



UNDERWOOD PROPERTY | VISION FRAMEWORK

MARCH 2015

PREPARED FOR:



PREPARED BY:



Acknowledgments

The Underwood Vision Framework has been a collaboration of

- The City of South Burlington Department of Planning and Zoning
- The City of South Burlington Department of Recreation
- The Underwood Property Task Force
- The consultant, SE Group, and
- The South Burlington Community

Together, the City entities, consultants, and the greater community have contributed their time, resources, and insight to the project.

Photo Credits: Special thanks to Bernie Paquette for excellent images of the Underwood Property.

Underwood Property Task Force

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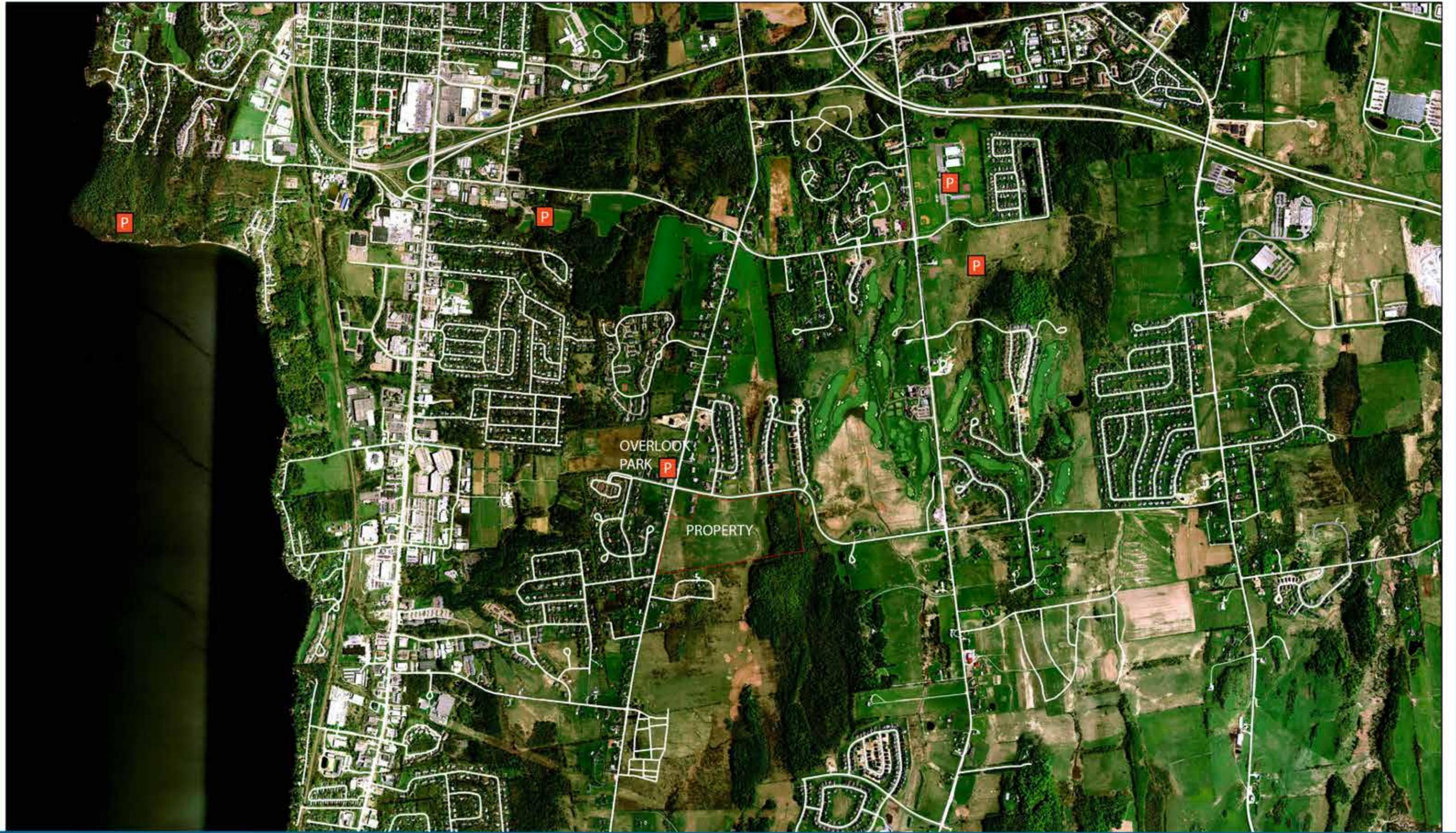
SE Group is a multi-disciplinary planning and design firm with a team of landscape architects that has designed park and recreation facilities in Vermont and other parts of the country. Our experience includes assisting municipal clients in deciphering their greatest opportunities for multi-season recreation, trails and open space planning, and park facility inventories and design.



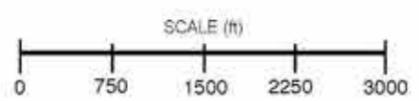
Photo: Bernie Paquette

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Underwood Property | Vision Framework
REGIONAL CONTEXT PLAN | Figure 1

In the spring of 2013 the South Burlington City Council formally approved the acquisition of the approximately 60-acre Underwood Property, which fronts on both Spear Street and Nowland Farm Road and boasts grand views of Lake Champlain. The purchase was completed following the procedures and requirements set out in the City Charter and the voter-authorized Open Space Fund, which collects \$0.01 on the tax rate annually, totaling approximately \$280,000 per year for the acquisition and maintenance of open space and park lands. The City's Open Space fund has been used for several important conservation projects in recent years, including the purchase of the 40+ acre Scott property off Dorset Street, the conservation of the 22-acre Goodrich property along the Muddy Brook, and a significant contribution towards the farm-conservation of the 143-acre Leduc Farm (now operated as the Bread and Butter Farm) in South Burlington & Shelburne. The Underwood Property had long been identified by the City as an area worthy of protection and its purchase represents the largest single acquisition of land for public use in the City since purchase of the Wheeler Nature Park in the early 1990s.

From the date of purchase the City recognized the diverse potential of the property – including active and passive recreational use, agriculture and local food production, natural resource conservation, community gathering, solar energy generation, and more – and has committed to involving the citizens of South Burlington to hear their thoughts as to the best and varied uses for this property. To provide a compass point that will guide the future design of the parcel, the City issued a Call for Proposal for a Community Visioning Facilitator to explore the community interests and establish common or prominent goals for the property.

