

Proposal #21-104

RFP For Town Center Park Improvements: Pond, Boardwalk, and Trails

184 Boston Post Road, Town of Waterford

April 9, 2021



LANDSCAPE ARCHITECTURE
KENT+FROST
1 HIGH STREET MYSTIC, CT 06355

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April 9, 2020

Rawle Dummett
Town of Waterford Purchasing Agent
15 Rope Ferry Road
Waterford, CT 06385

Letter of Transmittal for: **RFP21-104 – Town Center Park Improvements;
Pond Boardwalk & Trails**

Dear Mr. Drummett,

With great interest the team of Kent + Frost Landscape Architecture, Stadia Engineering Associates and Richard Snarski wetland scientist presents our Qualifications for this RFP. The project has exceptional value to the residents of Waterford and is deserving of careful planning and wise investment. We have assembled a uniquely qualified and local team that will meet the needs of your project.

Kent + Frost is a Mystic based Landscape Architectural practice with expertise in a wide spectrum of planning, design and project management. Our project experience perfectly suits us for this project, and our local presence will allow for unequalled engagement and interaction with the Town. Our recent local relevant projects include: Mitchell Woods Park Master Plan – with phase two of trail construction and pond dredging / reconstruction being completed this spring for Mitchell College, Riverside Park Master Plan & Veterans Field Park Improvements for the City of New London, Copp Property Master Plan and Trail Improvements for the Town of Groton, Tri-Town Trail for SECOG a 14 mile trail from Preston to Bluff Point, Tri-Town Trail Phase One for the Town of Ledyard – design and permitting of 2 miles of trails with 14 bridges and stream crossings (built by volunteers in 2020), Bicentennial Pond – ADA trails, boardwalks, fishing piers and outdoor classrooms around a large pond for the Town of Mansfield, and Boathouse Park for the town of Stonington which will serve as a model for coastal development utilizing living shorelines that adapt to sea level rise. K+F is also known for our more urbanized work from Storrs Center Town Plaza to the intimate Hygienic Art Park in downtown New London (recipient of the 2010 CT ASLA Award of Excellence).

Our sub-consultants, Stadia Engineering & Richard Snarski, have significant technical expertise in their respective fields, and their local proximity will provide greater service to the Town. Our approach will allow us to spend more time on-site to ensure that trail and boardwalk alignments fit the landscape, provide significant visual improvements to the Civic Triangle and avoid unnecessary permitting and construction barriers.

Our teams breadth of experience combined with our local knowledge will allow us to start quickly and respond efficiently and personally throughout the project. We live, work and recreate in Southeastern Connecticut, and are excited at the opportunity to continue to improve our region.

Sincerely,



Chad Frost, Principal
Kent + Frost Landscape Architecture
1 High Street
Mystic, CT 06355
860.572.0784



Brian Kent, PLA

Chad Frost, PLA

Landscape Architecture

Urban Planning

Sustainable Design

Project Management

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Project Context

Town Greens, Civic Centers and their associated recreational opportunities and amenities are integral to defining the character of small New England Towns. The design of such an important space should not be taken lightly nor hastily. Due to the extremely prominent and important location of this site, the outcomes of this project shall likely refine the identity of Waterford for years to come. The improvements to the Civic Triangle shall be carefully crafted to enhance the experience of users and passerby alike, and to ensure that the essence of Waterford is accurately represented.

Design Approach

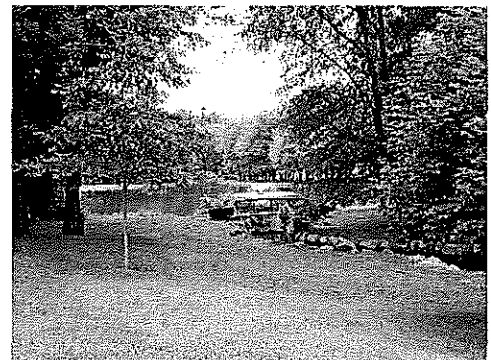
Our team prides itself on its community-based design philosophy. We design with the communities we work in, and not just for them. We recognize the impressive efforts and accomplishments of the Town Staff, Committees and Residents involved, and believe that their continued involvement and interaction is vital to the successful outcome of this project. Our team's philosophy will allow for the most access and interaction while minimizing down time. Our direct local experience within Waterford and Southeastern Connecticut sets us apart and will allow us to work at faster and have a greater level of engagement.

The Kent + Frost design team is extremely excited for the opportunity to work on this project that will not only provide an exceptional recreational asset, but will also define the spirit and character of Waterford for the future.

Scope of Work

This scope of work has been prepared to reflect the specific and unique needs of this project, as we see them.

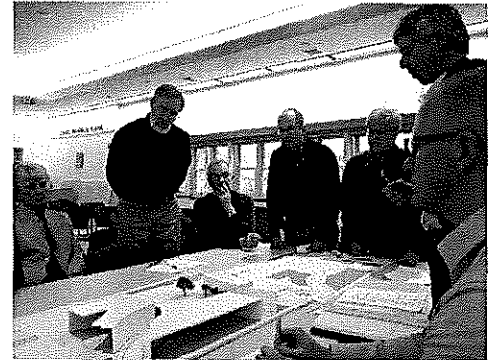
- Task 1 – Project Kickoff & Information Gathering
- Task 2 – Site Assessment & Survey
- Task 3 – Environmental Assessment
- Task 4 – Stakeholder Coordination and Public Involvement
- Task 5 – Conceptual Plan(s)
- Task 6 – Design Development
- Task 7 – Master Plan



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Task 1 – Project Kickoff & Information Gathering

Within two weeks of the contract approval, the Kent + Frost team will conduct a Project Kick-Off meeting with Town staff to establish the project management. At this meeting we will set the schedule, discuss the success factors, set the goals and objectives, and determine the level of community input/participation. Open communication is the key to all of our project successes. Therefore, from the project initiation, throughout the project we will facilitate the process and identify clear paths of communication to allow for smooth and efficient participation for all involved.



Task 2 – Site Assessment & Survey

Inventory of the Proposed Site and Surroundings

The Kent + Frost team will extensively document the existing conditions both natural and cultural through a review of pre-existing data, site inspection and inventory of relevant features including:

- Natural features such as topography, hydrology, soil types, vegetation
- Aesthetic resources such as views, vistas, and view sheds
- Assess existing and potential future adjacent land uses and zoning implications
- Existing Infrastructure and amenities
- Preliminary meeting with Town staff to discuss existing maintenance and operational challenges.

Upon completion of the inventory, we will then conduct interviews with stakeholders to gain a greater understanding of how the site and amenities will be allocated and used. This analysis will provide the basis for how we integrate the existing conditions into the proposed improvements.



Existing Conditions Topographic Survey

Stadia Engineering Associates will conduct a thorough investigation of all existing conditions that will influence the future design process. This will include acquiring existing documentation and historical background, natural resources, and environmental data.



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Topographic Survey shall include the following:

1. Thorough research of the Town of Waterford land records as they pertain to the project site and adjoining landowners to determine record easements, rights and property line configurations in conformance with the above referenced Regulations of Connecticut State Agencies – Article IV.
2. Prepare a Topographic Survey conforming to Class A-2 Horizontal Accuracy Standard in accordance with the above referenced Regulations of Connecticut State Agencies – Article I, Sec. 20-300b-2(c)(3).
3. The planimetric features of the subject parcel will be field located and mapped within twenty-five feet of the perimeter of the defined project site, where accessible, in order to depict the existing conditions at the time of the field survey adjacent to the project site and surrounding parcels.
4. Historic & cultural features identified through the research, and surficial evidence of apparent easements along the perimeter of the project site will be field surveyed and depicted as part of the overall mapping.
5. Provide a survey control network and semi-permanent benchmark conforming to Class A-2 Horizontal Accuracy Standard and Class V-2 Vertical Accuracy Standards in accordance with the above referenced Regulations of Connecticut State Agencies – Article II, Sec. 20-300b-11(b)&(c) for use during future design phases, if any.
6. The planimetric features beyond those required for the analysis of the project area will be located and mapped throughout in order to depict the gross improvements within the project site.
7. Topographic features of the project site will be field located in the area of the proposed improvements. Topographic features will be depicted in the resulting survey as one-foot (1') contours and supplemental spot elevations where necessary – All topographic features will be depicted in accordance with Class T-2 Accuracy Standards in conformance with the above referenced Regulations of Connecticut State Agencies – Article II, Sec. 20-300b-11.
8. Geologic features, individual trees, and planter/vegetated areas will be field located and depicted in the survey deliverables with the following limits:
 - Individual trees will be greater than twelve inches in diameter as measured at breast height, or as specifically directed by the Client
 - Rock outcroppings will be delineated around their general perimeter with a single elevation taken at the *high point* – *exposed rock smaller than three feet in diameter will be omitted from location*
 - Dense vegetation outside of the areas for future improvement identified by the Client will be depicted by their perimeter with a general type classification label
9. Aboveground and subsurface utility locations existing on, adjacent to, or serving the project site will be depicted as determined by surficial evidence together with recorded information provided by record mapping and other sources.

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Task 3 – Environmental Site Assessment

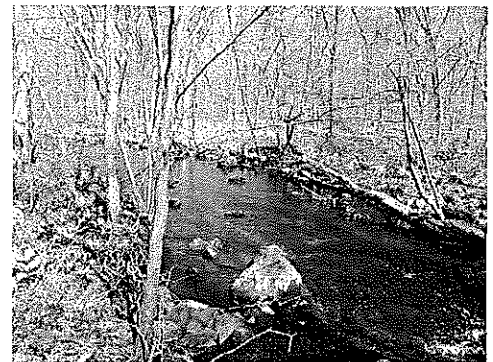
Wetland Analysis

Richard Snarski is one of Connecticut's most highly respected wetland scientists, and we're fortunate that he lives in Southeastern CT. Rich will conduct a site walk of the property to field delineate the onsite inland wetland and watercourse boundaries as defined in Connecticut General Statutes §22a-38 and §22a-29 and identify the onsite upland and wetland soils. During the site investigation, a qualitative assessment of the capacity of the onsite inland wetlands will be provided to evaluate typical wetland functions and values as they may relate to the future development. Our team will utilize Rich's expertise not only for the wetlands identification, but also as a valuable member of the design team. Our philosophy is to design with nature, and find design solutions that are symbiotic with the natural environment. Rich has ample experience working with Waterford's Inland Wetlands Commission which will be invaluable as we evaluate the design of the boardwalk and trails.



Task 4 – Stakeholder Coordination / Public Involvement & Project Management

Our design team believes that strong planning and good design are based on stakeholder and community input. Close interaction with Town Staff, regulators, key stakeholders and the public is a critical step in identifying the concerns, needs and priorities of the project. It is our philosophy to provide an open format so that all voices can be heard. We are sensitive to the needs of all participants and conduct our public input meetings in a manner to make all feel welcome to express their ideas.



Our team is well equipped to provide and lead the public participation. The Kent + Frost team includes **professional facilitators** that have facilitated hundreds of public meetings specifically for government agencies. Our team will work with you to identify the best forums, dates, times and strategies to gain valuable input from a diverse representation of those involved.

Community input meetings enable the design team to gather pertinent information we may have otherwise not been privy too. Much of this information comes from the residents themselves



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who live work and recreate nearby. The information that these meetings provide, garners us invaluable insight to the history and needs of the community that may be incorporated into the planning and design.

Additionally these community meetings are important to help **build consensus**, support and agreement on design and mission of the project. It is our intent to design an inclusive Park that the residents of the Town take ownership in.

Key Stakeholder groups may include, but are not limited to:

- Town Staff
- Town Residents
- Board of Education
- Parks & Recreation
- Wetlands Commission
- Planning & Conservation Commissions
- Volunteer Organizations
- Elected Officials

The K+F team has a long track record of successful community engagement, which has led to award winning projects. The success of this project will depend as much on its stakeholder and community participation, acceptance and ownership, as it does on good planning and design.

Remote & alternative public participation

Our team fully appreciates the additional challenges we've all faced over the last year especially as it pertains public meetings and community participation. We are fully versed in digital remote public presentations, having conducted and participated in multiple meetings every week over the course of the last year for our various ongoing projects. If remote meetings are necessitated, we can certainly meet the needs of the project. We would also be interested in discussing **alternative public participation sessions** that may allow for small in-person meetings, if all safety concerns can be met. With our office only 15 minutes away, we'd be willing to have multiple small group gatherings instead of large impersonal zoom meetings. Online meetings can work if they must, but are no substitute for in-person meetings where design ideas and concepts are being



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discussed. We could envision the possibility of having small group meetings at the gazabo, small presentations in the Library parking lot, and even small meetings while walking the site. We'd be happy to work with Town staff and Ledge Light Health District to determine the appropriate safety guidelines if this is desirable.

Task 5 – Conceptual Designs

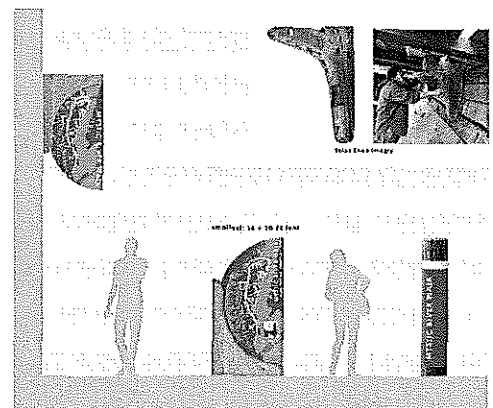
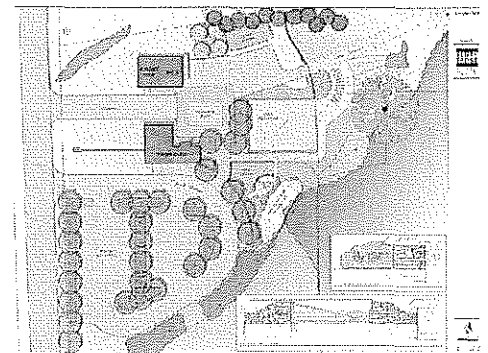
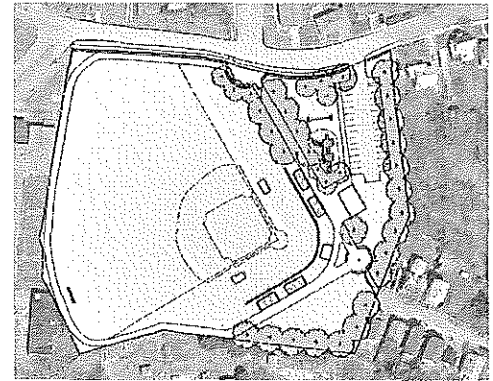
Conceptual Design and Alternatives

A skillfully executed planning process is critical to the success of the entire project since it will serve as the basis for all other project decisions and assumptions. The configuration of all built amenities from trails and boardwalks, to stone walls and parking lots, will have a substantial impact on how the Park is experienced and used. While integrating the environmental constraints and all of the amenities listed in the RFQ, our primary goal will be the creation of a Meaningful and Memorable Park. We focus on how exterior spaces make people feel, whether you're immersed in them or viewing from afar. We will develop and explore multiple configurations, and will evaluate and present their pros and cons to Town Staff.

