

Riverside Greenway Working Group

91 Cornell St
Newton, MA 02462-132
(617) 680-5278

Pigeon Hill Trail CPA Grant
Contract No. L-6646
Approved: 9 January 2020
100% Design of the Pigeon Hill Trail

Interim Report
4 June 2020

The Riverside Greenway Working Group, fiscal agent the Newton Conservators, received a grant of \$50,000 to complete a 100% design of a shared-use trail using the roadbed of the historic Pigeon Hill Road between Pigeon Hill and the DCR Park at the Lasell Boathouse Bridge and Charles Street in Auburndale. This path is part of the Riverside Greenway extending from the Trestle Bridge in Lower Falls along the Charles River to Lyons Field. This letter as an interim update; to date no CPC funds have been expended on this project.

The CPC funds supplemented an additional \$167,000 from the Mass Trail Program, the DCR-Recreational Trails Program and the Solomon Foundation. A team Halvorson Design (now Tighe)/Howard Stein Hudson were hired to do this design. Based on a conceptual study done by Jacobs Engineering the intention was to design an ADA-complaint shared-use trail that would be constructed by Mass DOT when they replaced the Lasell Boathouse/Recreation Road Bridge scheduled for 2023. By the end of June design services will have cost \$100,000.

The first step of the design process was to survey the project area. Based on these measurements it was determined that cost of building an ADA compliant trail (grades <5%) would be prohibitively expensive. In consultation with the DCR-RTP staff a determination was made to shift the design to follow USDA Forest Service Accessible Trails Guidelines (USDA-FSATG) to design a shared-use recreational trail, with maximum grades for 8%. This shift meant the Mass DOT would not fund construction. Design of this alternative has proceeded to conceptual and now about 25% design.

In the interim the DCR has a new Commissioner and central administrative team. This week we contacted DCR set up a design review meeting for mid-June. We were informed by DCR staff of two items that frankly came as a surprise:



1. That DCR policy has changed with regard to 3rd parties doing design studies – that beyond 25% design the contract must be between the DCR and the design firm if DCR capital funds are used for construction. This is due to concerns related to ‘privity of contract’ – this despite the DCR being named in our contract with Tighe with full rights as a 3rd party to the contract.
2. That DCR has yet to make a decision whether they would assume ‘Care and Control’ for the constructed trail build on land owned by Mass DOT – this despite a letter at the time of the CPC application, assuring the RGWG and CPC that the DCR would assume care and control.

The RGWG is now digesting this information and determining how to proceed. To make this determination we will require the input and consent of the CPC, as well as other stakeholders, to proceed down one of several paths. All paths share a single goal – a recreational trail using the historic Pigeon Hill Road as part of the Riverside Greenway, which is a network of ADA compliant, shared-use trails and footrails. An example of another footrail is the adjacent Pony Truss, which is currently undergoing restoration by the RGWG. These options include:

1. Stopping work at 25% and waiting for the DCR to pick up design, plus construction care and control. (see attached conceptual and 25% design documents)
2. Continuing to 100% design of the shared-use trail (USDA-FSATG) and finding alternate construction funding, which might include a grant from the DCR-RTP (non-capital funds) or private funds, with care and control eventually by the DCR.
3. #2 with care and control by a non-profit or the city of Newton. This agreement would exist with Mass DOT the property owner.
4. Designing and constructing a footrail, usable by pedestrians and off-road bikes, using the remaining \$167,000 of funds on hand. This would require feasibility, permission from funders to change the scope, and finding an acceptable option for care and control.

Given the known change in scope and range of potential options we would like to get a sense from the CPC if they would be open to redefining the contract once we get clarity from the various stakeholder. We would come back to the CPC, probably in July, with formal proposal.

Thank you for your consideration.
Respectfully,

Ted Chapman, Project Manager





PROPOSED SITE PLAN - OPTION 1

HALYORSON
light&board STUDIO

POCKET PARK
 EXTENDED FENCE ACROSS UNDERPASS
 EVERGREEN / OAKLAND AVE TRAIL HEAD
 WOOD DECK OVERLOOK
 10' WIDE MULTI-USE PATH
 NEW FENCE ALONG EDGE OF PATH
 LASELL BOAT HOUSE
 BOAT HOUSE TRAIL HEAD
 PATH BUMP OUT AT INTERSECTION
 CHARLES STREET TUNNEL INTERSECTION IMPROVEMENTS

AUBURDALE TRAILS - Auburndale, MA
 FEBRUARY 2020
 SCALE: 1" = 20'-0"

RIVERSIDE
GREENWAY
WORKING GROUP

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TightBond STUDIO

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AUBURNDALE RIVER LINK:
PIGEON HILL TRAIL
AUBURNDALE, MA

REVISIONS

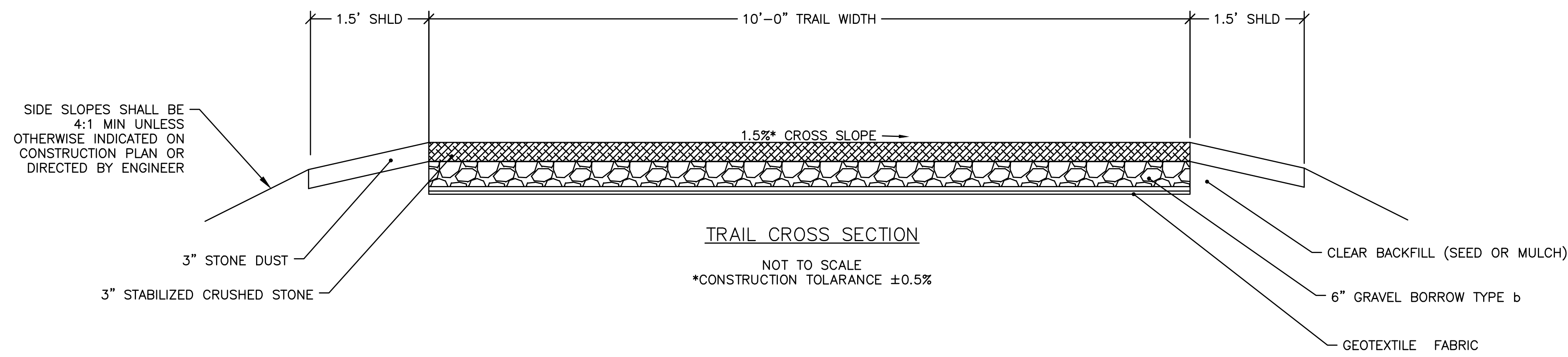
DRAFT
PROGRESS PRINT- NOT
FOR CONSTRUCTION

PROJECT NO:
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SCALE: N.T.S.

25%
CONSTRUCTION
DOCUMENTS

MAY 23, 2020
TYPICAL SECTIONS

C1.01



PAVEMENT NOTES:

CEMENT CONCRETE WHEELCHAIR RAMPS

SURFACE COURSE: 6" CEMENT CONCRETE SURFACE COURSE OVER

SUB-BASE: 8" GRAVEL BORROW TYPE b

HOT MIX ASPHALT WALK SURFACE:

SURFACE COURSE: 1.5" HOT MIX ASPHALT (HMA)
ASPHALT EMULSION FOR TACK COAT (RS- 1h)

INTERMEDIATE COURSE: 1.5" HOT MIX ASPHALT (HMA) DENSE BINDER

SUB-BASE: 6" GRAVEL BORROW TYPE b

HOT MIX ASPHALT DRIVEWAYS:

SURFACE COURSE: 1.5" HOT MIX ASPHALT (HMA)
ASPHALT EMULSION FOR TACK COAT (RS- 1h)

INTERMEDIATE COURSE: 2" HOT MIX ASPHALT (HMA) DENSE BINDER

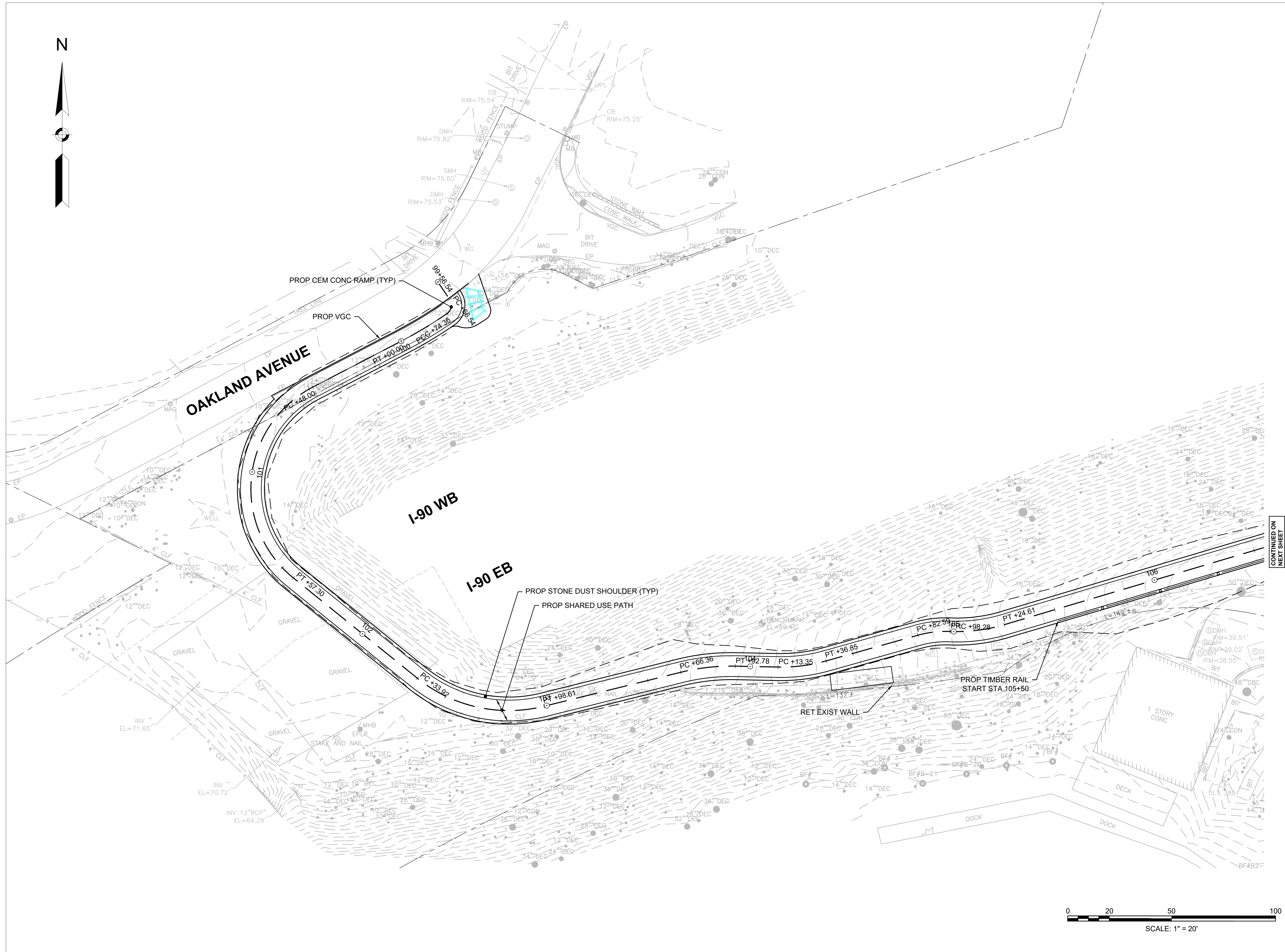
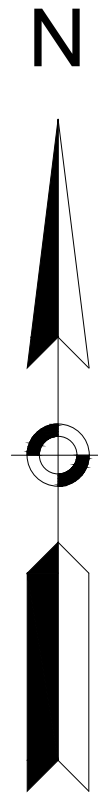
SUB-BASE: 8" GRAVEL BORROW TYPE b

* = TOLERANCE FOR CONSTRUCTION ± 0.5% ON SIDEWALK SLOPES, DRIVEWAY SLOPES, AND WHEELCHAIR RAMPS.

