


Johnnycake Mountain Park Advisory Commission



Master Plan Draft/Proposal
Informational Session
11.15.21



Welcome & Opening Remarks

Johnnycake Mountain Park Advisory Commission



- Craig Battisto
- Elizabeth Delano
- Christie Dockman
- Robert Dunn
- Karen Geitz
- Joan Mack
- Mark Moriarty
- Tricia Twomey

General Information

WHAT IS A
MASTER PLAN?

EXPECTATIONS
FOR TONIGHT'S
MEETING

Tonight's Agenda

- Welcome and Introduction
- History of the Park and Unique Characteristics
- JMPAC Mission Statement
- Due Diligence
- Park Programming
- Consultant Selection and Finances
- Master Plan Presentation
- Public Comment



HEUBLEIN TOWER



WIND TURBINES - COLEBROOK, CT

Johnnycake Views

Burlington Land Trust Trail Development at Johnnycake Mountain Park



BLT and Dwight Harris cut trails and built a
bridge

Guided walks in the fall and winter of 2017-
2019



COVID LOCKDOWN 2020

Photos by Leslie Siek

- New trails are cut by the BLT and Dwight Harris
- The park is OPEN to the public
- Trails are marked and maintained by Public Works

Flora and Fauna in the Park

- Wildflower fields, hay fields, tree groves and forest
- Birds: red tailed hawks, eagles, vultures, owls
- Migratory Birds: bobolinks, swallows and red winged blackbirds
- Monarch butterflies, Deer, fox





History

- Journey cake or Johnnycake
- John G. Martin, Heublein Co. and Smirnoff Vodka
- Moscow mule, Bloody Mary and Screwdriver

Connecticut Forests and Parks-Tunxis Trail



Mission Statement

To create a feasible and visionary short- and long-term master plan for the purchased property that provides the multi-generational community of Burlington with opportunities for active and passive recreation.

Our recommendations will be based upon considerations and input from our entire community, will support documented community needs, will strive to retain the unique, farm-like character and natural landscape of the property and will be aware of the potential impact to the surrounding neighborhoods.

We endorse the following values:

- Open-mindedness
- Team unity
- Respect for one another
- Commitment to a positive outcome



Due Diligence

Committed to evaluating all appropriate data and ensuring community input!

Due Diligence

- Referendum
- Surveys (2017 & 2021)
- Public Comment offered at all JCP meetings
- Multiple social media posts sharing links to survey results and programming elements
- Community Input
 - Conservation Commission / Plan of Conservation and Development
 - Parks & Recreation
 - Burlington Land Trust
 - Sports Organizations
 - Neighbors and Community Members
- Subject Matter Expert on Park Design (Olmstead Approach)
- Walking Tours of Park
- Community Workshop (Charette)

Referendum Vote: May 24, 2016

Shall the Town of Burlington purchase 57.995 acres of land located at 130 Johnnycake Mountain Road in Burlington for \$1,675,000.00 for active recreational uses or related municipal purposes?

- Yes: 805
- No: 526

Due Diligence



COMMUNITY FEEDBACK

- Parks & Recreation
- Land Trust
- Sports Organizations
- Conservation Commission / Plan of Conservation and Development
- Neighbors and Community Members
- Community Workshop (Charette)

Due Diligence



COMMUNITY FEEDBACK

- **Subject Matter Expert on Park Design**
 - **(Olmstead Approach)**
- **Walking Tours of Park**
 - JMPAC Tour
 - Community Tour
 - Kent and Frost Tour

Due Diligence

COMMUNITY INPUT

Survey Results

2017 – 587 residents responded

Unmet/Underdeveloped Needs

Swimming	39%
Outdoor concert venue	37%
Dog Park	35%
Playgrounds	32%
Hiking/fitness trails	29%
Community Gardens	24%
Winter Sports	21%

2021 – 892 residents responded

Unmet/Underdeveloped Needs

Swimming	33%
Outdoor concert venue	41%
Dog Park	35%
Playgrounds	33%
Hiking/fitness trails	21%
Community Gardens	24%
Winter Sports	23%
Open Air Pavilion	46%*
Indoor Community Center	23%*
Lacrosse Fields	21%*