With the SE Group selected as the facilitator, a community visioning process was begun with a robust stakeholder and community engagement component. To guide this process the City Council created the Underwood Task Force, which includes neighboring residents and members of the City's Natural Resources Committee, Bicycle and Pedestrian Committee, Sustainable Agriculture Sub-Committee of the Planning Commission, and Recreation and Leisure Arts Committee. The process involves 3 primary phases: 1) Site Review and Baseline Analysis; 2) Engagement Process; and 3) Developing the Vision Framework. The final result of this process is presented here in the Vision Framework Document, which summarizes

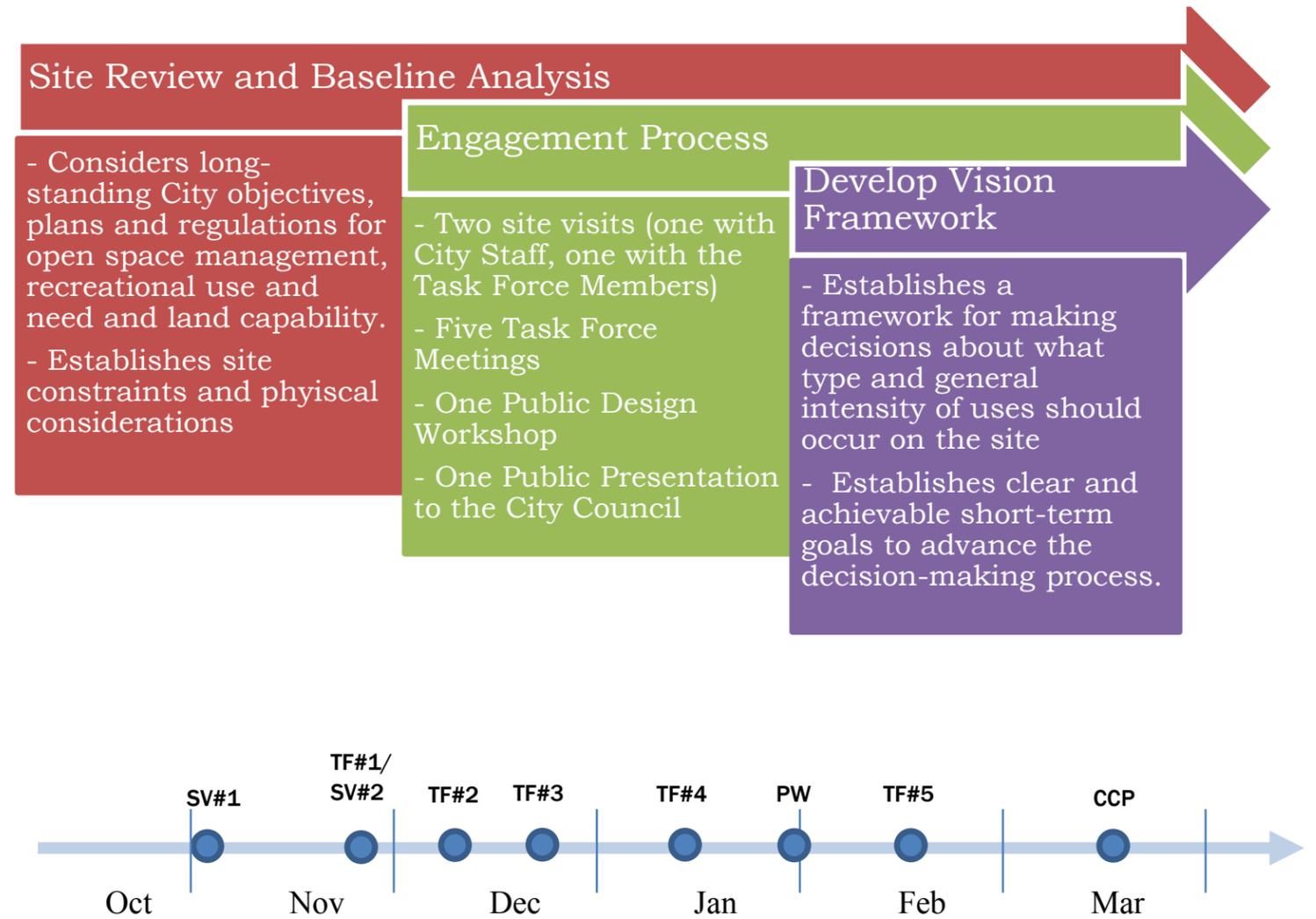
the process, identifies options for future consideration, and establishes clear and achievable goals that advance the community's decision-making process. It is emphasized that this Vision Framework is not intended to be a master plan for the property, but rather an inclusive vision and blueprint for next steps.

Location

The Underwood Property is located in the Southeast Quadrant (SEQ) of South Burlington near Overlook Park at the corner of Spear Street and Nowland Farm Road. The property is in close proximity to a number of residential neighborhoods, including those off Nowland Farm Road (Pinnacle Drive, Vale Drive, Four Sisters Road), the adjacent South Pointe neighborhood, and those across Spear Street (Deerfield Road and Pheasant Way). The South Burlington Recreation Path runs along the north side of Nowland Farm Road (across the street from the Underwood Property), and there are plans to create a new Rec Path connection in this area beginning at the South Village neighborhood. Proximity to the Vermont National Country Club and the public Nordic skiing opportunities available there is also important. It is 1/8th mile from Overlook Park; one mile from South Village, Farrell Park, Szymanski Park; one and a half miles to Veterans Memorial Park and Wheeler Nature Park; two and half miles from South Burlington High School and Red Rocks Park; three Miles from Market Street and the University Mall and; four miles from Jaycee Park.

“Today the City made its most significant investment in open space and recreation in the past 20 years. The Underwood property is a special place, with forests, fields, and spectacular views, and now it belongs to the citizens of South Burlington.” -

**- Rosanne Greco, City Council Chair
February, 2013**



Previous Planning

This Vision Framework has considered long-standing City objectives, plans, and regulations for open space management, recreational use and need, sustainable agriculture, and land capability when framing the opportunities for expanded public access and use of the Property. The following community plans were analyzed to determine relevant considerations: 1) South Burlington Comprehensive Plan 2011; 2) South Burlington Open Space Report 2014; 3) Sustainable Agriculture and Food Security Report 2013; 4) Wildlife and Natural Community Assessment of the Southeast Quadrant South Burlington 2004; 5) South Burlington Land Development Regulations 2013; and 6) South Burlington Capital Budget and Program 2014. The following goals, needs, and considerations were identified as relevant to the current planning process:

- Growing public demand for accessible natural areas
- Growing interest in undeveloped, natural recreation areas
- Protection of important views
- Need for more outdoor playing fields, particularly more informal playing fields
- Maintenance and expansion of tree cover on public property
- Protection of water resources and recharge lands
- Protection of heritage landscapes (farm fields in SEQ)
- Protection of forested lands with a focus on public access and enjoyment, and wildlife preservation
- Increase community gardens, Community Supported Agriculture, and farmers’ markets
- Establishment of a Farmland Leasing Program (use city land for food production)
- Increase the amount of SB produced food sold and served in local grocery stores, restaurants, and school cafeterias
- Incorporate agriculture into existing and future development patterns.
- Population/development pressure on wildlife habitat/corridors, especially in the SEQ
- The presence of important soils provide opportunities for development to be commingled with small-scale agricultural operations, community gardens, and the continued presence of larger scale operations
- Promotion of community gardens and micro-farming as a preferred use of conserved open space under the land development regulations, and under city-supported programs. Inventory and designate city land suitable for community gardens and provide no-cost water sources (actions)

Special Designations and Protections

The Underwood Property contains a wide array of natural resource values that the City has recognized in previous planning documents. As a result, the City has implemented many layers of protections and special designations that constrain and inform what uses should occur on the parcel.

