



West Concord
Assabet River Pedestrian Bridge
Public Workshop

26 June 2019

Town of Concord / LA DALLMAN

PRESENTATION AGENDA

-INTRODUCTION

-PROJECT OBJECTIVES

-CONCORD CONTEXT / EXISTING SITE INFORMATION

-PEDESTRIAN BRIDGES

-Assabet River LANDING

-Assabet River TRELIS

-Assabet River CROSSING

-DISCUSSION – Q+A

Assabet River Crossing – Pedestrian Bridge Public Workshop

HISTORY

2001 Redevelopment of 300 Baker Avenue

- Required public access and \$10,000 for transportation demand management solutions

2005 Comprehensive Long Range Plan Transportation & Circulation Goal

- Investigate satellite parking and pedestrian access from the Baker Ave. commercial area to the West Concord business area.

Assabet River Crossing – Pedestrian Bridge Public Workshop

HISTORY

2007 Village Center Study

- Assess potential walkway connecting Baker Ave to West Concord Center
- Explore, create and/or enhance connections and pedestrian greenways

2010 West Concord Village Master Plan

- Construct pedestrian bridge over Assabet River

Assabet River Crossing – Pedestrian Bridge Public Workshop

HISTORY

2017 Assabet River Pedestrian Bridge Feasibility Study

- The Town utilizes the \$10,000 TDM funds to hire a consultant to prepare a feasibility study

2018 Assabet River Survey

- Detailed survey of the 1,000-foot section is conducted

Assabet River Crossing – Pedestrian Bridge Public Workshop

HISTORY

2018 Envision Concord Comprehensive Plan Open Space Core Action Item

- Ensuring the village centers are well connected
- Potential improvements include: a pedestrian bridge over the Assabet River in West Concord

Assabet River Crossing – Pedestrian Bridge Public Workshop

Next Steps

Final Design, Construction Drawings & Permitting = \$220,000

- Community Preservation Funds

Construction = \$2 Million to \$3.6 Million

- State Grant Programs (CMAQ, MassWorks)
- Town Meeting Funding Authorization

Grace La, Principal, LA DALLMAN

James Dallman, Principal, LA DALLMAN

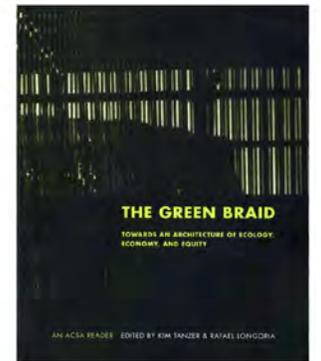
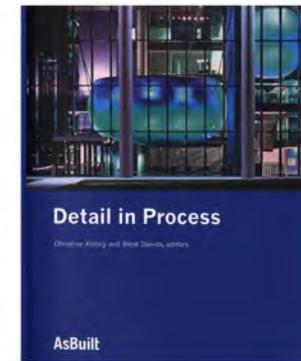
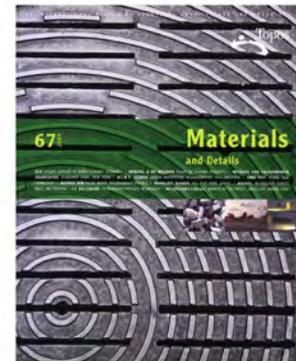
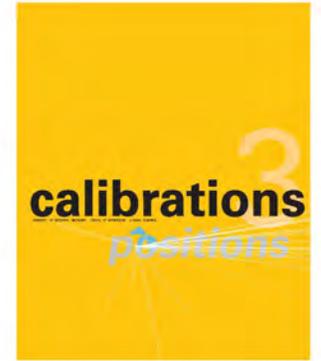
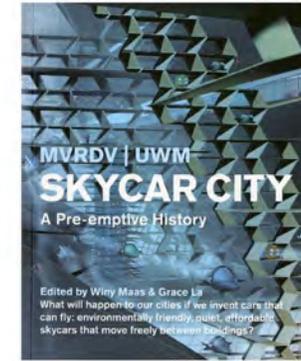
1999- **LA DALLMAN** Founded in Milwaukee

2013- **LA DALLMAN** Opens **BOSTON OFFICE**

Grace La appointed Full Professor & Director of M.Arch Programs (2014-17), Harvard GSD
James Dallman, Visiting Faculty, Harvard GSD

ABOUT LA DALLMAN:

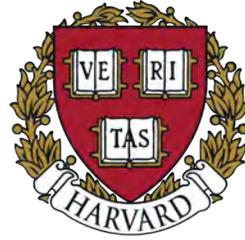
40+ Architecture & Engineering Awards (incl. 8 AIA)
Two Boston Society of Architects Unbuilt Design Awards
Bruner Award for Urban Excellence Silver Medal
Emerging Voices, Architectural League of NY
Rice Design Alliance, LDA - 1st American practice
Prizes in International Competitions
Exhibitions and Lectures- National Building Museum,
Danish Arch Center, Carnegie Museum of Art,
New Museum, MFA Houston
National Endowment for the Arts Our Town Grant
Harvard Joint Center for Housing Grant



LA DALLMAN

Institution, Foundation and Corporate Clients:

- Harvard University
- Harvard Law School
- Argosy Foundation
- Camp Young Judea Midwest
- Discovery World at Pier Wisconsin
- Friends of the Hank Aaron State Trail
- Marcus Center for the Performing Arts
- Medical College of Wisconsin
- Menomonee Valley Partners
- MillerCoors
- Milwaukee Ballet
- Milwaukee Jewish Federation
- Milwaukee Montessori School
- Skylight Opera Theatre
- University of Wisconsin-MKE Peck School of the Arts



Marcus Center
for the Performing Arts



Civic Clients:

- Brady Street Business Improvement District
- City of Milwaukee Department of City Development
- City of Milwaukee Department of Public Works
- Oneida Nation
- Historic Third Ward



MILWAUKEE
JEWISH FEDERATION



Ideation Clients:

- Central Atlanta Progress
- City of Providence, Rhode Island
- City of Milwaukee Department of City Development
- Friends of Lake Park
- Historic Third Ward Association
- Lakefront Festival of the Arts
- Pittsburgh Children's Museum
- Riverlife Task Force of Pittsburgh
- Schlitz Audubon Nature Preserve



Commercial Clients:

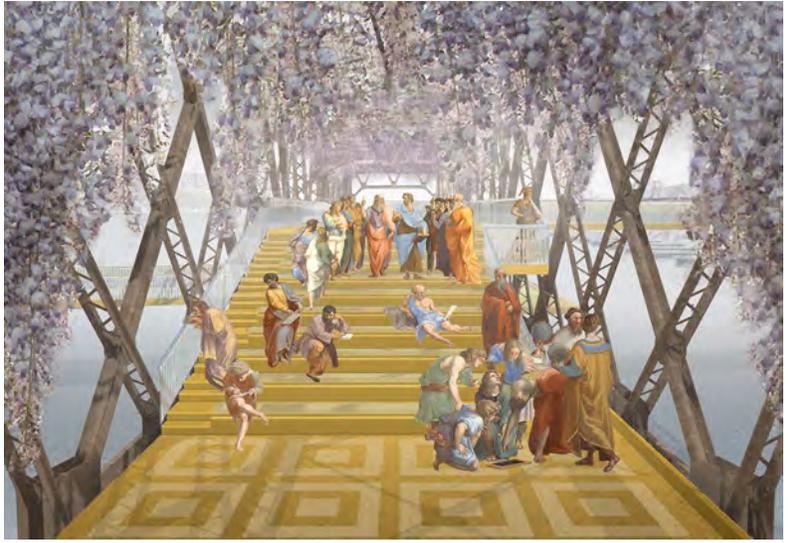
- Fiduciary Real Estate
- The Hiller Company, LLC
- New Land Enterprises



Private Clients:

- Chris and Miriam Abele
- Steve Kaplan and Sharon Gray
- Gary and Anne Grunau
- Andrew and Elinor Hoover
- Ken and Jill Iscol
- Matt and Brenda Levatich
- Jerry and Ellin Levy





ARCHITECT

THE MAGAZINE OF THE AMERICAN INSTITUTE OF ARCHITECTS

La Dallman

GRACE LA AND JAMES DALLMAN, THE HUSBAND-AND-WIFE DUO BEHIND THE MILWAUKEE-BASED PRACTICE, TALK ABOUT WHEN THE WORKDAY ENDS, AS WELL AS THE MIDWESTERN AGRICULTURE AND INDUSTRY THAT INFORMS THEIR WORK.

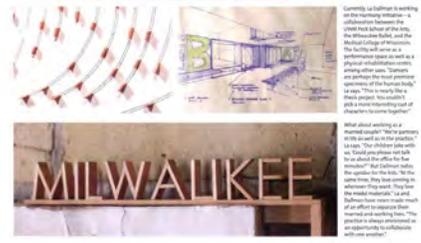
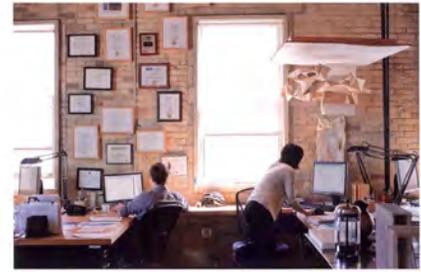
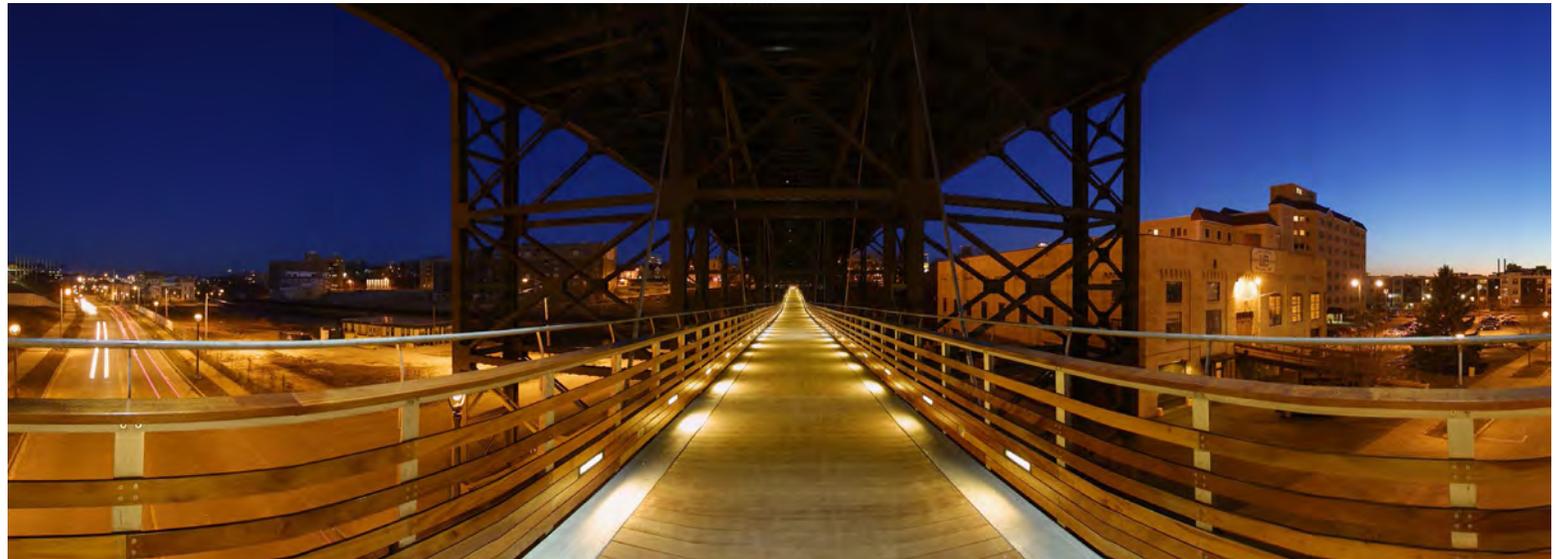
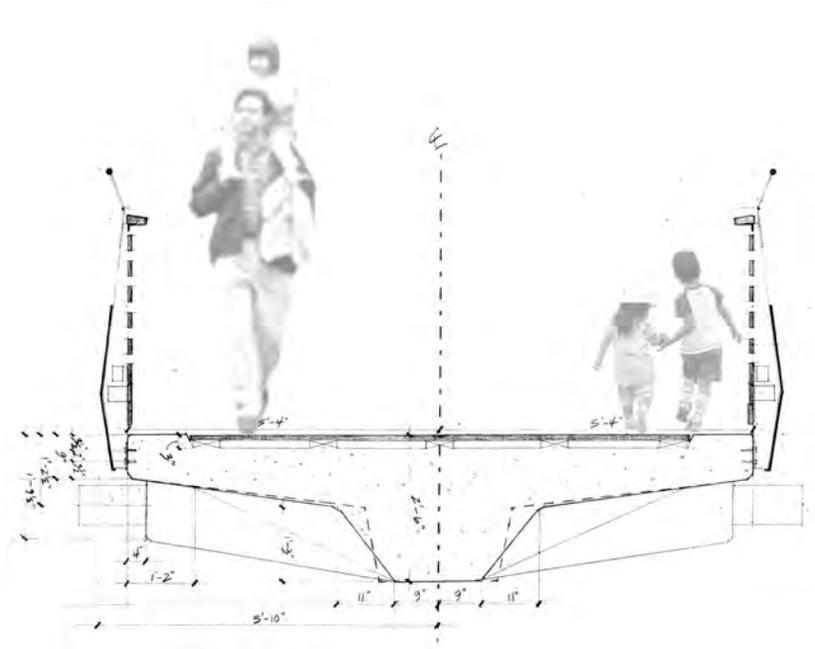
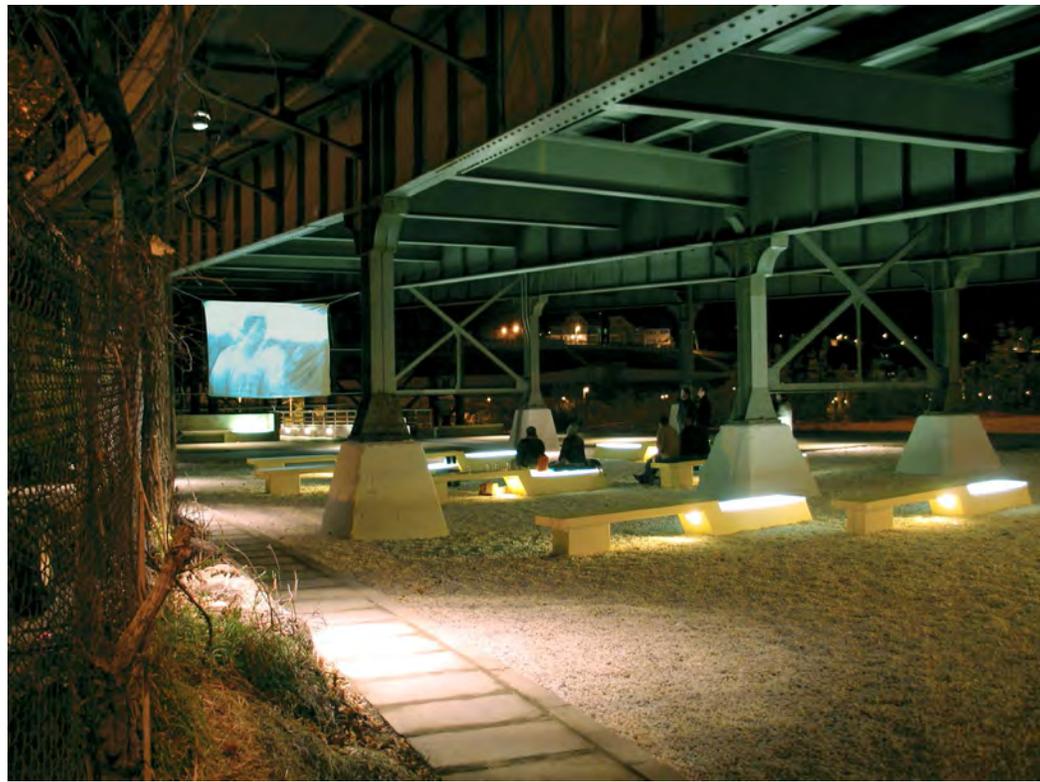
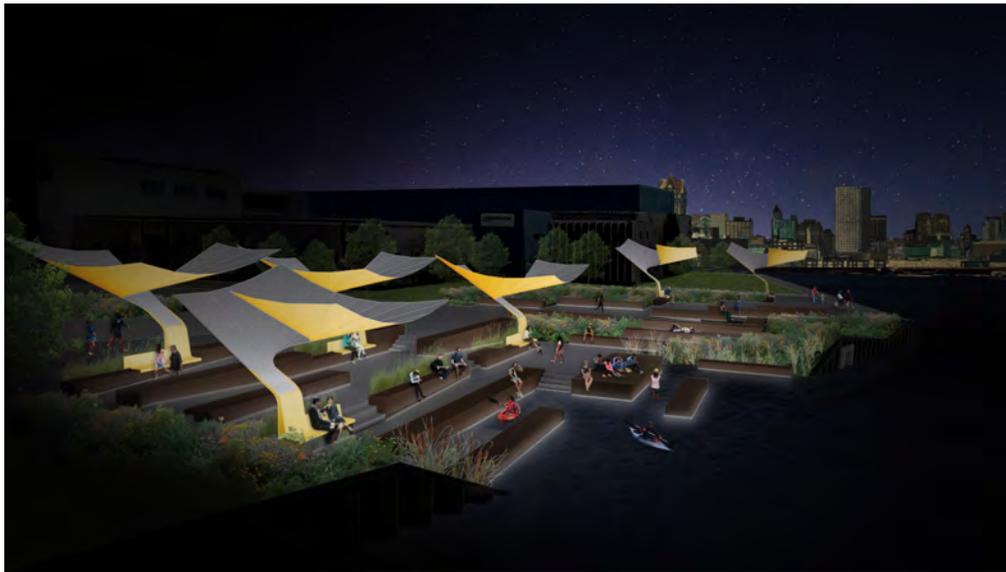
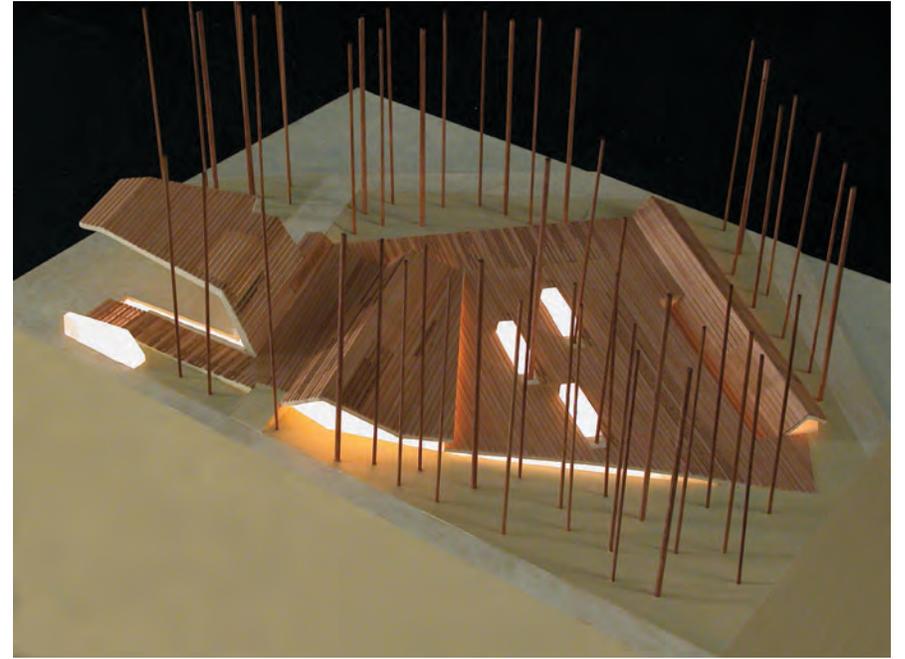


PHOTO: JAMES DALLMAN; PHOTO: JAMES DALLMAN; PHOTO: JAMES DALLMAN





PROJECT OBJECTIVES

-CONNECT

Baker Avenue Business Park to the *Commuter Rail Station*, and to *West Concord Village* business district.

-EXTEND

access to the landscape and recreation provided by the *Bruce Freeman Rail Trail*.

-CONTEMPLATIVE DESTINATION

Provide a *contemplative destination* in a natural setting.

-SAFE & ACCESSIBLE

Serve the entire community through a *safe* and *accessible* route.

-SUSTAINABLE STRATEGIES

-COORDINATE

with *ENVISION CONCORD – BRIDGE TO 2030* plan

CONCORD CONTEXT

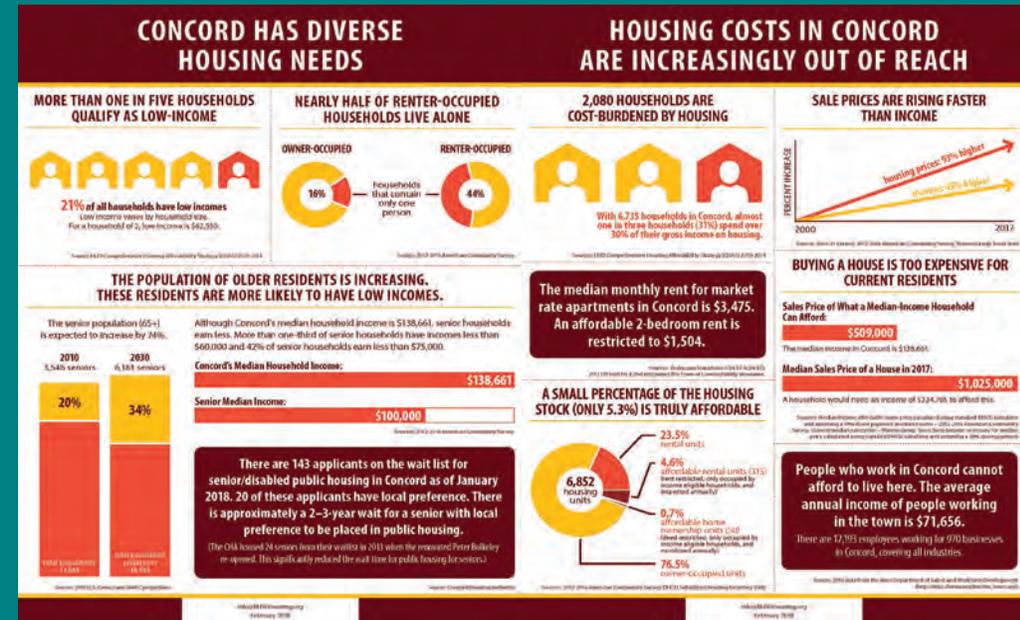
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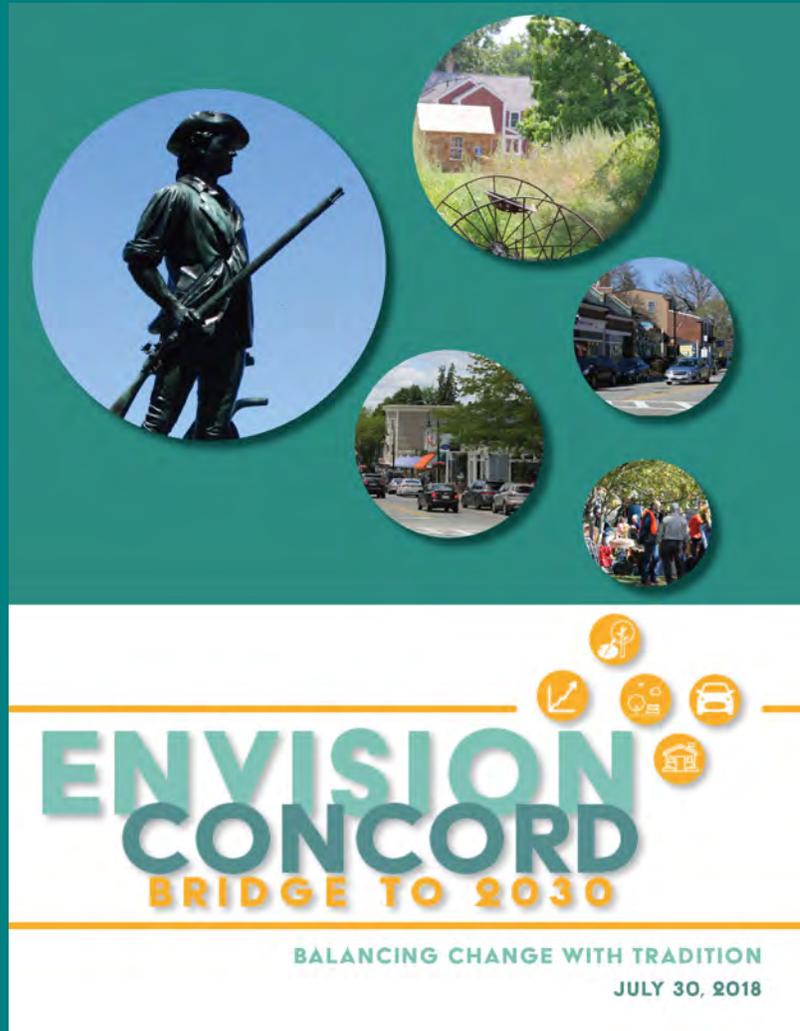
Concord Infographic - *demographic shifts*

West Concord Master Plan - *connectivity*



WEST CONCORD VILLAGE GRAPHIC MASTER PLAN





"Balance Change with Tradition"

Respond to trends/needs:

- thriving community
- strong history + character
- visitor destination

- aging population
- employer/workforce mismatch
- support local businesses

- evolving housing needs
- evolving transportation needs

Concord Bridges

Print depicting the battle by Amos Doolittle



"Concord Hymn"
*"By the rude bridge that arched the flood,
Their flag to April's breeze unfurled,
Here once the embattled farmers stood
And fired the shot heard round the world."*

1836 Ralph Waldo Emerson



The North Bridge (often referred to colloquially as the "Old North Bridge"), site of the Battle of Concord, the first battle of the American War of Independence. The original bridge was built in 1765 and demolished in 1793, then rebuilt in 1875, 1889, 1909 and the current reproduction in 1956, restored in 2005.

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Concord Bridges



Replica of the North Bridge built in 1956 and restored in 2005



Replica of the North Bridge built in 1909

Timber Stringer Bridge

The original North Bridge was built in 1765 and demolished in 1793, then rebuilt in 1875, 1889, 1909 and the current reproduction in 1956, restored in 2005.

Concord Bridges

*Elm Street Bridge Across the
Sudbury River, Concord*

Stone Arch

Built 1874

Rehabilitated 1932



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Concord Bridges



Railroad Bridge for MBTA Fitchburg Line, across Route 62 / Main Street

50' span, through-plate steel girder on coursed ashlar stone abutments

Built 1874

Rehabilitated 1932

photography by ian martin ©2014

Concord Bridges



*Old South Bridge, carrying Route 62 /
Main Street across Sudbury River*

72' span

Closed-spandrel Concrete Deck Arch

Built 1909

Bridges on this site since the 1700's

Concord Bridges



Arched Wood Truss Bridge

Location: near Nashoba Brook Bakery

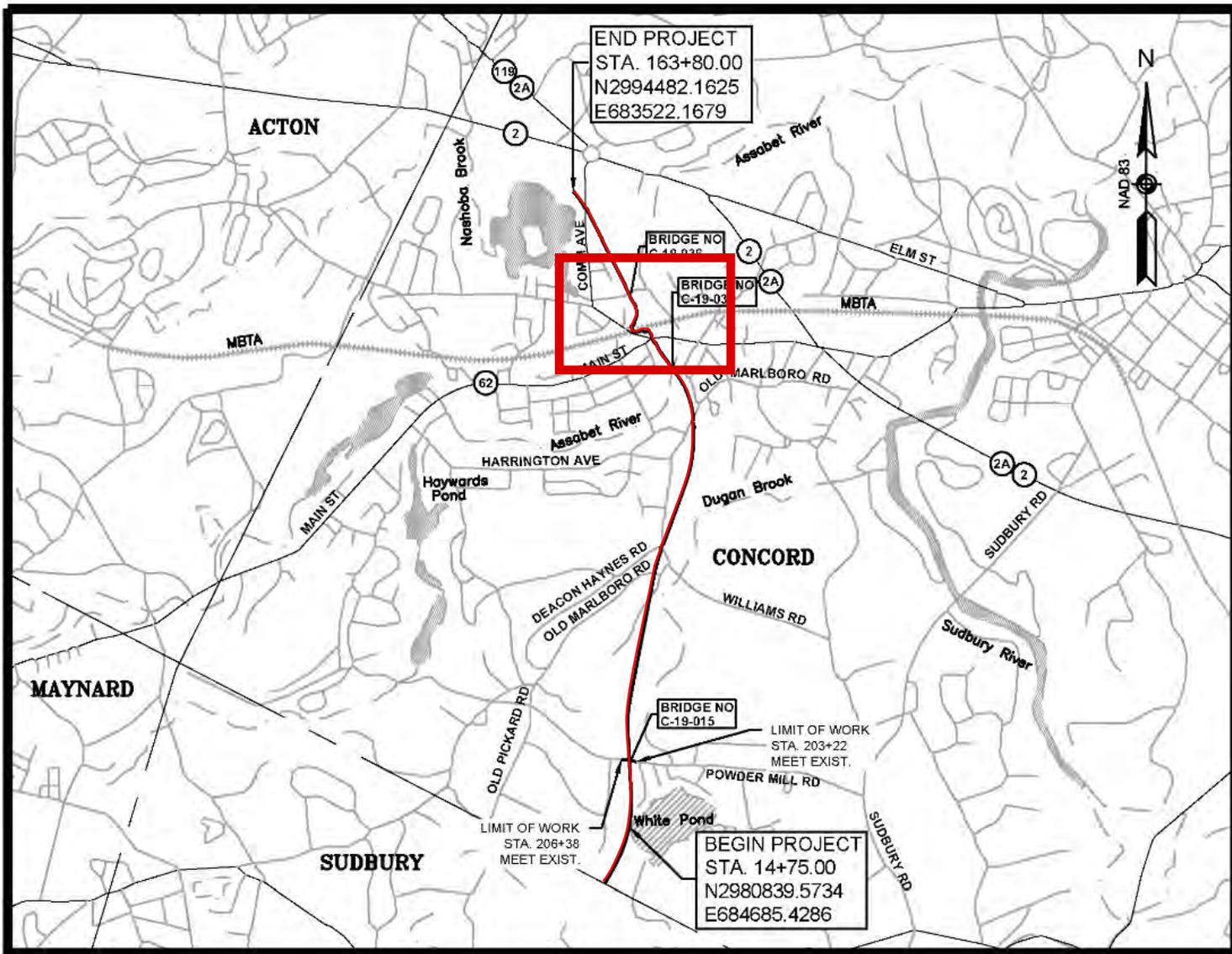
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-BRUCE FREEMAN RAIL TRAIL