Due Diligence

COMMUNITY INPUT

Survey Results

2017 – 587 residents responded

What would you like to see at Johnnycake

Hiking/Fitness Trails	65%
Playgrounds/Spray Park	46%
Outdoor Concert Venue	44%
Winter Sports (sledding/snowshoeing...)	38%
Dog Park	34%
Community Gardens	33%
Nature Observation/Bird Watching	27%
Fishing	22%
LAX & Soccer fields	42%

2021 – 892 residents responded

What would you like to see at Johnnycake

Hiking/Fitness Trails	57%
Playgrounds/Spray Park	40%
Outdoor Concert Venue	43%
Winter Sports (sledding/snowshoeing...)	32%
Dog Park	30%
Community Gardens	29%
Nature Observation/Bird Watching	27%
Fishing	21%
LAX & Soccer fields	37%
Open Air Pavilion	51%*

Park Programming

Scoring by JMPAC:

- Documented Need
- Strong Resident Interest
- Basic Park Amenity

Consistent with:

- JMPAC's Mission Statement
- Town's intended land use
- Town's Conservation and Development

Cost Feasibility



Park Programming

- Lacrosse / Multi-Use Field
- Walking / Hiking Trails
- Dog Park & Dog Friendly Trails
- Outdoor Music Venue
- Playscape / Playground
- Community Gardens
- Fishing
- Winter Activities such as:
Snow Shoeing, Ice skating, hockey, Cross Country Skiing, Sledding, etc.



Park Programming

Park Amenities

- Building for Parks & Recreation & Community Use
- Pavilion with picnic tables
- Specialty planting areas – wildflowers fields, native species
- Refuse, recycling and sustainable materials
- Bathroom facilities
- Water / Well
- Non-programmed areas – open space for recreation, hay fields, event areas, overflow parking
- Maintenance equipment and material storage



Park Programming

Other Considerations

- Maintain bucolic farm like setting
- Gravel or paved & parking areas
- Design standards (Fencing, signage, benches)
- Potential for public art (Cows, statues or murals)
- Environmental impact
- Small fishing dock on pond for ADA accessibility
- Maintain certain grasslands for bobolink nesting and song bird boxes.
- Include bridges and platforms on trails.
- Have trails go through tall grassy fields for bird watching.



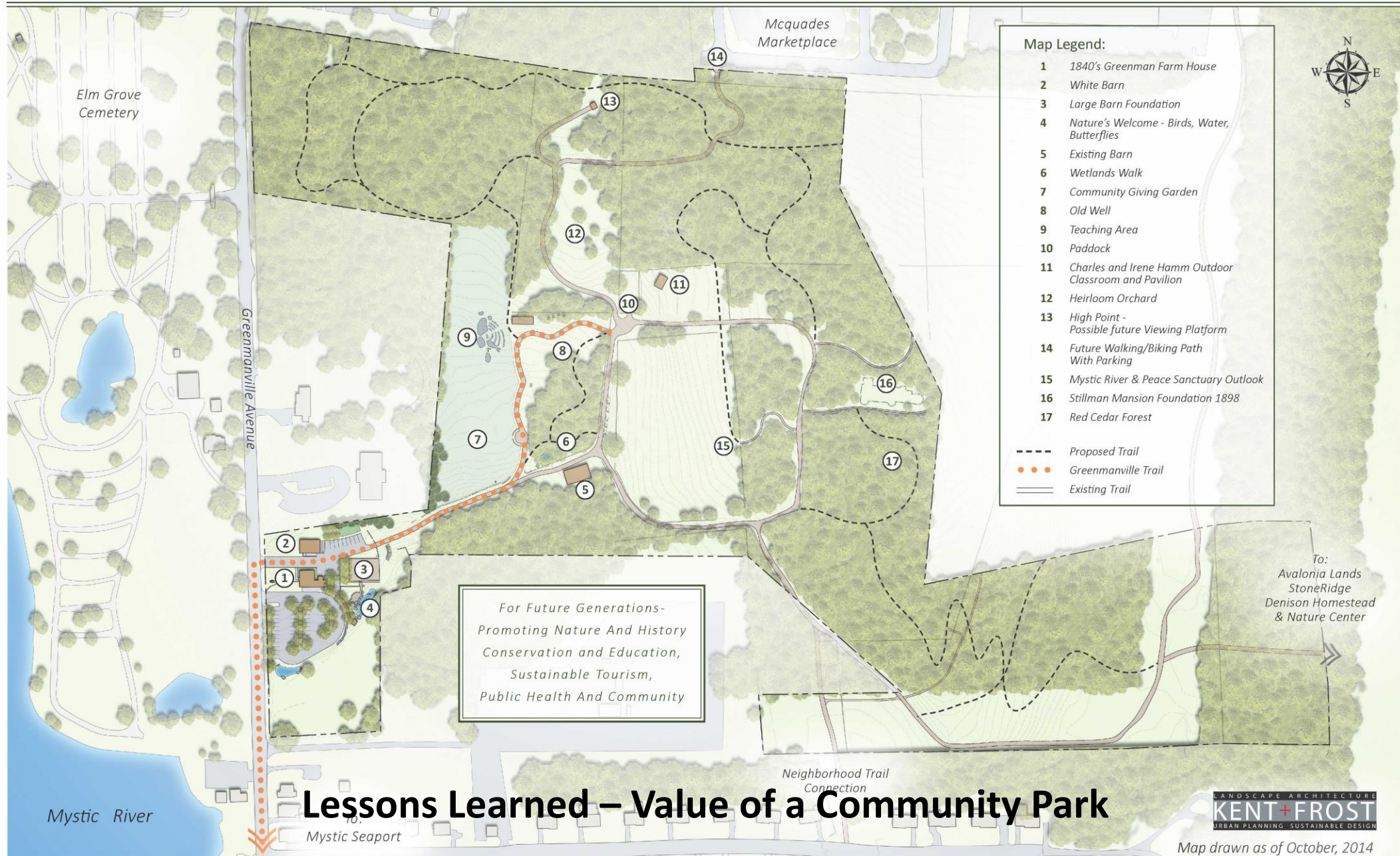
RFQ, RFP, & Consultant Selection Process