During this phase our team will also assess the cost implications of each design. Our design approach is to not only consider implementation costs, but will also consider the lifecycle costs of the project. *Our designs will be more cost effective, while providing greater value to the Town because we implement this strategy from the initiation.* Throughout the process our team will consider and evaluate opportunities to use environmentally conscious materials and construction technologies.

Identity – Design Vocabulary

Throughout the conceptual process we will work with the Town to further develop and create the identity of the Park. It is important to utilize the vision of the Town to develop a theme/brand that will become the identity of project. This brand will become apparent in the physical design and its amenities. Through the use of innovative design features we will create memorable spaces and a distinct identity. This sense of place will be derived from key facets of the existing site and will become the recognizable features that defines and identifies the Park and Waterford as a whole. These features will not only be important



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for this project, but for the greater Waterford / Civic Triangle area. This location has the potential to serve as the “gateway” into the Civic Center, and we will work tirelessly to create a meaningful and memorable park for all residents and visitors.

Technical / Engineering Design

All concepts will be based on sound engineering and technical specifications. Although pretty pictures often get people excited, we find it imperative, that from the earliest concept all designs are based in reality, and conform to all applicable codes and regulations. All of our team engineers, which were specifically selected for this project will be intimately involved throughout the design process to ensure permitability and constructability.

Our approach will be to develop standards for design as a team, which will achieve the desired aesthetic theme while *minimizing the impact to the surrounding lands during and after construction.*

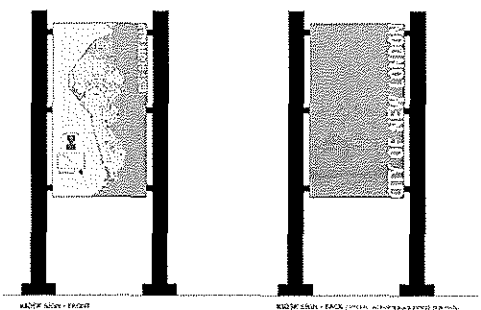
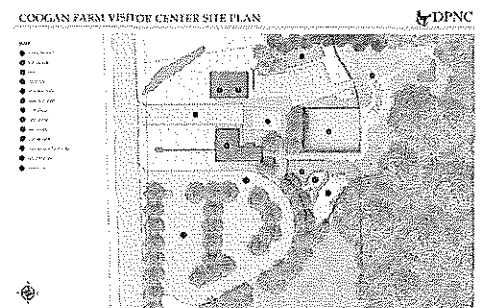
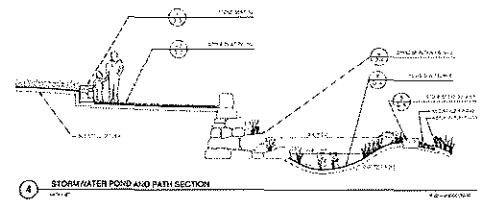
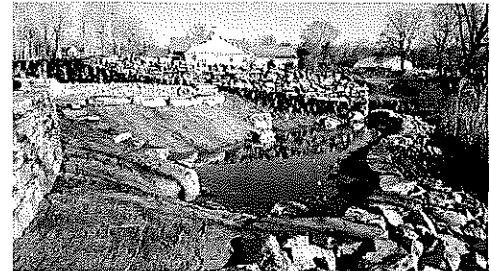
Conceptual Plans Presentation

Through the schematic design process our team will identify a variety of optional configurations and material considerations. These concepts will be developed into a coherent graphic presentation, that will visually illustrate the alternatives, key design elements, anticipated impacts to the community and environment, as well as appropriate solutions. These plans and graphics will be presented to the Committee for their evaluation. Depending on the consensus of the committee, these plans could be presented to the public, or the results could be focused into Design Development.

Task 6 –Park Design Development

Our design team will initiate design development with the direction and feedback garnered from the conceptual process. The selected components from the concept plans will be moved forward through the design process to further enumerate potential issues and resolve design considerations.

During the Design Development phase our team will further define ADA access, environmental considerations as well as use



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and design elements. In addition we will begin identifying and selecting the materials and amenities that will transform the site to a Place Making Town Park.

At this time, interpretive signage elements would also begin to be discussed. With a Town rich in cultural history and a site with such prominence, we believe that public education and celebration through *interpretive signage* and or *local art* installations, should play a significant role.

The Design Development Plan will be presented to the key Town staff and stakeholder groups for review and comment. These drawings will include, but are not limited to:

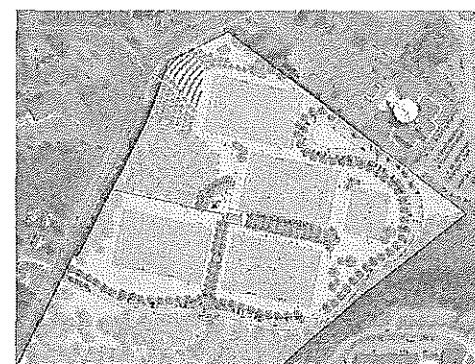
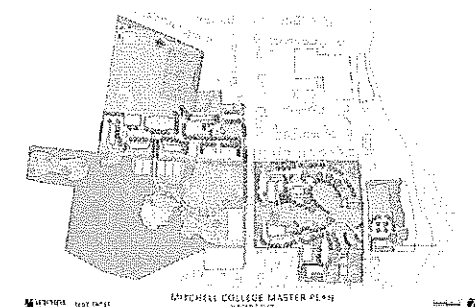
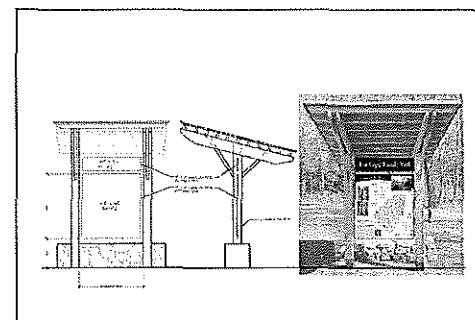
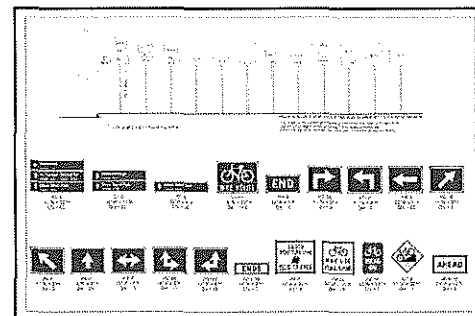
- Amenity Configuration
- Material options
- Grading Plans
- Stormwater Treatment Options
- Environmental Protection Options
- Preliminary Amenity Details
- Proposed Construction Standards
- Cost Estimates

Design Development Plans Presentation

Upon concurrence with the Town Staff, the K+F team will present the Design Development plans and information to the public. Through a few public information sessions, articles in the local papers, as well as a project website and Facebook page, the K+F team will present the proposed design and receive feedback. At the conclusion of the public feedback period the K+F team will summarize the feedback and present the findings, as well as possible design modifications, to the Town.

Task 7 – Park Master Plan

Upon the feedback garnered from the Design Development process, the K+F team will finalize the Park Master Plan. The final Master Plan will be a clear, coherent and comprehensive document that will guide the Town in sustainable and responsible the development of the Town Center Park to create an identity and gateway into the civic center of Waterford. The Master Plan will include:



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- Preferred design alignment(s) and design graphics at suitable scales
- Standards for Amenities and Materials
- Place-making, interpretive and informational signage standards
- Possible Artistic Installations locations and requirements
- Cultural and Environmental Protection Standards
- Identification of new structural features (Boardwalk / Stage, Amphitheater, Pavilions)
- Implementation plans
- Construction Cost Estimates – Phasing Plans & Funding Opportunities

We will convey all information in the report through a presentation of the Final Master Plan utilizing attractive and easily understood graphics and documentation.

Future Work - Add Alternates

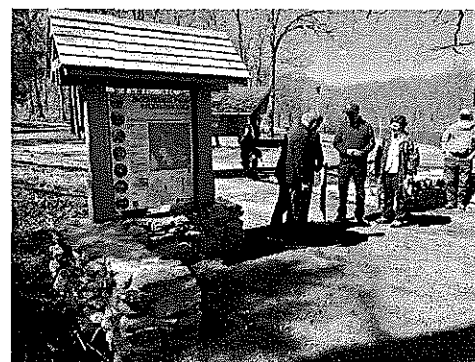
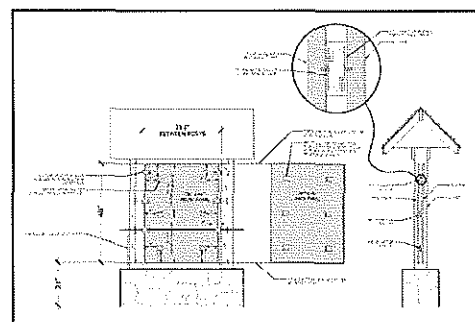
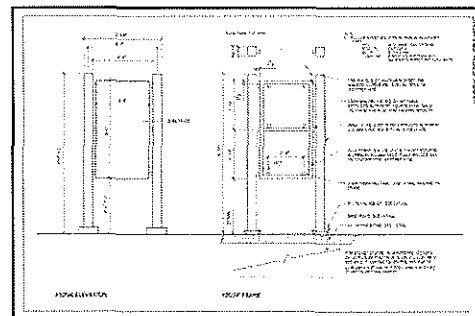
Although not part of this initial scope of work, the K+F team is fully prepared to help guide the Town from planning through construction. The following is a brief summary of future work our team could provide for the Town.

Construction Documents

The Kent + Frost team has successfully designed and constructed hundreds of projects throughout southern New England and Southeastern Connecticut specifically. The key to a successfully built project is clear, concise and well-crafted construction documents. We see the creation of well crafted construction documents as much of an art form and the design itself. No detail is too small to examine for both its durability and aesthetic contributions to the project.

Bidding Services

Our team's experience in designing projects that range from some of the largest in the state to some of the smallest, allows us to uniquely adapt our drawings and bidding documents to the requirements of any given project. Our procedures are designed to be flexible, so that our bidding documents can meet the requirements (regulatory or fiscal), but not exceed them,



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thereby saving precious construction dollars, expediting the process, and providing the greatest value for the project. We believe that our extensive experience with local contractors could be a significant asset to this project. All work will be competitively bid, but having an intimate understanding of the capabilities and talents of local tradesmen and women, could allow for our team to package the work in ways that allow for smaller independent contractors to compete for the work. We see this as a “win win” for the Town, by being able to make improvements to the Town, while keeping the design and construction dollars in the local economy.

Construction Administration

One of the greatest joys of our work is seeing our creations come to life. This is only possible through constant, deliberate and clear communication. We often relate the construction period of a project to that of an artist that had to hire someone else to paint his or her masterpiece. All of the best plans and descriptions in the world are no substitute for being personally present during construction, to help guide, explain, and craft the final product. To that end, the Kent + Frost team is dedicated to establish a clear channel of communication along with frequent inspections (from our office, 15 minutes down the road) to ensure that the final product is an asset that the Town and all of its residents can take pride in.

Concluding Statement

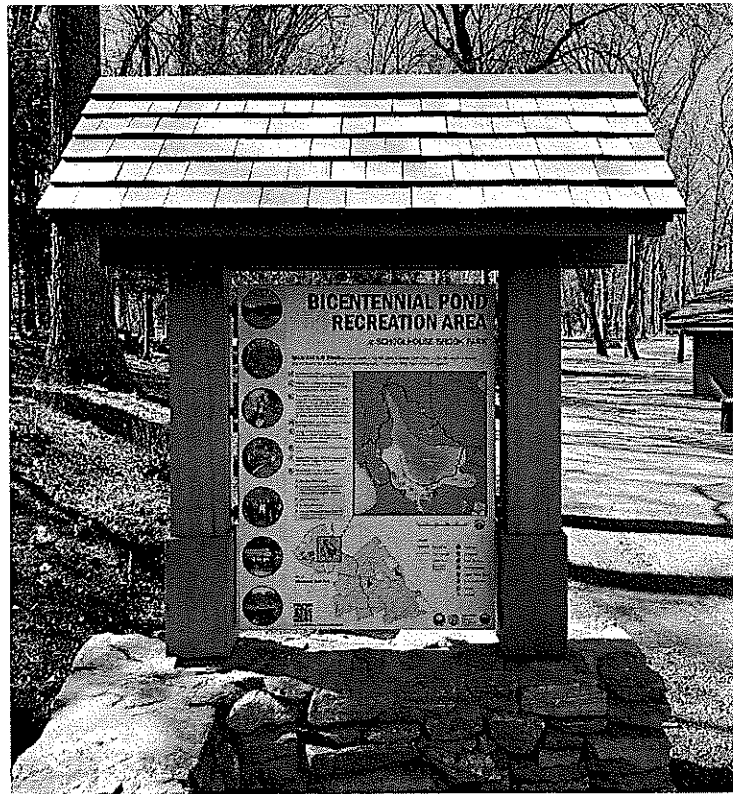
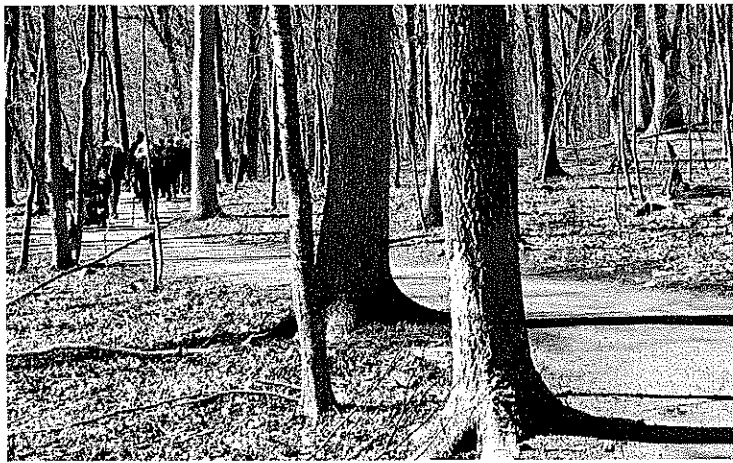
Kent + Frost would like to thank you again for the opportunity to submit our qualifications for the Town Center Park Improvements. We feel that we have assembled a team that is uniquely qualified to complete this project in a complete, thorough and expeditious manner. Our team is comprised of the most qualified consultants who also happen to be the most local, in order to best meet the needs of your project. The following are a few of the reasons that we believe set us apart from our competition.

- We are the local team, with local, regional and national experience. We have the qualifications to deliver award winning designs, with the proximity to deliver personal service that will facilitate a successful project.
- We are a team of small, flexible and adaptive firms, specifically selected for their roles as dictated by the scope of this project.
- Our team has a breadth of experience with the municipal and place making projects that will be essential for this project.



