



# **SOMERSET VILLAGE PARK MASTER PLAN**

**SOMERSET, WI**

**DECEMBER 2018**

**PREPARED BY:**







## **EXISTING CONDITIONS**

Somerset Village Park consist of 4 parcels. On the north shore of the Apple River, 2 parcels at approximately 4.72 acres are located on steep slopes with over 80 feet of fall. The parcels are heavily wooded with some openings in the vegetation near the Main Street Bridge.

The remaining 2 parcels south of the river are the bulk of the park, totally 15.37 acres of usable park land. River Street right-of-way extends through the southwest corner and separates about one-half acre from the main body of the park. Overall, Village Park is slightly over 20 acres in size.

The 2 parcels south of the Apple River and River Street are the focus of this Master Plan project. The area of study includes 1 acre of right-of-way and combined with the 2 park parcels is approximately 16.37 acres.

A school occupied the site prior to becoming Village Park. The terrain slopes down hill to the northeast toward to the Apple River shoreline. When the site was a school 3 terraces were graded to create flat surfaces for the building, athletic field and lower shoreline which may have been thought as a potential flood zone. The Park site has 3 distinct zones base within each terrace left from the school site.

An upper terrace is located along Spring Street at an elevation of around 860 feet. This terrace is approximately 2 acres mostly comprised of gravel and asphalt pavement for parking. There is a small, prefabricated restroom building on the upper terrace. The structure has a footprint of 775 square feet with utility connections.

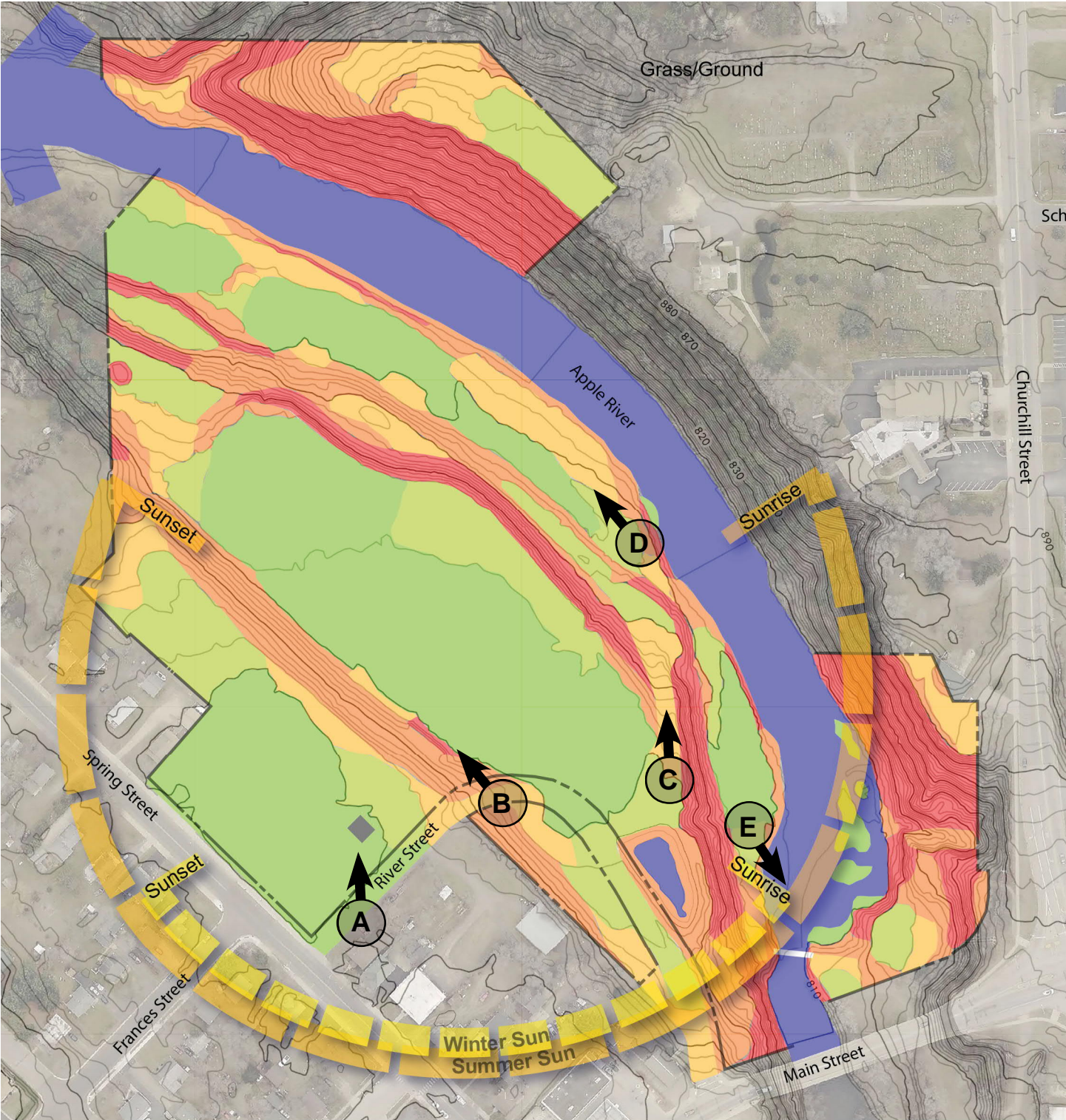
A softball and baseball field are a large portion of the mid terrace. The two fields are served by a gravel parking lot adjacent to the baseball field. The mid terrace is around 20 feet lower than the Upper and is at elevation 840. The slope between the upper and mid terraces is mostly 3:1 and hard to maintain. River Street runs through the park site on the mid terrace and connects with Main Street at an intersection that is up hill with poor visibility. A small detention pond, one-half acre, is located near the River and Main Street intersection.

The lower terrace is accessed by a narrow gravel park road that begins at the mid terrace parking area and slopes at nearly 10 percent to linear gravel parking areas parallel to the shoreline of the river. There is gravel area enough for approximately 40 vehicles. There are no identified parking stalls since the lots are gravel. A turn around drive is located at the northern end of the park road. The parking areas provide park users river access for fishing, etc.. A hardened pathway extends southward toward the Main Street Bridge to where a pedestrian bridge crosses the Apple River.

As with the separation between the upper and mid terrace, the lower terrace is 20 feet below the mid and is at elevation around 810. The slopes between the mid and lower terraces vary but are mostly steep. In some areas the slope is 2:1.

Most of the canopy trees in the study area of the Park are located in the steep slopes between the mid and lower terraces and along the shoreline. There is invasive materials in the under-story and in some cases with the trees themselves. A small buffer canopy is along the Park boundary in the half acre parcel south of River Street. Otherwise the park is mostly maintained grass areas or gravel/paved parking and roads.