- **The Commission put out a Request for Qualifications on April 16, 2021**
 - May 3, 2021 RFQ Deadline: Six Submissions were received
 - JMPAC reviewed RFQ submissions and short-listed the top three Firms
- **Request For Proposal to Top 3 Firms was provided on May 19, 2021**
 - The commission then interviewed the top three on May 24, 2021 (based on qualifications and fee.)
 - Request For Proposal Submissions due back June 3, 2021
- **The JMPAC reviewed the RFP and interviews, and unanimously recommended Kent + Frost to the Board of Selectmen on June 18, 2021**
- **The Landscape Architect Consultant was hired by the Board of Selectmen on June 22, 2021**

Project Cost Estimate

- A professional Cost Estimate was completed (without Community Building) totaling: \$2.7M
 - Community Building Estimate: TBD once designed in the future.
- Trails Grant Submission to potentially offset the project cost.
- Potential Future Funding Resources:
 - ARPA Funds (American Rescue Plan Act)
 - Grants
 - Creation of a 501-C-3 (nonprofit, tax exempt, public charity)
 - Current Existing Funds (\$743k)
- The Board of Selectmen and the Board of Finance are working together regarding the financing, implementation, and phasing of this project

WELCOME TO COOGAN FARM NATURE AND HERITAGE CENTER





Park Features



Johnnycake Mountain Farm
Existing Conditions
2020

N SCALE 1"= 40'-0"