PROJECT EXPERIENCE





Bicentennial Pond Recreation Area

Universal Access Trail

Location
Mansfield, CT

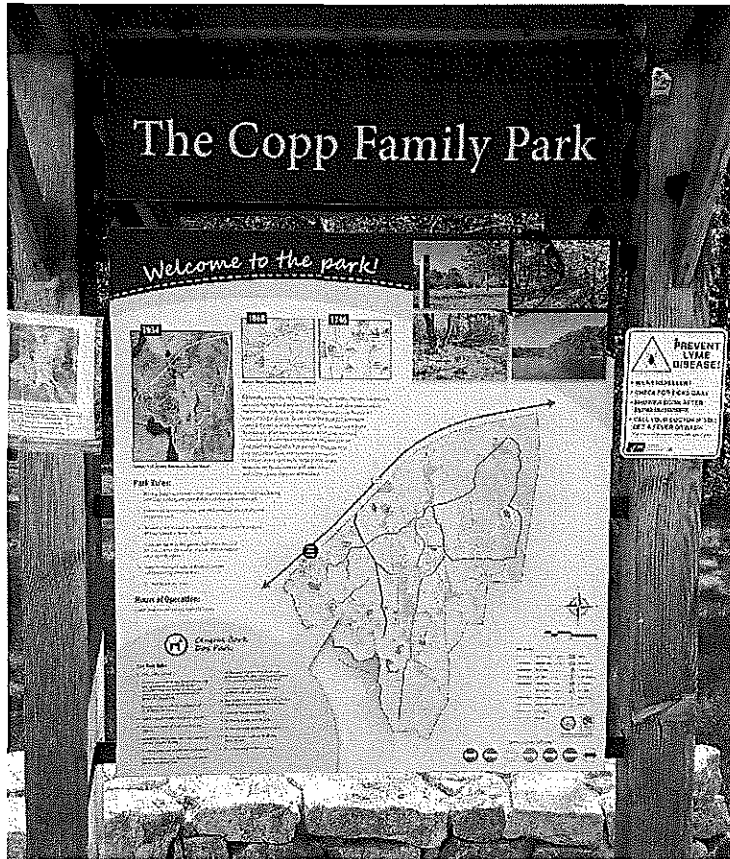
Size
40 Acres

Completion
2017

Contact
Jennifer Kaufman,
Natural Resources and
Sustainability Coordinator
(860) 429-3015 (ext) 204

Kent + Frost was contracted by the Town of Mansfield to design a Universally Accessible Trail at Schoolhouse Brook Park. The goal of the project was to create a handicap accessible loop trail around Bicentennial Pond and employ interpretive signage to highlight the pond's ecology & historical significance.

The K+F team took steps to preserve and enhance existing trail areas where possible, paying careful attention to the ecological sensitivity of the site. The trail was designed to USDA Forest Service Trail Accessibility Standards. A reconditioning of an existing bridge was proposed as well as two ADA compliant fishing piers to access the pond. A complete Wayfinding & Interpretive Signage Program was designed to increase usability and provide a greater understanding of the cultural history and ecology of the area.



The Copp Family Park

Public Park & Walking Trails

Location
Groton, CT

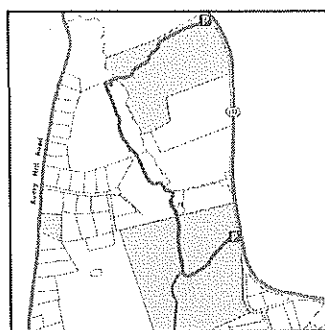
Size
227 Acres

Completion
2016

Contact
Mark Berry,
Director of Parks
and Recreation
(860) 536-5680

The Copp Family Farm was a thriving operation in the 19th and early 20th centuries. It was a producer of crops, livestock and dairy products for local establishments and residents of the Town of Groton. The 227-acre property was acquired by the Town as open space in the 1980's and contains grassy fields, old stone foundations, hilly woodlands and a dog park. Kent + Frost was contracted to develop an overall master plan that envisioned an improved entrance/arrival area, coherent trail system, habitat restoration, and interpretive content.

Among the project improvements is an ADA accessible stone dust trail designed to USDA Forest Service Trail Accessibility Standards, a wooden pedestrian bridge, scenic overlook and rugged hiking trails. A complete wayfinding and interpretive signage program was designed to increase usability and provide a greater understanding of the cultural history and ecology of the area.

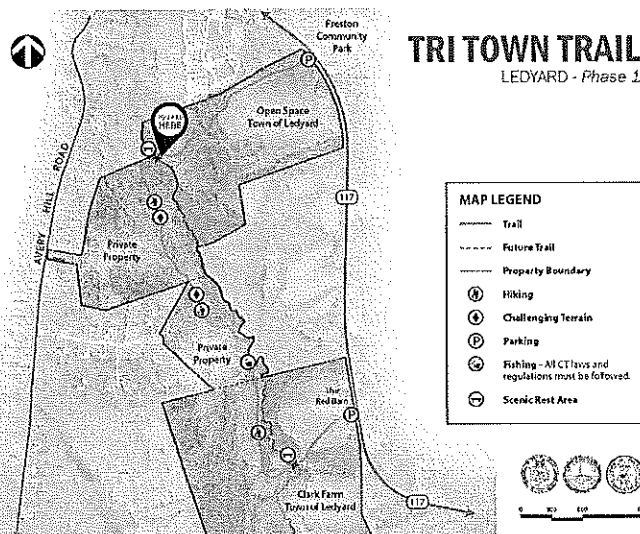
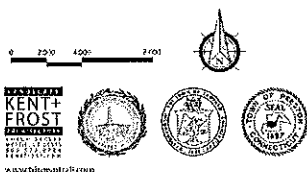
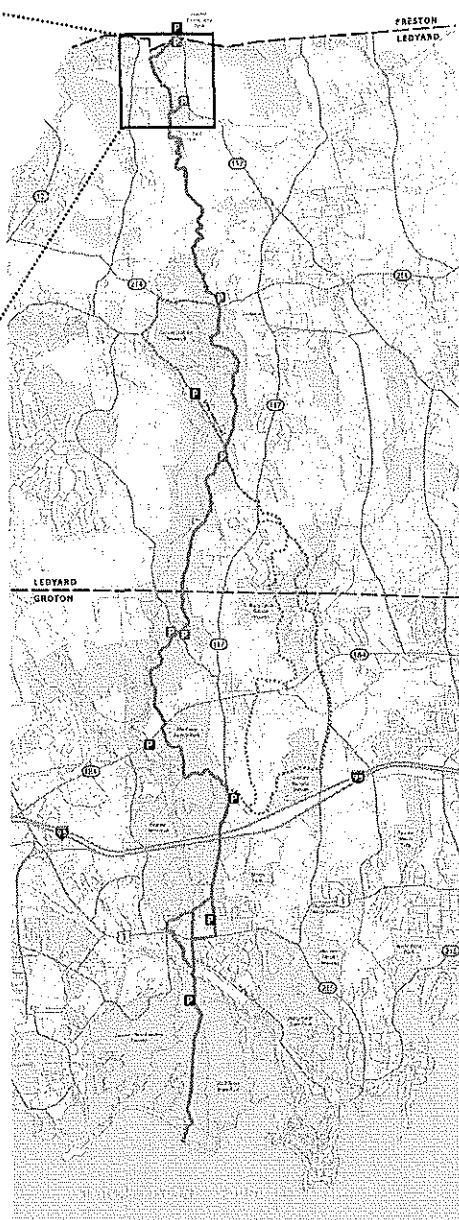


PHASE 1 - 1.2 MILES

TRI-TOWN TRAIL MASTER PLAN

LEGEND

- Main Trail
- Alternate Route
- Water Body
- Open Space
- Proposed Parking
- Existing Parking



Tri-Town Trail

Trail Mapping and Signage Design

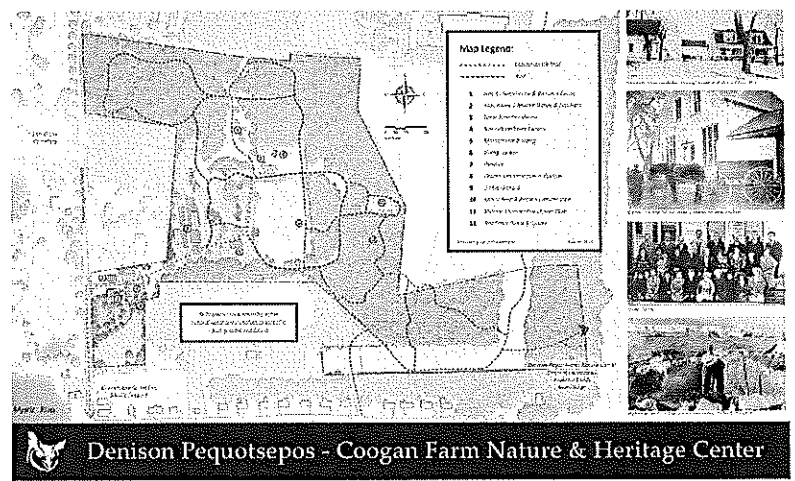
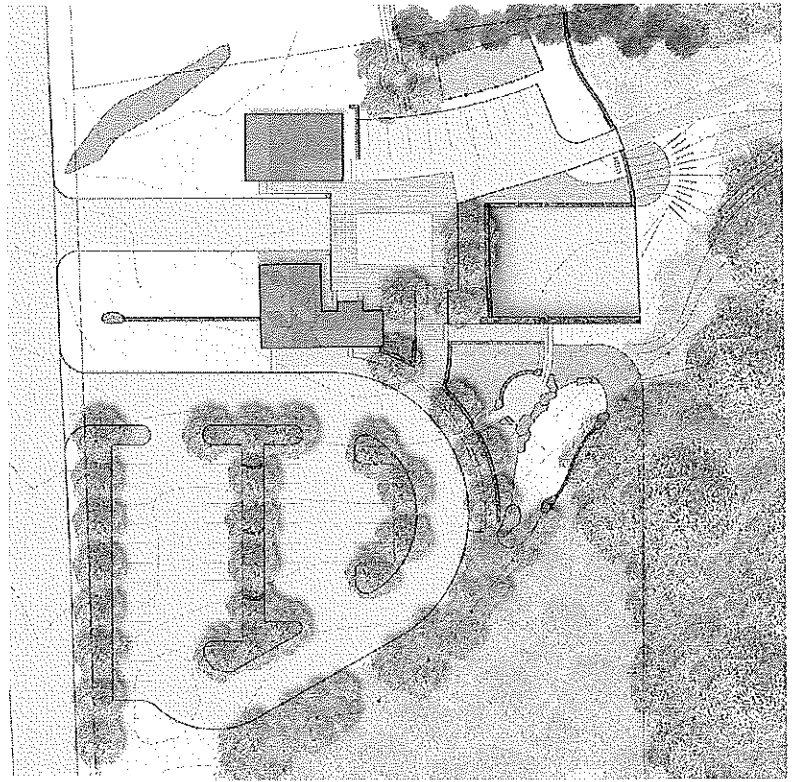
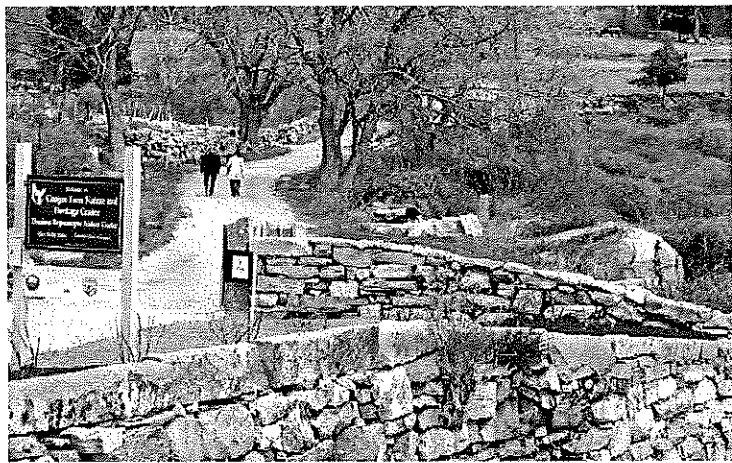
Location
Ledyard, CT

Size
1.2 Miles

Completion
2020

Contact
Karen Parkinson
President
(860) 514-4262

Kent + Frost has been working with the Tri-Town Trail Committee for nearly a decade to design and build a 14 mile long multiuse trail from Preston CT to Bluff Point State Park in Groton CT. While the northernmost section of trail has now been fully designed and locally permitted, funding for full construction has lagged. The Committee has begun building a hiking path along the route, entirely by volunteers, for the first two and a half miles. K+F has designed trail maps and signage to facilitate the volunteer effort, and educate the users of the long term plans.