NOTES:

1. TRAIL WIDTH SHALL BE 10' UNLESS OTHERWISE CALLED FOR ON THE PLANS OR DIRECTED BY THE ENGINEER DURING CONSTRUCTION.
2. MAXIMUM RUNNING SLOPE AND RESTING INTERVALS AS BELOW

RUNNING SLOPE OF TRAIL SEGMENT		MAXIMUM LENGTH OF SEGMENT BETWEEN RESTING INTERVALS
STEEPER THAN	BUT NOT STEEPER THAN	
1:20 (5%)	1:12 (8.33%)	200 FEET
1:12 (8.33%)	1:10 (10%)	30 FEET
1:10 (10%)	1:8 (12%)	10 FEET



CONTINUED ON
NEXT SHEET

RIVERSIDE
GREENWAY
WORKING GROUP

91 CORNELL STREET
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AUBURNDALE RIVER LINK:
PIGEON HILL TRAIL
AUBURNDALE, MA

REVISIONS

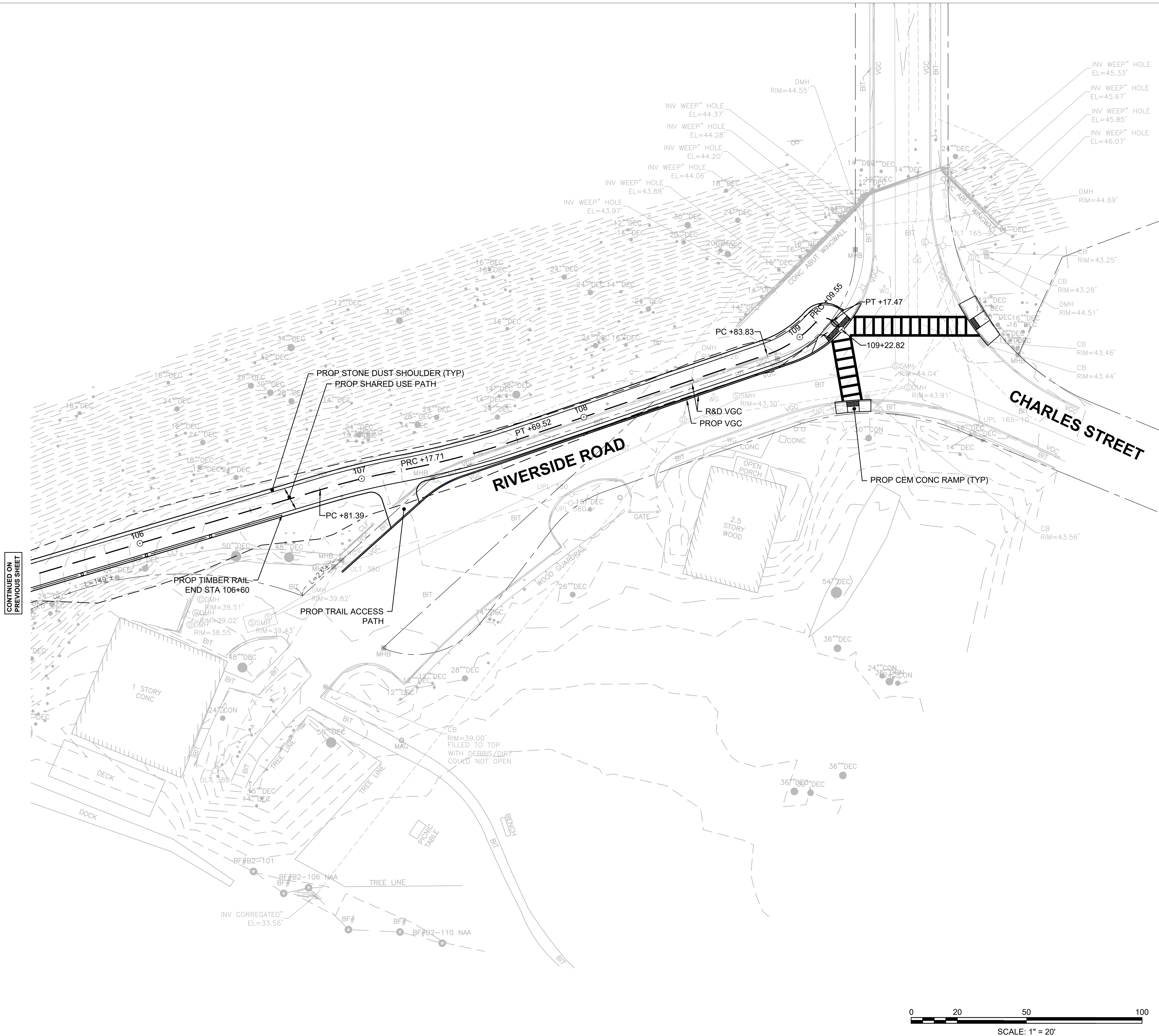
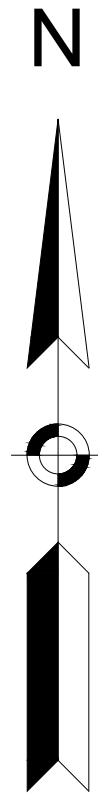
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PROGRESS PRINT - NOT
FOR CONSTRUCTION

PROJECT NO:
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SCALE: 1"=20'-0"

25%
CONSTRUCTION
DOCUMENTS

MAY 23, 2020
CONSTRUCTION
PLANS

C2.01



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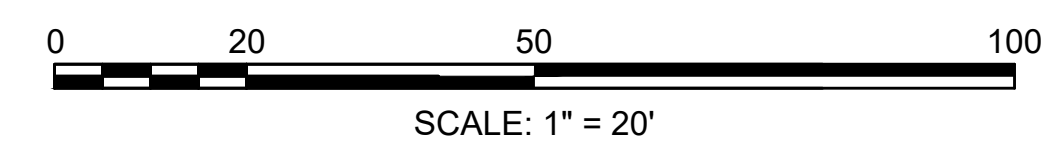
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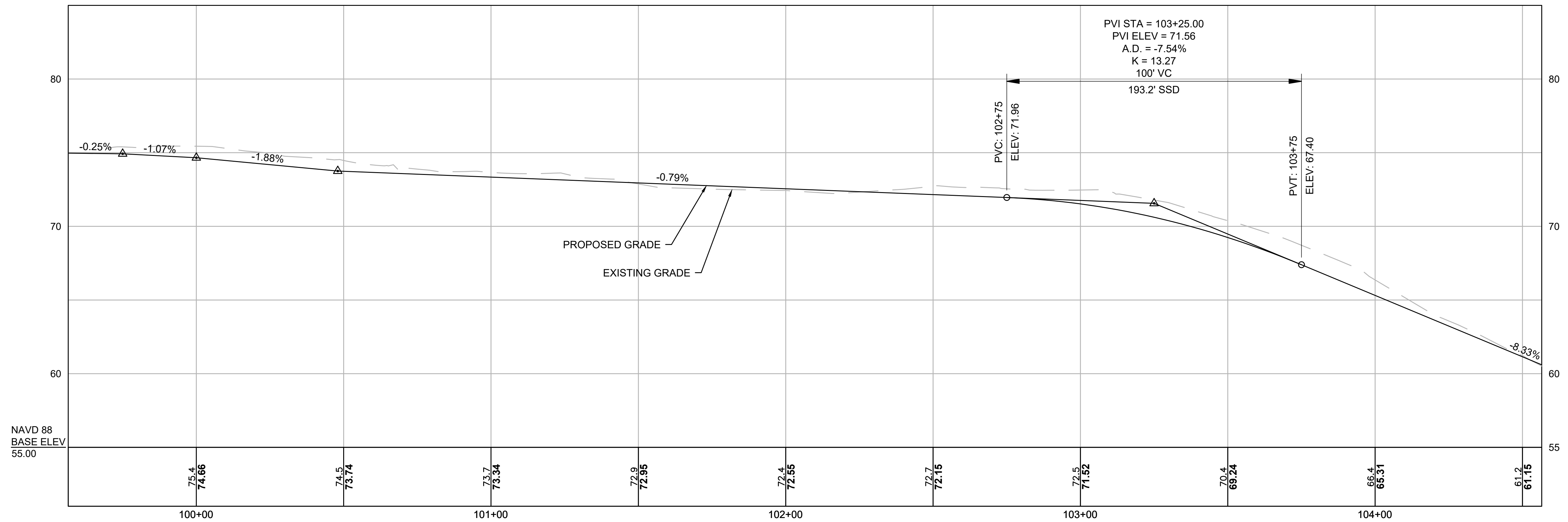
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SCALE: 1" = 20'-0"

