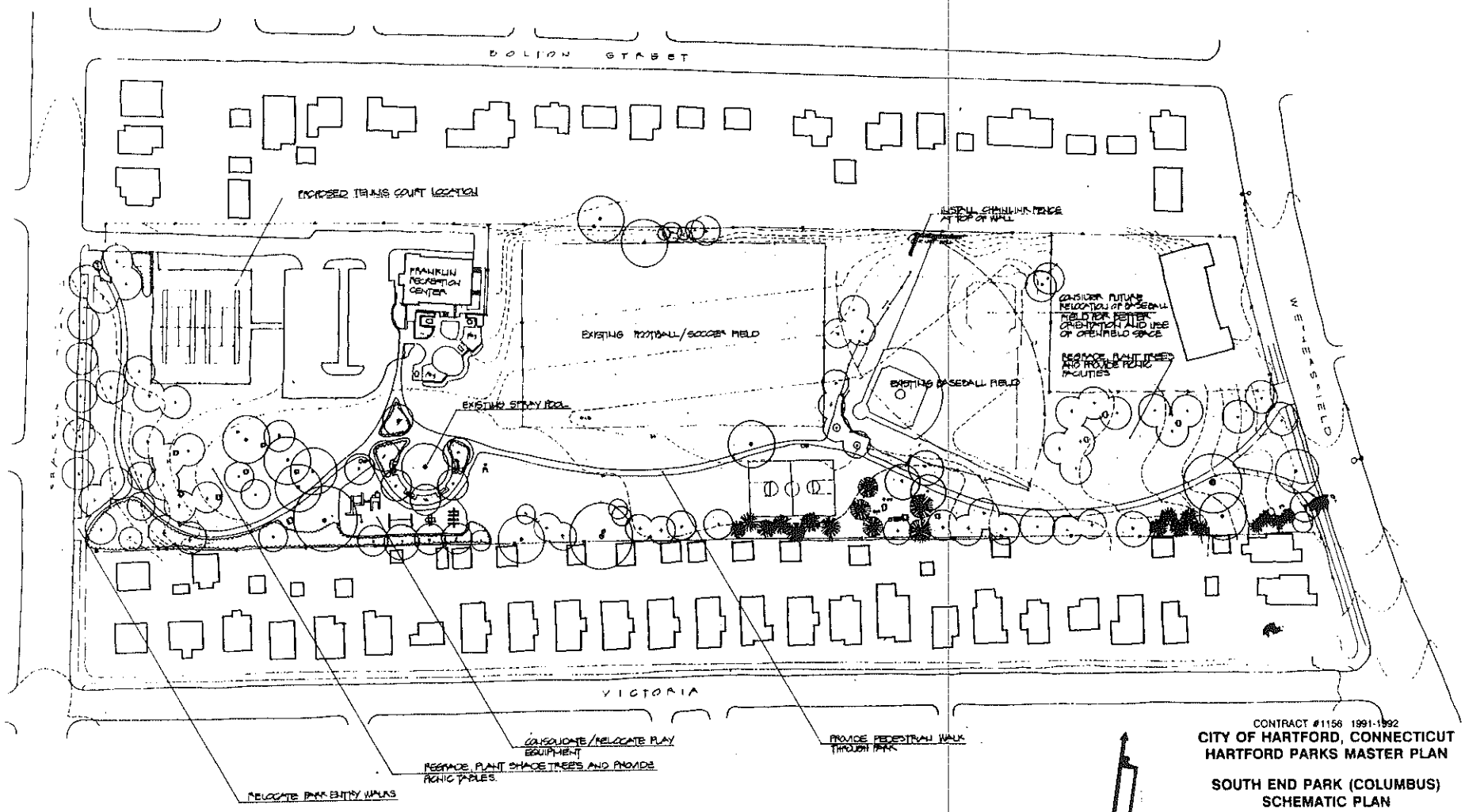
Furnishing are predominantly benches, associated with the playscape and baseball field, which are all good to fair. Around the park's residential edge is a variety of private wooden fences and yard gates that permit access into the park. There is also a recently installed baseball field, chain link fence and dry laid unit masonry retaining wall. This wall may be a potential hazard and should be reviewed carefully considering all factors -- namely, percent slope, grading above and below, grade change and the likelihood of falling from upper level to ground below.

There are three entry drive lights as well as street lights on Wethersfield and Franklin Avenue that service the park. Additionally, there is also limited building lighting that provides minor point sources for night time events in the Center.

SCHEMATIC PLAN

This park has been the subject of several phases of recent improvements. This modest schematic proposal for South End Park strives to create a harmonious balance between passive and active uses by consolidating their locations. The active play facilities of this small park have been recently constructed and require the majority of the land area. The balance of uses has been a major objective for other small neighborhood parks. In achieving this, facilities that have same age group users are consolidated, making for a safer play environment, and passive and group use areas are more clearly defined. Additionally, with varied maintenance requirements for passive and active areas, the maintenance burden is made easier and more efficient.

It should first be stated that the design proposal illustrated includes two features that are moving toward construction in 1992; a pair of tennis courts and a play area just south of the



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

SOUTH END PARK (COLUMBUS)
SCHEMATIC PLAN

0 25 50 125 250

SYMBOL KEY: South End Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Structure
- Playscape
- Chain Link Fence
- Moveable Chain Link Fence
- Wood Fence
- Wood Post and Rail Fence
- Bollard
- Barbecue Grill
- Picnic Table
- Bench
- Flagpole
- Manhole
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Swings
- Climber
- Slide
- Bluestone

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/View, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a the level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for Southend Park are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 16,000
Professional Fees	$ 25,000
Removals	$ 25,000
Drainage, Soil & Grading	$ 58,000
Vegetation	$ 80,000
Pedestrian Walks & Drainage	$ 52,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 85,000
Structures	$ 0
Furnishings	$ 15,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 32,000
ESTIMATED PROJECT TOTAL	**$ 391,000**

WINDSOR STREET PLAYGROUND

HISTORIC DATA

Land was purchased for the Bellevue Street Playground in 1922. It was then swapped for the Windsor Street Playground in 1925.

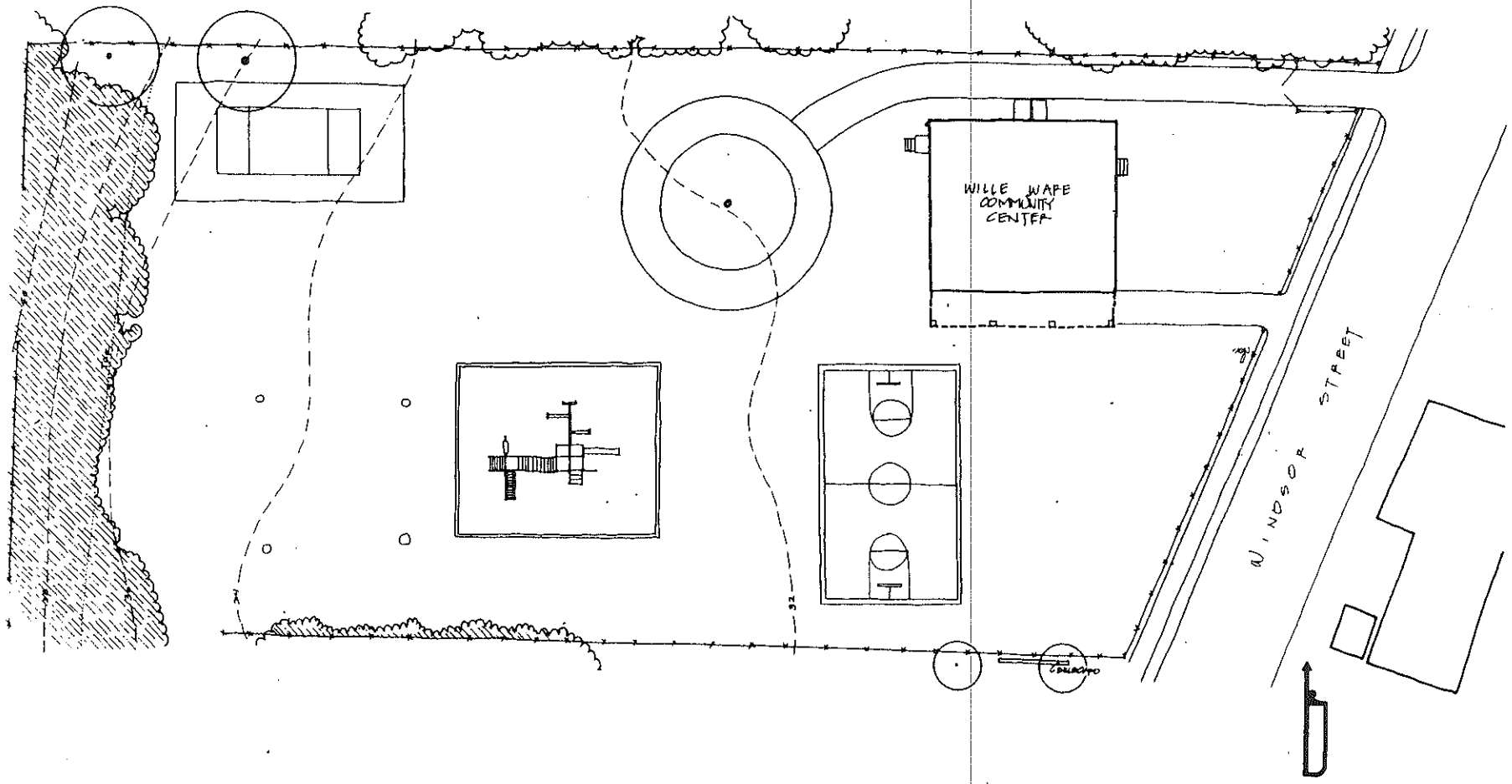
EXISTING CONDITIONS SUMMARY

This appears to be one of the best maintained Community Center sites. The 1.13 acre park located at 697 Windsor Street is in generally good condition. Set back sixty feet from the frontage street is a single-story brick community center (2,450 sf) with an open porch (520 sf) on its south facing side. The facility is in good to fair condition with limited roof shingle damage and no drip edge. The facility is universally accessible.

Within the chain link enclosed park, there is an array of facilities including a spray pool, basketball court, playscape and court. These features are spread out over the rear of the property in an open lawn area. With the exception of the entrance walk and maintenance vehicle access from Windsor Street, there is no park circulation. Generally all of these elements are in good condition.

The park has no canopy trees within its lawn expanse. At the rear of the property there is a thirty-foot wide sloped verge of invasive trees and dispersed saplings along the perimeter fence, both inside and immediately outside of the park boundaries. These trees are predominantly invasive species that are not desirable.

There are no furnishings within the park with the exception of an ad-hock solution for a water fountain at the rear of the community center. The perimeter chain link fence is in generally good condition with the exception of breaks at the rear of the site.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

WINDSOR STREET PLAYGROUND, EXISTING 1991

0 10 20 50 100

SYMBOL KEY: Windsor Street Playground

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Deciduous Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Playscape
- Baseball Base Locations
- Chain Link Fence
- Bollard
- Bench
- Picnic Table
- Telephone
- Other Light
- Water Fountain
- Topography Contour

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PREMew, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

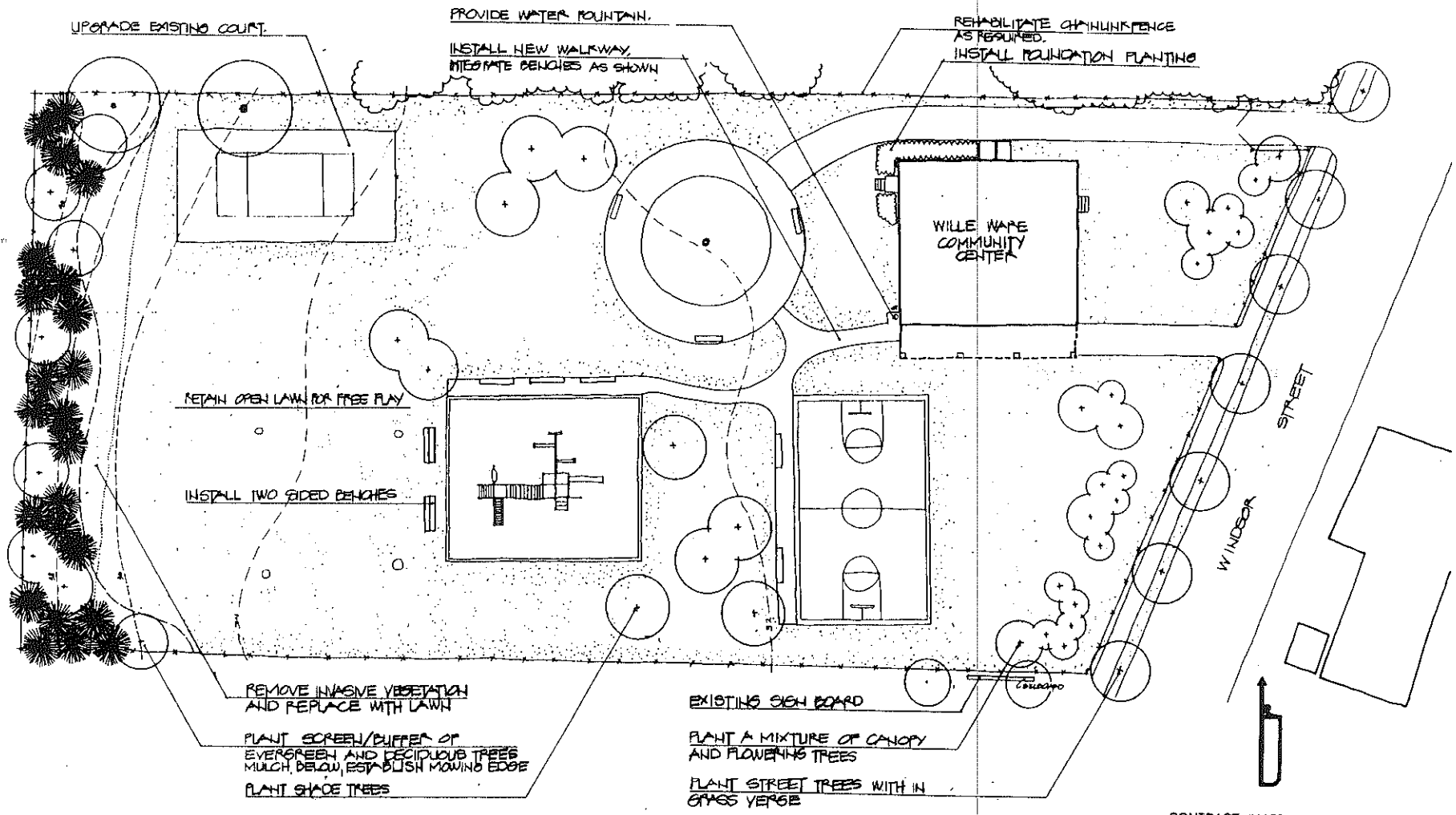
SCHEMATIC PLAN

The schematic design proposal embraces the current design and aims to strengthen the relationship between its various features. The new plan has two areas of focus: first, it defines a clear pedestrian circulation route with integrated furnishings to all play facilities in close proximity to the community center; and second, it aims to rehabilitate the park's plant materials and remove invasive trees and saplings.

The new plantings for the Windsor Street Playground have three components. Starting north at the Windsor Street perimeter, a mixture of canopy and flowering trees will create a park-like atmosphere for passersby, and for those inside the park it will screen out the industrial site across the street. In the central area of the park, canopy trees are proposed for the open lawn area to provide sun to shade opportunities for park users. At the rear of the park on the slope, desirable deciduous and evergreen trees are proposed to screen the neighboring yards, stabilize the slopes, and discourage the development of desire paths. The park's lawn areas and perimeter fence should be rehabilitated throughout as required. Benches are provided in association with equipment and the new pedestrian route. This plan is a modest upgrading to provide for a greater breadth of use.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

With the removal of invasive trees, saplings and debris at the rear of the property a newly established tree collection is proposed for an area that is currently derelict land. Within the core of the property the introduction of pedestrian paths will prevent an accelerated degradation of lawn areas. Additional maintenance implications would be a result of the new tree plantings. These would require standard attention in their first years of growth including a monitored program of watering and fertilizing.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

WINDSOR STREET PLAYGROUND, SCHEMATIC PLAN

0 10 20 50 100

SYMBOL KEY: Windsor Street Playground

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Deciduous Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Playscape
- Baseball Base Locations
- Chain Link Fence
- Bollard
- Bench
- Picnic Table
- Telephone
- Other Light
- Water Fountain
- Topography Contour

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George W[illegible] Monun[illegible] Conserv[illegible]

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 3,000
Professional Fees	$ 5,000
Removals	$ 5,000
Drainage, Soil & Grading	$ 4,000
Vegetation	$ 33,000
Pedestrian Walks & Drainage	$ 4,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 0
Furnishings	$ 10,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 6,000
ESTIMATED PROJECT TOTAL	**$ 73,000**

D. SMALL NEIGHBORHOOD PARKS AND PLAYGROUNDS

INTRODUCTION

In this section, eight of the thirty-two park properties are addressed. Each is a small park or playground serving the surrounding neighborhood. For each of the following parks a brief history is presented, existing conditions are summarized, and the Schematic Plan is described. Also, accompanying each park is a copy of the Existing Conditions 1991 Plan, the Schematic Plan, discussions of the maintenance burden and an itemized estimate of proposed capital project costs. The total cost of all proposed capital improvements for this group of park and playgrounds is $ 1,638,000. The parks are presented in alphabetical order.

BOND STREET PARKETTE

HISTORIC DATA

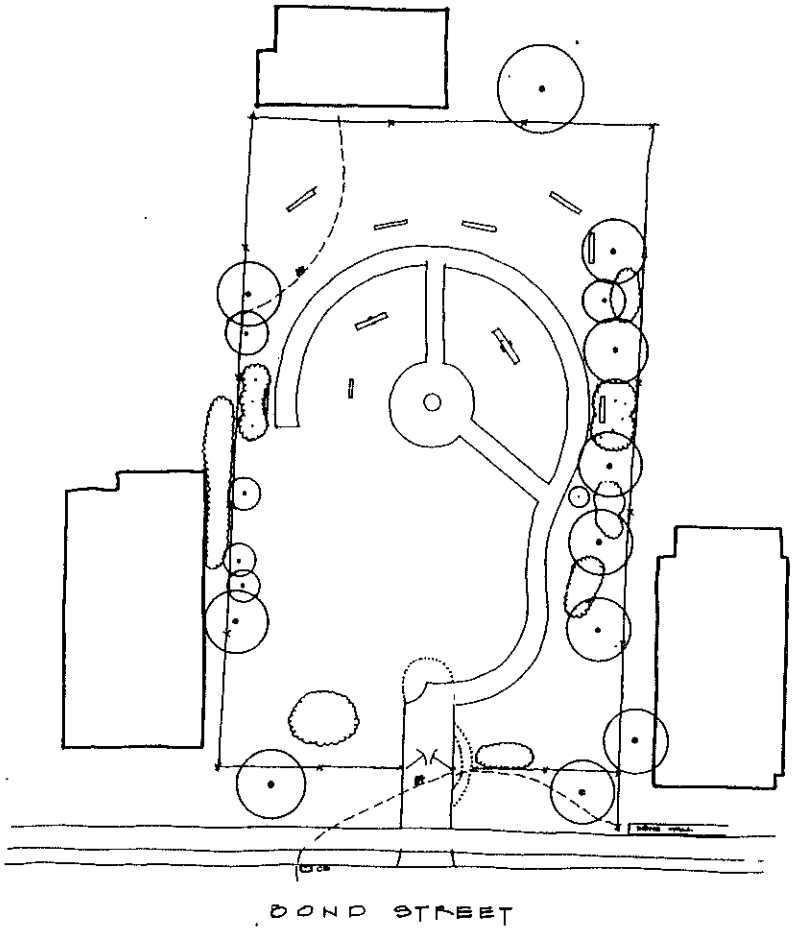
The Bond Street Parkette became a public park on June 13, 1899. Its origin and original design are not known. The existing conditions are the remnants of the plan titled Proposed Bond Street "Parkette", that was generated by the Parks and Recreation Department, dated September 1963.

EXISTING CONDITIONS SUMMARY

Located on Bond Street, the park measures .40 acres which is about the average size of the adjacent residential parcel. With the exception of the chain link fence that surrounds the park (which has one gated opening), the majority of the elements are generally fair with a few hazardous features. These include an asphaltic path system which has had one-third of its 1963 design removed (western side/front); three randomly placed pieces of wooden play equipment (which display signs of missing parts and rot at the ground level); and, furnishings (eg. benches) which are generally in fair condition.

The plant materials include trees, shrubs and some invasive weeds. The trees are predominantly Red Maples with limited Crabapples. These are in good to fair condition with many showing signs of rot and disfiguration brought on by lack of pruning and improper maintenance (eg. mower damage). The shrub plantings, which are located at the entrance and sides of the property, are remnants of the 1963 plan. These are generally mature and include Burning Bush, Quince, and Yews. In all cases these have suffered from neglect and heavy pruning. Lawn areas, overall, are fair with badly degraded sections where paths have been removed or are cracking. In these places, there are signs of soil compaction and/or volunteer perennial weeds.

There is no lighting on the site, but its small size with its fence surrounds on three sides makes it a relatively secure place.



SYMBOL KEY: Bond Street Parkette

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure
- Playscape
- Chain Link Fence
- Bollard
- Bench
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BOND STREET PARKETTE, EXISTING 1991

0 10 20 50 100

Prepared by
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SCHEMATIC PLAN

Because of the poor condition of the remaining site design, the schematic plan for the parkette is entirely new. In creating this plan, the consultants recognized that the small size of the park lends itself to balance of passive and active use. The front of the park is a passive bosque of shade trees with benches, while the back, further from the danger of the street, is a playscape area. This becomes a park serving children and families in a residential context.

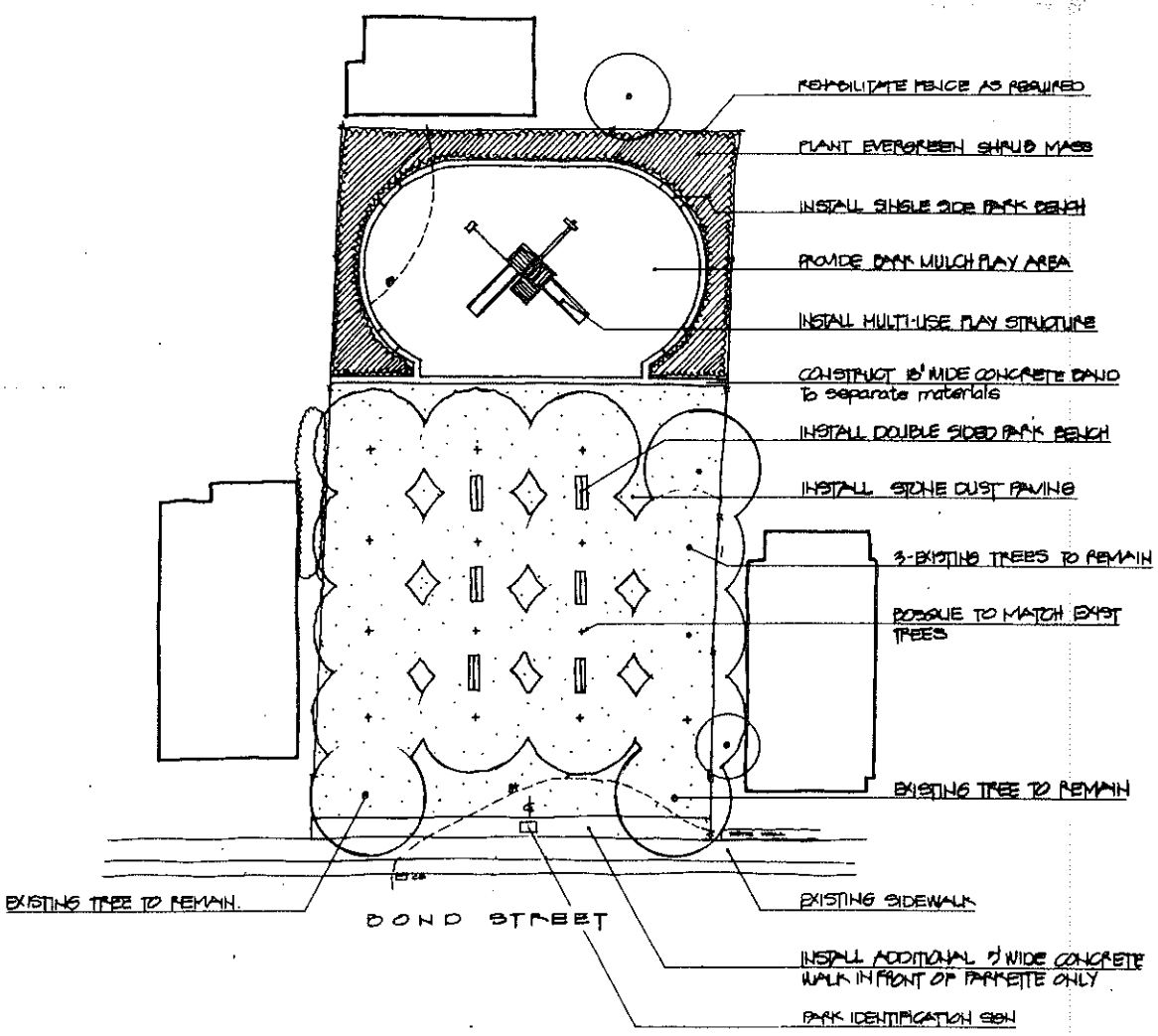
Beginning with the rehabilitation of features, the chain link fence could be repaired with minor effort and painted. There are five ±14" diameter trees that are of value to save and integrate with the new scheme. The design divides the park into two compact areas. The foreground is to become a passive outdoor "room" with four generous rows of trees providing a natural sun shelter. Two rows of two-sided benches are provided here for casual sitting and chatting. The ground is covered with stone dust paving which is easy to maintain, inexpensive to install and provides a porous surface for drainage into the tree root zone.

The rear of the parkette will now have a playscape apparatus (the same type that is going in other parks) that is placed in an oval bark mulch play area. As a setting for this area, and a backdrop for the parkette, an evergreen shrub mass is planted around the curving edge. The area will be edged in an eighteen inch wide flush, concrete apron that will make maintenance easy and will separate materials. Four benches are installed on the concrete apron to provide sitting near the play equipment, so that people supervising children can stay in close proximity to tots.

At the entrance to the parkette a five foot wide concrete path has been added with an integral ground embedded stone marker that will have the park name.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

The new parkette is extremely simple to maintain. With the removal of the small lawn area and the introduction of easy to maintain surface materials (eg. stone dust, mulch) the overall maintenance burden for this park has been greatly reduce. Again, new tree plantings and shrubs will require additional attention in their first years. Care should also be taken to insure that the new trees achieve the best form possible.



SYMBOL KEY: Bond Street Parkette

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure
- Playscape
- Chain Link Fence
- Bollard
- Bench
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

BOND STREET PARKETTE, SCHEMATIC PLAN

0 10 20 50 100

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David Schuyler, History
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ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 4,000
Professional Fees	$ 6,000
Removals	$ 4,000
Drainage, Soil & Grading	$ 1,000
Vegetation	$ 12,000
Pedestrian Walks & Drainage	$ 2,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 40,000
Structures	$ 2,000
Furnishings	$ 8,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 7,000
ESTIMATED PROJECT TOTAL	**$ 89,000**

GEORGE DAY PLAYGROUND

HISTORIC DATA

The Boulevard Park Company presented this .60 acre triangle-shaped parcel to the City of Hartford on November 16th, 1916. It was stated that it should be used as a public park or playground. A formal design for an intensive court and play equipment park was developed under former city landscape architect Art Hoffman. This plan, constructed in the early 1970s is in remnant form today. The park namesake is former Park Commissioner, George H. Day.