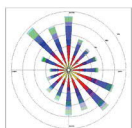




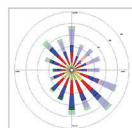
LEGEND

- 0 - 5% Slopes
- 5% - 10% Slopes
- 10% - 15% Slopes
- 15% - 20% Slopes
- > 20% Slopes
- Water

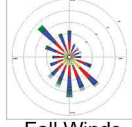
10 Foot Contour Intervals  
2 Foot Contour Intervals



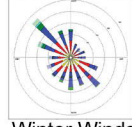
Spring Winds



Summer Winds



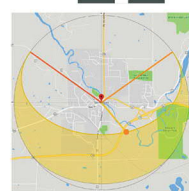
Fall Winds



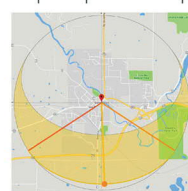
Winter Winds



SCALE



Summer Sun Angle



Winter Sun Angle



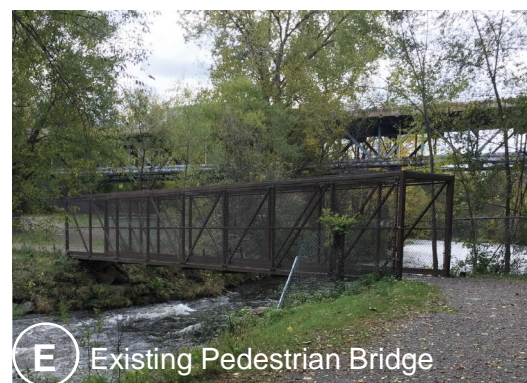
## SITE ANALYSIS

The Village Park site is either relatively flat areas or steep sloped hillside. The analysis of the topography show the three terraced areas have a slight slopes, 0 to 5%, shown in green. The slopes between terraces are steeper at 10% plus and drop approximately 10' in elevation, they are indicated in oranges and reds. The slopes in excess of 20% are very hard to maintain and have resulted in invasive plant growth.

The sloping terrain and vegetation effects how the sun hits certain areas of the park. The site slopes downward toward the north and during winter and low sun angles lessen the amount of true daylight in the lower regions of the park near the Apple River. The angle of the sun, inconjunction with the topography and vegetation, play a role in planning improvements to the park in uses as well as maintenance.

The wind direction and amount (as measure in miles per hour, mph) is a consideration for layout of park uses. The wind rose from the Minneapolis airport, nearest reading meter, shows the wind is prodrominetly from the northwest and southeast running parallel to the Apple River. The heaviest winds run throught the valley and are fairly consistant throughout the year. The highest winds occur during the spring season.

A site visit was conducted in October 2018. A inventory of park elements was noted and used in developing the Master Plan.





## VILLAGE PARK PUBLIC SURVEY

Prior to the Master Plan effort for Village Park, a public survey occurred independently, by a community group. The survey is the basis for the discussions in the types of improvements the park users would like to occur over time. The question “What amenities would you like to see in a park in Somerset?” test responses to 15 potential park uses. A graphic and rating from 1 being low, to 10 being high shows the favored elements.

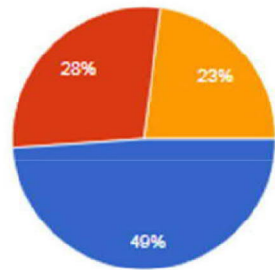
What amenities would you like to see in a park in Somerset?  
(please rate the options below, 1 being low, 10 being high)

Village Park  
Somerset, Wisconsin

1	Riverwalk-walking/biking trails with lights	78%
2	Trails for walking/snowshoeing	72%
3	Picnic shelters/pavilion	69%
4	Playground	66%
5	Accessibility for kayaks/canoes	65%
6	Beach	60%
7	Baseball/Softball Fields	59%
8	Splash Pad	58%
9	Pool	57%
10	Outdoor skating rink	53%
11	Bandshell and seating	49%
12	Basketball court	47%
13	Indoor sports facility	44%
14	Skatepark	36%
15	Pickleball courts	32%

### 239 Responses

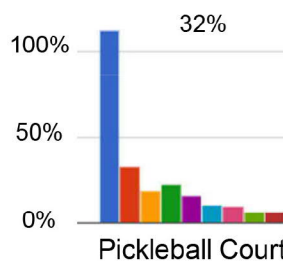
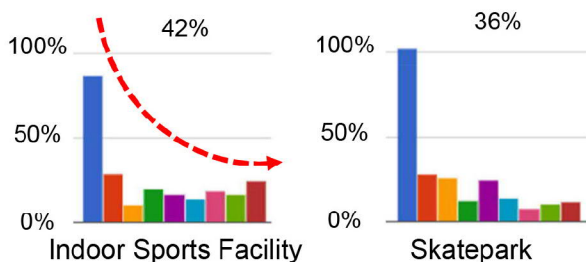
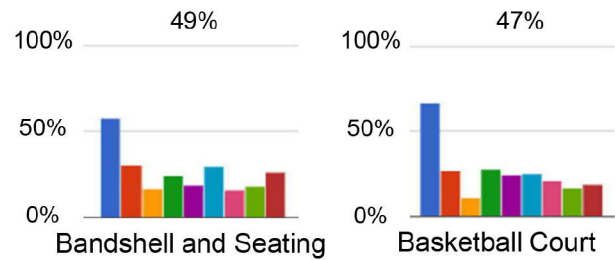
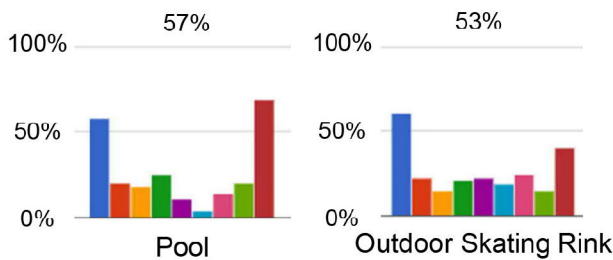
As we look to renovate Village Park, how important is it to keep the ball fields?