25%
CONSTRUCTION DOCUMENTS

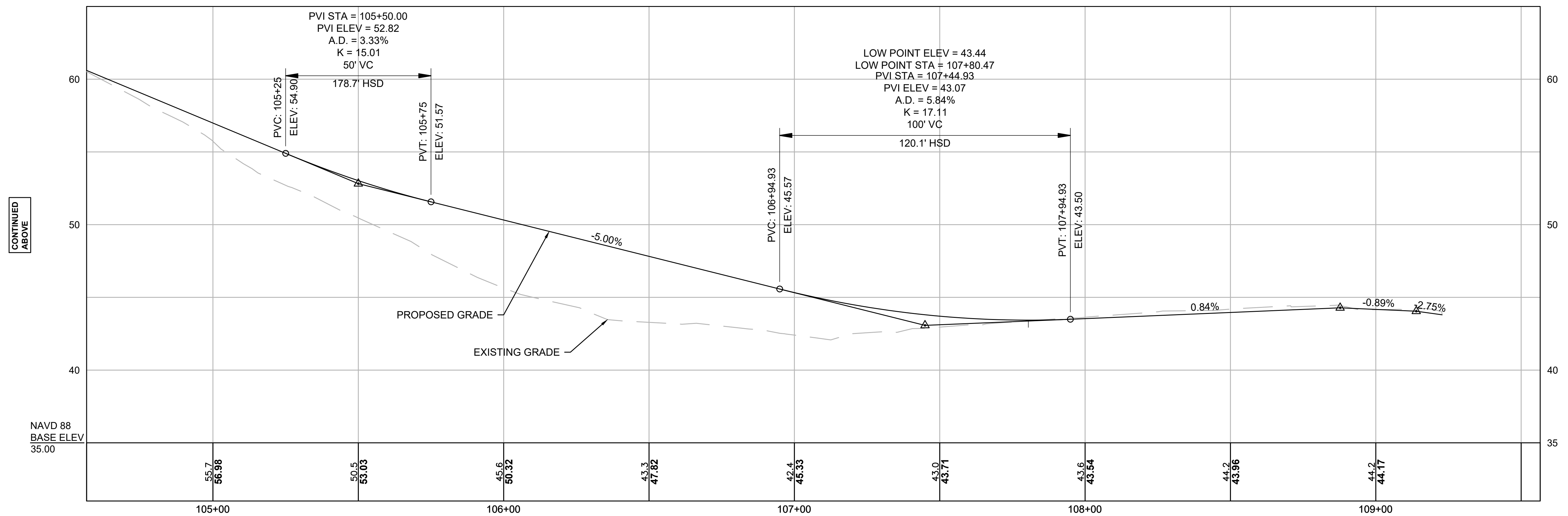
MAY 23, 2020
CONSTRUCTION PLANS

C2.02

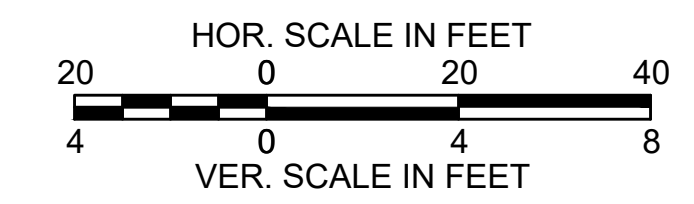




CONTINUED BELOW



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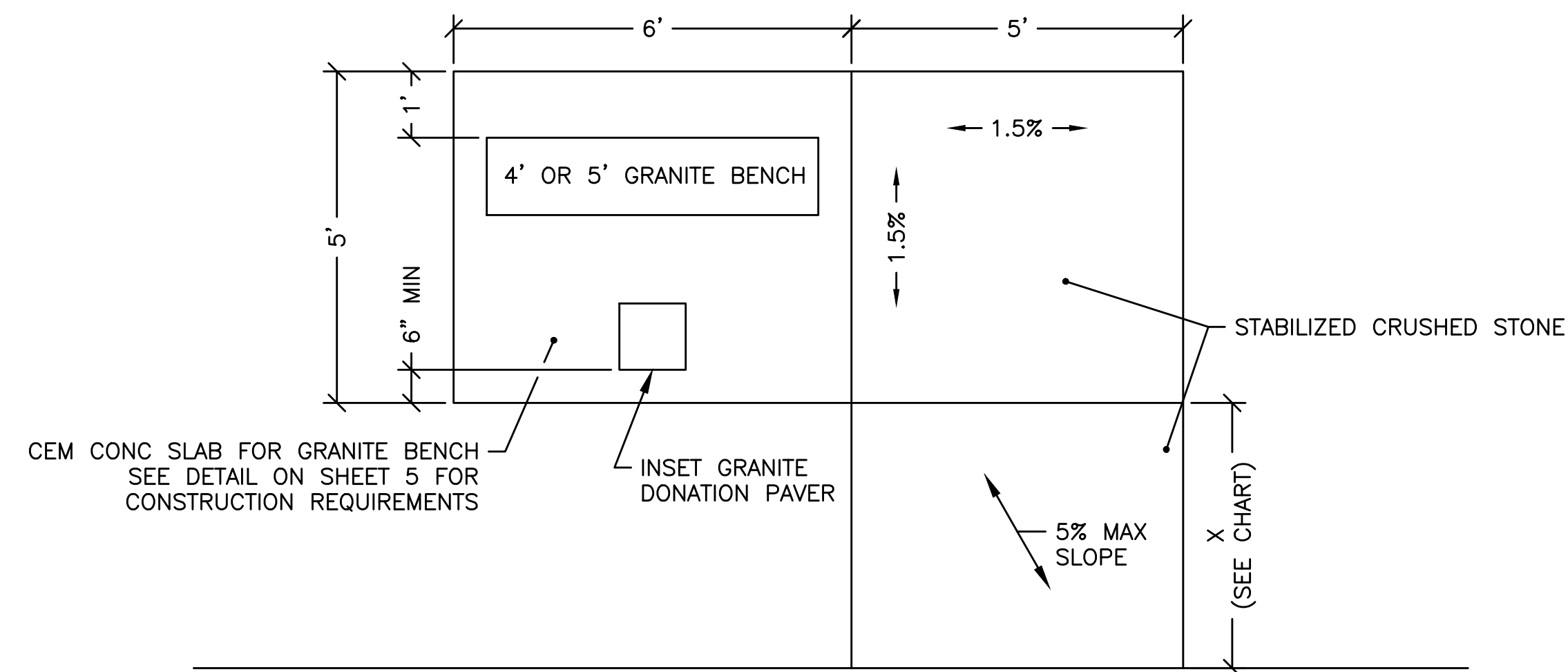
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PROJECT NO: _____
DRAWN BY: _____ KS
CHECKED BY: _____
SCALE: H 1"=20'-0", V 1"=4'-0"

25%
CONSTRUCTION DOCUMENTS

MAY 23, 2020
TRAIL PROFILE

C3.01



CEM CONC SLAB FOR GRANITE BENCH
SEE DETAIL ON SHEET 5 FOR
CONSTRUCTION REQUIREMENTS

INSET GRANITE
DONATION PAVER

STABILIZED CRUSHED STONE

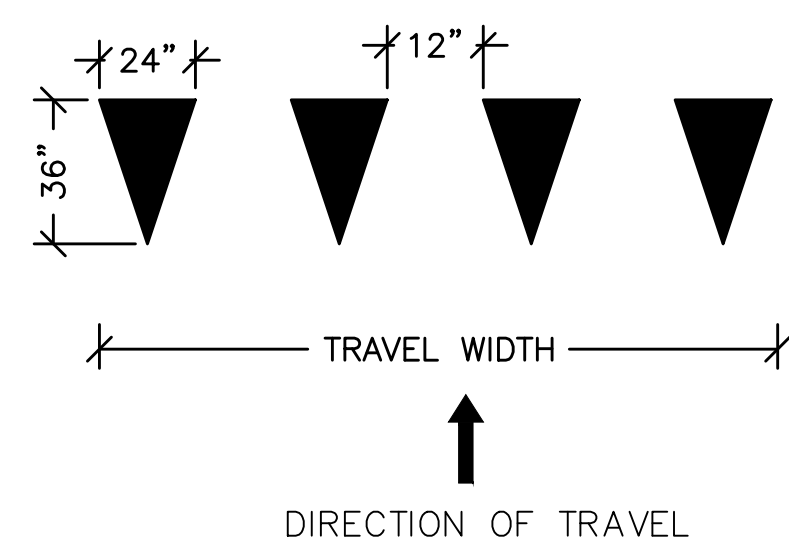
5% MAX
SLOPE

X (SEE CHART)