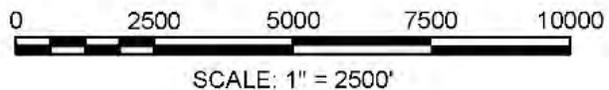
-AERIALS

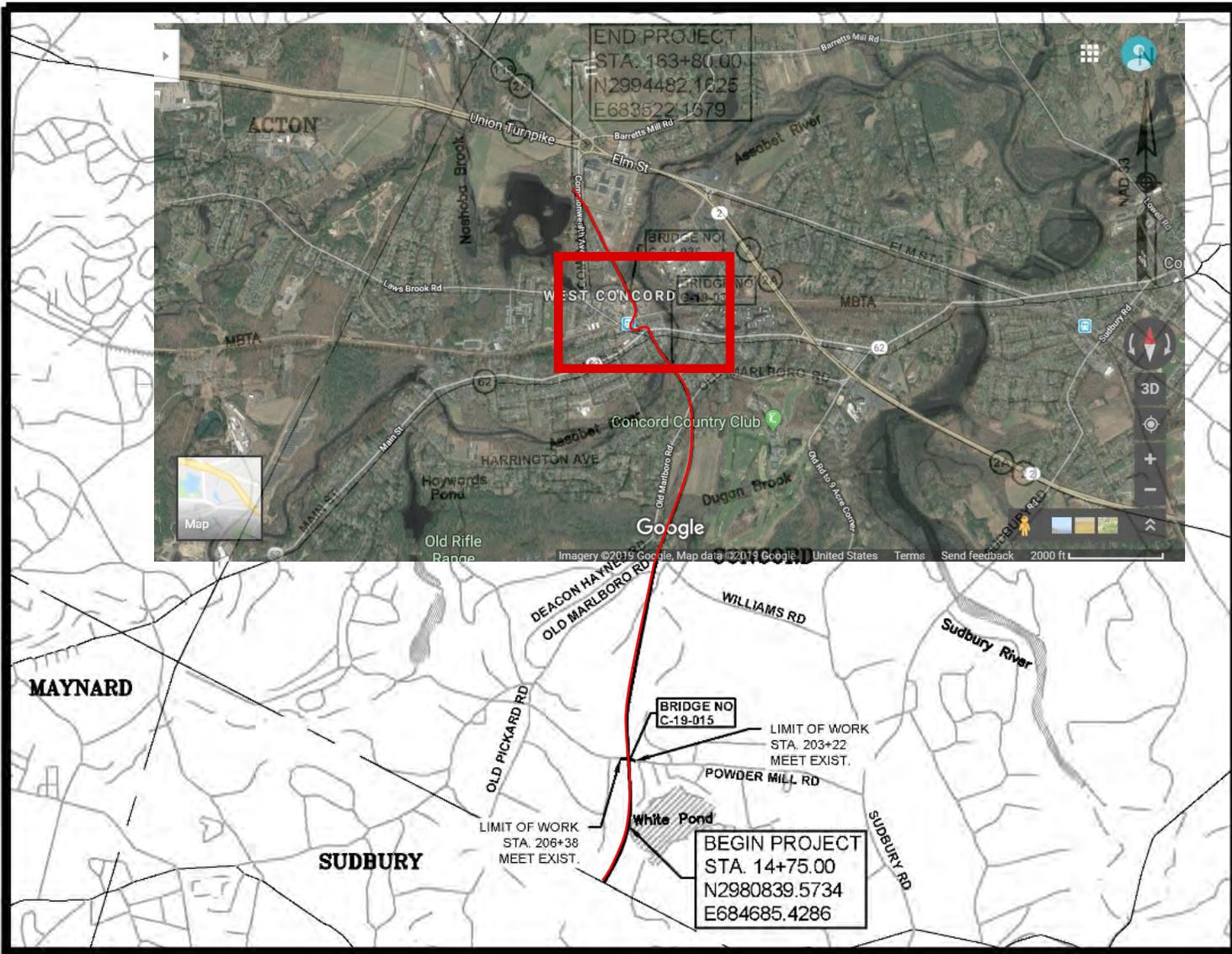
-SITE SURVEY

-PHOTOGRAPHS

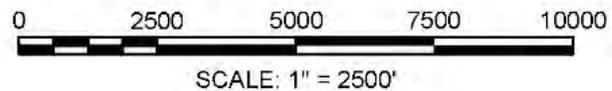


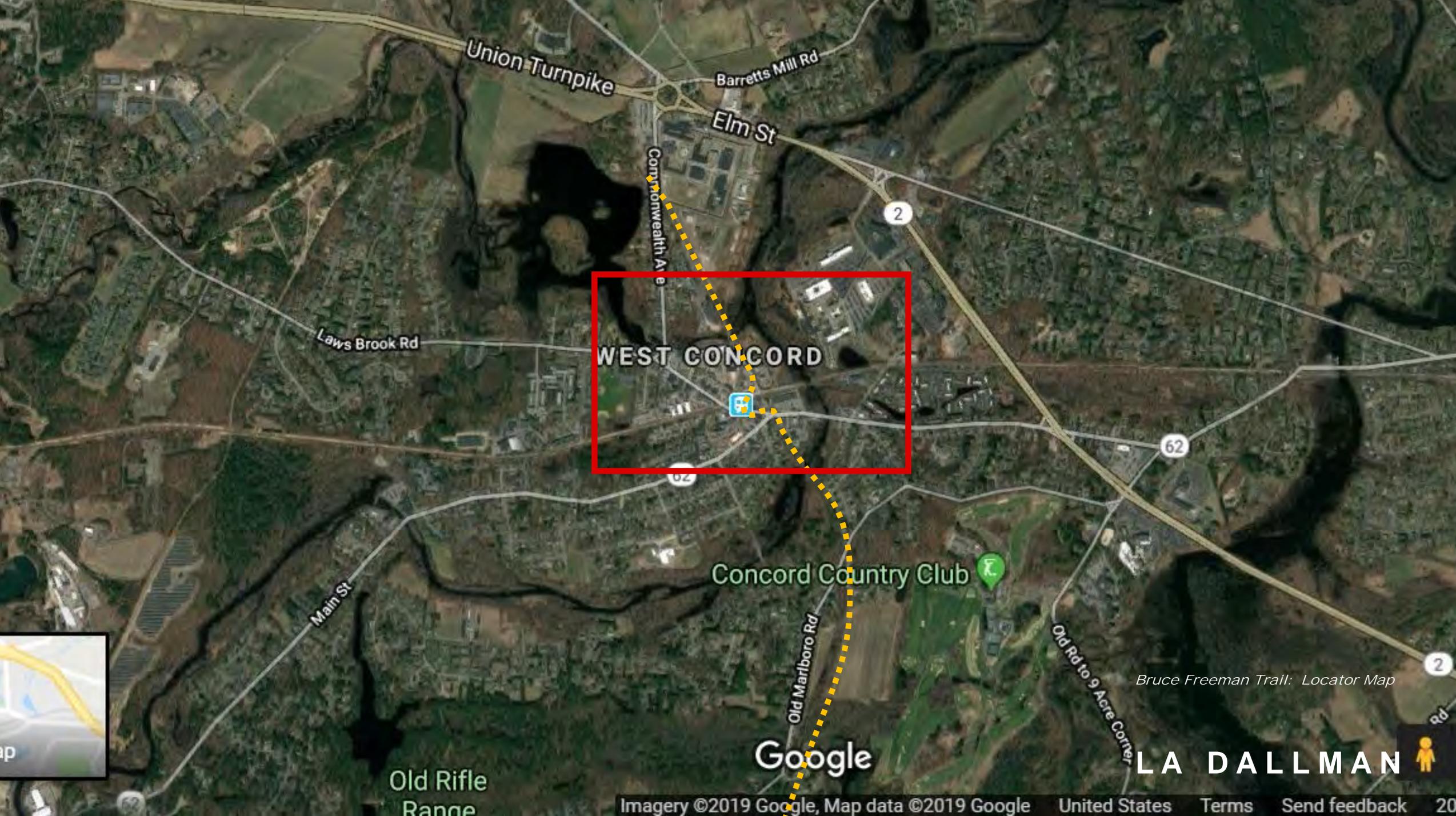
BFRT: Locator Map





BFRT: Locator Map





Union Turnpike

Barretts Mill Rd

Elm St

Commonwealth Ave

Laws Brook Rd

WEST CONCORD

Main St

Concord Country Club

Old Marlboro Rd

Old Rd to 9 Acre Corner

Old Rifle Range

Google

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WARNER'S POND

BRUCE FREEMAN CAR TRAIL

NASHOBA BROOK

ASSABET RIVER

300 BAKER AVENUE

CONCORD PARK SENIOR LIVING

COMMUTER RAIL

COMMONWEALTH AVE

COMMUTER RAIL

COMMONWEALTH AVE

MAIN ST

MAIN ST

DEBBY ST

MAIN STREET



LA DALLMAN



WARNER'S POND



NASHOBA BROOK

ASSABET RIVER

300 BAKER AVENUE

CONCORD PARK SENIOR LIVING

COMMUTER RAIL

COMMONWEALTH AVE

COMMUTER RAIL

COMMONWEALTH AVE

MAIN ST

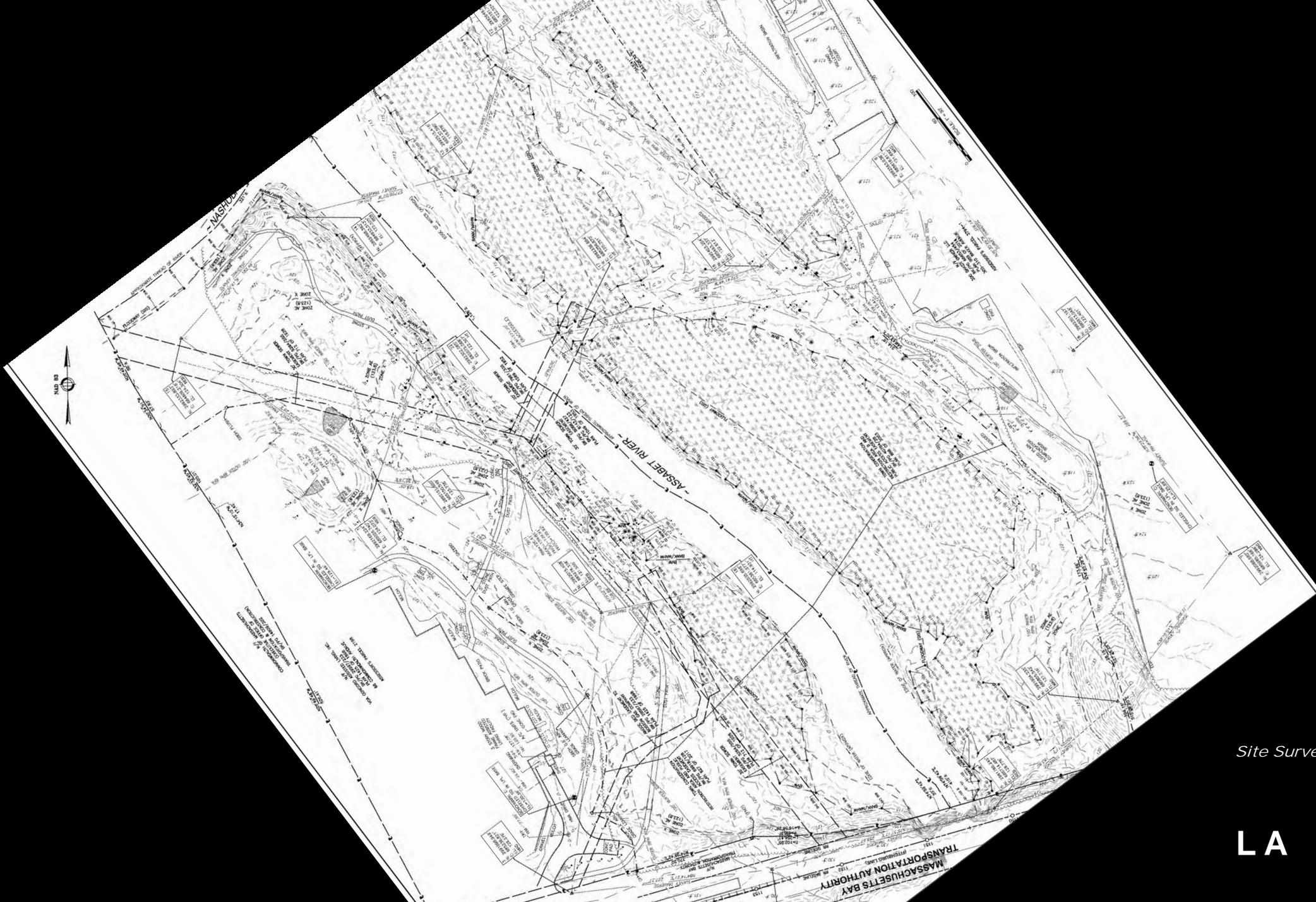
MAIN ST

DEBBIT ST

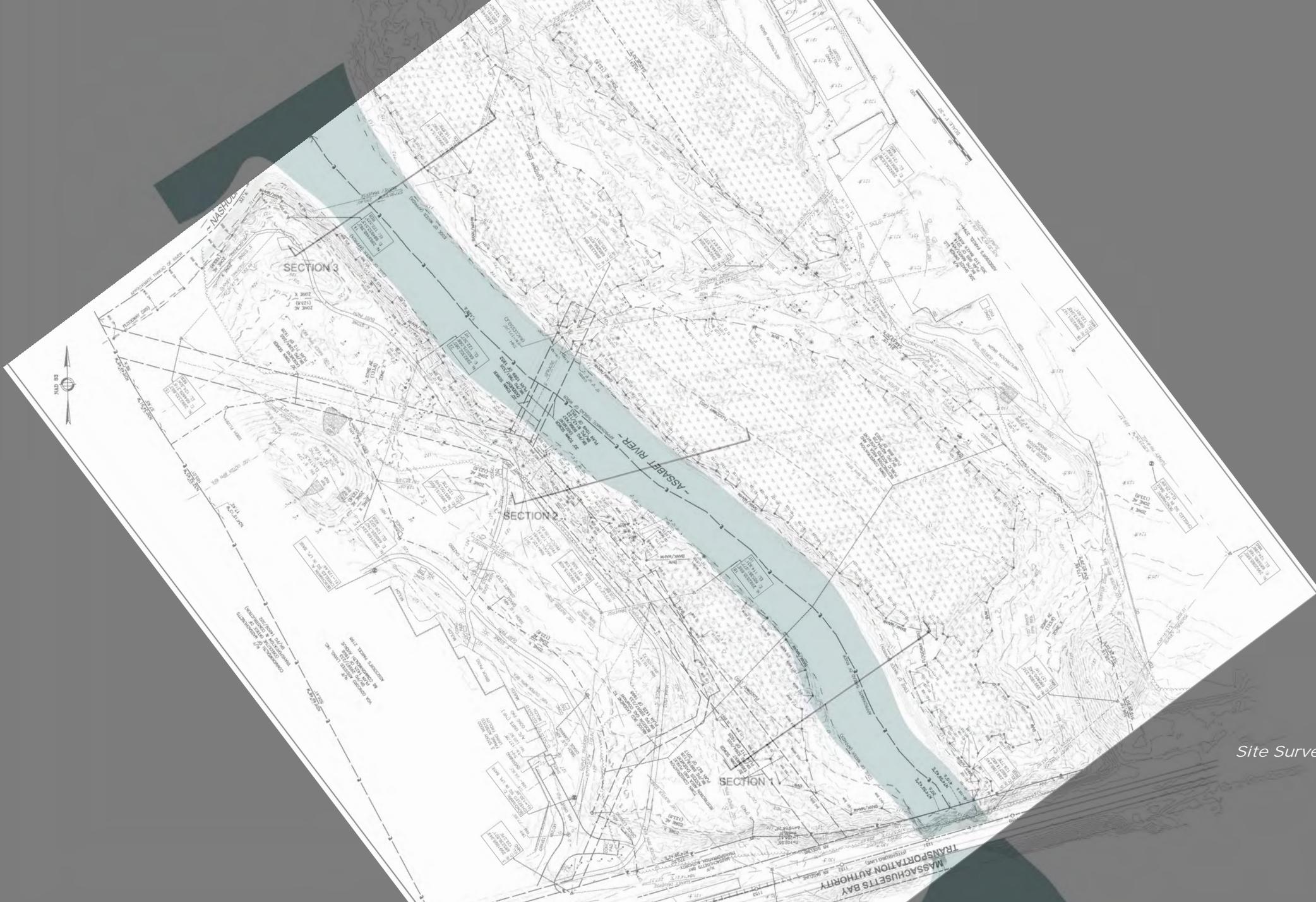
MAIN STREET



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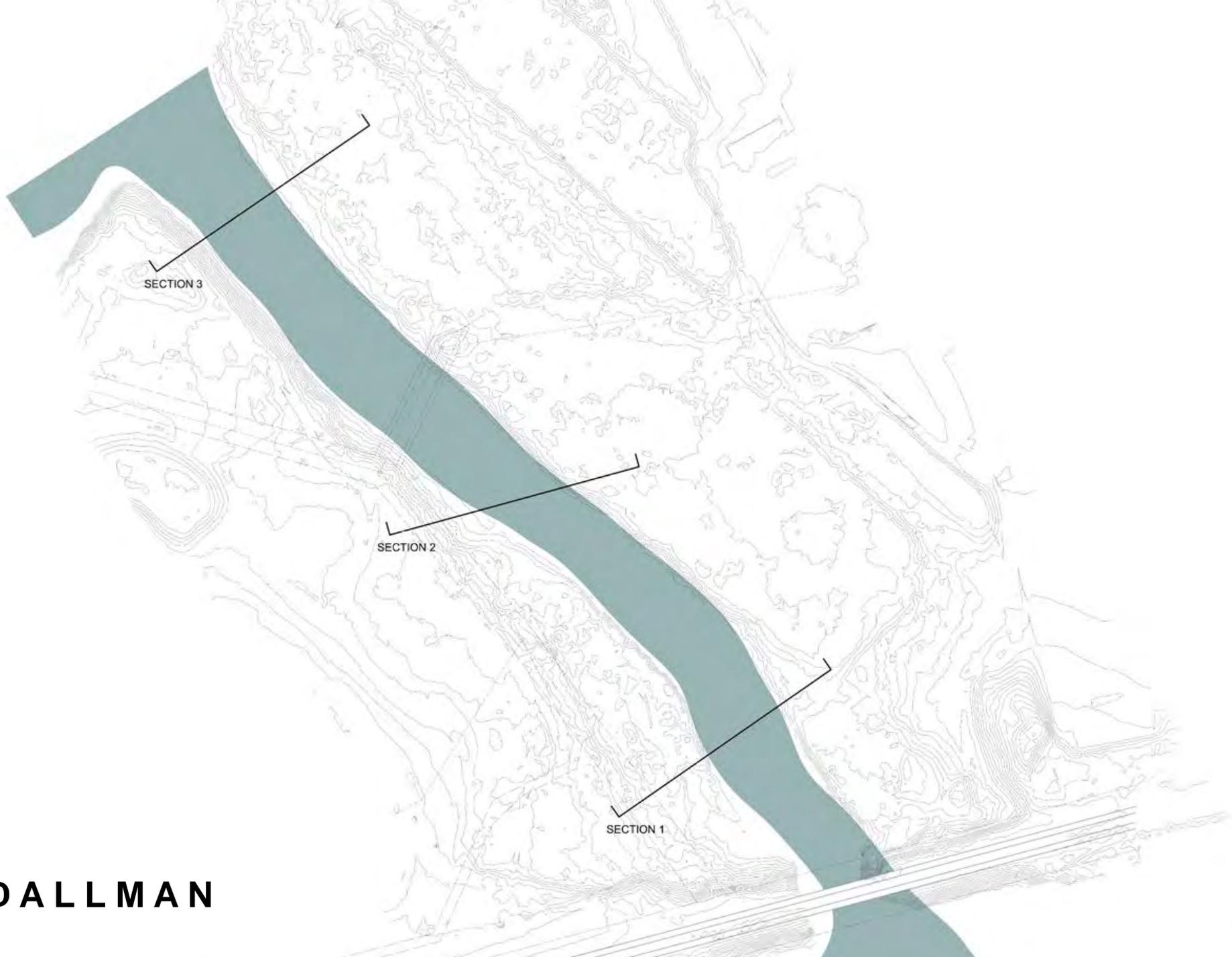


Site Survey : Oriented North



Site Survey : Oriented North

N
SITE PLAN
SCALE : 1" = 100'



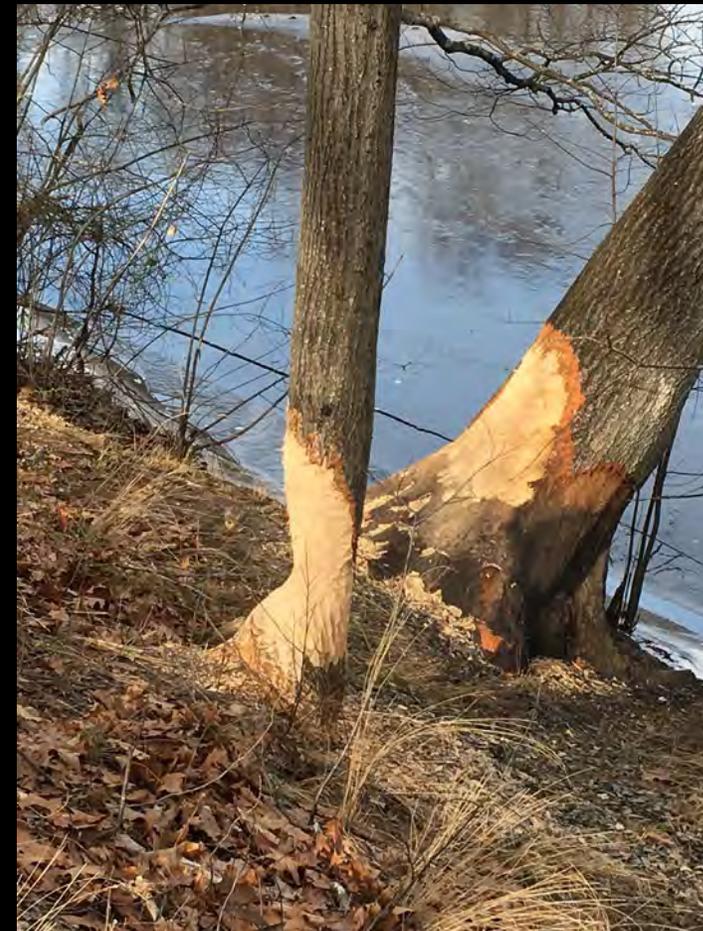
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SITE PLAN
SCALE : 1" = 100'



View looking North along the Assabet River

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Beaver activity on the Assabet River

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View looking East across the Assabet River

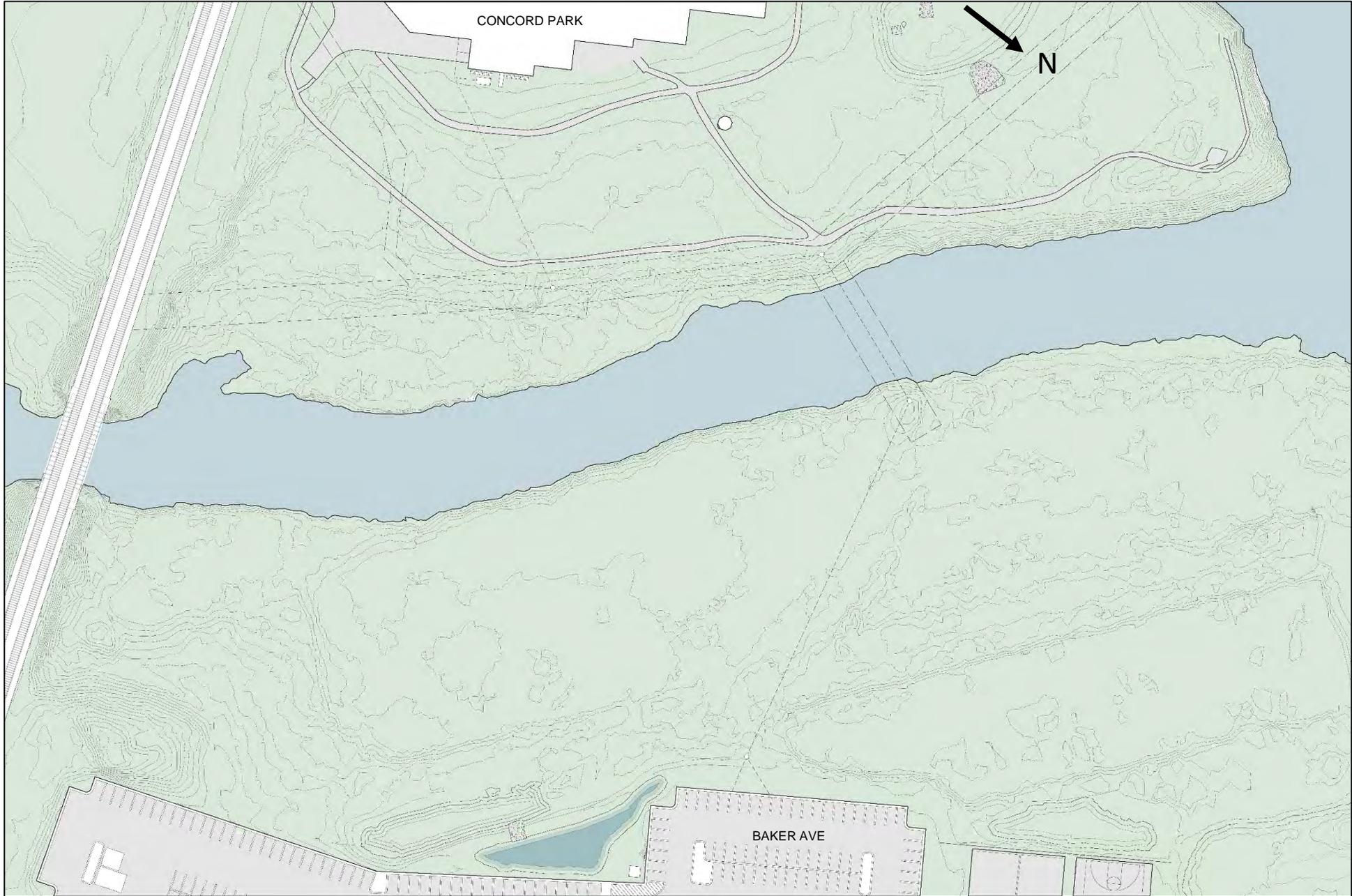
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SITE CONDITIONS