● Keep the fields at Village Park  
● It doesn't matter  
● Relocate the fields

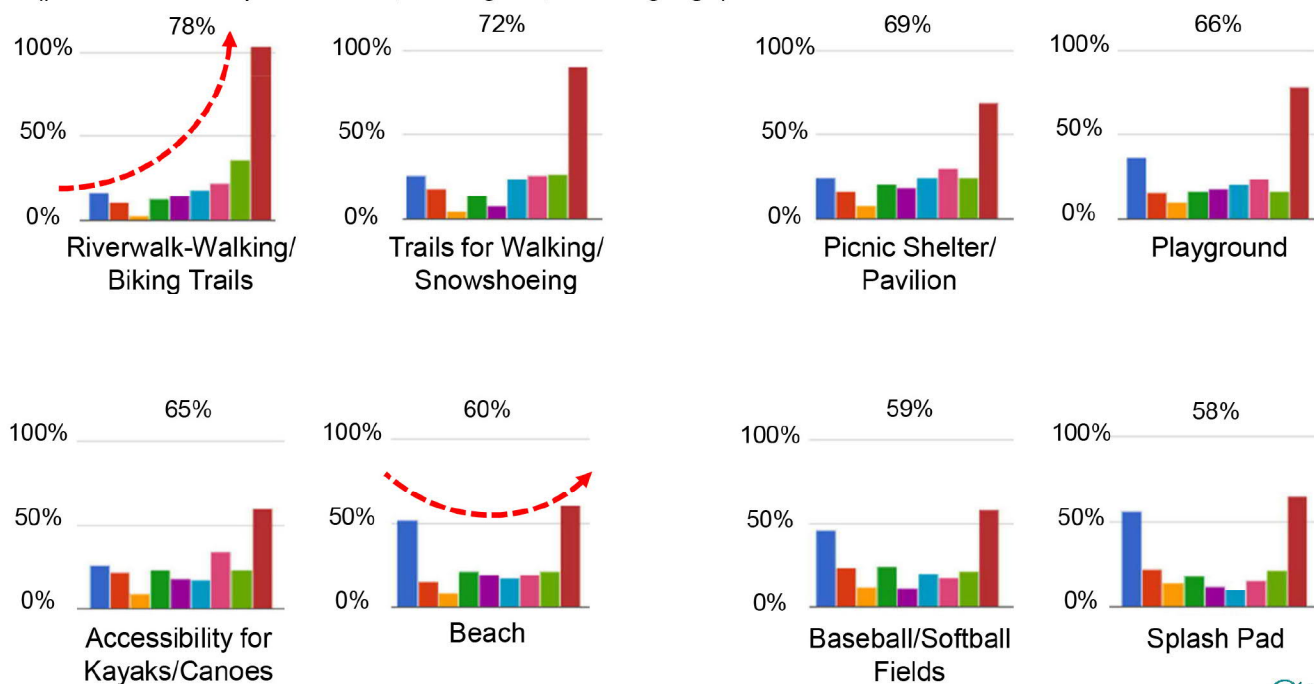
What amenities would you like to see in a park in Somerset?  
(please rate the options below, 1 being low, 10 being high)

Village Park  
Somerset, Wisconsin



Additional  
Park  
Element???





During the first public engagement for the Village Park Master Plan, the survey response discussion led to the inclusion of approximately half the elements listed. The graphs illustrates responses falling in three categories; highly favored, evenly split between liked and disliked, and not favored (as shown by arrow on the graphs). The Master Plan addresses the top 5 as included in the park and the middle 5 as potential elements, leaving the bottom 5 out of the plan.

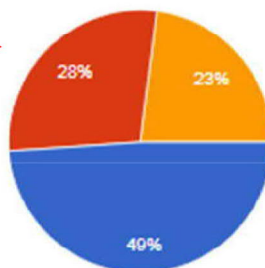
In addition to the park elements rating, as secondary question address the existing baseball/softball fields shows a balance of keep verses does not matter to remove from park. It was determined during the first public engagement to remove the fields in phases and replace with passive recreation.

What amenities would you like to see in a park in Somerset?  
(please rate the options below, 1 being low, 10 being high)

Village Park  
Somerset, Wisconsin

## 239 Responses

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# PRELIMINARY CONCEPTS

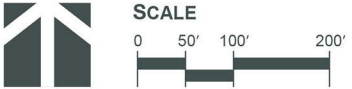


SOMERSET VILLAGE PARK MASTER PLAN



LEGEND

- |                      |                              |                          |                |
|----------------------|------------------------------|--------------------------|----------------|
| Grass/Ground         | Playgrounds-Hillside/Surface | Trails                   | Existing Trees |
| Water/Pond/Detention | Splash Pad                   | Boater's Pebble Beach    | Proposed Trees |
| Road/Parking         | Buildings/Shelters           | Boardwalks/Bridges/Piers |                |
| Park Boundary        |                              | Mile Loop Markers        |                |





## CONCEPT A

A public forum held in Somerset Village Hall presented three Concepts for Village Park. Each Concept includes a plan view and precedent images to further the understanding of the design. The images are included in each of the follow Concept discussions.

### ROAD AND PARKING

The entry road to the park aligns with Frances Street and create a four-way intersection. The Park road at the entry begins as a boulevard with landscape enhancements to create a park like setting. A Village Park sign at the north side of the roadway will provide way finding into the site from Main Street, the primary traffic flow.

Once into the Park, the road gently slopes down to the second terrace level where the main parking lot for the majority of the facility is located to the north. This parking lot can support up to 122 stalls including 6 accessible spaces. A secondary lot is located to the south with 40 stalls for overflow to the main pavilion or for trail users to park in a much smaller lot. Both parking lots act as turnarounds to circulate traffic back the Park entrance/exit.

### BUILDING AND SHELTERS

There are two structures in Concept A, a main pavilion and small shelter. The pavilion includes space for roughly 200 people under roof. The footprint is linear with a small kitchenette and restrooms on the southern end toward the parking lot. The northern end facing the park would be open air with views to a central open lawn area and faces toward the Apple River. The central lawn is approximately 1.75 acres with multiple activities opportunities such as the Pea Soup Days events. The main pavilion anchors the space with accessible linkages to the playgrounds and splash pad.

The small shelter is located mid-way between the upper terrace and mid terrace. The shelter provides shade and cover for playground and splash pad users as well as provides an overlook view of most of the Park. Combining the visual finishes of the shelter and pavilion creates a unifying theme for the Park.



*Open Air Pavilion Linear in Design*



*Hillside Play with 7 Elements*

### PLAYGROUNDS - HILLSIDE AND SURFACE

A playground at level surface and another along the hillside provide different experience and activities. The Hillside play area is located roughly 300' from the main parking lot. The small, 2,500 sf play area consists of poured in place base extending up the slope from the mid terrace to the upper terrace approximately 10' to 15' in elevation change.

A companion play area provides an additional 3,750 sf flat surface with equipment for varying age groups.



## SOMERSET VILLAGE PARK MASTER PLAN

The playgrounds are connect to the shelter structure via an accessible trail linkage at 5% maximum slope.

Rock climbing wall, identified during the first public engagement, is a desired component added to the list of park elements. One type of temporary climbing apparatus is on a movable trailer. The structure rotates vertically for climbing and can be removed and stored off-site in winter months.

### SPLASH PAD

A small with simplistic design splash pad offers in ground fountains that squirt water upward for interactive play. This type of splash pad is inexpensive and can also serve as a plaza space when not in use as a water element.

### BOARDWALKS, BRIDGES AND PIERS

Access to the river for activities such as fishing is a consideration. These connections can be boardwalks along, bridging over, and pier into the river. In Concept A, 2 examples are a stone stepped shoreline for



*Trailered Rock Climbing Wall*



*Splash Pad with In-ground Mounts*



*Stone Stepped Shoreline*



*Linear Fishing Pier*

seating to fish or to access kayaks and canoes, and a wood pier over the shoreline edge.

A bridge approximately 100' long spans the Apple River and provides future trail connections. A pre-manufactured bridge is easily place from a crane on land to concrete abutments. The narrow cross requires an additional boardwalk to maneuver around steep slopes along the north shoreline.