Parks and Recreation Need and Gap Analysis

The City completed a Parks and Recreation Need and Gap Analysis as part of the Open Space Report, which also included the adoption of specific Level of Service Standards. Residential development over the past decade has brought the City from being well above the Adopted Level of Service Standards to close or slightly below the standard of 7.5 acres per 1,000 residents. The Open Space Report also noted that parks are **not** within easy pedestrian access to all residents.

Projected Need	2015	2020	2025
Parkland (at 25 acres/1000 people)			
Existing Parkland (w/ schools)	749 acres	749 acres	749 acres
Projected Demand	482 acres	519 acres	560 acres
Projected Need (Surplus/Deficit)	267 acres	230 acres	189 acres
Developed Parks (at 7.5 acres/person)			
Existing Parks (w/ schools)	261 acres	261 acres	261 acres
Projected Demand	139 acres	150 acres	161 acres
Projected Need (Surplus/Deficit)	122 acres	111 acres	100 acres
Existing Parks (w/o schools)	145 acres	145 acres	145 acres
Projected Need (Surplus/Deficit)	6 acres	- 5 acres	- 16 acres
Rec Path (at 1.0 mile/1000 people)			
Existing Facilities	26.0 miles	26.0 miles	26.0 miles
Projected Demand	19.3 miles	20.8 miles	22.4 miles
Projected Need (Surplus/Deficit)	6.7 miles	5.2 miles	3.6 miles

Layers of Protection



Site Analysis and Constraints

In addition to considering long-standing City objectives, plans, and regulations for open space management, recreational use and need, and land capability, physical and social aspects of the site were also considered when framing opportunities for expanded public access and use of the Property. One of the most important physical aspects of the site are the expansive and breathtaking views afforded on the Property. Important views include Lake Champlain and the Adirondack Mountains to the west, Mount Mansfield to the northeast, and Mount Abraham and Camel’s Hump to the southeast. Early on, the Task Force and City expressed an interest in capitalizing upon the amazing views provided from the site. The images below all depict views to the west.

Soils are another important physical consideration for the parcel. The entire parcel contains Farmland of Statewide Importance (Covington Stony Loam and Vergennes Clay), with the presence of Prime Agricultural Soil (Stockbridge and Nellis Stony Loams) near Spear Street on the western area of the parcel, which are considered even better for farming and agricultural purposes.

Water resources are yet another important physical consideration for the Underwood Property. Monroe Brook is a prominent land feature of the parcel, which helps to divide up the otherwise open palate of a large, mostly flat and grassy parcel. Monroe Brook is identified as an impaired sub-watershed, as is another sub-watershed found on the parcel for Potash Brook. These impaired watersheds are important because stormwater management improvements made on the site will have the potential to improve the quality in not just one, but two impaired watershed. Although wetlands need to be further delineated, wetlands with important hydrologic functions have also been mapped on the parcel.

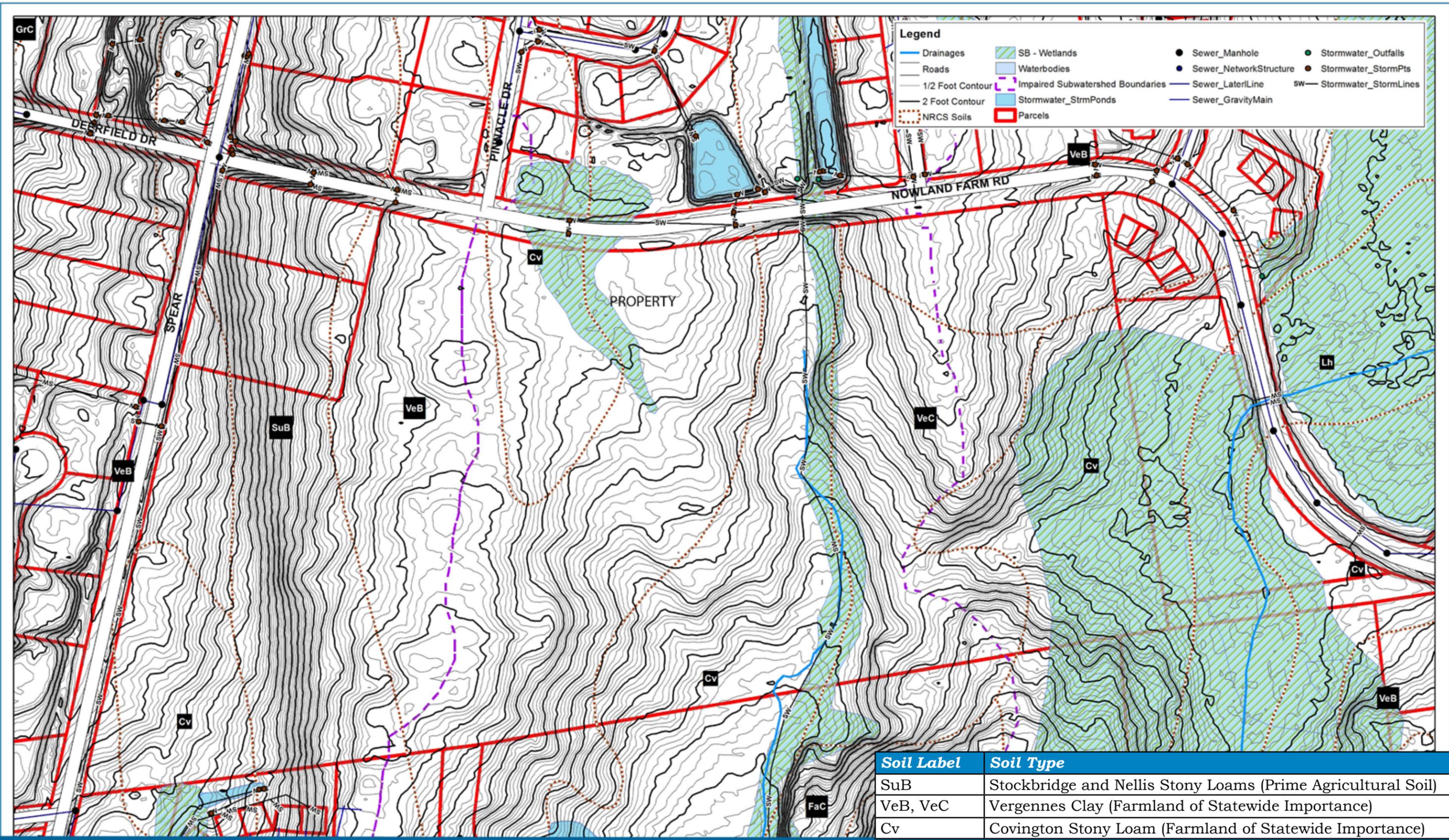
The woody wetlands found in the eastern portion of the parcel form the northern portion of the Great Swamp wetland complex, which is centered on a large hardwood swamp that extends south of the parcel and east of Spear Street. The Great Swamp includes upland forests, shrubby old fields, wetlands, and residential use areas that surround it. The Great Swamp appears to be one of the few wetlands in the SEQ that does not have any invasive species. Significantly, the overall hydrology

of this wetland appears to be undisturbed, which is essential to the health of the natural community. The South Burlington Wildlife and Natural Communities Assessment found, that “this is probably the most significant natural community within the SEQ.” Given the ecological significance of this area and the fact that this is a rare landform in South Burlington, the wooded area in the eastern edge of the parcel should be protected.