Coogan Farm Nature and Heritage Center

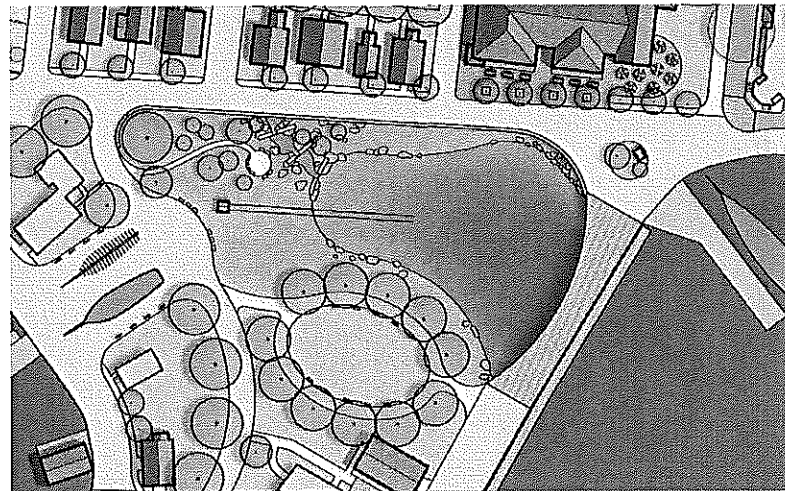
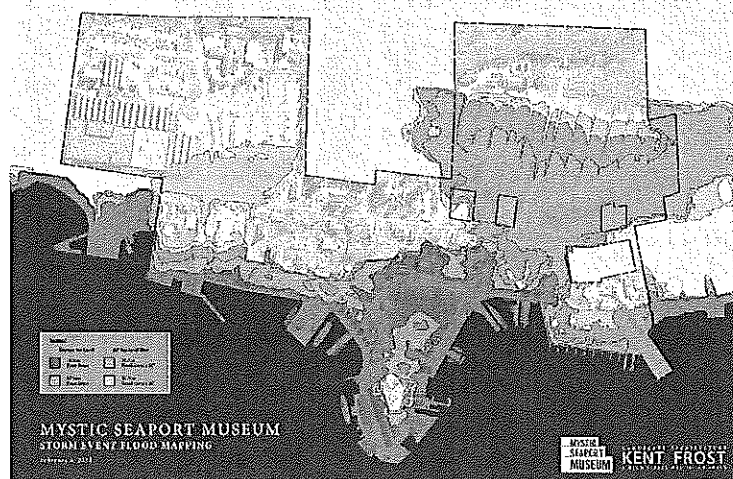
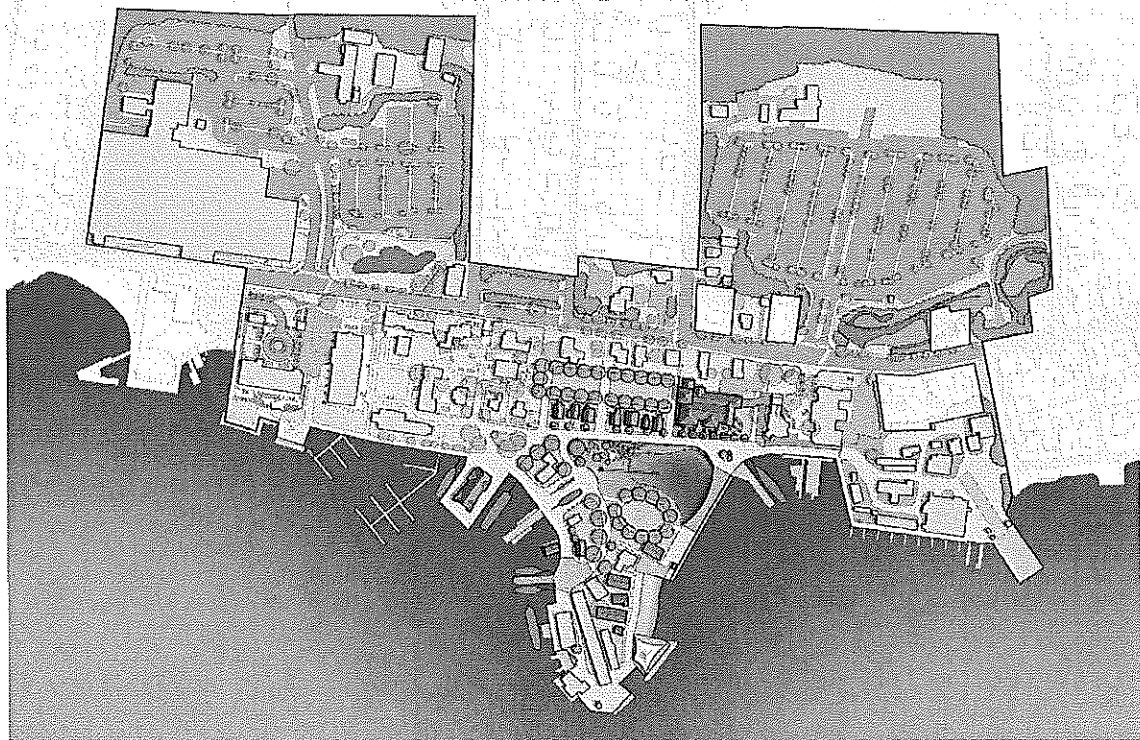
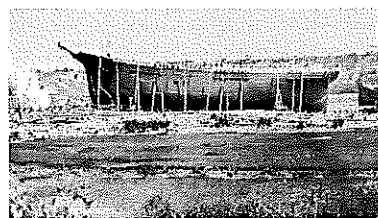
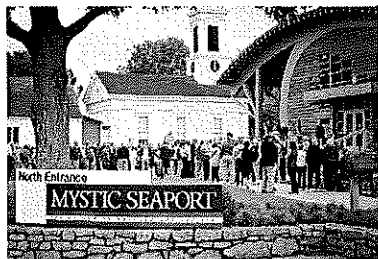
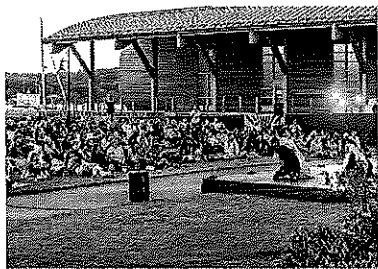
Location
Mystic, CT

Size
45 Acres

Completion
2016

Contact
Daynet Schaffer,
Director, DPNC.
(860) 536-1216

In September 2013, capping a successful fundraising effort, the Denison Pequotsepos Nature Center and the Trust for Public Land purchased 45 acres of land previously marketed for prime commercial development located between Downtown Mystic and the Mystic Aquarium. This threatened historic farm site has become the Coogan Farm Nature and Heritage Center. The purchase protects two watersheds and four major habitats. Kent + Frost worked closely with the nature Center to prepare the initial Vision Plan, a comprehensive Master Plan and Phase One construction services.



Mystic Seaport Museum

Sea Level Rise Resiliency Master Plan

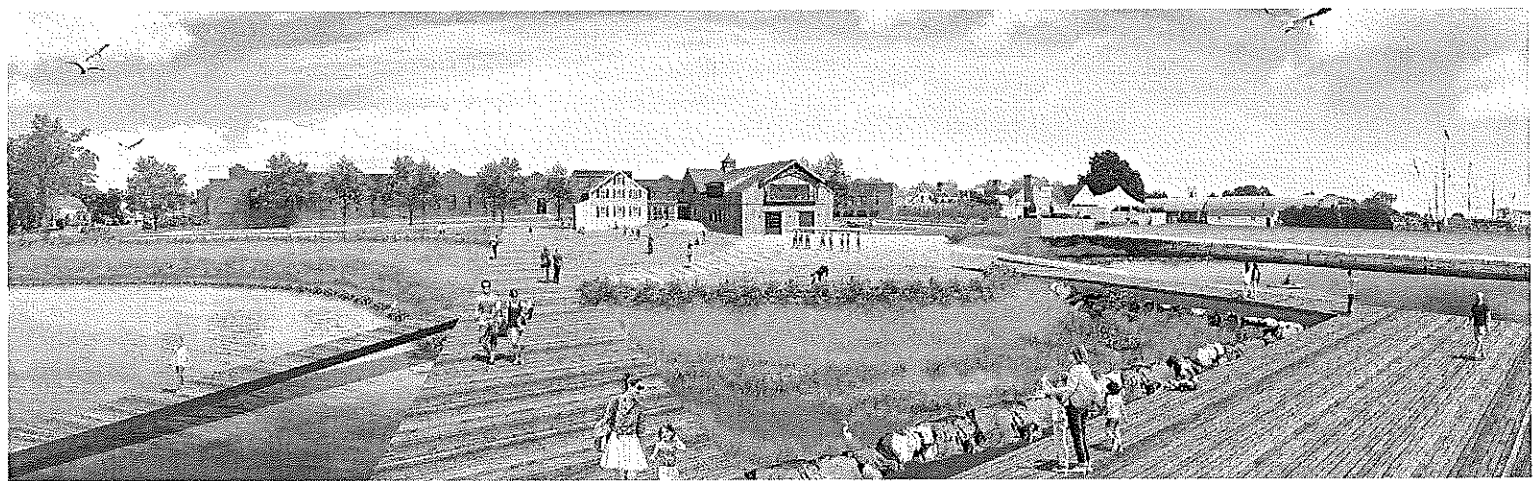
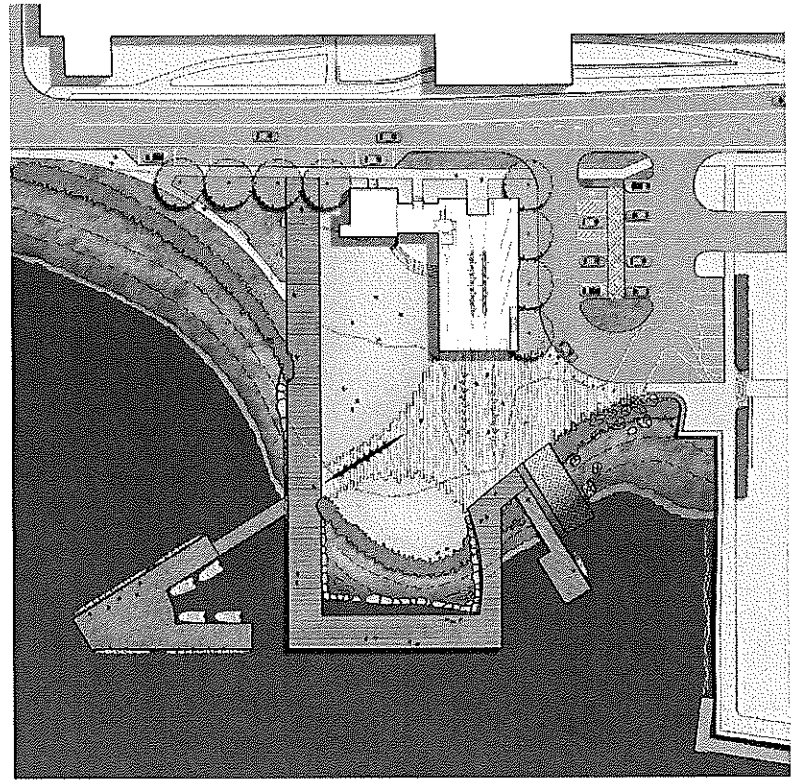
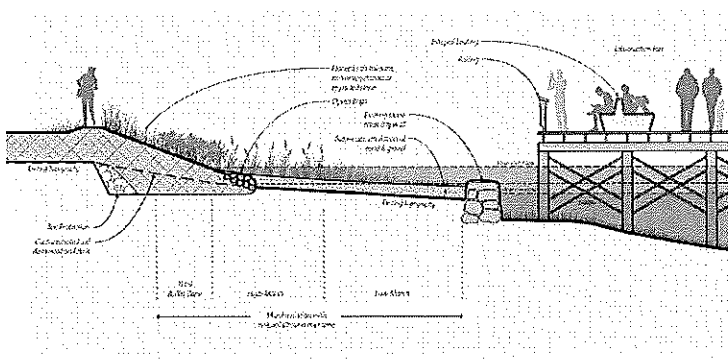
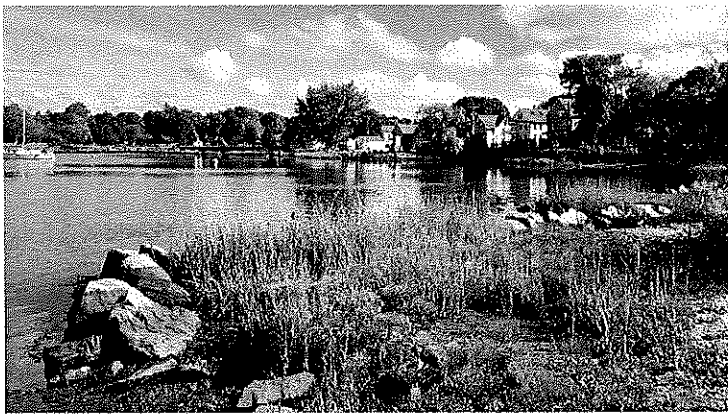
Location
Mystic Seaport Museum
Mystic, CT

Size
49 Acres

Completion
2021

Contact
Ken Wilson,
Director of Facilities
(860) 572-5381

Kent + Frost has been the campus master planner for the Mystic Seaport Museum since 2010. Assisting the Museum in all projects from small gardens to the new Thompson Exhibition Building. K+F is now assisting the Museum with its most ambitious project yet: protecting the campus from Sea Level Rise. The Museum has seen a significant increase in coastal flooding over the last decade and must find a sustainable way to protect the millions of artifacts and multiple historic structures it houses. K+F has designed a plan to protect critical infrastructure, curate buildings and amenities on higher ground, and re-create historical coastal marshes to provide for marsh migration and allow for the campus to coexist. The physical campus will become an exhibit itself documenting mankind's relationship with nature, and leading future coastal development by example.



Mystic River Boathouse Park

Rowing Facilities & Public Park

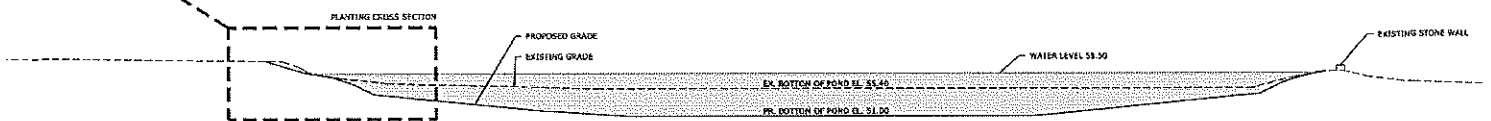
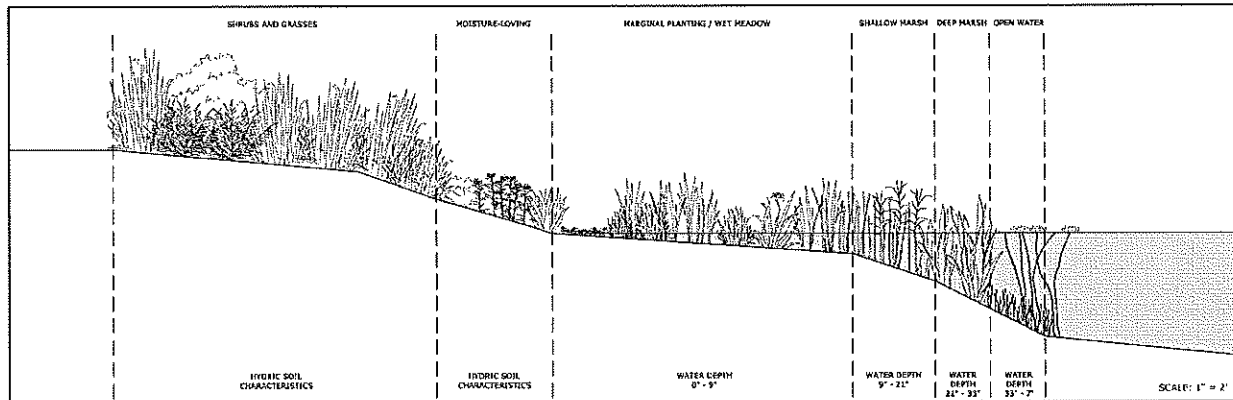
Location
Mystic, CT

Size
1.5 Acres

Completion
Ongoing

Contact
Mike O'Neill,
Project Manager
(860) 460-1887

Kent + Frost was selected to design this waterfront park for the Town of Stonington. The park will provide direct water access to the Mystic River with a floating dock, non-motorized boat ramp, and coastal classroom within the living shoreline. The park includes a boathouse for the high school crew team, passive recreational spaces, and a plaza with informal seating to take advantage of the views up and down the river. The program elements were carefully integrated into the site, to maintain and increase the environmental diversity. All stormwater is treated through permeable paving, biofiltration rain gardens, and infiltration systems.