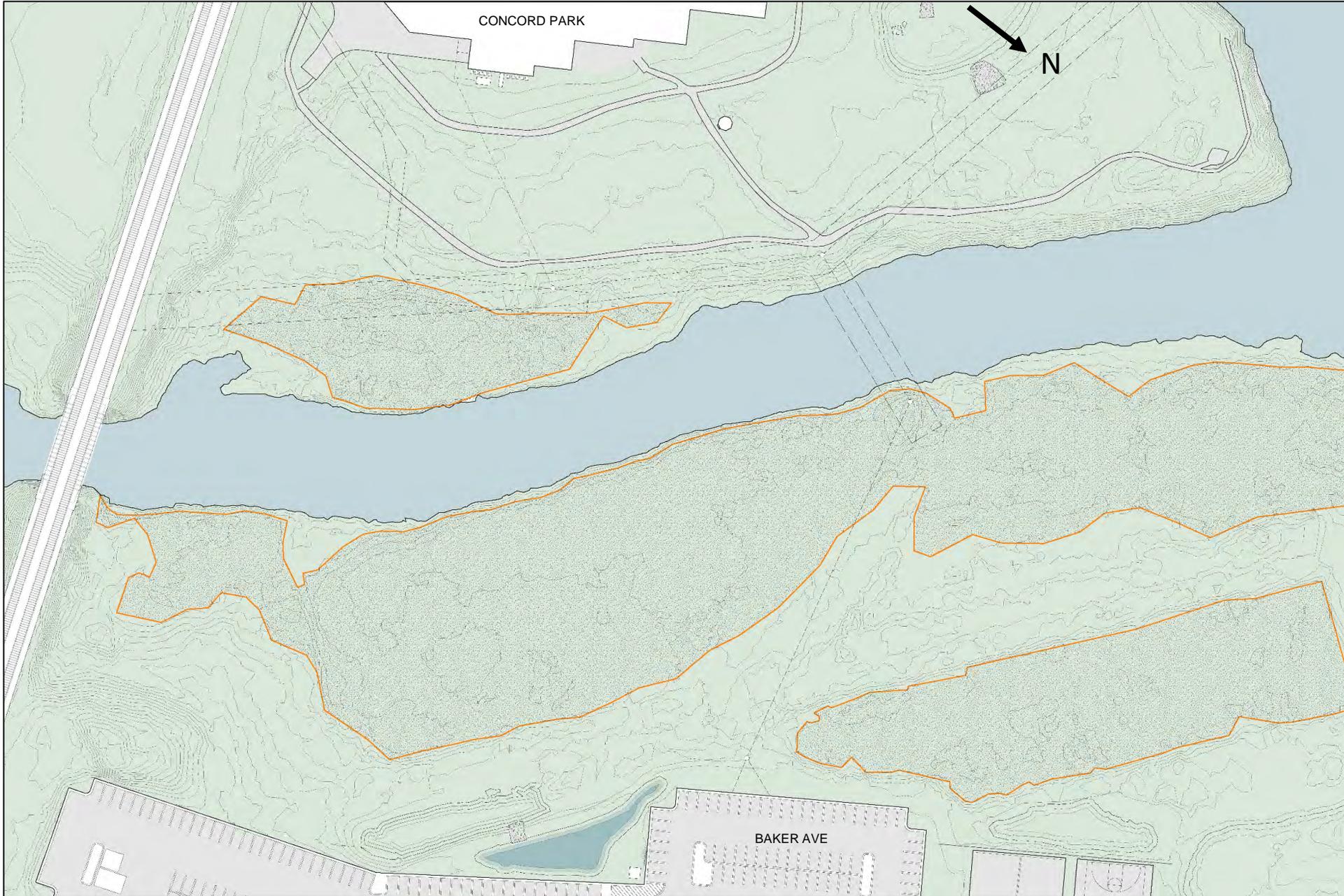
-RIVER / FLOODWAY / FLOODPLAIN

-SITE SECTIONS

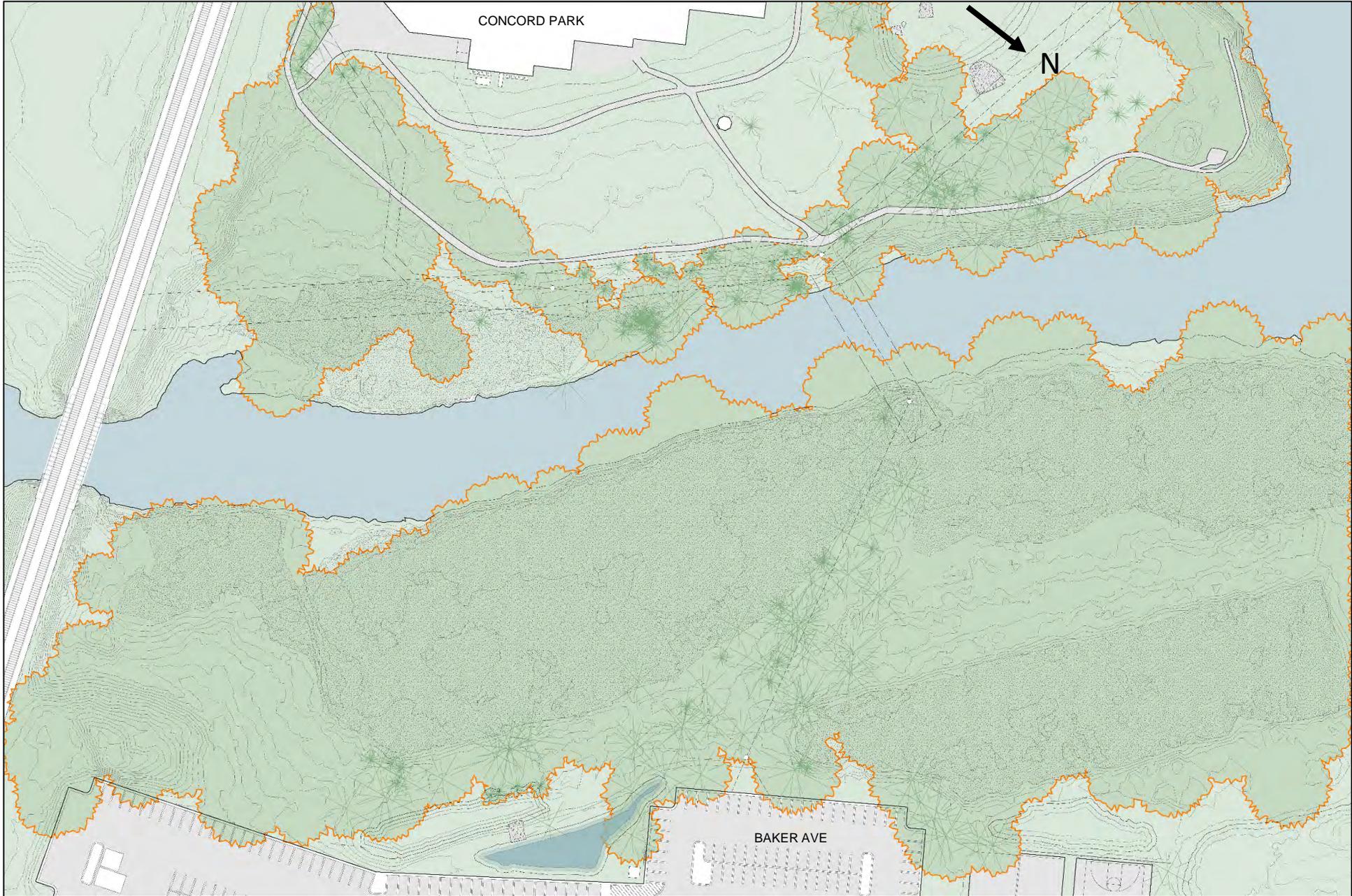
-POSSIBLE BRIDGE LOCATIONS



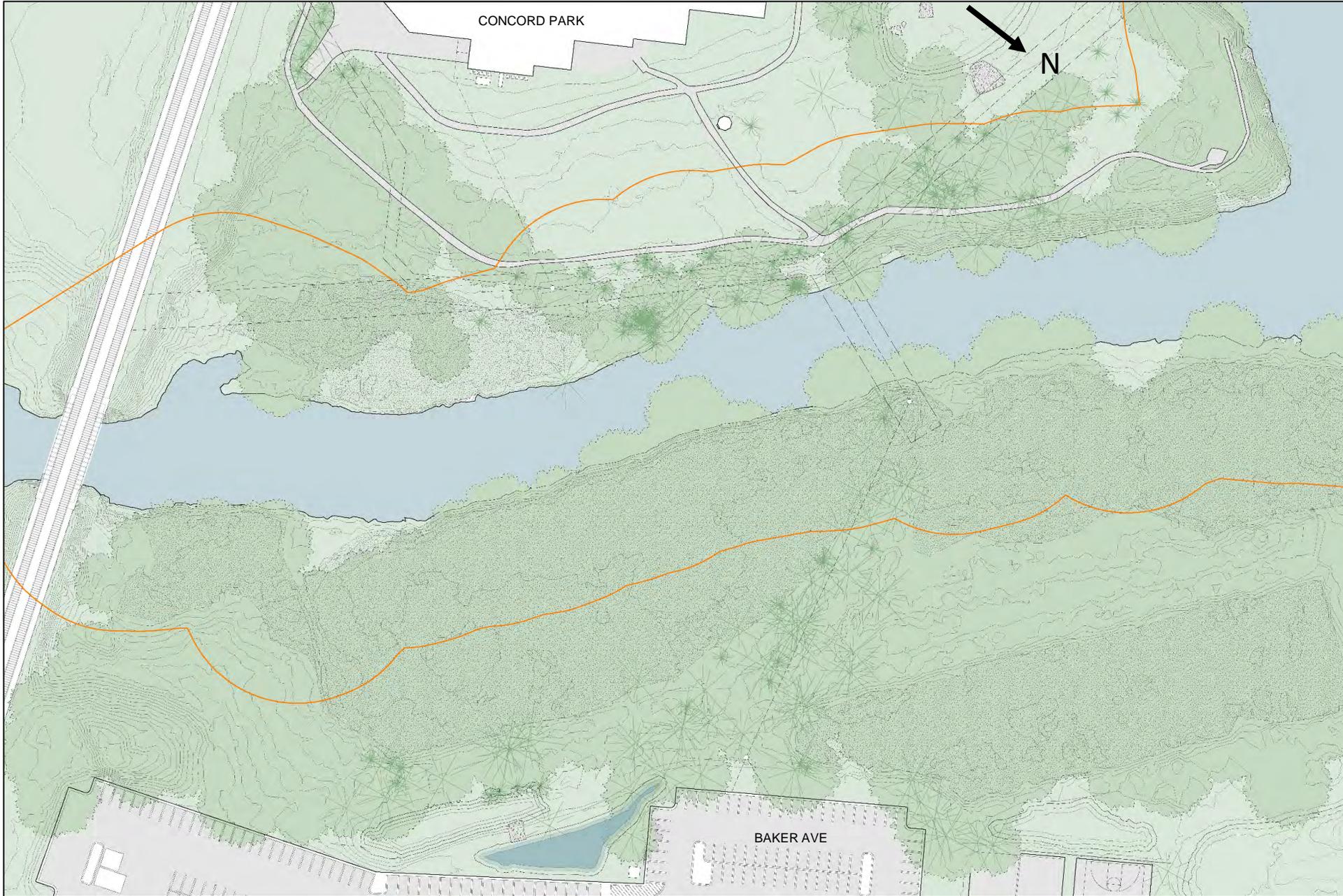
RIVER
Current Datum



BVW
Boring Vegetated Wetland



TREE CANOPY

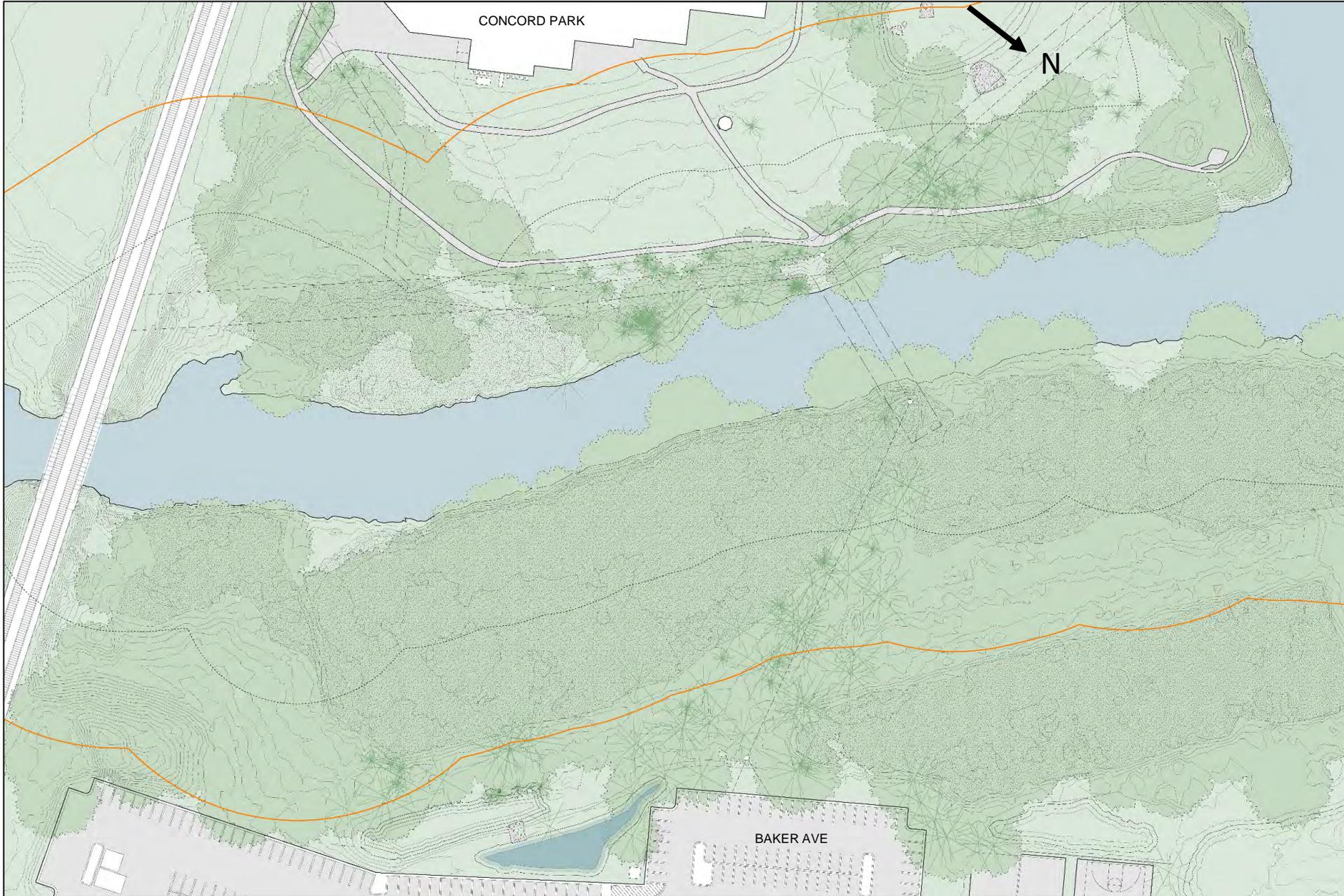


CONCORD PARK

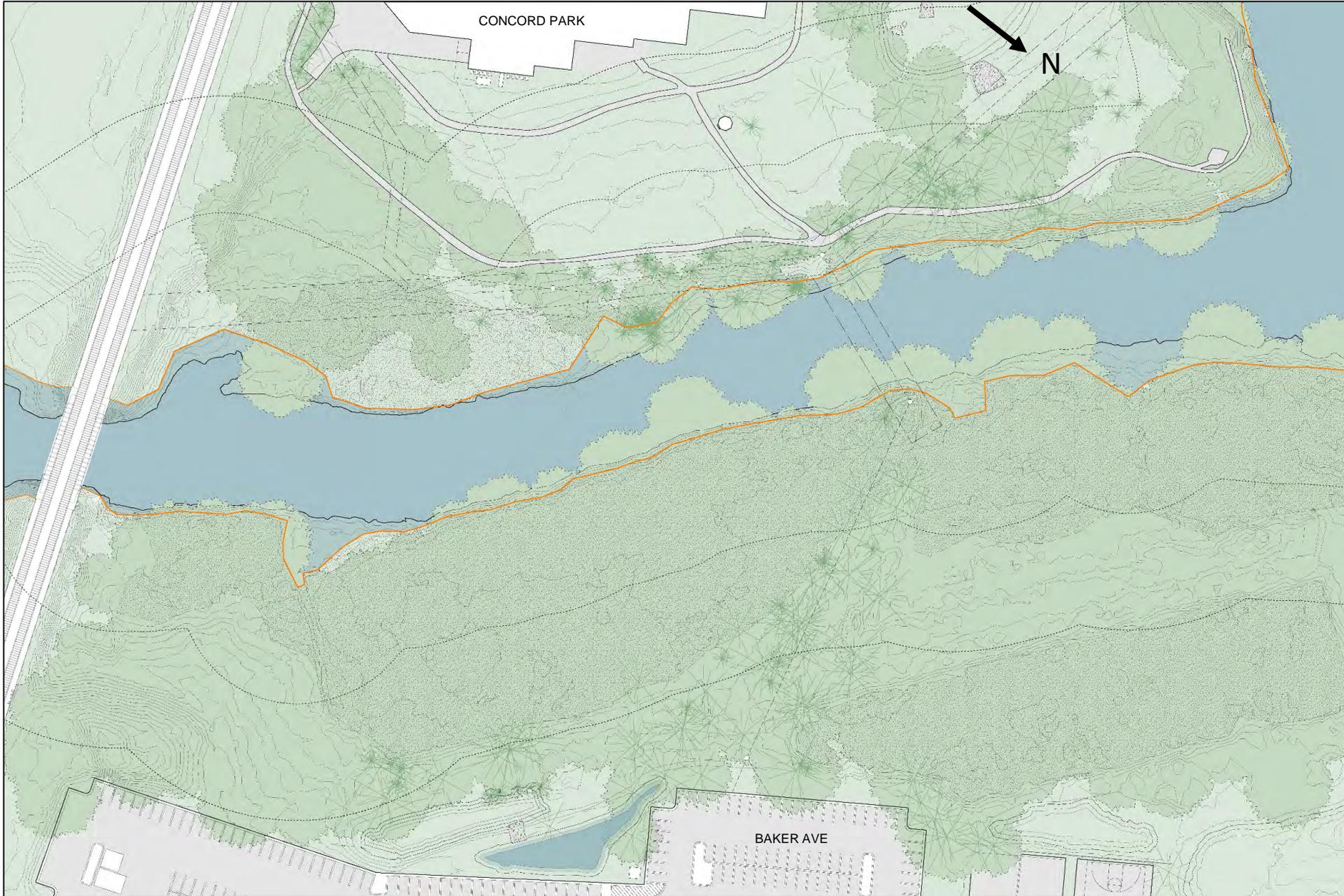
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BAKER AVE

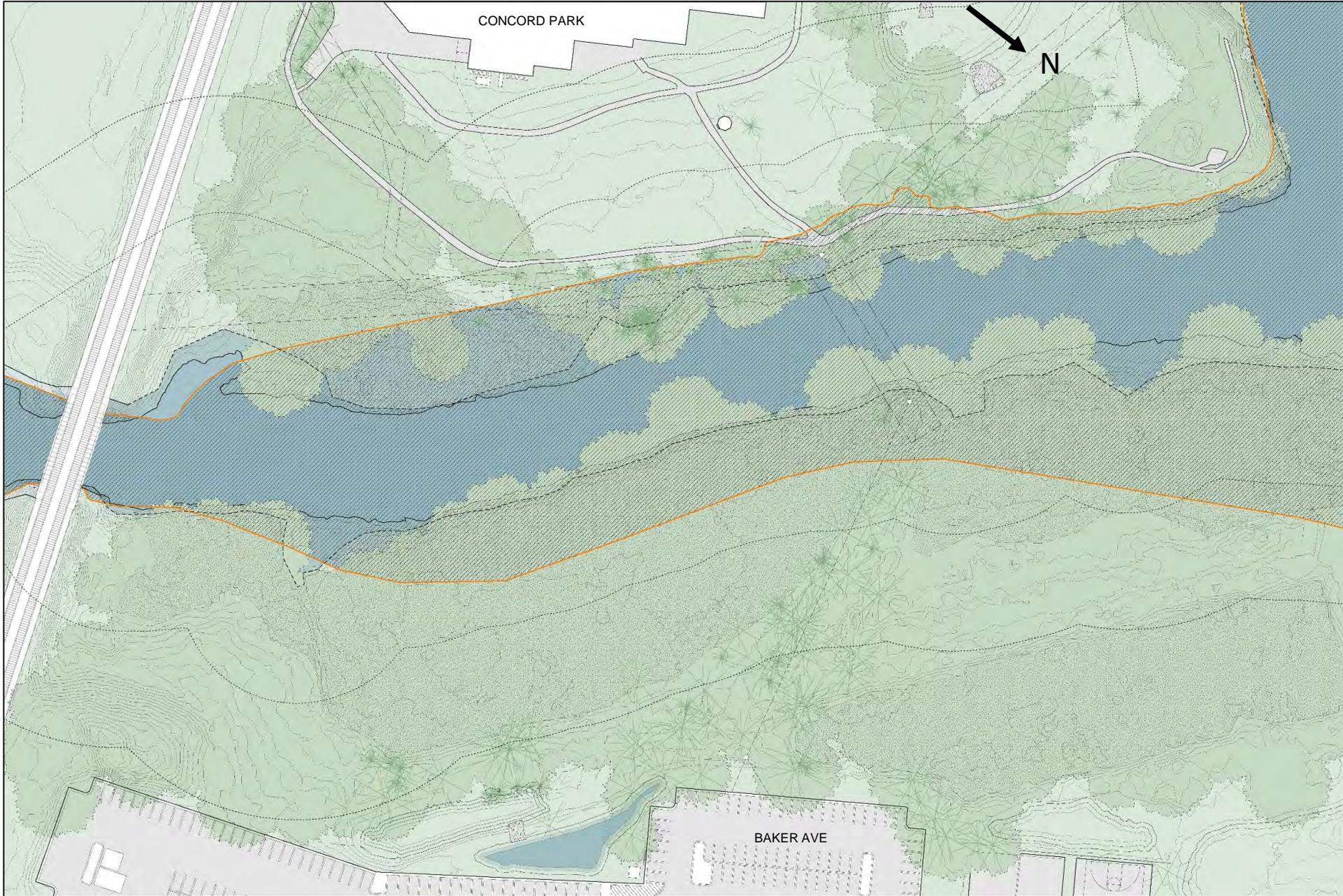
100' INNER RPN-RFA



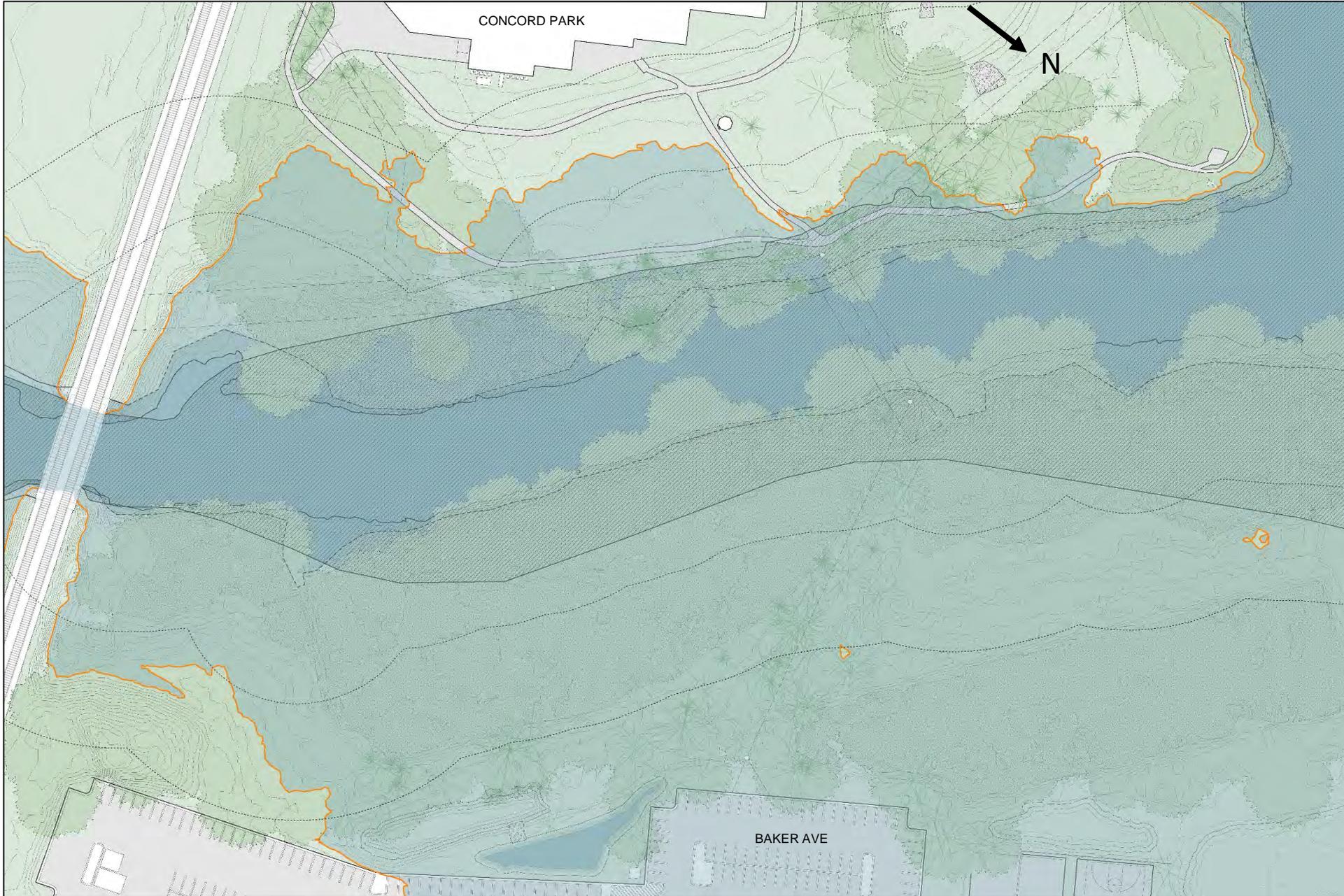
100' OUTER RPN-RFA



BANK - MAHW
Mean Annual High Water



FLOODWAY

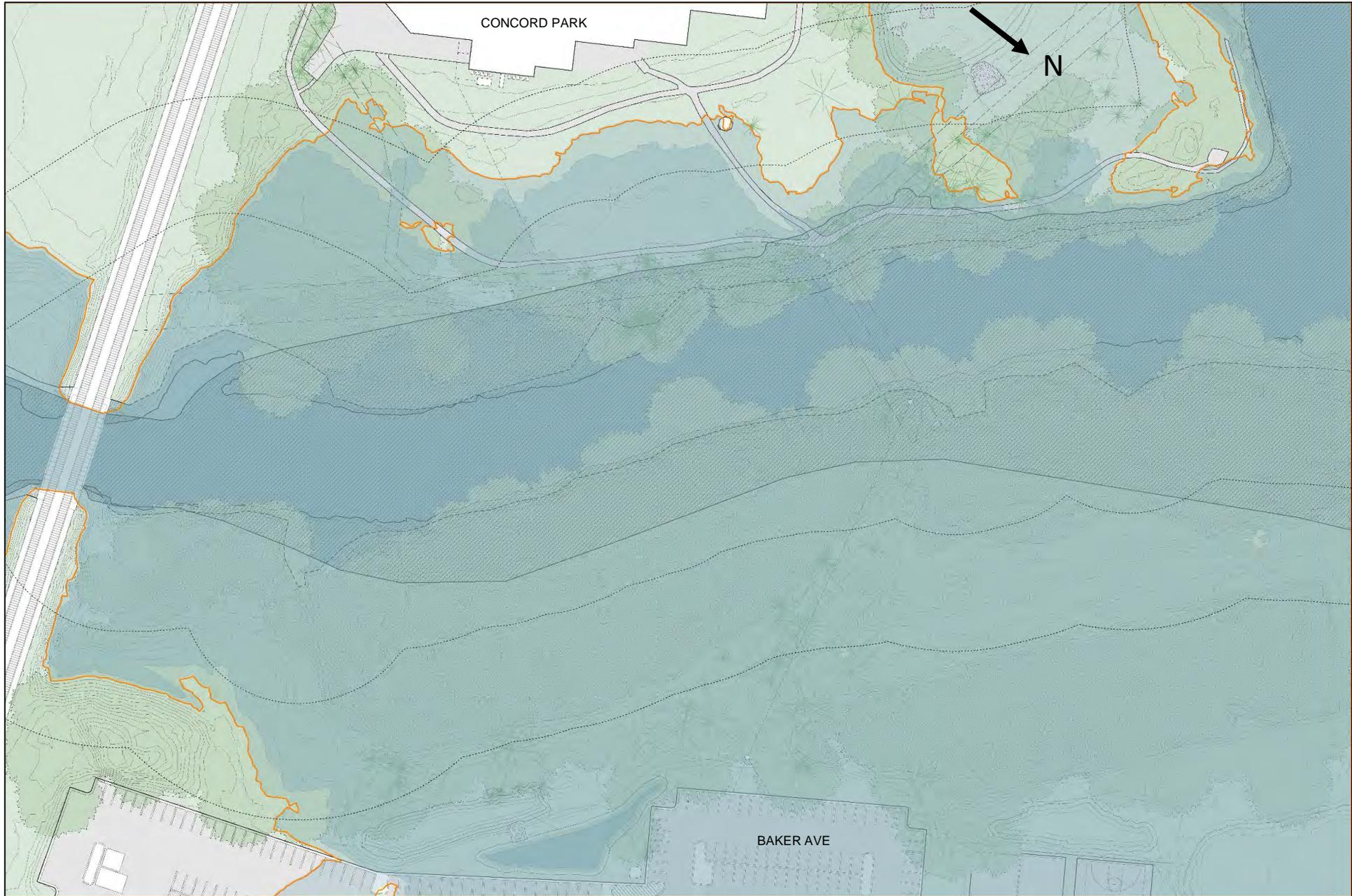


CONCORD PARK

N

BAKER AVE

FLOODPLAIN
10 Year Projection

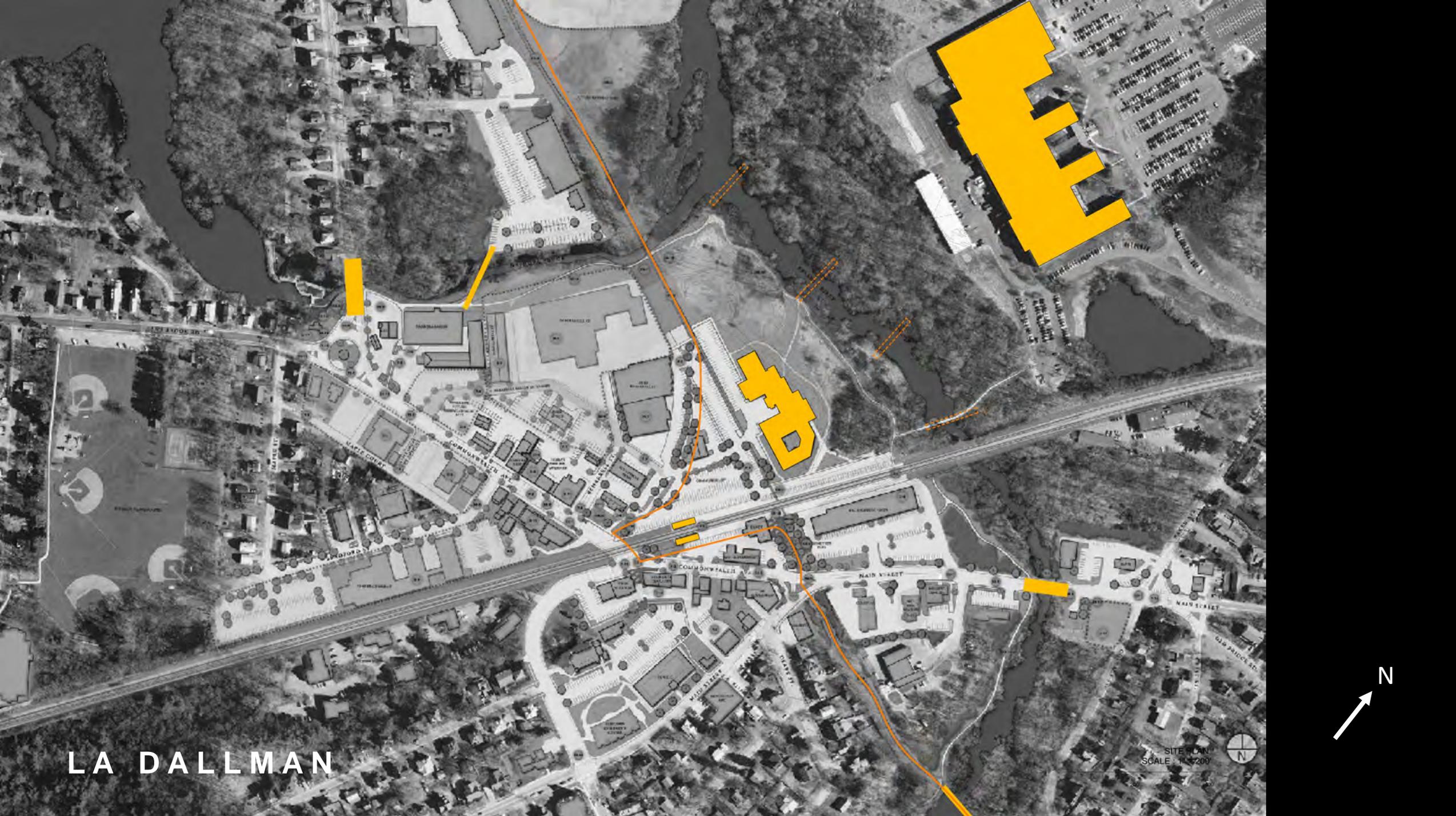


FLOODPLAIN
100 Year Projection

SITE STRATEGIES

-CONNECTIONS

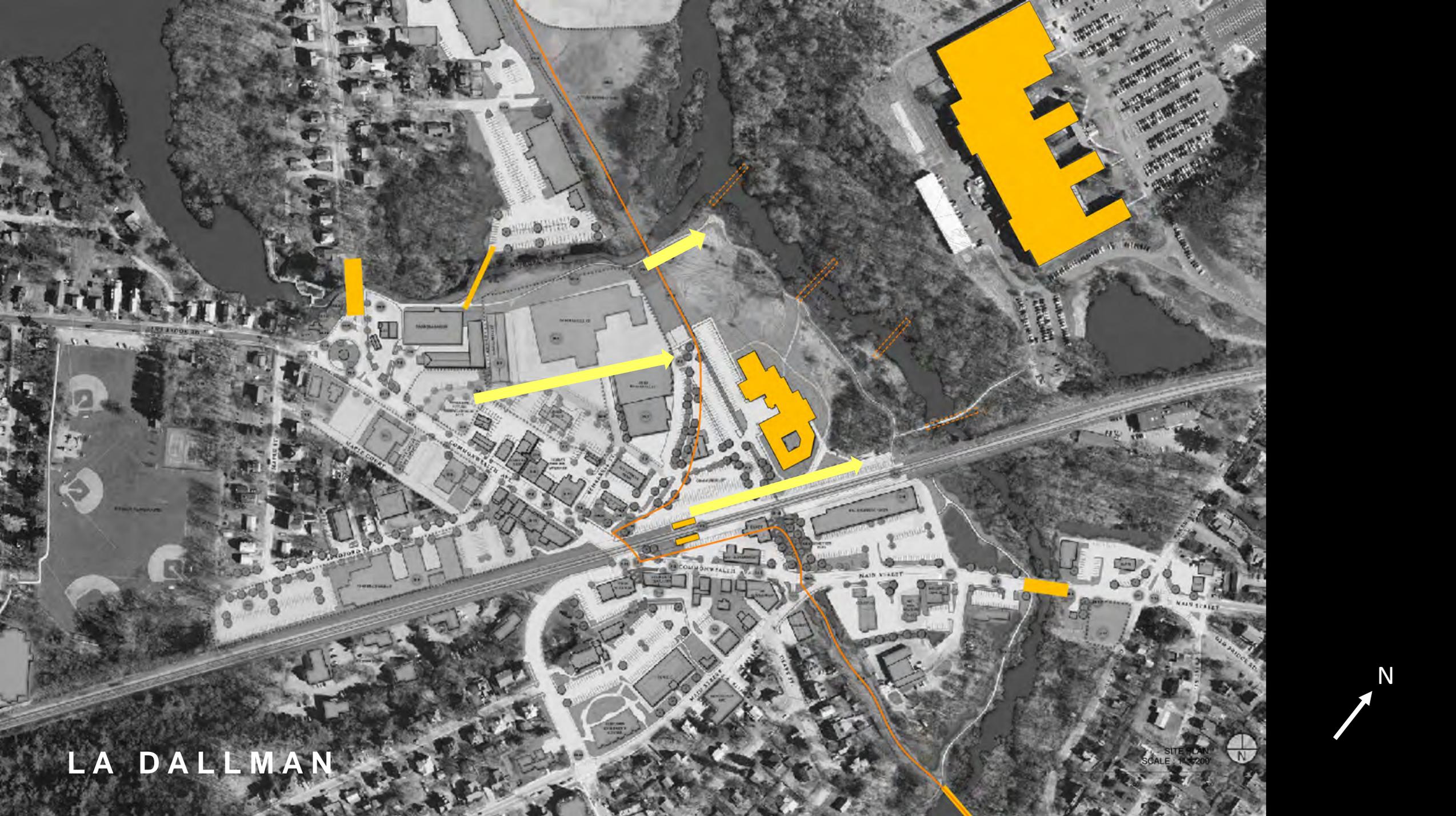
-POTENTIAL BRIDGE LOCATIONS



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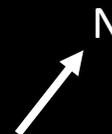
SITE PLAN
SCALE: 1" = 200'