EXISTING CONDITIONS SUMMARY

George Day Playground is located at the intersection of Arbor and Orange Streets. Although it has one of the best collections of canopy trees for a small park, it is one of the most badly deteriorated in the system, averaging an overall condition assessment of fair.

The site is relatively flat with depressions and ponding in the lawn areas, and irregular pavements throughout. There is no subsurface drainage on site, water is directed as runoff to surrounding streets. The ground surface shows areas of severe compaction with large bare areas that were created by intensive use and lack of turf renewal.

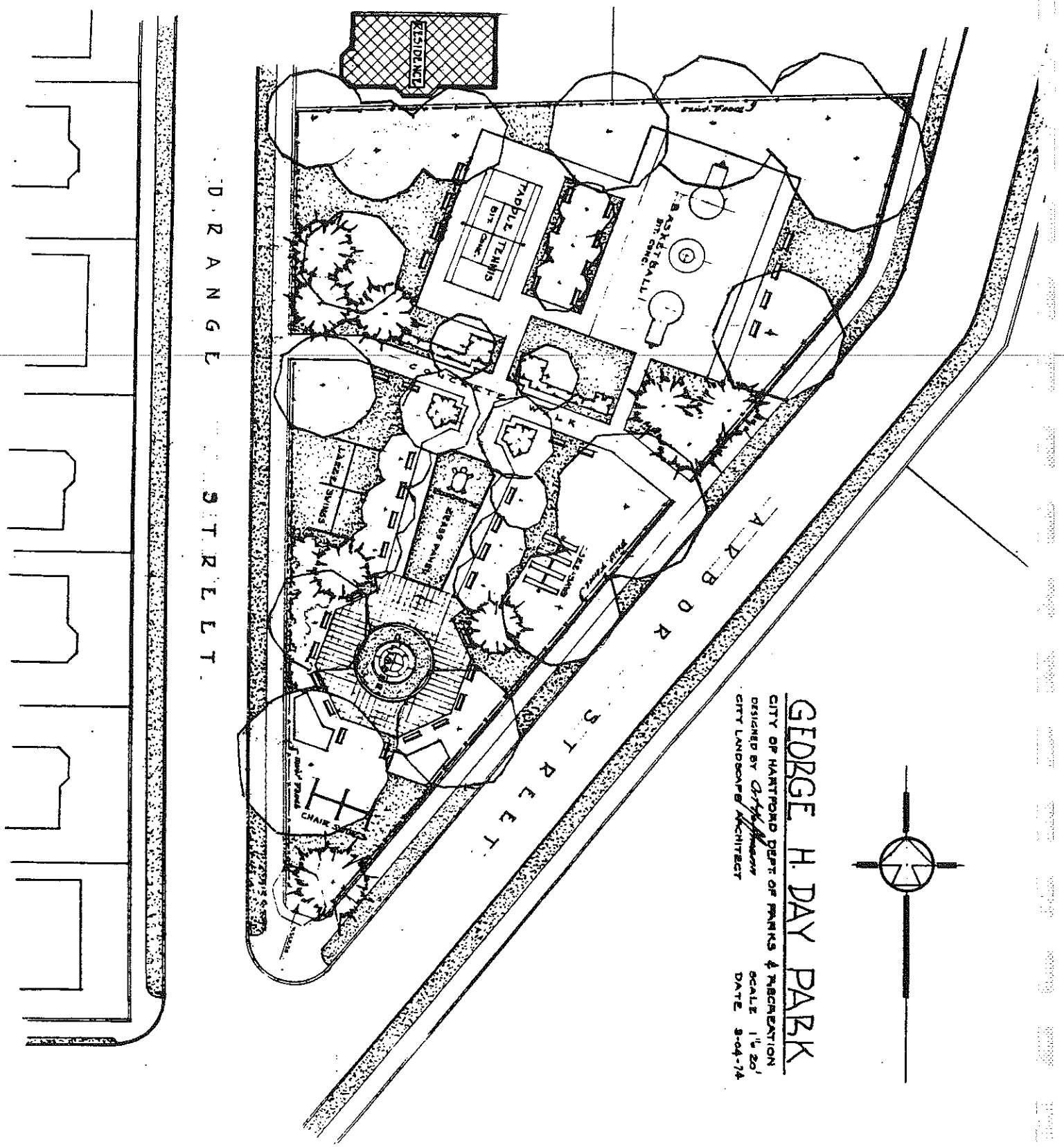
The trees present provide shade and scale to this small park and are mostly in fair condition. There is also an informal placement of perimeter trees in fair condition. An asphalt strip has been added in place of a lawn verge strip surrounding the park at the street edge. One of the large pine trees shows preliminary signs of root-compaction damage, which may in turn foretell its death.

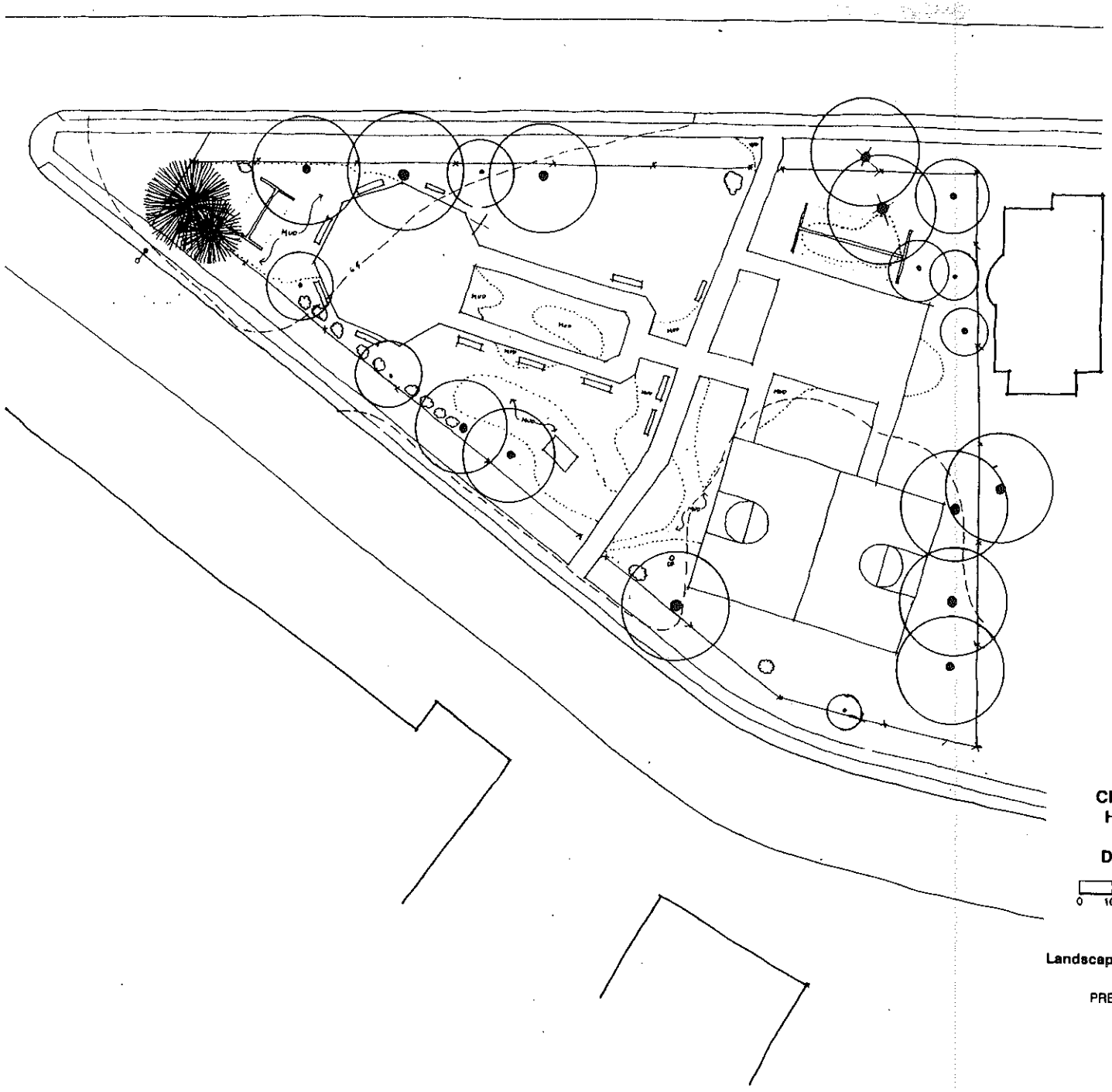
Understory materials include the irregular placement of around ten shrubs located along the edges of the park. These, similar to the lawn areas, are in fair to poor condition and suffer from deferred maintenance. There are no ornamental plantings in the areas that may have once been intended for such displays.

Pavement is predominantly asphalt, with some concrete, both in fair to poor condition. It shows signs of cracking, edge deterioration and poor edge definition. Rough desire paths are present throughout and visually mar the landscape. Generally, asphalt areas are undefined and poorly constructed.

Facilities are also fair and range from two swing sets, one basketball and one multi-use court. All generally have paving surrounds and ground surface deterioration as noted above. There are no structures present.

Furnishings are also fair with the most visible feature being the perimeter chain link fence. This feature has been positioned in such a way that some of the available parkland is placed outside and is difficult to maintain and is a loss for the public benefit. A pink-painted storage unit in fair condition is present as are wooden benches with areas of graffiti cover. There is an operational drinking fountain in good to fair condition. There is no interior lighting; the site is serviced by perimeter lights on Arbor Street.


GEORGE H. DAY PARK
CITY OF HARTFORD DEPT OF PARKS & RECREATION
DESIGNED BY
CITY LANDSCAPE ARCHITECT
SCALE 1" = 20'
DATE 8-04-74
BASKETBALL
TABLE TENNIS
CHAIR SWINGS
ARBOR STREET
D. RANGE STREET



SYMBOL KEY: Day Playground

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Desire Path/Mud Area
- Structure
- Playscape
- Swings
- Slide
- Bench
- Chain Link Fence
- Cobra Head Light
- Topography Contour

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CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

DAY PLAYGROUND, EXISTING 1991

0 10 20 50 100

Prepared by

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Westport, Connecticut

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David Schuyler, History
Noyes Vogt Architects, Architecture
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SCHEMATIC PLAN

This is one of three parks within the city system that require a major overhaul through new design. (The others are the DeLucco Playground and the Bond Street Parkette.) The new designs, in each instance, require a substantial removal of pavements and furnishings that have outlived usefulness and maintenance and are now dysfunctional.

In each case, an effort has been made to separate and support active and passive uses with new facilities and furnishings. With this in mind, the first task at Day Playground is to remove the paved areas, furnishings, swings and the undersized (for high school) basketball court. Most importantly, the perimeter fence should be removed and repositioned with better park-like material to recapture this valuable land for the interior and useable portions of the park.

New plantings respond to those that have endured and reached maturity and act to screen the active play area and provide opportunities for sun and shade experiences. Along Orange Street, an understory of shrubs and groundcovers is proposed, rather than grass, because of the overhead canopy of shade trees. The area is bounded by the Orange Street sidewalk, the interior curvilinear walkway and the edge of the active play area. The prospect of lawn surviving in high activity areas or areas with canopy overhead are poor; however, through separation of active and passive zones, and with physical barriers (pipe rail fence) or strategic barrier placements (benches) the likelihood of preserving a grass area is highly improved. The proposed grass area is bordered by the Arbor Street sidewalk and rail fence, the interior curvilinear walk with benches, and the active play area. Shade tolerant shrubs should be used to enhance the park.

New pavement area has been defined and includes: the entry paving stones at the junction of Arbor and Orange Streets; a curvilinear central walk through the passive area to the active play area; and, a paved open area for free play in the active area. Clustered benches now edge both sides of the new walk and can also be found in pairs at the swings and tot lot. Surrounding the park is a new pipe rail fence to define the space and protect the new plantings. A chain link fence can be found along the park interior and edges the active play facilities. A new maintenance storage box has been carefully located inside the fence and behind the play equipment.

At the sidewalk where Orange and Arbor Street converge, a dedicated plaza has been created, complete with a special stone pavement and two benches at this newly articulated entrance. At the center, of this plaza is a boulder with an embedded plaque or engraved surface that recognize the parks namesake, George H. Day, and his contributions to the City of Hartford.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

The new design has been created with full consideration for the maintenance implications. Maintenance zones have been identified by grouping same materials and protecting young plantings with new fences. Therefore, with new shrub and groundcovers carefully located and protected, and well defined pavement surfaces carefully articulated, maintenance implications are minimal.

The new central turf area should be well maintained as it is the green "welcome mat" for this park. Mature canopy trees should also be maintained to improve their appearance and life span. Shrubs selected should be naturalistic and not be a maintenance burden; shrubs should only require pruning to stimulate seasonal growth, maintain health, and not to control size or shape.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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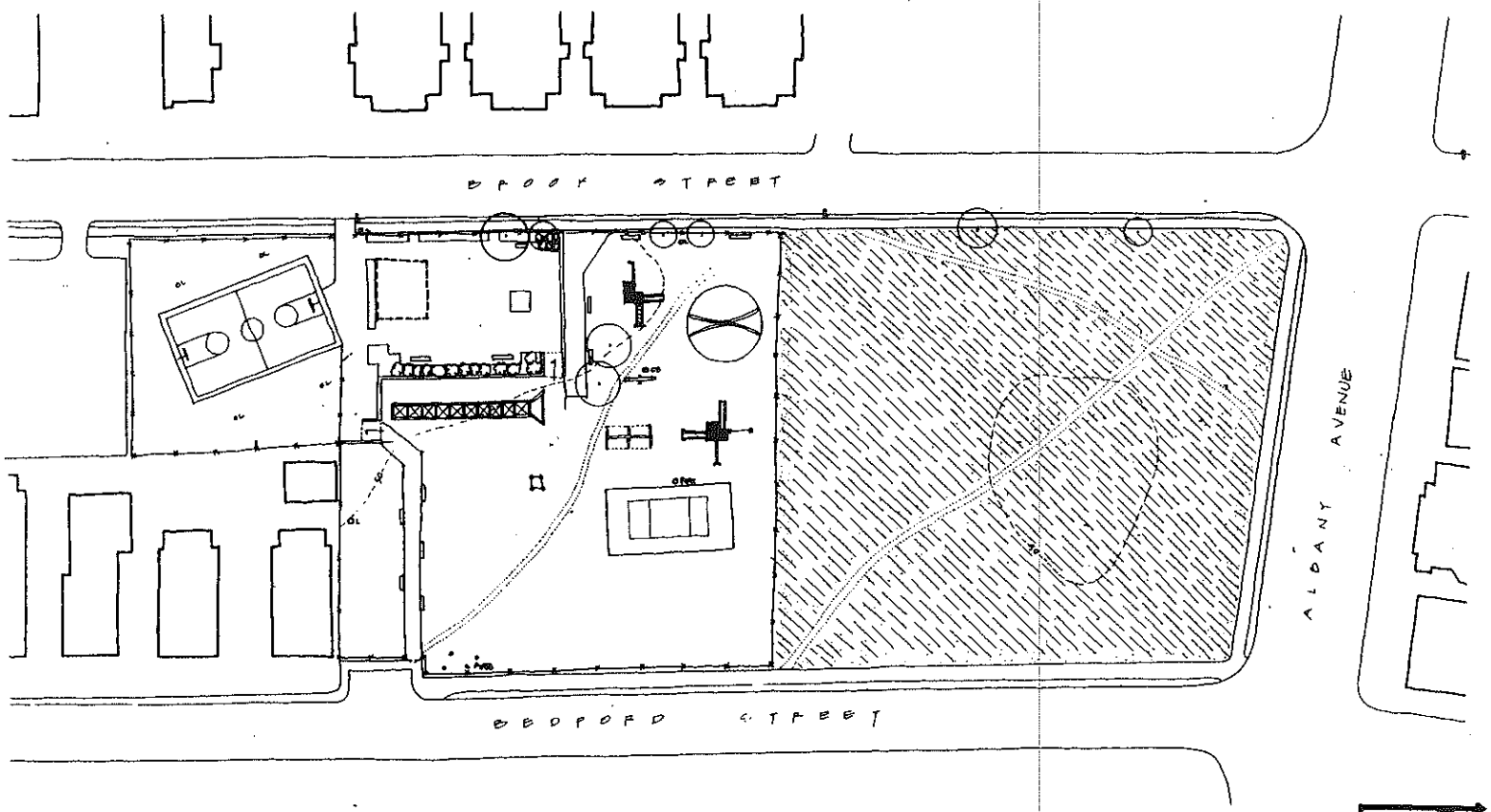
COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 12,000
Professional Fees	$ 19,000
Removals	$ 26,000
Drainage, Soil & Grading	$ 5,000
Vegetation	$ 13,000
Pedestrian Walks & Drainage	$ 64,000
Drives, Parking & Draiange	$ 0
Sports Field	$ 0
Facilities	$ 68,000
Structures	$ 3,000
Furnishings	$ 58,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 24,000
ESTIMATED PROJECT TOTAL	**$ 295,000**



SYMBOL KEY: DeLucco Park

- Lawn
- Meadow/Scrub
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Street/Park Drive
- Secondary Drive/Access
- Pedestrian Walk
- Desire Path
- Picnic Shelter
- Structure Foundation
- Playscape
- Swings
- Teeter Totter
- Iron Fence
- Chain Link Fence
- Bollard
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Top/Toe of Slope

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

DELUCCO PARK, EXISTING 1991

0 20 40 100 200

Prepared by
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SCHEMATIC PLAN

The DeLucco Park proposal represents a major rehabilitation and a design approach to this neighborhood park. The new proposal strives to better define active and passive use zones within the park. This approach insures that the park will serve a greater populace. In addition, the landscape areas are clarified, with ease of maintenance in mind.

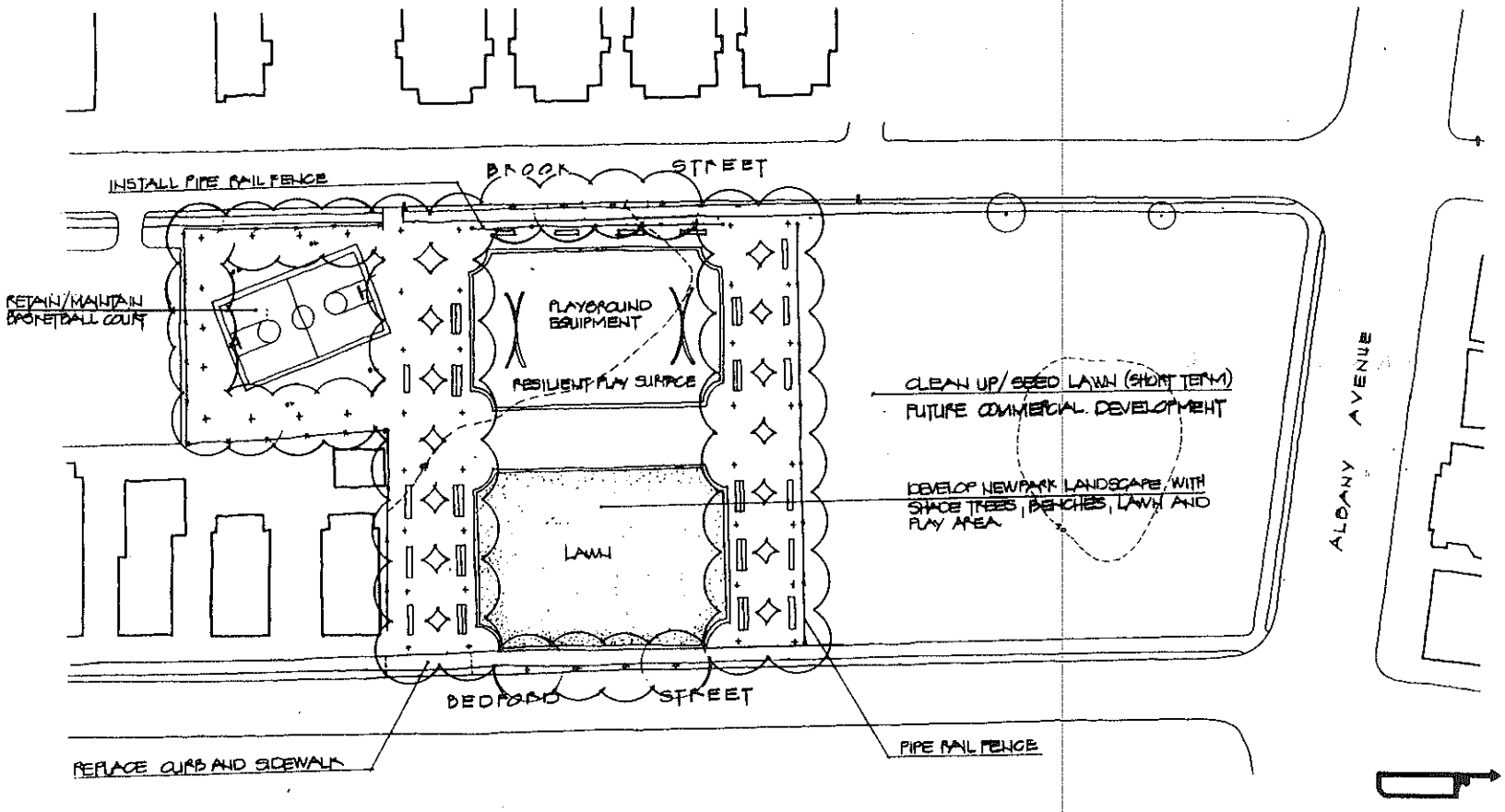
The first task at DeLucco Park is to remove the dysfunctional or hazardous elements. The rear basketball court and its associated lights and chain link fence enclosure are to be retained. Additionally, if a substantive capital investment is made in the short term, then the vacant lot at the front of the site should be cleaned up and seeded to improve the overall appearance.

The schematic plan for DeLucco Park recommends two, well-defined activity areas for playground equipment (with a resilient play surface) and a large lawn panel for family and group gatherings as well as picnic and social activities. These two zones are framed by two double rows of canopy trees that provide shaded seating areas with single and double sided benches. The park is defined with a pipe rail fence at several perimeter edges.

As the bordering property on Albany Avenue is developed, design coordination should be pursued so that a building surface does not abut the park creating an enclosure that limits tree growth, blocks sunlight or becomes a graffiti surface. In general, the development of this adjacent property should complement the neighboring park. In the short term, as DeLucco Park is reconstructed, the vacant property should be cleared, seeded to grass and mowed regularly so that it appears cared for and does not detract from the adjacent park. A park name sign, on a boulder or ground set plaque is also proposed.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

The proposed trees will require care and maintenance if they are to achieve a desireable form and proper vigor. The stone dust paths in which these trees sit will require minimal maintenance such as debris removal and raking. The lawn panel is without obstructions and easy to mow. The design has been developed to for ease of maintenance. Overall, when this capital investment is made it will require maintenance. Therefore, any proposal will have an increased maintenance implication compared with the current park condition.



SYMBOL KEY: DeLucco Park

- Lawn
- Meadow/Scrub
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Street/Park Drive
- Secondary Drive/Access
- Pedestrian Walk
- Desire Path
- Picnic Shelter
- Structure Foundation
- Playscape
- Swings
- Teeter Totter
- Iron Fence
- Chain Link Fence
- Bollard
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Top/Toe of Slope

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

DELUCCO PARK, SCHEMATIC PLAN

0 20 40 100 200

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George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawing from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for DeLucco Park are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 7,000
Professional Fees	$ 11,000
Removals	$ 21,000
Drainage, Soil & Grading	$ 19,000
Vegetation	$ 26,000
Pedestrian Walks & Drainage	$ 15,000
Drives, Parking & Drainage	$ 1,000
Sports Field	$ 0
Facilities	$ 5,000
Structures	$ 8,000
Furnishings	$ 37,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 14,000
ESTIMATED PROJECT TOTAL	**$ 167,000**

FORSTER HEIGHTS PLAYGROUND

HISTORIC DATA

Forster Heights Playground was acquired on July 1st, 1954. Following a Court of Common Council Resolution on June 13th, 1960 construction was initiated. The playground opened July 25th, 1962.

EXISTING CONDITIONS SUMMARY

Forster Heights Playground measures 2.80 acres and is in generally good condition. It is located at Amherst and Harvard Streets, adjacent to Cedar Hill Cemetery.

Surface drainage and runoff is a problem at Forster Heights which is downhill from the cemetery and some neighboring properties. There are numerous catch basins in the park and some are actually located within the baseline of the ball field. Catch basins are also present at the Harvard Street entrance. There is also a manhole at the base of Amherst Street which is filled with broken glass and surrounded by eroded turf area. Erosion is present to a greater degree along the southern border of the park, around the playground, and along the eastern infield. The western ball field appears extremely wet, and is poorly drained.

The play area at the rear of the property, adjacent to the Cedar Hill Cemetery is surrounded by mature Oak, Maple, Ash, and Black Locust trees. The overall condition of these semi-mature trees is generally good. The Black Locust and Ash trees need to be underplanted with longer-lived species. Flowering Crabapples trees are also present at the street and rate good to fair. These trees show some signs of previous pruning.

The understory is limited to an old privet hedge along the fence line adjacent to Cedar Hill Cemetery. This hedge, as well as the lawn throughout the site is generally fair. This is especially true for the eastern ball field which has several bare patches. Areas under tree canopies, especially around the play equipment, are heavily worn. There are no ornamental plantings. The park is free of pedestrian paths. There are worn areas however, especially at the park entrance points.

Play equipment is well used, respected and maintained in Forster Heights Playground and rates a good condition assessment. Equipment is diverse and includes a new playscape, spray pool, some older wooden play equipment and swings. Areas underneath all equipment are bounded by large timbers and filled with mulch. The basketball court in the middle of the park is in good condition, with only one minor area of puddling. All furnishings are generally good including the six foot perimeter chain link fence, and its associated entry gates. The fence along the cemetery property line is privately owned. The park has no interior lights and is partially served by perimeter lights on Harvard Street.