The Underwood Parcel has easy access to the City’s sewer, water, stormwater, and other utilities, which is another important consideration for the site.

Finally, the location of the site in the broader community lends itself to acting as a conduit for connectivity. Important connections include existing trails from the South Pointe development, the future extension of the South Burlington Rec Path from South Village to Nowland Farm Road, the potential for connections with public Nordic skiing opportunities on the nearby Vermont National Country Club, and the potential to increase bicycle and pedestrian connectivity between residential developments surrounding the parcel.





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Underwood Property | Vision Framework

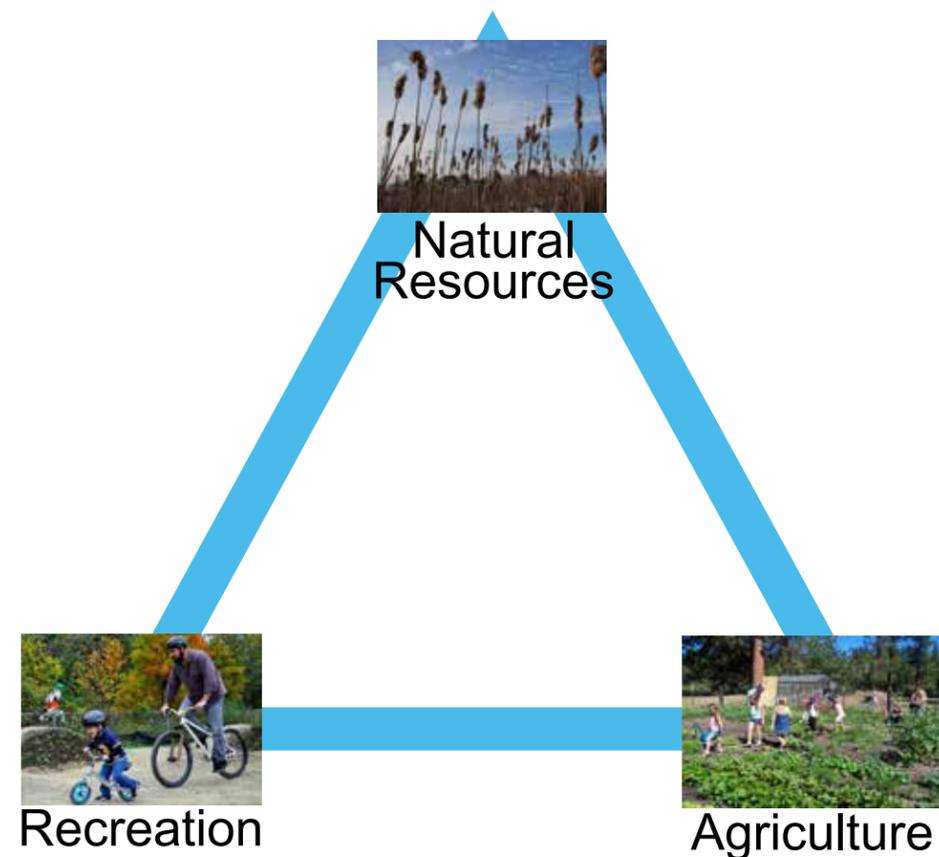
BASE MAP | Figure 3

Primary Use Modalities

At the outset of the this planning process the City of South Burlington sought to explore the possibilities for diverse uses of the Underwood Parcel. The three primary uses contemplated were natural resource conservation, agriculture, and recreation.

The Task Force reiterated the importance of all three of these uses, stressing that the future design of the parcel should incorporate some degree of each. It is in this context that discussions around the future use of the parcel have been framed, seeking to find the appropriate mix between these varied and unique uses.

Beyond these three uses, the Task Force also considered potential residential use of the parcel, but this was ultimately dismissed through a formal motion of the Task Force. In eliminating further consideration of this use, The Task force considered the parcel's high value for these other public uses, the unique natural features of the land, and the sensitive environmental resources present on the property.



Overarching Themes

The following overarching themes were initially developed by the task force and were reaffirmed through the public engagement process: multi-generational, multi-dimensional (natural resources, agriculture, and recreation), low key, low intensity, natural, low impact development, innovative, sustainable, showcasing of unique features, and ecologically sensitive design.

Natural
Low Intensity
 Ecologically Sensitive Design Showcase
Sustainable
 Multi-Generational
 Multi-Dimensional
 Low Key
 Low Impact Development
 Innovative

These themes should inform all future planning for the Underwood Property, and should be carried forward in all development, maintenance, and operation of the facilities ultimately constructed on the parcel.



Public Engagement Process

To create a true community vision for the Underwood Property, the City of South Burlington and the SE Group have facilitated an engagement process that brings together the various stakeholder groups and constituencies who have offered ideas, suggestions and guidance on desirable uses for the Underwood Property. Part of this engagement process has centered on the Underwood Task force which includes neighboring residents and members of the City's Natural Resources Committee, Bicycle and Pedestrian Committee, Sustainable Agriculture Sub-Committee of the Planning Commission, and Recreation and Leisure Arts Committee. Five Task Force meetings have been convened to discuss the future uses and opportunities for the site. Each Task Force meeting was attended by members of the general public – in addition to the Task Force members – who also provided comments and added to the discussions. Two site visits, one with City staff and one with the Task Force members, were completed.



Another important aspect of the engagement process was the public design workshop at the South Burlington City Hall on Thursday, January 29, 2015. The public design workshop was advertised by the City through email, the City website, and publishing notices in the local newspaper and three initial concepts were presented, detailing the key features of each. Each of the three initial concepts leaned towards a greater percentage of the land being used for natural resource conservation, agriculture, or recreation. The design conversations were framed around a desire for the development to be low-key, low-intensity, natural, sustainable, ecologically sensitive, multi-generational, innovative, and showcase unique features. The workshop was very well attended with more than 50 participants engaging in the discussion. The workshop included a presentation on the scope of current process, the site analysis and constraints, the stakeholder process, the overarching themes for the project, and a presentation of the three initial vision framework concepts.

The public design workshop also included numerous opportunities for the public to provide feedback on the initial frameworks and ideas presented at the workshop. Workshop stations were set up for each of the three initial vision framework concepts. Each station was manned by a facilitator who could answer questions, take notes, and facilitate discussion around each concept. A general comment box was also provided as well as a framework preference triangle. In addition, all materials from the public design workshop were made available on the City's homepage and an online comment form was provided to allow the public to provide additional input. Again this opportunity was advertised by the City through email, the City website, and publishing notices in the local newspaper.



Photo- Bernie Paquette

Conceptual Vision Frameworks

Based on the broad discussion with the Task Force, SE Group crafted three initial vision framework concepts. While each incorporated all three primary use modalities, each was given a specific “lean” towards one of them. In this way the concepts could be used to explore general public attitudes about what direction the ultimate program and design the Underwood Property should take. This approach also allowed for various elements under each use to be explored in varying degrees of intensity. The three concepts are described in graphic and narrative form on the following pages.