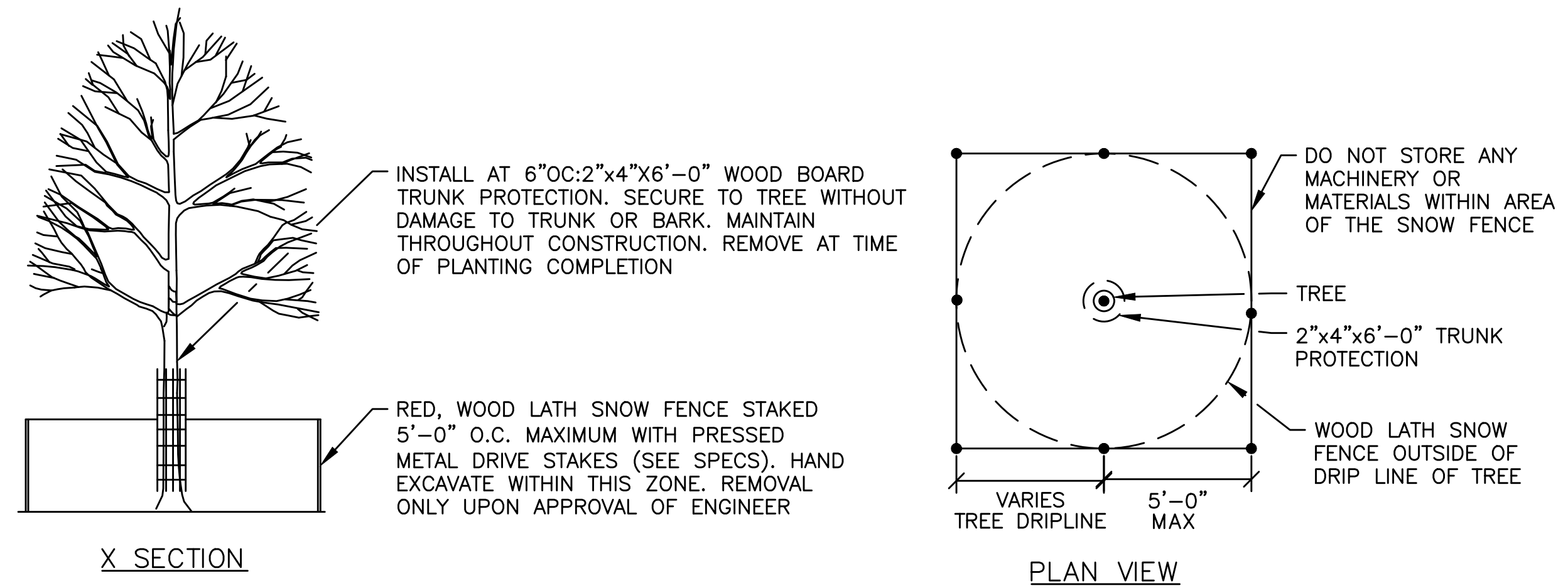
← PROP TRAIL →

RESTING AREA TRANSITION LENGTH	
% TRAIL SLOPE	X (FEET)
≤ 2%	2
> 2% TO 4%	3
> 4% TO 6%	4
> 6% TO 8.33%	5

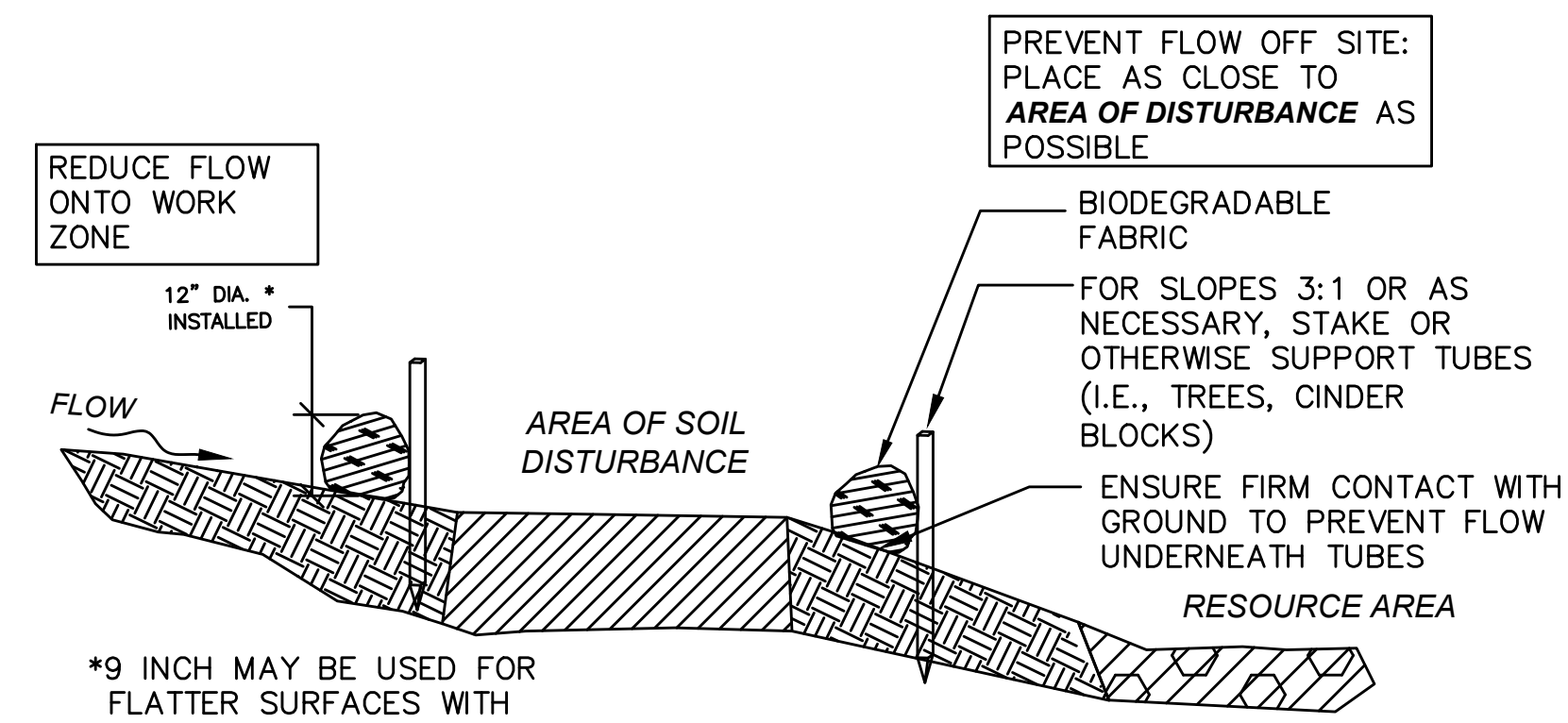
TRAIL RESTING AREA
NOT TO SCALE



YIELD LINE LAYOUT
NOT TO SCALE

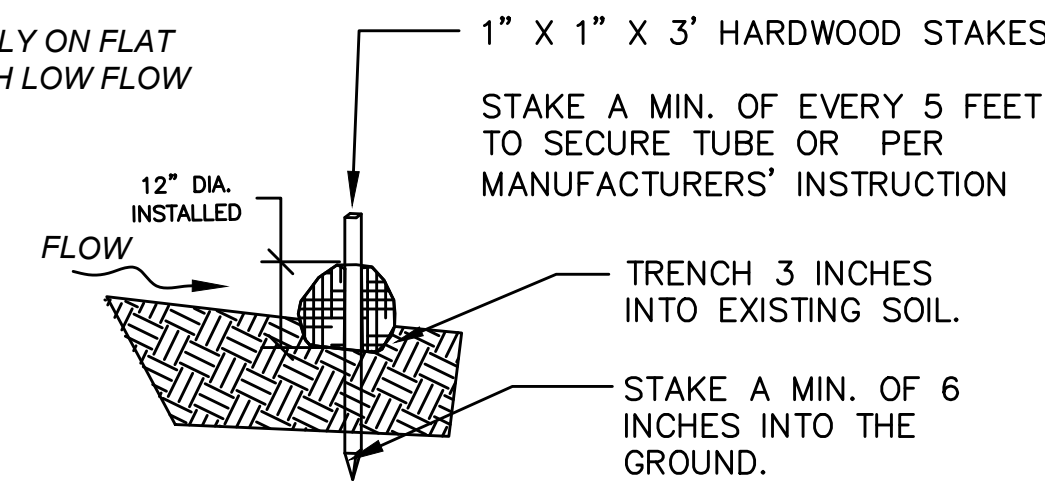


TREE PROTECTION
NOT TO SCALE

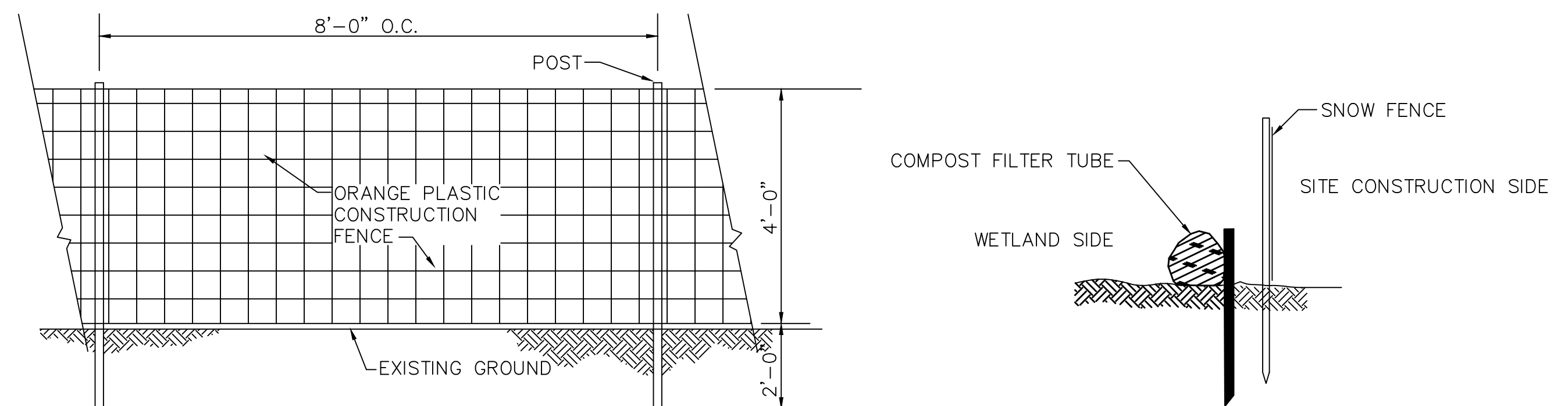


12 INCH STRAW WATTLE

TO BE USED ONLY ON FLAT SURFACES WITH LOW FLOW

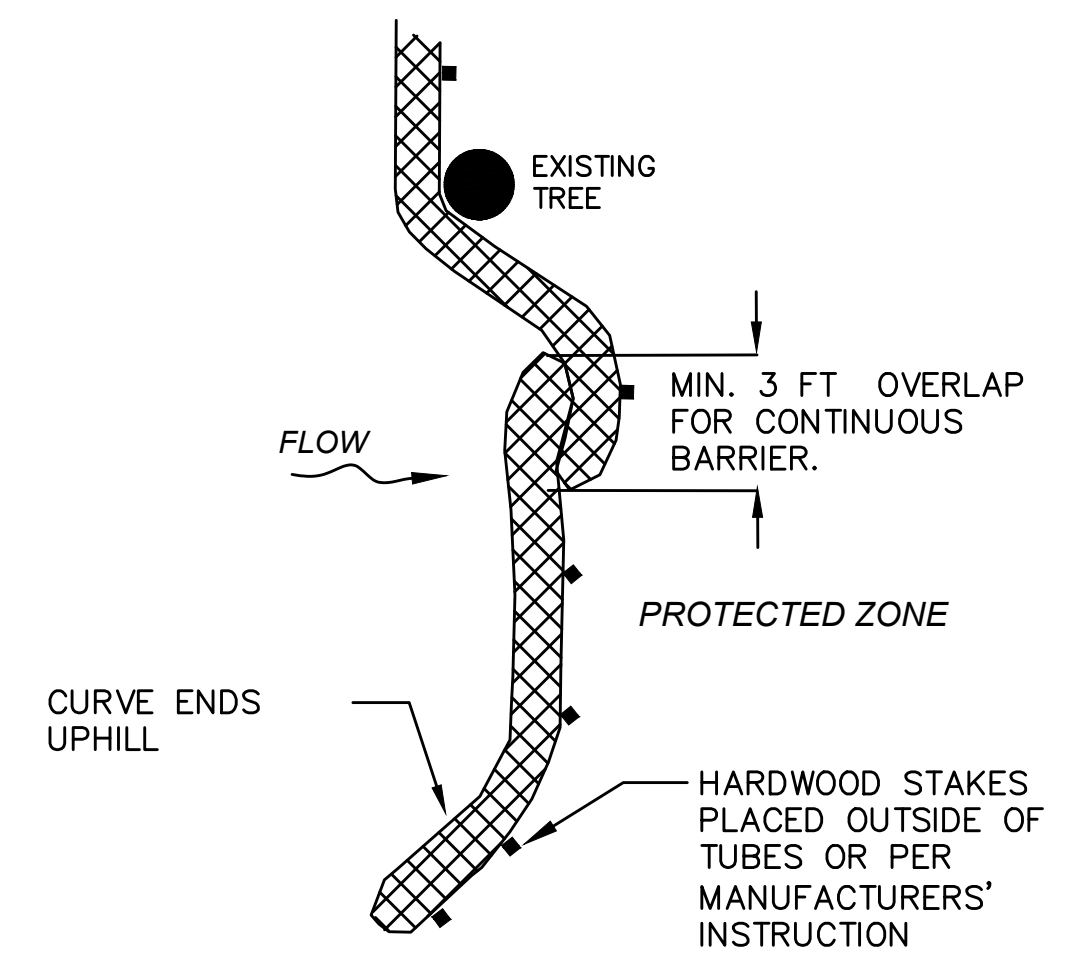


SEDIMENT BARRIERS – COMPOST FILTER TUBES & STRAW WATTLES
NOT TO SCALE



NOTE:
ORANGE PLASTIC SNOW FENCE TO BE
PLACED AT LIMIT OF WORK. SITE EROSION
CONTROL MEASURES (SILT FENCE AND HAY
BALES) TO BE PLACED ON THE WETLAND
SITE OF FENCE.

SNOW FENCE
NOT TO SCALE



PLACE TUBE ALONG CONTOURS AND
PERPENDICULAR TO FLOW.

ADJUST LOCATION AS REQUIRED FOR OPTIMUM
EFFECTIVENESS. DO NOT INSTALL IN
WATERWAYS.

PLACE STAKES AS NEEDED TO SECURE TUBES
IN PLACE.