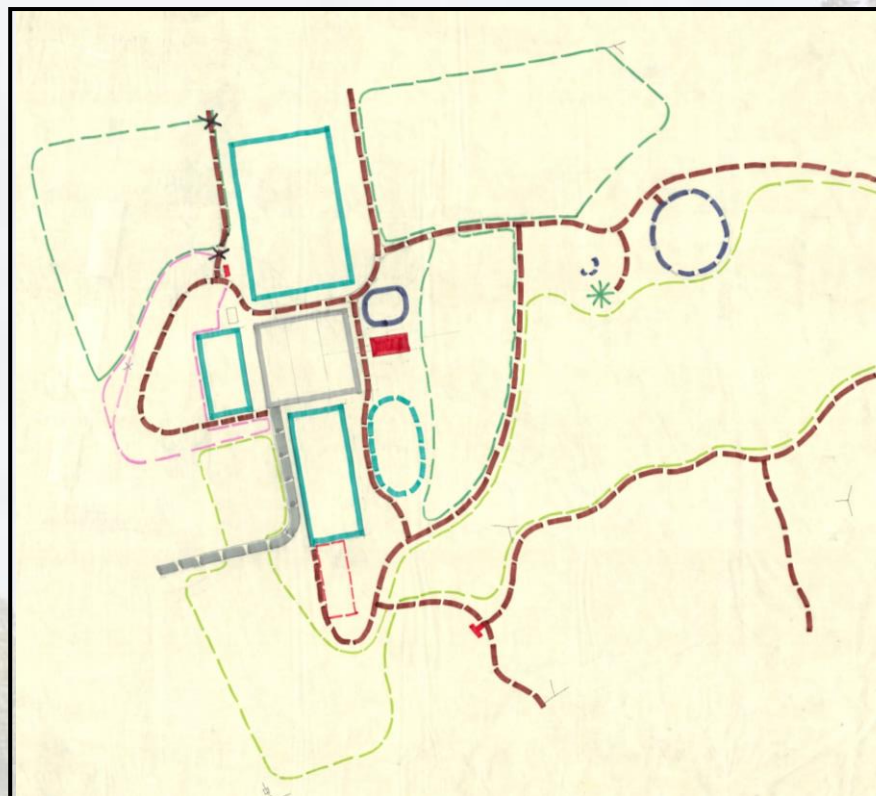
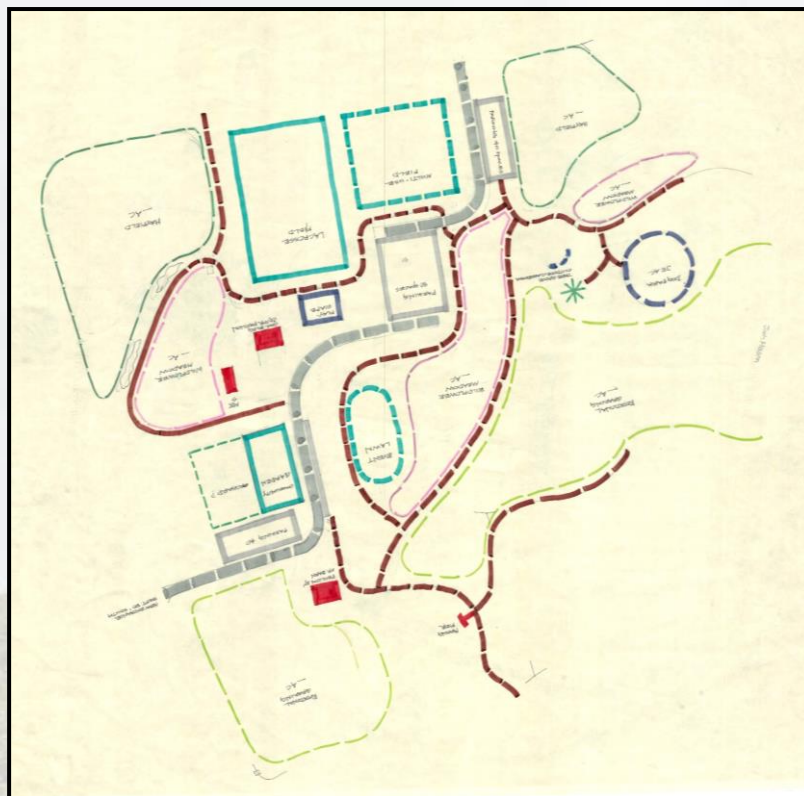
Community Workshop
8/21/2021