Mitchell College

Pond Restoration

Location
New London, CT

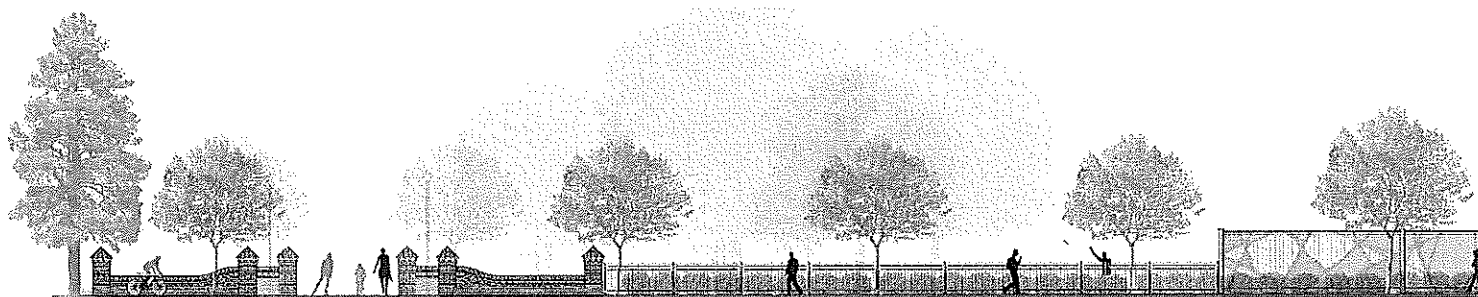
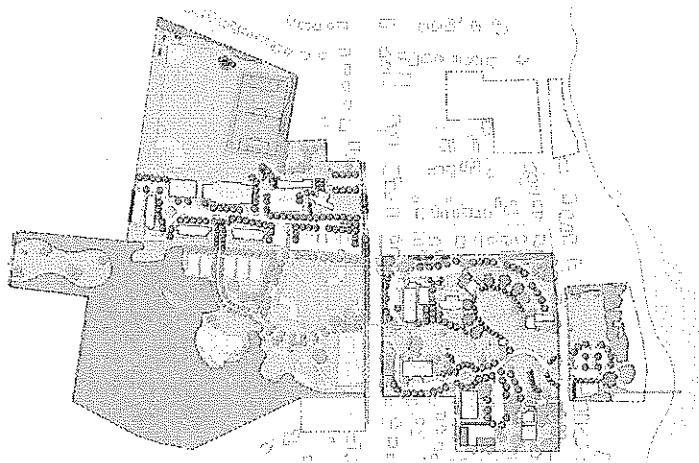
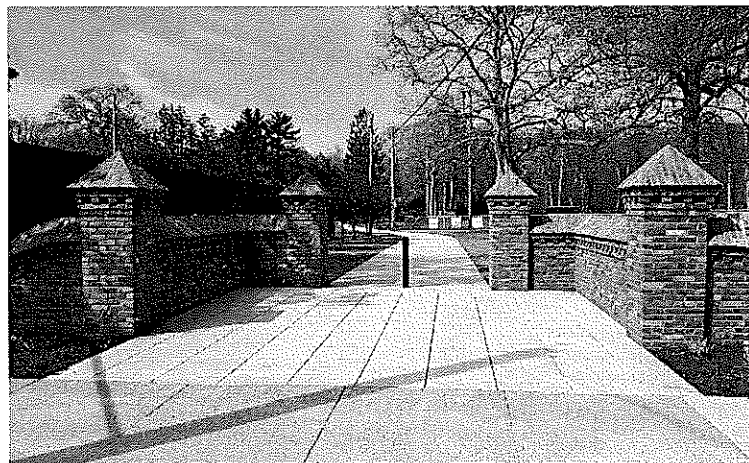
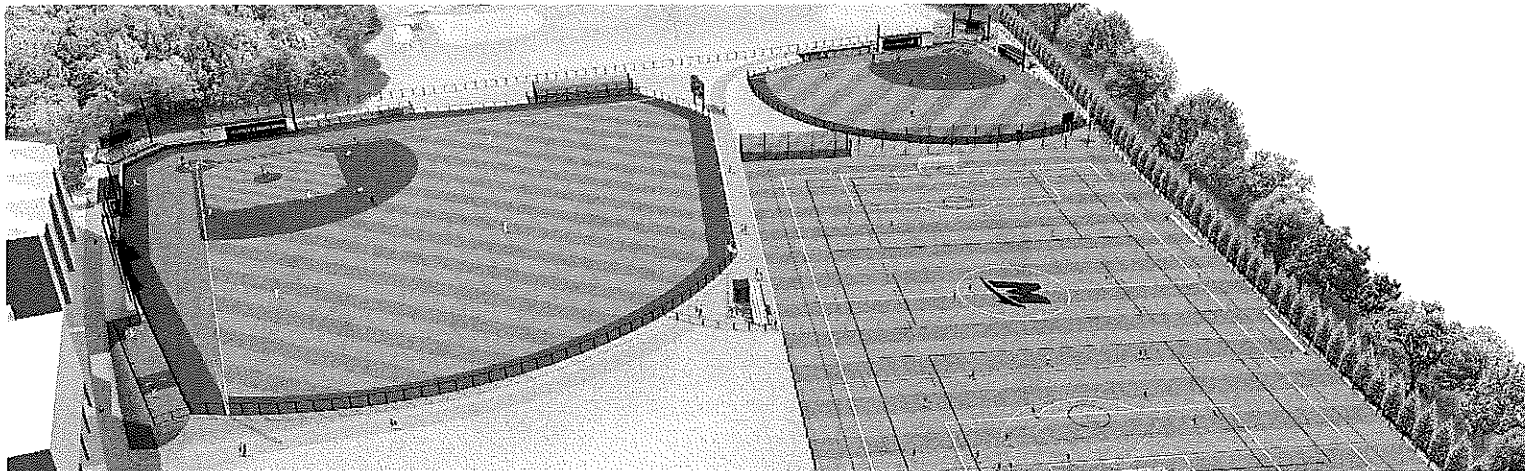
Size
2.5 Acres

Completion
Ongoing

Contact
Joe Pardee,
Director of Facilities
(860) 701-5176

Kent + Frost was selected by Mitchell College to lead a multi-disciplinary team for the restoration of Mitchell Pond within the Mitchell campus. The existing man-made pond had become heavily silted, was dominated by invasive species and held almost no water through the summer months.

After thorough wetland analysis and environmental testing, a plan was developed to dredge the pond to a sustainable depth, reuse the dredge spoils on-site, and re-create a native pond shoreline. A wooden dock was created to provide sustainable access to the water, for science classes for the College. Sediment traps and swales were created upgradient of the pond to capture sediment and preserve the pond depth in the future. Design and permitting in 2017, construction anticipated for 2019.



Mitchell College

Master Plan

Location
New London, CT

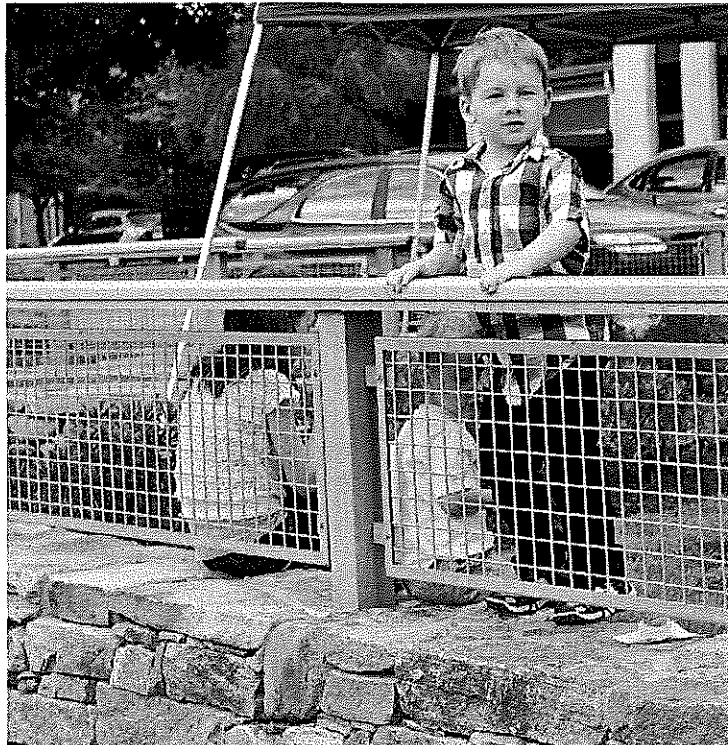
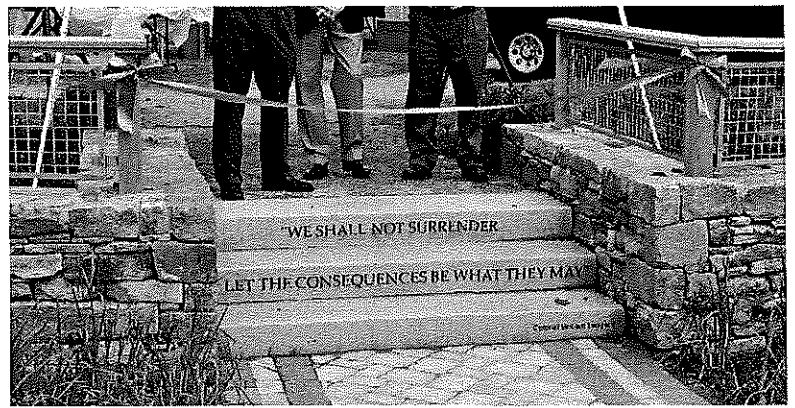
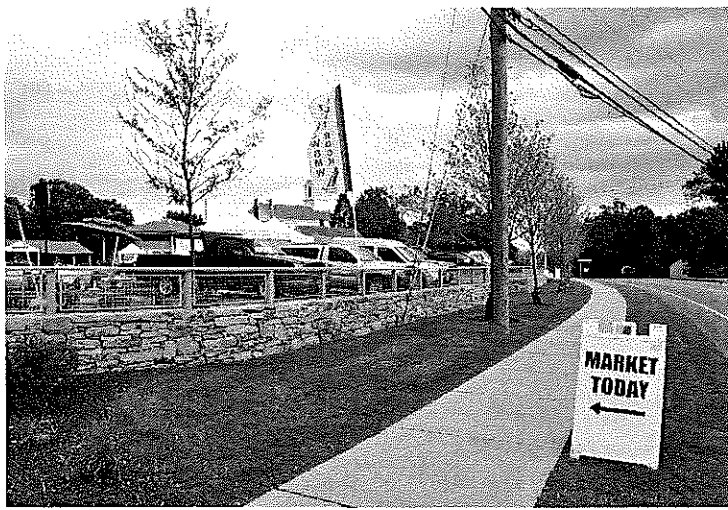
Size
68 Acres

Completion
2017

Contact
Joe Pardee,
Director of Facilities
(860) 701-5176

Kent + Frost helped prepare a Campus Master Plan in 2017. The Master Plan transforms the physical campus in support of the college's mission to provide innovative Ability Based Education. Originally a summer residence for Alfred E. Mitchell and family, the site is located on the west bank of the Thames River in New London, CT and contains historic cottages and a great diversity of natural vegetation and specimen trees. The original buildings form the framework for a central quad that visually connects the campus to the river. Through the creation of small-scale exterior spaces that relate to both historic cottages and new buildings, the campus environment will provide both intimacy and expansive open spaces.

K+F has continued to provide planning and design services including new gateways, pond/woodland restoration, and athletic facilities.



Ledyard Center Town Green

Master Plan

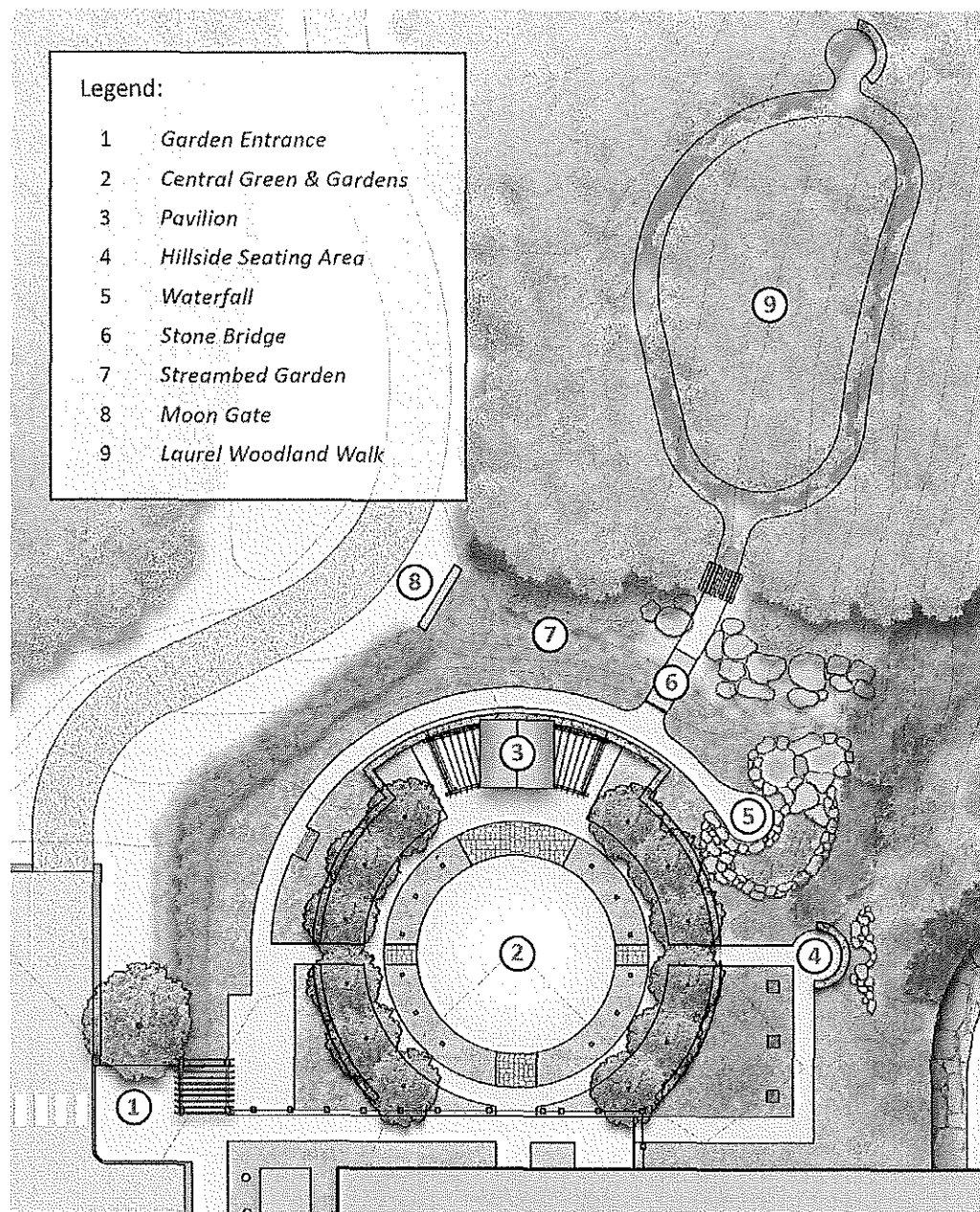
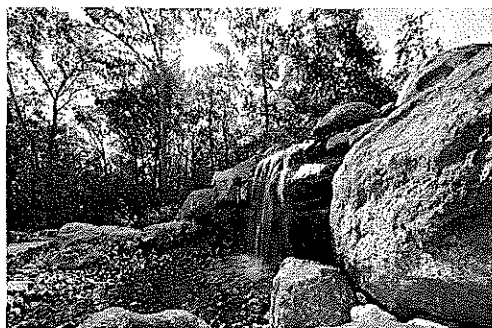
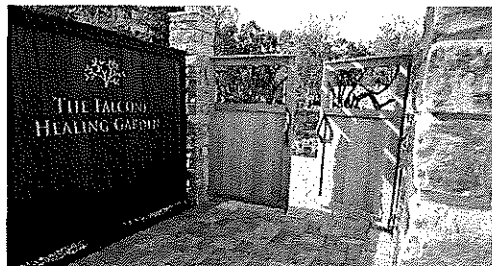
Location
Ledyard, CT

Size
2 Acres

Completion
2012

Contact
Charles Karno,
Planning Director
(860) 464-3215

The Town of Ledyard engaged Kent + Frost to design a new Town Green in Ledyard Center. This revitalized space has helped define the center district's sense of place, provide a setting for civic gatherings, and an area for informal outdoor recreation. The Green features a large open lawn, shade trees, band shell and walking path. A weekly farmers market, annual agricultural fair and other special events are held there. A distinctive fence-topped stone wall separates the Green from the CT Route 117 streetscape.