SCHEMATIC PLAN

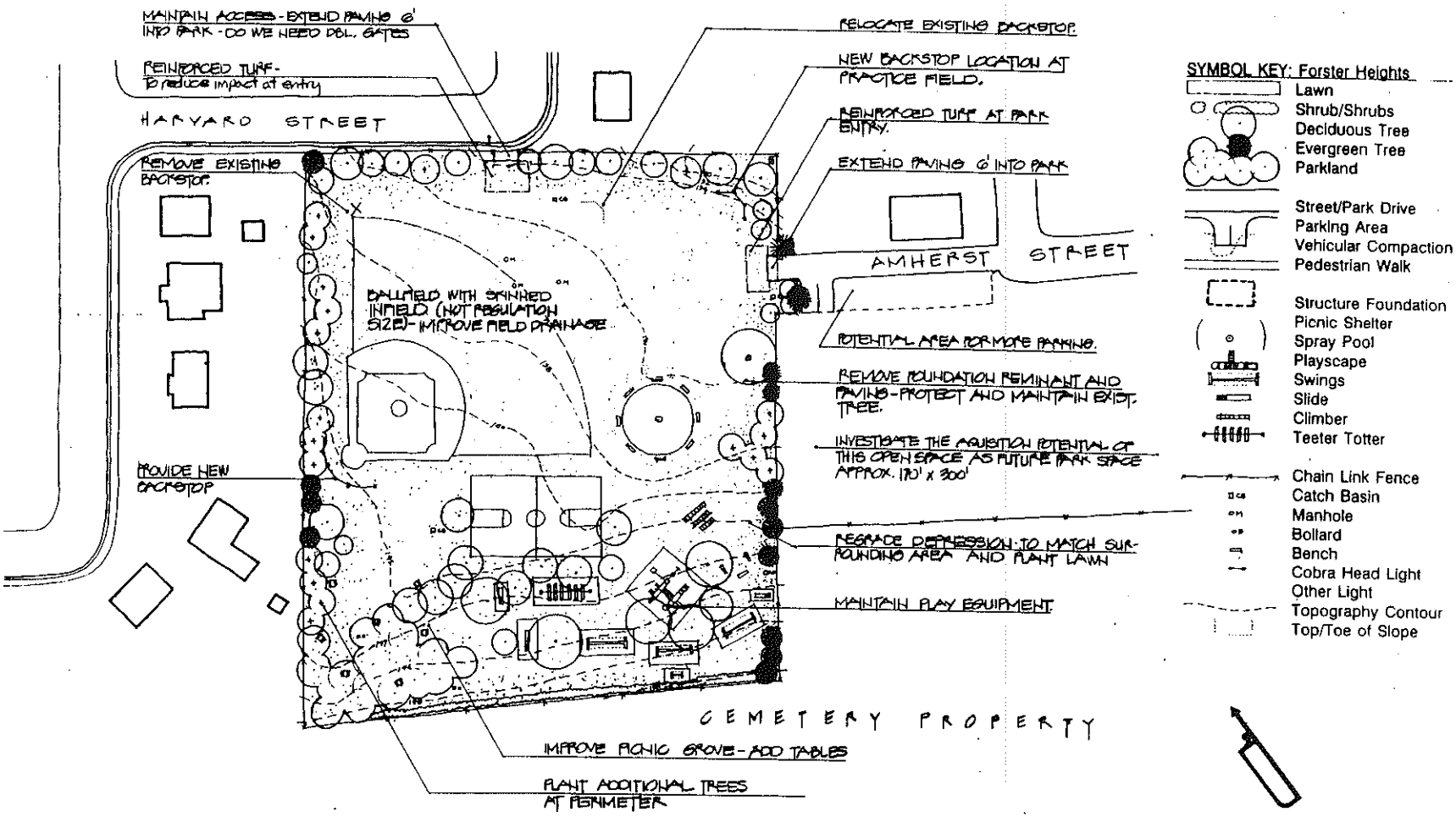
The schematic plan for Forster Heights Playground addresses overall park layout. Beginning with the overlapping ballfields, the one closest to Harvard Street is repositioned because of the overlap with the second field and the potential hazard of three manholes within the area of play. The remaining ballfield has surface drainage upgraded, a backstop added, and a skinned infield. A new backstop is shown to be added in the north east corner for practice games and informal play.

The short length of drive that enters the park at two locations (Harvard and Amherst Streets) and the remnant building foundation are all to be removed. In removing the foundation care needs to be taken not to over damage the adjacent large tree. At these entrances a reinforced section of turf should be installed to limit turf degradation where pedestrian traffic is focused.

New tree plantings are proposed along the park perimeters and at the rear of the property for an improved picnic grove. Picnic tables and benches are also proposed for this area.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

Generally the park is well maintained and the Schematic Plan does not significantly alter the staff commitment. Improvement of existing drainage problems which cause wet areas and additional maintenance will increase the effective use of this park. Trees generally require pruning and renewal and new tree plantings will need attention following planting. Overall, no increased maintenance burden is assumed.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

FORSTER HEIGHTS, SCHEMATIC PLAN

0 25 50 125 250

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut
PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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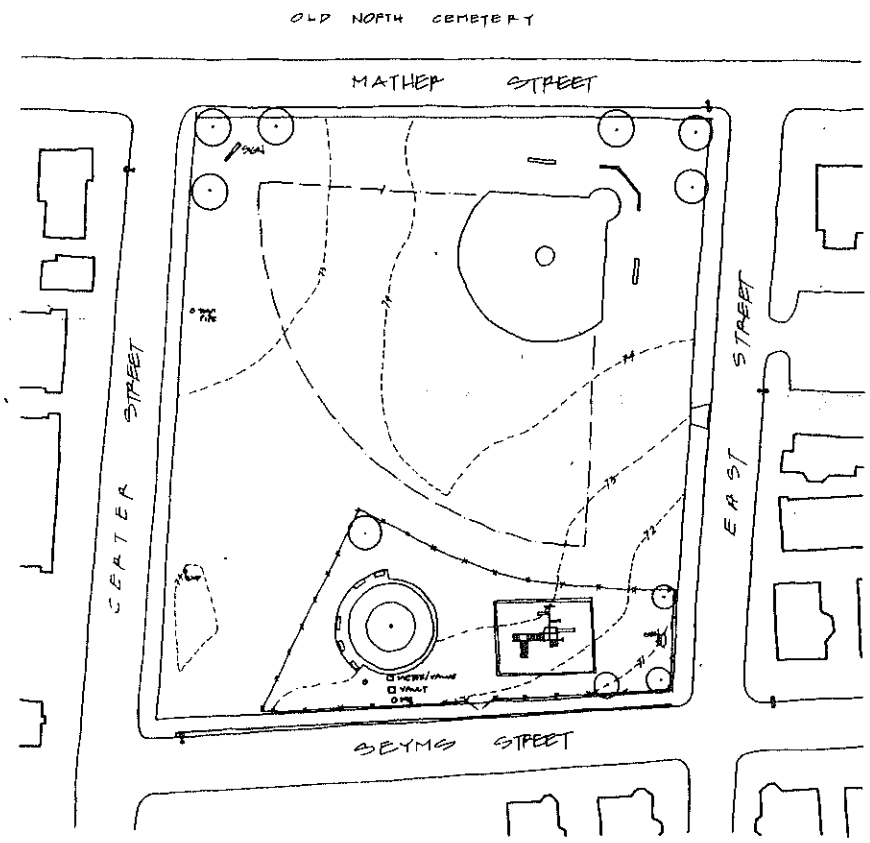
COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 5,000
Professional Fees	$ 7,000
Removals	$ 7,000
Drainage, Soil & Grading	$ 35,000
Vegetation	$ 20,000
Pedestrian Walks & Draiange	$ 0
Drives, Parking & Drainage	$ 5,000
Sports Field	$ 11,000
Facilities	$ 0
Structures	$ 0
Furnishings	$ 9,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 9,000
ESTIMATED PROJECT TOTAL	**$ 111,000**



SYMBOL KEY: Lozada Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Playscape
- Chain Link Fence
- Bollard
- Sign
- Bench
- Picnic Table
- Telephone
- Cobra Head Light
- Other Light
- Water Fountain
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

LOZADA PARK, EXISTING 1991

0 25 50 125 250

Prepared by
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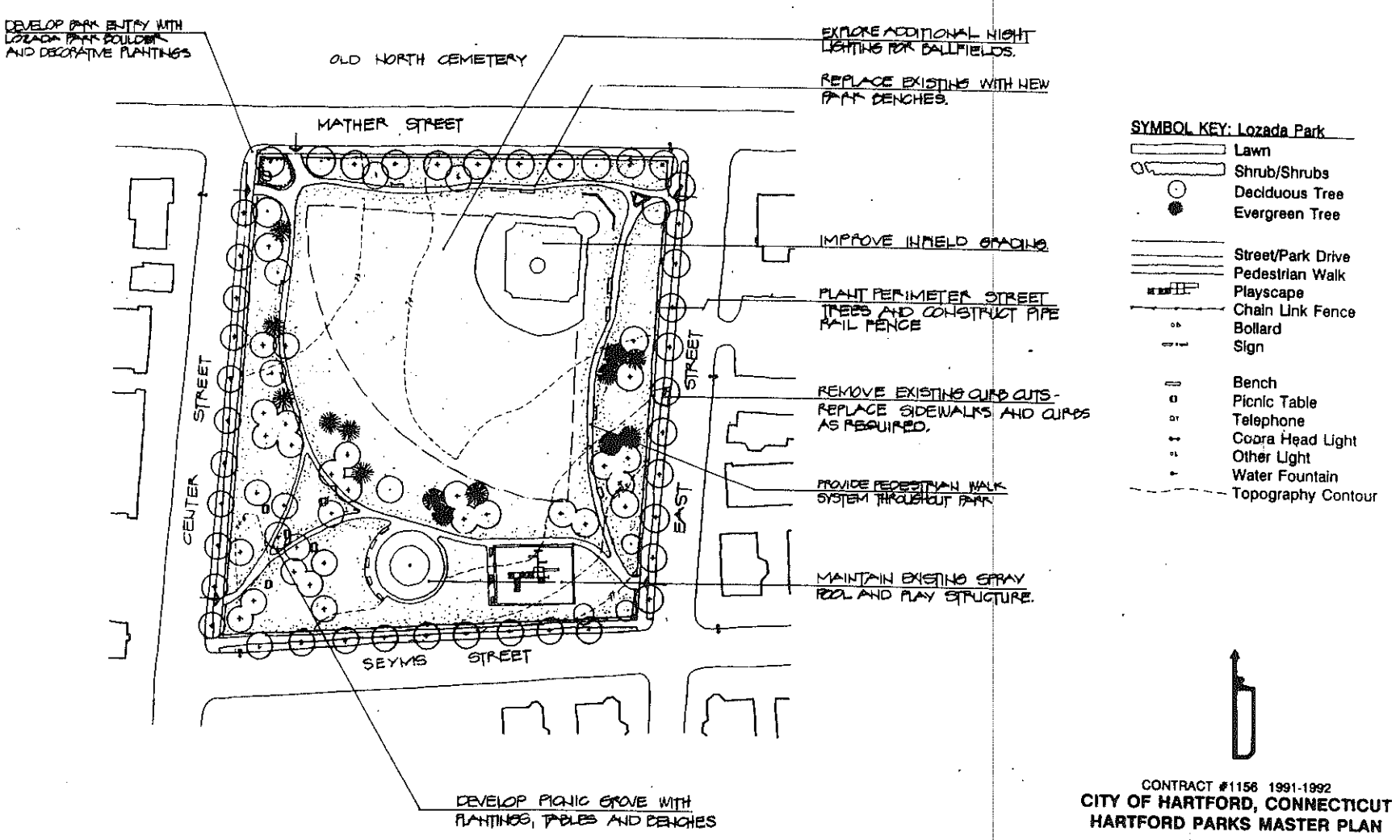
SCHEMATIC PLAN

Lozada park serves the neighboring community for active uses such as baseball, playground and spray pool. However, passive and group uses are not well served and it is in this direction that the Schematic Plan places emphasis. The park space is open and bleak, lacking trees, which are proposed at the park edges and within the interior. The recommendations for the establishment of parkland vegetation are to introduce canopy trees along the park perimeter, plant the verge areas to grass, and plant shade trees and evergreen trees in informal groupings. These tree plantings will keep sight lines open for good visibility, while differentiating between the active, passive and group use areas of the park. The most exciting new feature that will result from these plantings is a picnic grove in the south west corner of the park, that will encourage family and group use of this neighborhood amenity. A further park-like quality will be achieved by developing a continuous loop path through the park, so that neighborhood residents can take a walk around the park, without conflict from the baseball activity.

The chain link fence that surrounds the tot lot and spray pool is to be removed. In its place a perimeter pipe rail fence is recommended. This will serve the same function as its predecessor, but the pipe rail is easier to maintain, more attractive, and, most importantly, will contribute to the overall appearance of this neighborhood park. New city prototype benches are also recommended for the park near the backstop, spray pool and tot lot. Picnic tables, of the same vocabulary as the benches, are to furnish the picnic grove. A new sign, based on the system prototypes should be set in a low, dense shrub beds at one park corner. Utility poles and wires should not be on the perimeter of the park. Electric wires can be placed underground as park improvements are made so that park trees can grow to maturity in a natural shape without conflict with electrical supply.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

The maintenance of Lozada Park, based on the Schematic Plan, will be affected in two ways. First, the new tree plantings will require additional care over the short and long term. Second, the mowing operation will be more complicated with these new additions. The removal of the interior fence however, will simplify this task to a degree. In general the additional plantings and furnishings will increase the maintenance requirements for this park.



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

LOZADA PARK, SCHEMATIC PLAN

0 25 50 125 250

Prepared by

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ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 11,000
Professional Fees	$ 17,000
Removals	$ 3,000
Drainage, Soil & Grading	$ 7,000
Electric	$ 50,000
Vegetation	$ 50,000
Pedestrian Walks & Drainage	$ 31,000
Drives, Parking Draiange	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 0
Furnishings	$ 74,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 12,000
ESTIMATED PROJECT TOTAL	**$ 268,000**

POPE PARK NORTH

HISTORIC DATA

This area is a small portion of Pope Park. On November 26, 1894 Colonel Albert A. Pope provided in his will a gift to the City of 74.0 acres of parkland, for the establishment of a park south of Park Street along the Park River. The City purchased additional parcels contiguous to Colonel Pope's gift. The plan for Pope Park, including this area, was developed by Olmsted, Olmsted and Eliot. Pope North was originally laid out as an open lawn with six tennis courts on the farthest north and most upland portion of Pope Park. As originally constructed, Pope Park North originally contained a beautifully detailed set of tennis courts with flanking pergolas for sitting in the shade to watch the games. See the descriptive text under Pope Park for additional historic information.

EXISTING CONDITIONS SUMMARY

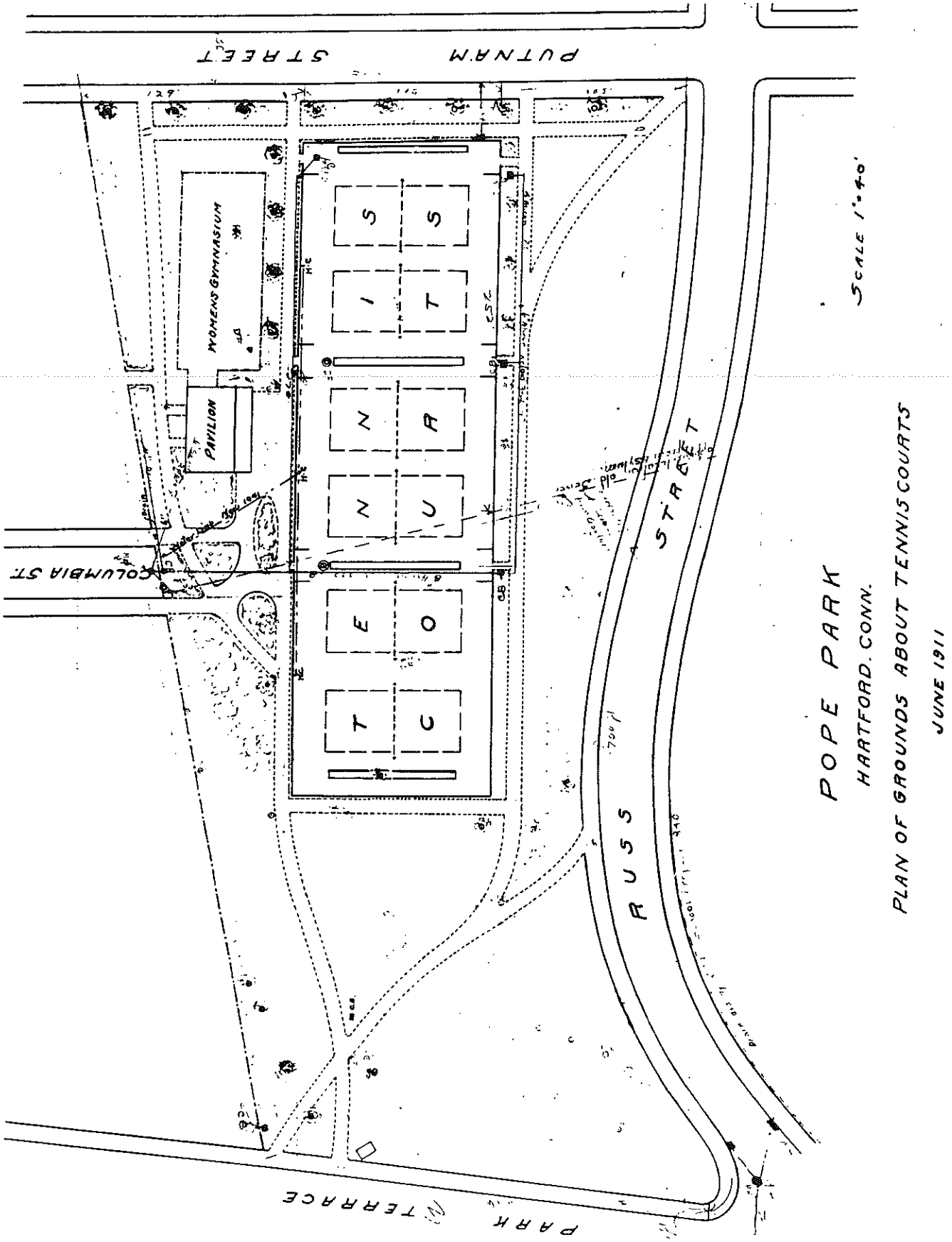
Pope Park North measures 4.00 Acres and is located at Russ Street between Putnam Street and Park Terrace. The park's condition ranges from fair to good condition, with recent additions such as the tennis courts and play scape faring much better. Drainage conditions vary. The existing catch basins south of the tennis courts are completely silted up, and the northeastern edges show signs of failure. A new basin has been installed at the top of the stairs coming off the cul-de-sac.

Plant collections include large mature trees and recently planted shrubs. Most of the trees in this small park are in a mature state and generally in good health. The one exception would be the flowering trees at the southwest corner of the park. There is also a mature street tree alignment of Pin Oaks and Horsechestnut trees, in good condition. There are also trees along Park Terrace. Flowering trees along the corner of Park Terrace and Russ Streets are disfigured and generally in poor condition.

Shrubs in this park are limited and include the adjacent property owners shrubs which hang over the chain link fence and a small collection of mature privet shrubs just east of the tennis courts. New juniper plantings have been recently located around the cul-de-sac and are in excellent condition. New plantings of junipers and euonymous are also found near the metal pergola and play equipment. These have been less successful in areas of high pedestrian activity. Turf is predominantly good condition but there are several bare spots under mature trees.

Concrete sidewalks on two sides of the park are in good condition with a few places showing tree root damage. There is a strong pedestrian desire line of compacted grade from the southeast corner to the western edge of tennis court.

New facilities in the park are in good condition. The surface of the volleyball courts are deteriorated and the basketball courts have no backboards.


PUTNAM STREET
WOMENS GYMNASIUM
PAVILION
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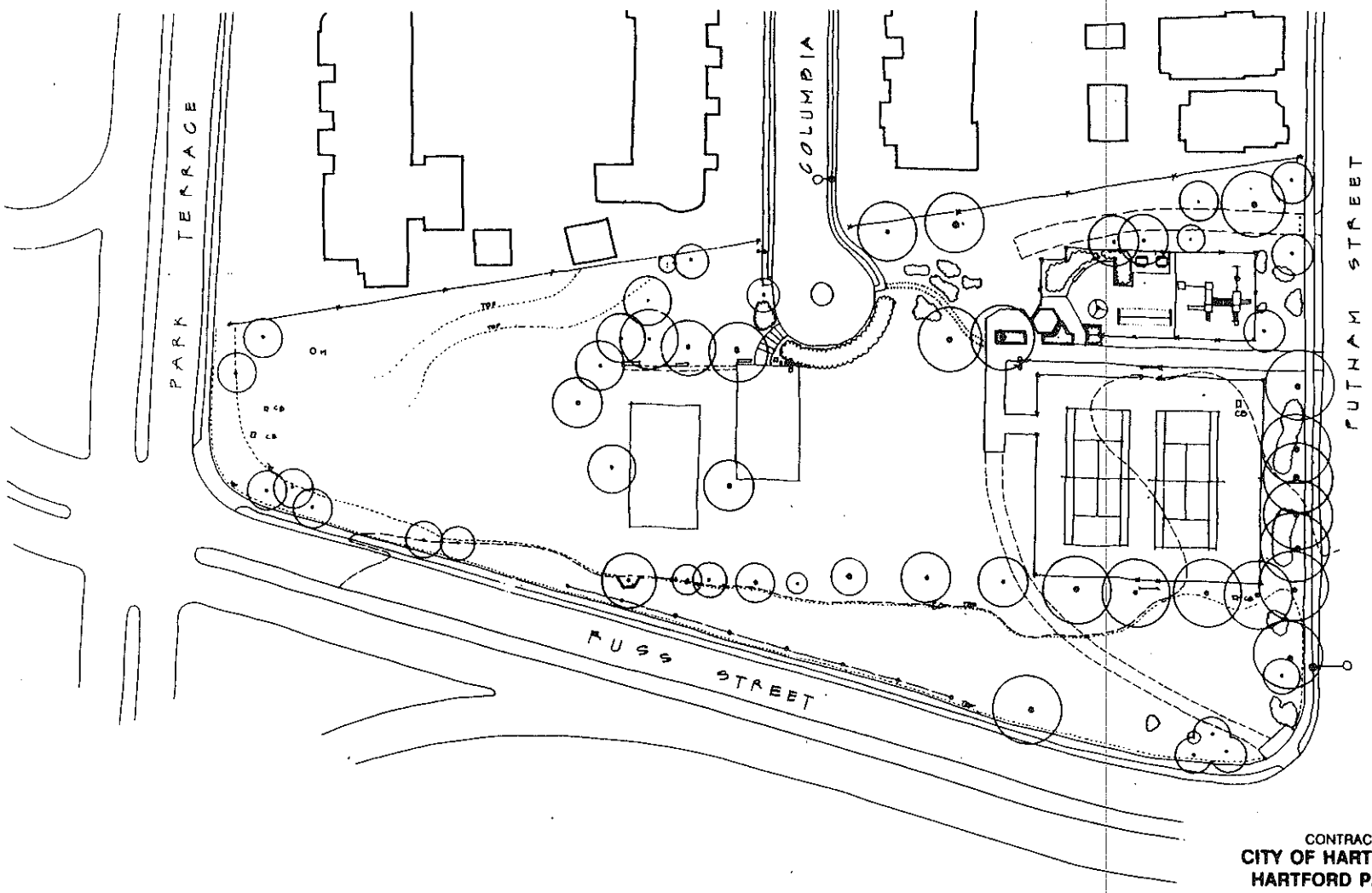
COLUMBIA ST
RUSS STREET
PARK TERRACE
SCALE 1"=40'
POPE PARK
HARTFORD, CONN.
PLAN OF GROUNDS ABOUT TENNIS COURTS
JUNE 1911



CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

POPE PARK NORTH, EXISTING 1991

0 20 40 100 200

SYMBOL KEY: Pope Park North

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Secondary Drive
- Pe[illegible]n Wal[illegible]
- Desire Path
- Swings
- Structure
- Shelter
- Chain Link Fence
- Guardrail Fence
- Catch Basin
- [illegible]le
- Bollard
- Bench
- Cobra Head Light
- Other Light
- Topography Contour
- [illegible]/Toe [illegible]e

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christo[illegible]sens, F[illegible]s/Final
George Wheeler, Management Consultant

Furnishings are limited but diverse and are in generally good condition. This includes the gazebo, benches, and chain link fence surrounding the tennis courts and playground. A two foot post and wire guard rail along Russ Street provides protection from the embankment, and is in fair condition, requiring some cable holder replacement. The park has interior and perimeter lighting. This includes three poles with security lights (interior) and adjacent street lights on Columbia and Putnam Streets.

SCHEMATIC PLAN

The Schematic Plan for Pope Park North (which closely follows a design developed by CR3 in 1988) integrates recently constructed features, such as the spray pool, gazebo and playground enhancements. Play equipment and the new gazebo are retained and a modest allowance for upgrading play equipment is included in the proposal. It also proposes the removal of dysfunctional elements, such as the volley ball and basketball courts. The approach for this park is consistent with the overall system philosophy; delineating areas for passive, group and active uses. With the new construction in the northeast corner of the park established, it is the goal of this proposal to recapture the central lawn area as an open parkland, and to better reconnect (both physically and visually) this small park with the larger portion of Pope Park.

This proposal achieves these objective through the development of a comprehensive pedestrian path system and extensive tree plantings. This new network not only responds to pedestrian desire paths, but provides a continuous loop allowing easy access and circulation. Current circulation patterns have been refined along the west side of the tennis court and immediately off of the cul-de-sac. Compacted earth paths from vehicular use, off Putnam Street at both corners, have also been integrated into this path system.

Critical to the success of this proposal is the resolution of drainage problems, especially in the western corner of the site where there is a collection of catch basins and a manhole.

The aim of new planting is to reinforce the tree collection which is currently in decline and achieve a character that is more park-like. Trees are grouped along the edge of the walks and on the slope along Russ Street. These groupings will allow for free play and picnicking in the central open lawn area. In all cases, the mature trees will require pruning and renewal as will the lawn areas. A pruning allowance has been added to the estimate. A park entrance sign is also included.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

The maintenance commitment for the Schematic Plan is no greater than is currently required, and maintenance may in fact prove easier. Lawn areas have been better defined as have active/passive zones. In all cases this will ease mowing operations. The removal of desire paths and the resolution of drainage problems will also greatly improve the appearance of this landscape with a limited fiscal commitment. The pruning and proper care of the mature trees in decline will insure a longer life and improved appearance.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

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COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 6,000
Professional Fees	$ 10,000
Removals	$ 6,000
Drainage, Soil & Grading	$ 33,000
Vegetation	$ 29,000
Pedestrian Walks & Drainage	$ 33,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 10,000
Structures	$ 0
Furnishings	$ 14,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 13,000
ESTIMATED PROJECT TOTAL	**$ 157,000**

RICE HEIGHTS

HISTORIC DATA

A resolution by the Court of Common Council to negotiate for, condemn and acquire this property was passed on March 27, 1961. It was designated for playground use, adjacent to a public housing project, by the Housing Authority.