PLAN VIEW

RIVERSIDE
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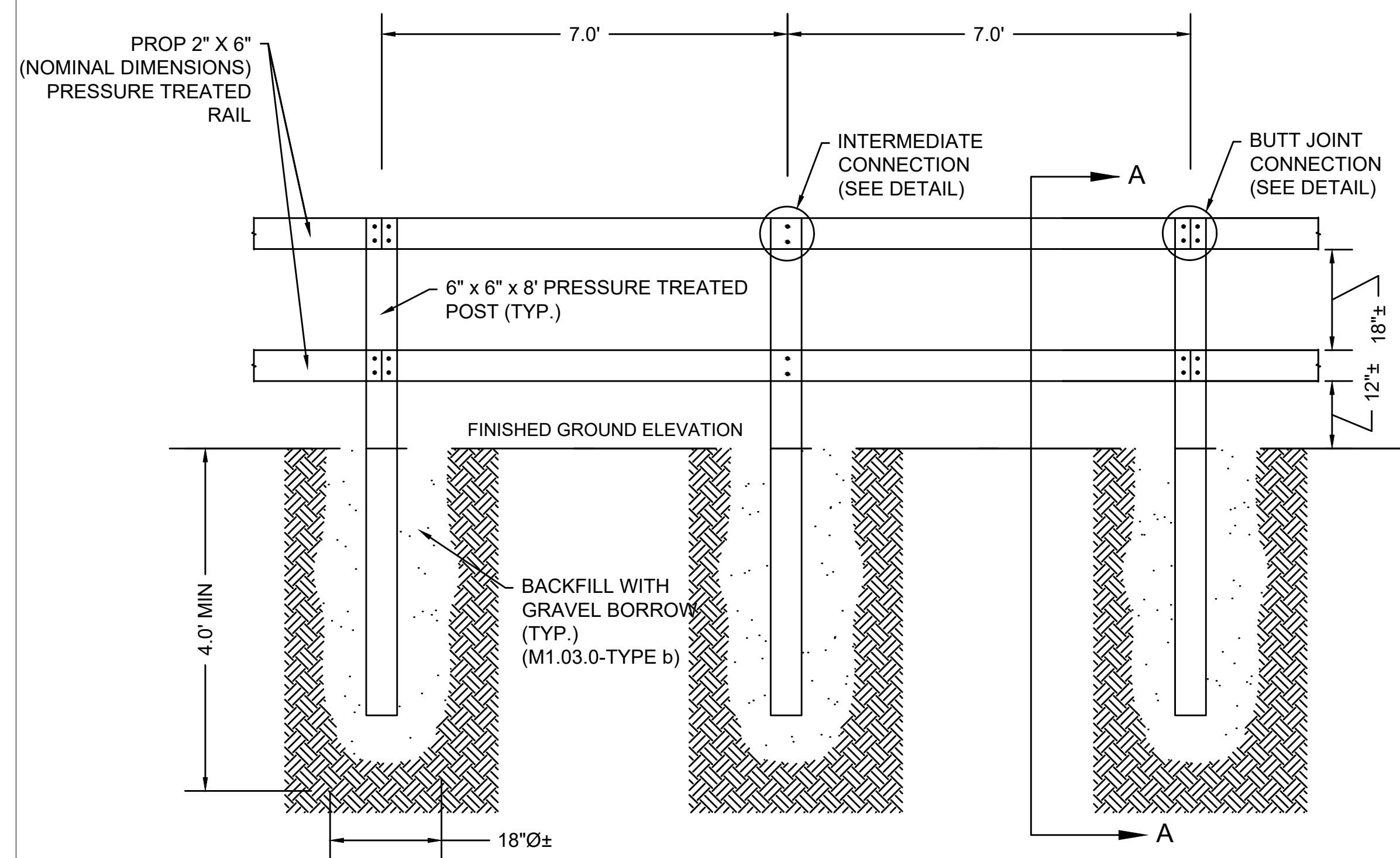
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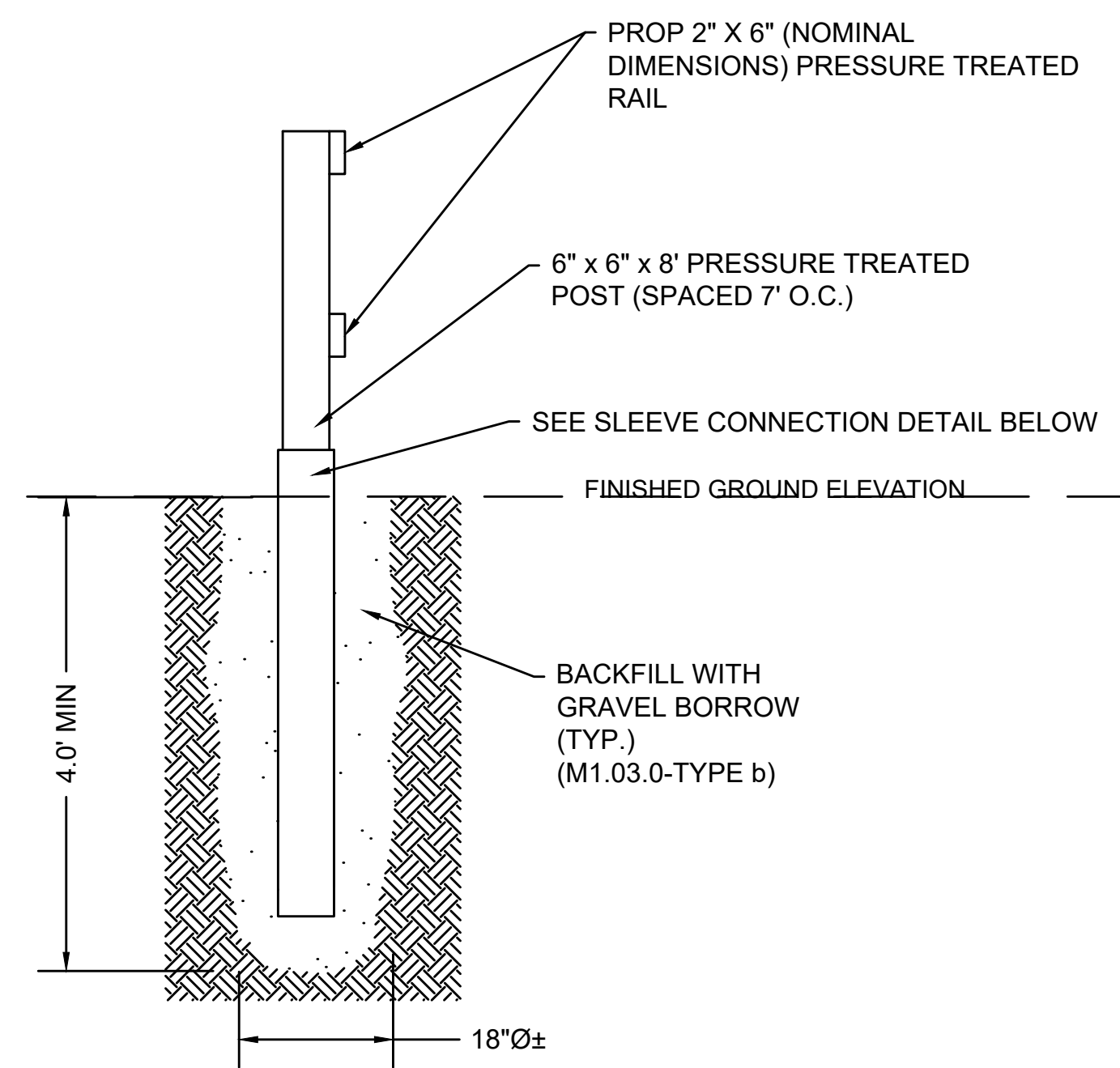
MAY 23, 2020
CONSTRUCTION
DETAILS

C4.01

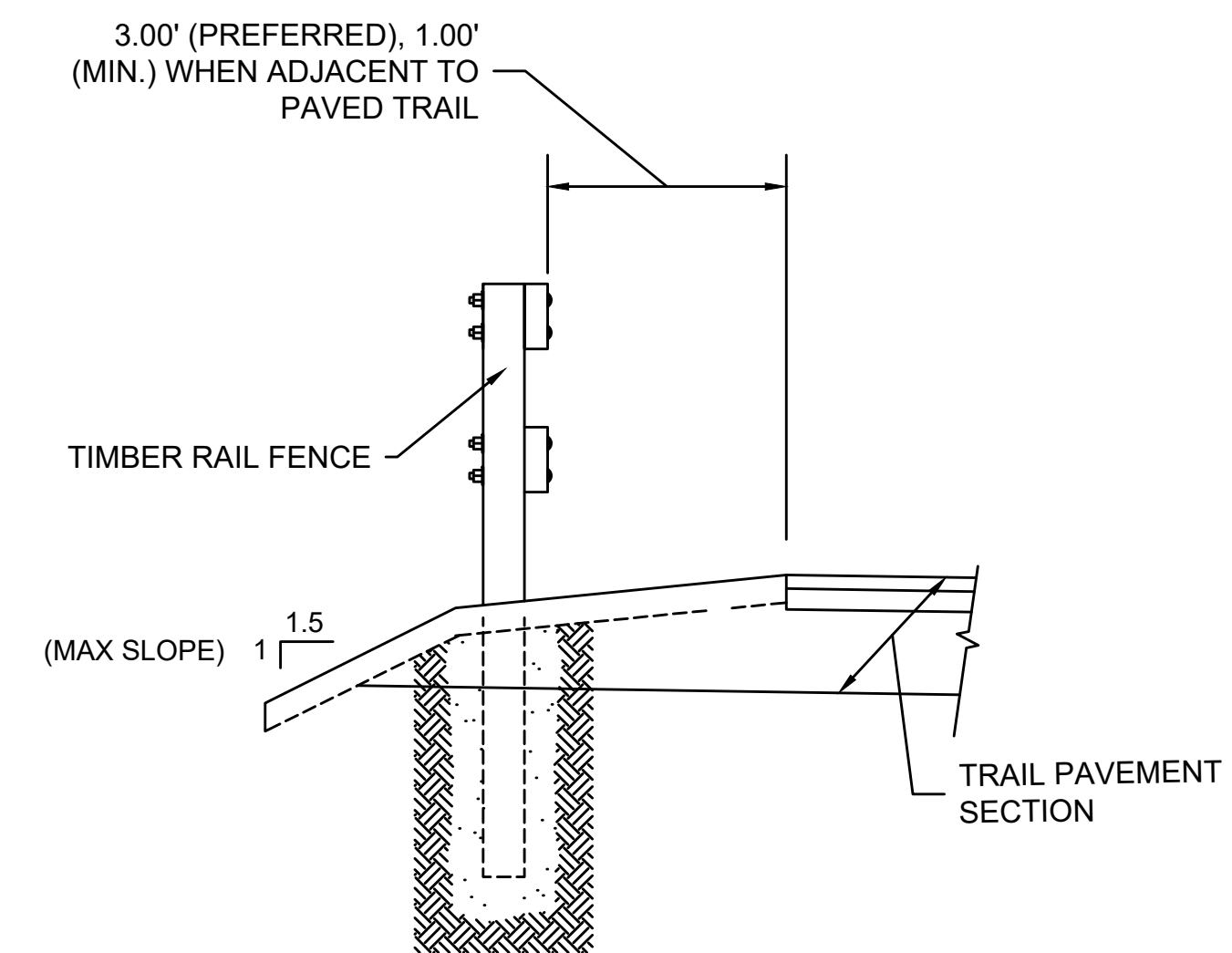


TIMBER RAIL FENCE ELEVATION
NOT TO SCALE
SEE PLANS FOR LOCATIONS

NOTES:
1. FOR RADII LESS THAN 165', USE CONNECTION POSTS SET AT 7.0' AND SHORTEN RAILS ACCORDINGLY.