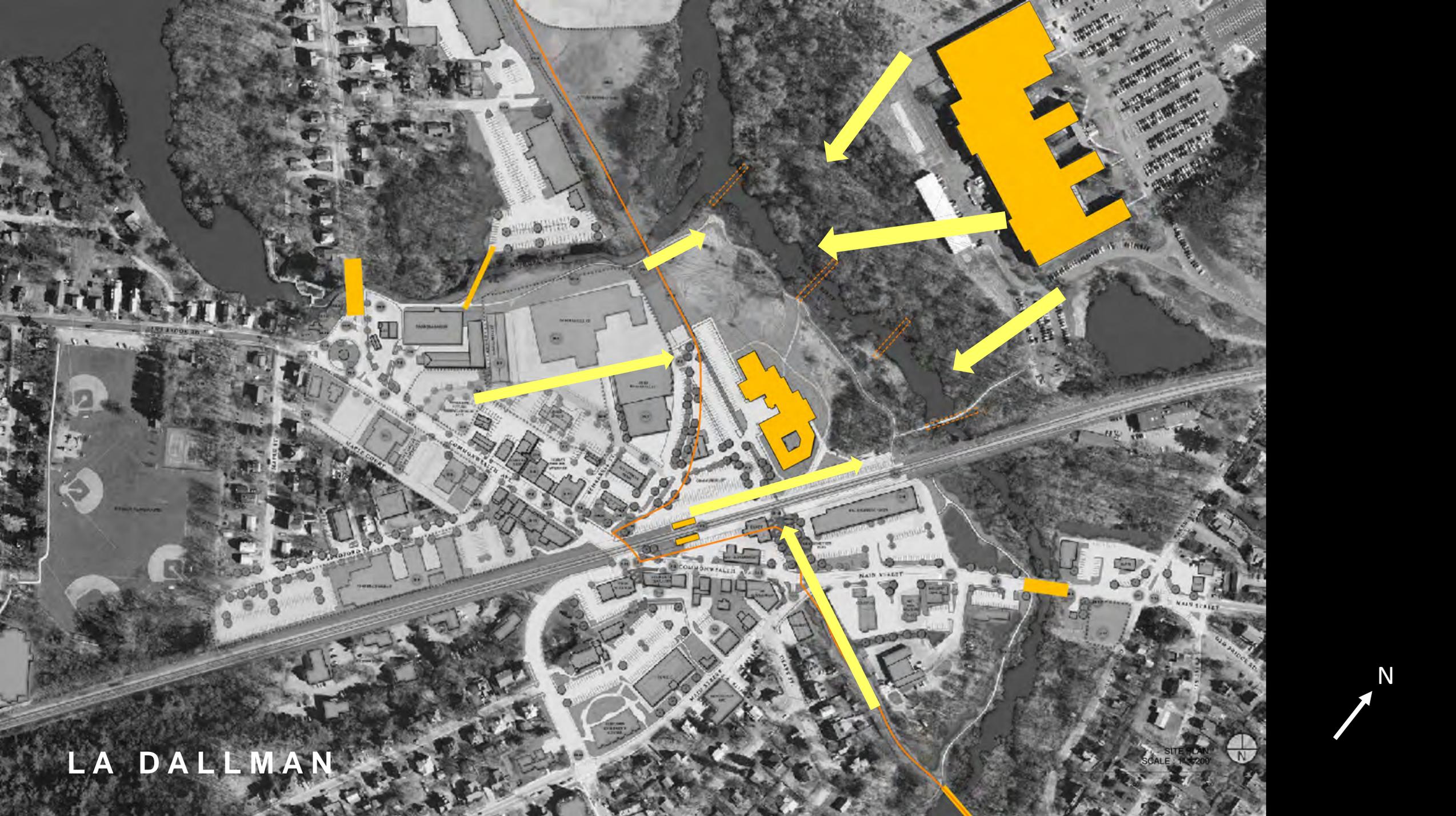




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SITE PLAN
SCALE: 1" = 200'

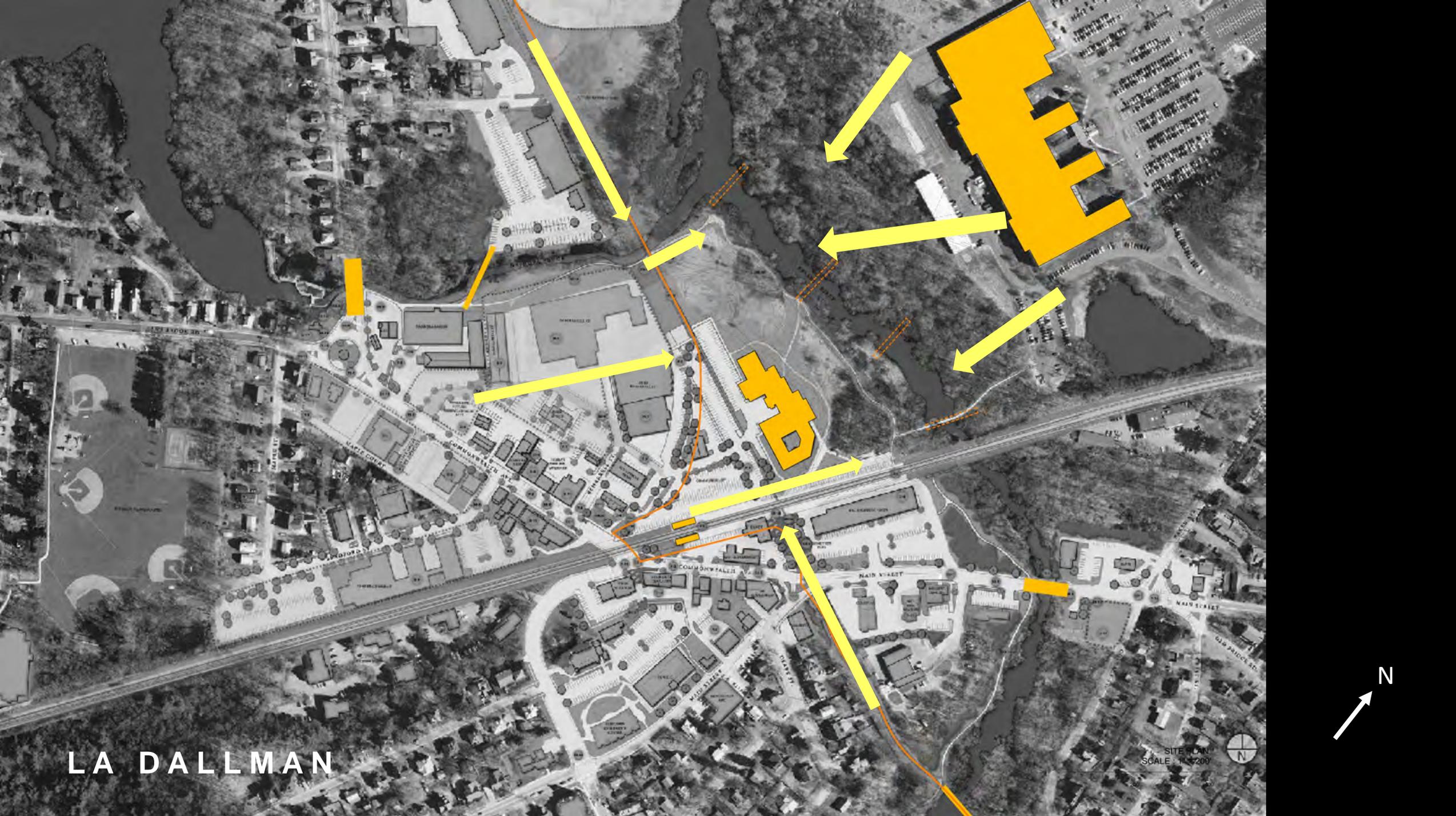




LA DALLMAN

SITE PLAN
SCALE: 1" = 200'

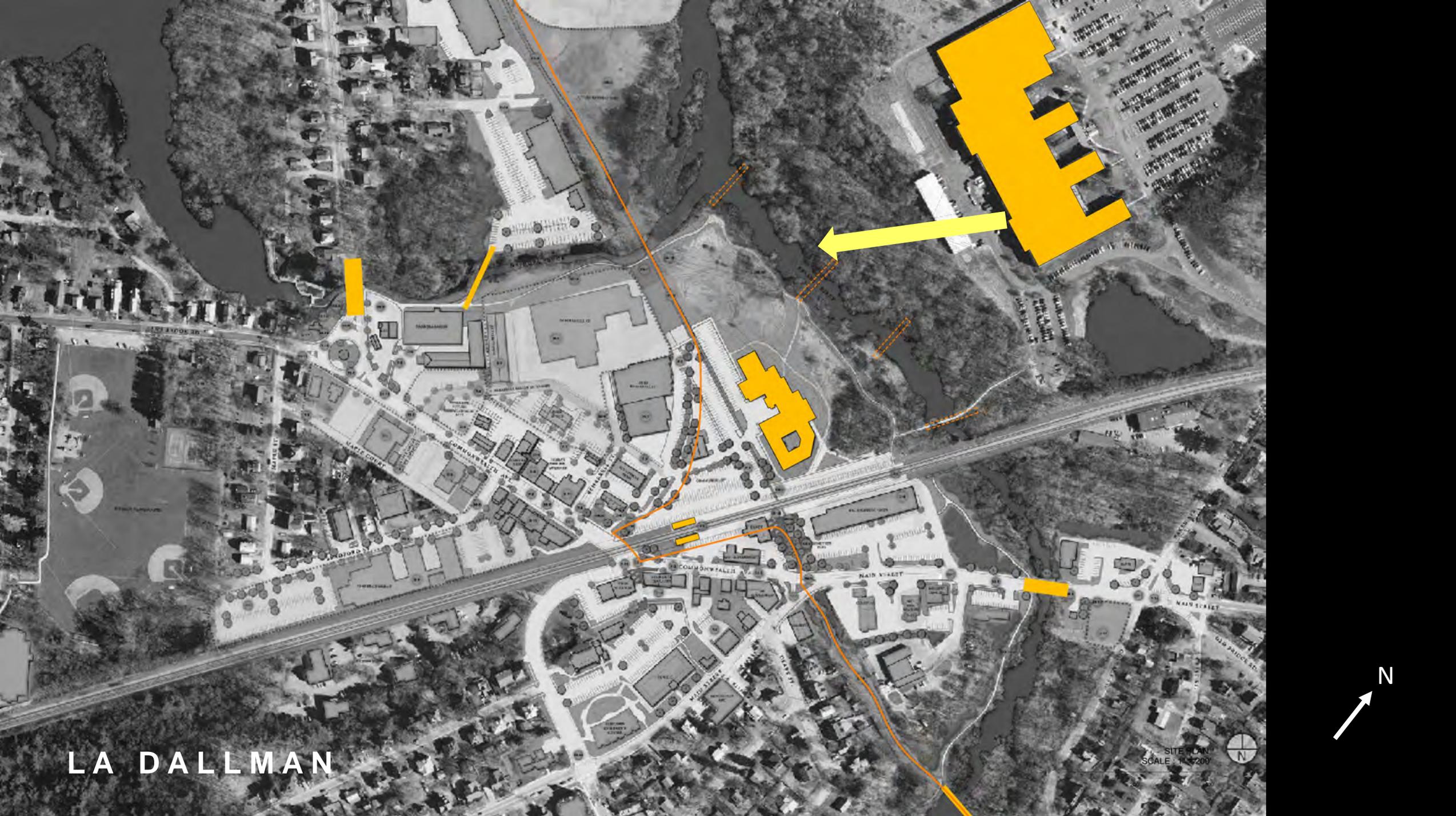




LA DALLMAN

SITE PLAN
SCALE: 1" = 200'





LA DALLMAN

SITE PLAN
SCALE: 1" = 200'







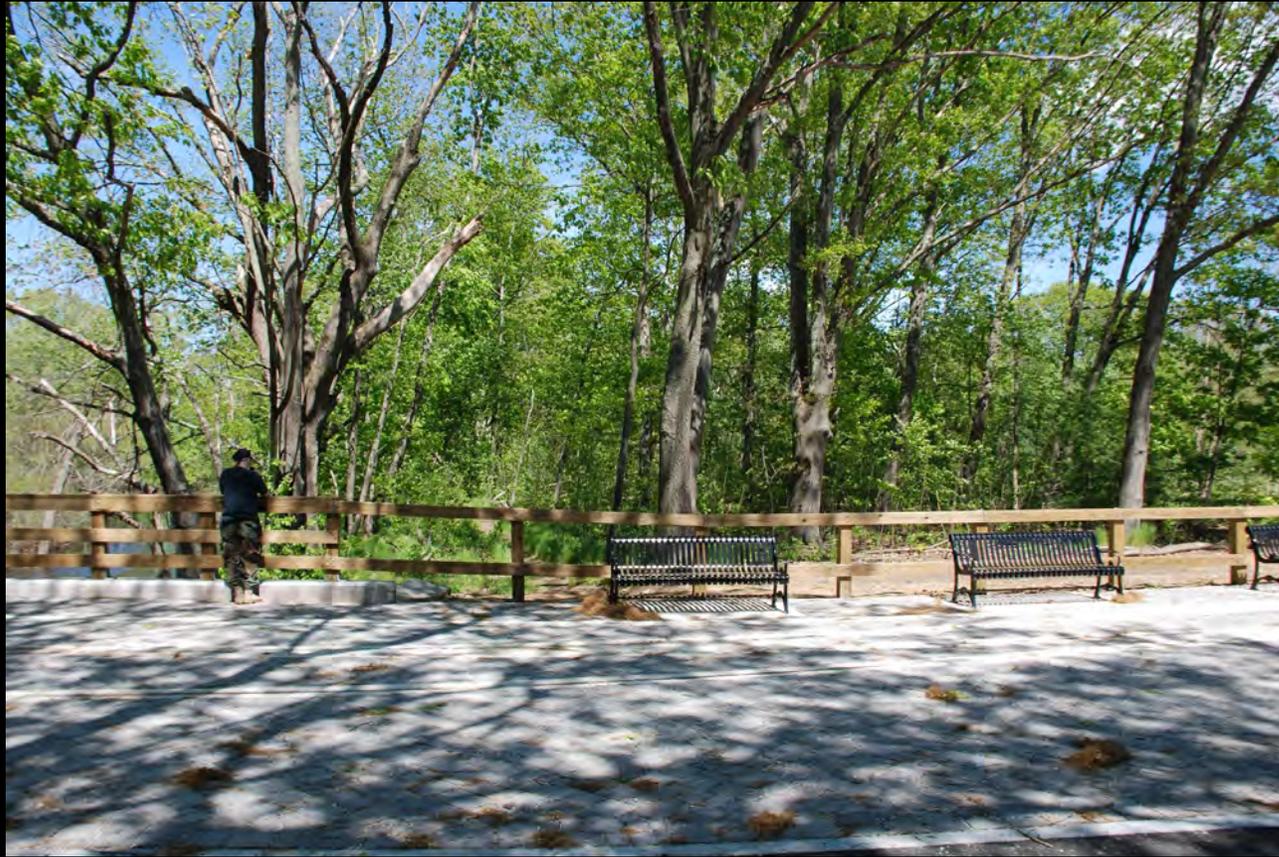


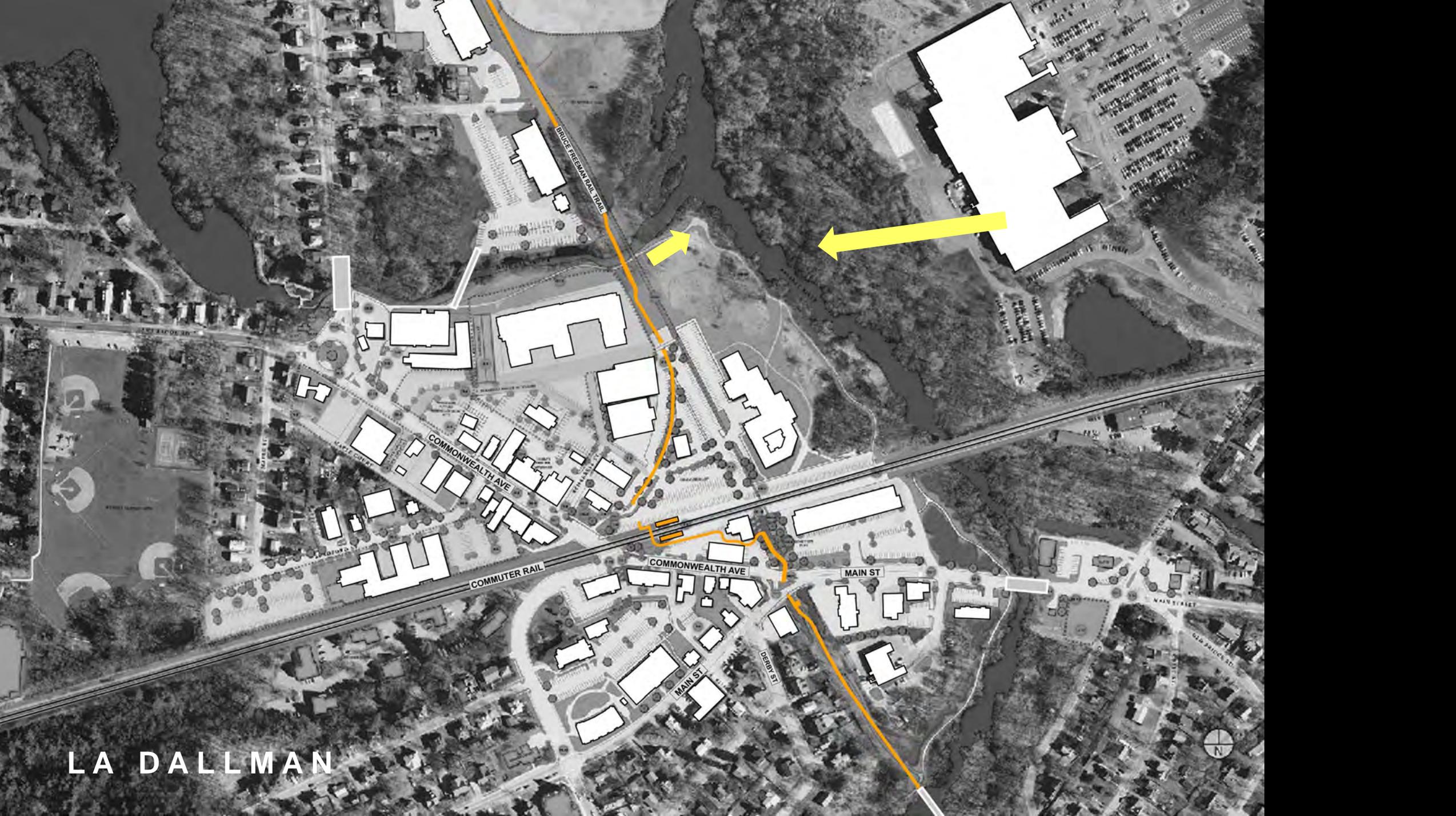




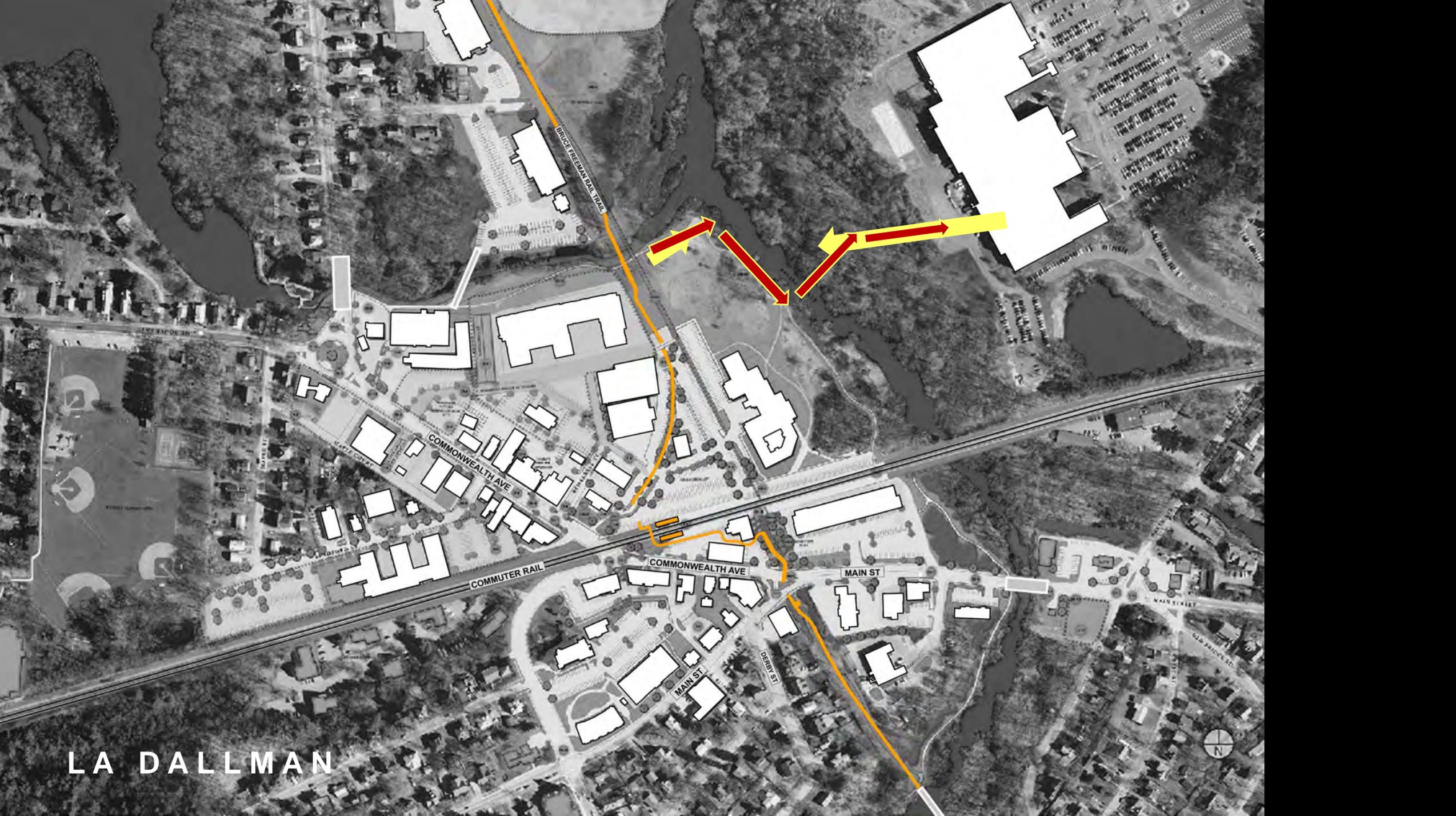


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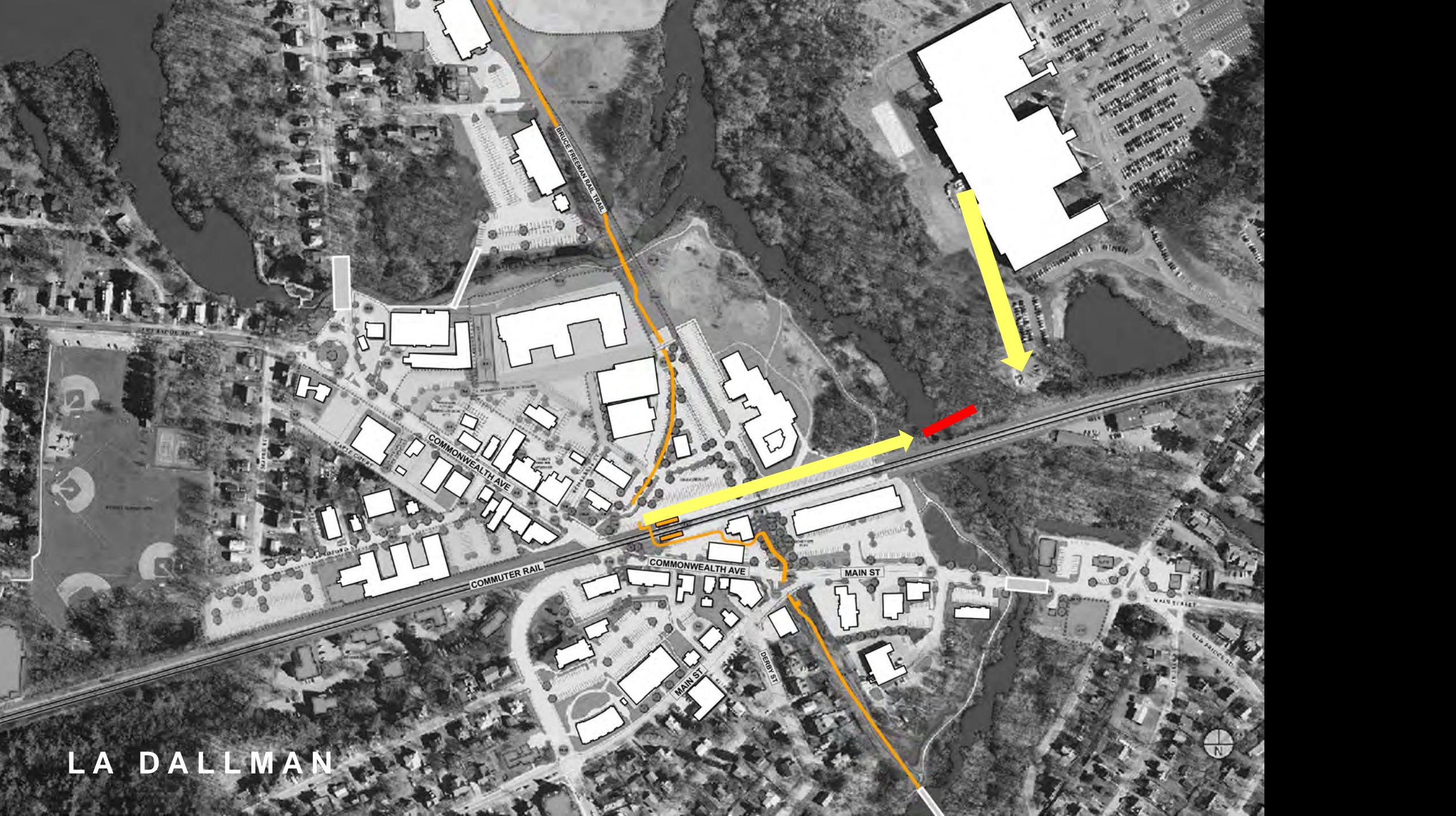
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LA DALLMAN



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BRIDGE CONCEPTS

STRUCTURAL TYPES



BEAM



ARCH



TUBE



CANTILEVERED TRUSS



SUSPENSION



CABLE-STAYED

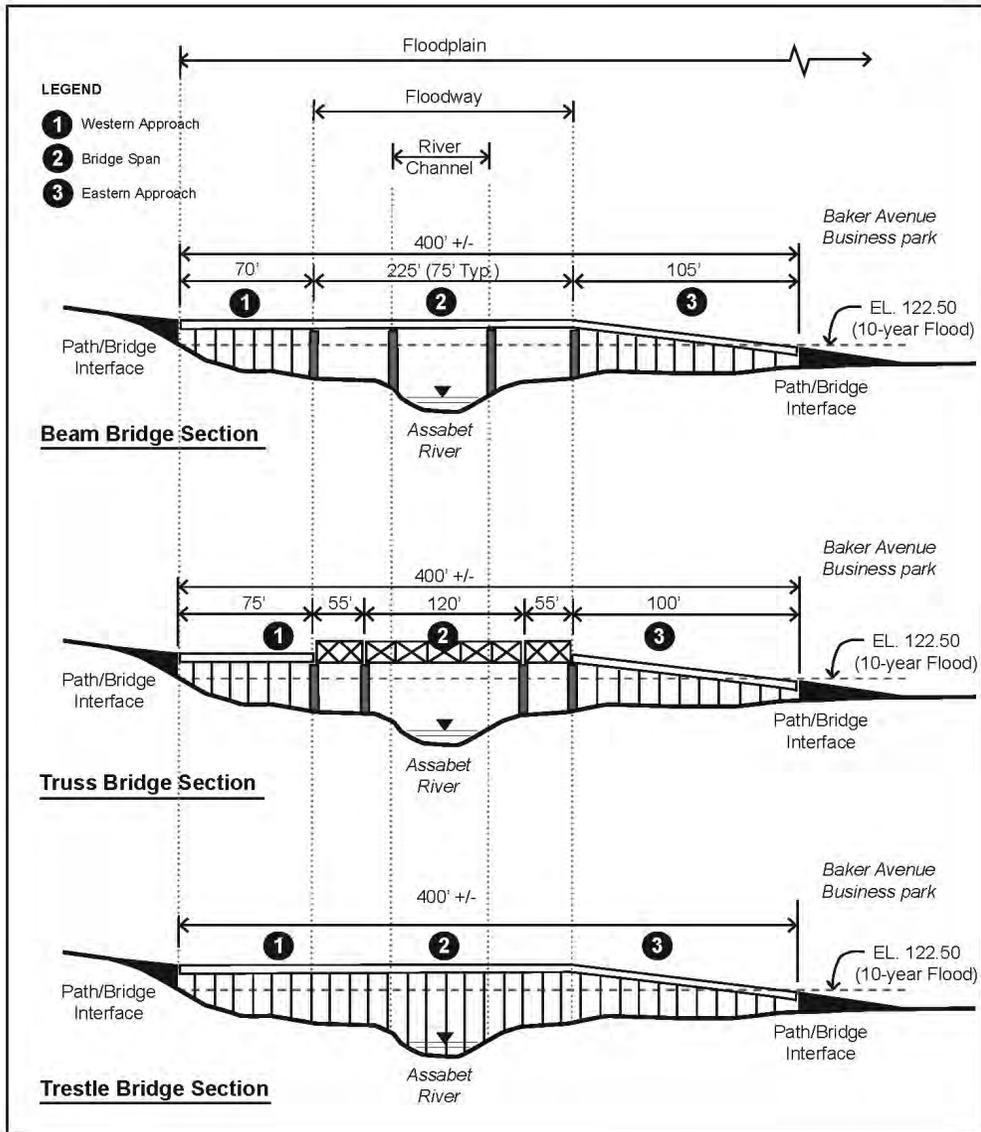


Figure 13: Schematic Sections

Study for a Pedestrian Bridge
over the Assabet River
West Concord, MA



GPI Greenman-Pedersen, Inc.

SECTION 3
SCALE: 1" = 50'

SECTION 2
SCALE: 1" = 50'

SECTION 1
SCALE: 1" = 50'

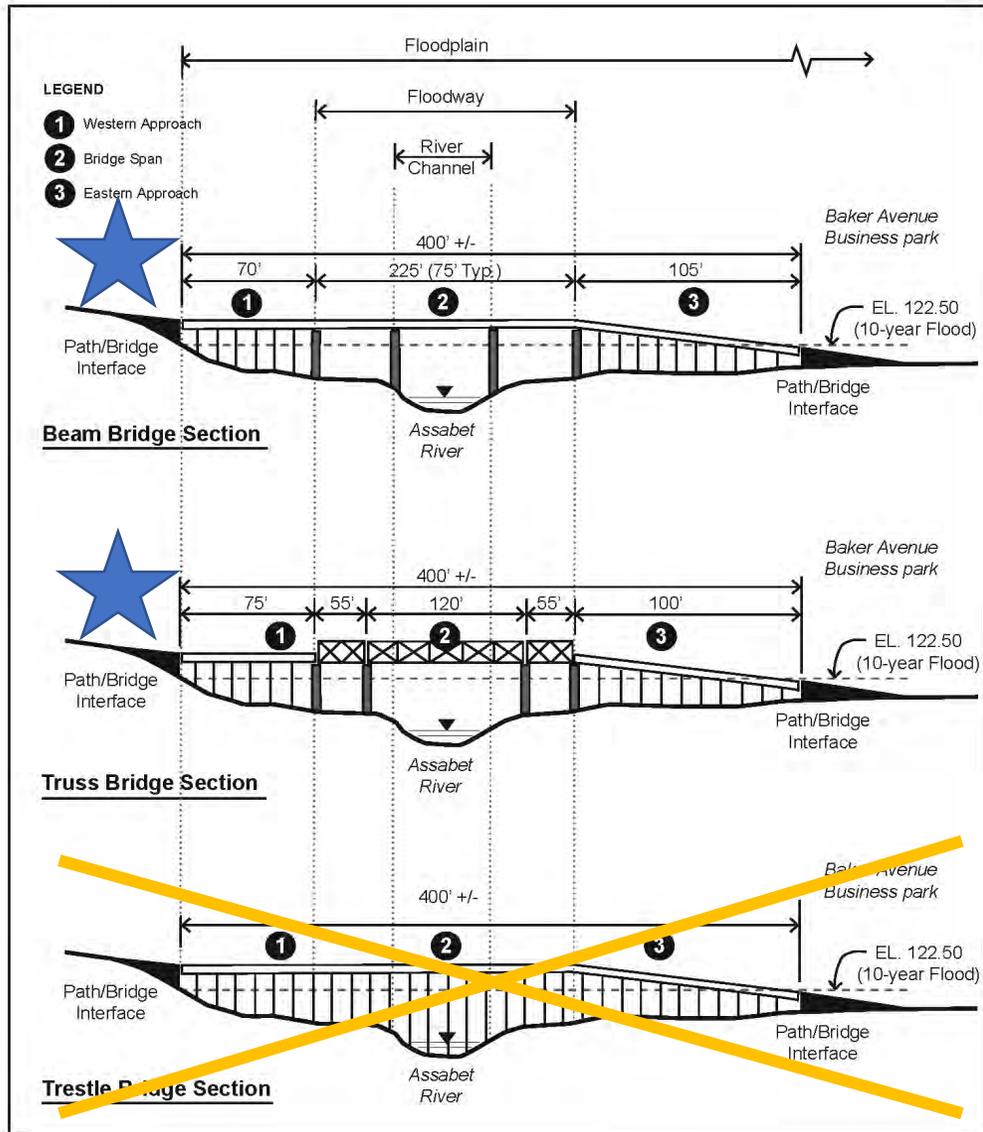


Figure 13: Schematic Sections

Study for a Pedestrian Bridge
over the Assabet River
West Concord, MA

Not to Scale



GPI Greenman-Pedersen, Inc.