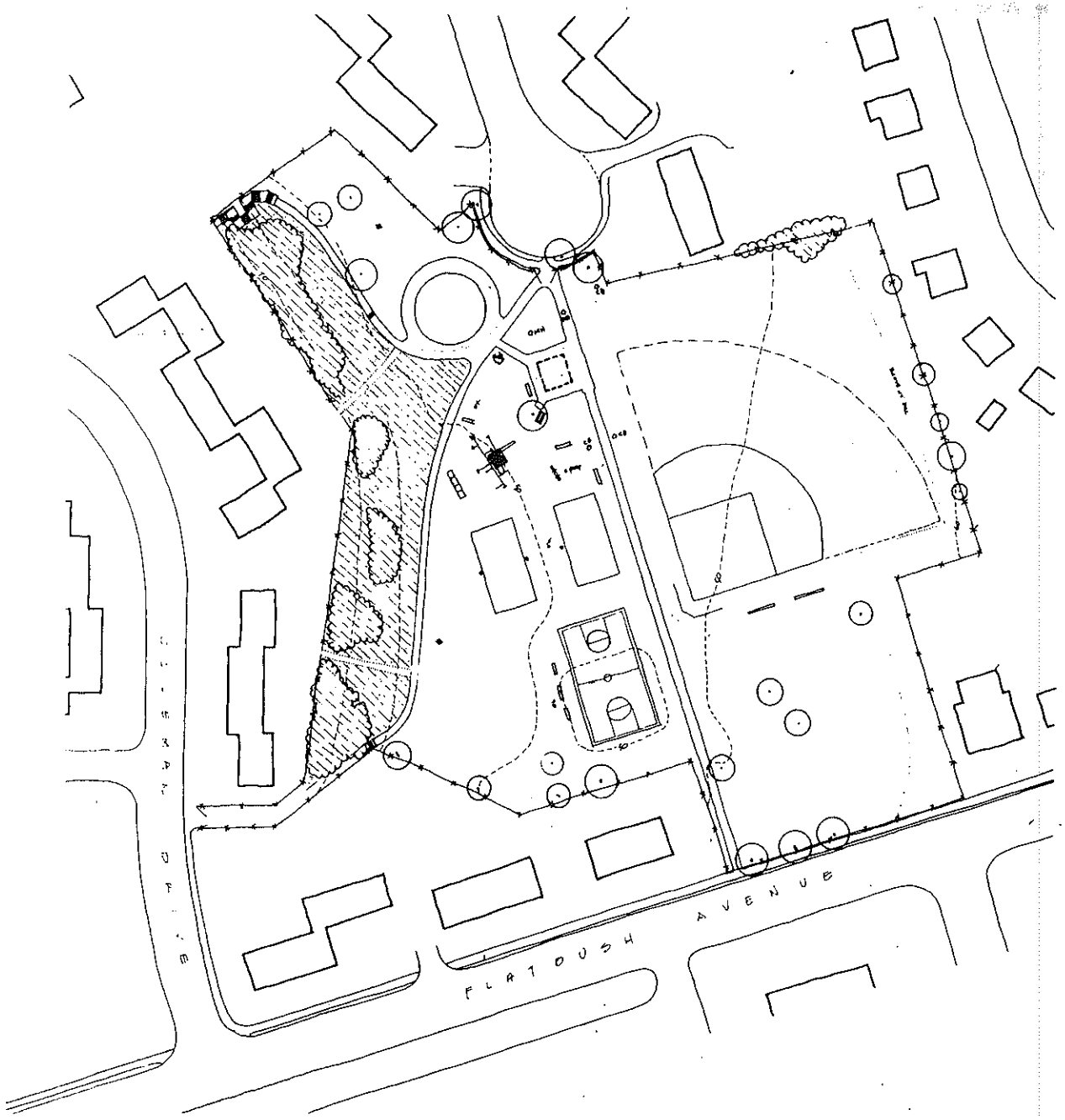
EXISTING CONDITIONS SUMMARY

Located on Flatbush Avenue just east of Coleman Drive, this generally fair condition park measures 4.07 acres. Rice Heights Park is predominantly open lawn area that has been evenly distributed with active recreational facilities such as basketball courts, spray pool and a remnant building foundation. The park is edged by steep slopes on its east and west boundaries. The facilities average fair condition with some actually hazardous or dysfunctional. Desireable plant materials are limited with invasive species prevalent along the perimeter fence and along the steep slopes. Furnishings such as lights, benches and a water fountain have not endured well and are in fair to poor condition. A well worn desire path to the housing on its western edge clearly illustrates a need for better park access for this neighboring community. Generally, the park requires a major rehabilitation of its facilities, the introduction of opportunities for passive enjoyment, and a substantive renewal of its plant materials.

SCHEMATIC PLAN

The Schematic Plan for Rice Heights is best described as a major park rehabilitation. Current recreational opportunities are matched with safe, upgraded facilities for baseball, basketball, and children's play (spray pool and playscape). The comfortable relocation of the basketball courts within the existing chain link boundary north of Flatbush Avenue and just south of the existing ball field (to be upgraded) begins to maximize the active recreational opportunities for a defined age group within a consolidated area. The children's play equipment that is currently spread out in the center of the park and the derelict spray pool have been grouped and upgraded, providing more structured recreational experiences for children. These features have been located in close proximity to the neighboring cul-de-sac to allow parents and supervisors to retain visual contact with the area and to separate younger from older age group play.

The central lawn area is returned to open lawn to accommodate passive and group uses and free play for all. Stationary picnic tables are proposed within newly planted tree clusters which looks onto this green parkland. The steep western slopes that have invasive trees and perennial weeds are cleared and replaced with a wildflower meadow planting. Pedestrian access is improved. A new staircase provides access over this slope. Here and throughout, views have been opened up to provide better visual access and improved safety and security. Concurrent with the system wide philosophy, night lighting has not been provided within the park.



SYMBOL KEY: Rice Heights Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Mixed Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Stair
- Desire Path
- Parking Area
- Structure Foundation
- Wooden Playscape
- Chain Link Fence
- Bollard
- Bench
- Picnic Table
- Other Light
- Derelict Light
- Water Fountain
- Topography Contour
- Top/Toe of Slope

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

RICE HEIGHTS PARK, EXISTING 1991

0 25 50 125 250

Prepared by
LANDSCAPES
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Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

By separating active and passive uses, maintenance zones are now clearly defined and more readily maintainable. Starting at the east, with the playfields, this lawn area to the central path may be a more durable amenity turf. In the central area, dispersed play structures have been consolidated and placed within a defined mulched bed. This will allow for better lawn maintenance, and a new broader parkland expanse where wider ride-on mowers can be used more quickly and efficiently. The steep western slopes will be cleared of invasive materials and become a wildflower meadow. This area will now only require a mowing twice annually in the early spring and very late fall to encourage regeneration. The maintenance burden for this park is assumed to remain even, with the exception of additional care for tree plantings.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current costs, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Rice Heights Park are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 14,000
Professional Fees	$ 22,000
Removals	$ 33,000
Drainage, Soil & Grading	$ 20,000
Vegetation	$ 33,000
Pedestrian Walks & Drainage	$ 43,000
Drives, Parking & Draiange	$ 0
Sports Field	$ 10,000
Facilities	$ 107,000
Structures	$ 4,000
Furnishings	$ 26,000
Sign	$ 3,000
Memorial	$ 0
Contingency	$ 28,000
ESTIMATED PROJECT TOTAL	**$ 343,000**

SIGOURNEY SQUARE PARK

HISTORIC DATA

Sigourney Square was originally part of the old Town Farm area, a forgotten burial ground of forty-nine smallpox victims buried in 1872. In 1892 the City extended the street north beyond Ashley to Sargeant and named it Sigourney Street commemorating Lydia Sigourney of Hartford, "America's first professional woman author". The parkland was established December 9, 1895 for purposes of a park and was named, Sigourney Square. It is a square block that was conceived with a simple "X" walk pattern connecting its four corners. Music concerts began in 1898 and were held annually. Sigourney Square was listed on the National Register of Historic Places as an historic district on January 16, 1979. The district boundaries were increased to include 216-232 Garden Street on December 21, 1983.

EXISTING CONDITIONS SUMMARY

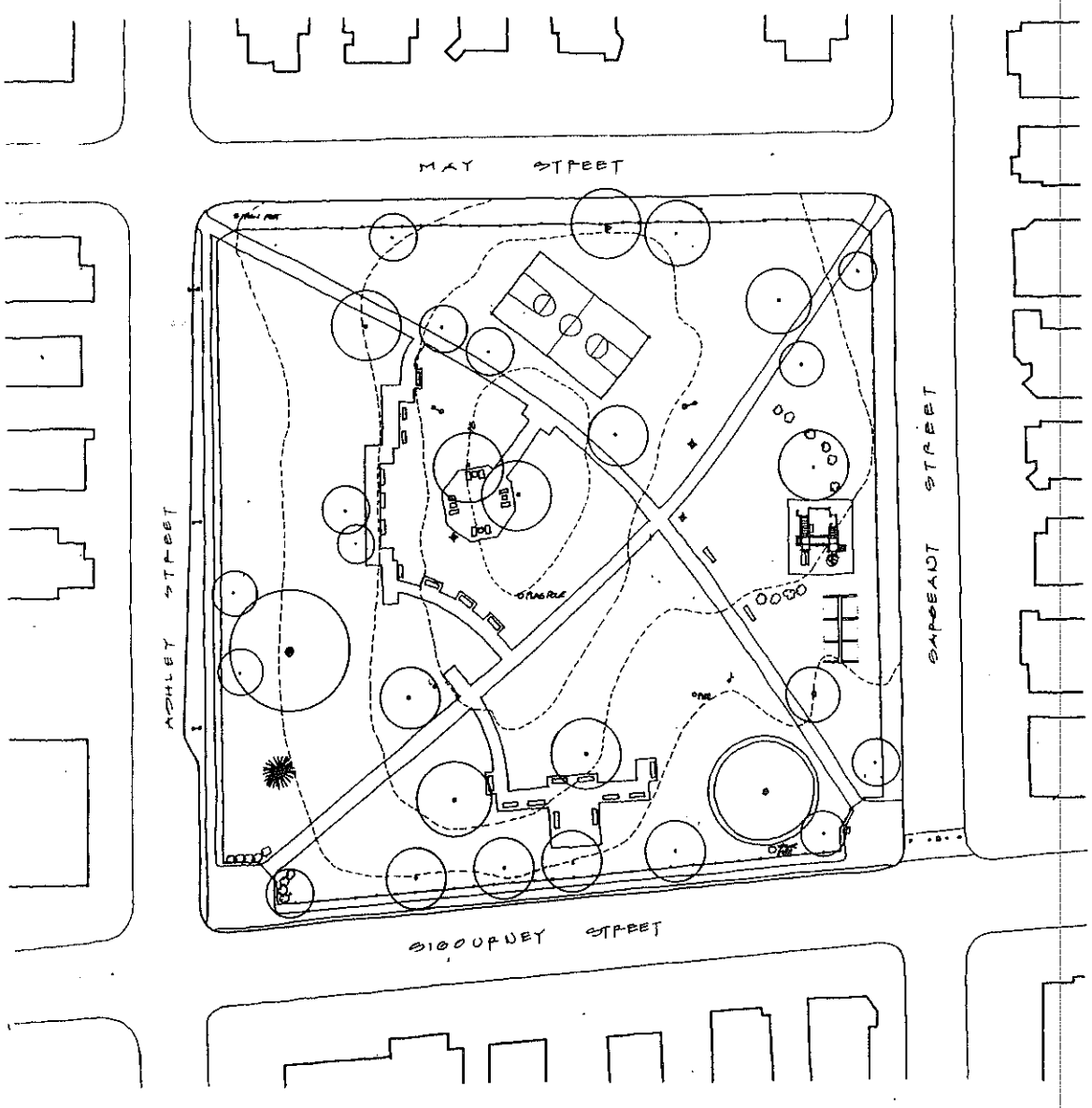
Sigourney Square is a one square block park measuring 2.85 acres located between Sargeant South and Ashley Streets (north to south) and May and Sigourney Streets (east to west). The park is fairly open and is surrounded by stable and attractive housing stock. It is surrounded by a iron perimeter fence and is generally in good condition. It is free of structures, has a spray pool, swings and basketball court, and has a limited, yet diverse collection of trees. This collection includes mature Weeping Beech, Ginkgo and Elm trees of significant size which is unique to the Hartford parks system.

The park overall has good drainage and is relatively free of desire paths and areas of compaction. There are no interior drives, and pedestrian paths are a mixture of older concrete and newer asphalt. None of these have an edge treatment, and as such have cracking and deterioration in areas.

The facilities in the park are in good to fair condition as are the furnishings. The perimeter iron fence has been recently rehabilitated and appears good overall with some areas of stress at the main support columns. Benches in the park have been recently painted bright blue and are in good condition.

The lights have all been vandalized even though the fixtures were probably placed at their current high elevation to avoid this abuse. They appear to have been shot out.

Figure VI.10 View of Sigourney Square in 1905 with decorative plantings of flowering shrubs and shade trees. Schematic plan seeks to reinforce simplicity of crossing walks and to add flowering trees, replacing early flowering shrubs and providing good visibility through the park. CB



SYMBOL KEY: Sigourney Square

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Tree Stump
- Street/Park Drive
- Pedestrian Walk
- Playscape
- Swings
- Iron Fence
- Bollard
- Bench
- Game Table/Bench
- Telephone
- Cobra head Light
- Other Light
- Water Fountain
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

SIGOURNEY SQUARE, EXISTING 1991

0 20 40 100 200

Prepared by
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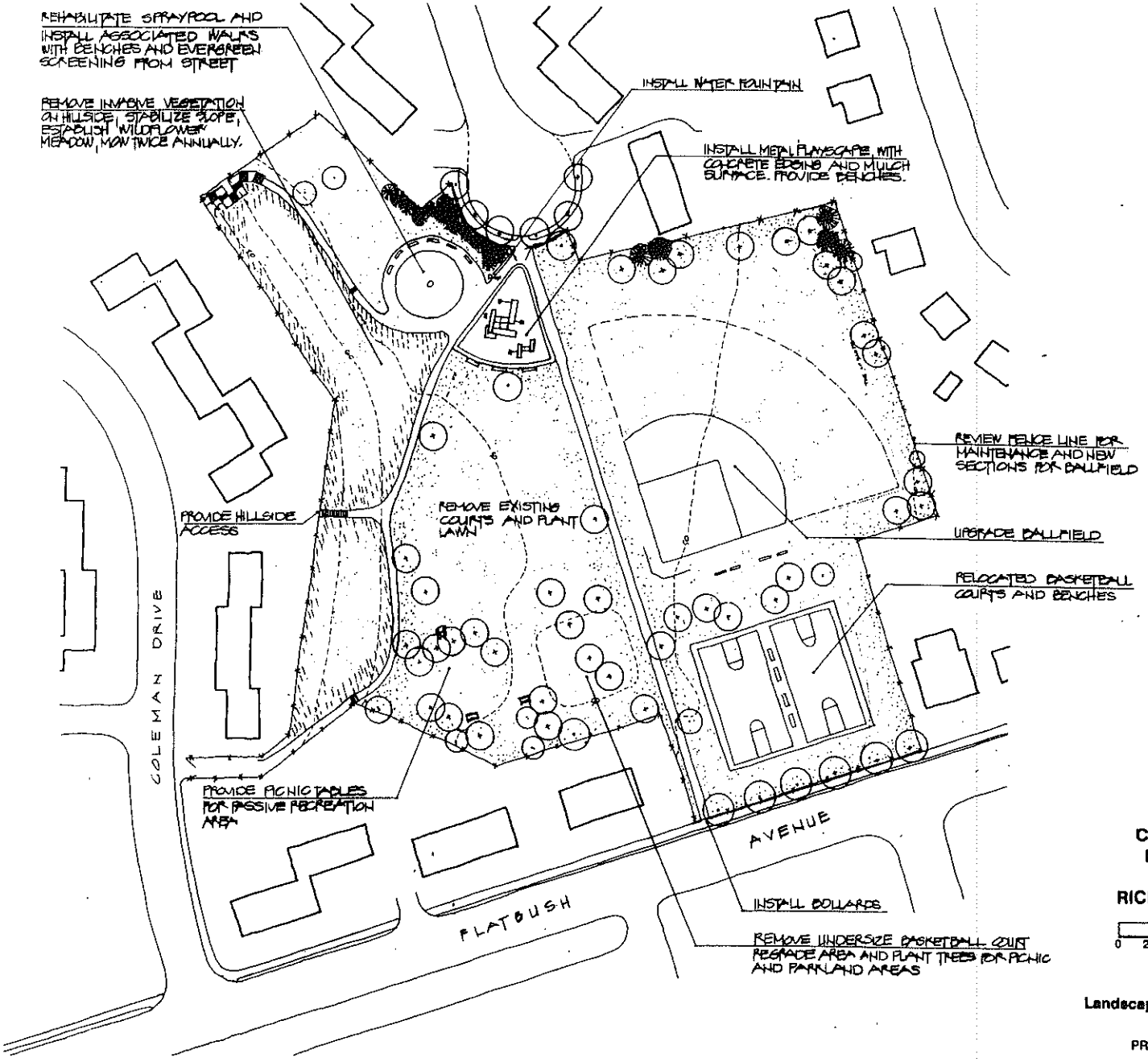
Christopher Greene, Programs/Finance
[illegible]orge W[illegible] Monun[illegible] Conserv[illegible]



SYMBOL KEY: Rice Heights Park

- Lawn
- Meadow
- Meadow/Scrub
- Deciduous Tree
- Evergreen Tree
- Parkland, Trees in Lawn
- Deciduous Woodland
- Mixed Woodland
- Woodland with Invasive
- Street/Park Drive
- Pedestrian Walk
- Stair
- Desire Path
- Parking Area
- Structure Foundation
- Wooden Playscape
- Chain Link Fence
- Bollard
- Bench
- Picnic Table
- Other Light
- Derelict Light
- Water Fountain
- Topography Contour
- Top/Toe of Slope

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

RICE HEIGHTS PARK, SCHEMATIC PLAN

0 25 50 125 250

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

SCHEMATIC PLAN

Because the framework for this square has endured for nearly a century, the Schematic Plan moves to strengthen the historic system of walks and shade trees on a mounded topography. In addressing the park today, the main goal is to better integrate the facilities by defining separate areas for active and passive uses. With this as an established goal, the recent asphaltic paths, additions to the "X" scheme with its associated furnishings, are to be phased out, returning to the simple, historic path system. Additionally, community opinion should be sought regarding the degraded basketball court. The ideal solution would be to remove this facility and reinstate this parkland area for passive use. If however, a real need is identified, then the court should be rehabilitated.

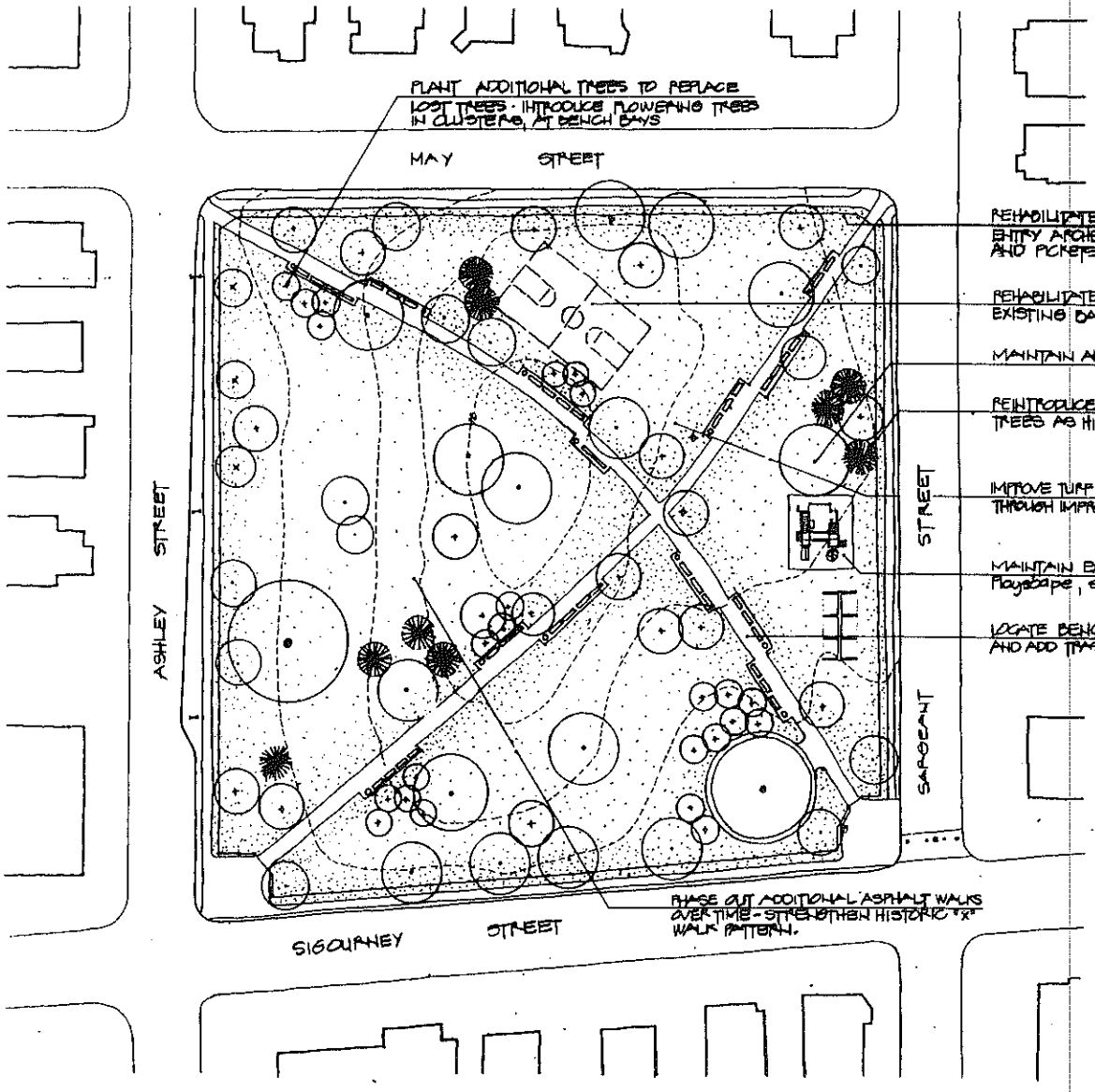
New trees should be planted where there are depressions or stumps, clearly indicating lost trees. Flowering trees should be returned to the park and clustered behind bench rows along the main paths. Three new clusters of conifer trees have also been proposed, which are typical of the picturesque era in which this park was originally designed. Although shrubs were present here in masses historically, they have not been proposed. This has been done to keep the park open, allowing good visibility throughout; to provide a maximum of passive open space; and, not to exceed the current maintenance burden.

New furnishings include a water fountain, benches and trash receptacles. These have all been located on the edge of the existing walk for easy use and maintenance. The thirty+ foot high light poles (2) which are dysfunctional should be removed and not replaced. The iron fence and its entry arches should be restored and maintained.

MAINTENANCE IMPLICATIONS OF EXISTING CONDITIONS AND PROPOSAL

With the reintroduction of a simplified walk system the maintenance of the park will be simplified. With furnishing now all placed along the walk, and the reinstatement of the larger lawn triangles, both mowing and maintenance of furnishings has been made easier.

New canopy and flowering trees will require additional attention, and the grand mature specimens will require pruning and fertilizing to extend their lives. The limited palette of shrubs that was added in the past decade has not been successful and should be removed. Lawn areas should be rejuvenated. The perimeter fence requires a better maintenance strategy including a more frequent painting and repair schedule.



SYMBOL KEY: Sigourney Square

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Tree Stump
- Street/Park Drive
- Pedestrian Walk
- Playscape
- Swings
- Iron Fence
- Bollard
- Bench
- Game Table/Bench
- Telephone
- Cobra head Light
- Other Light
- Water Fountain
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

SIGOURNEY SQUARE, SCHEMATIC PLAN

0 20 40 100 200

Prepared by
LANDSCAPES
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George Wheeler, Monuments Conservation

E. SMALL GREEN SPACE AND MEMORIAL SITES

INTRODUCTION

In this section, six of the thirty-two park properties are addressed. Each is a small green or memorial site serving the surrounding neighborhood and acting as an amenity for the entire city. While there are additional traffic islands, small green spaces and memorial sites in other areas of the city, only six are addressed in the master plan. For each of the following parks, a brief history is presented accompanied by an historic plan if applicable. Existing conditions are summarized and accompanied by the Existing Conditions 1991 plan; the proposed schematic plan is presented and accompanied by the Schematic Plan; the related maintenance burden is discussed; and, the estimate of proposed capital project costs itemized. The cost of the proposed capital improvements for the small green spaces and memorial sites is $1,038,000. No cost for the Burr Sculpture Court is included. The parks are presented in alphabetical order.

BURR SCULPTURE COURT

HISTORIC DATA

This urban park between The Atheneum and City Hall, is a gift of Burr family descendants to the City of Hartford. It is operated by the Atheneum. It was designed and constructed in the early 1970s according to plans developed by Dan Kiley, a noted contemporary landscape architect. An aerial sketch and a site plan from the original set of Kiley drawings are included.

The original design created an outdoor room framed by groves of deciduous canopy trees. The central space contained a deep granite, oval pool and a large brilliant orange steel Alexander Calder sculpture. The deterioration of slate paving, white marble elements and fountain pool mechanization have resulted in a redesign. Recently, fifteen Sycamore trees were removed in preparation for changes to the park. Plans for this phase of work were developed by the CR3 Design Group, during 1990-91. An aerial sketch and a site plan for the rehabilitation are included.

EXISTING CONDITIONS SUMMARY

Located on Main Street and extending East to Prospect Street, this 1.70 acre urban plaza is in the heart of downtown governmental district. One functional problem with the plaza is its current drainage which is poor. Currently, drainage is towards the corners, where small catch basins are completely silted up. The paved areas drain towards their street side corners, where larger catch basins collect the runoff. The formal rows of Planetrees are surrounded by cut marble circular wells. Soils fare better in their contained areas and are generally good.

The formal row of Planetrees on either side of the plaza are mulched with gravel, which is prone to heavy foot traffic and congregating. Trees are in good to fair condition and are the predominant natural landscape feature at the Burr Sculpture Court. Along the street the plaza is edged with Honey Locust while those on either street side of the plaza are Sycamore trees.

On the north side of the plaza, mature Honey Locusts are used while the opposite side of the plaza is enclosed by Ginkgoes, which lean away from the shade of the Municipal Building. A few of these are female specimens, which litter the plaza with unpleasant smelling fruit. The trees on the east/west sides of the plaza have been removed and empty tree pits mark their location. Ornamental trees are limited to dogwoods that are showing signs of stress.

Shrubs have endured to a great degree here and are generally good. They include a yew hedge on the north and south sides of the plaza and hollies and mountain laurels in planting beds. The latter shrubs appear stunted and leggy, and are generally not faring well. There is also a defined patch of struggling vinca in the planting areas at the sides of the plaza.

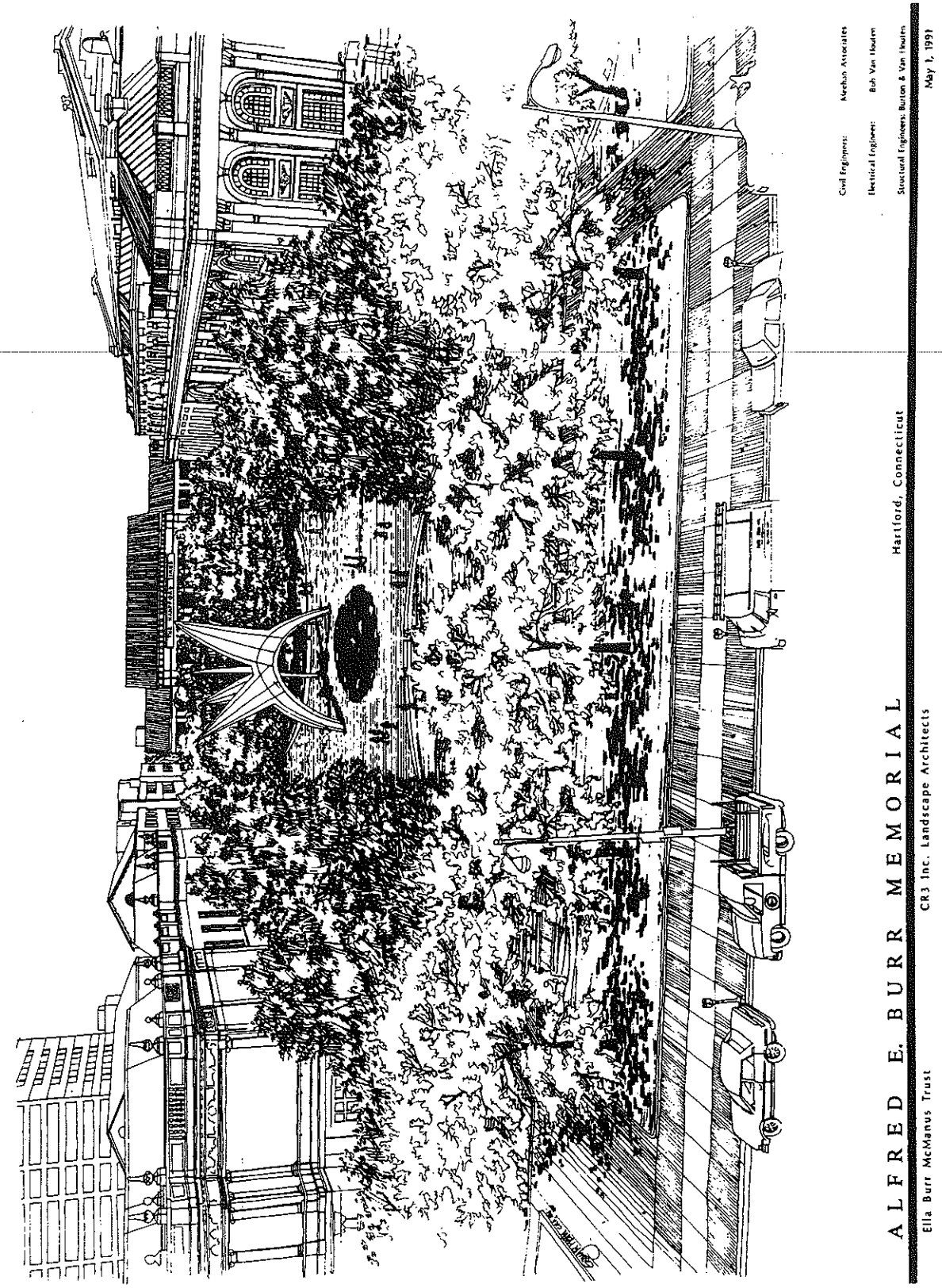
Pedestrian paths are dry-laid dark bluestone. The project team was told that the Kiley plan included the installation of a sophisticated heating system that was installed under the pavement to melt snow and improve visitor safety during winter temperatures. The system broke down and was not repaired. The dark slate pavement is damaged in some areas, showing cracking and heaving. A few stones are missing or significantly above grade, which presents a hazardous condition. Most of the paving stones are in good condition.