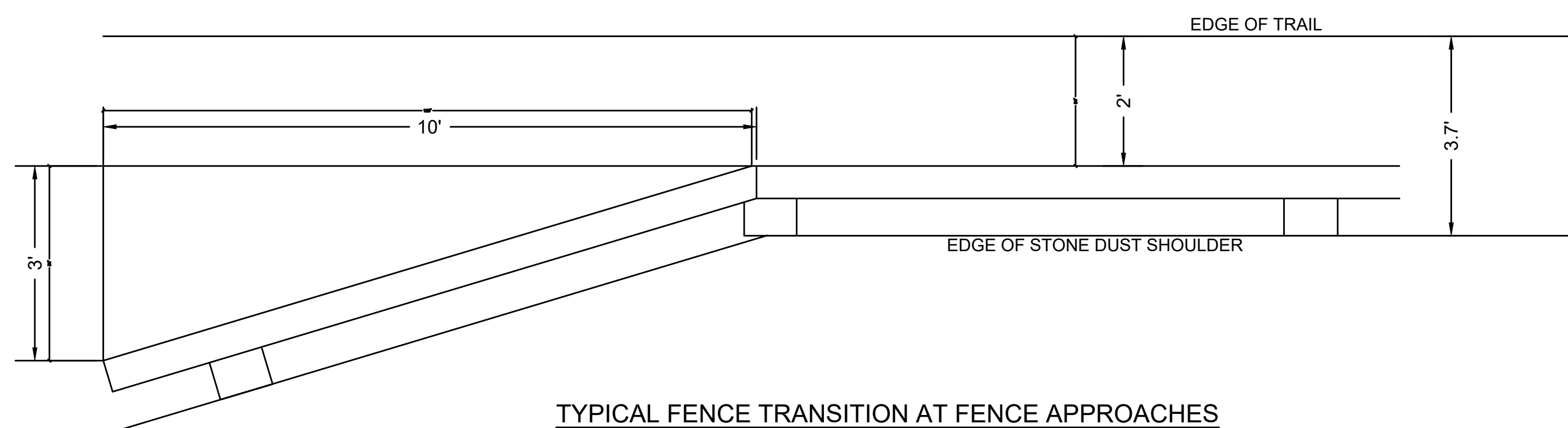
TIMBER FENCE TUBE STEEL SLEEVE
(FOR USE IN SATURATED LOCATIONS)
NOT TO SCALE



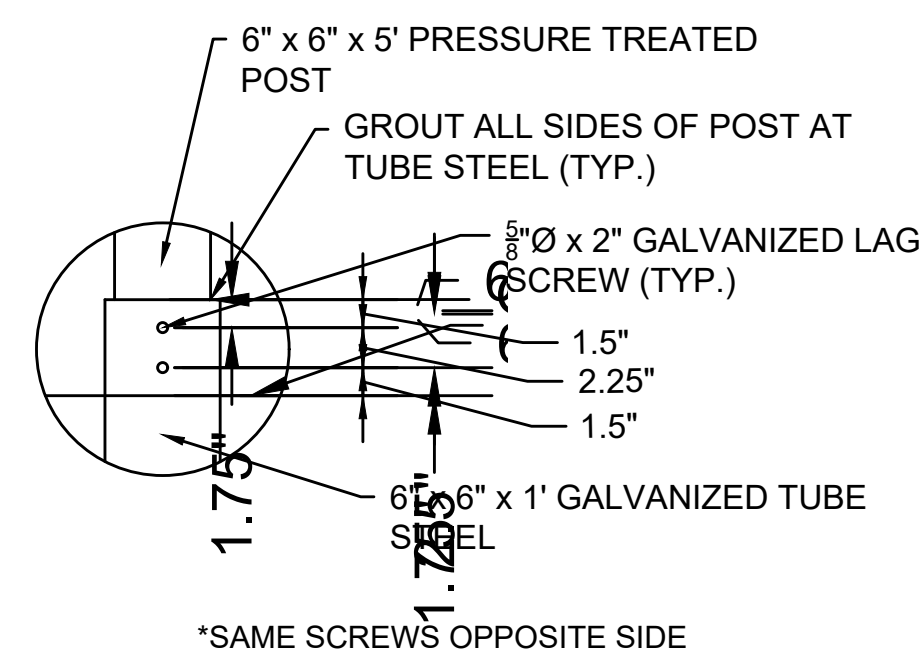
SECTION A-A
NOT TO SCALE

SUGGESTED TIMBER RAIL FENCE CONSTRUCTION SEQUENCE

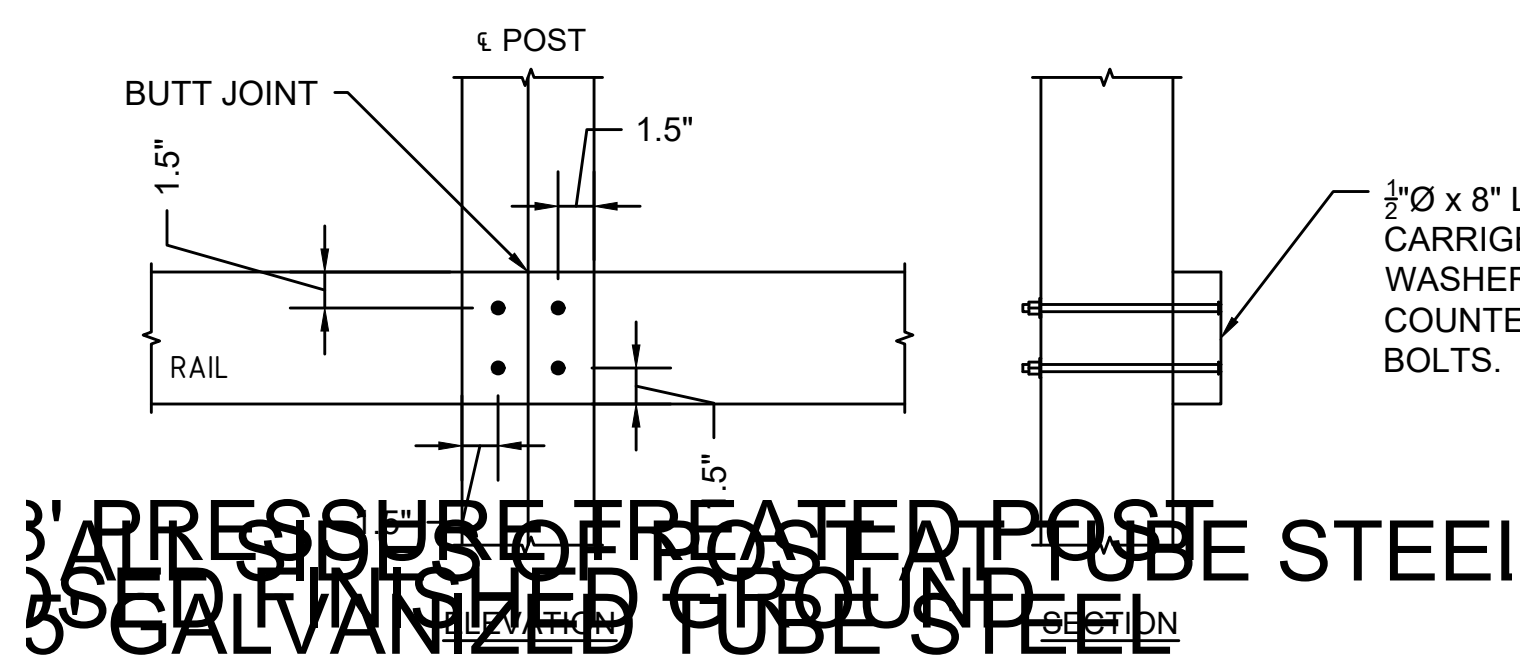
1. AUGER OR DIG POST HOLE TO REQUIRED DIMENSIONS.
2. IF GROUND IS SATURATED, USE TUBE SLEEVE. SEE DETAIL ON THIS SHEET.
3. BACKFILL BOTTOM 6"± OF HOLE WITH GRAVEL AND COMPACT THOROUGHLY.
4. SET POST AND HOLD PLUMB DURING BACKFILLING.
5. BACKFILL WITH GRAVEL IN 12" LIFTS. COMPACT EACH LIFT THOROUGHLY.
6. CLAMP RAILS TO POSTS AND FIELD DRILL BOLT HOLES.
7. SET BOLTS, WASHERS AND NUTS.
8. IF CCA PRESSURE TREATED LUMBER IS NOT READILY AVAILABLE AT THE TIME OF CONSTRUCTION OR IT IS DEEMED ENVIRONMENTALLY UNACCEPTABLE FOR COMMERCIAL USES BY THE EPA, USE ACQ PRESSURE TREATED LUMBER.