SECTION 3
SCALE: 1" = 50'

SECTION 2
SCALE: 1" = 50'

SECTION 1
SCALE: 1" = 50'

TRUSS



STRUCTURAL
HAND RAIL



BEAMS



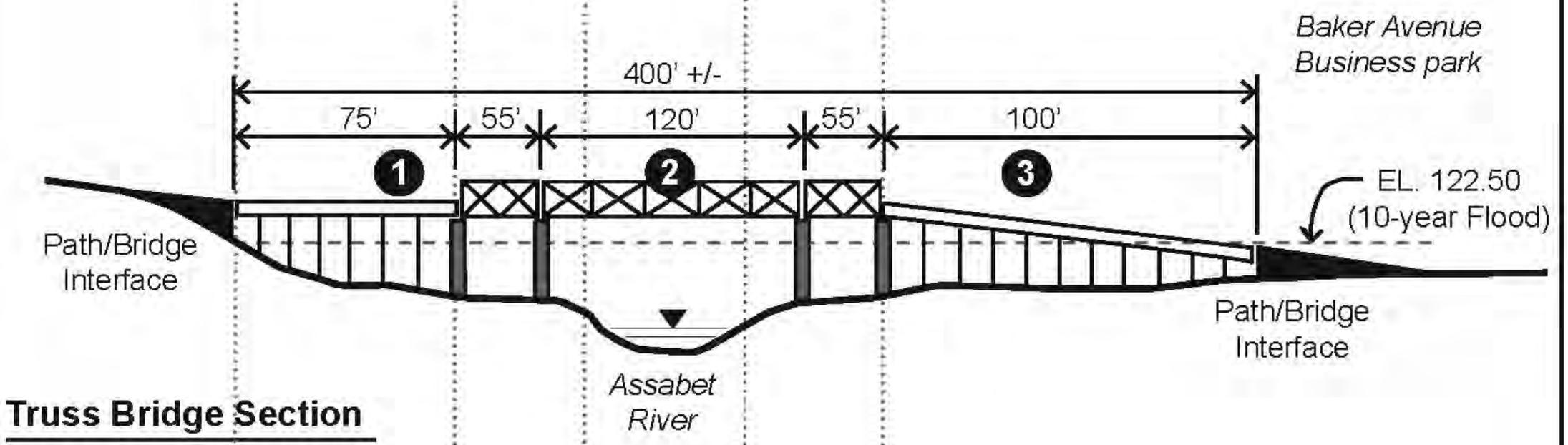
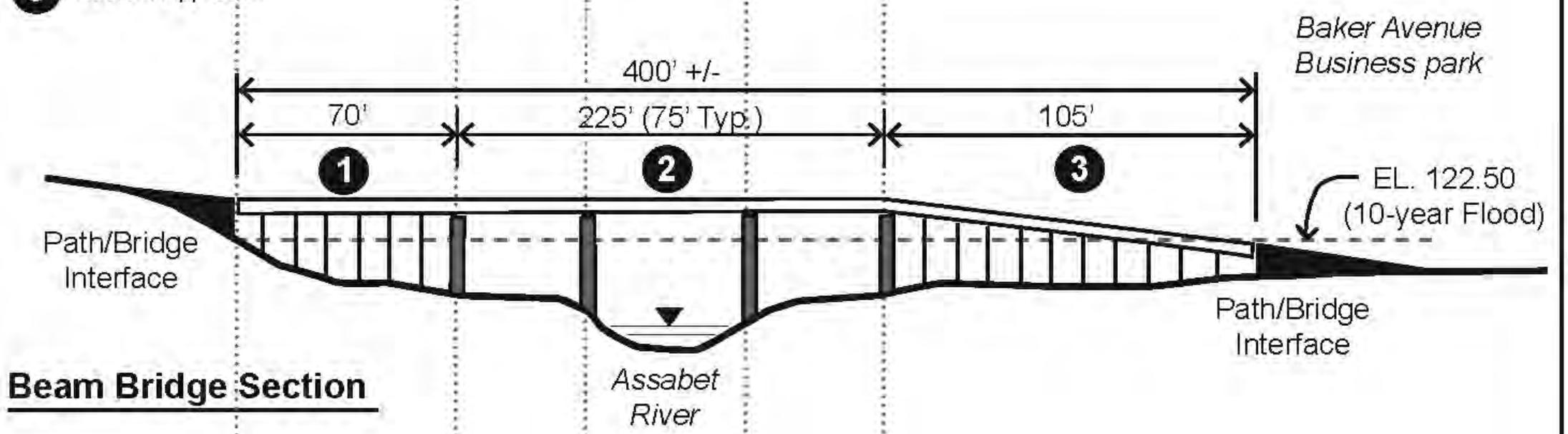
HYBRID

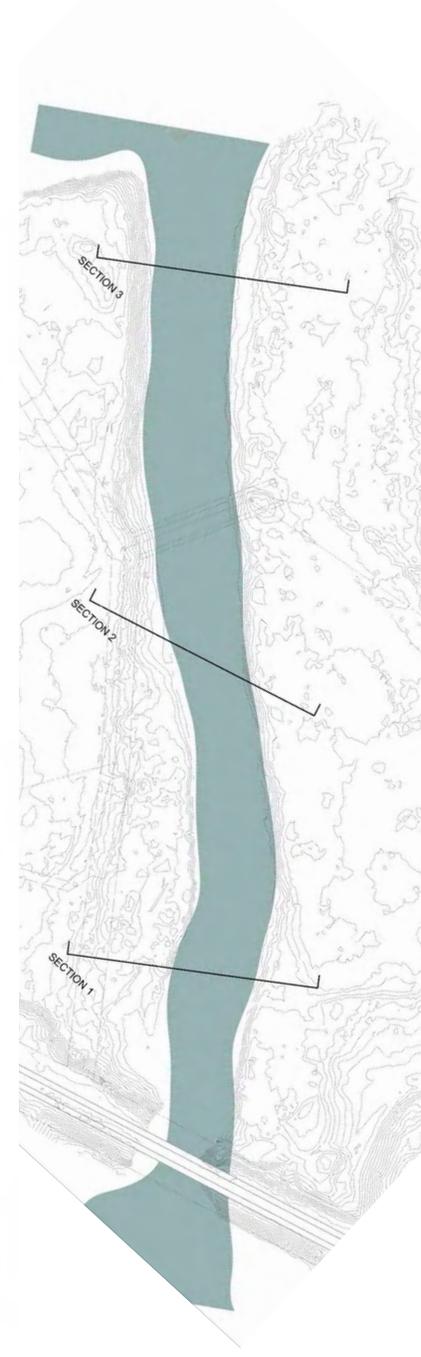
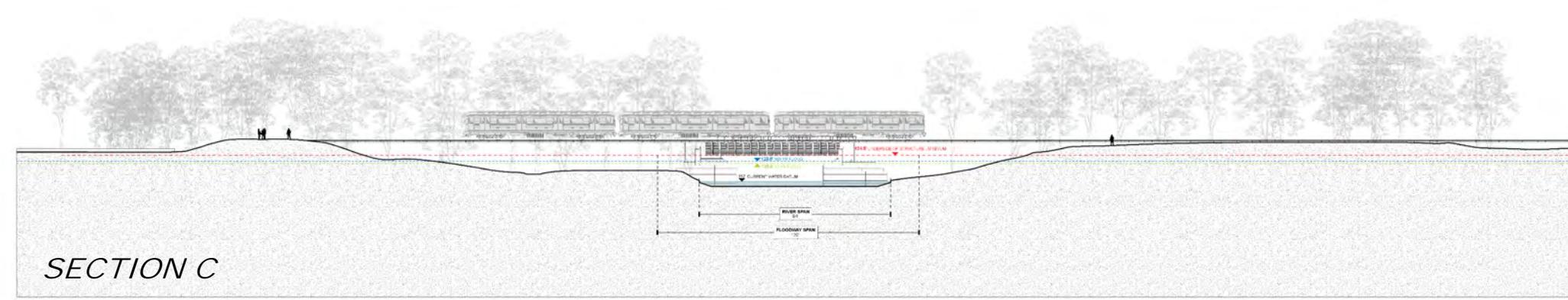
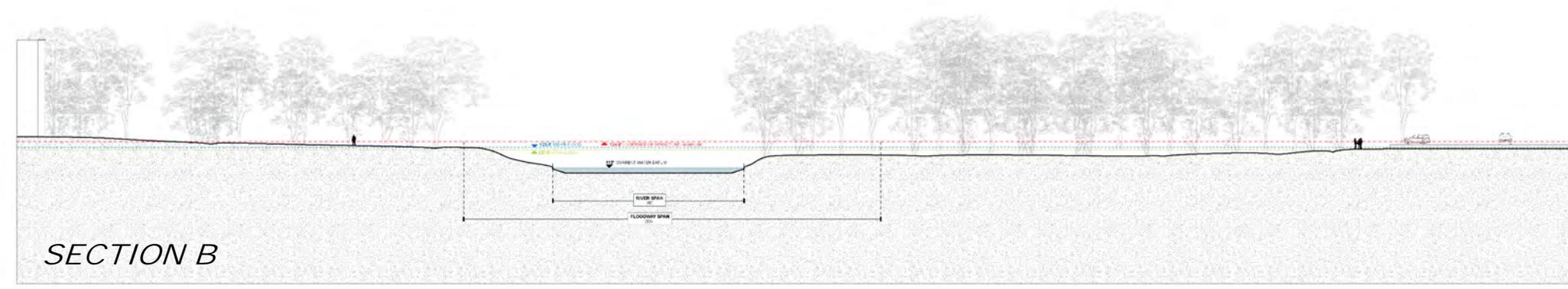
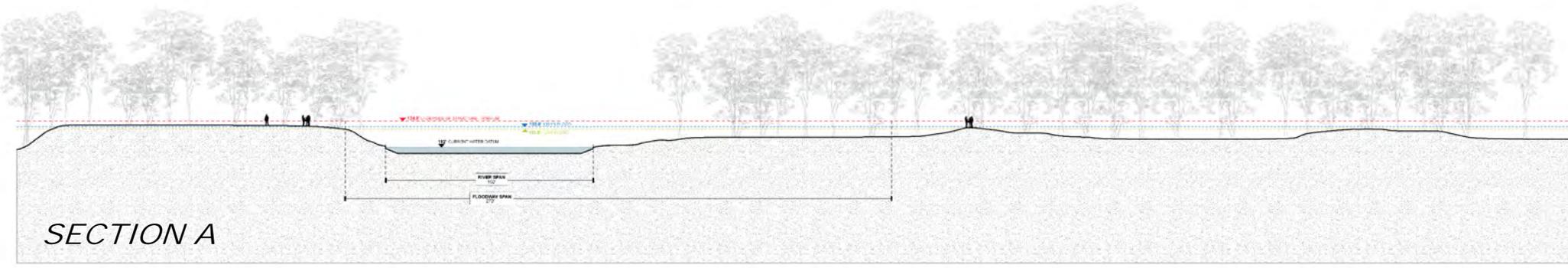


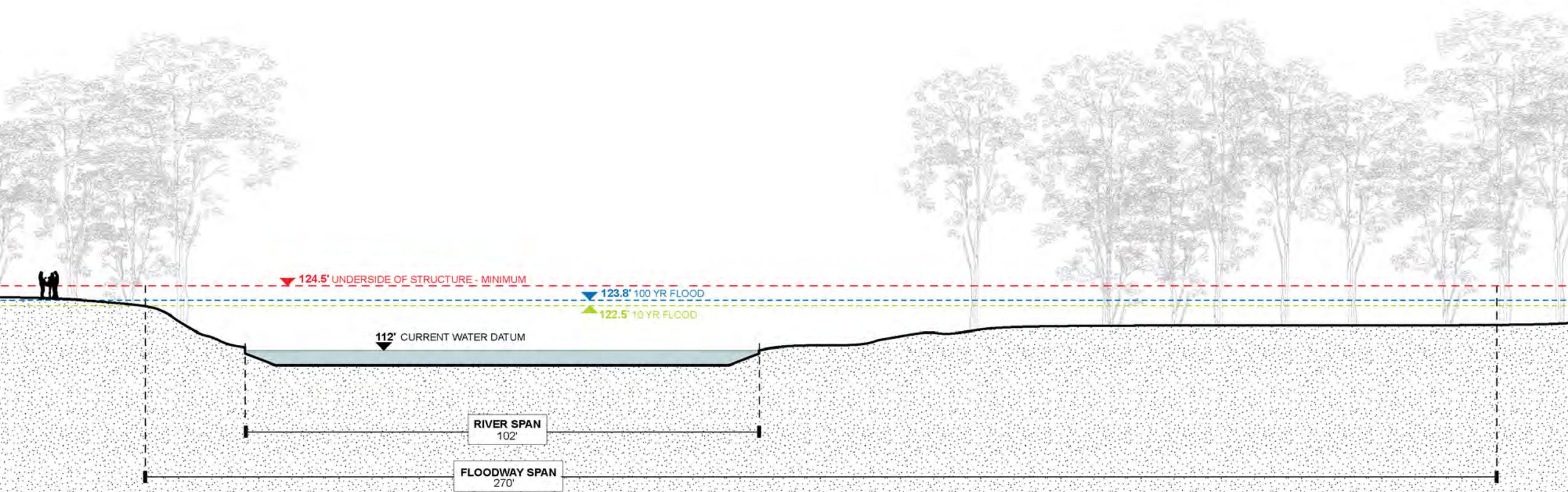
FAST

SLOW



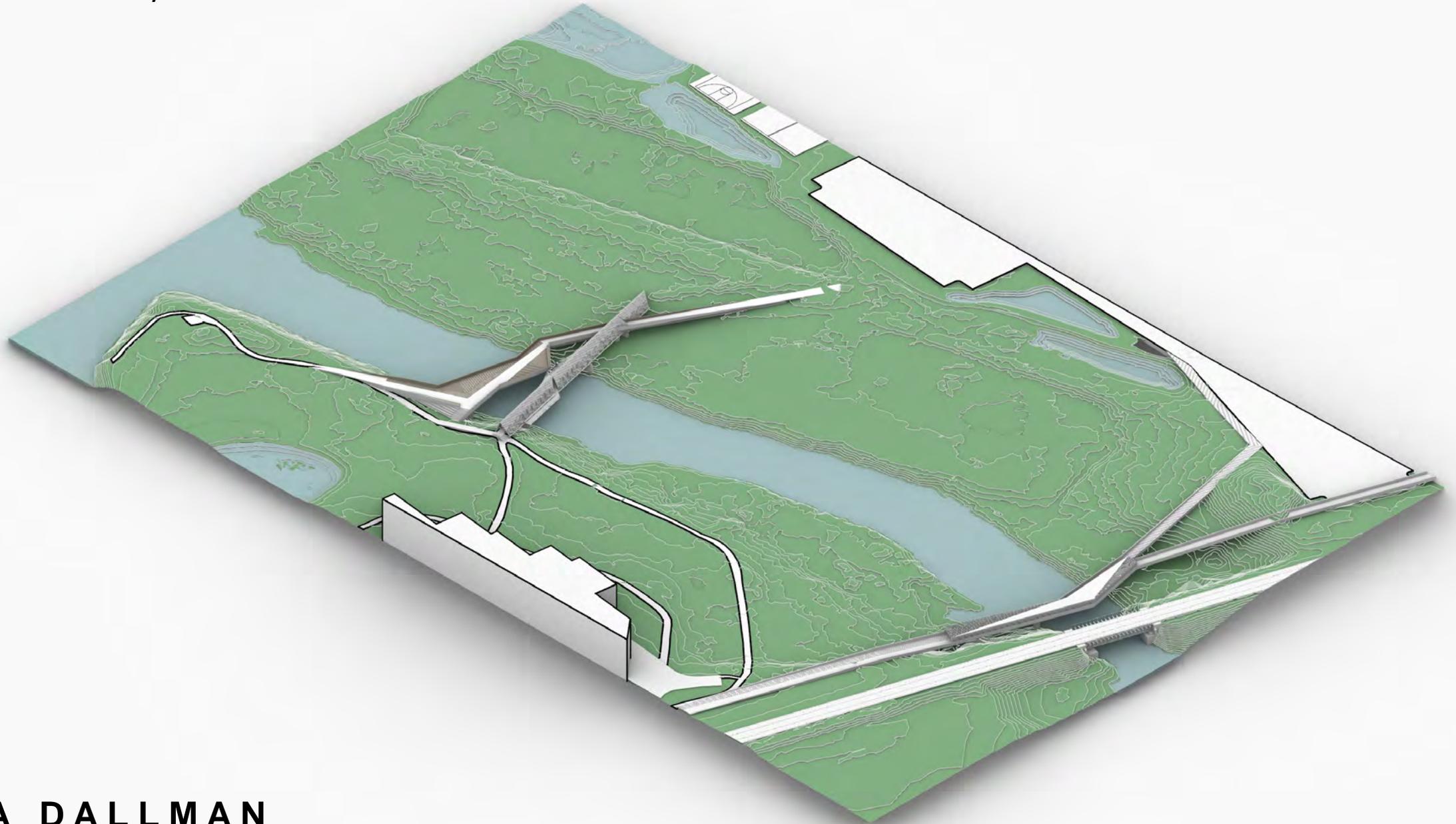






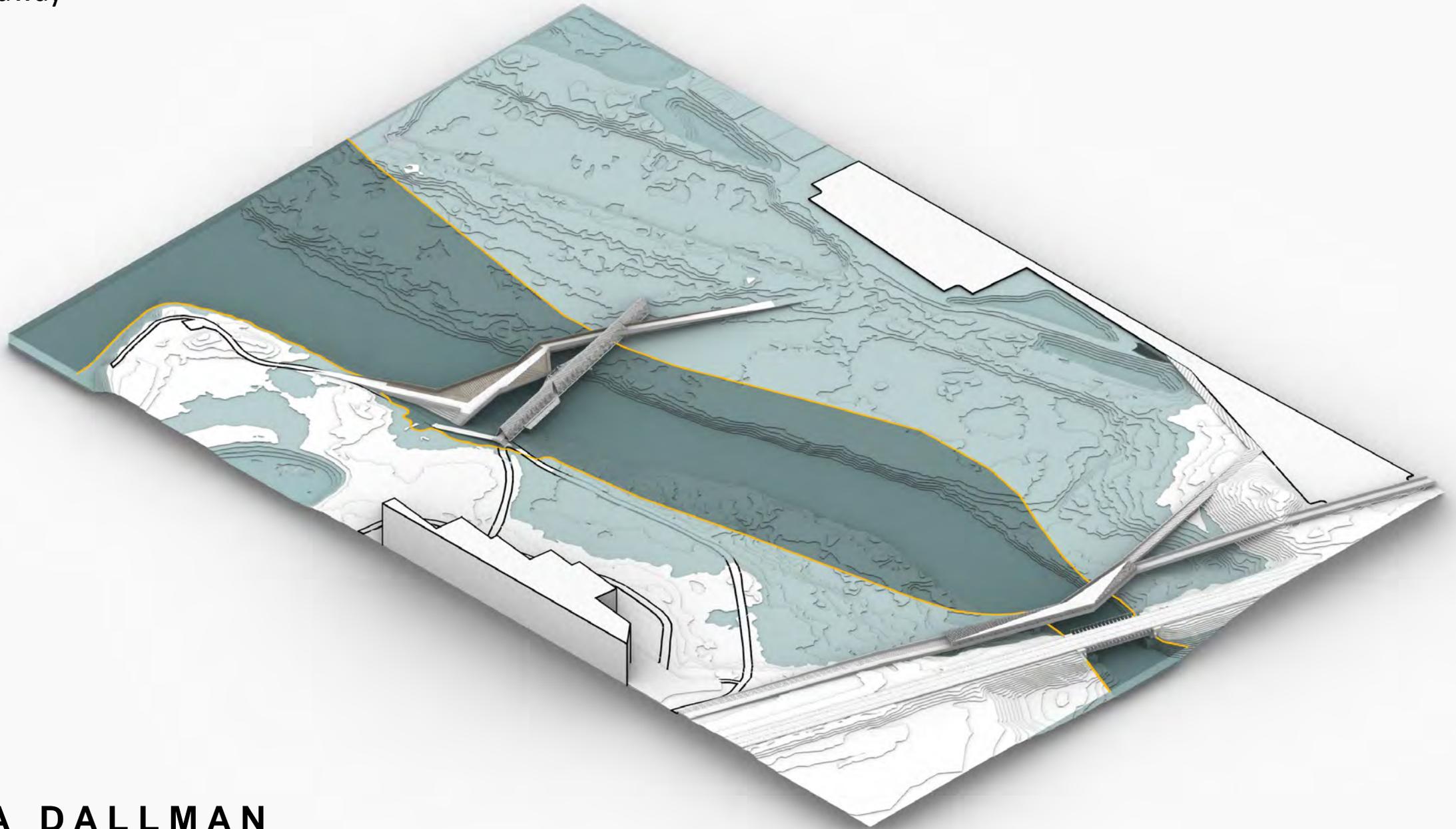
SECTION A
Existing Conditions

Current Riverway



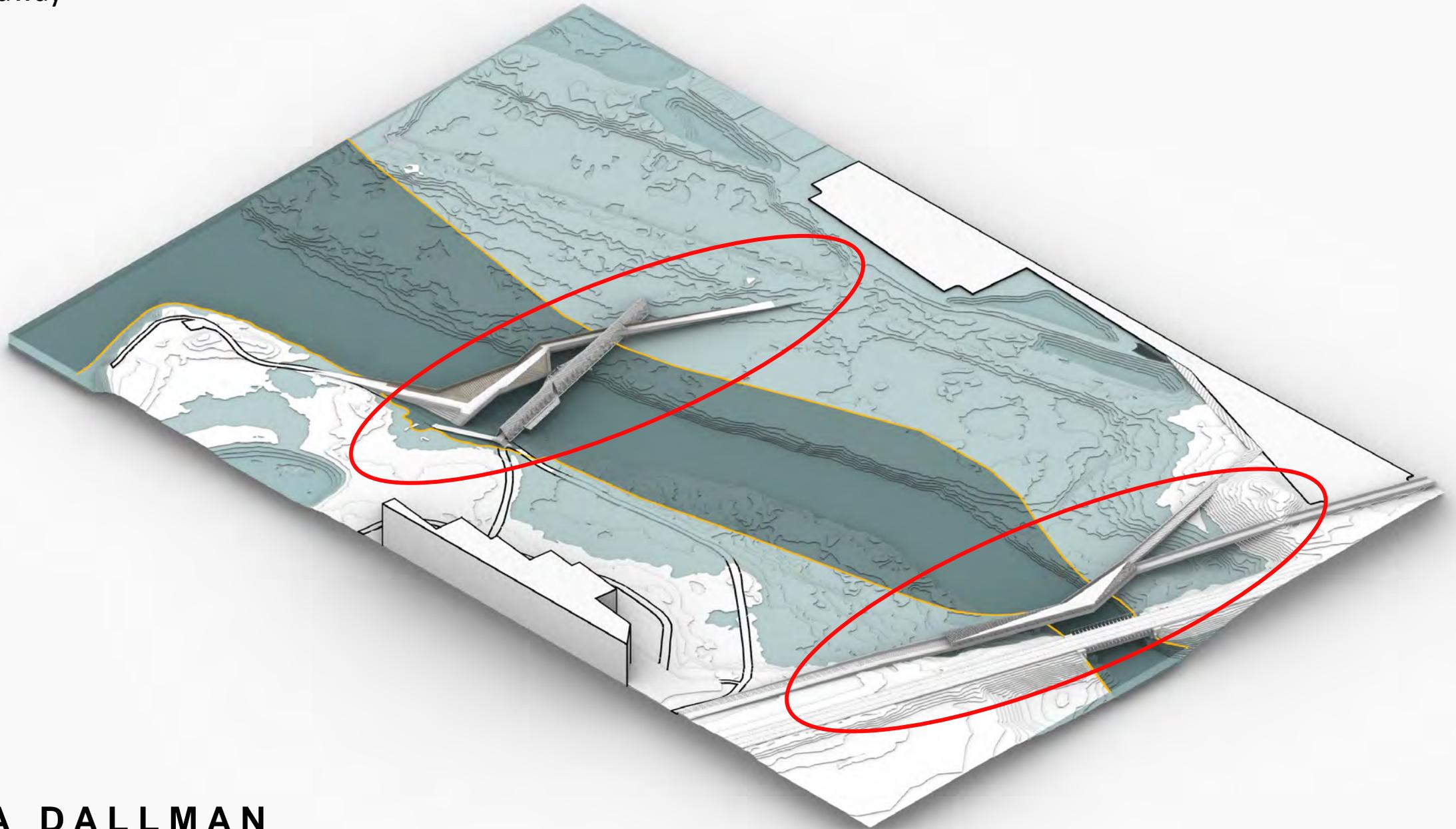
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Floodway



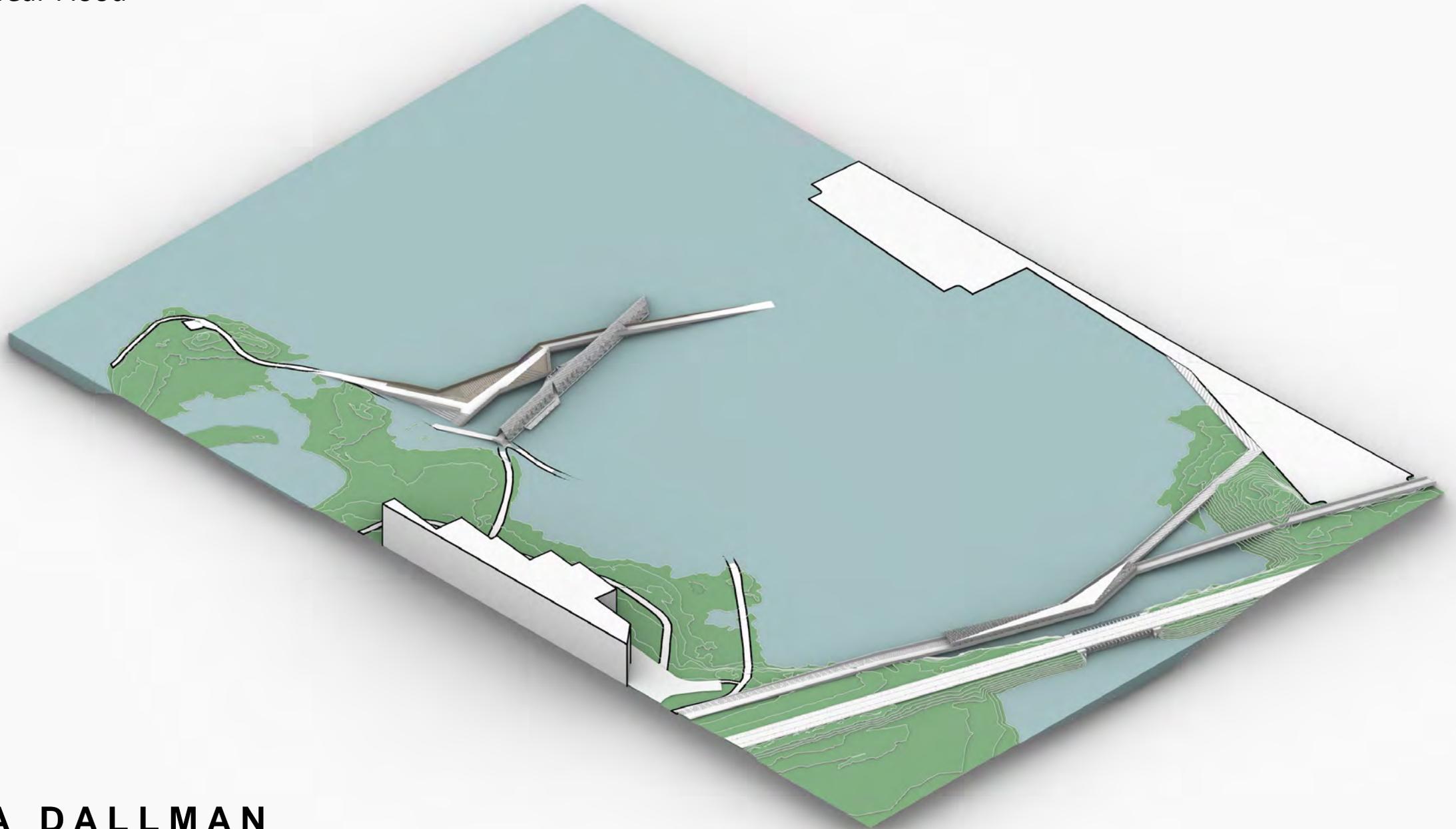
LA DALLMAN

Floodway



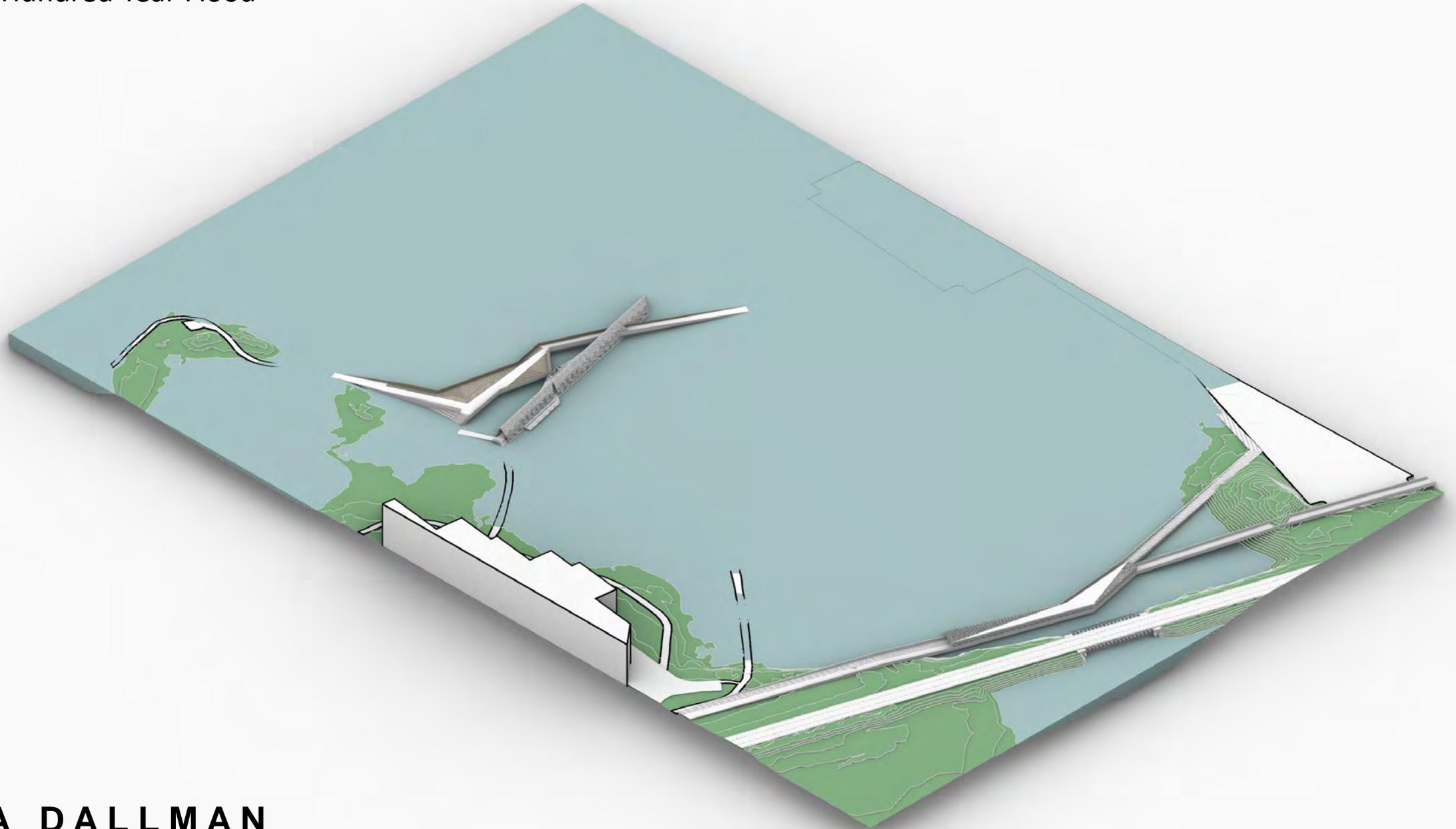
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Ten Year Flood