Initial Option A: Lean “Natural Resources”

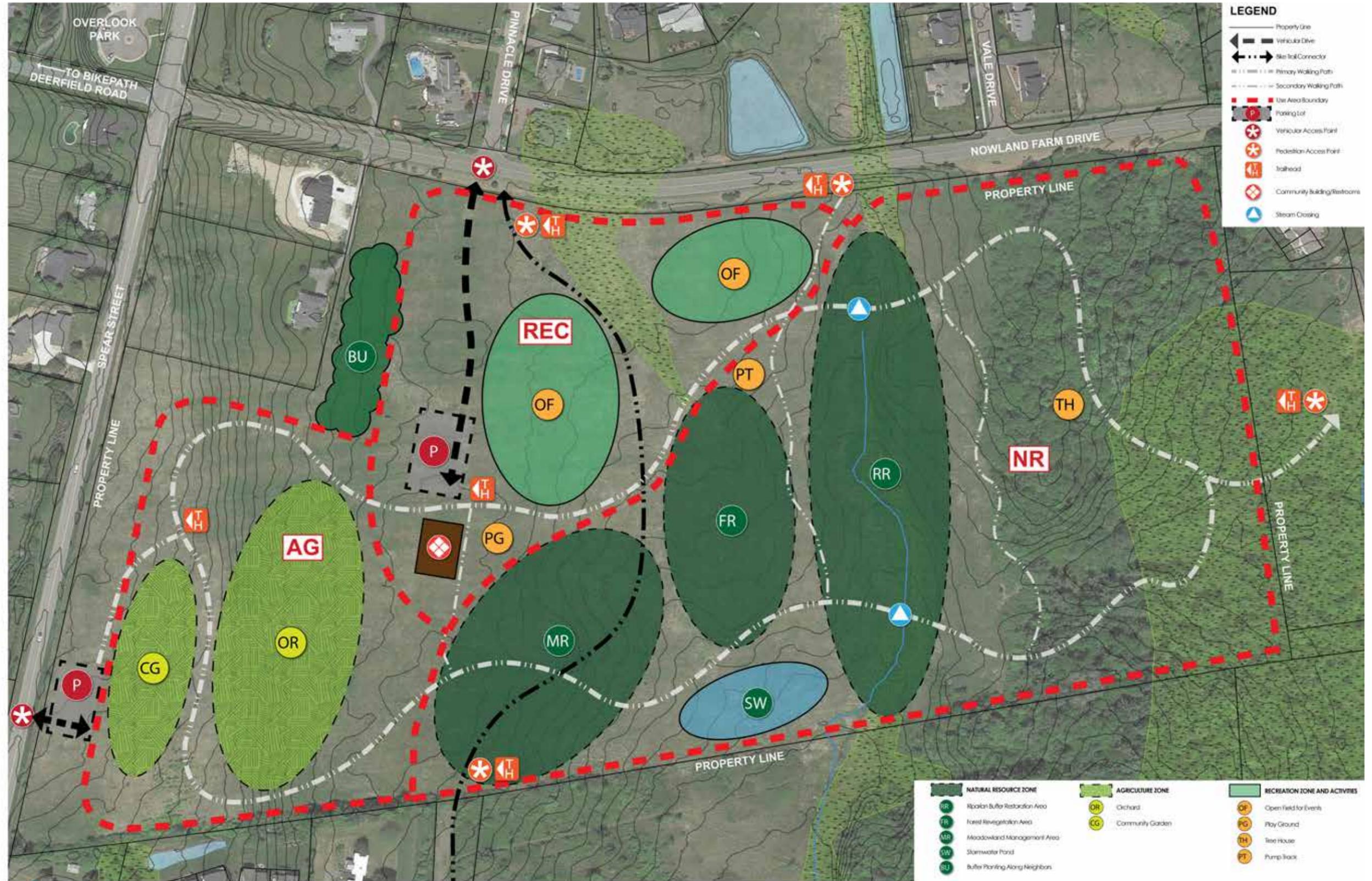
This concept introduces substantial areas of natural resource conservation and restoration (forest, riparian and meadow) into the park concept. Agricultural areas are clustered near the Spear Street frontage. Recreational features include traditional playgrounds, open/play fields, a pump track and a woodland tree house complex.

Vehicular access is provided by a drive connection off of Nowland Farm Road (aligned with Pinnacle Drive) terminating in a parking area of 40-50 spaces. A multi-purpose structure is placed near the high point of the property.

A separate vehicular connection point and parking was explored along Spear Street to serve as a convenience to the community gardens proposed.

Pedestrian and bicycle linkages are supported by a dedicated extension of the South Burlington Recreation Path through the property as well as numerous looped walking paths.

This concept has two crossing points for Munroe Brook. Uses within the wooded portion of the property are very limited.



Initial Option B: Lean “Agriculture”

In this concept the idea is to increase the opportunities for agricultural elements by expanding the agricultural “zone” beyond the Spear Street frontage containing Prime Agricultural Soil into areas with Farmland Soil of Statewide Importance and by diversifying the types of agricultural uses. Some restorative areas are also indicated.

Vehicular access is provided at two points along Nowland Farm Road in a “looped” configuration. This allows service connection between the primary event structure (barn) and a secondary structure (outpost) further east. The barn is envisioned to be flexible for a variety of uses and support agricultural functions in the park. The outpost would have its own parking and serve as a recreational access point. Parking is also shown along Nowland Farm Road. The separation of parking allows both event and non-event functions at the park to happen simultaneously.

The concept also shows the extension of the South Burlington Recreation Path through the property as well as numerous looped walking paths. Recreational uses are clustered around the outpost and include open fields, pump track and wild play elements.



Initial Option C: Lean “Recreation”

This concept organizes the space with recreation as the dominant element. Agricultural uses are limited to areas in close proximity to the main park structure; now placed further east towards Munroe Brook. These agricultural uses are smaller in scale; raised accessible beds, cutting garden, orchard, etc. The area along Spear Street is reserved for meadow uses, keeping it largely intact.

Again parking is separated, enabling concurrent use of the three proposed outdoor fields and the event spaces in/around the main structure. A secondary bathroom structure is proposed near the outdoor fields.

This concept has the entire gamut of recreational elements ranging from walking paths, fitness stations, outdoor fields, playground, pump track, strider park, wild play features and a woodland tree house. A linkage for the Recreation Path is also provided.

This concept also introduces more intensive use of the woodland areas. This was done, in part, to explore the reaction to encroachment in this area.



Elements Explored

For each of the initial vision framework options a number of specific elements were considered and are summarized below. At this stage of the planning process, these elements serve as examples of the activities that may occur on the parcel, but should be further refined as additional planning occurs.

Structures



Each of the initial vision framework concepts explored some primary “structure” to serve the future park as both an operational space and as a future event venue. Whether this takes the form of a **classic barn** or evokes a more modern aesthetic, the vision frameworks rely on the primary structure to support:

- Restroom facilities
- Park information
- Operations space
- Multi-purpose event space
- Educational space



In addition to a primary structure, some concepts include outpost facilities housing bathrooms and park information. **Environmentally sustainable design** and the use of renewable energy are potentially appropriate strategies for these structures.