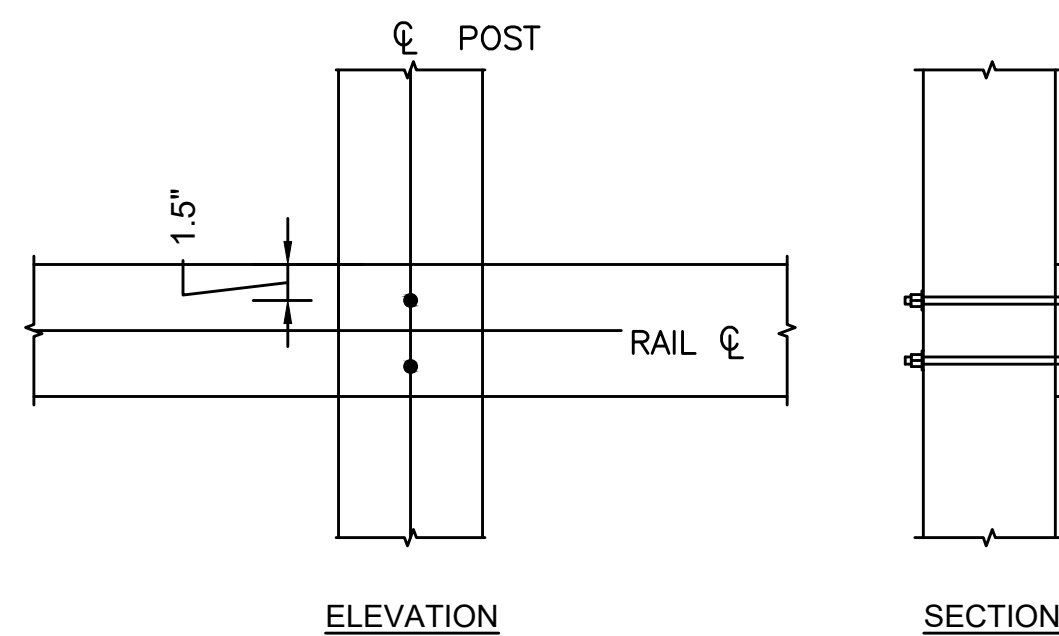
TYPICAL FENCE TRANSITION AT FENCE APPROACHES
NOT TO SCALE



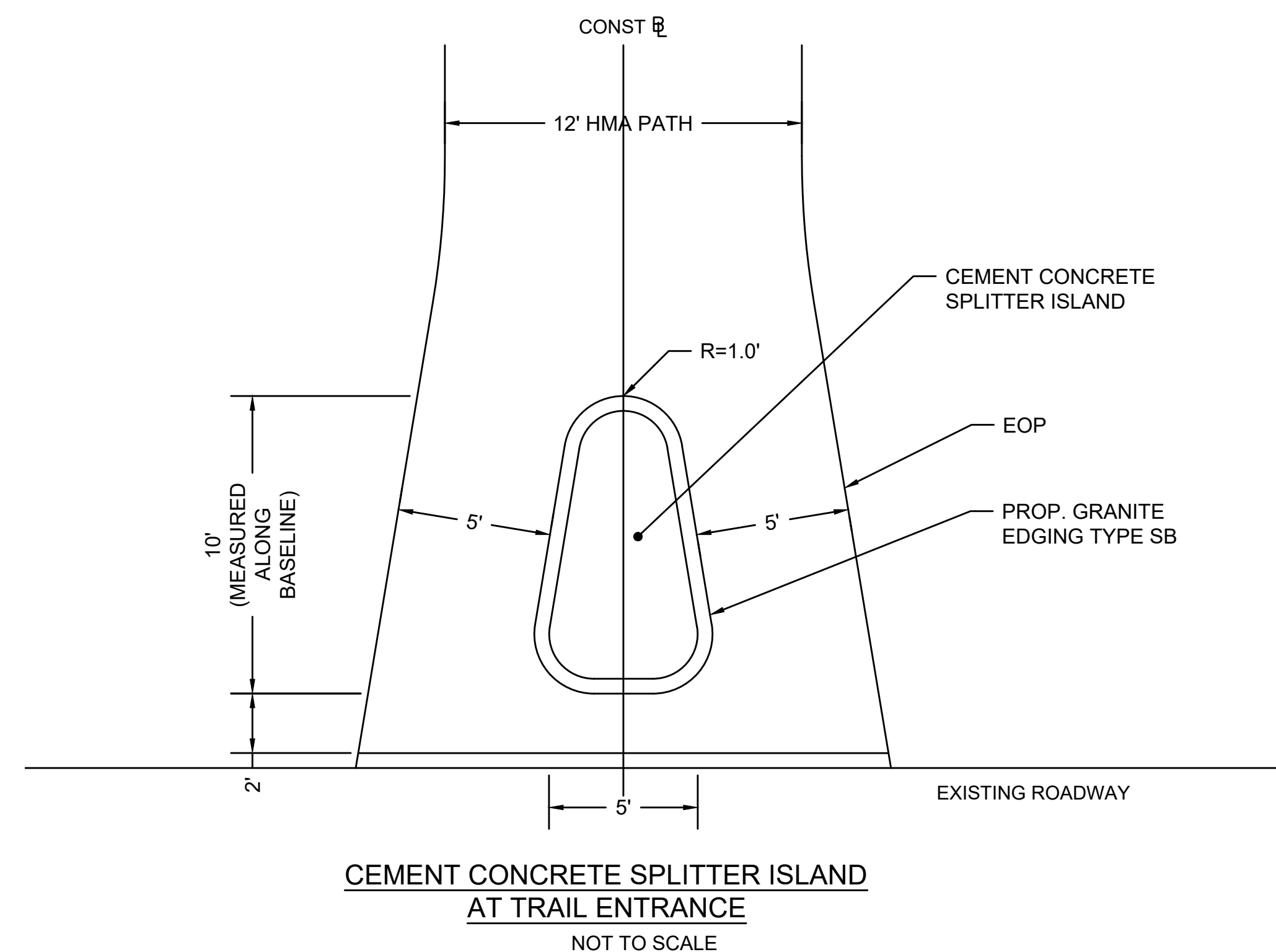
SLEEVE BOLT CONNECTION DETAIL
NOT TO SCALE



BUTT JOINT CONNECTION
NOT TO SCALE



INTERMEDIATE CONNECTION
NOT TO SCALE



CEMENT CONCRETE SPLITTER ISLAND
AT TRAIL ENTRANCE
NOT TO SCALE

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AUBURNDALE RIVER LINK:
PIGEON HILL TRAIL
AUBURNDALE, MA

REVISIONS

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SCALE: N.T.S.

25%
CONSTRUCTION
DOCUMENTS

MAY 23, 2020
CONSTRUCTION
DETAILS

C4.02

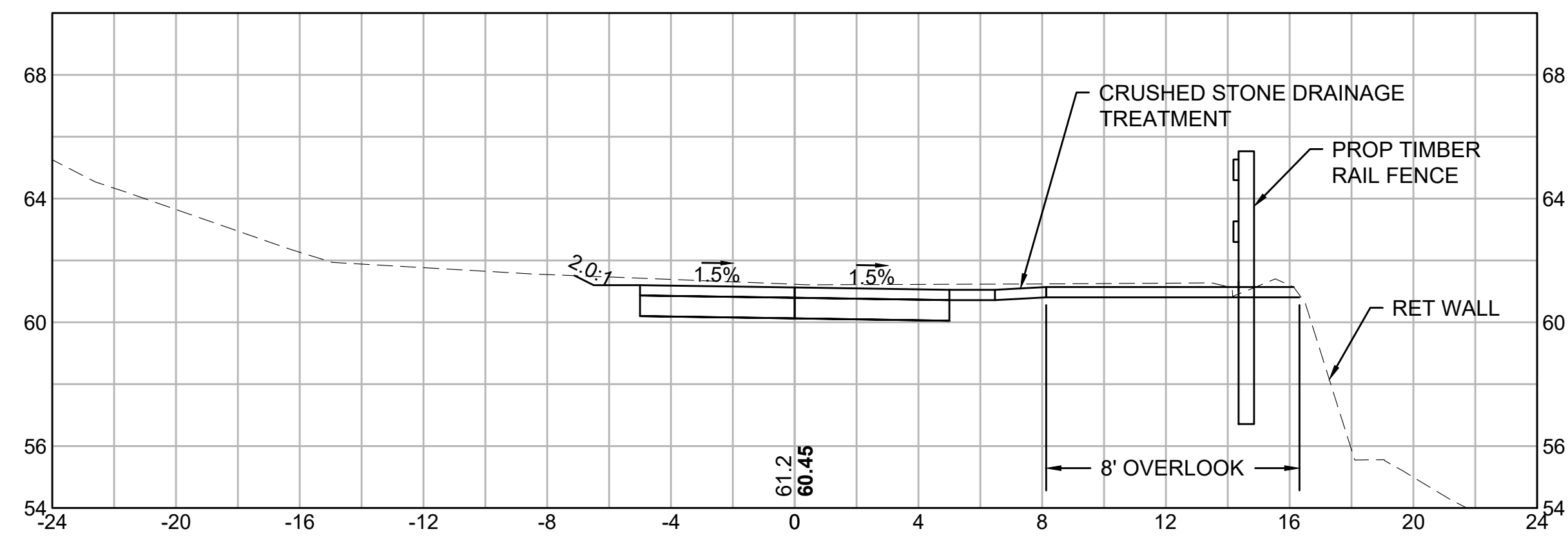
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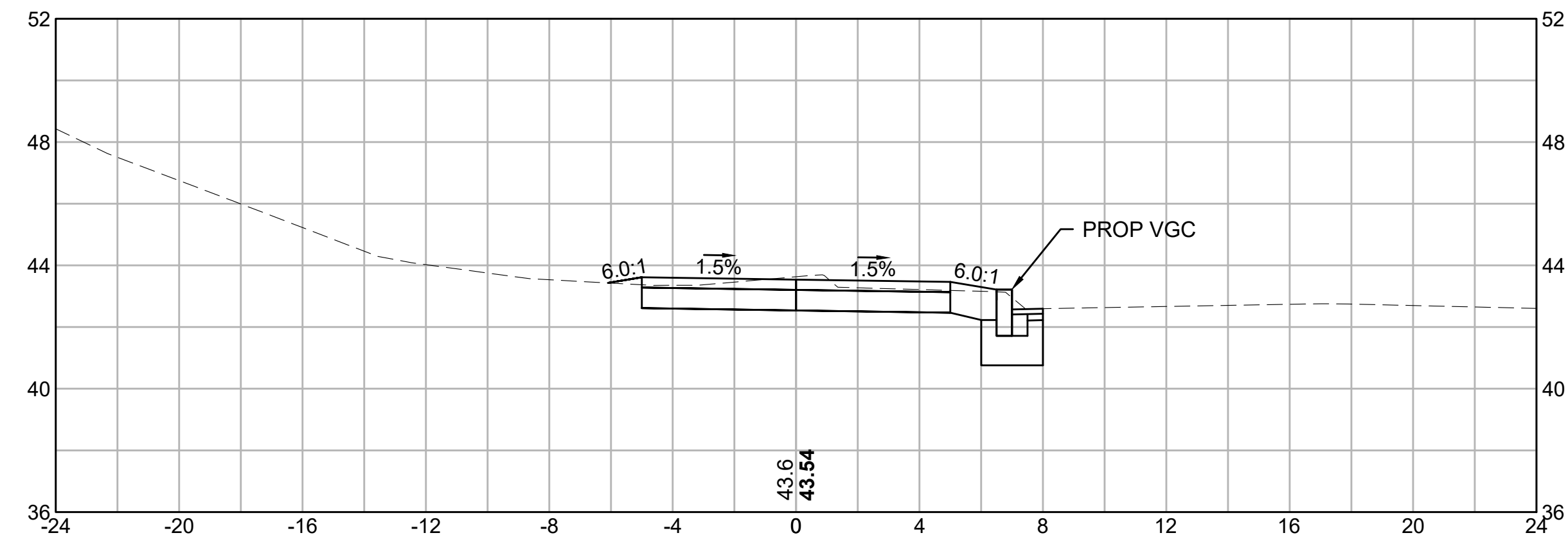
MAY 23, 2020
CRITICAL CROSS
SECTIONS