The Falcone Healing Garden

Cancer Center Garden

Location
Waterford, CT

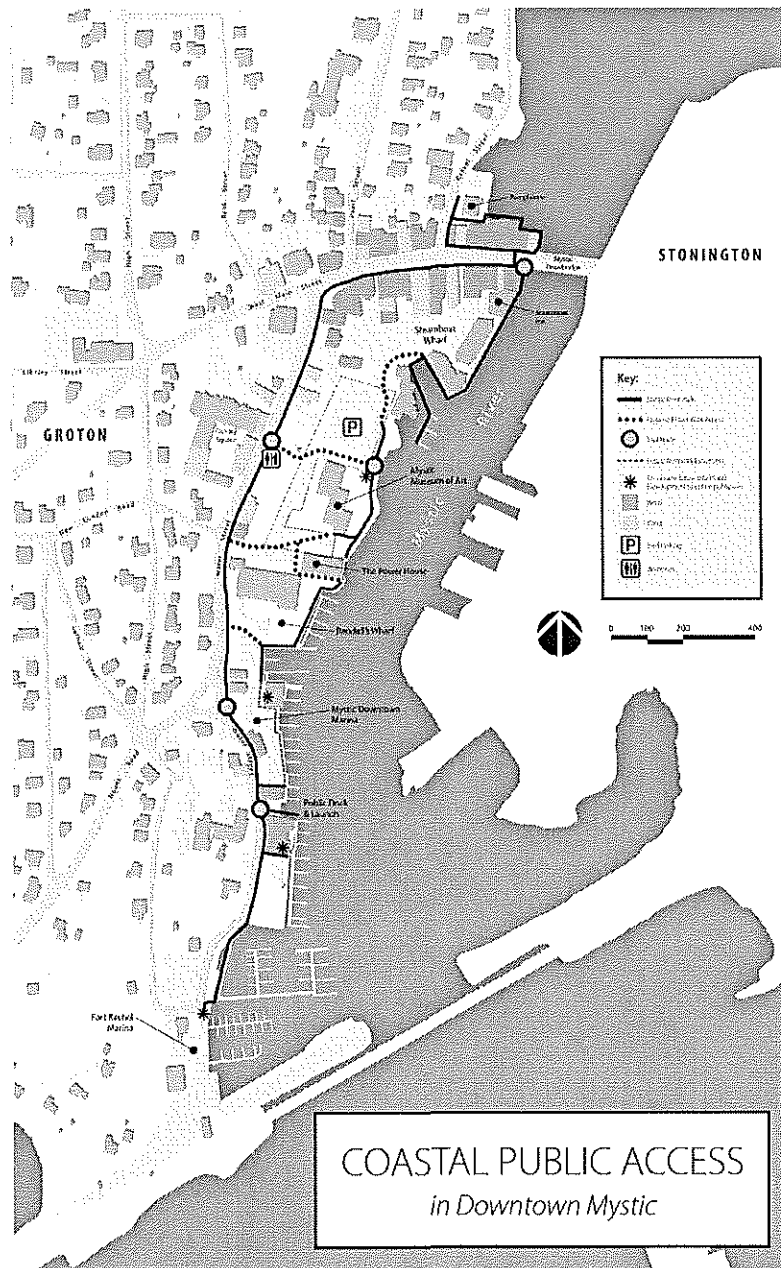
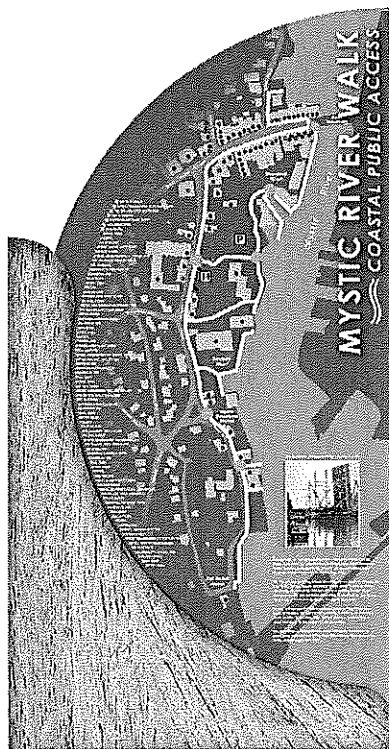
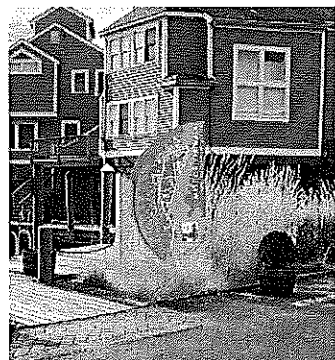
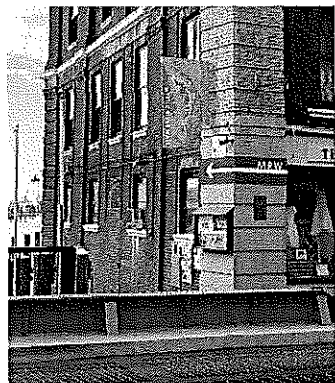
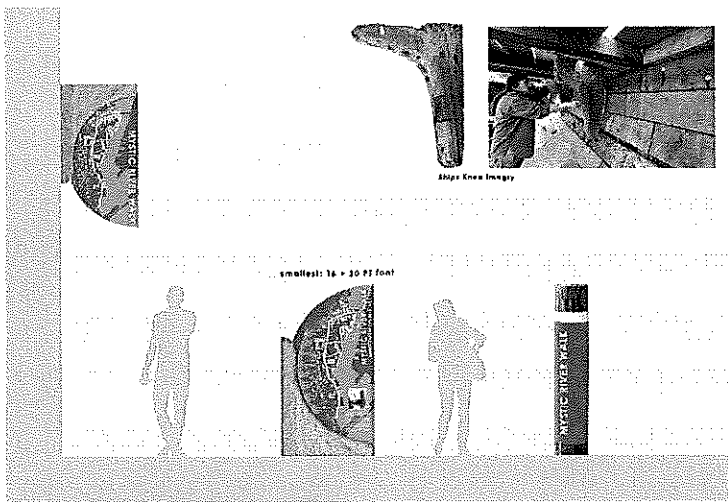
Size
1 Acre

Completion
2014

Contact
Graham H. Gavert
Director of Development
(860) 442-0711, ext. 2240

The garden provides benefits to patients, staff and visitors on two levels: first it serves as a sensory outdoor environment of natural beauty; secondly it appears as a compelling visual landscape seen through the overlooking windows of treatment rooms, offices and common areas.

Visitors enter through a pergola and laurel gate into the Central Green & Gardens, a walled circular terrace containing walkways, lawn, perennial beds, cherry trees, sculpture, and a post and beam pavilion detailed with laurel branches and movable teak seating. A laurel railing overlooks the Stream bed Garden that features a waterfall, dry stream bed, stone bridge and a moon gate constructed of native fieldstone. From here, the Laurel Woodland Walk brings visitors into direct contact the natural environment.



Mystic Coastal Access Plan

Signage and Wayfinding Master Plan

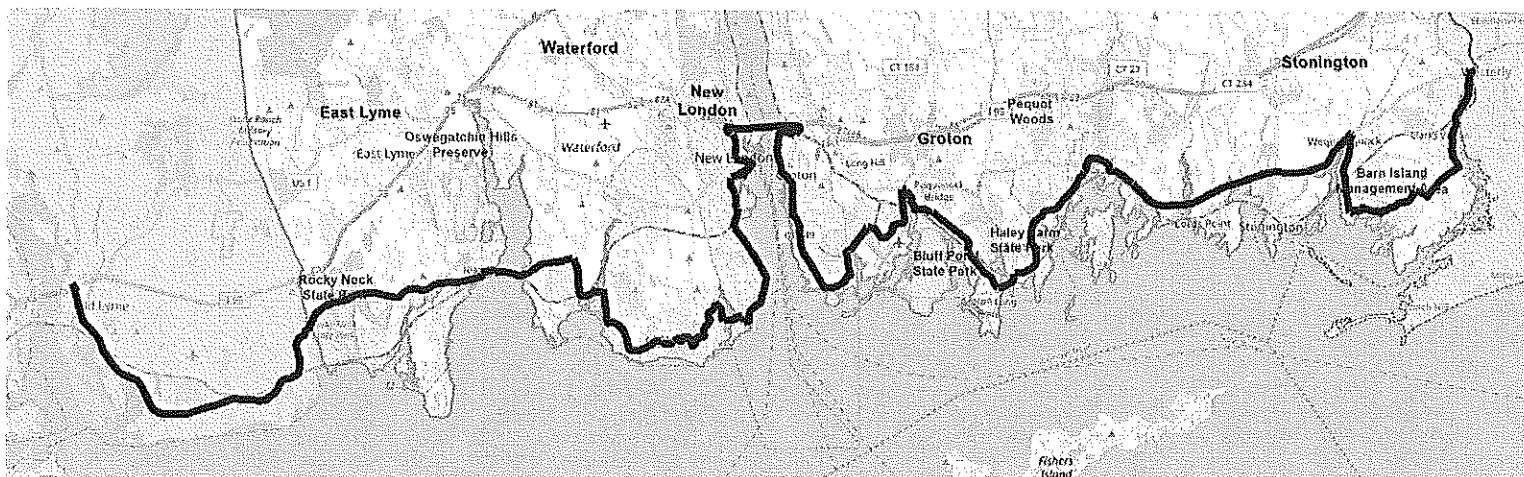
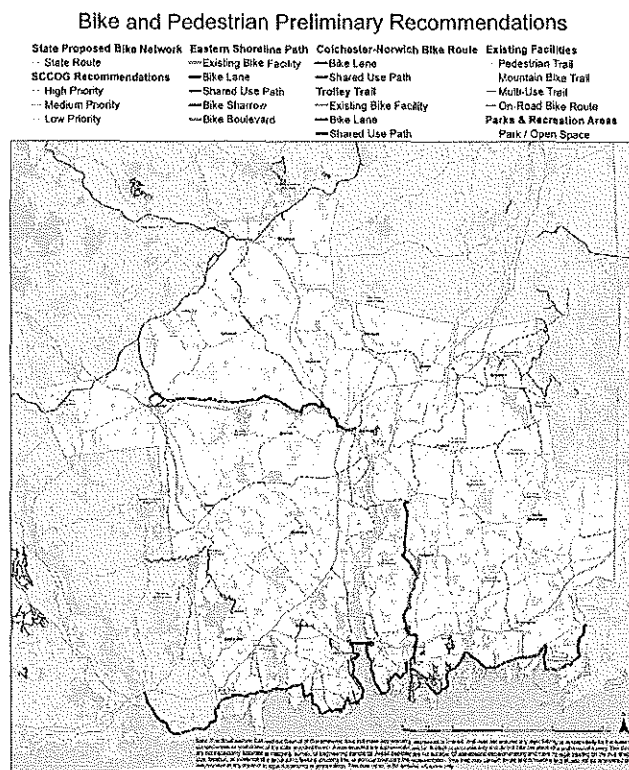
Location
Mystic, CT

Size
Coastline

Completion
2020

Contact
Jon Reiner
Director of Planning
(860) 446-5970

Kent + Frost was hired by the Town of Groton to develop a coastal access plan and design wayfinding signage along the Mystic River. Through years of zoning approvals, the Town had acquired a great deal of coastal public access, however it was poorly understood by the public and in need branding to unify the experience. K+F designed custom signs based on the concept of a "Ships Knee". Mystic was founded as a wooden shipbuilding mecca and ships knees are used to fasten everything from the deck to the hull and the mast to the ship. The ships knees signage includes maps and wayfinding as well as historical information. The use of simple graphics, colors, and repeatability lead to a cohesive waterfront brand.



SCCOG Regional Bike & Pedestrian Plan

Bike & Pedestrian Plan

Location
Southeast CT region

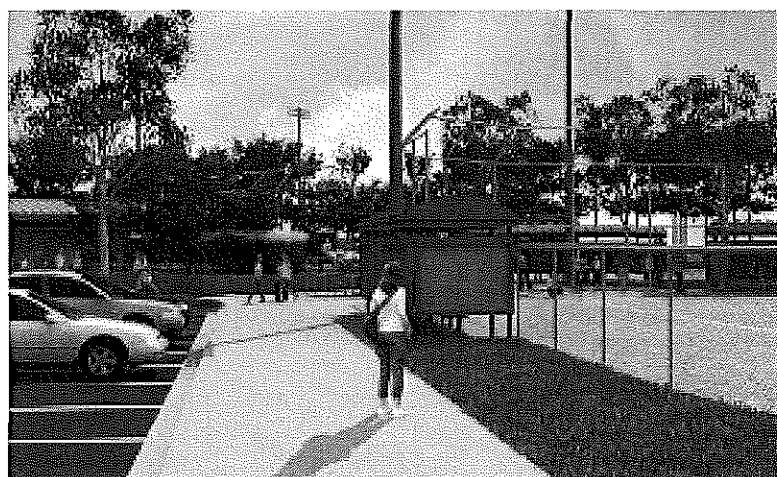
Size
22 Municipalities

Completion
2019

Contact
Kate Rattan,
SCCOG Transportation
Program Manager
(860) 889-2324

This Regional Bike and Pedestrian Plan is an effort to ensure that all of the municipalities in the SCCOG region have a basic level of bike and pedestrian planning and that each town's contribution to the network is identified and leveraged in the future. A wide range of stakeholders were involved including local officials and staff, State agencies, regional advocacy groups, exercise clubs, bike shares, and interested businesses.