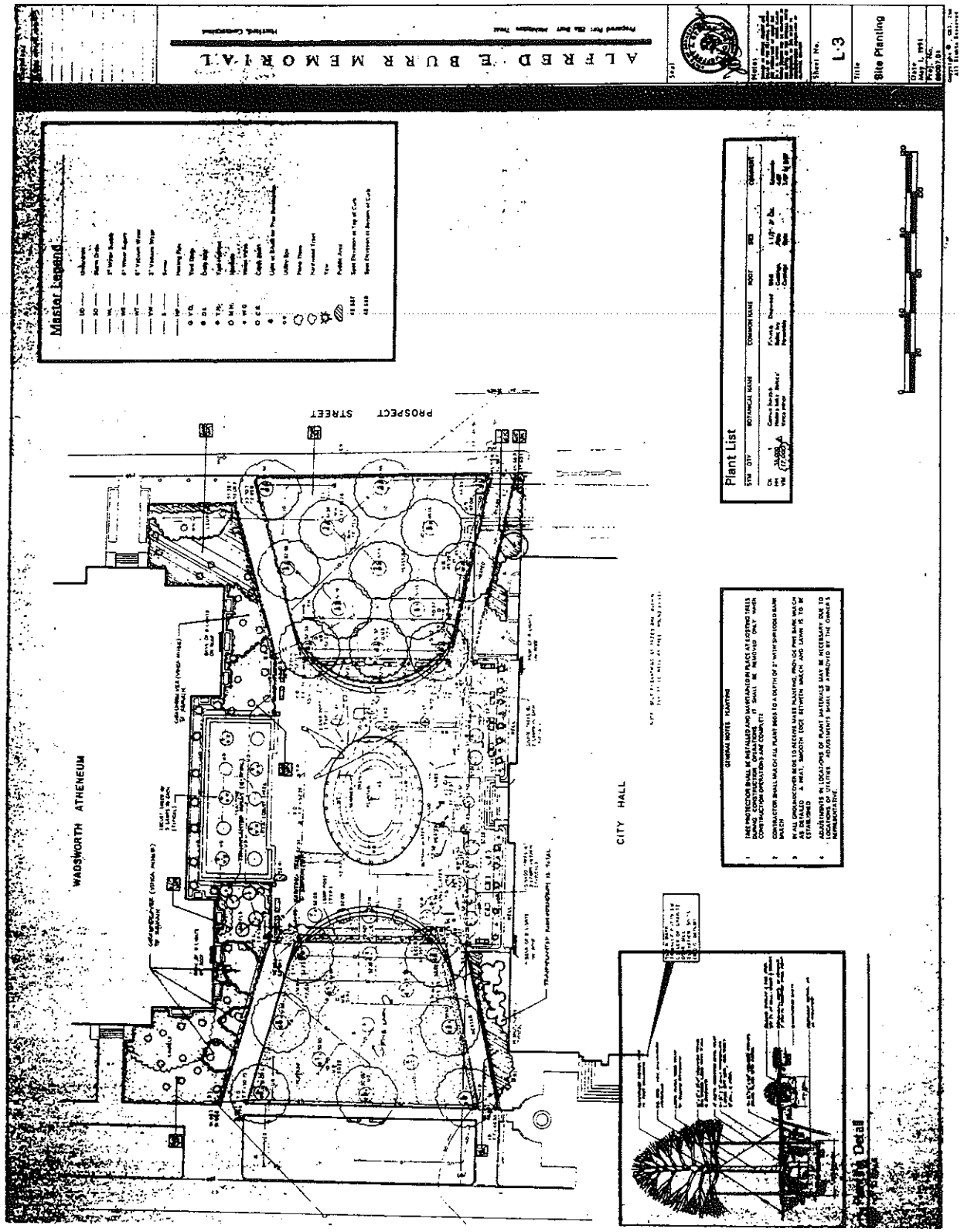
There are two focal elements in the plaza, a deep oval fountain basin and a large sculpture by Alexander Calder, entitled "Stegosaurus". The Alexander Calder sculpture is orange painted steel. It was reviewed by the conservator and was found to be in generally good condition. There are surface areas that have minor rust, stick-on labels and graffiti, and local collections of pigeon droppings. The remedial actions recommended are to spot clean rust, repaint locally and remove pigeon droppings. The oval fountain was the focus of the Kiley design, as is shown on the enclosed aerial view of the sculpture court drawn by the Kiley office. It shows a sculpture floating above the fountain. The pool is stepped on the sides to an approximate four foot depth. The deep fountain pool and coping show signs of frost damage, and have been the target of vandalism.

Furnishings are good and unique to this design. White marble benches on the perimeter of the plaza are durable and holding up well. The marble bollards surrounding the fountain are in fair to poor condition with damage evident and potentially hazardous conditions. Lights are in fair condition and are again part of the original design. The perimeter lighting in the plaza is provided by eight foot mounted lights, most of which have been vandalized. Additional lighting is provided by small can lights that are attached directly to the Honey Locust and Ginkgo trees on either side of the plaza.

REHABILITATION PLAN

An aerial view and a site plan of this court, developed by CR3, Landscape Architects, are included as illustrations to accompany this description. Since this work was underway, the master planning team did not develop proposals for the Burr Sculpture Court. The CR3 plan is significantly beyond a schematic plan level, with construction documents prepared for this important public space. The plan calls for a reorganization of the space, including changes to the shape of the tree grove panels, removal of the trees near the Calder sculpture, and other modifications. The deteriorated fountain is to be filled and reshaped as a surface water feature. Other areas of deterioration, such as the broken paving, will also be repaired. These plans for the Burr Sculpture Court were developed by CR3, consultant to the sculpture court trustees.


ALFRED E. BURR MEMORIAL
Hartford, Connecticut
Ella Burr McManus Trust
CR3 Inc. Landscape Architects
Civil Engineers: Meehan Associates
Electrical Engineer: Bob Van Houten
Structural Engineers: Burton & Van Houten
May 1, 1991


ALFRED E. BURR MEMORIAL
Sheet No.
L-3
Title
Site Planting
Master Legend
Plant List
PROSPECT STREET
WADSWORTH ATHENEUM
CITY HALL
Bench Detail

CHARTER OAK MEMORIAL PARK

HISTORIC DATA

The original Oak tree on this site, Quercus alba, was the hiding place for the Colony of Connecticut Charter October 31, 1687. The tree fell on August 21st, 1856 at which time seedlings from the tree were planted in Bushnell Park. The area was regraded and planted in 1916 by the Society of Colonial Wars which gave the monument to the City at that time. The area is listed on the National Register of Historic Places and was designated on January 20th, 1978 (7-40 Charter Oak Place, subsequent Boundary increase, 1-3 Charter Oak Place, May 12, 1982). A copy of an historic plan showing the outline of the memorial area in both plan and elevation, is included as an illustration, as is a sketch found in the Department drawing files.

EXISTING CONDITIONS SUMMARY

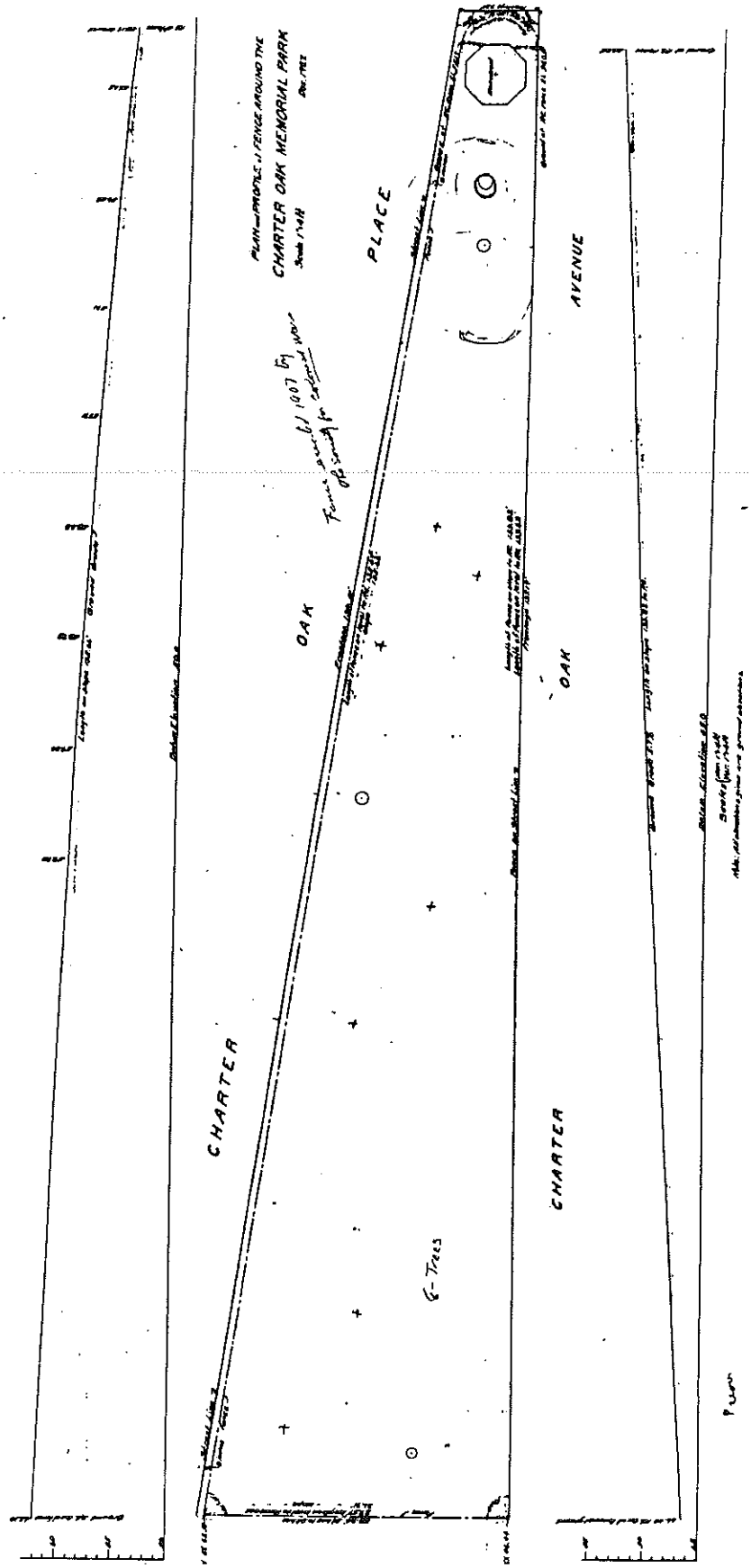
Located on Charter Oak Avenue the .06 acre park is really an enclosed steep green slope that is not physically accessible. Generally the tiny park is in good condition although its very narrow, steeply graded site drains too rapidly (its nearly a 2:1 slope). If this goes unaddressed it could cause severe erosion over the long term.

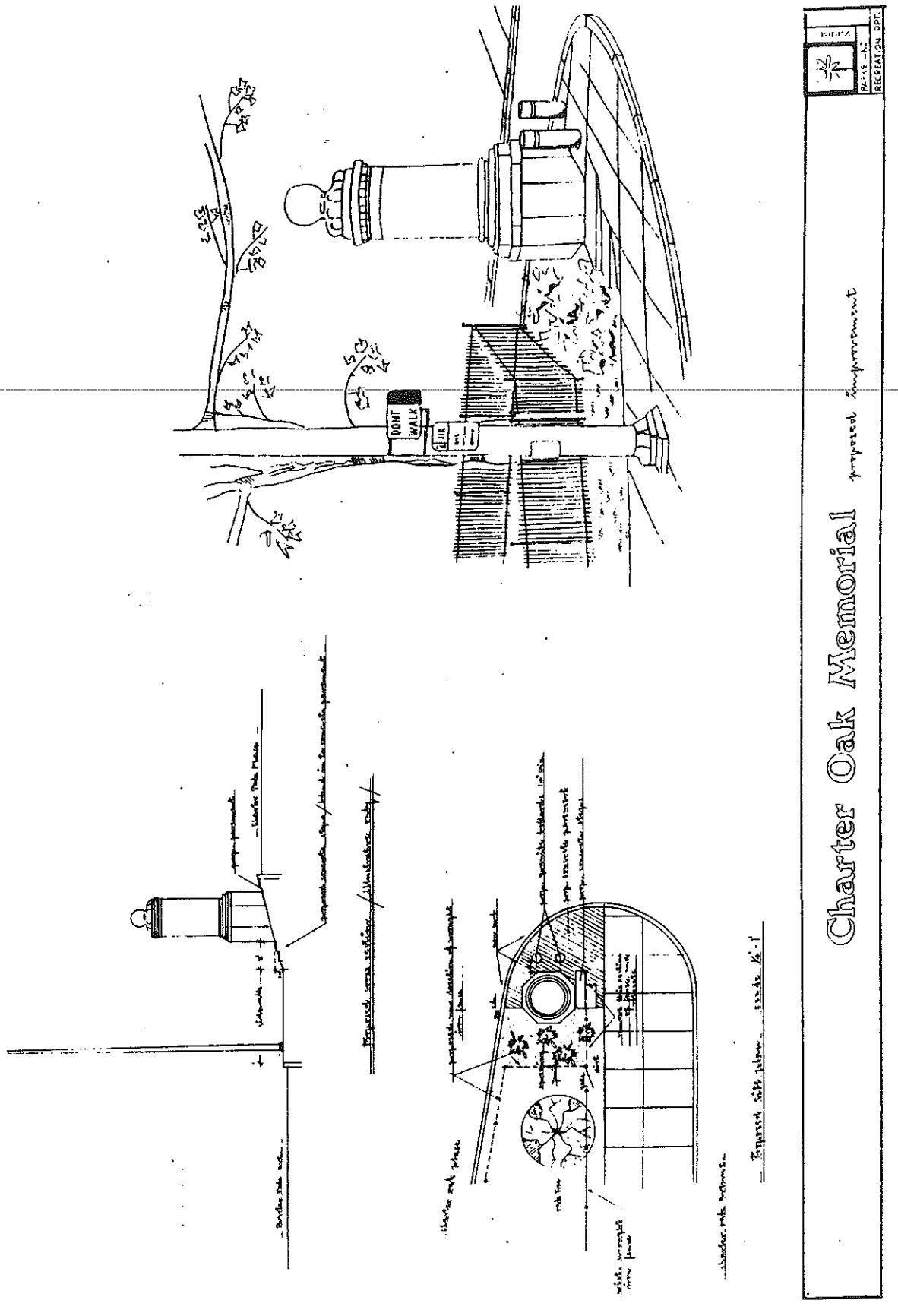
The park is comprised of the area within the good condition iron fence enclosure and the monument and its immediate surrounds at the corner of Charter Oak Place and Charter Oak Avenue. The fence at top of slope might be historic, while the lower one is much newer (in the Park Board Annual report of 1928 it is mentioned that a "new" iron fence is installed). Within the fence enclosure there are a collection of young plantings and one Oak Tree, planted too close to memorial, measuring 30" caliper and in poor condition. Overall, the new planting are scattered and undersized with seven trees measuring 1" in caliper or less and shrubs undermaintained and in decline. The remaining area of the slope, around forty percent, is exposed soil.

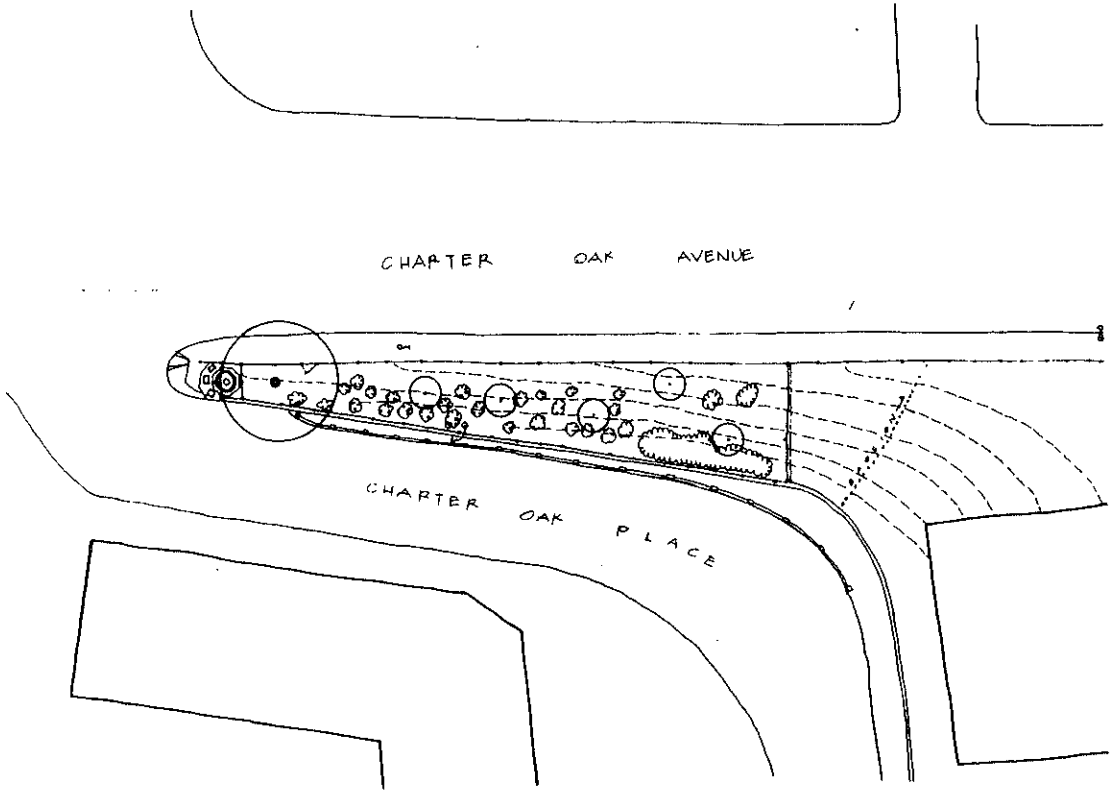
At the corner is the carved granite Charter Oak Memorial. The monument appears to have been recently rehabilitated. However, its surrounds show signs of erosion and matting with small open areas that may have been intended for planting now exposed.

Along Charter Oak Avenue there is one historic-type light fixture in good condition. There are no furnishings in the limited space surrounding the park which is really the public right-of-way.

Generally there is no sign of vandalism at this site.


CHARTER OAK MEMORIAL PARK
PLACE
AVENUE
OAK
OAK
CHARTER
CHARTER
6-Trees


DONT
WALK
Charter Oak Memorial
Proposed Improvement
PARKS & RECREATION DPT.



SYMBOL KEY: Charter Oak Memorial

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Desire Path
- Manhole
- Structure
- Monument
- Bollard
- Iron Fence
- Wood Post and Rail Fence
- Bench
- Cobra Head Light
- Other Light
- Property Line
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

CHARTER OAK MEMORIAL, EXISTING 1991

0 10 20 50 100

Prepared by
LANDSCAPES
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Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

SCHEMATIC PLAN

The thrust of the schematic design is both functional and interpretive. First, and foremost the current runoff problem should be resolved and the steeply graded slope should be better stabilized. This could be achieved through the planting of a new bed of evergreen materials that will grow rapidly and secure the slopes. These new plantings could also provide a green carpet all year round.

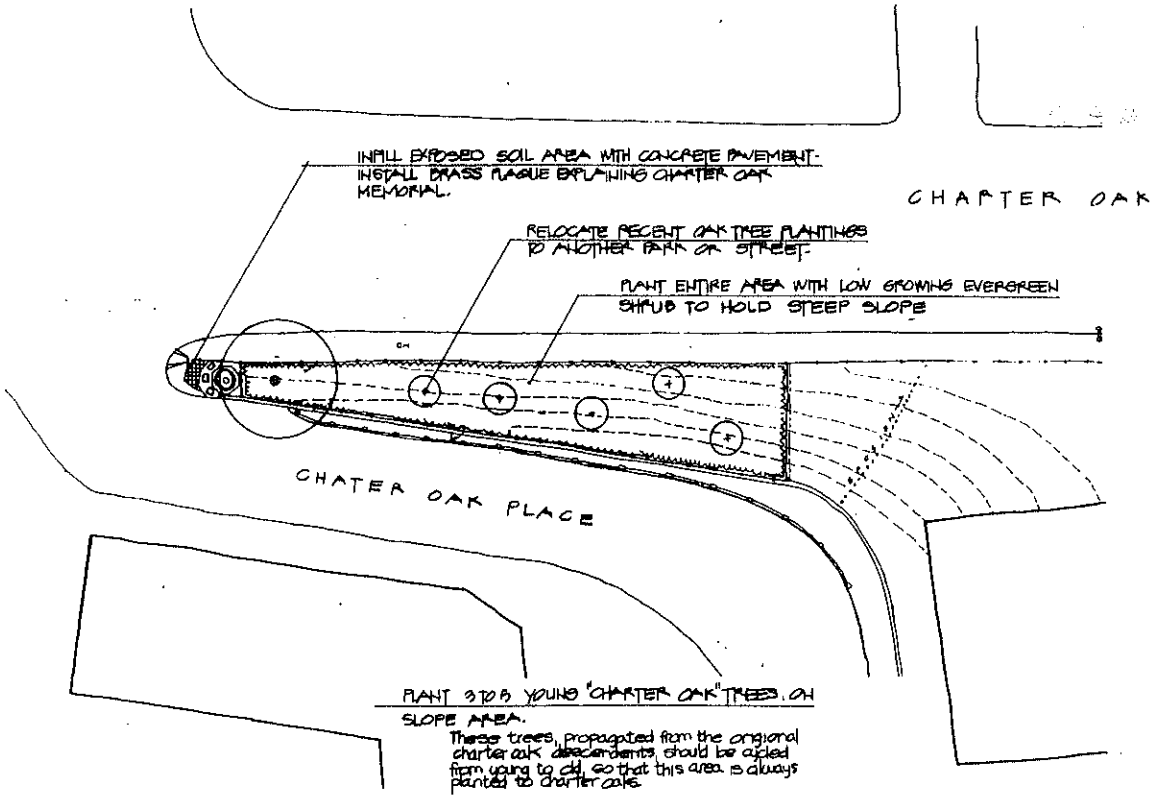
The seven newly planted oak trees should be removed from this park and replanted elsewhere in the system. In their place, three to five young oak tree seedlings should be propagated from the actual Charter Oak descendent. This is extremely importantly since it is the actual reason for this park and its namesake. The large Charter Oak descendent behind the monument should be pruned and its condition monitored so that it does not become a hazard.

At the corner of the site, an interpretive plaque should be embedded in the ground plain to not only identify the park but in an abbreviated fashion tell this interesting historic story and inform visitors of the importance of the oak descendants. Within this area the limited exposed soil areas are to be infilled.

The Charter Oak Monument is in generally good condition. Comprised of concrete, limestone and granite, the marker includes some decorative carved elements. The limestone portions show some granulation damage and styolite losses and are generally dirty. There is also a crack in the upper rim supporting the dolphin. The remedial actions recommended include: pin, glue and fill crack in rim; clean entire monument with detergent, consolidate limestone, trim tree branch extending over monument. These elements are included in the cost estimate.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Due to the steepness of the site it is somewhat difficult to maintain. Current shrub plantings and flowering trees are scattered on the slope and do not make this task any easier. Additionally, the instability of the slope is evidenced by some erosion and resulting siltation collected on the Charter Oak Avenue sidewalk. Litter is evident. By improving the overall site appearance with mass plantings of low evergreen shrubs, runoff would be reduced, maintenance eased and littering deterred. The maintenance burden related to this proposal will remain level or slightly decrease.