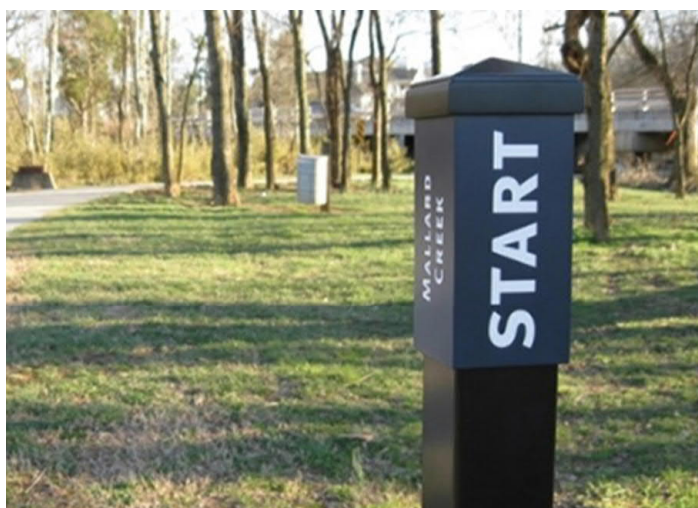
### TRAILS

The main topic of discussion during the first public engagement was the desire to add more paths for



walking throughout the community. Village Park is no exception. The most positive response address an extensive trail system connect the upper regions of the park to the Apple River.

During preparation of the Concepts, the potential to create a measure mile course provides an opportunity to add another feature to the Park. The loop trail layout equates to an equal mile in length. The mile trail can have markers place at specific distances, such as every 100 feet, to provide users a useful resource for measuring there walking trips. The mile loop makes up a portion of the overall trail system within all of the Concepts.



*Metal Trail Marker*



*Mile Loop Trail*

In Concept A, the beginning and terminus of the mile loop is at the large park pavilion on the Mid Terrace. From this vantage point, the entire loop is visible. The loop as well as all the trails in the Park are accessible with the maximum slope of 5% to eliminate the need for handrails. This enjoyable system provides a safe environment with lighting at dark periods along the route.

## LIGHTING

Lighting paths and trials is a request of the community to extend the use of Village Park into evening hours. A night time version of the concept plan gives a better perspective of the spacing of lights and number required to provide illumination of the system. The diagram provides a count of fixtures for the cost estimate. In Concept A there are 21 pedestrian and 3 parking lot light fixtures.
















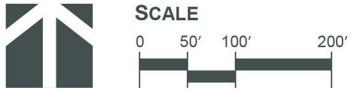


SOMERSET VILLAGE PARK MASTER PLAN



LEGEND

- |   |  |  |  |
|---|--|--|--|
|  Grass/Ground         |  Playgrounds-Hillside/Surface |  Trails                   |  Existing Trees |
|  Water/Pond/Detention |  Splash Pad                   |  Boater's Pebble Beach    |  Proposed Trees |
|  Road/Parking         |  Buildings/Shelters           |  Boardwalks/Bridges/Piers |  |
|  Park Boundary        |  |  Mile Loop Markers        |  |





## CONCEPT B

In Concept B, the upper terrace provides most of the more active use of the Park. The layout maintains some of the existing vehicular access through the site.

## ROADS AND PARKING

The access road into the site is located directly across Spring Street from Frances Street as with Concept A. The bulk of the parking for the Park is on the Upper Terrace in the location of the existing parking area. There are 122 stalls, 6 accessible, which serve several use areas.

The Park road extends northward toward the Apple River along the same route as the existing road. The design follows the alignment to capitalize on the reuse of the existing road cut and slope. The road ends at a smaller 35 stall, 4 accessible, parking lot with access to a fishing pier and shoreline.

## BUILDING AND SHELTERS

A large open pavilion is located at the edge of the upper terrace with views of the entire park. A smaller bumped out portion of the building houses restrooms and a concession are freeing up the longer extent of the facility to be clear for multiple uses. The restrooms face the parking lot buffering cars from shelter use and park views. The pavilion connects to the trail system with a large patio space.

A smaller shelter on the mid terrace serves as both a picnic pavilion and a band shelter. The small shelter and larger pavilion align with each other with a flat lawn area between for large events. A more robust utility chase between buildings for connection to sound systems and other utilities that may demand higher voltage or more lines are options to consider.

## PLAYGROUNDS - HILLSIDE AND SURFACE

A larger, 4,500 sf playground is space enough for multiple age group play. The hillside play at 3,000 sf is enough space for 5 to 6 elements. Both play areas connect with pour-in-place material with theming potential.

The hillside and surface will requires a concrete base if poured-in-place is used. A stairway connecting to the top of hillside play provides quick access to elements. An accessible route extends along the trail system to the west.



*Open Air Pavilion with Restrooms and Concessions*



*Small Shelter and Performance Stage*



A manufactured rock climbing apparatus give a realistic boulder look to blend in with the natural environment.



*Hillside Play with Poured-In-Place Base*



*Manufactured Climbing Rock*

A tracker trailer delivery can ship this type of structure to be place on site. A unique and appealing option.

### **SPLASH PAD**

The splash pad in Concept B is smaller in size then Concept A but makes up interest with the introduction of vertical elements. A few poles and tubes, vertically rising from the surface add fun and interactive play to the splash pad. A mixture of ground sprays and vertical elements can make a small area engaging.



*Small Splash Pad with Vertical Fixtures*

### **BOARDWALKS, BRIDGES, AND PIERS**

A bridge cross to the west connect over the Apple River onto level ground. The bridge is longer than in Concept A, but does not require additional boardwalk to connect around steep slopes.



*Concept for a Parallel Wood Pier*



*Fiber Marker*



A pier linear to the shoreline opens an opportunity to provide connection to the river without extending out into the water. This may lessen the deterioration of wood members placed into the water. The 120' to 150' pier creates a large platform for fishing.

## TRAILS

The mile trail begins at the large pavilion in the patio space. The trail moves eastward down to the mid terrace. As will Concept A, the path's maximum slope is 5% require no handrails to meet accessibility. The path passes around the expanded stormwater pond feature. At the connection to the large central lawn loop, an overlook views the smaller bridge crossing and marsh area of the Apple River. The trails follows the park road to the lower reaches of the shoreline path.

As the trail circles back to the upper terrace, it moves along the west side of the park passing the mid terrace and play areas to the pavilion.

The trail loop at the mid terrace follows the exterior edge of the flat open lawn. Here the path is 8' wide, ideal for vendor tents for large events.

## LIGHTING

The lighting plan for Concept B does not extend the entire trail system. Strategic placement provides a safe route from the new bridge connection to the west and the existing river crossing near Main Street. There are 21 pedestrian and 5 parking lot lights. Due to 2 separate parking lots more lights than Concept A are required.



*Mile Loop System*
















*Lighting Plan*



# SOMERSET VILLAGE PARK MASTER PLAN



## LEGEND

	Grass/Ground		Playgrounds-Hillside/Surface		Trails		Existing Trees
	Water/Pond/Detention		Splash Pad		Boater's Pebble Beach		Proposed Trees
	Road/Parking		Buildings/Shelters		Boardwalks/Bridges/Piers		
	Park Boundary				Mile Loop Markers		



## SCALE





## CONCEPT C

As with the previous concepts, River Street right-of-way is abounded. The park entrance road keeps the River Street alignment in Concept C. This access point maintains the offset from Francis Street, but allows for more parking in the main parking lot.