Outdoor Fields



Each of the initial concepts includes some **natural outdoor field/play space**. These are generally envisioned as more flexible spaces; can be used for soccer and/or softball.

These fields may be stripped and would certainly be graded and drained to allow them to function well throughout the season.

In all concepts the idea was to keep fields **“low key” and flexible** in the activities they support.



Agriculture



Diversity of agricultural options was explored in each of the concepts. This diversity was expressed in the form agriculture might take (tilled community gardens, **accessible raised beds**, orchards, etc.).



In addition to these more “conventional” agricultural elements, the concepts also considered forms such as vineyards and livestock. Some of these elements were more intensive than others; allowing the public a chance to explore the expression of agricultural uses on the property in unique ways.



A key to all of the agricultural elements will be to make them accessible and meaningful to the community.

Active Play Environments



Active play is an important part of a dynamic park environment. While the overarching idea was to maintain a “low key” attitude towards recreation, the concepts explored some new (and unique) elements that might set Underwood Park apart.



In recent years **Strider bikes** (pedal-less training bikes) have become popular. Many communities are creating unique environments for these bikes, allowing kids a safe, playful environment that provides some challenge. **Pump Tracks**, high-energy short courses where bicyclists can “pump” along undulating terrain is another innovative option explored.



Treehouses and **wild play** (naturalized play spaces) are also options explored; adding uniqueness to the experience.

Circulation and Connectivity



All of the concepts addressed ways of maximizing connectivity within the property. The visions explored included simple mowed trails, gravel carriage roads or more formalized multi-use paths: connections that could be **used in all seasons and by diverse users**.



A key element of all concepts was allowing for a **future Recreation Path** connection through the Underwood Property. This connection would help integrate the future park with the broader community recreational infrastructure.



Another key element of each concept was the idea of adding **“trail heads”** into and throughout the property. The property sits at a crossroads of a variety of outdoor recreational environments and enhancing its role as a gateway to these features was explored in each framework vision.



Natural Resource Restoration

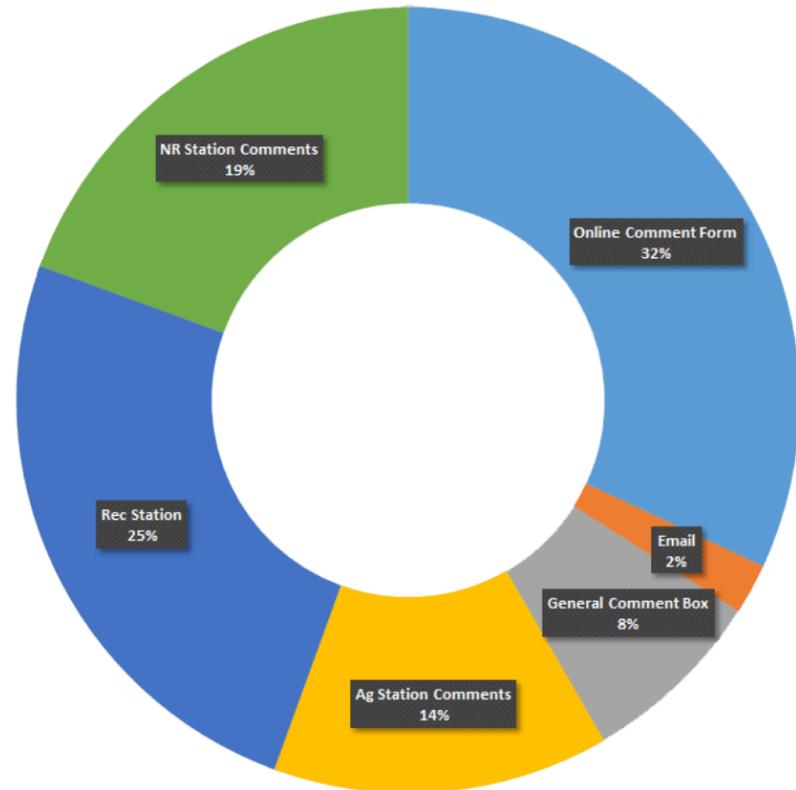


A hallmark of all of the concepts is the inclusion of natural resource restoration elements. These improvements are envisioned to embrace specific opportunities to **expand/enhance existing natural resources** on the property (i.e. riparian areas along Munroe Brook, existing meadows). Serving both as unique landscape features and as **venues for outdoor education**, these restoration elements could also act as showpieces for innovative stormwater management and watershed remediation efforts by the community.



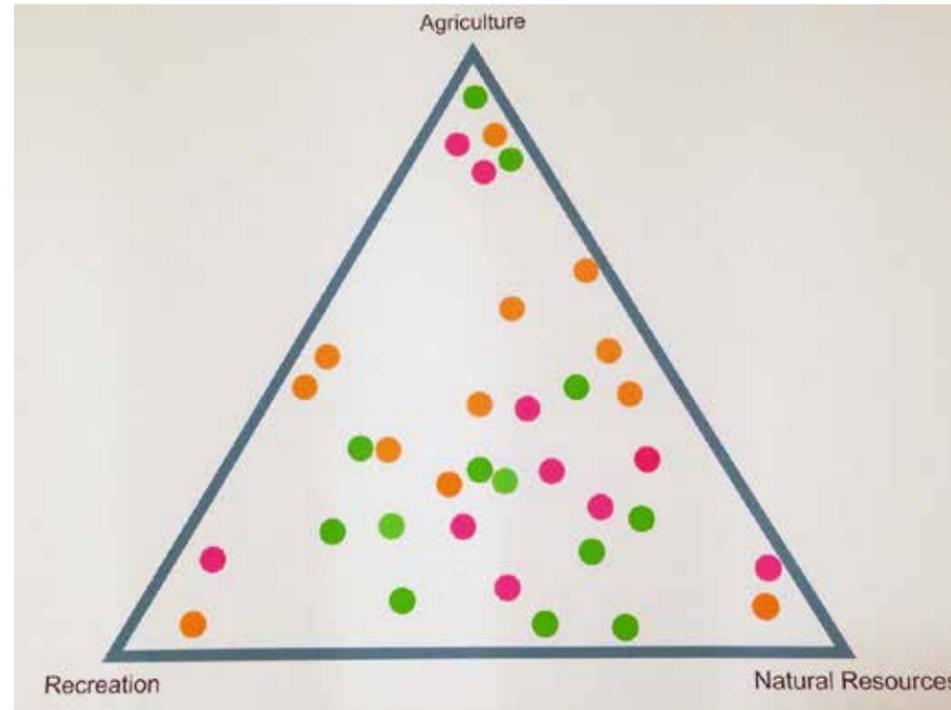
Public Comment Overview

Through the public design workshop and the online comment forum, 144 individual comments were received. Approximately two thirds of the comments were received at the public workshop, with the remaining third of the comments being received online or by email. A full transcript of all the public comments is provided in Appendix A.