SYMBOL KEY: Charter Oak Memorial

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Desire Path
- Manhole
- Structure
- Monument
- Bollard
- Iron Fence
- Wood Post and Rail Fence
- Bench
- Cobra Head Light
- Other Light
- Property Line
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

CHARTER OAK MEMORIAL, SCHEMATIC PLAN

0 10 20 50 100

Prepared by
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Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Charter Oak Memorial are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 1,000
Professional Fees	$ 2,000
Removals	$ 7,000
Drainage, Soil & Grading	$ 1,000
Vegetation	$ 9,000
Pedestrian Walks & Draiange	$ 1,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 0
Furnishings	$ 0
Sign	$ 5,000
Memorial	$ 5,000
Contingency	$ 3,000
ESTIMATED PROJECT TOTAL	**$ 34,000**

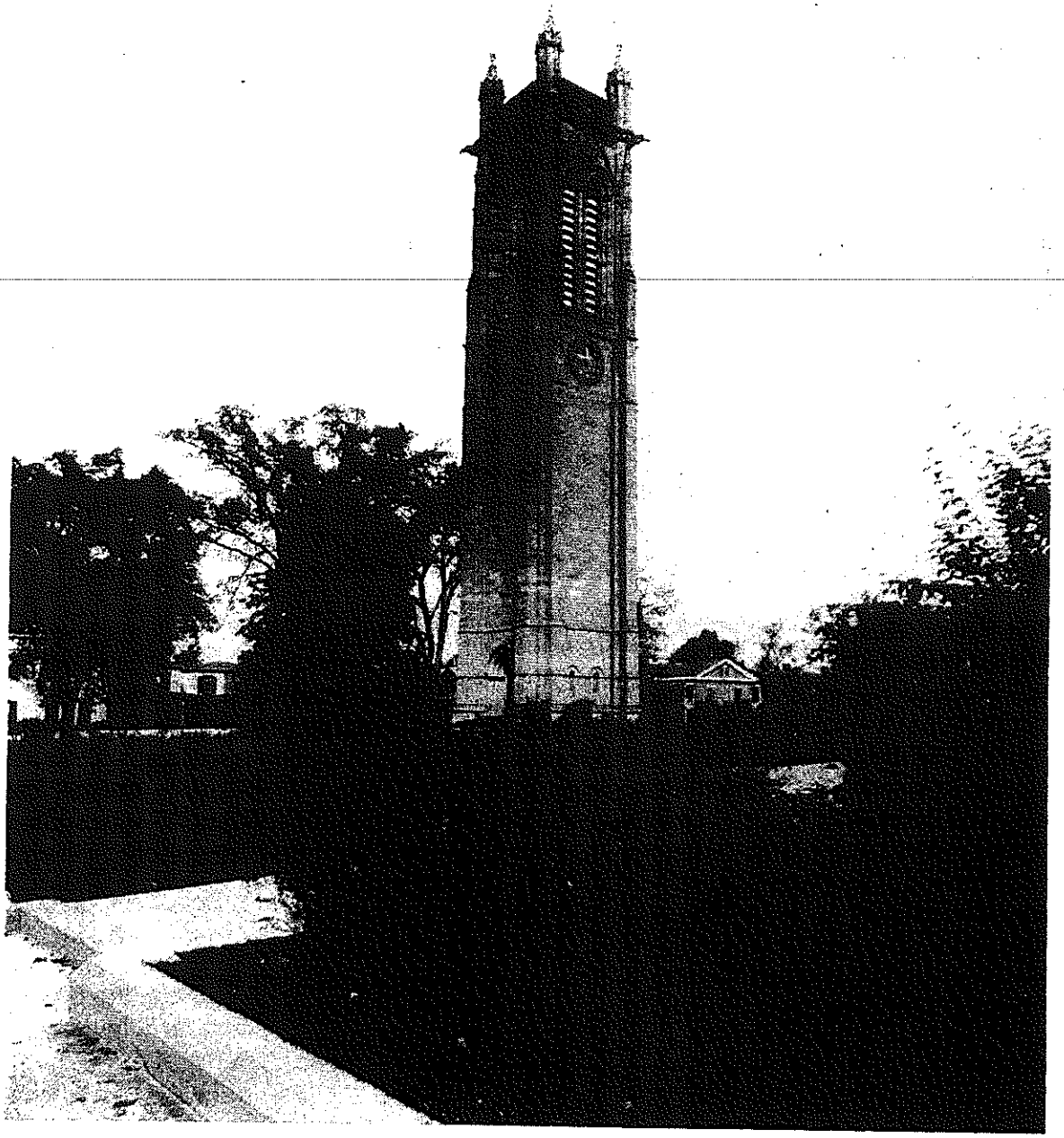
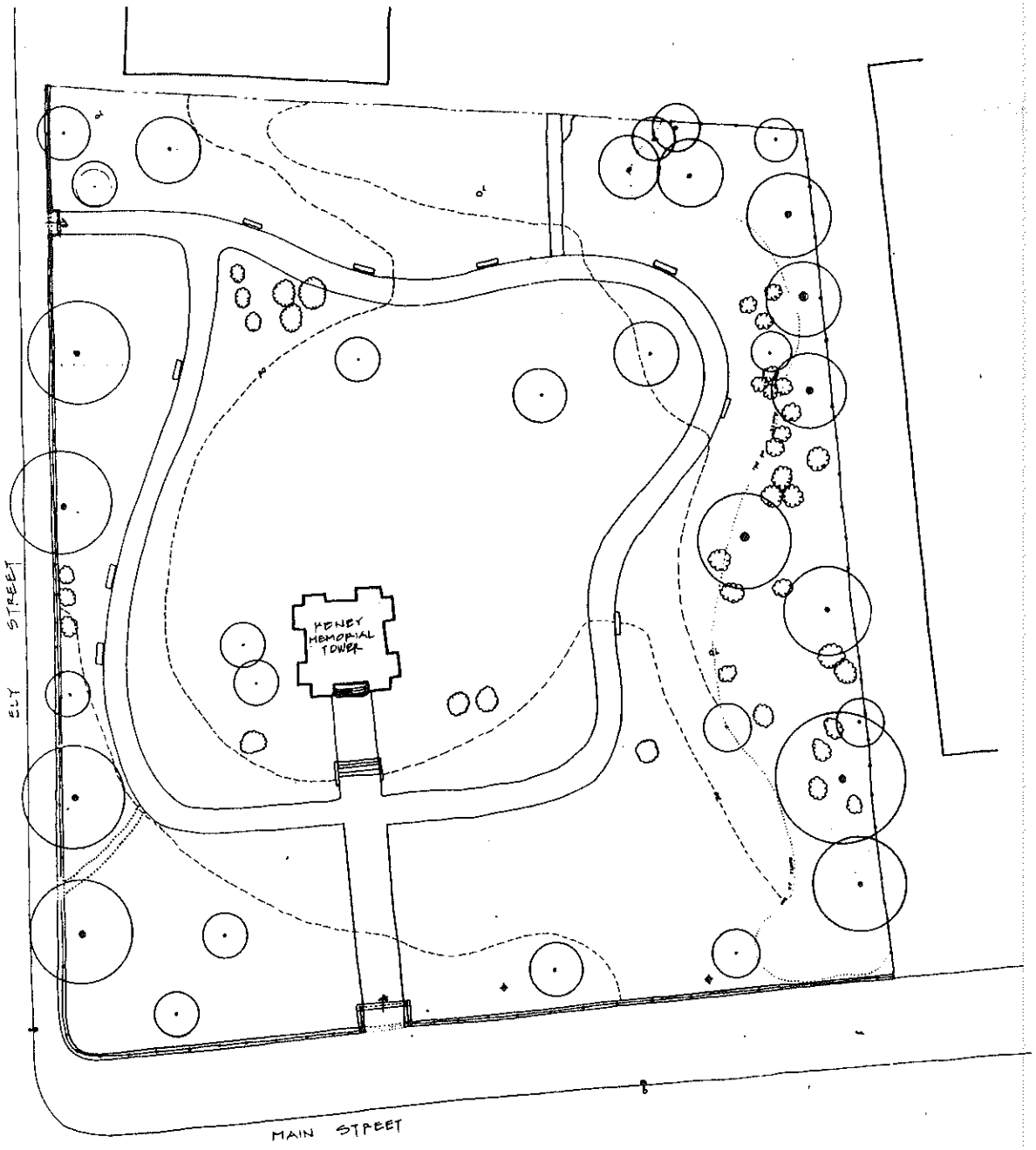


Figure VI.11 View of Keney Memorial Tower from the Olmsted Brothers archives shows the highly articulated and well cared for landscape of this memorial site. FLONHS



SYMBOL KEY: Keney Memorial Tower

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk
- Desire Path
- Structure
- Iron Fence
- Iron Fence/Stone Base
- Picnic Table
- Bollard
- Bench
- Cobra Head Light
- Other Light
- Topography Contour
- Toe of Slope
- Property Line

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

KENEY MEMORIAL TOWER, EXISTING 1991

0 10 20 50 100

Prepared by
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Westport, Connecticut

PREVIew, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

Trees and shrubs that have been placed informally random in open lawn areas should be removed and relocated outside this park. Plantings should be reinstated in known locations (eg. where there is currently a tree stump or trace of a former tree) or in the characteristic groupings that meander along the edge of the park or in the four corners of the interior loop walk. These placements would be based on historic views and plans. The views also indicate herbaceous plantings such as Astilbe, at the front of the beds with shrubs behind. These plantings are also intended to be reinstated. As part of the overall renewal lawn areas are upgraded. All mature trees require pruning to improve health and extended life span. Benches are to be rehabilitated, with some additions utilizing the existing ones as a pattern. The telephone pole mounted cobra head lights are incompatible within this historic landscape and are shown as removed.

Remedial actions for the existing park fence include removing earth at the base, realigning, replacing missing decorative features, scraping and painting. One portion is missing and requires replacement and a new length of matching fence is to be placed along the rear of the property.

The restoration of the Keney Memorial Tower includes: graffiti removal, complete stone cleaning, local consolidation of deteriorating stone, repointing as needed, repairing windows, cleaning out and securing the building from pigeons, resetting and repointing steps and the repair of the clock and chimes. A replacement bronze plaque is to be created and remounted on the tower. An appropriate sign, with the name of this memorial park and a brief history related text is also included in the proposal.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Although there is a large number of shrubs added in this proposal (totaling over 14,000 square feet) they have been grouped in large self contained beds that are well defined. This approach is in keeping with historic documentation and will substantially ease mowing operations and improve the health and survival rate of unprotected young trees that are currently injured by mowers. A watering and fertilizing program will also be required for the new shrub plantings.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Keney Memorial Tower are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 13,000
Professional Fees	$ 20,000
Removals	$ 2,000
Drainage, Soil & Grading	$ 20,000
Vegetation	$ 51,000
Pedestrian Walks & Draiange	$ 1,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 0
Furnishings	$ 58,000
Sign	$ 5,000
Memorial Tower & Clock	$ 115,000
Contingency	$ 25,000
ESTIMATED PROJECT TOTAL	**$ 310,000**

PORTER MEMORIAL PARK

HISTORIC DATA

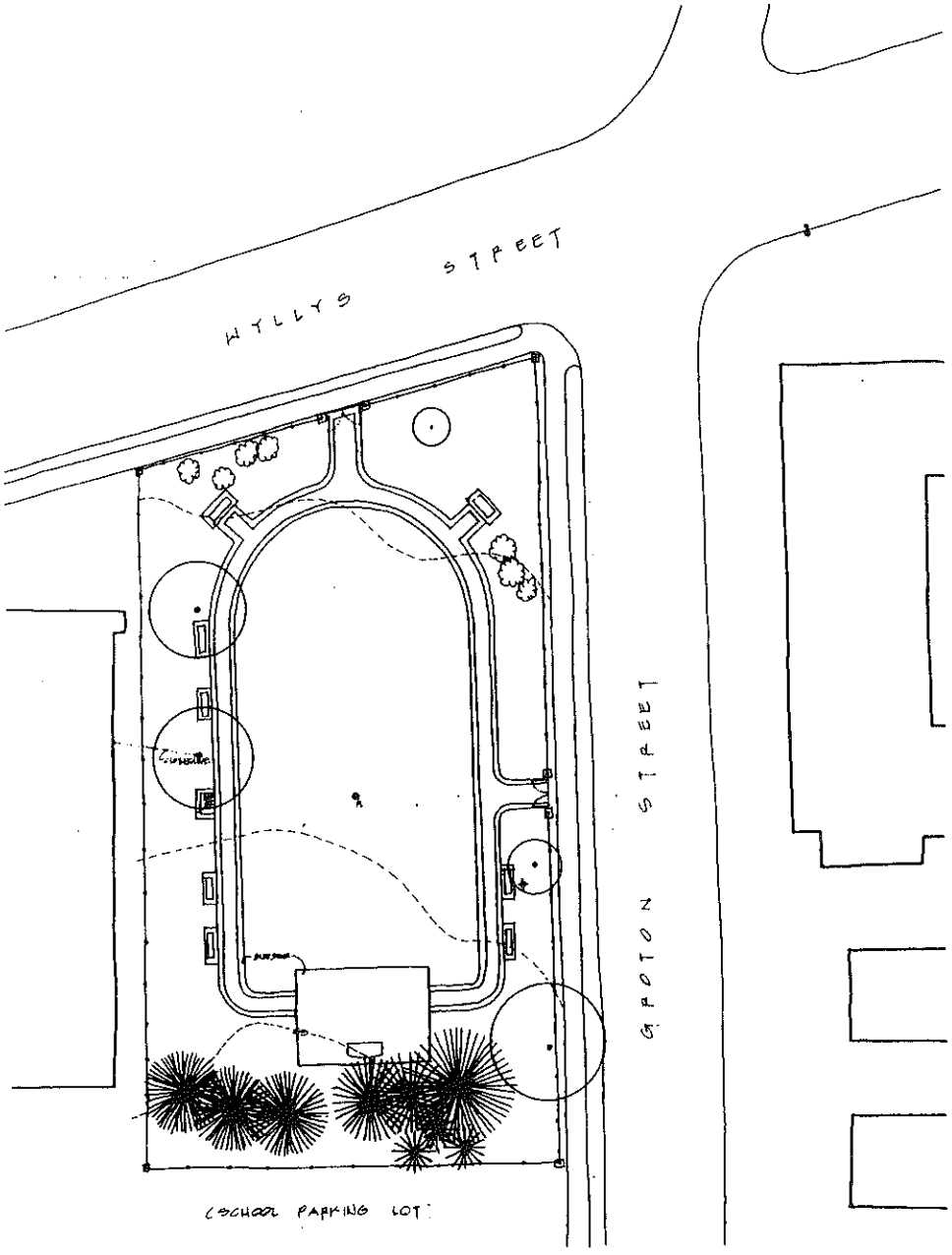
In 1932, Mrs. Henrietta Porter Lippincott deeded this land to be held in trust and maintained as a park under the name Porter Memorial Park. She contributed an initial $10,000 toward a permanent maintenance trust. The park was originally designed in 1939 by Clarke and Rapuano, Landscape Architects, New York City, and was modified in 1940-41 by City staff prior to its construction. The design is a simple, formal landscape, with special paving detail and an iron and brick fence surround. Much of the original design remains, although shrub plantings have been lost, especially understory materials, over time. The original dedication of the park was a memorial to "children". At the rear of the park, the memorial bench, "Excedra", was dedicated in 1942. A trust fund was established by the donor and can be utilized for its rehabilitation.

EXISTING CONDITIONS SUMMARY

The skeleton of the original design is generally intact and in good to fair condition for this .40 acre park located at the corner of Wyllys Street and Groton Street. Key elements such as the perimeter fence and concrete walk edged with slate on both sides are generally good with limited areas in fair condition. For example decorative caps and ornamental inserts within the fence are missing and require replacement.

The brick fence piers have been vandalized, with graffiti and broken edges visible. Furnishings have also been abused. Several of the pineapple terminations and interior decorative elements on the iron posts are missing. The fence gates are dysfunctional and stuck in an open position. Brick piers have pointing losses and graffiti. All benches, except the memorial stone bench have been removed after a period of deterioration. The granite memorial bench is missing pointing and the surface is heavily covered with graffiti. Areas of the bench have been chipped, including the inscription letters, and the bronze medallion is missing from the center. The water fountain has been removed. The central lawn panel contains a flagpole, in fair condition.

The landscape has deteriorated from intensive use and abuse at Porter Park. Plant materials present include remnant trees and shrubs. The White Pine and Hemlock trees along the south end appear to be from the original plantings, while the few shrubs at the front may have been more recently installed. Three Red Maples remain as well. The plants are generally in good to fair condition. The verge area between sidewalk and street is narrow and has an asphalt surface. Former street trees planted in this verge are lost. Throughout the park, the lawn areas are badly deteriorated, and in some areas in the central panel, recessed and worn from activity.



SYMBOL KEY: Porter Memorial Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk/Stone Edge
- Structure
- Iron Fence
- Fence/Brick Pier
- Flagpole
- Bollard
- Monument
- Bench
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

PORTER MEMORIAL PARK, EXISTING 1991

0 10 20 50 100

Prepared by
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Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

SCHEMATIC PLAN

Starting with rehabilitation, the major elements of the original design, namely the perimeter iron fence, brick piers and the pedestrian loop path require focused remedial attention in limited areas. The memorial bench, however, requires more significant attention including repointing, graffiti removal, stone repair and the replacement of the lost bronze medallion.

Plant materials include the planting of new canopy trees, six inside the park and fourteen along the park's perimeter. The reinstatement of shrub plantings in defined beds along the perimeter is the most significant addition to the park totaling 4350 square feet of new plant material. Lawn areas require complete rejuvenation including aeration and fertilization. New amenity reinforced turf should be seeded in the central lawn panel to insure health and vigor and still accommodate casual free play.

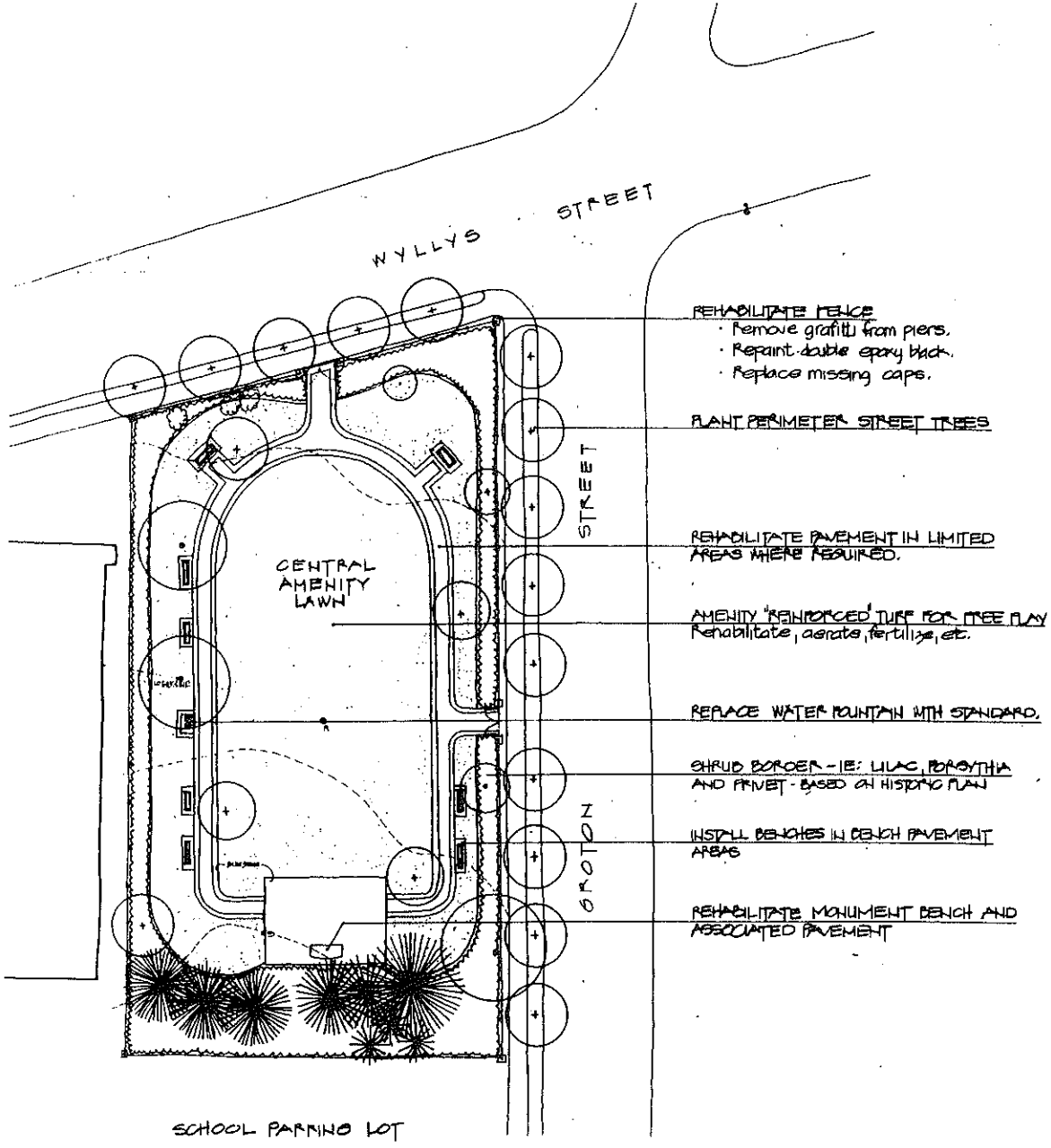
Benches are replaced in each bench placement paving area. Documentation on the original benches should be sought and replicas created if possible, or city prototypes used in shorter lengths to fit the paving. A water fountain was located on the 1939 plan opposite the side entrance gate. This also should be documented and replaced. There are no proposed lights within the park, as it is partially lighted from the surrounding street lights.

The iron fence requires rehabilitation including the removal of earth along the back section base, graffiti removal and repointing of brick piers, the replacement of pineapple terminations and decorative elements and the repair of the two pairs of entry gates. The entire fence requires scraping and repainting.

The memorial bench requires graffiti removal, repointing and replacement of the medallion. The chipping on the edges and letters is not easy to repair but large chips could be replaced with matching stone, cut and pinned into place.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Porter Park does not appear to have an adequate maintenance program as illustrated by the existing graffiti and the degraded quality of the lawn/turf. The rehabilitation will require more care than currently, including care of plantings and furnishings. New plantings will require attention in their initial years to insure their long term health and vigor. Defined edges of planting beds will ease this maintenance task, as well as the mowing operation. Every effort has been made to locate canopy trees in these beds to make maintenance more efficient and protect tree barks from mower damage. Shrubs planted should be naturalistic and will require limited pruning to stimulate healthy growth.



SYMBOL KEY: Porter Memorial Park

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Pedestrian Walk/Stone Edge
- Structure
- Iron Fence
- Fence/Brick Pier
- Flagpole
- Bollard
- Monument
- Bench
- Catch Basin
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

PORTER MEMORIAL PARK, SCHEMATIC PLAN

0 10 20 50 100

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Porter Memorial Park are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 5,000
Professional Fees	$ 8,000
Removals	$ 3,000
Drainage, Soil & Grading	$ 5,000
Vegetation	$ 40,000
Pedestrian Walks & Drainage	$ 11,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 0
Furnishings	$ 12,000
Sign	$ 0
Memorial	$ 30,000
Contingency	$ 10,000
ESTIMATED PROJECT TOTAL	**$ 124,000**

PULASKI MALL

HISTORIC DATA

The Pulaski Mall site was acquired in the late 1960s for a public housing project. Its original name was the Sheldon Oak Mall on project drawings that date from the 1970s, for which an aerial sketch is shown. This entire landscape is relatively recent, with initial construction dating to the 1970s. The new playscape is most recent improvement and dates from 1989.

EXISTING CONDITIONS SUMMARY

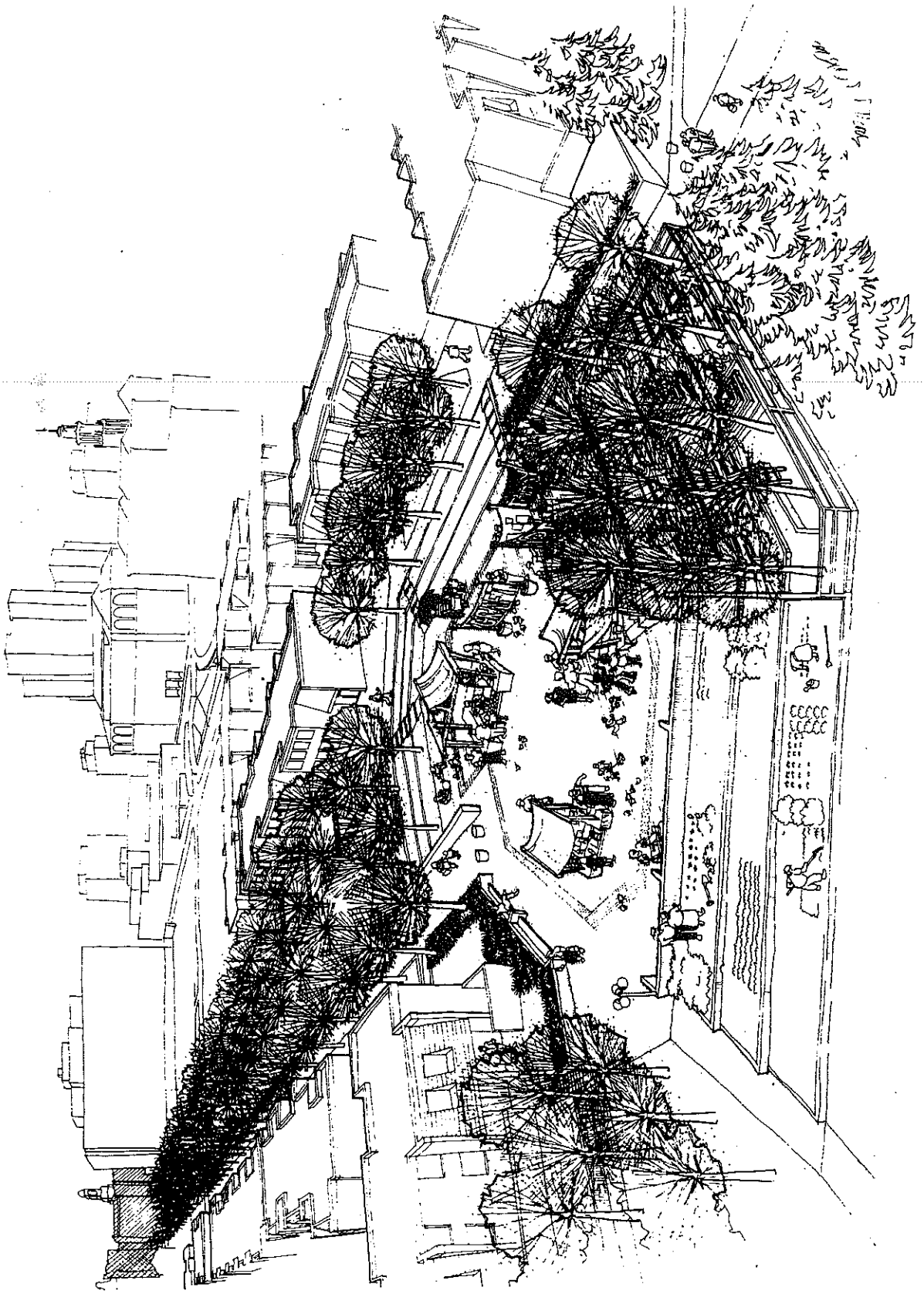
The Pulaski Mall is a linear strip of parkland that totals 1.20 acres. It is located in downtown Hartford between Main Street and Columbus Boulevard. The mall has three distinctive character areas: the first linear portion from the Pulaski Monument on Main Street to South Prospect Street; the second, a linear run from South Prospect toward Columbus Avenue; and the third, the terraced open space at the Smith Tower.

The Pulaski monument is a bronze equestrian statue on a limestone and granite plinth. The condition is fair with some failing and lost mortar, heavy bronze staining on the limestone, minor graffiti and minor biological growth. The bronze is in good condition.

Generally, the Mall is in good condition, although there are areas showing signs of degradation. The drainage here appears to function more effectively than in many parks with catch basins well sited at low points. One area under the swings however, has a particularly large wet spot due to the erosion from play and water collection after rains. Soils beneath the other play equipment, except for the recent addition with mulch chips, are worn and poorly drained. Wood chips are spilling out onto the surrounding walks.

This linear park is vegetated with formal trees in rows, groups which are generally good, and with the perimeter trees at Cronin Park, are one of the two stands of medium-aged trees in the park system. Additionally, here there are plant species that are seen in few of the parks. For example, there are Sweet Gum trees on the outer edge forming a double row with the Linden trees on the interior. There are some holes in the tree lines where a tree has died and not been replaced. The trees in this first section are better, potentially, because of the lack of disturbance and compaction to their root systems associated with free play activities that typically occur in the second area.