LA DALLMAN

One Hundred Year Flood



LA DALLMAN

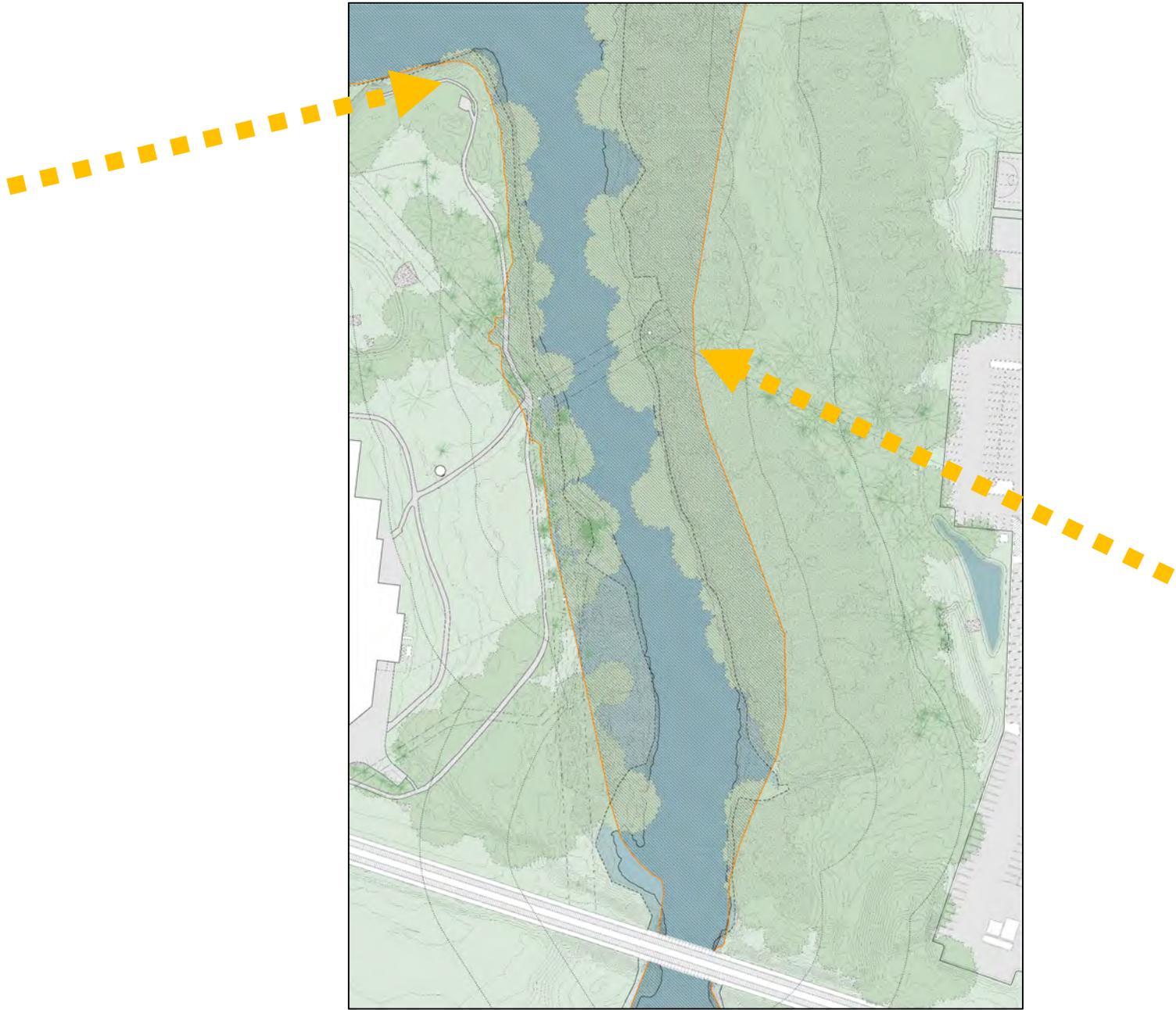
BRIDGE CONCEPTS

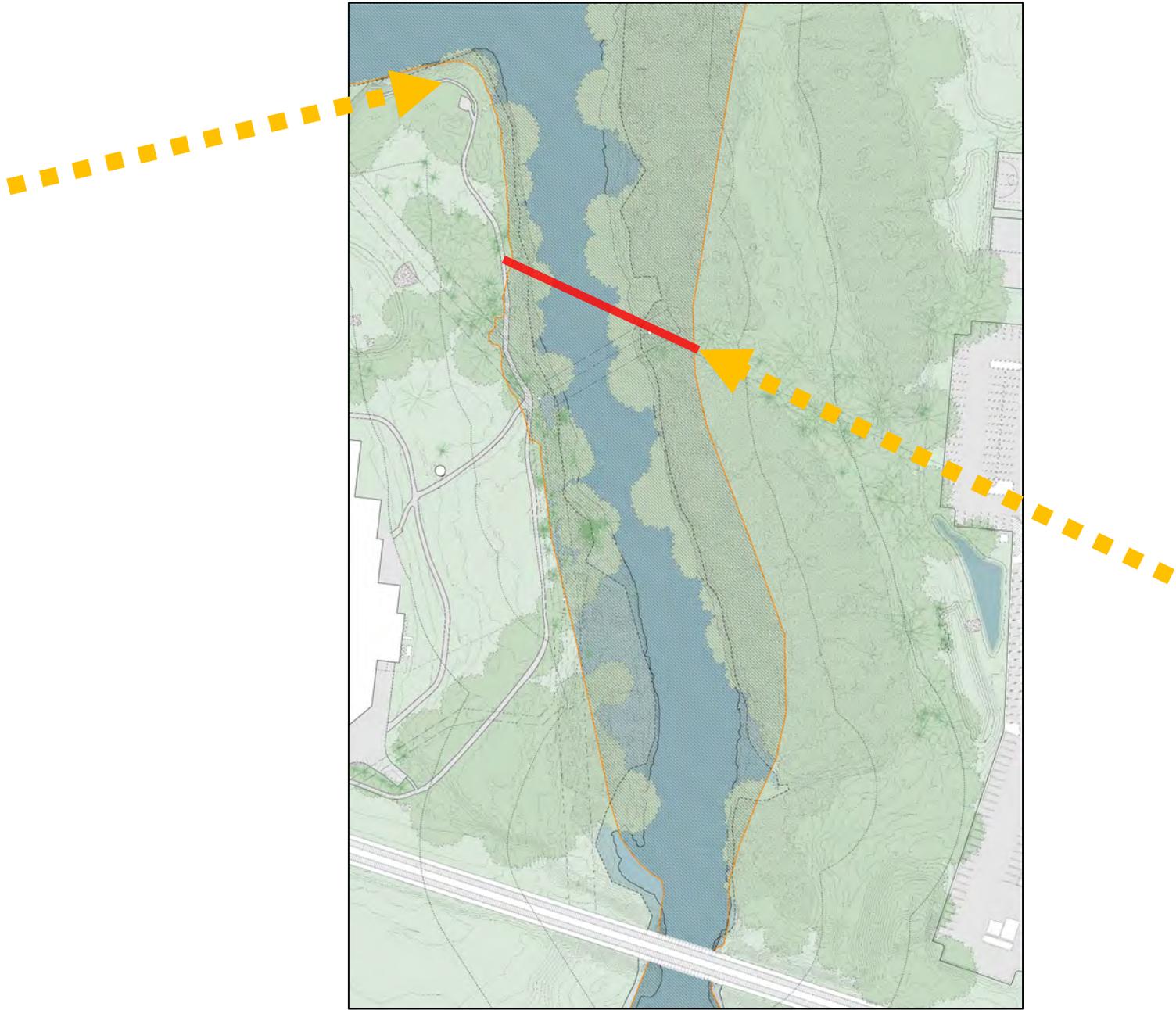
THREE PEDESTRIAN BRIDGE SCHEMES

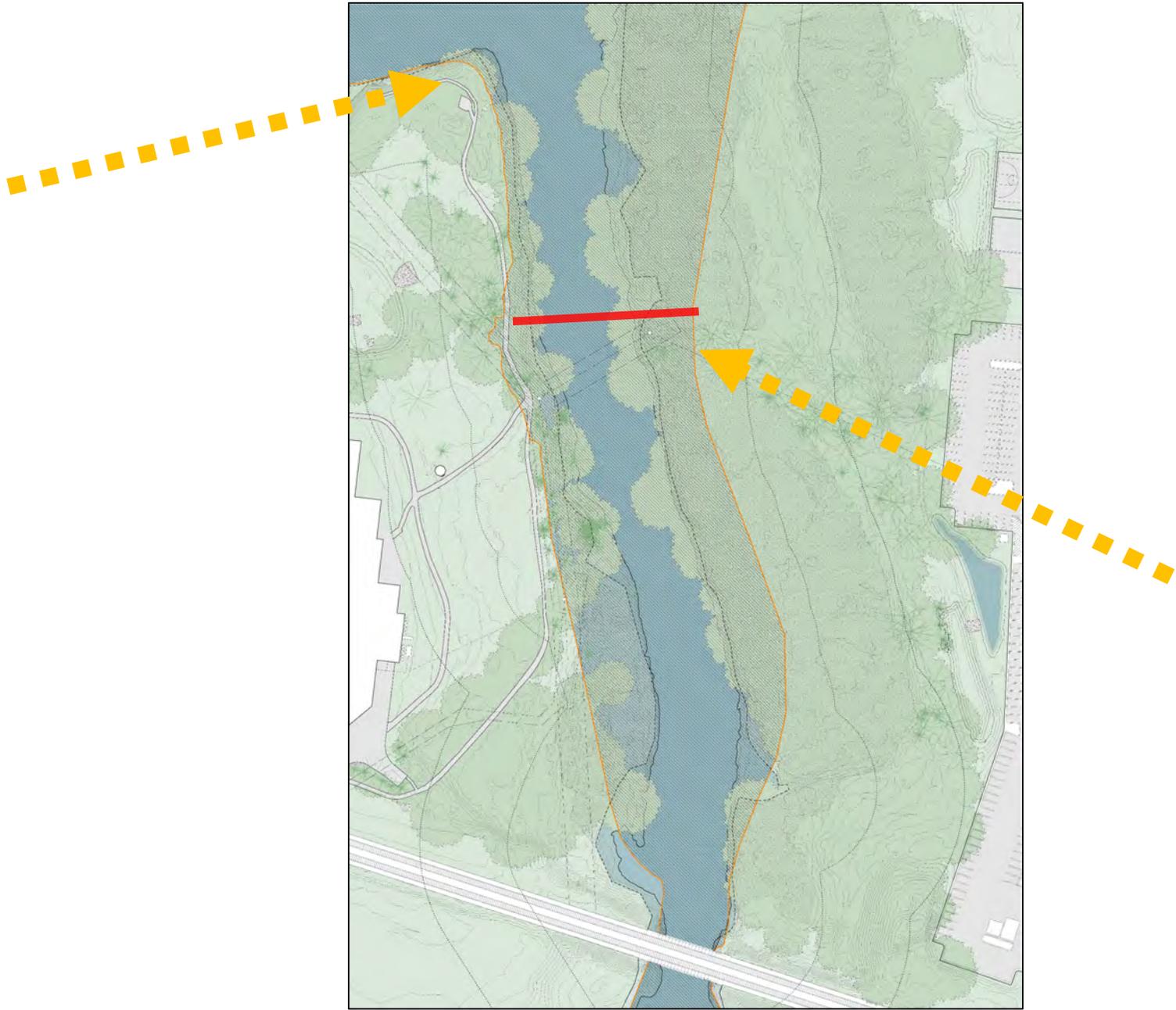
- Assabet River LANDING
- Assabet River TRELIS
- Assabet River CROSSING