“Thank you for seeking public input in such an organized fashion. You’ve done an excellent job of providing an easy, non-time-consuming way for citizens to review the plans and offer comments.”

- ANONYMOUS COMMENTER

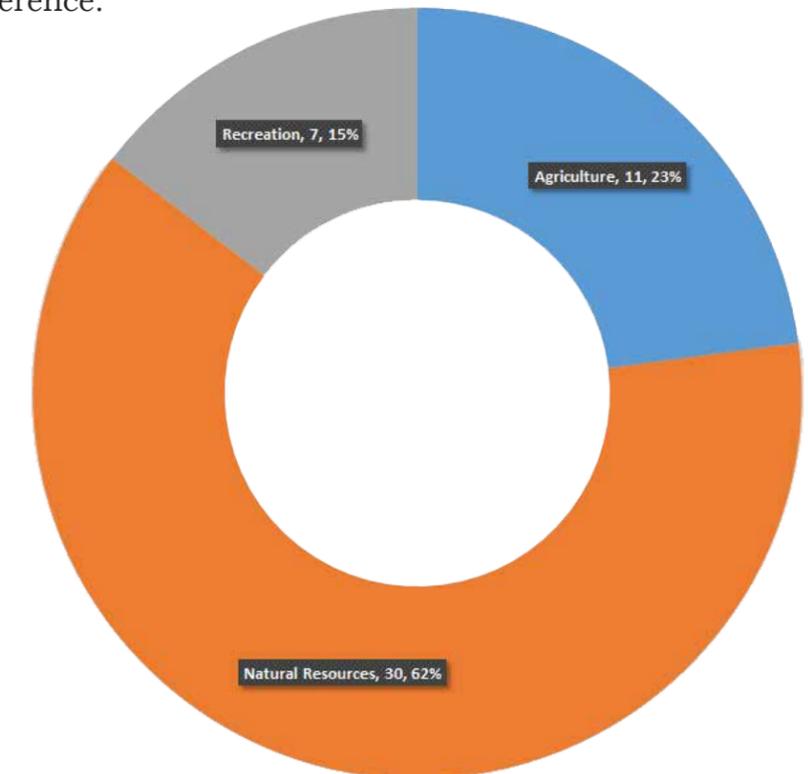


Public Preferences

Framework preferences were expressed by the public through the preference triangle station at the public workshop, which allowed participants to place a dot on the board indicating where they fall on the spectrum of preference between the three primary use modalities: natural resources, agriculture, and recreation. The result of this exercise demonstrates a primary grouping slightly tending towards natural resources. Public framework preferences were also expressed through public comments when commentators simply stated which initial vision framework was their favorite.



Of the 48 commentators who identified a favorite vision framework, 30 (or 62%) indicated **natural resources** as their preference.



Recommendations Expressed in Public Comments

While public preference was clearly aligned with a natural resource orientation, public comments also included a number of specific recommendations that the preferred plan should consider:

- Love the barn/farm aesthetic
- Community event space important
- Love wild play concept
- Embrace Low-impact, low-intensity development
- Provide unique opportunities
- Varied agricultural elements are important. Tilled, traditional agriculture and livestock less preferable to community gardens, raised beds, flower gardens, orchards etc.
- Maintaining natural/wild properties of the parcel important
- Utilize natural materials
- Preserve views/ridgeline
- Trails and bike/pedestrian connectivity are very important aspects
- Add pedestrian portal on Spear Street
- Add BBQ/picnic facilities within the Park
- Fitness stations not critical element
- Like pump track/strider park concept
- Two brook crossings preferred
- Stormwater management and water quality improvements along Spear Street
- Restoration and interpretive/educational signage important
- Encouraging appreciation of natural world/environment important
- Limited activity in the woods

“Great process and initiative! Love the concept of keeping the land wild and undeveloped. No paving over paradise.”

- ANONYMOUS COMMENTER

Unique Ideas From the Public Design Workshop

Public input also suggested several specific elements that might be considered for the preferred plan:

- Labyrinth
- Stonehenge and sundial
- Exchange the Underwood Parcel for land west of the Airport
- Ponds for ice skating
- Fat bikes
- BBQ/picnic areas
- Fairy houses

Topics with No Clear Direction from the Public Design Workshop

There were two issues raised by the public during the Public Design Workshop on which there was no clear direction:

- Dogs - whether to allow them and if so, where and in what way. Public comment was often divided on this issue.
- Parking - where it should be located on the property.

“I am a long time resident and appreciate the thoughtfulness that has gone into these visions. I find each appealing in its own right, especially that each preserves and builds on the natural beauty of the area, including the addition of structures that are architecturally fitting and beautiful themselves.”

- ANONYMOUS COMMENTER



Photo: Bernice Paquette

Guiding Principles

Based on public feedback and Task Force input, the following are general guiding principles for Underwood Park that should be considered in future planning efforts.

In developing Underwood Park, the City of South Burlington should:

- Promote a mix of Natural Resource, Agriculture, and Recreation uses within the Park.
- Place greatest emphasis on natural resource conservation and sustainability - keep development low-impact, low-key and low intensity. Promote the use of renewable energy, rainwater catchment and the visible integration of stormwater management practices within the Park.
- Promote educational and environmental awareness in the park through interpretive signs and information highlighting the focus on natural resources and specific forestland, riparian and/or meadow restoration efforts.
- Utilize Prime Agricultural Soils and encourage diverse agricultural uses focused on identified community need. Promote agricultural uses that are accessible to a wide cross-section of the community or enhance the educational function of the Park or City.
- Assure the Park functions as a gateway to recreation and a conduit for connectivity. Support elements that resonate with the neighborhood and broader South Burlington community.
- Promote the use of the Park in multiple seasons and for multiple generations. Provide opportunities for a wide spectrum of park visitors.
- Establish a primary structure in the Park to act as a focal point for activities and to flexibly support events, educational outreach, agricultural operations and Park support functions.
- Connect the Park to the South Burlington Recreation Path to maximize its integration into the overall park system. Assure that bicycle connectivity within the Park serves relevant uses such as a pump track or strider park.
- Take advantage of possible on-street parking along Nowland Farm Road and avoid overbuilding parking within the Park.



- Reuse existing trails to the degree possible and provide directional signage at all park access points. Maintain a diversity of trail forms; mowed paths, gravel, etc. to appeal to a wide spectrum of users.

The Vision Framework

Based on the recommendations of the public and the Task Force, a Preferred Vision Framework plan has been prepared that illustrates these guiding principals for future development of the Underwood Park

This preferred framework is by no means a master plan. It provides a general direction that future master planning efforts should consider. While it embodies the mix of uses and elements that most strongly resonated with the public and Task Force, future planning should seek more input and delve deeper into design of spaces. Detailed programs should be developed for a new “barn”. Restoration areas should be field verified to maximize environmental effectiveness. Above all, the guiding principles should be revisited through future processes to assure the spirit of the ideas explored during this effort are not lost.

The work of the City is not complete, but this Vision Framework helps point the direction forward.



Photo- Bernie Paquette

Preferred Vision Framework

Based on the recommendations of the public and the Task Force, SE Group prepared a Preferred Vision Framework plan that illustrated the key guiding principals for future development of the Underwood Park.