### ROADS AND PARKING

The park entrance road swings past the parking lot to enter at and give direct access to the pavilion. The main parking lot contains 140 stalls with 8 being accessible. There are 4 parking bays separated by landscaped islands that serve as infiltration swales.

The park road continues past the main lot, down the hill to the lower terrace and a smaller parking lot adjacent to the Apple River. The park road is located on the west side of the park and is a new linking option to the existing park road layout. The smaller parking lot has 30 total stalls with 4 accessible. A turnaround circle is at the terminus of the road and parking.

Stone shoulder 2 to 3 feet wide along the road connection to the river access parking lot provides space for parking along the route during large park events. The shoulder also acts as a storm water buffer between drainage swales and landscape beds.

### BUILDING AND SHELTERS

A large pavilion with restrooms, concession and open-air shelter is located near the accessible stalls in the main lot. The structure, centered on the parking lot, has views over the entire park site.

Two small shelters are located on the mid and lower terraces and have different uses. The shelter on the mid terrace serves as a performance stage similar to the other concepts. A shelter on lower terrace is next to the trail system and has connection with a fishing pier on the Apple River. The shelter provides screened gathering space at the lowest point in the park.



*Pavilion with Restroom, Concessions, and Open-air Shelter*



*Dual Use Shelter*



## PLAYGROUNDS - HILLSIDE AND SURFACE

A large playground and hillside play area are separate in Concept C. In the other concepts, the areas share a connection. The features can be independent of each other to lessen user conflicts.

The hillside play is smaller in size than in Concepts A and B. Site-specific design and implementation is another example of type of hillside play. Construction of wood and climbing holds are typical in this type of design.



*Natural Appearing Climbing Wall*

## SPLASH PAD

The splash pad in Concept C is the largest show space. The 2,800 sf site can include several vertical elements setting the stage for a themed pad. Splash pad theming adds interests and identity to park facilities. The addition of 2 shower rooms to the pavilion or an outdoor shower pedestal is a consideration for larger and heavy use splash pads.



*Site-Specific Hillside Play*



*Themed Splash Pad*

## BOARDWALKS, BRIDGES, AND PIERS

A new pedestrian bridge connects the north end of the park across the Apple River as with Concepts A and B. The bridge is located tight to the steep slopes found on the north side of the river. The bridge is approximately 150' in length.

A "T" shaped fishing pier sits outward of the shoreline into the river. If the pier is floating it can be removed in the winter, fixed will stay in place and have robust footing. The pier is accessible with direct access to the trail system.



*"T" Shaped Floating Pier*



## TRAILS

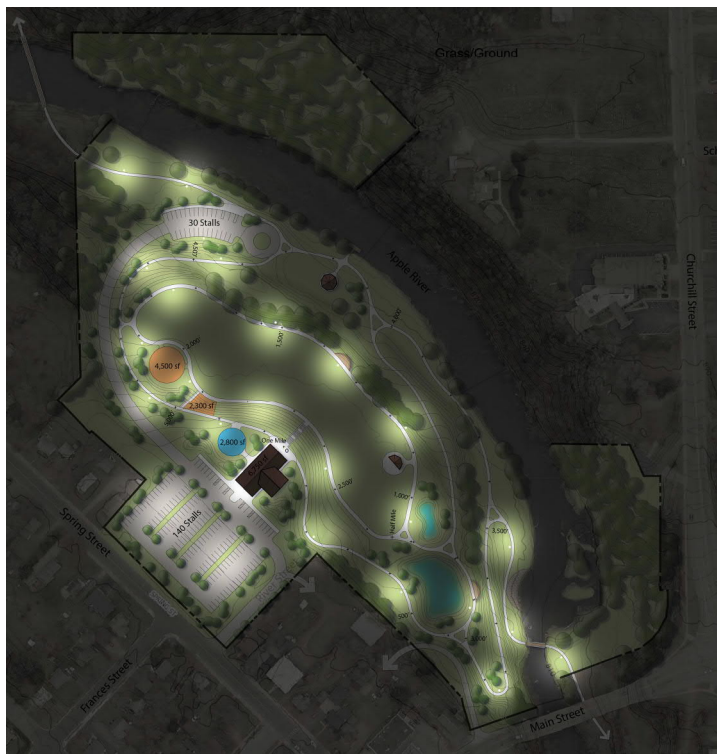
The trail connection in Concept C utilizes the existing park road connection from the mid to lower terrace. The existing road grade are steeper than 5% and regrading will rectify the issue of accessibility. A third connecting trail is located on the slope just above the existing pedestrian bridge and provides a shore cut that requires significant grading along the hillside. The trail system connects the pavilion to both the new and existing pedestrian bridges as with the other concepts. The mid terrace loop is 10' wide as well.

## LIGHTING

The lighting plan for Concept C shows the least amount of lights. The connecting trails to the new and existing bridges have lighting, while the trail extending along the river is not. There are 22 pedestrian lights located on the connecting trails. The main parking lot has 2 fixtures and the smaller lot has 1 pole.



*Mile Loop Trail Plan*



*Lighting Plan*



*Cut Metal Trail Sign*














# MASTER PLAN

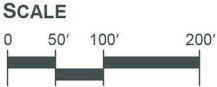


SOMERSET VILLAGE PARK MASTER PLAN



LEGEND:

- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | Existing Vegetation |  | Road/Parking         |
|  | Proposed Vegetation |  | Wood Decking/Bridges |
|  | Lawn                |   |                      |





## MASTER PLAN

A Comprehensive Master Plan is the resulting plan after receiving feedback from the second public forum. The Master Plan depicts park elements selected during the public survey with the combination of the most preferred layout from each Concepts.

The general site recommendation is for grading of slopes between the terraces be no more than a 5:1 slope. The Master Plan schematic grading take into account these maximum grades, which in turn creates a gently sloping, open space. The main parking lot and central lawn remain the largest level spaces in the park.

### KEY:

- |  |   |
|--|---|
| 1 Future Pedestrian Bridge (150 LF)                | 11 Performance Hillside                     |
| 2 River Access Parking - 30 Stalls                 | 12 Central Lawn Area - 2.96 acres           |
| 3 Boater's Pebble Beach                            | 13 Small Shelter/Performance Stage (900 sf) |
| 4 Stone Stepped Shoreline - Fishing                | 14 Central Overlook                         |
| 5 Northern Overlook                                | 15 Detention Pond                           |
| 6 Hillside Play (3,250 sf) & Playground (4,000 sf) | 16 Southern Overlook                        |
| 7 Overflow and Truck Parking                       | 17 Fishing Pier                             |
| 8 Splash Pad (1,750 sf)                            | 18 Existing Pedestrian Bridge               |
| 9 Main Parking Lot - 111 Stalls                    | 19 Maintained Open View of Park             |
| 10 Pavilion/Restroom with Kitchenette (6,000 sf)   | + 100' Markers on Trail Mile Loop           |

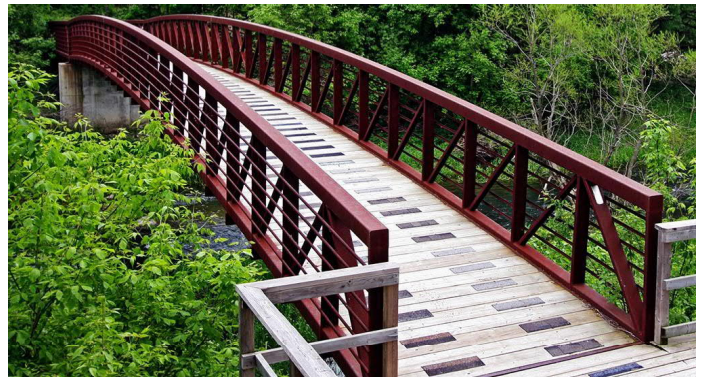
### 1 FUTURE PEDESTRIAN BRIDGE

A new pedestrian bridge connection is located at the northwest corner of the park. The bridge extends 150' over the river to a level area on the north side of the river. Future trail extension from the north to the bridge will connect to a community wide system.