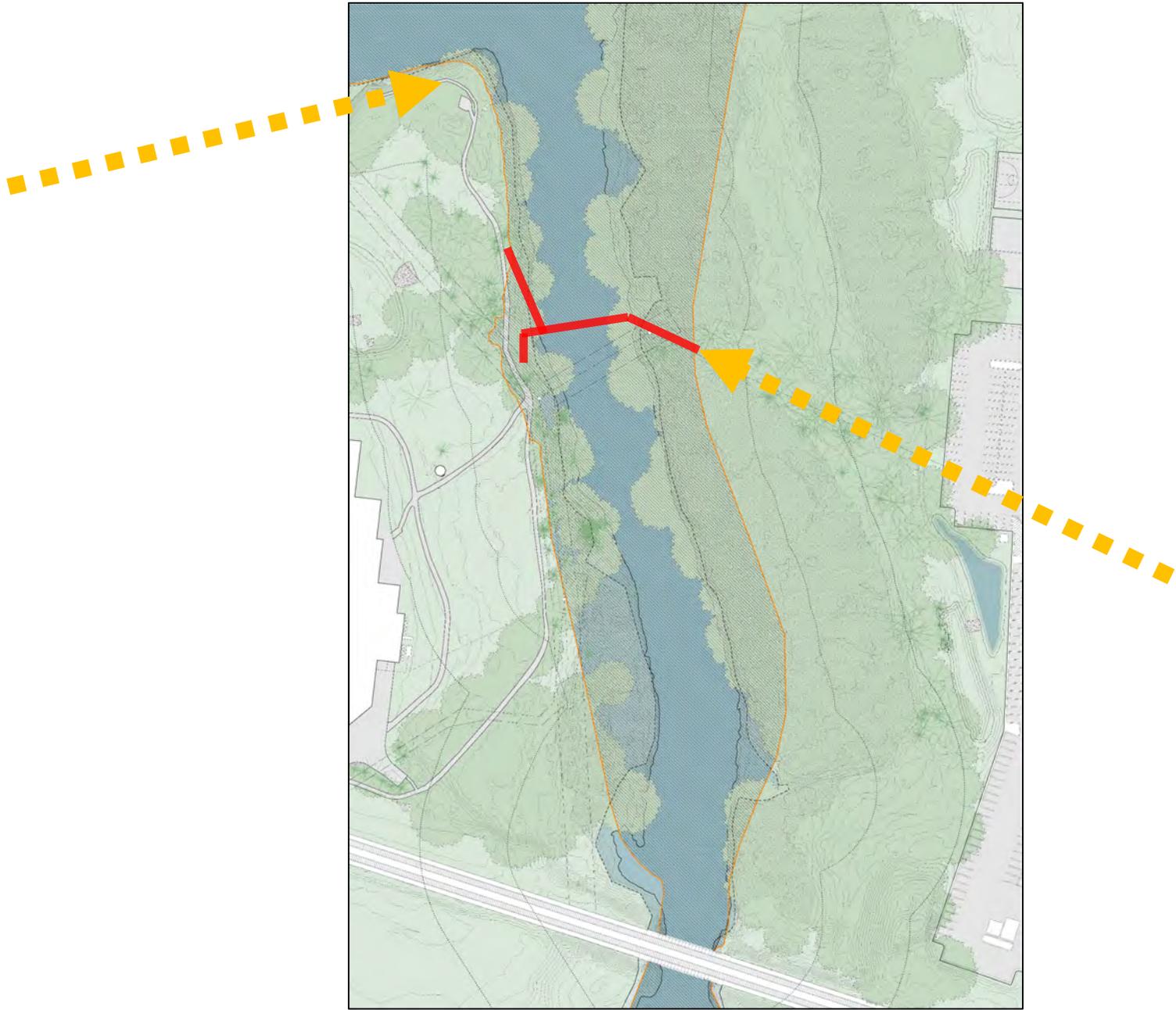
Assabet River ***Landing***

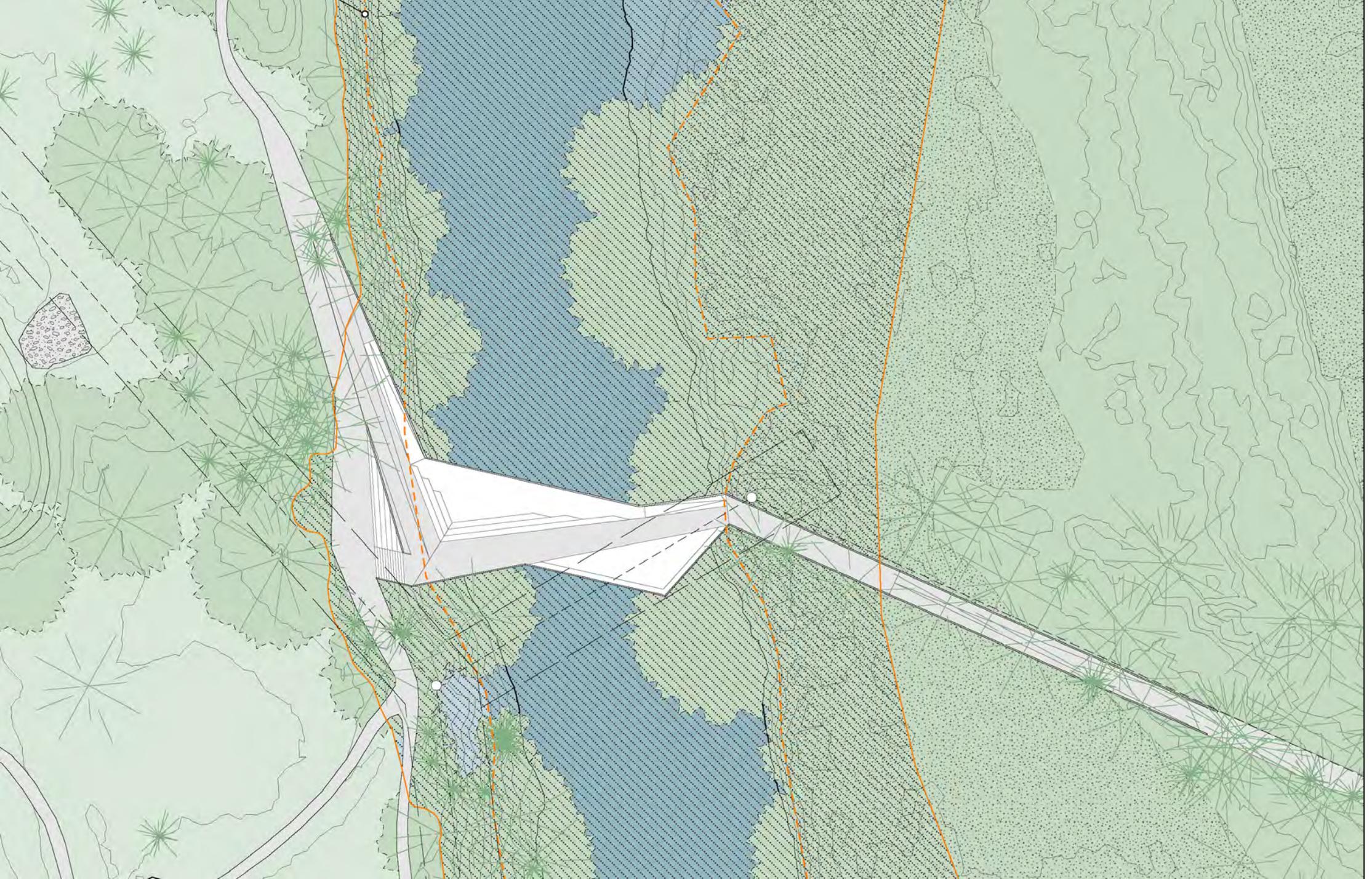


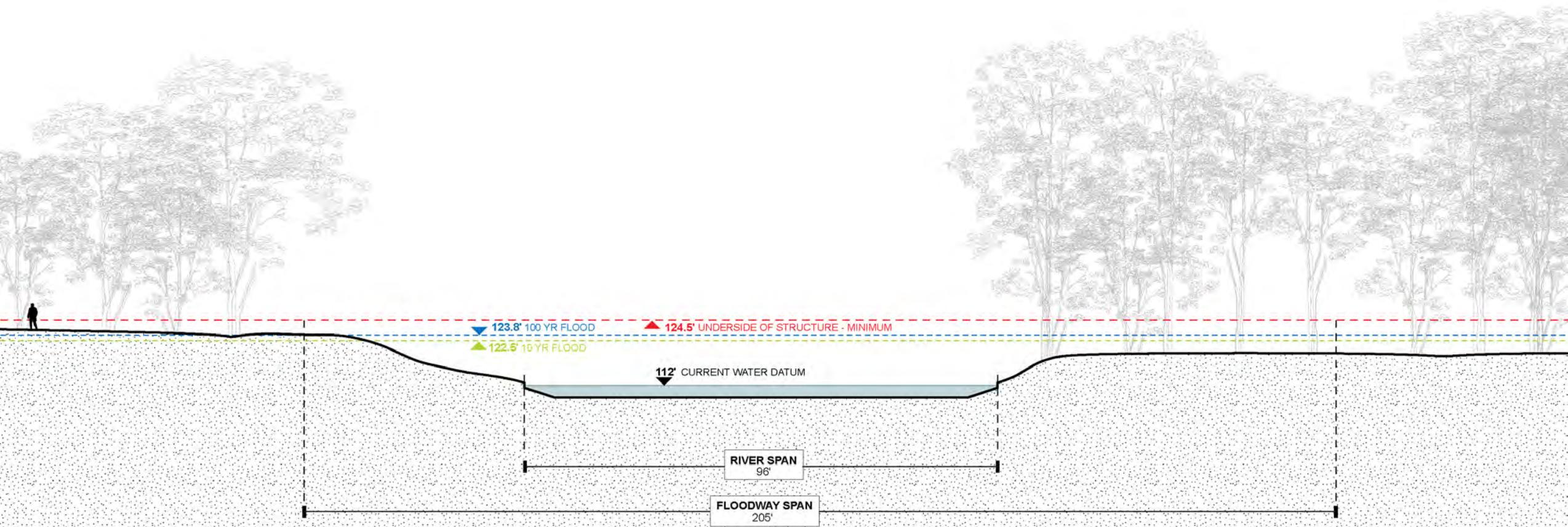




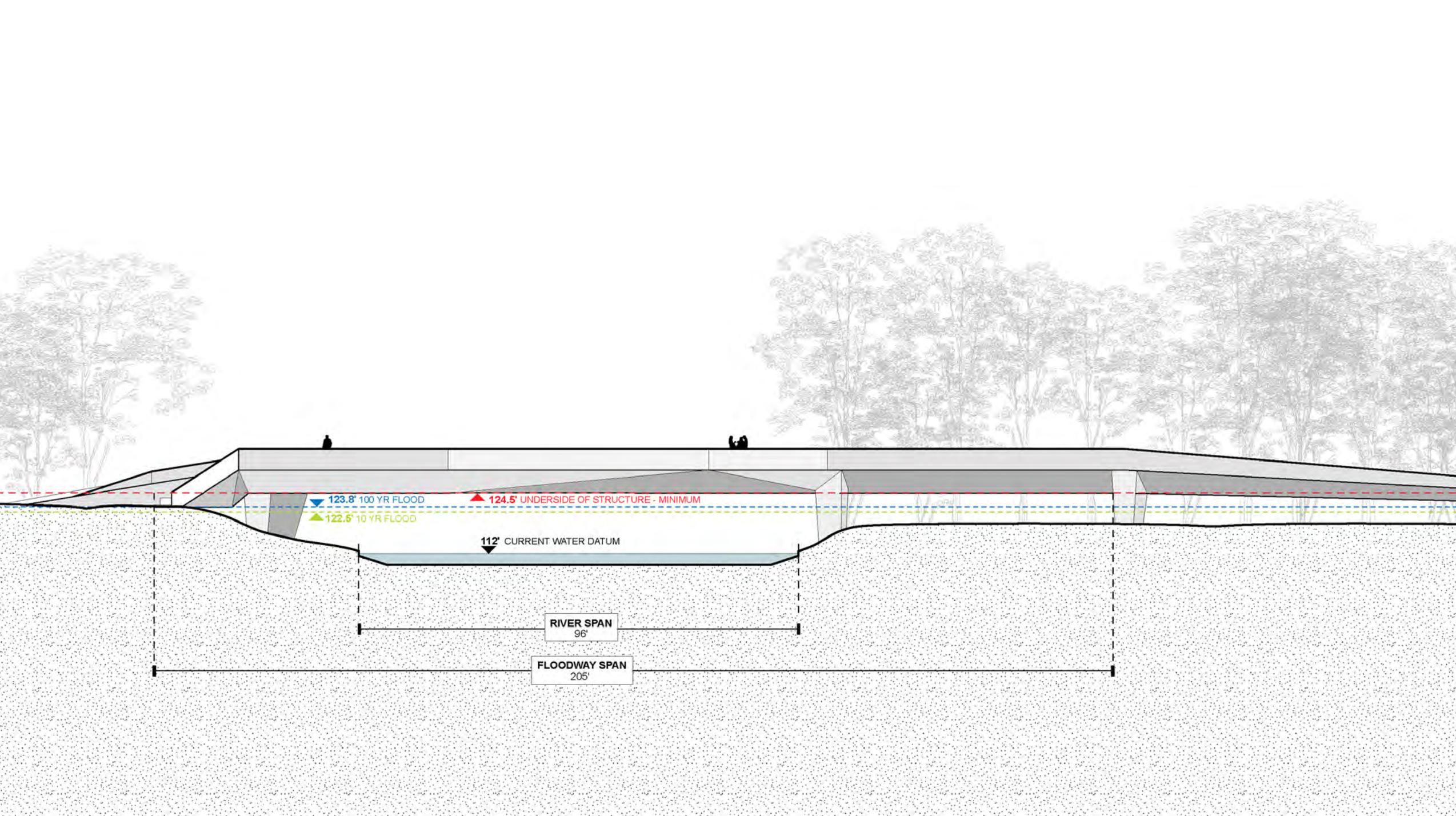






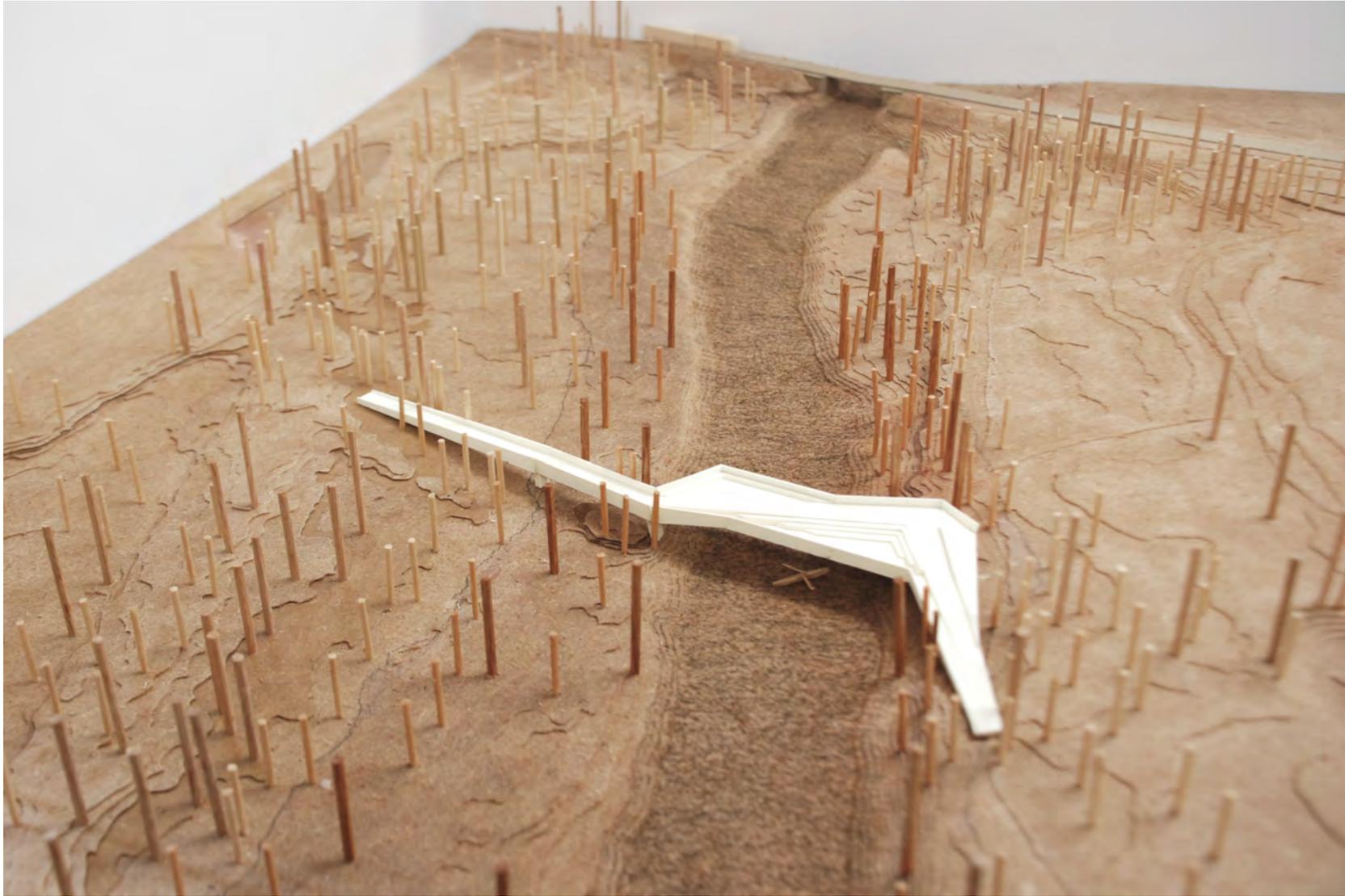


SECTION B
Existing Conditions











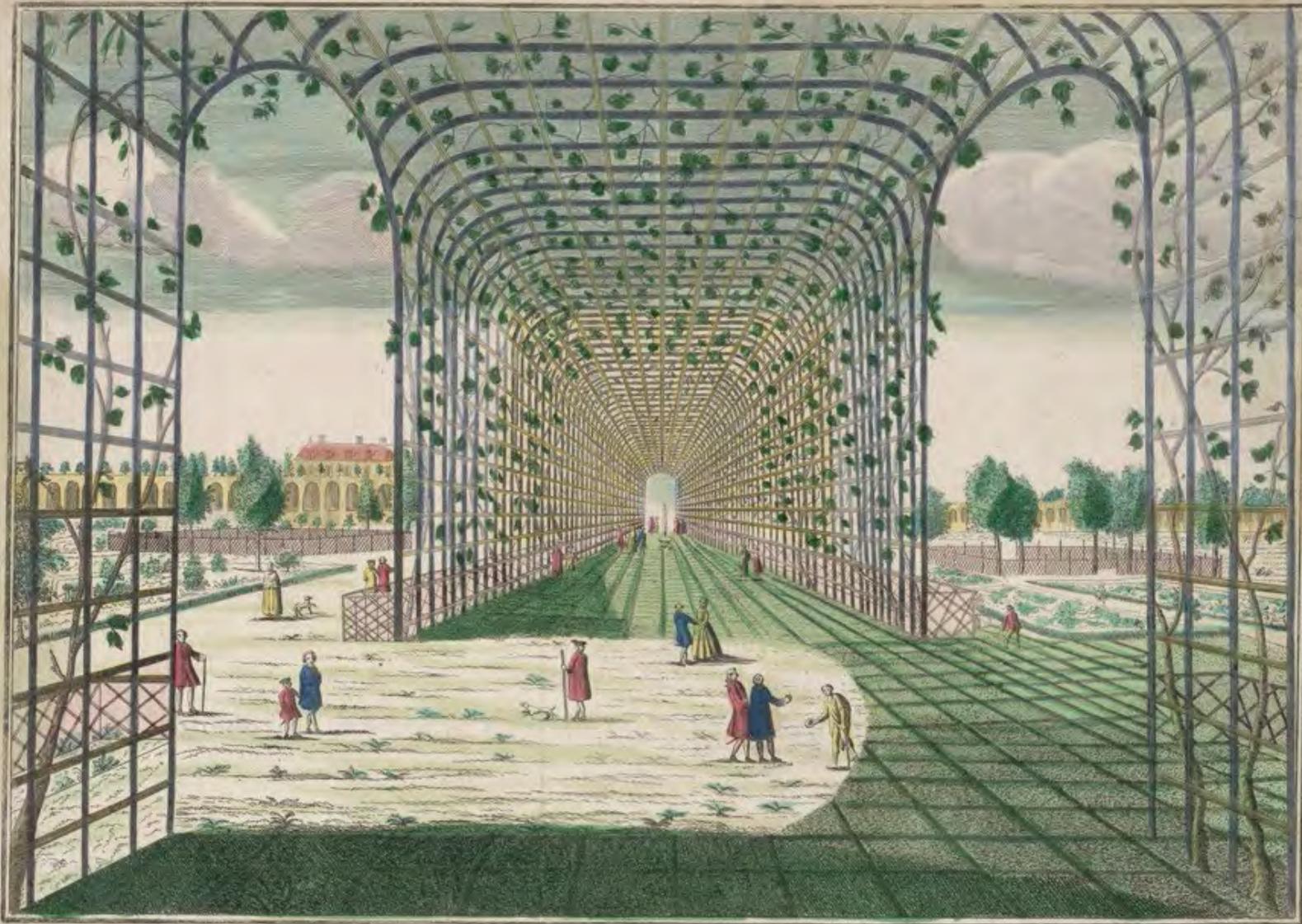








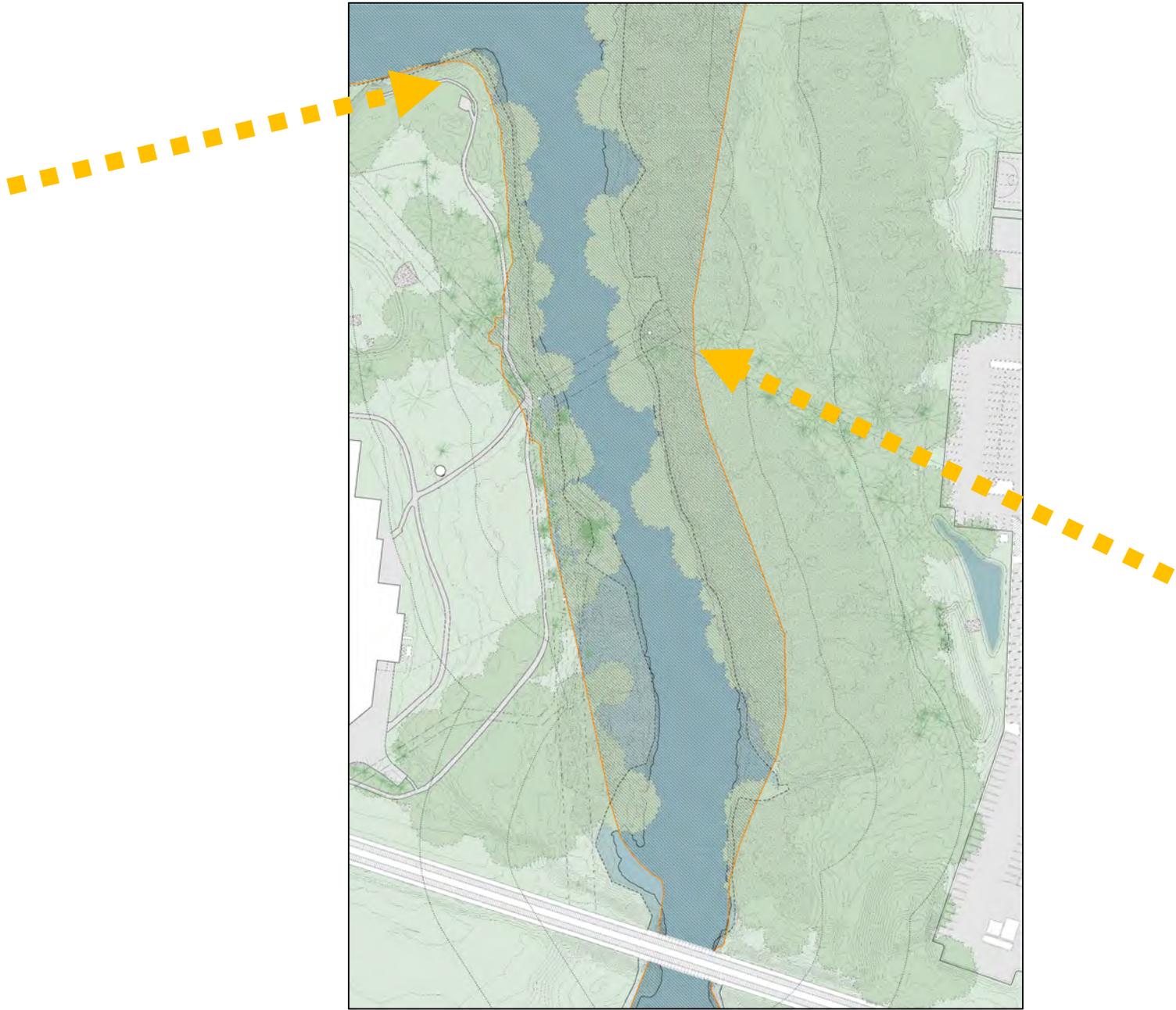
Assabet River **Trellis**

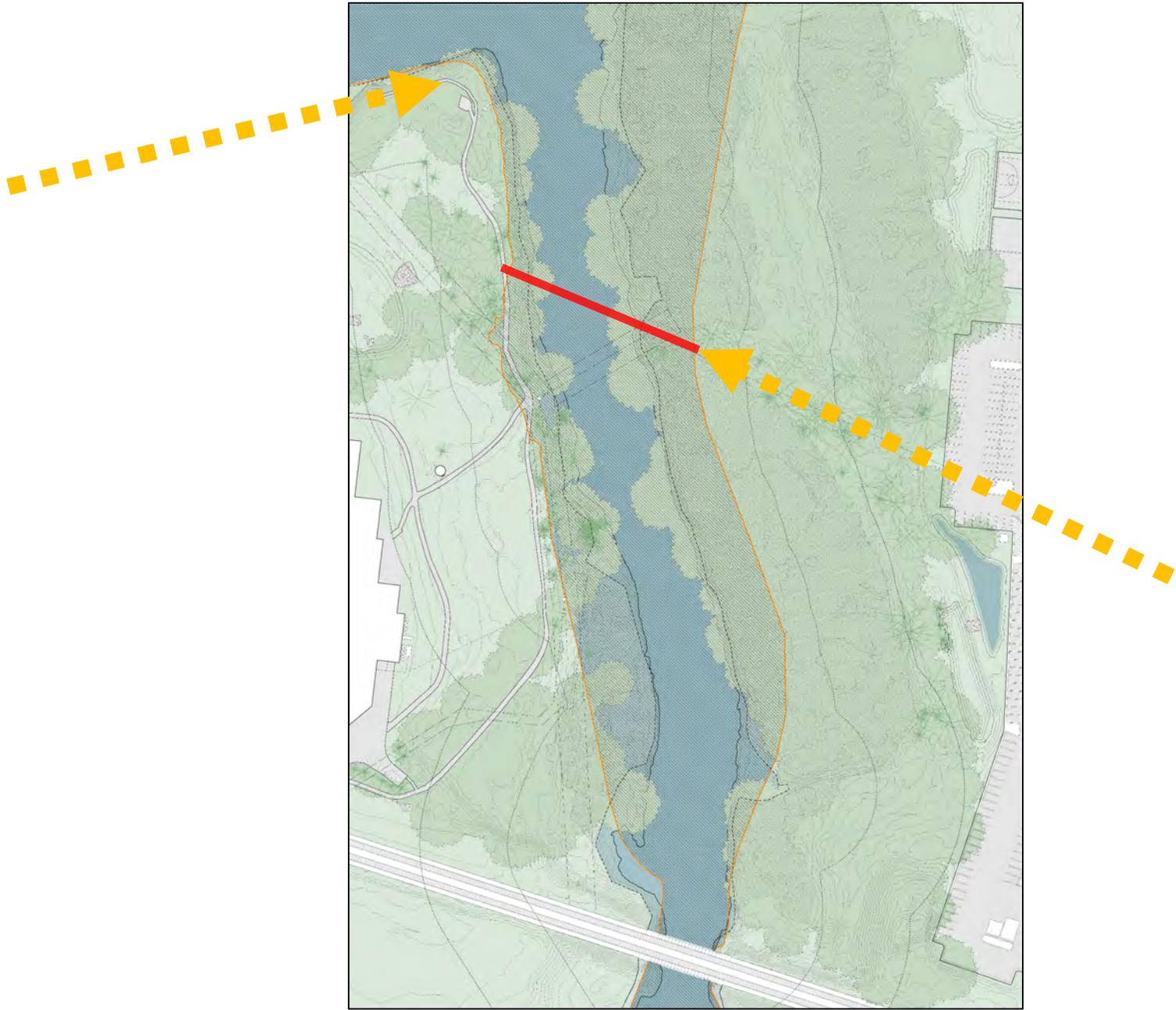


Prospectus Cameratae Vineae in Hortis Gubernatoris Pondicherii in Indiis Orientalibus ad oram Coromandelis
24 2.

Trellis Arcade, Governor's Garden at Pondicherry in Tamil Nadu, published in India in the late 18th century.

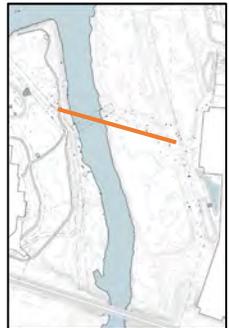


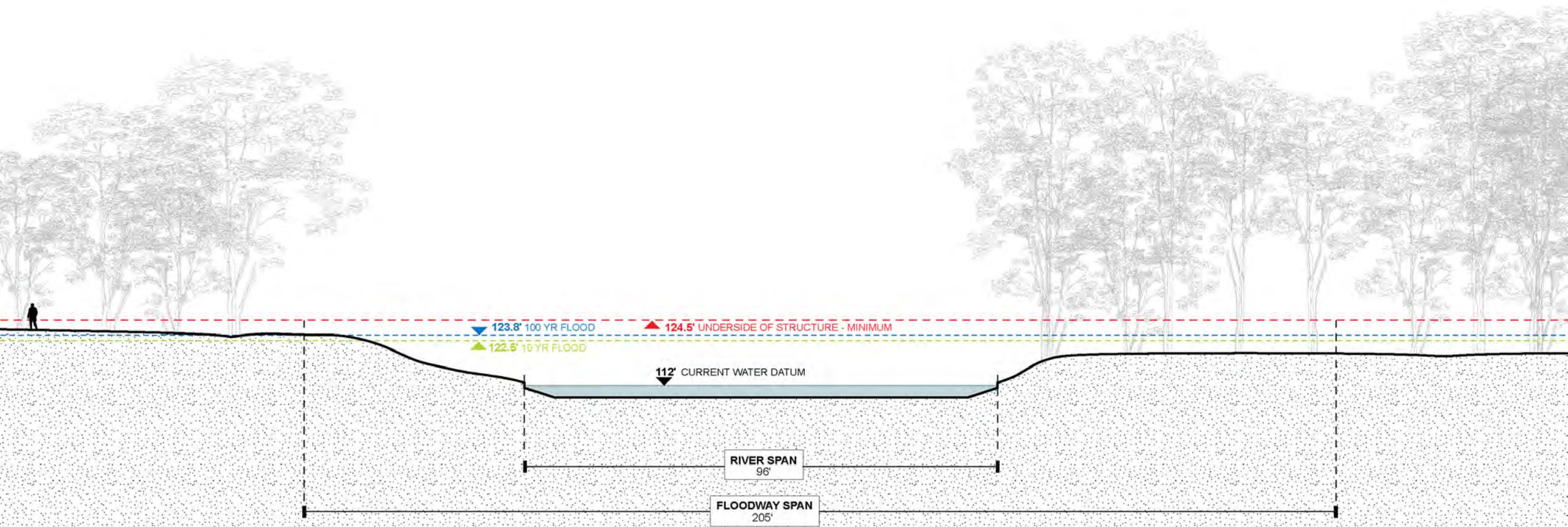




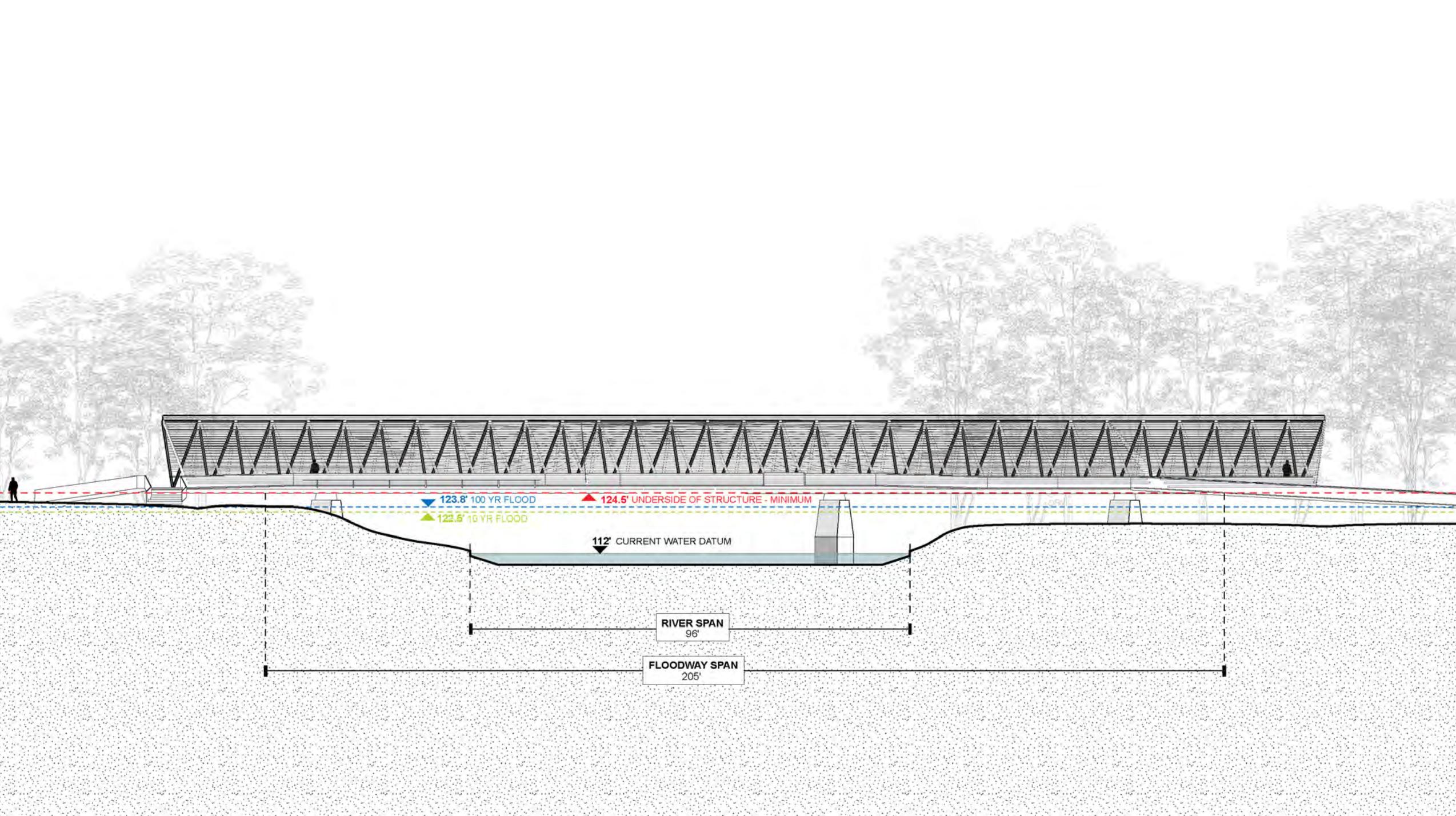


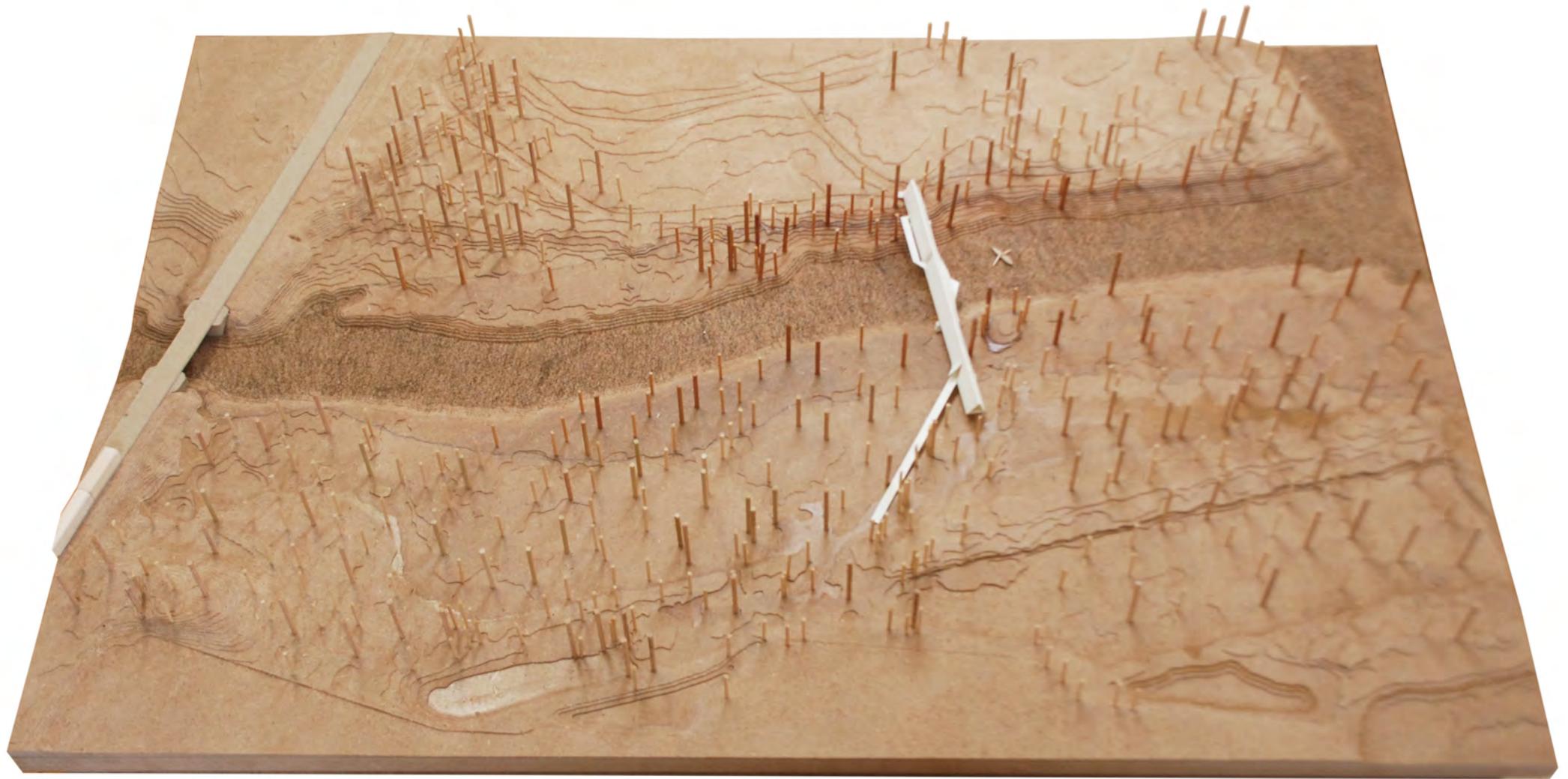






SECTION B
Existing Conditions











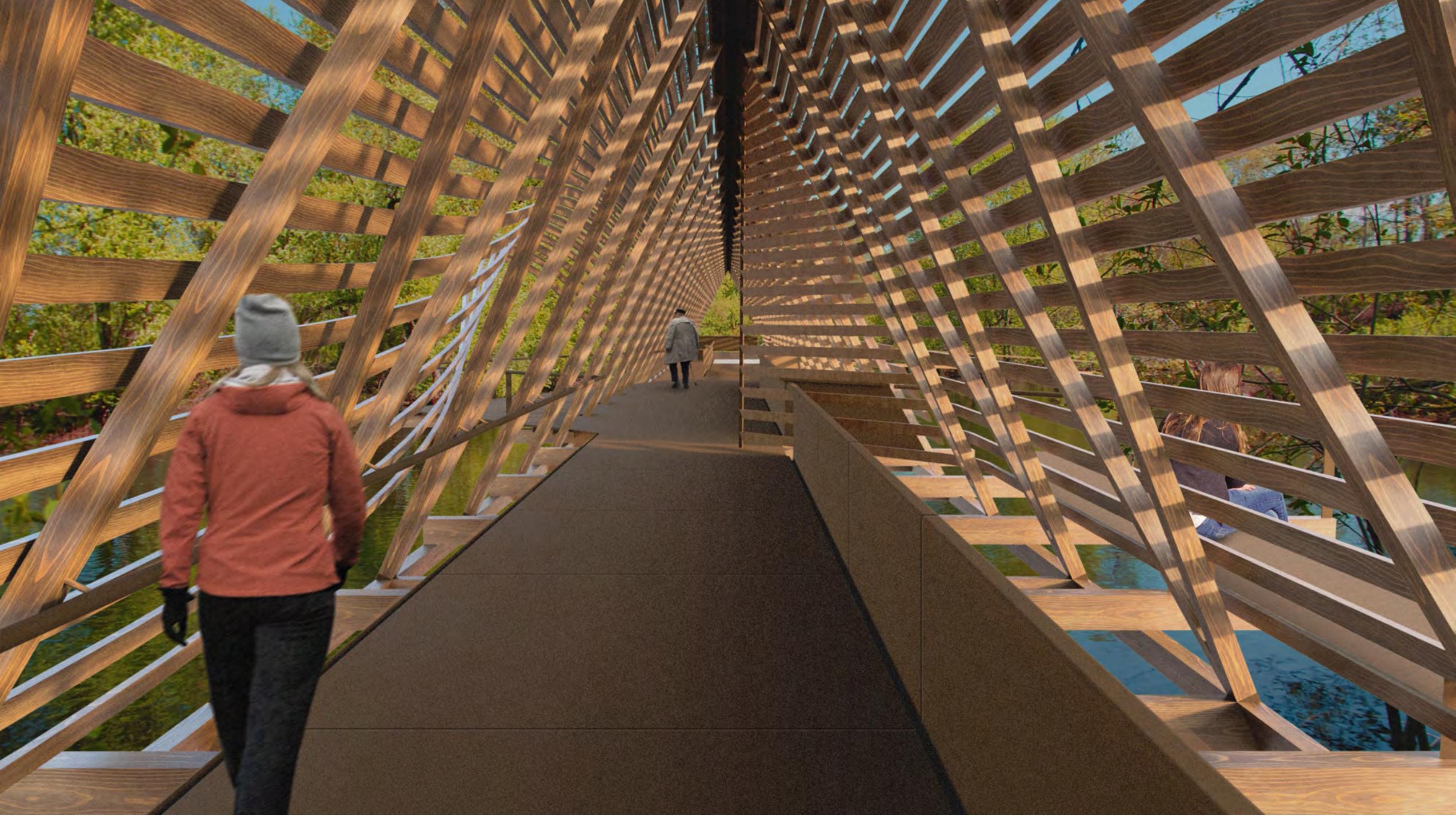
View looking East across the Assabet River

LA DALLMAN



View looking East across the Assabet River

LA DALLMAN







Assabet River ***Crossing***

LA DALLMAN

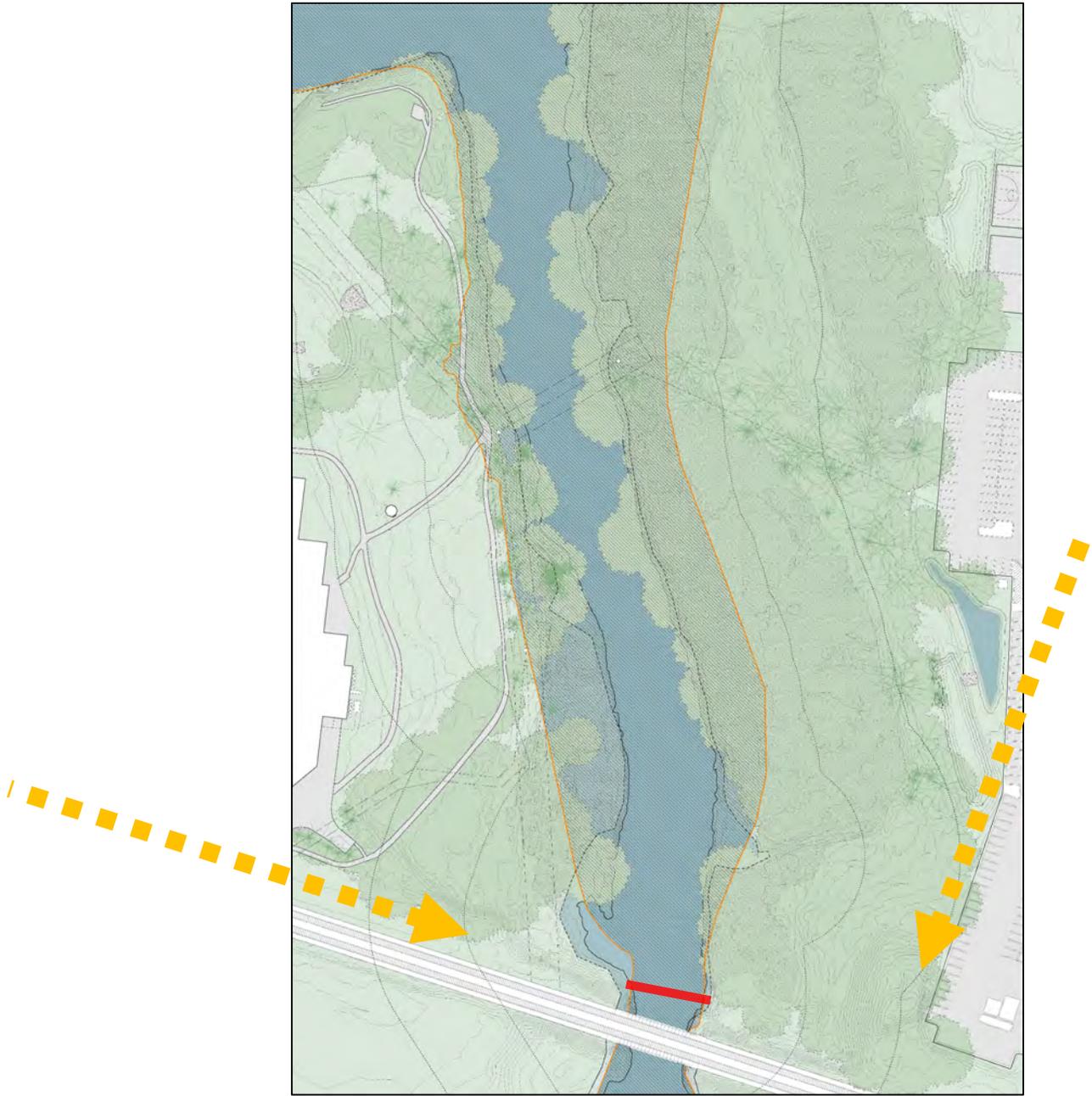


Twisted Valley Bridge, Elche Spain, Grupo Aranea

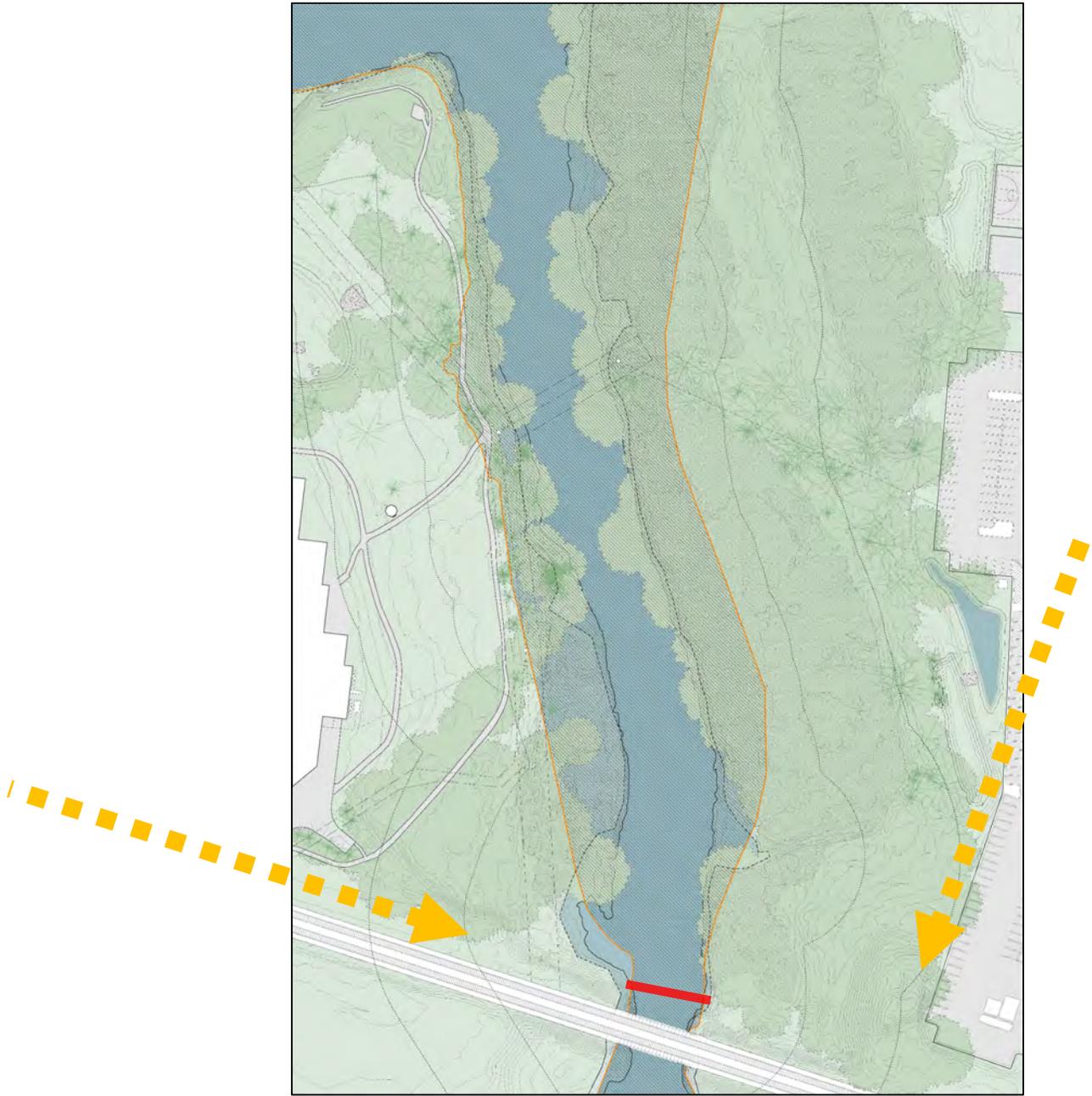


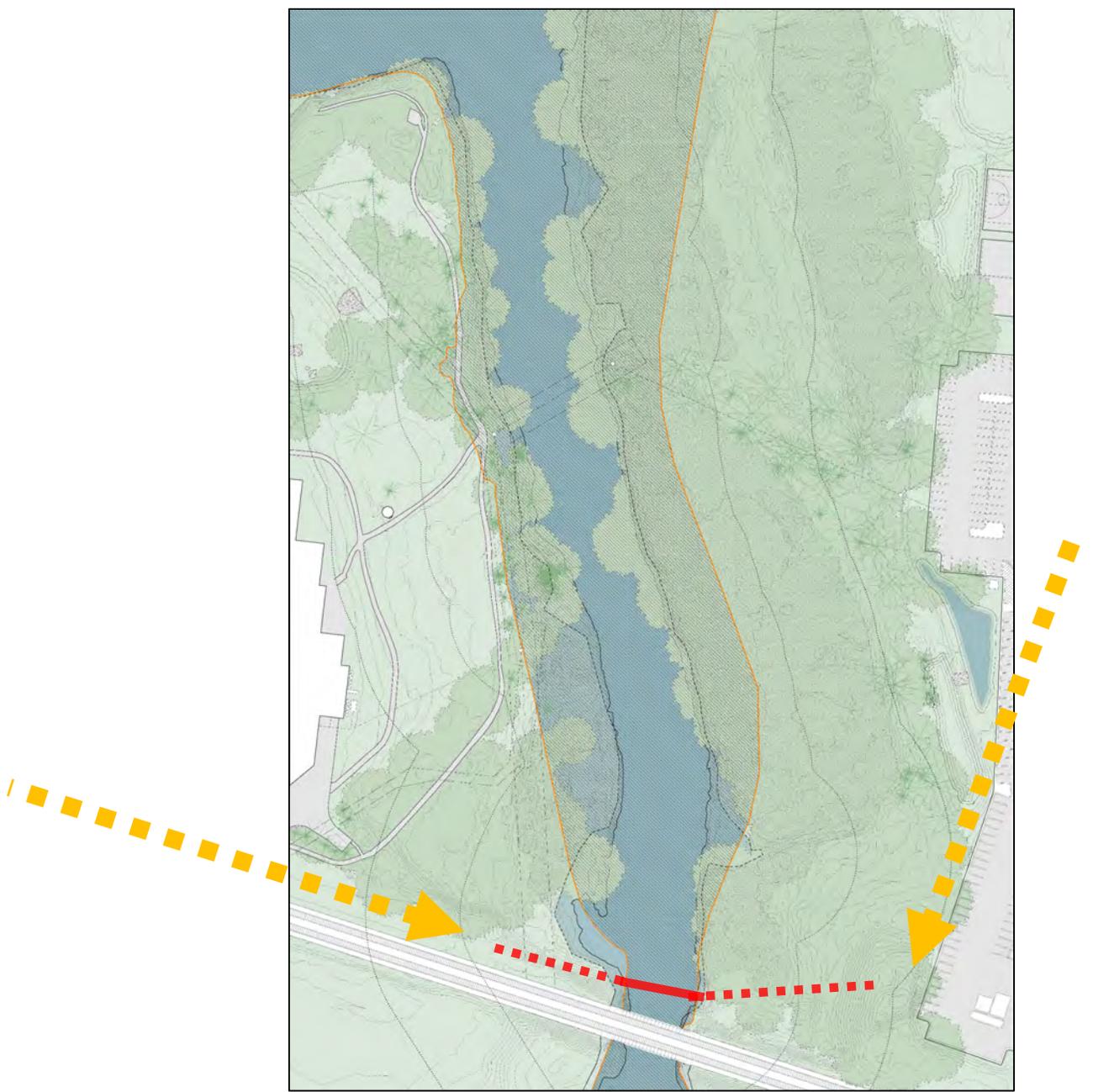
Mursteg Bridge, Austria, Conzett Bronzini