K+F served as a planning team consultant including project steward for five towns and involvement in the various project phases with particular responsibility for the town toolkits and project recommendation lists. K+F also authored the proposed shoreline bike route know as the Eastern Shoreline Path. The ESP will trace the shoreline along state and local roads and trails from Pawcatuck to the Baldwin Bridge in Old Lyme and has identified as a proposed US Bike Route 1A. The state is currently developing a complete route alignment to New Haven.



Sutton Park

Community Park Master Plan

Location
Groton, CT

Size
18 Acres

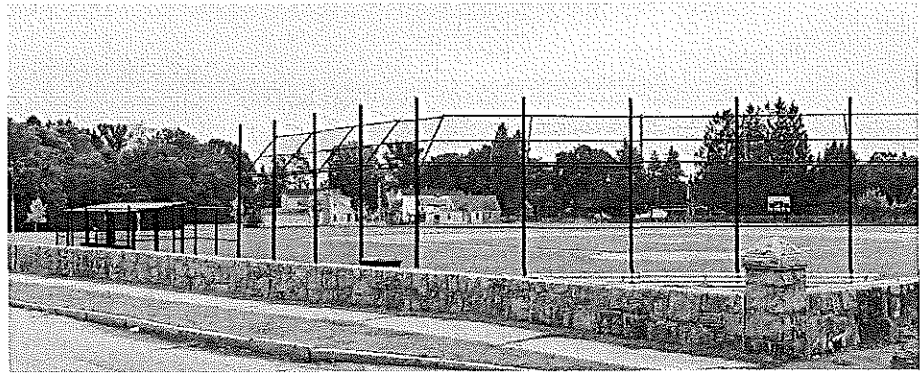
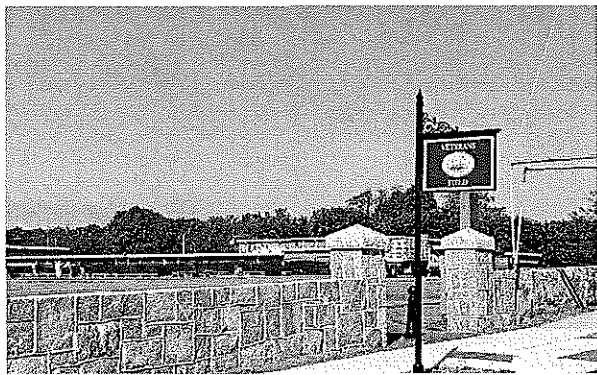
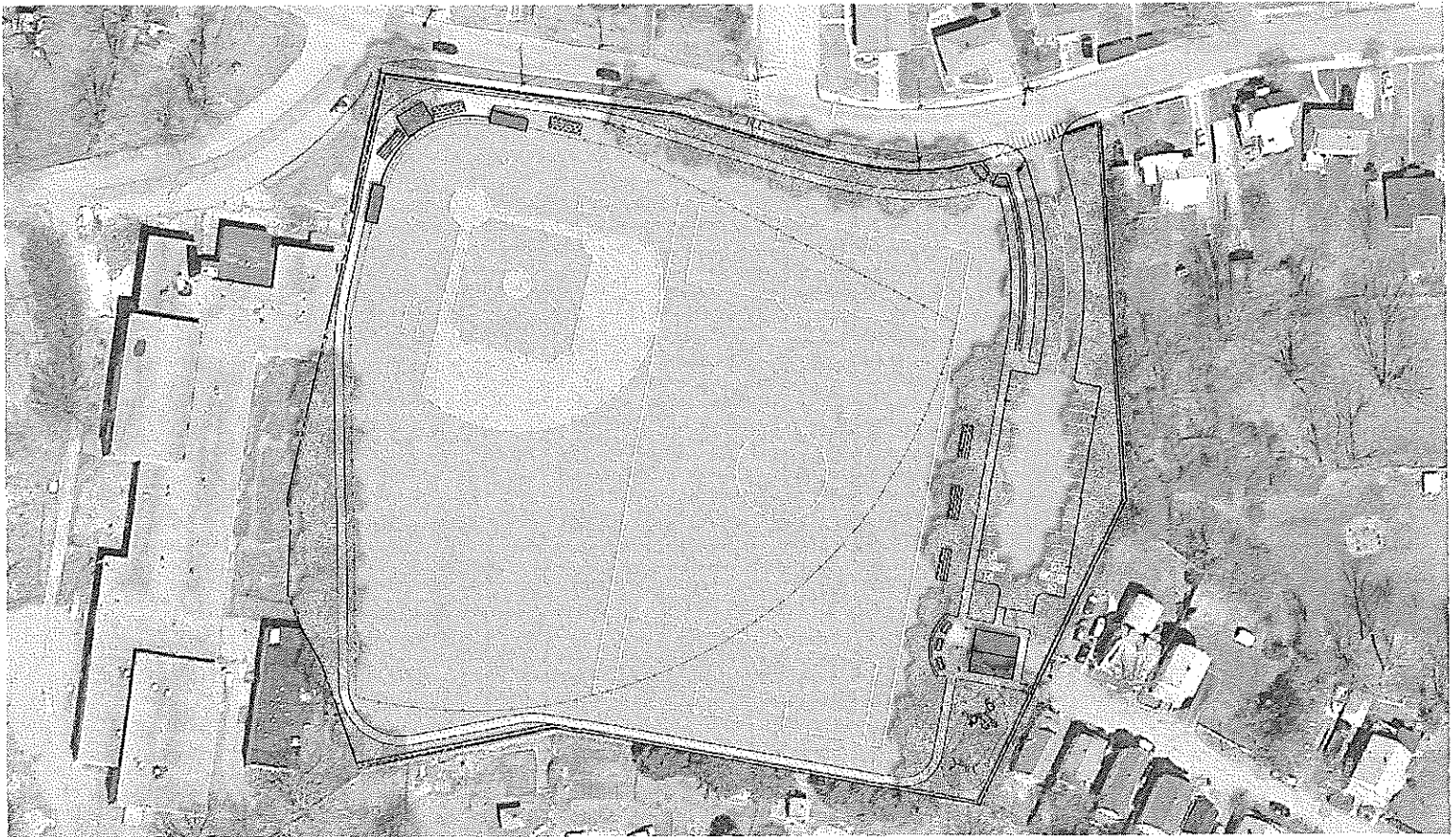
Completion
2009

Contact
Mark Berry,
Director of
Parks & Recreation
(860) 536-5680

Sutton Park is an 18 acre existing Town Park with aging and underutilized infrastructure. Kent + Frost collaborated with Norris Design of Denver, CO in the creation of a master plan that will facilitate its transformation into Groton's premier venue for youth sports and recreation activities.

The existing skate park, picnic, and playground facilities will be improved and expanded; a lighted complex of one little league and two youth softball fields will replace the two existing fields; additional parking, restrooms, and modern amenities will provide a healthy and appealing place for youth and families to recreate.

This project is the first phase of Groton's 2009 comprehensive Parks & Recreation Master Plan.



Veterans Field

Multi-Use Athletic Fields

Location
New London, CT

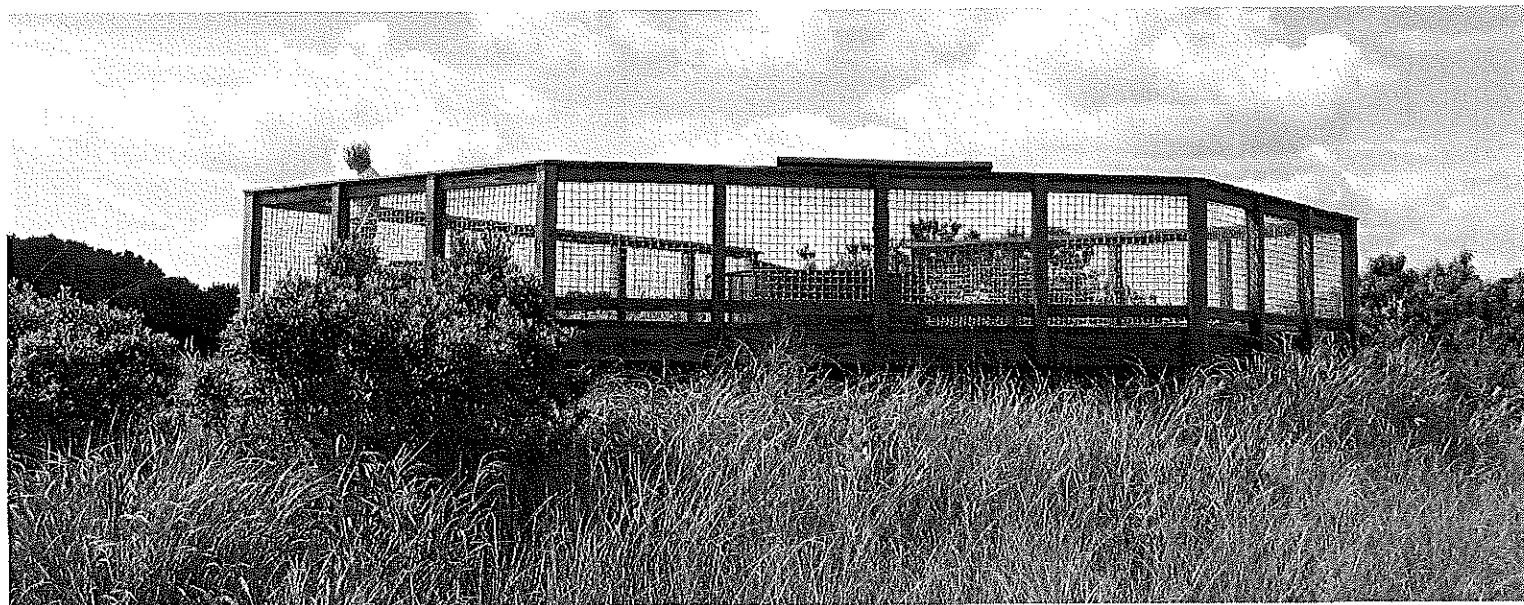
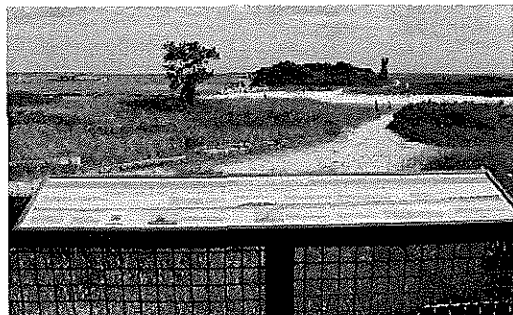
Size
5 Acres

Completion
2018

Contact
William Camosci,
Assistant Director of
Engineering Services
(860) 447-5200

In the spring of 2015 Kent +Frost was hired by the City of New London to initiate a re-design and revitalization of the existing Veterans Field site. A detailed analysis was performed by K+F including a structural assesement of retaining walls surrounding the site, and a soil contamination analysis. Taking into account the major site constraints and input from public meetings K+F designed multiple concepts for the redesign of the Veterans Field.

The final site plan produced a cohesive design that incorporates a multi-use field and baseball diamond, integrated together for the multiple athetic needs for the City. New parking, seating and a walking track also encompasses the perimeter of the site. K+F will saw the project through construction which finished in 2018.



Ocean Beach Park

Nature Trail & Gateway Garden

Location
New London, CT

Size
45 Acres

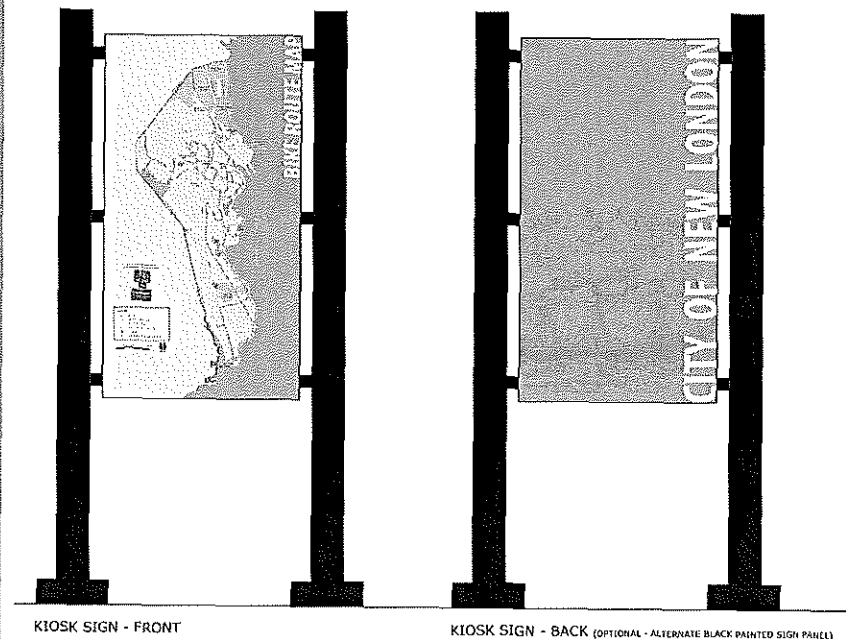
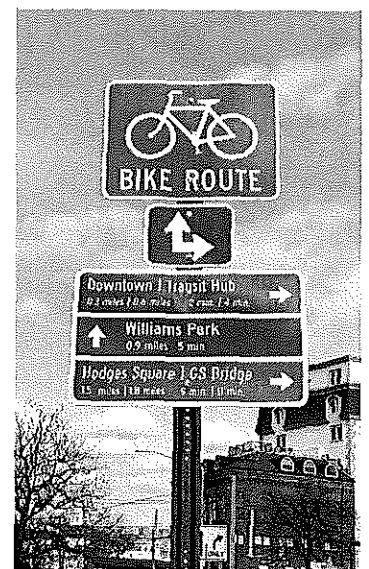
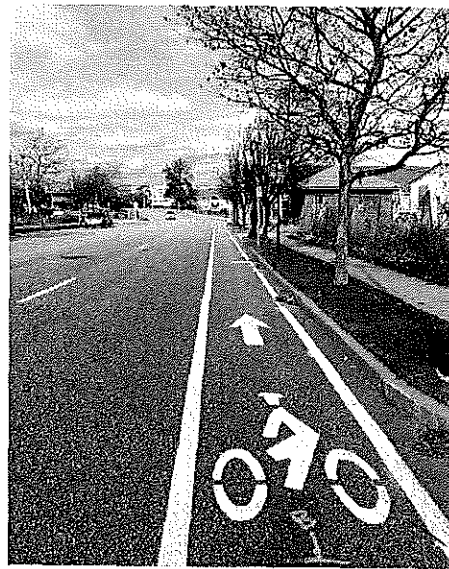
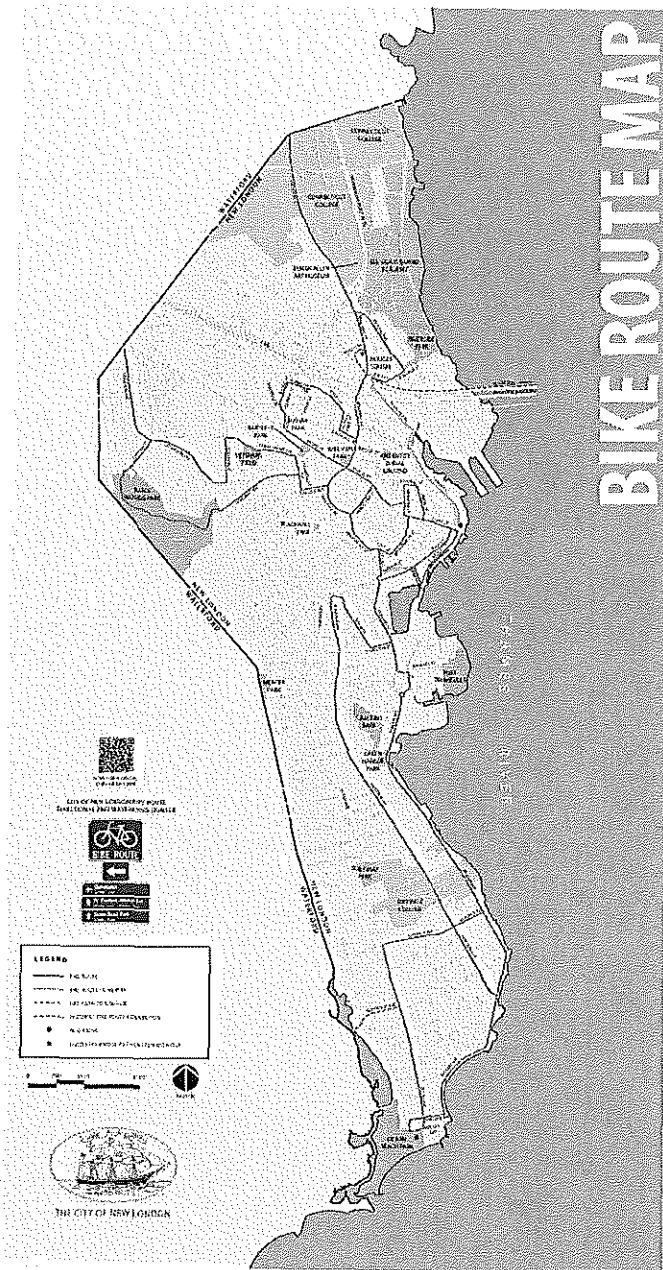
Completion
2006