### 2 RIVER ACCESS PARKING

The park road continues past the service lot to the lower terrace and a smaller parking area on the west side of the park. Existing topography allows for minimal grading to create this connection. The smaller parking lot has 30 total stalls with 4 accessible. A turnaround circle is at the terminus of the road and parking.

Stone shoulder 2 to 3 feet wide along the road connection to the river access parking lot provides space for parking along the route during large park events. The shoulder also acts as a storm water buffer between drainage swales and landscape beds.



*Pre-manufactured Pedestrian Bridge*



*Parking with Stone Infiltration*



### 3 BOATER'S PEBBLE BEACH

The existing pebble beach where people tubing land is near the existing pedestrian bridge near Main Street. The Master Plan relocates a boater's pebble beach to the northwest end of the park. This creates a landing/launch for kayaks and canoes. The launch is near the small parking lot for easy access.

### 4 STONE STEPPED SHORELINE

Shoreline enhancements with large stone steps, approximately 18" in height, stabilize the edge while offer a connection to the water, seating, and space for tackle and fishing. The stone stepped shoreline has direct connection to the trail system and is close to the small parking lot.

### 5 NORTHERN OVERLOOK

Overlooks of the Apple River valley are in 3 locations along the trail in the mid terrace nearly 40' above the water. The structures are large enough for bench seating and group gathering.

### 6 HILLSIDE PLAY AND PLAYGROUND

A level play area of 4,000 sf provides space for 2 to 3 structures for varying age groups. The hillside play is 3,250 sf, enough for up to 6 elements. Both play areas have consideration for adequate fall zones with pour-in-place surfacing as the choice materials for longevity and maintenance.

The hillside play connects from the trail to the level play area by a concrete stairway. Both play areas cost estimation include concrete sub-base.

### 7 OVERFLOW AND TRUCK PARKING

A large serve lot is located to the west of the main parking lot. This service area offers a space for storage, truck and/or bus parking. Landscape and earth berms provide screening between the service, main parking, and neighboring properties.



*Pebble Boater's Beach*



*Wood Deck Overlook with Built-in Seating*



*Hillside Plan and Playground*



**8 SPLASH PAD**

A 1,750 sf splash pad is small but with some vertical elements, an efficient use of the space. The splash pad has direct access to the pavilion where there would be housing for the mechanicals. Colored concrete base contributes visual interest for the splash pad. Vertical element can be themed to give uniqueness to the splash pad.



*Small Splash Pad with Vertical Elements*

**9 MAIN PARKING LOT**

The creation of a four-way intersection at Spring and Frances Streets creates a safe entry into the park. During larger events, law enforcement can efficiently move the traffic flow through the intersection. The main parking lot is located at the entrance into the park with easy access. The lot has three bays for parking stalls with landscaped islands between. The outer two bays have turning radius in the drive isles that allow for tracker-trailer movement. The bays can serve carnival rides and other mobile events. The main parking lot has 111 stalls including 6 accessible.



*Parking Lot with Landscape Island (Infiltration Swale)*

**10 PAVILION/RESTROOM WITH KITCHENETTE**

The preferred locations for the pavilion and small shelter is a straight alignment centered on the main parking lot through the central lawn area. The pavilion with an offset restroom and concessions provides the most covered shelter space with the best views of the park. The alignment allows for easy utility connections to the small shelter. A large patio in the front of the building allow for pedestrian flow in and out of the park and bench seating for people waiting or relaxing. Another patio on the park side of the pavilion is a place for additional seating or mingling.



*Pavilion with Restrooms, Concessions and Shelter*

**11 PERFORMANCE HILLSIDE**

The slope between the pavilion and Central Lawn offers an opportunity for lawn setting with views to the small performance shelter. The hillside and pavilion overlook the level central lawn expanding the user capacity for performances. Terrace stepping is an option for adding interest to the slope.



*Maintained Hillside Viewing*



## 12 CENTRAL Lawn

The slopes between the upper, mid and lower terraces are a maximum 5:1 to allow for maintainable lawn or low growth. The mid terrace is the most level open space in the park. The nearly 3 acres of lawn area provides a gathering space for performances or events such as the Pea Soup Days or art fairs, etc... The Central Lawn edge is a 10' wide level trail loop.



*Maintained Large Open Space*

## 13 SMALL SHELTER/PERFORMANCE STAGE

The small shelter is to serve as a band shell and picnic shelter. The shelter has a concrete patio sized for a dance area during music performances. An observation deck with a view of the Apple River valley is in alignment north of the small shelter off the Central Lawn Area loop trail.



*Small Shelter with Dual Purpose*

## 14 CENTRAL OVERLOOK

The north side of the small shelter offers great views of the Apple River. The overlook aligns with the shelter and pavilion along the central lawn trail loop. The hardscape and overlook create a gathering node around the small shelter to provide a larger paved surface for group activities.



*Overlook with Central Seating*

## 15 DETENTION POND

Expansion of the existing detention pond provides storm water storage from the main parking lot and pavilion. A small collector basin near the main parking connects to the larger pond and serves as a feature for the trail system. As the trail circles the pond, it rises toward the pavilion and upper terrace.



*Detention Pond as a Feature*



## 16 SOUTHERN OERLOOK

Another overlook placed along the trail on the east side of the detention pond views the existing pedestrian bridge and marsh area of the Apple River. Views extend to the river cascade east underneath the Main street bridge.



*Overlook with No Seating*

## 17 FISHING PIER

A 100' long fishing pier, located near the base of the trail going up to the pavilion provides access over the water. The pier is linear to the shoreline which lessens the impact of the in water portion of the structure.



*Linear ADA Fishing Pier*

## 18 EXISTING PEDESTRIAN BRIDGE

The 6' wide trail connects to the existing pedestrian bridge near Main Street. Proposed future trail connection extend east along the Apple River to the far reaches of the Village. The future overall trail system will provide several miles of walking paths through the Village limits, a highly desired amenity.