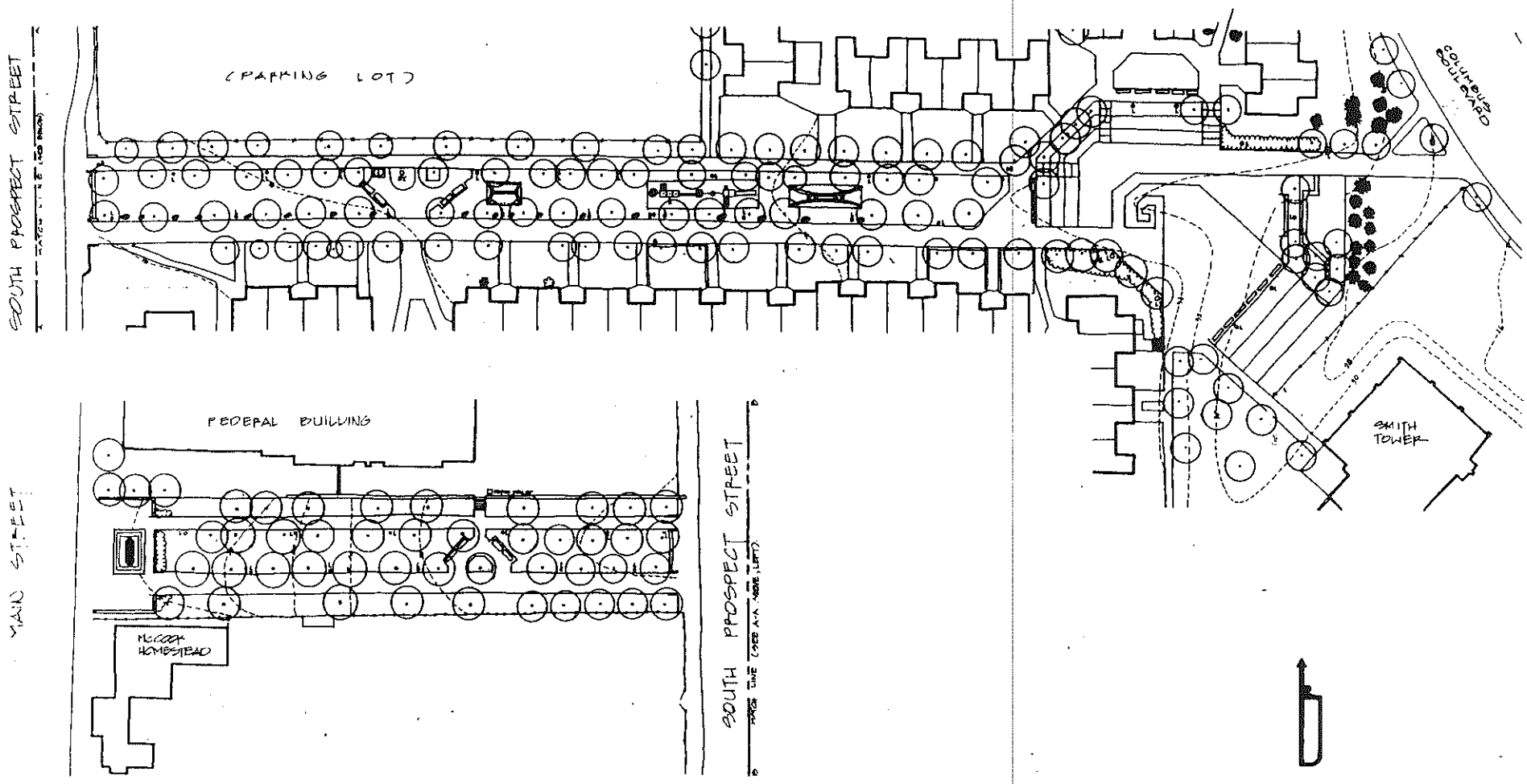
Shrubs are limited to the street entrance areas and are generally fair to good. Yew hedges are the plant most commonly used, and here, too, there are holes in formal hedge placements. Turf areas are limited throughout with the greatest surface cover in sections three and one respectively. West of Prospect, some bare spots were noted and along the east side the condition is poor due to the shade from the canopy trees. Active play in both sections two and three have contributed to the degraded quality of turf. There are no ornamental plantings.



Sheldon Oak Mall

Hartford, Connecticut

Johnson and Dee Landscape Architects



SYMBOL KEY: Pulaski Mall

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Street/Park Drive
- Pedestrian Walk
- Monument
- Portable Toilet
- Playscape
- Swings
- Chain Link Fence
- Bollard
- Boulder

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

PULASKI MALL, EXISTING 1991

0 20 40 100 200

Prepared by
LANDSCAPES
Landscape Architecture, Planning, Historic Preservation
Westport, Connecticut

PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George r, Mor Conse

SCHEMATIC PLAN

The schematic proposal for the Pulaski Mall specifies limited targeted areas where park rehabilitation is encouraged. They include a modest monument rehabilitation to remove bronze stains and graffiti, repair limestone and repoint as needed. Planting of trees is intended to match existing varieties and fill gaps. New plantings include the reinstatement of lost trees in the formal rows and a clustering of evergreen trees for screening at the Columbus Avenue entrance. Two shrub masses are also located in this wider area to provide separation and create seasonal interest. Durable plants like compact euonymous, or the smaller flowering deutzia, are intended for this situation.

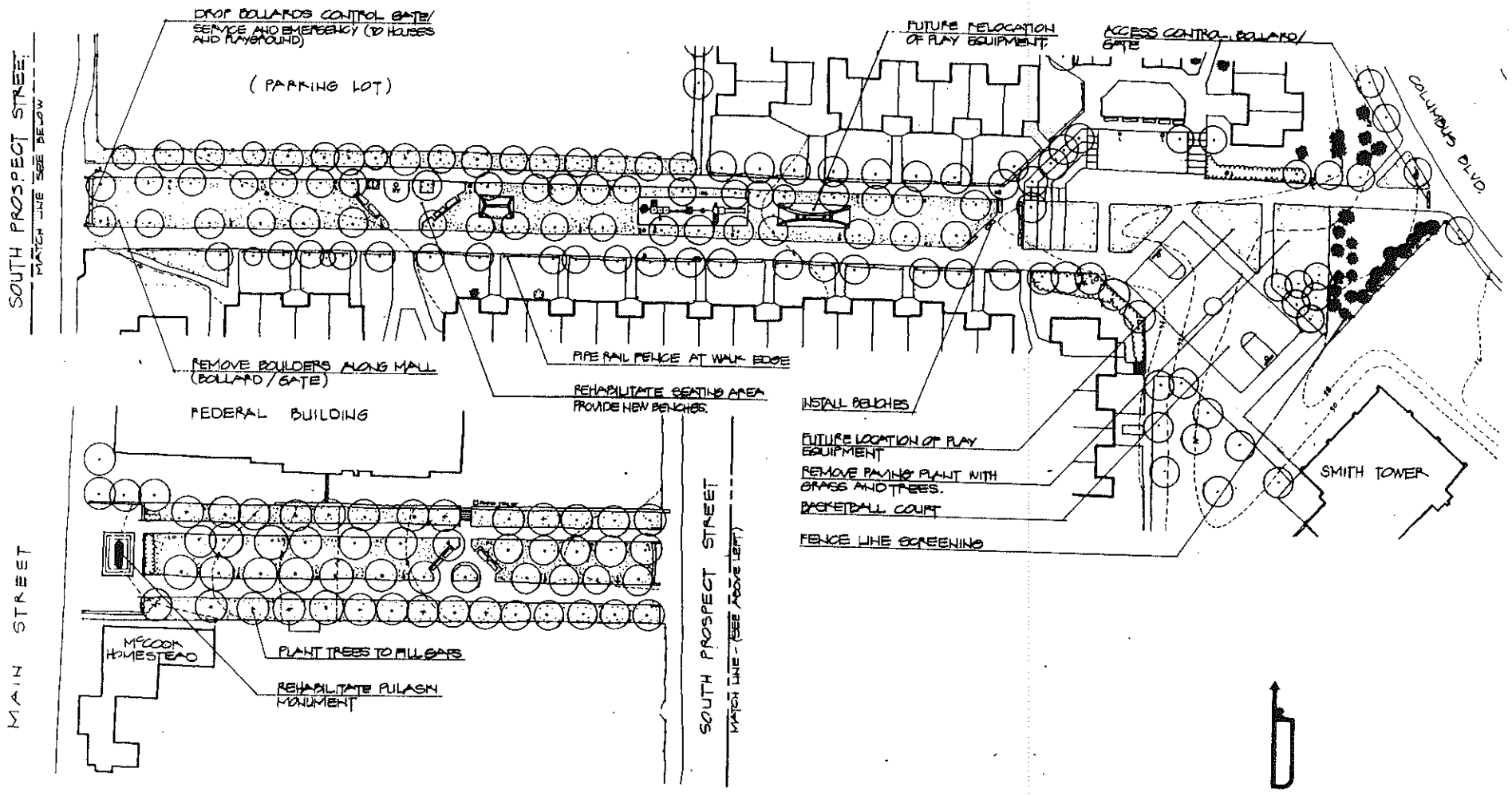
The separation of residential front yards from the public walk is clarified through the installation of an attractive, iron pipe rail fence. The fence is shown along the south and north edges of the section from South Prospect Street to Columbus Avenue at the building side of the pedestrian walk.

The provision of enhanced active recreation facilities is also intended. In an effort to ease maintenance operations, focus active uses and preserve the mall for passive strolling, the play equipment has been recommended for relocation to the eastern end of this mall where the open space is more expansive. Additionally in this area, a basketball court is proposed and more generous lawn panels are delineated.

The upgrading of all seating areas is recommended with the installation of new city prototype benches and trash receptacles.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

There is no appreciable change in the materials and form of the Pulaski Mall. The major addition to these spaces will be the iron pipe rail fence which will require periodic painting. No change to the current maintenance level is assumed.



SYMBOL KEY: Pulaski Mall

- Lawn
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Bench
- Water Fountain
- Cobra Head Light
- Other Light
- Topography Contour
- Street/Park Drive
- Pedestrian Walk
- Monument
- Portable Toilet
- Playscape
- Swings
- Chain Link Fence
- Bollard
- Boulder

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CITY OF HARTFORD, CONNECTICUT
HARTFORD PARKS MASTER PLAN

PULASKI MALL, SCHEMATIC PLAN

0 20 40 100 200

Prepared by
LANDSCAPES
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PRE/view, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for the Pulaski Mall are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 8,000
Professional Fees	$ 13,000
Removals	$ 3,000
Drainage, Soil & Grading	$ 11,000
Vegetation	$ 21,000
Pedestrian Walks & Drainage	$ 11,000
Vehicular Drives & Parking	$ 0
Sports Field	$ 0
Facilities	$ 66,000
Structures	$ 0
Furnishings	$ 55,000
Sign	$ 0
Memorial	$ 5,000
Contingency	$ 17,000
ESTIMATED PROJECT TOTAL	**$ 210,000**

SOUTH GREEN, (BARNARD PARK)

HISTORIC DATA

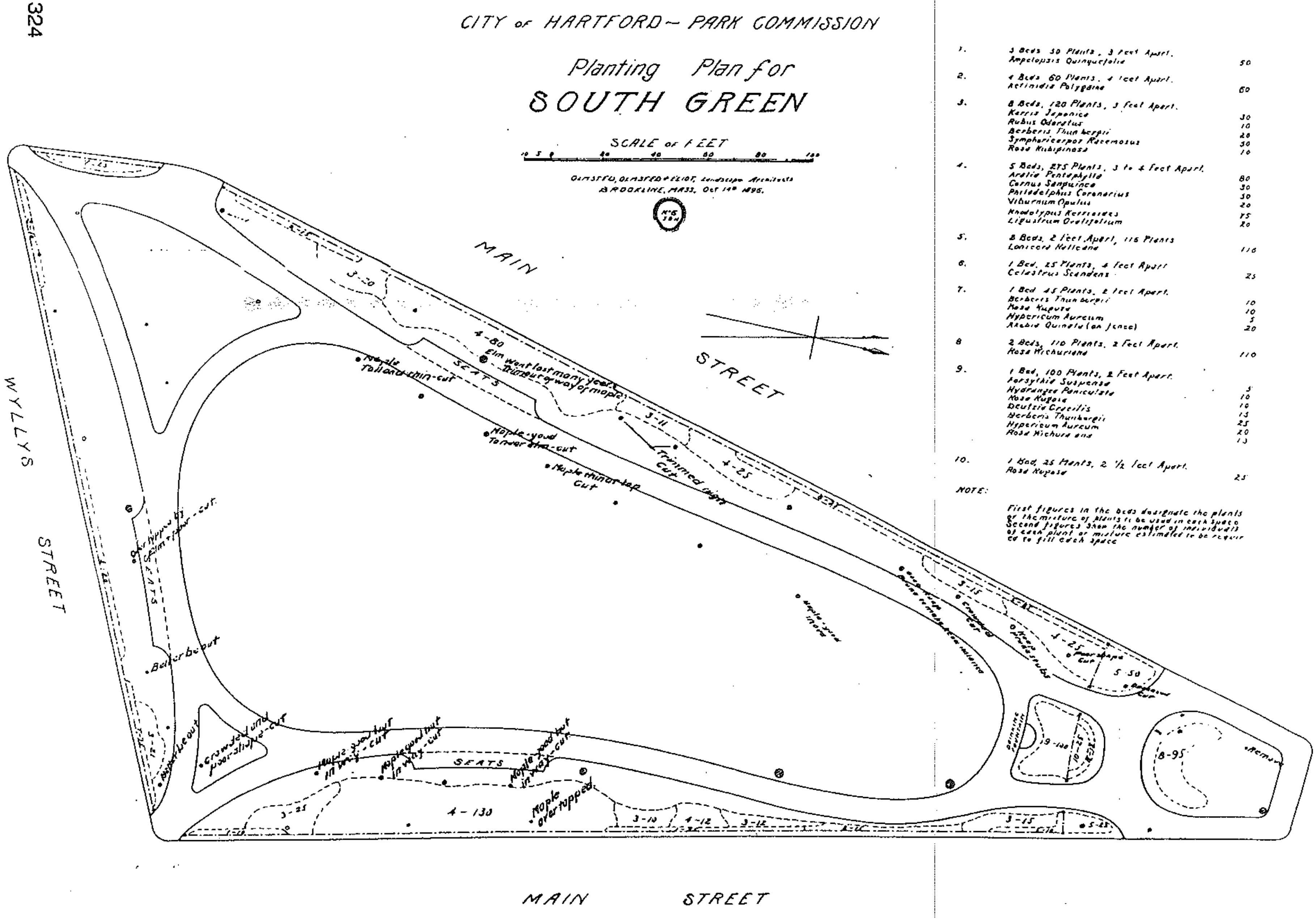
Originally called the South Common or South Green, this parcel was always known as "common property" and was never privately owned. The town voted to fence in the area in 1816 and twenty years later graded it for livestock and military use. The land was often rented to caravans and circuses for a fee of $25.00 per day. However, the rentals stopped in 1869 when the park was redesigned by Jacob Weidenmann and the iron fence surround added. The park was renamed Barnard Park in 1899 for Henry Barnard a local leader and adjacent resident (Henry Barnard House National Historic Landmark, 118 Main St.) A plan by Olmsted, Olmsted and Eliot was generated in 1896 for the general improvement of the green. It is in this plan that the parkland area increases, trees are selectively saved and shrub and vine plantings are introduced around the park's perimeter.

EXISTING CONDITIONS SUMMARY

South Green measures 1.70 acres and is located at the convergence of Main Street and Maple Avenue. Overall the park is in fair to good condition and contains a conglomeration of elements from many different periods. This is best characterized by the diverse collection of dysfunctional drainage inlets in the park which includes the historic curved cast iron catch basins with top grates which are located at the edges of concrete path (two were located and potentially more are buried) and the raised inlet in the bus shelter planter, also dysfunctional. As a result of this poor drainage and pedestrian compaction along the edges and entry areas, there are many areas of severe erosion/compaction, especially at the lower end of the park.

The plantings in South Green include several significant trees and some inappropriate recent plantings (eg. the short row of Fastigiate Maples on Maple Avenue). Trees are set in perimeter and central lawn areas which is generally in good to fair condition, with the central area fairly open. All trees require attention, including pruning, fertilizing and pest management. Ground level trunk damage is from mowing and trimming is evident on some younger trees.

Shrubs are predominantly yews and privet in hedge rows. They are not historic and have all been severely pruned into controlled forms along perimeter areas. There are also two spirea at the keyhole-shaped planter at the northern entry point which also contains a small herbaceous annual planting bed, and a small Crabapple tree. Turf areas are good to poor with the margin areas in the worst condition and the central area faring best. The turf is especially deteriorated at walk margins and around benches. Pedestrian paths are of varying conditions with asphalt rated poor and concrete better (also note the mixture of surface treatments and colors of concrete). Generally, there is no overall continuity. Associated with this system of walks that have been added to the original loop, new play form equipment and other furnishings have been randomly added since the 1970s. Examples here include the "mushroom" bus shelter, the "saddle-shaped" play equipment and stone or concrete planter walls. These are generally in fair condition and appear to benefit few uses and present an additional maintenance burden.



CITY of HARTFORD ~ PARK COMMISSION

Planting Plan for
SOUTH GREEN

SCALE of FEET

10 5 0 20 40 60 80 100

OLMSTED, OLMSTED & ELIOT, Landscape Architects
BROOKLINE, MASS, Oct 14th 1895.

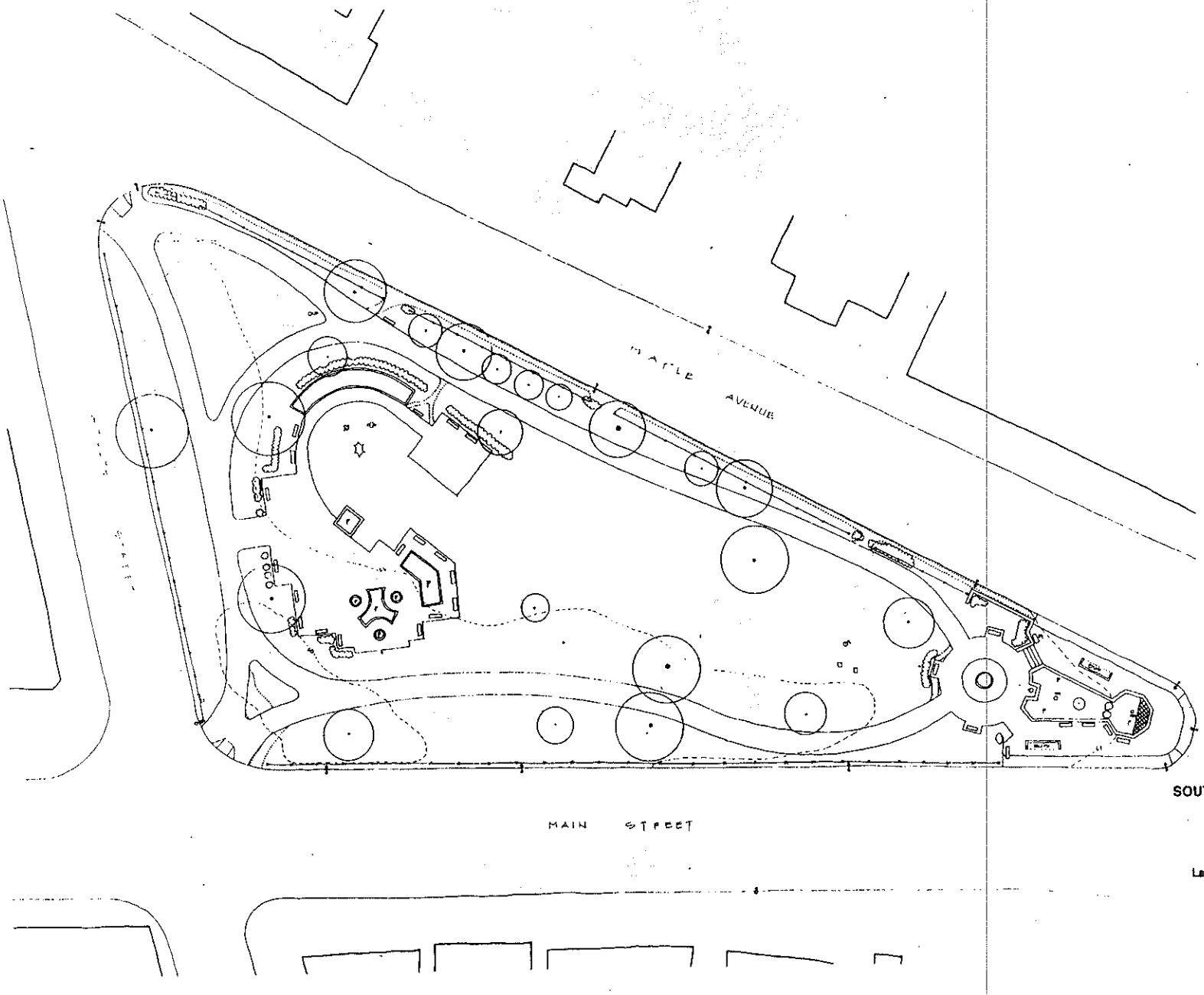
No. 6
384

1.	3 Beds 50 Plants, 3 Feet Apart.	
	Ampelopsis Quinquefolia	50
2.	4 Beds 60 Plants, 4 Feet Apart.	
	Actinidia Polygama	60
3.	8 Beds, 120 Plants, 3 Feet Apart.	
	Kerria Japonica	30
	Rubus Odoratus	10
	Berberis Thunbergii	20
	Symphoricarpos Racemosus	50
	Rosa Rubiginosa	10
4.	5 Beds, 275 Plants, 3 to 4 Feet Apart.	
	Aralia Pentaphylla	80
	Cornus Sanguinea	30
	Philadelphus Coronarius	30
	Viburnum Opulus	20
	Rhodotypos Kerrioides	75
	Ligustrum Ovalifolium	20
5.	8 Beds, 2 Feet Apart, 116 Plants	
	Lonicera Halleana	110
6.	1 Bed, 25 Plants, 4 Feet Apart	
	Celastrus Scandens	25
7.	1 Bed 45 Plants, 2 Feet Apart.	
	Berberis Thunbergii	10
	Rosa Rugosa	10
	Hypericum Aureum	5
	Akebia Quinata (on fence)	20
8	2 Beds, 110 Plants, 2 Feet Apart.	
	Rosa Wichuraiana	110
9.	1 Bed, 100 Plants, 2 Feet Apart.	
	Forsythia Suspensa	5
	Hydrangea Paniculata	10
	Rosa Rugosa	10
	Deutzia Gracilis	13
	Berberis Thunbergii	25
	Hypericum Aureum	20
	Rosa Wichuraiana	13
10.	1 Bed, 25 Plants, 2 ½ Feet Apart.	
	Rosa Rugosa	25

NOTE:

First figures in the beds designate the plants or the mixture of plants to be used in each space. Second figures show the number of individuals of each plant or mixture estimated to be required to fill each space.

Figure VI.12 Turn of the century view of South Green shows iron fence surround, shade trees, garden in foreground and portion of fountain. CB



SYMBOL KEY: South Green

- Lawn
- Annual Garden
- Shrub/Shrubs
- Deciduous Tree
- Evergreen Tree
- Street/Park Drive
- Secondary Drive
- Pedestrian Walk
- Desire Path
- Bus Shelter
- Chain Link Fence
- Iron Fence
- Iron Fence Base
- Concrete Planter
- Bollard
- Bench
- Cobra Head Light
- Other Light
- Manhole
- Topography Contour

CONTRACT #1156 1991-1992

CITY OF HARTFORD, CONNECTICUT

HARTFORD PARKS MASTER PLAN

SOUTH GREEN (BARNARD PARK), EXISTING 1991

0 10 20 50 100

Prepared by

LANDSCAPES

Landscape Architecture, Planning, Historic Preservation

Westport, Connecticut

PREview, Landscape Architecture, Visual Simulation
David Schuyler, History
Noyes Vogt Architects, Architecture
Theodore Haskell, Maintenance
Christopher Greene, Programs/Finance
George Wheeler, Monuments Conservation

The most significant furnishing of the park is the remaining sections of the perimeter fence which is located on Maple Avenue (note that the remnants of the post base and granite foundations are still detectable along Main Street). The members of the master plan team, representing a significant amount of travel and landscape observation in the U.S., Europe, and Asia, feel that this fence is a unique design. The fence which dates to 1869 is unstable in sections, has missing fence caps and several problems at its joints (rust, broken iron, broken welds, etc.). Along the Main Street and Wyllis Street perimeter there is a chain link fence which is generally intact with some bent rails at the top and supports of the Wyllis Street fence. There is no interior lighting, with perimeter cobra head lights extending over the street in good condition.

SCHEMATIC PLAN

All areas of this park are to be rehabilitated to the Olmsted, Olmsted, and Eliot Plan of 1896, with the exception of retaining the mature trees and providing a new, but historically sympathetic bus shelter at the tip of the park. The forms in the bus shelter area will adopt the spatial organization of the historic plan. As the oldest common or green space in Hartford, coupled with the fact that many of the contributing design features of this plan have survived (eg. circulation, fence section, trees) it merits this preservation treatment. This preservation treatment has only been recommended for South Green and Keney Memorial Tower. It will require an additional financial and maintenance commitment on the part of the city. This approach is reserved for these two, small historic and intact public spaces.

Beginning with removals, recent additions to the path system such as the expansive asphaltic area within the central loop and its associated planters and furnishings should be removed. Additionally, the "keyhole" concrete planter, stairs and associated elements (eg. mushroom shaped shelter, benches, bus shelters) are to be removed. The walk system replacing these elements will be graded to become barrier free.

A focus of this plan is the rehabilitation of its historic cast iron fence, which is partially present along the Main Street frontage and is shown in historic views as surrounding the park and forming entry points. Also, the Olmsted walk system and its associated drainage inlets are to be rehabilitated . New construction includes the reconfiguration of the north end, which reinstates the historic circulation, fence configuration and plantings. At the apex of this "plaza", set within a special pavement pattern that is reminiscent of the historic planting bed, is a two sided bus shelter that replaces the standard furnishings currently in the space. The new shelter could be inspired by the roof lines of the adjacent historic structures and would be unique to South Green. This task would undoubtedly require coordination with the relevant public agencies.

Within the central green, new plantings include trees in historic locations and the reinstatement of shrubs and vines. These are based on the historic plant list. Some of these shrubs achieve desireable heights and are currently available. There are a few young trees that should be removed or relocated outside of this historic green. Lawn areas are rehabilitated with a durable turf used for areas of high pedestrian traffic, both within the park and at the curb edges.

Furnishings include a water fountain and three bench bays, all in their historic locations. The benches should be the city prototype and six feet in length. The water fountain, a part of the 1869 scheme and then relocated for the 1896 plan should be researched and matched.

MAINTENANCE IMPLICATIONS OF SCHEMATIC PLAN

Although there are many new understory plantings recommended for this landscape, they are based on the historic locations and are well contained. Scattered elements are eliminated, simplifying the overall maintenance effort. Historic trees will require renewal maintenance while new plantings will require additional care in the first years following installation. The new fence and bus shelter will require a maintenance program to insure their longevity and to discourage vandalization. A modest upgrade in maintenance is assumed.

ESTIMATED COST OF SCHEMATIC PLAN IMPLEMENTATION

Project estimates are intended to convey a level of intensity of the proposed capital project portrayed on the Schematic Plan. Current cost, utilized in developing an itemized project budget, were drawn from recent projects in Hartford and Bridgeport and from published national costs in Means Site Cost Estimating, 1991 and Kerr's Cost Data for Landscape Construction, Twelfth Edition, 1992. Percentages for professional fees, contractor mobilization and contingency have been applied and are included in the total estimated project cost. All costs are rounded to the nearest $1000 dollars. This project is costed as a single capital improvement project. The breaking out of two or more phases of work to be undertaken at different times will have additional cost implications. The estimated costs for South Green are as follows.

COST ESTIMATE TO ACCOMPANY SCHEMATIC PLAN

Mobilization	$ 15,000
Professional Fees	$ 23,000
Removals	$ 19,000
Drainage, Soil & Grading	$ 21,000
Vegetation	$ 22,000
Pedestrian Walks & Drainage	$ 65,000
Drives, Parking & Drainage	$ 0
Sports Field	$ 0
Facilities	$ 0
Structures	$ 50,000
Furnishings	$ 14,000
Sign	$ 0
Memorial, Historic Fence	$ 102,000
Contingency	$ 29,000
ESTIMATED PROJECT TOTAL	$ 360,000

VII. PARKS CAPITAL IMPROVEMENT PROGRAM AND FINANCING PLAN

INTRODUCTION

Within the ten year priority time frame for this master plan, the available financial resources from identified local, state and federal funding programs and from individual park trust funds are finite. In the reality of limited resources, the city is faced with a choice to either increase the level of service to particular areas of the city and/or the broader populace, or to restore derelict and dysfunctional park areas to more complete function. The recommendations contained in this Master Plan are conservative, within the goal of using capital improvement money most effectively to create durable park environments.

Good planning is a time honored tool for obtaining funds. This Master Plan Report consolidates, for the first time, the needs of the Hartford park system into a single overall plan. Through diligent efforts, it may be possible that additional funds can be made available through public or private sources during the ten year period. Many additional projects have been identified for future phases or in the event of additional funding. This chapter focuses on the ten year plan of priority parks projects. The list of priority projects is based on three factors:

- Existing conditions and level of dysfunction, including the recapturing of the entire acreage of the parks system;
- Level of service to the surrounding neighborhood, type of recreational use opportunities and increasing diversity of use; and,
- Lack of capital improvements in the past ten years.