Community Workshop
8/21/2021



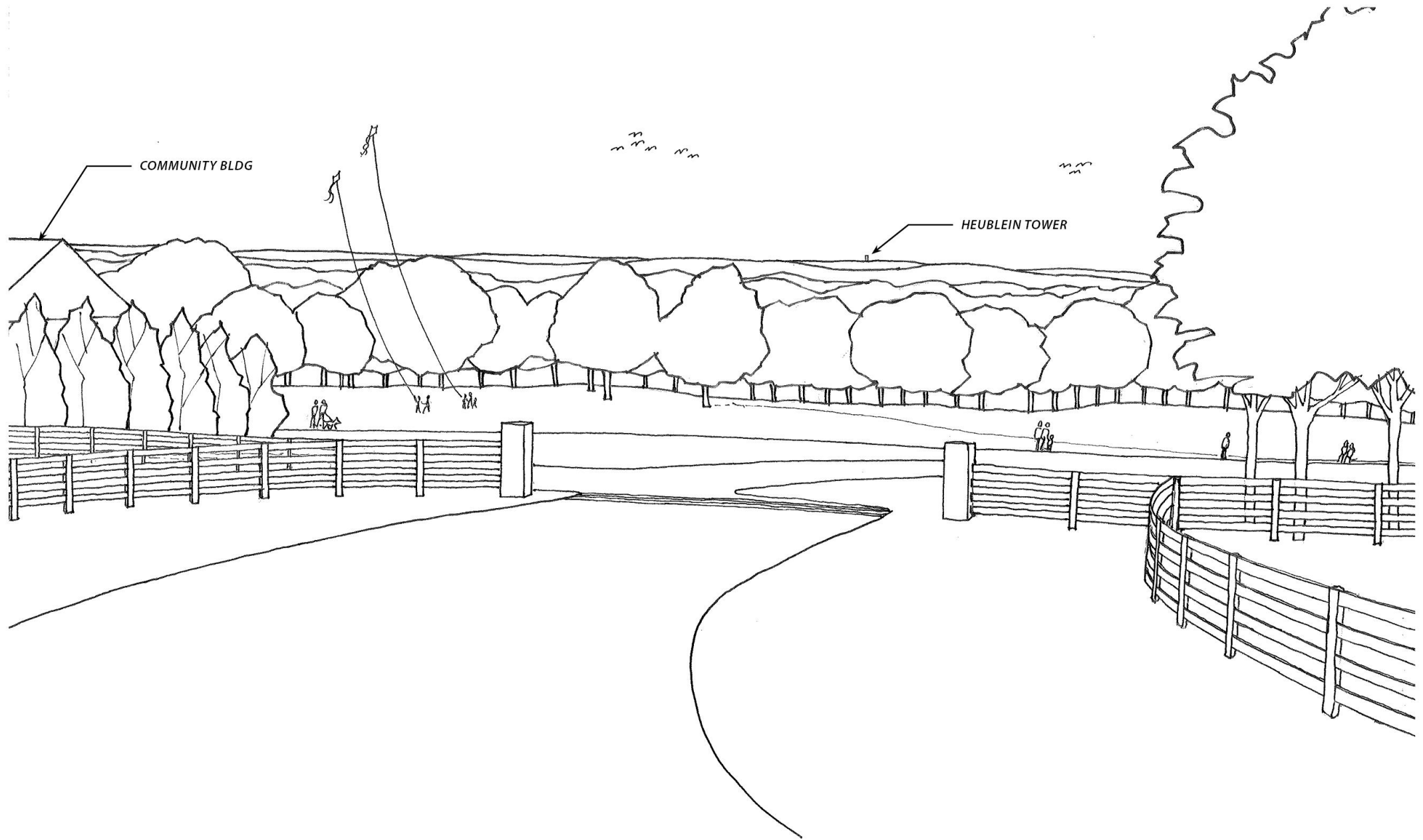
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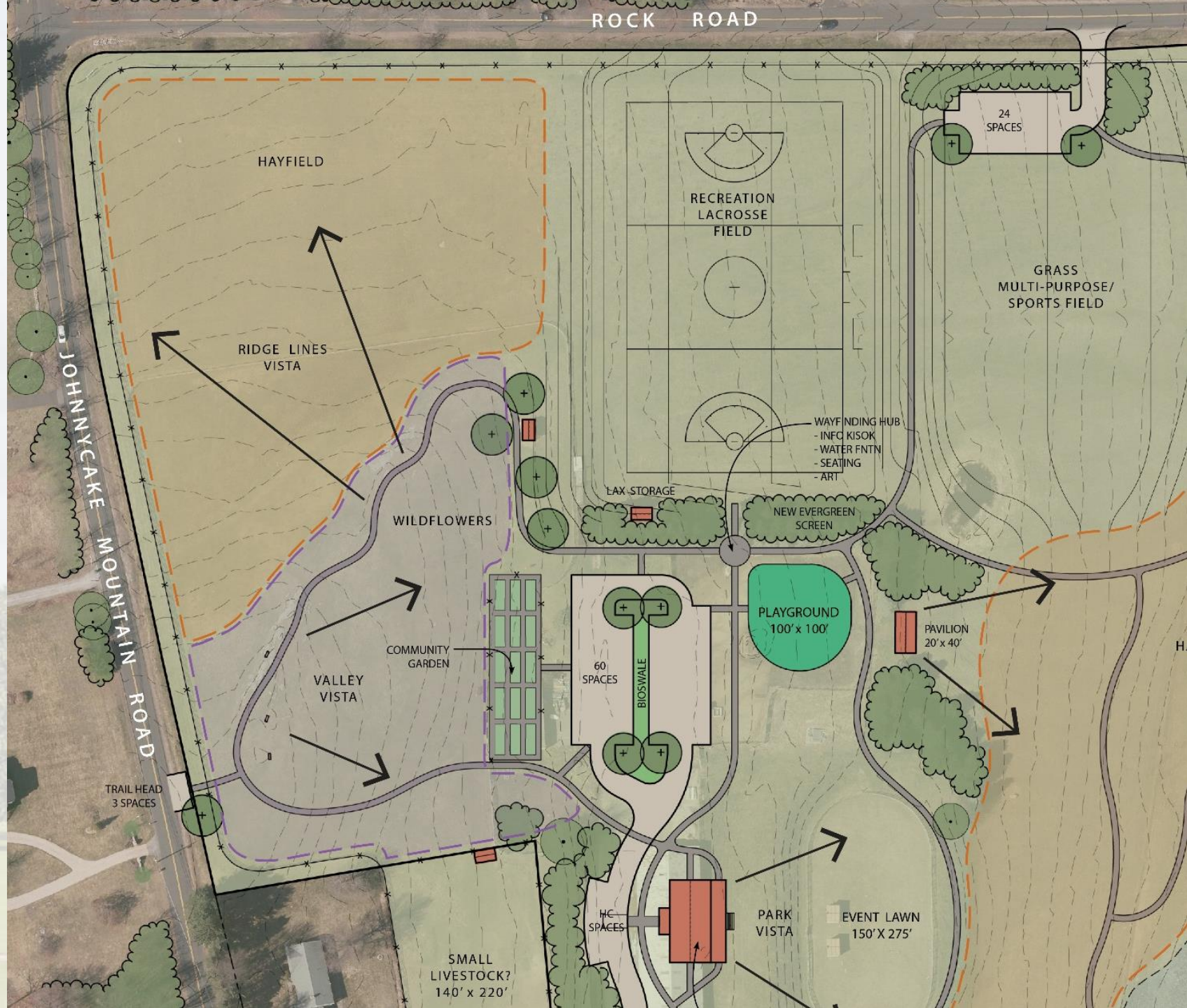
Schematic Site Plan Diagrams