C5.01

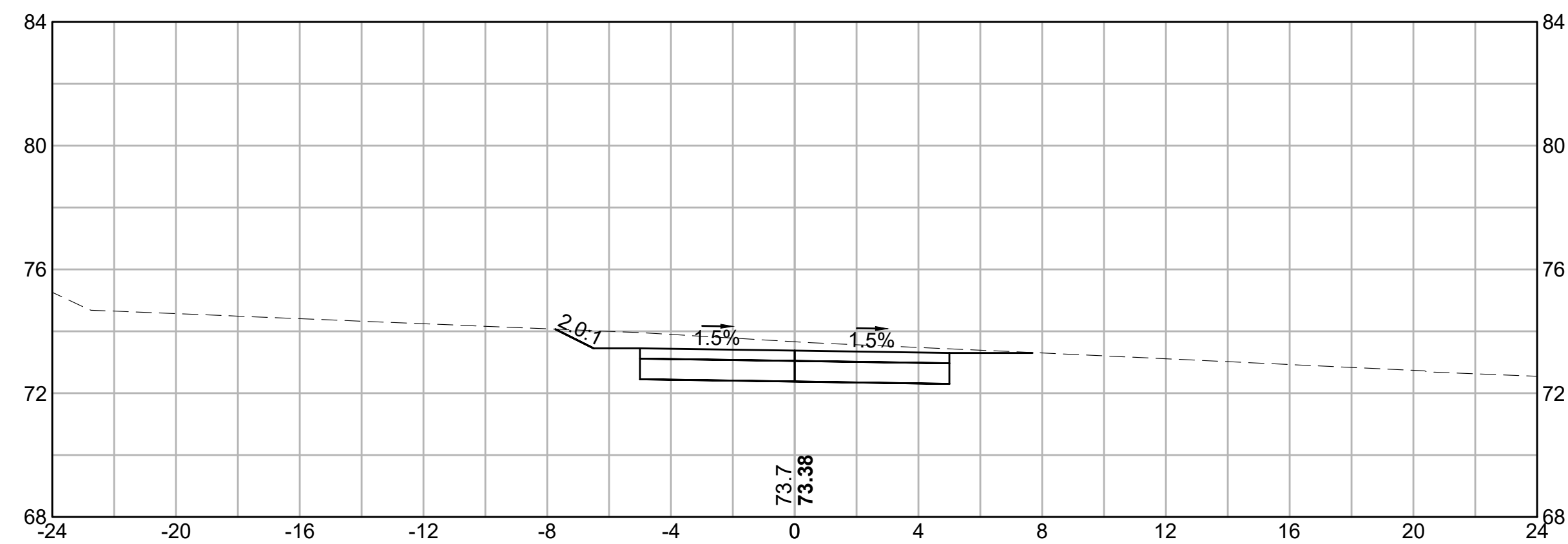
104+50



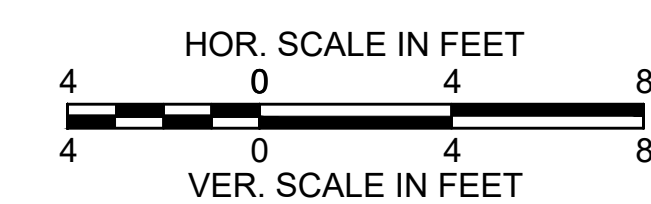
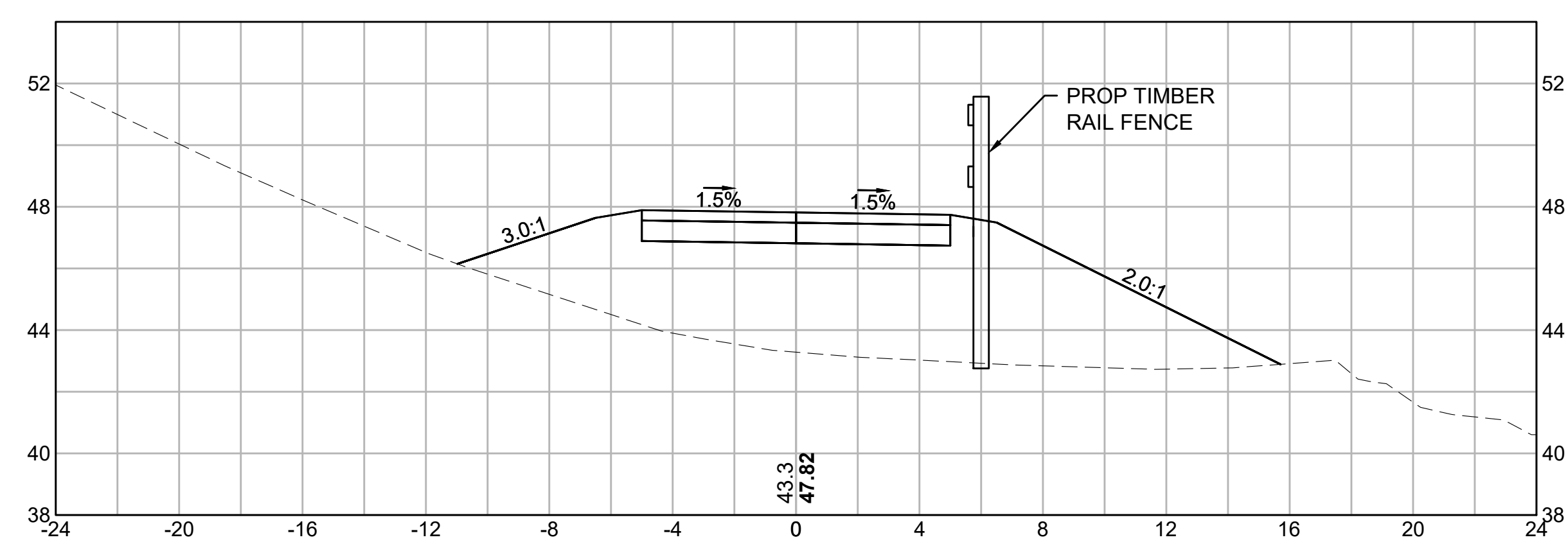
108+00

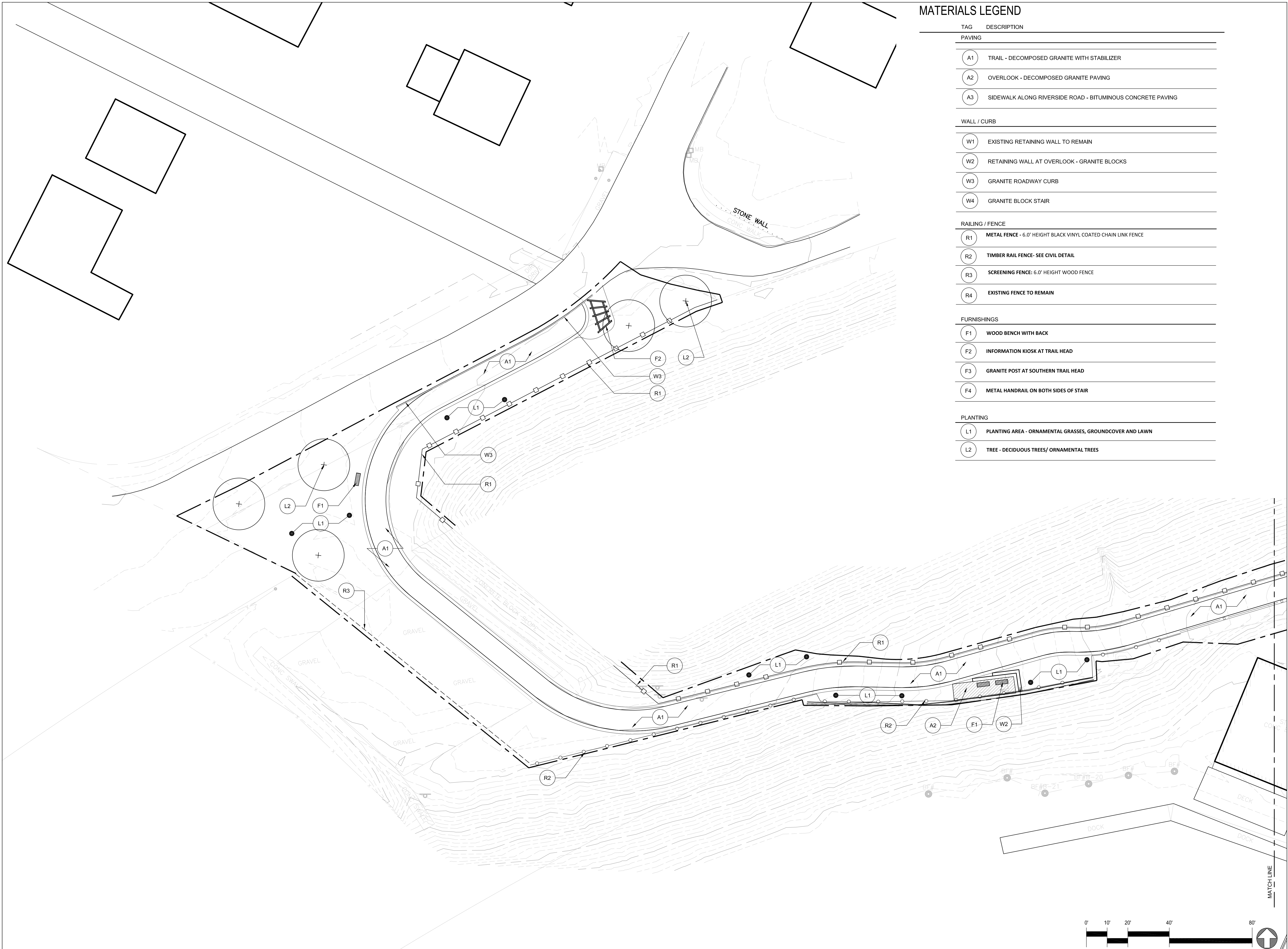


101+00



106+50





MATERIALS LEGEND

TAG	DESCRIPTION
PAVING	
A1	TRAIL - DECOMPOSED GRANITE WITH STABILIZER
A2	OVERLOOK - DECOMPOSED GRANITE PAVING
A3	SIDEWALK ALONG RIVERSIDE ROAD - BITUMINOUS CONCRETE PAVING
WALL / CURB	
W1	EXISTING RETAINING WALL TO REMAIN
W2	RETAINING WALL AT OVERLOOK - GRANITE BLOCKS
W3	GRANITE ROADWAY CURB
W4	GRANITE BLOCK STAIR
RAILING / FENCE	
R1	METAL FENCE - 6.0' HEIGHT BLACK VINYL COATED CHAIN LINK FENCE
R2	TIMBER RAIL FENCE - SEE CIVIL DETAIL
R3	SCREENING FENCE: 6.0' HEIGHT WOOD FENCE
R4	EXISTING FENCE TO REMAIN
FURNISHINGS	
F1	WOOD BENCH WITH BACK
F2	INFORMATION KIOSK AT TRAIL HEAD
F3	GRANITE POST AT SOUTHERN TRAIL HEAD
F4	METAL HANDRAIL ON BOTH SIDES OF STAIR
PLANTING	
L1	PLANTING AREA - ORNAMENTAL GRASSES, GROUNDCOVER AND LAWN
L2	TREE - DECIDUOUS TREES/ ORNAMENTAL TREES

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**AUBURDALE RIVER LINK:
 PIGEON HILL TRAIL
 AUBURDALE, MA**

REVISIONS

PROJECT NO: XXXX.XX
 DRAWN BY: IL/JF
 CHECKED BY: XX
 SCALE: XX

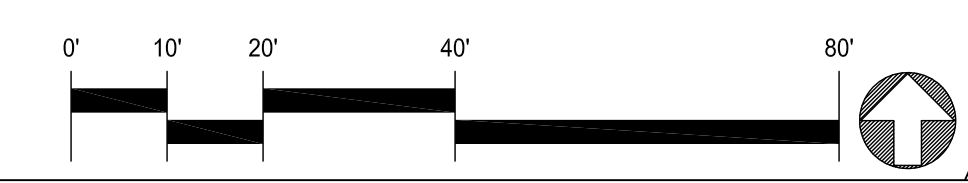
LEAVE A "SPACE"
 IF NOT NEEDED

**25%
 CONSTRUCTION DOCUMENTS
 PROGRESS SET**

MAY 6, 2020

MATERIAL PLAN

L1.1





MATERIALS LEGEND

TAG	DESCRIPTION
PAVING	
A1	TRAIL - TRAIL - DECOMPOSED GRANITE WITH STABILIZER
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L2	TREE - DECIDUOUS TREES/ ORNAMENTAL TREES

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**AUBURDALE RIVER LINK:
PIGEON HILL TRAIL
AUBURDALE, MA**

REVISIONS

PROJECT NO:	XXXX.XX
DRAWN BY:	IL/JF
CHECKED BY:	XX
SCALE:	XX

LEAVE A "SPACE"
IF NOT NEEDED

**25%
CONSTRUCTION
DOCUMENTS
PROGRESS SET**

MAY 6, 2020

MATERIAL PLAN

L1.2