*Existing Pedestrian Bridge*

## TRAILS

The trail system links the existing and new pedestrian bridges to the large pavilion with accessible and lighted asphalt paths. The maximum slope of the trails is less than 5 percent, which does not require the use of handrails and ramping. The loop trail on the mid terrace is 10' wide while the remaining are 6'. A mile loop trail provides a marked route at routine intervals such as 100' or 200' increments to enhance the walking experience.

## LGHTING

The public presentation of the lighting plan reinforced the desire to have the trail system illuminated throughout the park. The Master Plan calls for 33 pedestrian and 3 parking lot lights to cover adequate lighting for park use. The pedestrian lights scale is 10 to 12 foot poles and the parking lot fixtures are a minimum of 25' in height. The large pavilion and small shelter have illumination in the ceiling of the open-air portion of the structure as well as internal lighting of restrooms, concession and storage rooms.



SOMERSET VILLAGE PARK MASTER PLAN



LEGEND:



Existing Vegetation



Proposed Vegetation



Lawn



Road/Parking



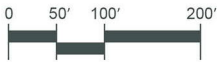
Wood Decking/Bridges



Mile Loop Trail

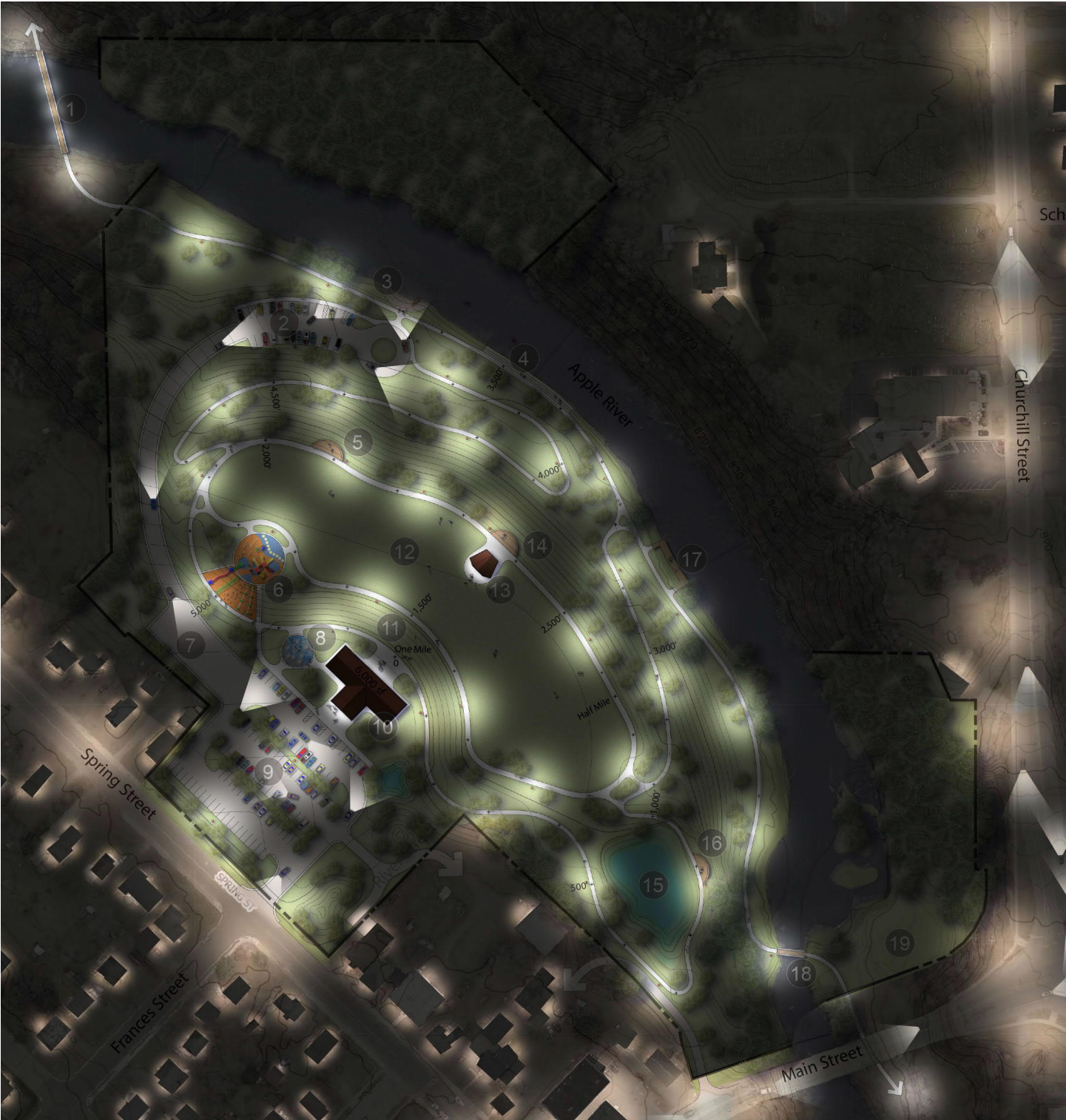


SCALE



Park Trail Plan





LEGEND:



Existing Vegetation



Proposed Vegetation



Lawn



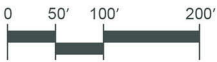
Road/Parking



Wood Decking/Bridges



SCALE



Park Lighting Plan









# PHASING AND COSTS





LEGEND:



Existing Vegetation



Proposed Vegetation



Lawn



Road/Parking



Wood Decking/Bridges



Area of Phase I



SCALE





## PHASE I

The goal of Phase I is to provide pedestrian access to the river and existing bridge crossing from the upper terrace parking lot. The first trail connection will require regrading the steeper slopes between terraces to allow for development of a fully accessible trail with grades less than 5% which will limit to need for handrails and ramping systems. The initial trail is proposed to be asphalt and 6' wide with a wood pier system along the Apple River for fishing and a wood deck overlook at the mid-terrace level of the link.

### ROAD/PARKING

As part of the Master Plan, River Street is proposed to be removed with the right-of-way being absorbed into the park. Re-purpose of the existing parking lot provides a paved surface for event use and creates an enhanced park entrance. Access to neighboring parcels connects existing driveways to Spring Street via the park entrance road. One other parcel is connect through a driveway easement to Main Street.

The access road and lower parking lot is removed in Phase I. The project limits for Phase I maintains the continual use of the softball and baseball fields but eliminates the adjacent gravel parking area. Parking for the fields will be moved to the upper terrace lot.

### BUILDING AND SHELTERS

The existing restroom structure is left in place with the parking and entry road designed around the structure for the use of the facility until a new pavilion is built. A concrete sidewalk adjacent to the parking lot and existing restroom creates a hard edge to the asphalt parking and entrance road pavement in those locations.

### TRAILS

A 6' wide asphalt trail from the existing bridge over the Apple River connect to the parking lot.

### LIGHTING

The trail requires 11 pedestrian scale fixtures for adequate lighting. The parking lot can be illuminated by 2 fixtures place in the center islands.