ENTRY DRIVE VISTA



TP-34 0830 hrs. 8'1"
Topsoil 8-9"
Tan Silty loam 9-24" 26"
Water seeping in at 24"
modelling line at 24-25"
Clay - 25" down
at 7-8 turns to a tan Gravel material
There is a 2ft. topsoil layer
Water continues to seep and beginning
to pool at 0900 hrs.
Does not appear to be ledge
8ft. No Restriction

0940 hrs. Water Pooling
5" Deep

97 OLD POQUONOCK ROAD, BLOOMFIELD, CT 06002
(860) 243-2714 • (860) 423-0112 • FAX (860) 288-0887
150 UNIVERSAL DRIVE (Rear), NORTH HAVEN, CT 06473 • (203) 777-5548 • FAX (203) 777-3147
COLTON ROAD, EAST LYME, CT 06333 • (860) 739-5457 • FAX (860) 739-8513
176 CHASE RIVER ROAD, WATERBURY, CT 06704 • (203) 758-1135 • FAX (203) 758-7822
9 SOUTH WEST CUTOFF, WORCESTER, MA 01604 • (860) 782-7473 • FAX (860) 787-4455

TP-3 0801 hrs. 8'
Topsoil 10-11"
Tan Silty loam 11"-25"
modelling line at 25"
Water seeping in at 30-32"
(clay material)
Ledge at 75"
0820 Water seeping in but No
pooling at this time.
0914 hrs. water beginning to pool slightly