Key attributes of this vision framework include:

A primary and secondary entrance off Nowland Farm Road. The primary entrance services a “barn” complex for events, operations and support functions. The secondary entrance supports more active recreational features including an “outpost” with bathrooms, traditional and wild play areas, pump track and strider park and outdoor fields.

Agriculture is maintained in relatively close proximity to the barn with peripheral areas outlined for “meadow” to preserve longer-range views.

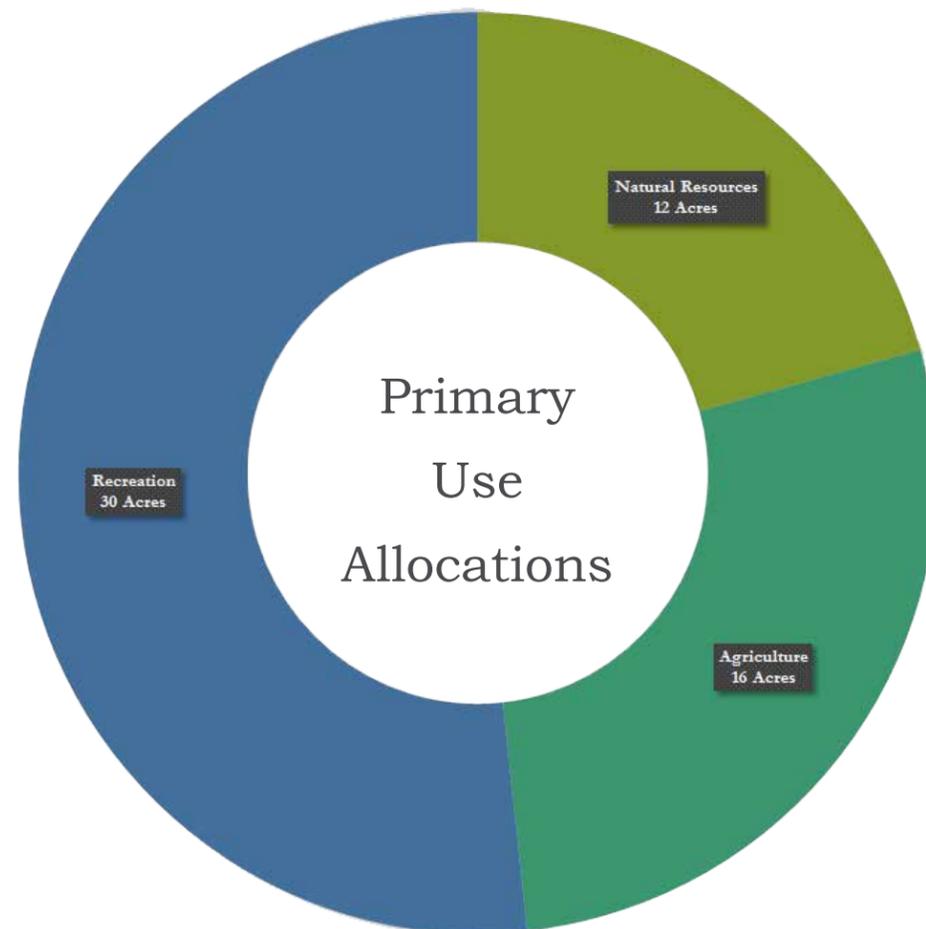
Restoration areas are focused along the southern property boundary to act as a visual buffer and maintain westward views within the property. Riparian restoration is focused along Munroe Brook.

Stormwater feature is located along Spear Street to improve water quality within the watershed.



Preferred Vision Framework by the Numbers

- **Primary Structure/Barn Event Space:** Approximately 2,000 Sq. ft.
- **Outpost Structure/Restrooms:** Approximately 300 Sq. ft.
- **Meadow/Agriculture/Orchard Space:** 8 Acres
- **Natural Resource Restoration:** 12 Acres
- **Outdoor Fields:** Approximately 4 Acres
- **Major Trails:** 1.25 Miles
- **Minor Trails:** 0.4 Miles
- **Recreation Path:** 0.25 Miles
- **Brook Crossings/Bridges:** 2
- **Entry Road/Drop-Off:** 0.2 Miles
- **Vehicle Access Points:** 2
- **Parking:** Approximately 120 cars



Implementation Strategies

Through a formal motion the Task Force has fully supported the short-term strategies, while acknowledging the importance and need for the medium and long term strategies to continue to evolve as planning for the parcel moves forward.

Short Term Strategies

- Ensure short term uses do not compromise future opportunities on the site
- Conduct natural resource inventories to better understand habitat considerations and where restoration would be most beneficial
- Delineate restoration areas and restrict access to these areas
- Complete mapping of the site (drainage, wetland delineation, etc.)
- Maintain property and prevent natural succession where needed
- Create mowed paths around primary circulation routes and enhance Recreation Path connection when possible
- Clean up trails in the woods
- Allow short term agricultural uses towards Spear Street
- Define access points into the property and introduce designated parking areas early
- Build informational kiosk about the future of the parcel to get users interested and keep momentum going
- Introduce buffering vegetation so as things evolve they can do their job

Medium Term Strategies

- Complete Master Plan
- Complete restoration projects
- Build first multi-purpose fields to introduce active use of the parcel
- Build strider park and pump track once the bike path connection is implemented
- Build restroom facility
- Build one brook crossing
- Build wildplay/natural playground
- Formalize Nordic skiing connection
- Build Phase 1 Parking and vehicle circulation

Long Term Strategies

- Build barn/event space
- Expand initial parking areas
- Build second brook crossing
- Build second multi-purpose field
- Build treehouse
- Extend formalized pathways as elements come online



Cost Implications

At this stage in the planning and design process, exact costs can be difficult to ascertain. However, some rough, order of magnitude costs are provided to help inform decision making and future planning for the Property. Below are rough cost estimates for various aspects of the Park. These costs are expected to continue to evolve as the design for the park becomes further refined.

Park infrastructure costs include elements such as the primary structure/barn, event lawn, access roads and parking areas, trails, brook crossings/bridges, and utilities. Natural Resource costs include restoration and on site stormwater management elements. The Agriculture costs include all agricultural activities, community gardens, and cutting garden. The Recreation costs include the open fields, natural and traditional play structures, treehouse, the pump track, and the strider park. Engineering and planning is estimated at approximately 30 percent of total project costs. The cost for the Neighborhood Stormwater Feature near Spear Street is provided separately, but cost savings could potentially be achieved by combining “on site” and “neighborhood” needs.

<i>Park Element</i>	<i>Low</i>	<i>High</i>
Park Infrastructure	\$1,300,000	\$2,100,000
Natural Resource	\$200,000	\$400,000
Agriculture	\$100,000	\$200,000
Recreation	\$300,000	\$500,000
Subtotal	\$1,700,000	\$3,000,000
Neighborhood Stormwater Feature	\$220,000	\$500,000
Engineering and Planning	\$600,000	\$900,000
Grand Total	\$2,420,000	\$4,400,000





Photo- Bernie Paquette