### POTENTIAL COST FOR PHASE I CONSTRUCTION

Mobilization	\$ 50,000	Contingency (10%)	\$ 64,619
Site Civil/Stormwater	\$ 20,000	Design Fee (10%)	\$ 71,081
Erosion Control	\$ 15,000		
Earthwork and Seeding	\$ 255,000	<b>Total Phase I</b>	<b>\$ 781,887</b>
Asphalt Road	\$ 119,268		
Asphalt Trail	\$ 24,840		
Concrete Walk	\$ 8,280		
Overlook	\$ 3,750		
Fishing Pier	\$ 8,750		
Benches - 6	\$ 18,000		
Pedestrian Lights - 11	\$ 55,000		
Parking Lot Lights - 2	\$ 15,000		
Electric Allowance	\$ 12,000		
Trees - 118	\$ 41,300		
<b>Sub Total</b>	<b>\$ 646,187</b>		





LEGEND:

- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | Existing Vegetation |  | Road/Parking         |
|  | Proposed Vegetation |  | Wood Decking/Bridges |
|  | Lawn                |  | Area of Phase II     |





## PHASE II

In Phase II the implementation of a parking lot at the lower terrace provides access to the Apple River. The stone steeped shoreline and boaters beach is included in this phase. The bridge connection on the west side of the park is also included and the cost reflects implementation of the abutments and walk to the crossing but not continuing past the north end.

Regrading of the hillside between the terrace provides a base for connecting to the lower lot while maintaining the use of the Softball Field. Electric connection and lighting at the end of the pedestrian trail, implemented in Phase I, continue along the shoreline trail to the bridge crossing.

### ROAD/PARKING

In Phase II implementation of an internal park road connects the end of the upper terrace parking lot to a lower parking lot and turnaround circle. The turnaround also functions as a kayak/canoe drop-off point near the Boater's Beach. The road is proposed to have gravel shoulders to allow for drainage and additional pull-off parking if needed during large events.

### TRAILS

The implementation of the new bridge over the Apple River will provide connecting trail along the shoreline to the rest of the system. The trail is 6' wide asphalt.

### LIGHTING

The placement of 5 pedestrian lights along the shoreline trail will provide the same illumination as the first phase lighting. One light in the lower parking lot can illuminate the entire lot.







### POTENTIAL COST FOR PHASE II CONSTRUCTION

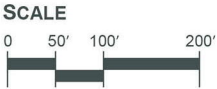
Mobilization	\$ 50,000	Contingency (10%)	\$ 70,491
Site Civil/Stormwater	\$ 20,000	Design Fee (10%)	\$ 77,540
Erosion Control	\$ 10,000		
Earthwork and Seeding	\$ 74,935		
Asphalt Road	\$ 47,790	<b>Total Phase II</b>	<b>\$ 852,935</b>
Asphalt Trail	\$ 12,330		
Concrete Walk	\$ 9,550		
Pedestrian Bridge - 150lf	\$ 412,500		
Stone Stepped Shoreline	\$ 9,000		
Benches - 2	\$ 6,000		
Pedestrian Lights - 5	\$ 25,000		
Parking Lot Lights - 1	\$ 7,500		
Electric Allowance	\$ 3,500		
Trees - 48	\$ 16,800		
<b>Total Phase II</b>	<b>\$ 704,904</b>		





LEGEND:

- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | Existing Vegetation |  | Road/Parking         |
|  | Proposed Vegetation |  | Wood Decking/Bridges |
|  | Lawn                |  | Area of Phase III    |





## PHASE III

The remaining central portion of the park is implemented in Phase III. The slopes between terraces is lessened to provide maintainable lawn areas. The trail connect the upper and lower parking lots is built into the hill at a maximum 5% slope for accessibility. The trail is 6' wide and asphalt. The trail circulating around the central terrace is 10' wide and asphalt. There are 2 wood observation decks along the central trail.

In Phase III the play areas are developed. A hillside play area connects to a flat play area, both with poured in place surfacing for safe play. The play structures accounted for in the estimate are place with adequate fall zones to appropriately account for number of elements that can be located in the square foot area of the play surface. A concrete stair and base are considered within the cost for both the flat and hillside play areas.

### ROAD/PARKING

The road and parking work will be completed at the end of Phase II.

### BUILDING AND SHELTERS

A small shelter that also serves as a stage structure for performances is located on the mid terrace. The shelter is cost as a per-manufactured structure.

### PLAYGROUND - HILLSIDE AND SURFACE

Both hillside and surface equipment and poured-in-place surface installed in Phase III.

### TRAILS

The connection from the lower parking lot connect to site of the new pavilion with a 6' wide asphalt trail. The loop trail around the central lawn area is a 10' asphalt path.

### LIGHTING

The lighting of the trail connection and loop requires 17 fixtures to match spacing of the other trails in-place.

### POTENTIAL COST FOR PHASE III CONSTRUCTION







Mobilization	\$ 50,000	Contingency (10%)	\$ 120,753
Site Civil/Stormwater	\$ 20,000	Design Fee (10%)	\$ 132,828
Erosion Control	\$ 10,000		
Earthwork and Seeding	\$ 264,000	<b>Total Phase III</b>	<b>\$1,328,278</b>
Asphalt Trail	\$ 27,090		
Concrete Walk	\$ 48,085		
Shelter/Stage	\$		
Playground	\$ 315,000		
Hillside Play	\$ 330,000		
Overlook	\$ 7,500		
Benches - 8	\$ 24,000		
Pedestrian Lights - 17	\$ 85,000		
Electric Allowance	\$ 9,000		
Trees - 51	\$ 17,850		
<b>Sub-Total</b>	<b>\$1,074,697</b>		

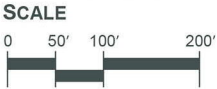


SOMERSET VILLAGE PARK MASTER PLAN



LEGEND:

- |   |                     |   |                      |
|---|---------------------|---|----------------------|
|  | Existing Vegetation |  | Road/Parking         |
|  | Proposed Vegetation |  | Wood Decking/Bridges |
|  | Lawn                |  | Area of Phase IV     |





## PHASE IV

The final phase focuses on the construction of the larger pavilion with restrooms and a concession area. The building provides a space for locating the pumps and filters for the splash pad. The pavilion cost is based on per square foot estimates for this type of facility.

### BUILDING AND SHELTERS

The larger pavilion requires connection to utilities on site such as water, electric, and sanitary. The envelope includes a concessions with a small kitchen, restrooms with changing area, covered shelter, and mechanical room for storage and splash pad equipment.

### SPLASH PAD

The splash pad construction involves the valves, piping to the pavilion, specialty paving (colored concrete), and vertical fixtures. The pumps and filters with electric and drain connections are placed inside the large pavilion.

### POTENTIAL COST FOR PHASE III CONSTRUCTION

Mobilization	\$ 30,000
Site Civil/Stormwater	\$ 5,000
Erosion Control	\$ 5,000
Earthwork and Seeding	\$ 6,000
Concrete Walk	\$ 40,000
Pavilion/Restroom	\$ 800,000
Splash Pad	\$ 200,000
Electric Allowance	\$ 10,000
<hr/>	
<b>Sub-Total</b>	<b>\$ 975,440</b>
Contingency (10%)	\$ 109,600
Design Fee (10%)	\$ 120,560
<hr/>	
<b>Total Phase IV</b>	<b>\$1,205,600</b>