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TP-2 0741 hrs. 6'
Top Soil 10"
Diff. material 10"-29"
Tan Silty loam 26"-29"
modelling line at 29"
No water at this depth at this time
Ledge starts at 5ft.
0755 hrs. No Water
0912 hrs. water seepage a 60"
No pooling at this time

TP1 - Topsoil 8-10" Time 7:00am
Tan Silty loam - 10-25"
26" modelling line
25" water coming in
water Poring in 25"
Clay - 25" down
Shady ledge at 6ft.
water was 1 foot deep at that time
0725 hrs. 1 foot of water in hole.
0727 hrs. 30" of water in hole.
0731 hrs. 30" of water in hole
0905 hrs. water full to about 5" from top

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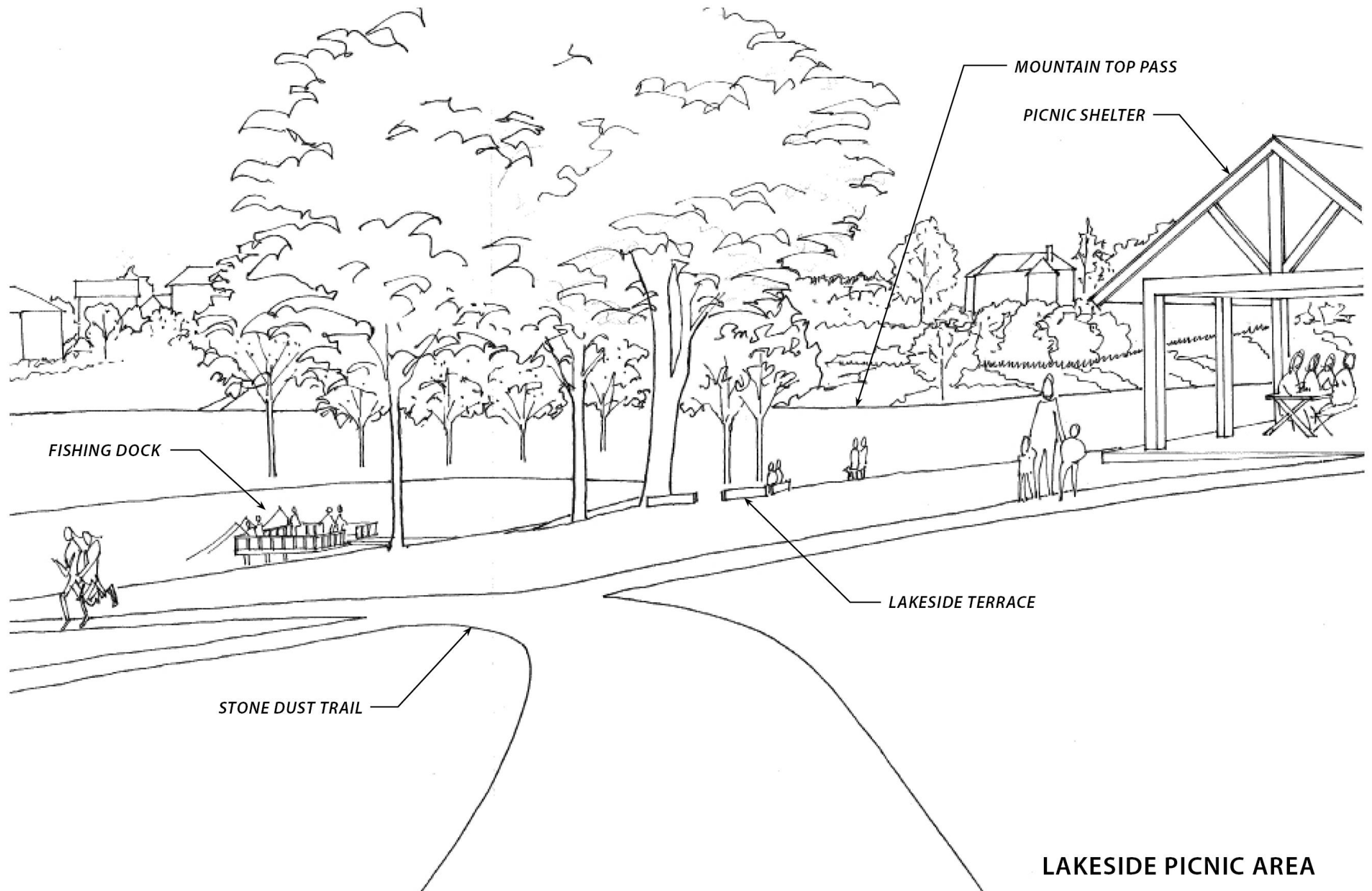
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Sports Field Area Test Pits