Contact
David Sugrue
Manager Ocean Beach Park
(860) 447-3031

Funded by a Connecticut DEP grant, this coastal access project contributes to New London's renewed interest in its long neglected beachfront park.

Kent + Frost designed a 400-foot long handicap accessible stone dust trail that winds through mounded plantings of native grasses, Bayberry, Beach Plum and Rugosa Rose. An elevated platform rises above the surrounding Bayberry colonies revealing a striking panorama of Long Island Sound, Alewife Cove and Harkness State Park. The site had been degraded over the years by unrestricted access, dumping, vandalism and invasive plants. Native plants were relocated during construction to degraded areas along the path without the expense of new landscaping.

Kent + Frost provided design and construction oversight.



City of New London Bike Route

Bicycle Signage and Wayfinding Plan

Location
New London, CT

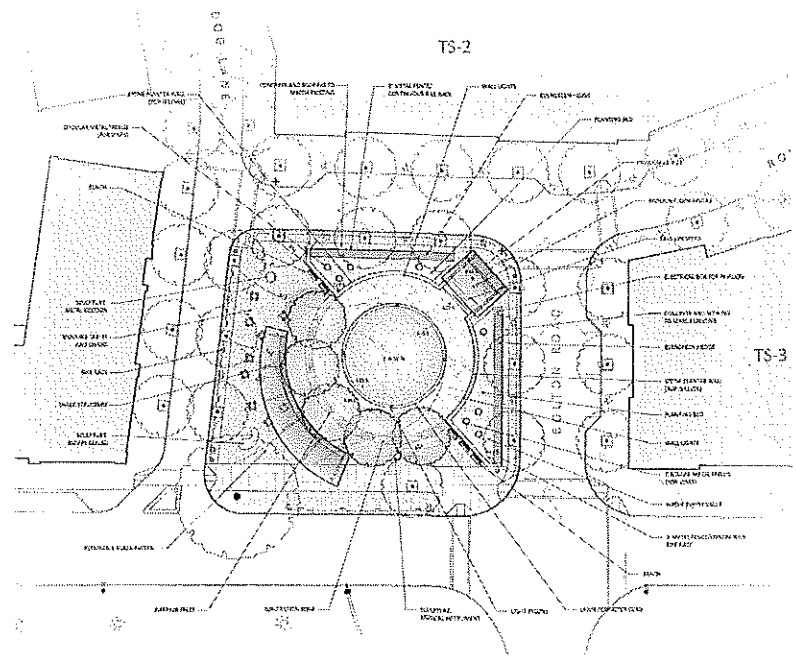
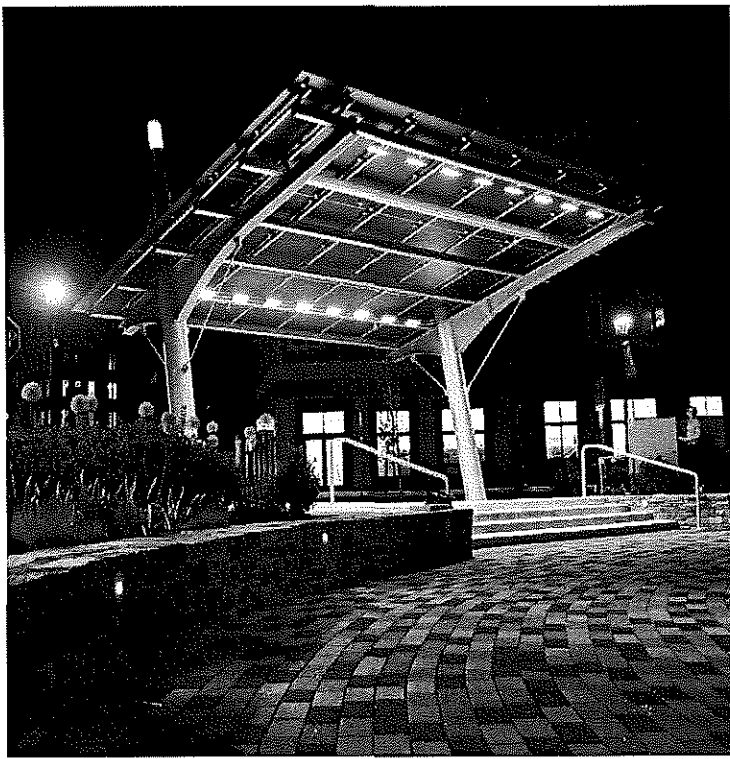
Size
City-wide

Completion
2019

Contact
Sybil Tetteh,
City Planner
(860) 437-6380

Responding to citizen requests for on-street bicycle improvements, the City contracted with K + F to prepare a city-wide bike route plan. Completed in 2019 the network provides directional guide signs, painted sharrows, and information kiosks. Routes were developed on local streets that connect important destinations like the train station, college campuses, and parks. The plan also corresponds with a recent regional bike plan that includes a shoreline route.

All signs conform with MUTCD standards including wayfinding placards that provide distance and approximate time duration from point to point. K+F prepared the route mapping and sign locations, and worked with City Public Works staff to mark sign locations in the field.



Betsy Patterson Square

Town Square

Location
Storrs, CT

Size
1/2 Acre

Completion
2018

Contact
Cynthia van Zelm,
Mansfield Downtown
Partnership
(860) 429-2740

Completed in 2018, Storrs Center has developed into a mixed-use pedestrian friendly downtown for Mansfield, home to the University of Connecticut. The new district is organized around a half-acre square that fronts on the town's main transportation corridor, State Route 195.

The square was designed by Kent + Frost and serves as the community's outdoor living room. An open plaza with decorative paving and movable furniture encircles a raised 50' diameter lawn terrace where residents hang out, children play, and programmed activities occur. Facing the terrace and plaza is a performance stage with brightly colored and lighted band shell. Custom designed light pylons, vine trellis' and sculpture give the square a unique placemaking quality. The site hosts festivals, concerts, and a variety of programed and casual activities



HESSER'S POND

CLINTON, CONNECTICUT



CLIENT:	TOWN OF CLINTON - PARKS & RECREATION
DATE OF COMPLETION:	2003
PROJECT COST:	\$25,000 - FEE
SERVICES PROVIDED:	CONCEPTUAL PLANNING TOPOGRAPHIC SURVEY BATHYMETRIC SURVEY DAM INSPECTION HYDROLOGIC & HYDRAULIC ANALYSES REPORT PREPARATION

Hesser's Pond is one of many Town Parks offering both active and passive recreation to the citizens of Clinton. The pond is "aging" or in the beginning stages of eutrophication. Presently the pond is used for ice skating in the winter months and passive recreation during other times of the year.

This project involved the topographic survey of the land surrounding the pond as well as bathymetric survey of the pond bottom which lead to a determination of the amount of sediment deposited into the pond over the years since it was created. Also a dam inspection of the dam retaining the pond was performed to identify any areas of concern. The contributing watershed was analyzed to determine flow into the pond and the accompanying sediment/nutrient/pollutant load causing the demise of the "pond."

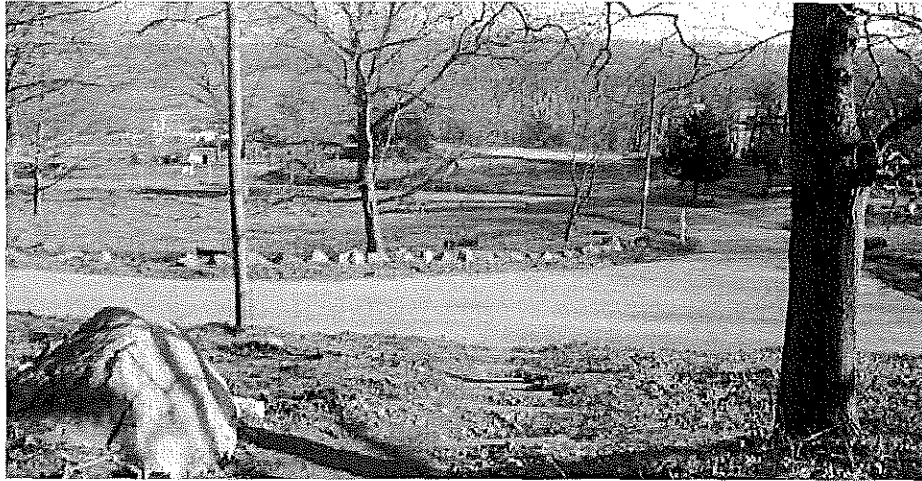
A report was prepared recommending improvements to the pond including proposed dredging depth, edge of pond treatment, improvements to the dam and pretreatment of flow into the pond to help control pollutant intake. Also include was a thorough research of the regulatory process to permit the improvements and strategies for construction.



*This project is illustrative of staff's experience prior to Stadia Engineering Associates, Inc.

RIVERSIDE PARK

NEW LONDON, CONNECTICUT

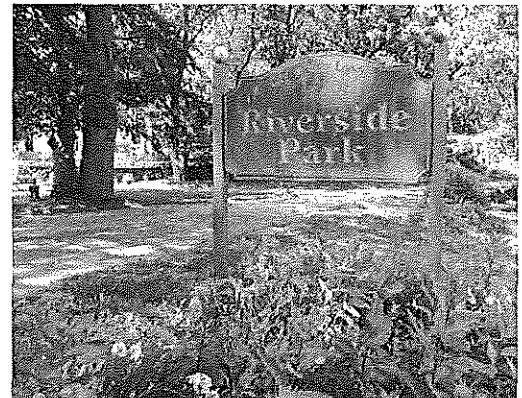
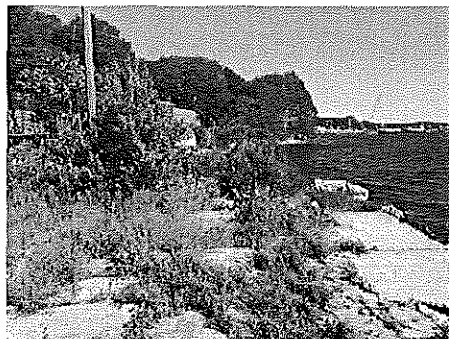


CLIENT:	CITY OF NEW LONDON
CONTACT INFORMATION:	BRIAN KENT, KENT + FROST LANDSCAPE ARCHITECTURE 860.572.0784
DATE OF COMPLETION:	2015
SERVICES PROVIDED:	LAND SURVEY & ENGINEERING CONSULTANT

Created in 1839, Riverside Park was a popular recreation spot for swimming, picnicking, games and viewing the annual Yale-Harvard Regatta for generations, until the construction of I-95 caused it to become isolated from the city. As the park gradually fell into disrepair, its unique landscape and views of the Thames River were largely forgotten. Today the park remains as an 18-acre wooded open space adjacent to the United States Coast Guard Academy along the banks of the Thames River. It additionally serves as a direct connection between the Winthrop Elementary STEM Magnet School and the scenic waterfront.

In order to enhance, restore and reconnect Riverside Park to the surrounding neighborhoods and river, this project involved the topographic and boundary survey of the entire park, the surrounding neighborhood streets and 1300+ linear feet of coast and the adjacent railroad.

- Boundary and Topographic Surveys
- Drainage Design
- Grading Design
- Site and Civil Design



LION'S POND

WOLCOTT, CONNECTICUT



CLIENT:	NORTHEAST DIVING SERVICES
CONTACT INFORMATION:	RICK SPRING 860.799.6306
DATE OF COMPLETION:	2013
SERVICES PROVIDED:	BATHYMETRIC SURVEY

This project involved an in depth post-dredge bathymetric survey of Lion's Pond at 245 Wolcott Road. The survey was performed using a traditional two-man field crew using electronic total station and data collection equipment and were assisted by employees from Northeast Diving Services for limited water access and piloting.

Data collected alongside CAD drawings provided by Milone & MacBroom and Arthur H. Howland & Associates were all used in order to create an volume analysis of the dredging of Lion's Pond.

- Locating the limits of the pond and upland surfaces defining the waters edge
- Utilizing grid sections to sample the pond bottom elevations at approximate fifty foot spacing
- Volume analysis
- Quality control checks