The master plan is both a short term capital improvement vehicle, and a process that serves to define the significance of Hartford's parks, past and present. It has set forth the nature and character of the parks as groups of similar and unique recreation grounds. **The plan has value in that it frames a vision for the entire system of parks. It is a blueprint for the future of each park, and the system as a whole.**

The following section addresses three important issues: first, the existing capital improvement program for Parks and Recreation is reviewed; second, the identified funding sources for park improvements are addressed; and third, cost for all proposed improvements are summarized and the ten year phasing program is set forth with a priority projects list.

A. REVIEW OF CAPITAL IMPROVEMENT PROGRAM, 1991-1996

The City of Hartford, Capital Improvement Program (CIP) is developed and adopted annually by the Court of Common Council. The 1991-1996 CIP identifies projects and funding for a five year period. The funding for this master plan is included in the CIP as a project. This master plan process is taking place at a time when individual park construction projects are in midstream, and a number of future projects are in the planning process. As such, the master plan recognizes and endorses the completion of projects already under construction. However,

future and unfunded projects should be reevaluated in light of the master plan recommendations. The nature and scope of projects previously developed for the CIP were often responsive to particular and sometimes narrowly defined problems. Many did not have the benefit of comprehensive and system-wide level of service mandate of the master plan project. In addition, there are CIP projects proposed for sites outside of the thirty-two parks addressed in the master plan that are unfamiliar to the project team. These projects should be viewed within the context of the properties actually studied; the established guiding principles; and, both programmatic and physical recommendations, which are all included in previous chapters of this report.

The CIP sets forth a series of projects that relate to individual parks and specific park resources or problems throughout the city. Figure VII.1 is a summary illustration of proposed projects drawn from the CIP. Several of these projects are underway, as noted above, and others are designated for future years.

Projects which relate to several parks include infrastructure improvements. The need for infrastructure improvements, including drainage, walks, drives, etc., is prevalent throughout the parks system. The field analysis identified infrastructure deterioration in many parks that is not cited in the CIP. In addition to drainage related problems, pedestrian walks in all parks and interior drives in large parks are uniformly in need of upgrading. In fact, many park areas are not readily accessible on foot to even able bodied persons. The allocation of funds for the rehabilitation of infrastructure should be reviewed in light of findings presented in this report.

The CIP proposal to develop three community centers was examined with reference to the eight parks associated with community centers or schools (see Figure III.4). The master plan team recognizes that these recreational resources should ideally have an indoor and outdoor component; and, that buildings and related landscape make a highly compatible and mutually beneficial combination of resources for maximizing recreational potential. As a general principle, these types of intensive facilities, which include large buildings, surface parking and developed recreational landscapes belong in contemporary settings. Accordingly, they should not be developed within historic parks where historic resources will be adversely affected.

In addition a strong recommendation for increased collaboration with public schools to provide community recreation programming has been set forth in Chapter III. This recommendation is based on a three fold rationale: first, capital intensive public resources should not be duplicated by the Board of Education and the Parks and Recreation Department; second, the greatest need throughout the parks system is to serve more people through a greater diversity of uses in parks, focusing on increased opportunities for passive and group uses; and, third, the assignment of funding to the development of community centers will take funding away from the rehabilitation of deteriorated park lands. These three related rationales lead to the recommendation that opportunities for collaboration on the delivery of additional services to the community should be fully explored prior to any capital investment in another building that is to be managed and programmed by the Department of Parks and Recreation.

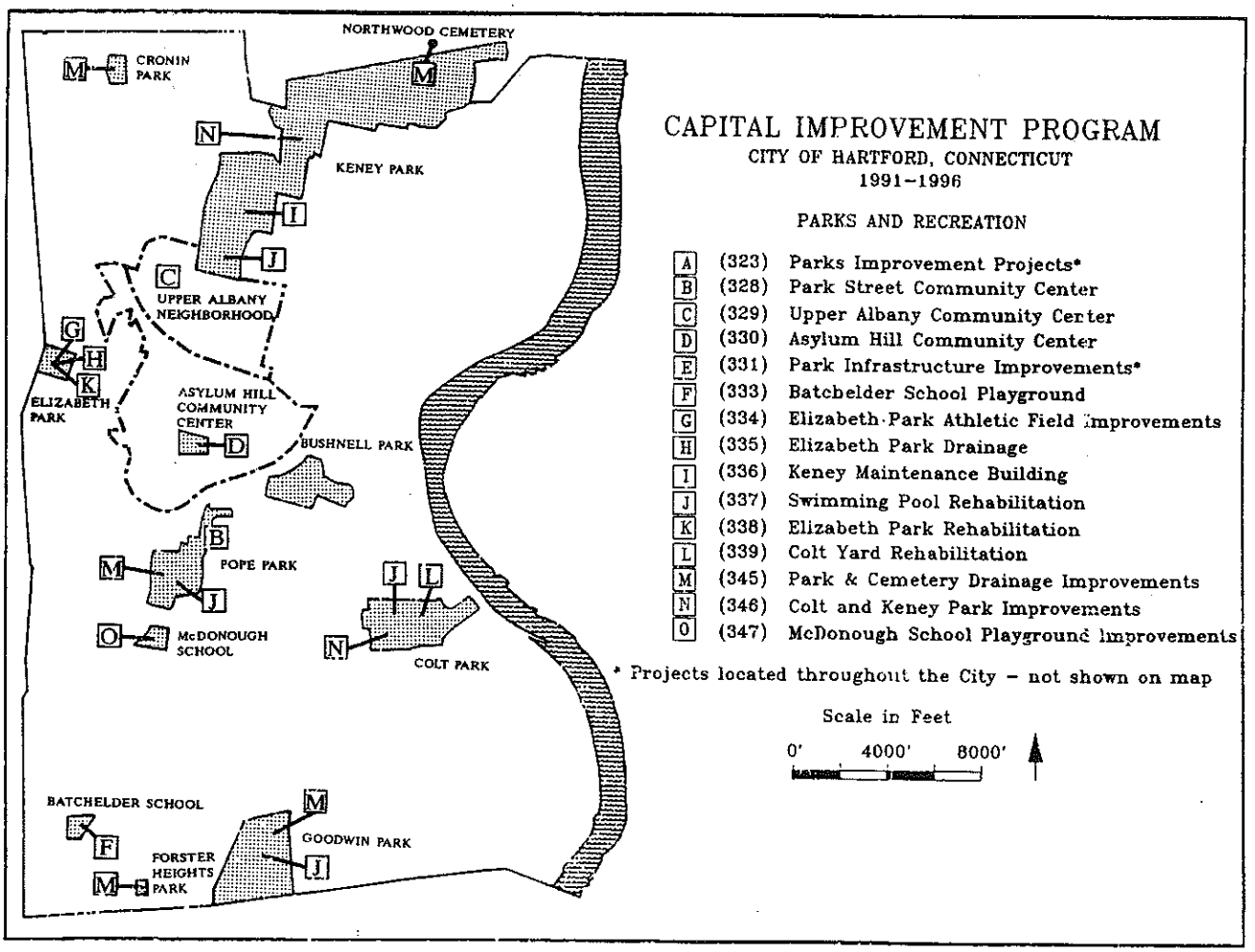


Figure VII.1: Summary illustration of the Parks and Recreation portion of the Capital Improvement Plan, showing specific projects and citywide funding initiatives. CIP

While school related joint projects should expand, the recommendations the highest priority community center shown for the Park Street community. In the Schematic Plan for Pope Park, the most favorable location is shown for siting a new facility in this historic park in a harmonious manner. The recommended area between Interstate 84 and the overlooking hill is above the channelized Park River. The area has been changed so dramatically from its original design by the loss of the river and the construction of the interstate highway, that all historic integrity is lost. The inclusion of this type of facility at this location will not impact historic resources and is not located within the remaining core of the historic landscape. The plan shows a location for the center. The subsurface conditions and relationship to the culverted river will need to be investigated in order to determine the specific location for this type of construction.

The other two proposed Community Center areas have not been sited within the thirty-two parks addressed in this master plan. The opportunity to serve the needs in other ways should be fully explored. The parks master plan work has not investigated all city and school owned properties in the areas of the three planned community center and, therefore, can not make a comprehensive planning recommendation on other sites. Further, the development of the Neighborhood Improvement Program in conjunction with the Community Centers could be reviewed by the City Planning Department to determine if combined monies would present a stronger development option with a more intense use of existing infrastructure and transportation.

Another park project shown in the CIP budget includes the rehabilitation of four outdoor swimming pools at Colt, Goodwin, Keney and Pope Parks which have outdoor swimming pools and related pool support buildings. These pools and pool houses are intended to serve their current use in the short term. When major capital improvements are required, both the pool and support building are planned for removal from the parks. The capital investment in these facilities is extremely high in light of a typical ten week outdoor swimming program and current annual municipal, staff and maintenance costs. As indicated elsewhere within this report, alternatives to provide year-round indoor swimming in other locations within the community should be explored. These options should be available and in service when the park facilities are removed. The construction of large pool buildings for indoor swimming within the parks is not recommended and is in conflict with national preservation standards for these historic landscapes. Alternatives that do not require intensive capital investments should be developed.

When reviewing the master plan and park related CIP projects, two projects in Colt and Keney Parks were noted as "park maintenance complexes. However, all four maintenance complexes including the two above and at Elizabeth and Batterson Parks require substantial upgrading. The ability of parks staff to maintain park lands effectively is contingent upon efficient facilities for personnel, tools and equipment. The master planning team ranks Colt Park headquarters as the highest priority for rehabilitation, with each of the other park maintenance complexes requiring attention within the ten year funding cycle.

In closing, the master plan sets forth a higher level of information and analysis about the condition and use of the city's parks. This information should be integrated with the newly developed CIP for 1992-1997 to establish priorities for park capital improvements that take the findings of this report into account.

B. IDENTIFIED FUNDING SOURCES FOR PARK IMPROVEMENTS

As indicated in the introduction, there are a variety of city, state and federal government sources for park improvement funding. These are supplemented by private sources from established trust funds and donations. This combination of available funds is the basis for developing a ten-year schedule of park improvements. Current funding opportunities are well defined. Planning for short term funding can be approximated with a good degree of accuracy. In general, a conservative approach to funding availability is espoused in this master plan, because of the current need for fiscal restraint.

One potential source of federal funds is identified: The Urban Park and Recreation Recovery program (UPARR) provides funding for cities that have recovery action plans. The project funding focus changes with funding cycles. The current interest is in innovative projects. Small grants, averaging $100,000, are available from this source. Other federal programs have been available in the past but none are currently active. Recent discussion in Congress, however, has been addressing the potential for a federal public works initiative. This or other programs of the federal government may become available during the next ten years.

One state funding source is the Connecticut Outdoor Recreation Grant program. This program provides project funding at a rate of 40% with a local match of 60%. While this matching ratio is not ideal, some monies are available.

State bonding for park improvements is made available to cities based on the passage of legislation. There are current funds amounting to $115,000 from this program being expended at Keney Park, from LOCIP, another former state bonding program. As an example, a recent notification was received regarding $2.75 million to be distributed equally between projects in Colt and Keney Parks. In the future, as part of the legislative process, the City of Hartford will be requesting funds annually to address the implementation of the master plan. While these funds can be requested, the current fiscal situation at the state government level does not look promising.

Two City sources from municipal bonds and from the general fund should be included in these considerations. Demands on these funding sources are currently very heavy and are likely to remain so in the foreseeable future. However, there should be some possibility of City bonding support within the ten year time period for this master plan.

Two parks have individual trust funds: Elizabeth Park has the Donohue Trust and Porter Memorial Park has the Henrietta Porter Lippincott Fund. The Donohue Trust was recently established to fund planning or improvements for Elizabeth Park. The annual interest on the fund will be between $50,000 and $70,000. It is stipulated that the fund is not to be used for routine maintenance. Porter Park was developed from 1939 to 1941 as a gift to the city for "the use of mothers and children". This small, passive recreation ground has a trust fund for needed repairs. No monies have been expended for the rehabilitation of this park in recent years but the funds are available.

The Batterson Park Trust Fund is a fund generated from the sale of City-owned lands west of Hartford. Batterson Park lands, including five separate parcels, was acquired in 1928 from the City Water Department. Any proceeds are to be kept in the fund with only interest used for park improvements. A base amount of $500,000 annually is expected to be available. The availability of this Trust Fund for the City of Hartford to provide matching funds and fund projects outright when no grants are available is incredibly important leverage for future park improvements. The further development of the Batterson Park parcels, # 1, 2 and 3, as park land for the city is not recommended. However, it is recommended that when the best dollar value can be received in the next ten years, the sale of parcels 1, 2, and 3 be completed (see Batterson Park, Area Map). Parcel 4, which adjoins the park area, should be reserved for future uses and the protection of lake water quality. The City should utilize the received funds to amplify the Batterson Park Trust Fund. This fund should be augmented in perpetuity for funding park rehabilitation projects city-wide. When expending funds only a portion of the interest generated annually should be utilized so that the fund increases over time and the additional interest acts as a hedge against inflation. Fund management policies should be reevaluated regularly to consider the amount of interest to be spent and the amount that is added back into the fund. In this way the City of Hartford will always have the potential to match funding when other sources become available, and to continually rehabilitate the city park system. This is an enviable position for any municipality and the City of Hartford should not fail to recognize its import.

These funds are the identified sources for the capital improvements to Hartford's park system. The base availability that can be depended upon is the $500,000 annual interest allocation from the Batterson Park Trust Fund. In order to address the more than $42 million dollars in projects proposed in the schematic plans, these monies must be leverage at least matching amounts. A $1 million yearly amount, twice the Trust Fund allocation, is assumed for the development of a ten year time line of park improvements. this would yield $10,000,000 during the ten year period. The projects for year one include those that are currently funded from the Batterson Park Trust fund, and other state and federal sources.

C. COST ESTIMATES FOR PARK IMPROVEMENTS

The overall cost estimates complete implementation of the master plan is listed below and is a total of capital improvements. These costs summarize all of the recommended projects:

1. Metropolitan Reservation	$ 2,490,000
2. Large Multiple Use Parks with Historic Value	$ 35,342,000
3. Medium to Small Parks, associated with Community Centers and Schools	$ 2,744,000
4. Small Neighborhood Parks and Playgrounds	$ 1,638,000
5. Small Green Spaces and Memorial Sites	$ 1,038,000
Total Proposed Capital Improvements	$ 43,252,000

In reviewing these figures, it is interesting to note how relatively small the budgets for groups 3, 4 and 5 are, totaling $ 5,420,000 for all three categories. This amount is appropriate in relation to the size of these public grounds. They measure only 62 acres in total, an average cost of $ 87,419 per acre. These parks have a greater ratio of more expensive hard surfaces, decorative elements and monuments per square foot that the larger public landscapes, and are developed to a greater degree of intensity.

In general, the large parks combined from both groups 1 an 2 yield a total cost of all improvements of $ 37,832,000, with park land improvements representing only $ 20,814,000 and new construction of buildings and structures amounting to $ 17,018,000. These park lands include 1195 acres. By calculating the areas of only those lands covered by the schematic plans, thus eliminating the Goodwin and Keney Park golf courses, including only 198 acres for Batterson Park and not including the acreage of Bushnell Park, a cost per affected acre can be determined. The average cost per acre of capital improvements is $ 17,418 which is a modest investment in providing increased access, more diverse recreational opportunities and rehabilitated natural systems throughout the city. Overall, the greatest capital improvement dollars are to be expended for construction of pedestrian walks, vegetation management and renewal and vehicular drives with associated drainage. The focus on these improvements concurs with the guiding principles of this master plan, that parks are green spaces, that diversity of recreation, stressing passive and group uses, needs to be provided and that access to parks for people of all abilities is a priority.

There are several ways to approach the development of a ten year phasing structure for the capital improvements. One way of thinking about it is to address all the parks of one type, such as the neighborhood parks and playgrounds in group four, which can be addressed fully with $ 1,337,000 in funding. However, the criteria of addressing the greatest level of dysfunction, removing dereliction, recapturing abandoned park lands and providing a greater level of service led to the priority ranking system recommended below. These criteria are more readily applied to the small parks where the projects are developed in total, than to the large ones where overall costs are higher and several phases are often proposed. In addition, an even higher priority was assigned to the upgrading of Parks and Recreation Department headquarters and maintenance facilities in order to support increased efficiency. The following criteria serve to organize the parks requiring attention within the ten year funding period:

1. **Existing conditions and level of dysfunction, including the recapturing of the entire acreage of the parks system.** Parks in this category include Brackett, Bond, Day, Delucco, Harbison, Rice Heights, Keney Memorial Tower, Porter Memorial Park and South Green. Each of the large parks exhibits dysfunction, dereliction or abandonment to some degree as well;

2. **Level of service to the surrounding neighborhood, type of recreational use opportunities and increasing diversity of use.** In general parks without functioning pedestrian systems and no support for group uses are limited in this level of service. This situation applies to most of the city parks;

3. **Lack of capital improvements in the past ten years.** Included in this group are Batterson, Rocky Ridge, Brackett, Harbison, Bond, Day, Delucco, Rice Heights, Keney Memorial, Porter Memorial and South Green.

As set forth previously, the master plan assumes a budget of $1,000,000 annually to be made available set aside for park capital improvements half from the Batterson Park Trust Fund and half by leveraging these funds with an equal match. The parks listed under items 1 and 3 above given project priority in the schedule developed below, to the greatest extent allowed by the budget. Each park should receive funding for the entire rehabilitation or for the specified first phase. With the exception of the Colt Park maintenance headquarters, no funds for new building construction or building rehabilitation are committed in this ten year period. This focus on park land improvements is based in the extreme need to provide a greater level of service city-wide to the broadest group of citizens. This is achieved through park land improvements more effectively and universally than provision of another structure.

As a caveat to the funding of entire projects, a small budget has been set aside to address the removal of dereliction and dysfunction immediately. This fund of $100,000 is intended to provide for the immediate removal of derelict structures and to go forward with remedial work on several park monuments. This effort will make a noticeable improvement in the condition of several parks simply by addressing an obvious problem or removing an eyesore.

Overall, the greatest level of dysfunction in the smaller parks is found in DeLucco, Day, Bond Street, Rice Heights, Harbison and Anderson Brackett Parks. Areas of abandonment, dereliction and dysfunction in Keney, Pope and Rocky Ridge Parks are evident. In addition, available funding for Colt Park, Keney Park, Harbison Playfield, Elizabeth Park and Porter Memorial Park are factored into the consideration. These projects and others, are sequenced in the ten year plan itemized on the following page. This capital improvement program will address, over this time period, twenty-four parks within the $10,000,000 fund. In the small parks and in Goodwin Park and Riverside Park, all the proposed improvements will be able to be carried out. In the balance of the large parks, however, this work will address only the first phase of projects.

While an assessment of conditions in 2002 may be required to address the needs at that time with accuracy, a second set of projects, following this ten year campaign, would include second phases in all the large parks and attention to the small parks that have not received funding during this capital improvement process.

In addition, elsewhere in this report, the life span of certain improvements has been addressed. Elements such as playscapes, are recommended to be replaced on a ten year cycle with two installed per year. Many other park improvements are to be made of durable materials with long life spans. A comprehensive approach to the rehabilitation of parks as a whole or inclusive of defined areas is recommended.

PARKS CAPITAL IMPROVEMENT PROJECT PRIORITY LISTING: TEN YEARS

Current Funding for Park Improvements

Year	1	Colt Park	$ 1,400,000*
	1	Keney Park	$ 1,400,000*
	1	Harbison Playfield	$ 100,000*
	1	Elizabeth Park	$ 870,000*
Year	1-2	Porter Memorial Park	$ 124,000*

Proposed Park Improvement Priorities

Year	1-2	Immediate Needs Fund	$ 100,000**
Year	2	DeLucco Park	$ 167,000
	2	Day Playground	$ 295,000
	2	Bond Street Parkette	$ 89,000
Year	2-3	Pope Park	$ 972,000
Year	3	Rice Heights	$ 343,000
Year	4	Keney Memorial Tower	$ 310,000
	4	Harbison Playground	$ 280,000
	4	Anderson Brackett Parks	$ 770,000
Year	5	South Green	$ 360,000
	5	Lozada Park	$ 268,000
Year	6	Rocky Ridge	$ 567,000
Year	6-7	Batterson Park	$ 746,000
	7	Charter Oak Memorial	$ 34,000
Year	7-8	Goodwin Park	$ 1,553,000
	8	Windsor Street Playground	$ 73,000
	8	Forster Heights	$ 111,000
Year	8-9	Riverside Park	$ 934,000
	9	Sigourney Square	$ 208,000
	9	Blue Hills	$ 307,000
Year	9-10	Elizabeth Park	$ 986,000
	10	Cronin Park	$ 410,000
	10	Pope Park North	$ 157,000
TOTAL FUNDING ALLOCATED			**$10,040,000**

* Public or private funding currently available, not included in total.

** Fund to address removals of derelict elements in parks in 1992-93.

D. CONCLUSION

The Hartford park system is a unique legacy of open spaces. The condition of these spaces today needs to be substantially improved in order to serve the people of the city. These people are diverse, in age, ability and interests. The parks are adaptable and can suit many recreation needs as long as they are planned with these needs in mind.

The project scope for this master plan required a comprehensive approach. By investigating all the parks, the trends, similarities and differences are discovered. The master plan sets forth not only a direction for each park, but a structure to apply to the decision making process when parks are to receive capital improvements and maintenance activities. There are many individual and collective recommendations set forth. The City and community need to examine this document and use it effectively as a route toward improving their mutual heritage of parks.

As the project progressed a broad understanding of resources and needs led to the emergence of a series of guiding principles. Values associated with the parks were identified relative to their designed and cultural history, environmental and scenic qualities, recreational and public education potential, and, the unique role these parks play in Hartford's urban life. These principles include:

- Parks help to make cities liveable.
- Parks should provide settings for people, in passive, group and active recreational pursuits.
- Parks are the green spaces of the city, for citizens of all ages and abilities to enjoy the outdoors.
- A park outing of any duration or nature should be a high quality experience.
- Hartford's parks are valuable cultural resources, significant historic places, given to the city by public spirited citizens. This legacy is a public trust.
- Parks are valuable natural resources, improving city life through the provision of green spaces and places for plants and animals.
- Parks are places for involvement. The City should become a more effective collaborator with park support groups, event sponsors, community schools, and others, to enrich recreational opportunities and improve the condition of parks while stabilizing costs.

Existing conditions base plans for all parks were developed and studied individually, in relation to their type and in relation to the overall system. Demographic analysis aided in targeting citizen needs. An investigation of current recreational programming identified gaps in service. The development of thirty schematic plans over a one month period served to stretch creative input and maximize comprehensive considerations.

Both public and private initiatives were identified in working toward the implementation of the breadth of this plan, with the City mandated to become a more effective collaborator. Additionally, it is clear that the realization of a set of guiding principles, park preservation and conservation goals and full contemporary use are compatible and is the ideal. The master plan calls for the wise stewardship of all parks, both historic and contemporary.

The project was led by landscape architects with extensive experience in urban park planning. Their understanding of historic landscape character within a changing community fabric was of timely value. Landscape architects with a specialization in video simulation added project breadth by producing a visual comparison of existing and proposed conditions ion seven park areas. Extensive team experience in design, programming, maintenance and management of landscapes was an important factor in addressing all aspects of this project.

The context for the project was the entire city. Parks were organized into comprehensible types with related service areas to aid the City and public in understanding their nature and function within the city. Strong preservation and conservation goals were expressed and brought to the schematic design level. Sustainable design approaches were applied to maximize resources, minimizing waste and duplication.

The planning process served to define the significance of Hartford's parks to the past and the present. It sets forth the character of the parks as a group of similar, but diverse, recreation grounds. The plan has value in that it frames a vision for the entire park system. It is a blueprint for the future of each park, and for the system as a whole. Experience indicates that money follows good planning. The availability of a well structured master plan, that identifies needed funds, functions to leverage monies and draw them to the system. Projects within well defined long term plans are more likely to obtain endorsement and funding, taking precedence over individual or piecemeal approaches. The City of Hartford is prepared to address its parks with significantly enhanced understanding and effectiveness with this master plan.

Copies of the draft report were placed at each public library and school during a one month review period. A series of public presentations were scheduled to present the 340 page report. Eight presentations in city neighborhoods and to public officials reached nearly 200 people and gained support for the guiding principles of this document. In these presentations evaluation and analysis was brought to the dialogue stressing the overall needs of the entire community as a benchmark for a minimum level of service. Public understanding of complexity of parks was significantly improved. Citizens developed a new mode of thinking of parks, not as blank spaces to receive new structures or facilities, but as complex resources requiring comprehensive care in order to function at optimal levels. They began to understand their parks as a system, beyond the nearest one, to the unique qualities of these multi-use resources. The work was praised even by those who disagreed with some recommendations for their individual parks but recognized the overall plan as a comprehensive, thoughtful, realistic compendium of guidance for ailing public resources. It provides baseline planning for quality, green, urban environments that function as diverse recreational spaces and environmental resources.

The report is formatted for efficient use as independent chapters, and separate individual park sections. It is anticipated, for example, that Chapter VI: Physical Design Standards will function as a capital project guideline and that individual park sections can be used independently. Color schematic plans, used for legibility, accompany individual park project descriptions and schematic estimates which allow persons with specific interests to copy or use only needed parts of the document. In addition to the printed report, the landscape architects used video simulations to clarify controversial design features, such as the addition of curbs to park drives, and to portray dramatic changes in derelict parks that were totally redesigned.

This document builds on park and recreation related reports developed in the past ten years to address the challenges of today and the years to come. It is a plan based in a series of directives including significant financial and maintenance constraints. In addition, it has the benefit of current national guidelines for historic landscape preservation that are currently in draft. Within this framework, the master plan applies a conservative design approach, using sound decision making and creativity within an economically restrained framework. Sustainable design, using an ecologically responsible approach, is also incorporated. The plan seeks to bring each park to a good and useful condition, improving the level of recreational service city-wide. Natural systems, built elements and furnishings are planned for rehabilitation to a durable, attractive standard.

The cost estimates for each park are a summary of related capital improvements. The cost of all recommended projects is over $43 million dollars with an initial, ten-year funding cycle budgeted at $1,000,000 annually. This master plan is both a long term agenda for park rehabilitation and a short term capital improvement vehicle.

Hartford's parks are in crisis. High quality work needs to replace the endemic problem of making the available funding stretch to do more at a lower quality. What is done must be done well. The economic conditions of the time have focused this work on essentials. Essentials include not only repair and the removal of hazards, but the rebuilding, creation and support of beautiful places, of special places, of places that make the days of the city's people richer. These parks have the ability to serve.

The people in both public and private sectors have the opportunity to work together toward a common goal. With this plan Hartford is ready to move forward with an understanding of how better quality care of the park system will produce more for residents in both the short and long term, rather than crisis management and deferred maintenance. The master plan can serve as the needed tool to achieve the renaissance of the city's public grounds for the benefit of all its citizens.

ILLUSTRATION CREDITS

BPF	Bushnell Park Foundation, plans from documents prepared for Bushnell Park.
CB	Souvenir of Hartford's Parks, 1905 collection of views and brief text, bound volume, Charles Birnbaum, private collection.
FLONHS	Frederick Law Olmsted National Historic Site, Photographs from the archival collection, including cover and inside cover.
HLA	City of Hartford, Landscape Architecture Archives, this collection includes many plans from the city park system history and some 1950s aerial views. These plans are often full page illustrations within Chapter VI and are not individually credited.
HPL	Hartford Public Library, City of Hartford Collection, Park Commission Annual Reports were the source for the historic plan of Rocky Ridge Park.
JA	The Nineteenth Century Parks of Hartford, John Alexopolous, historic plans of several of the large parks were copied from this book.