10/12/2021







LAKESIDE PICNIC AREA

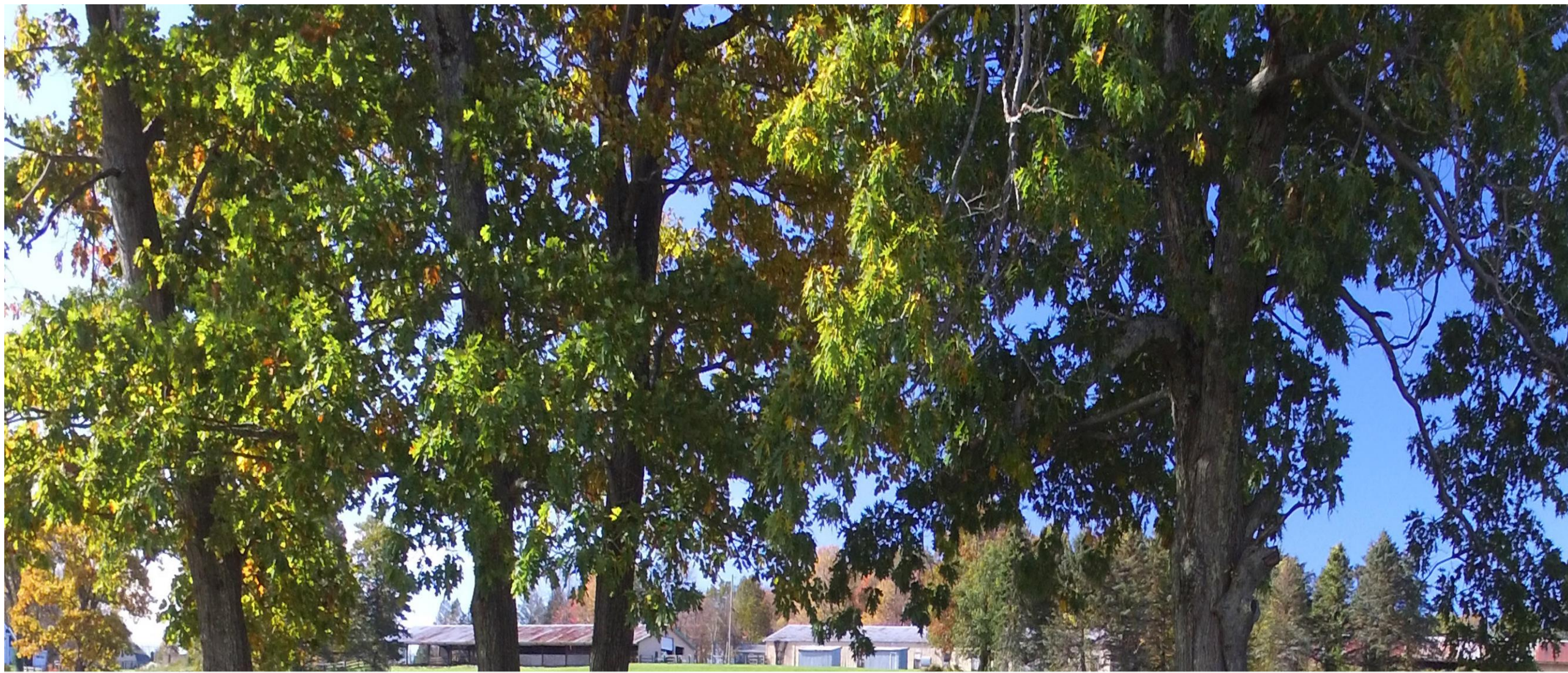












Next Steps





Public Comment

3 minutes per person