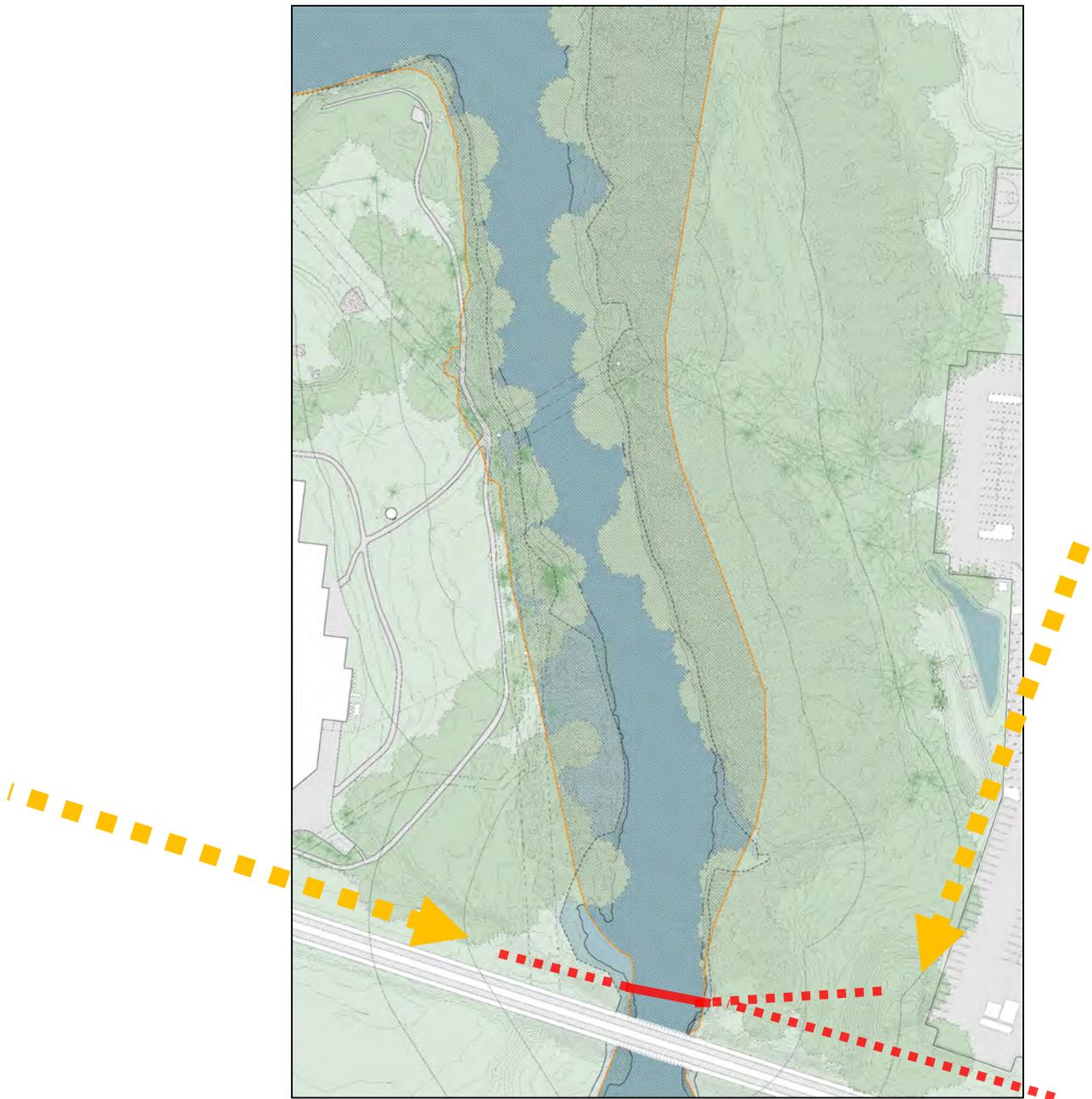


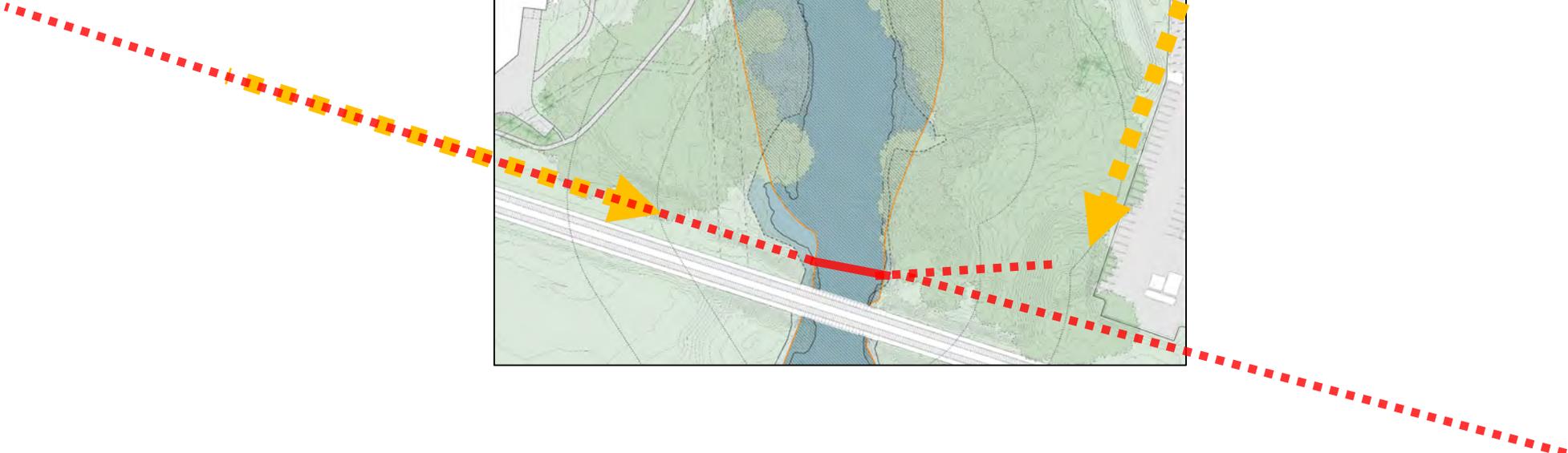
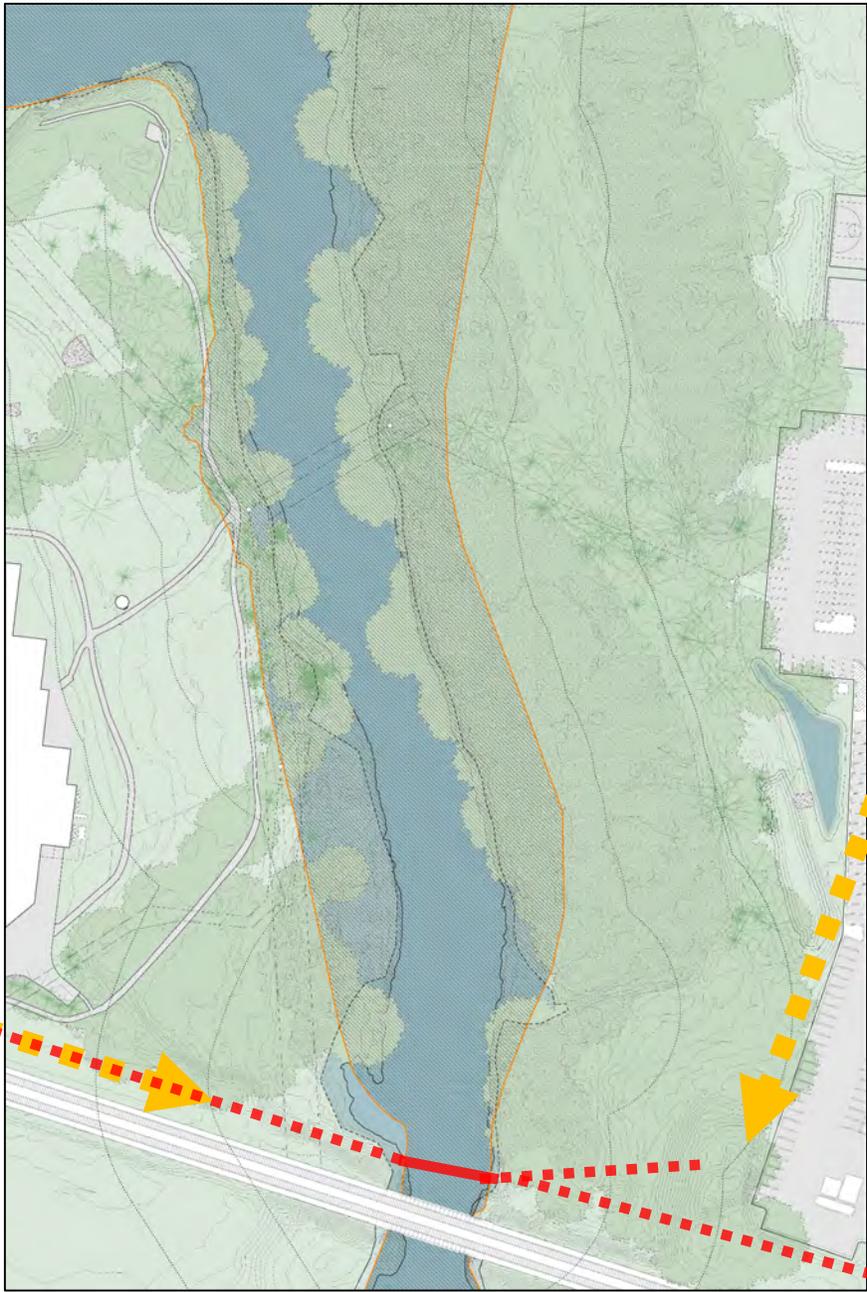


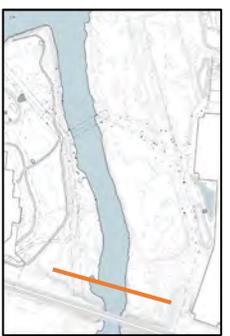
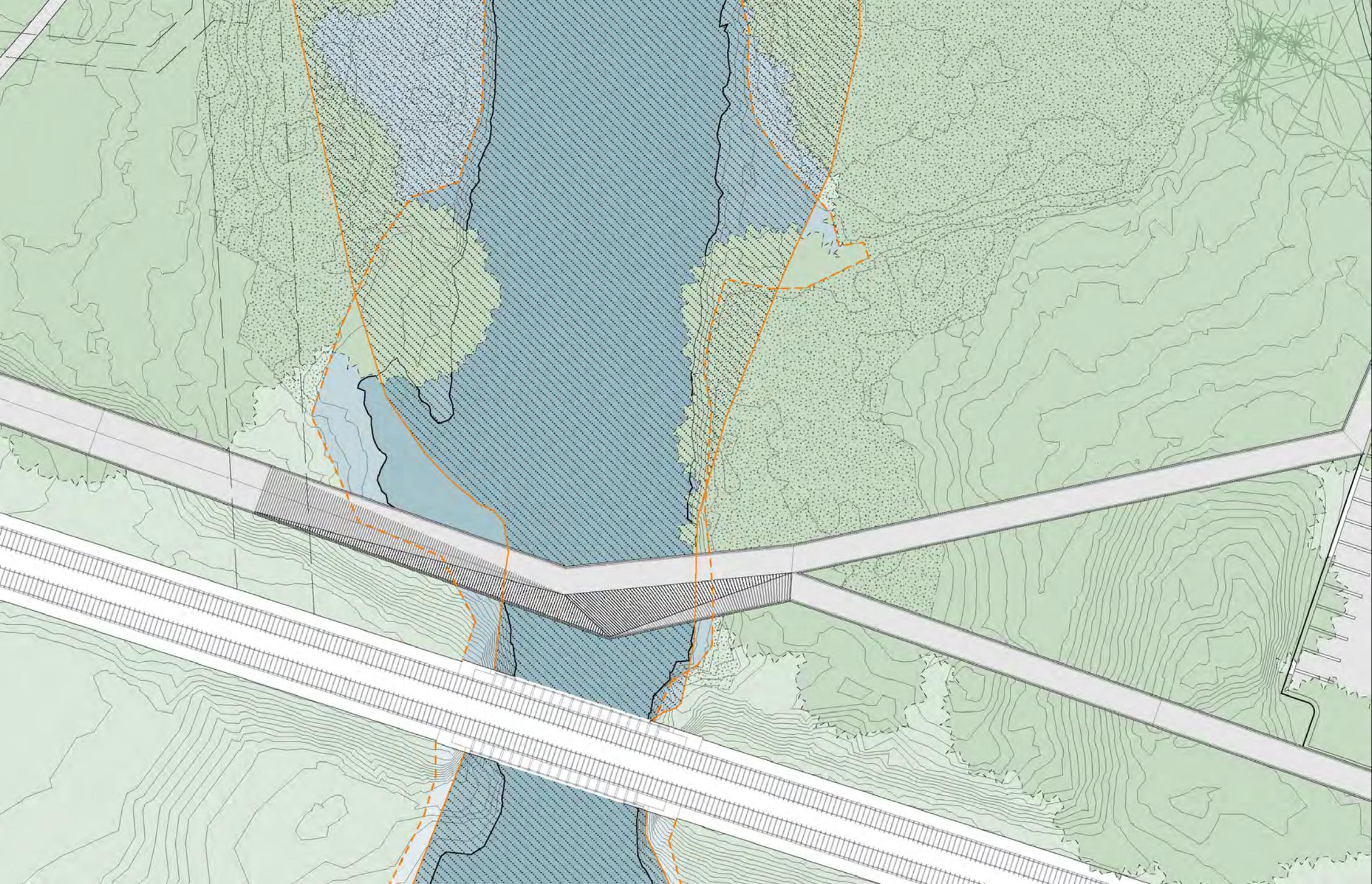


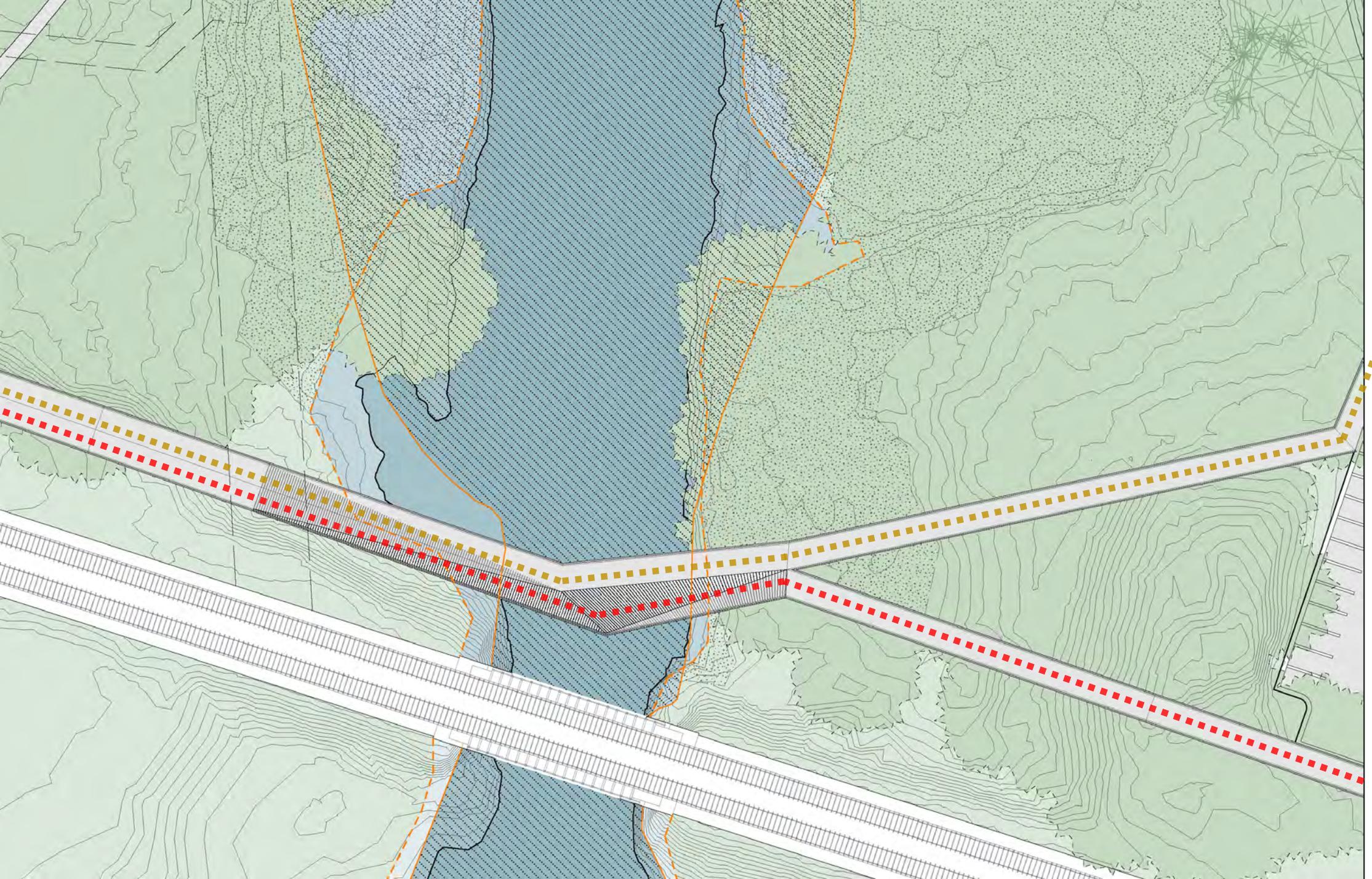


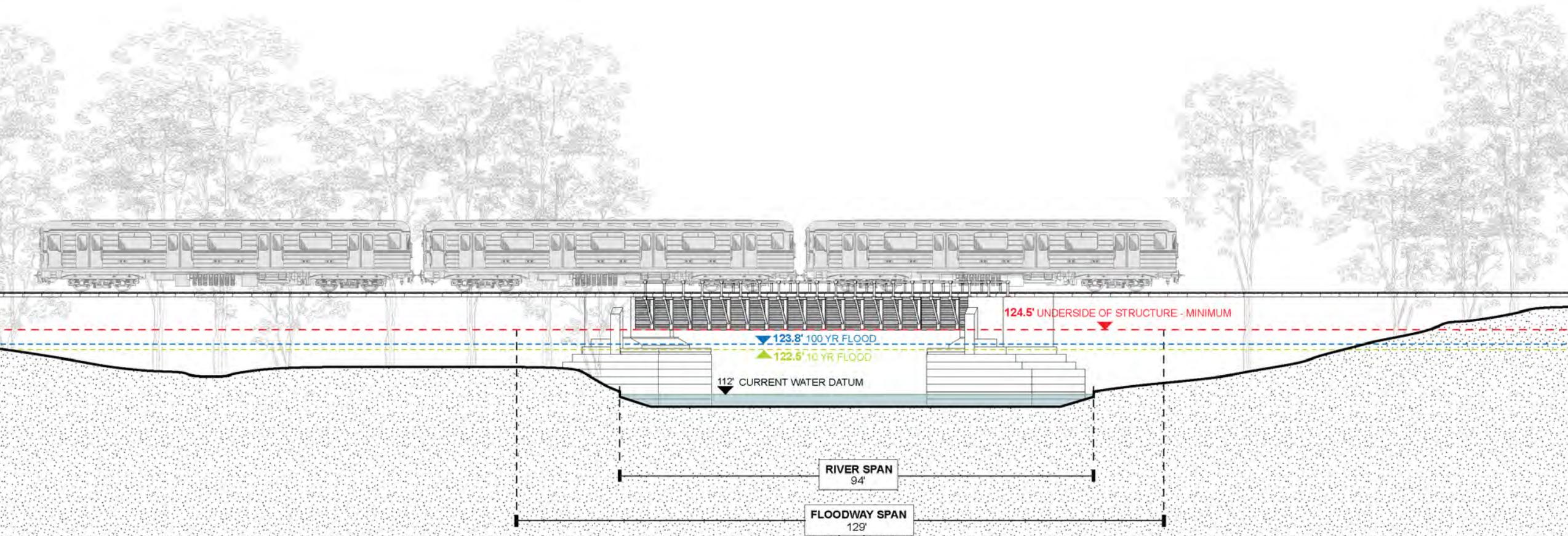




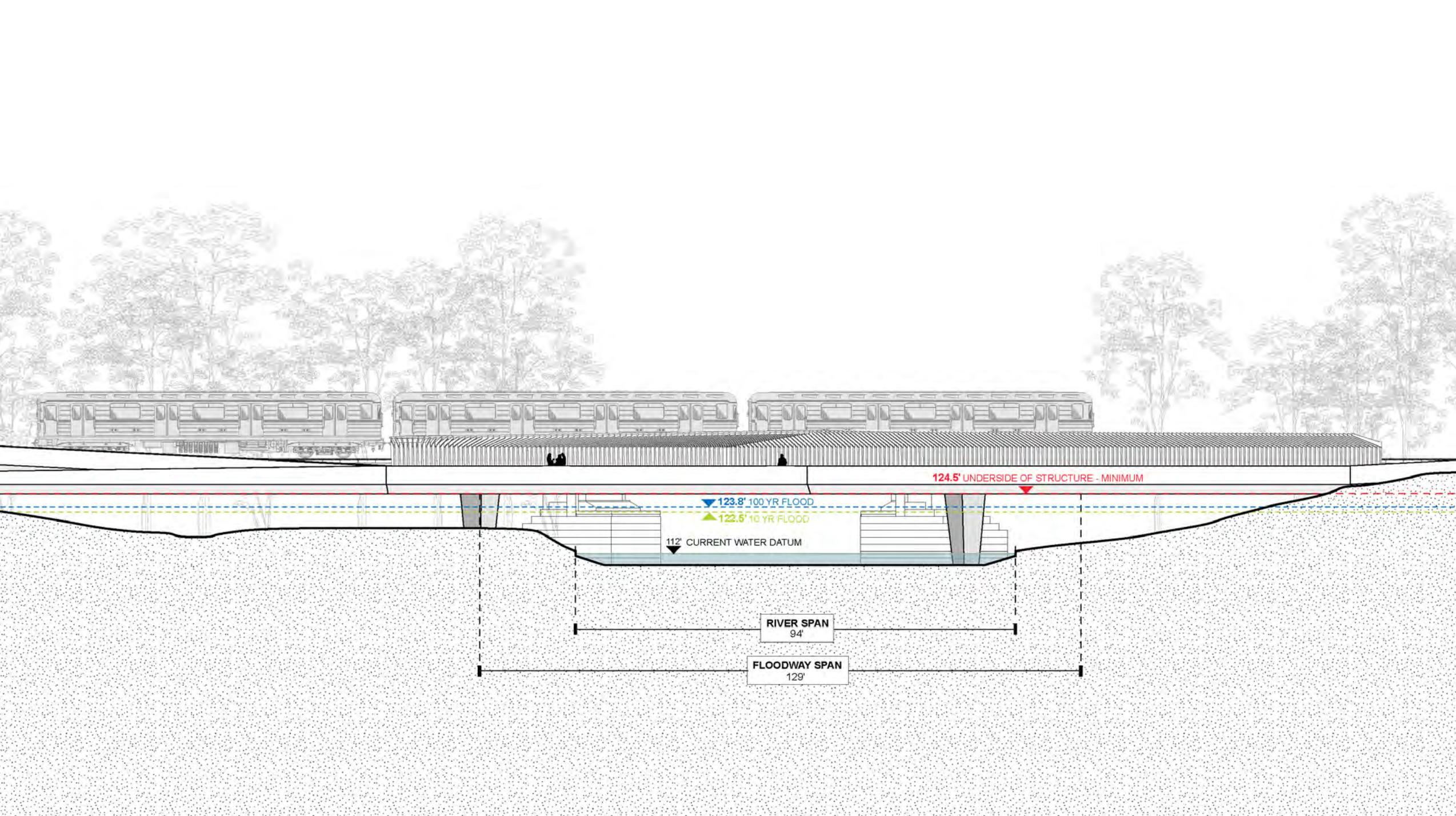








SECTION C
Existing Conditions





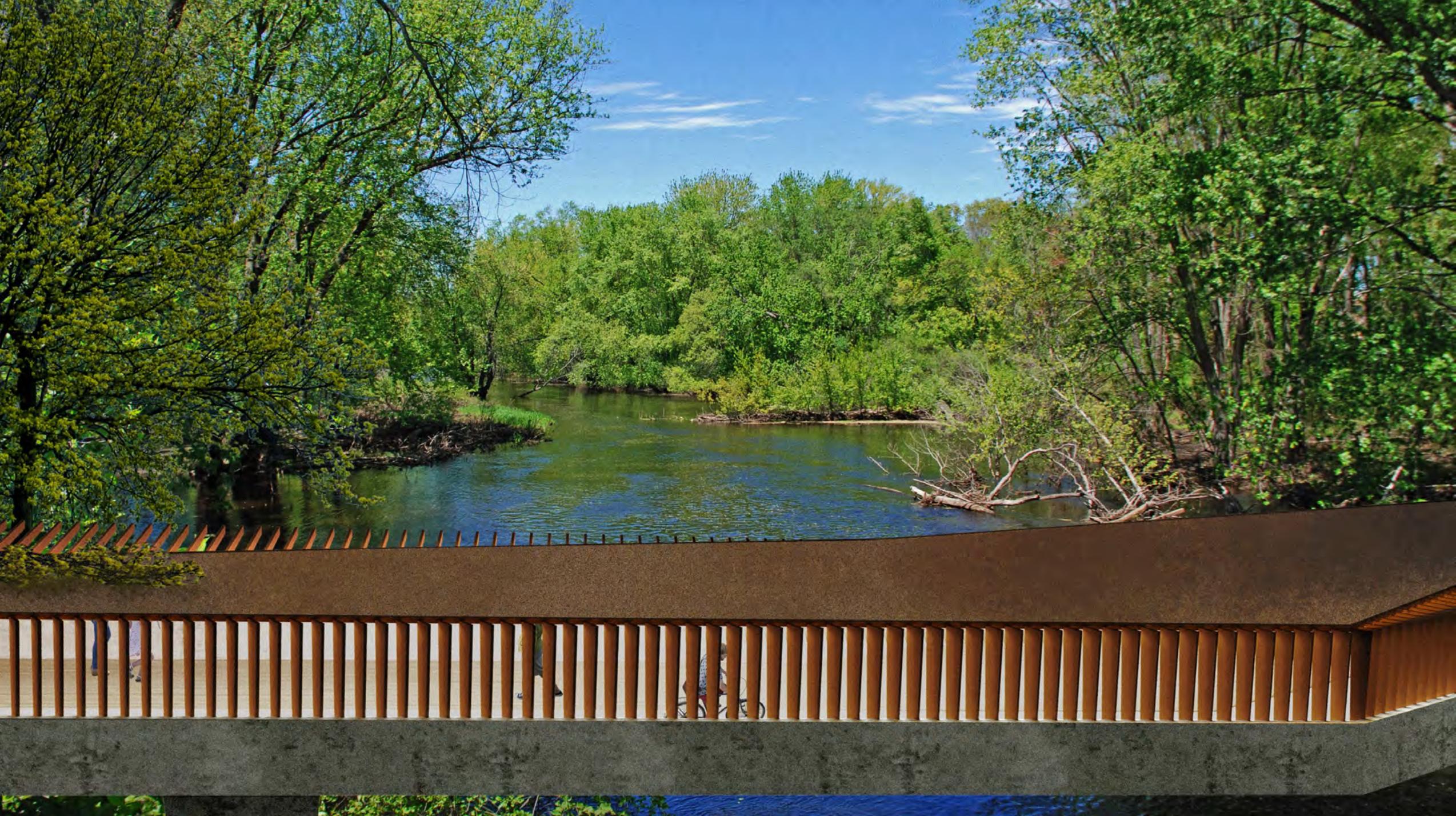






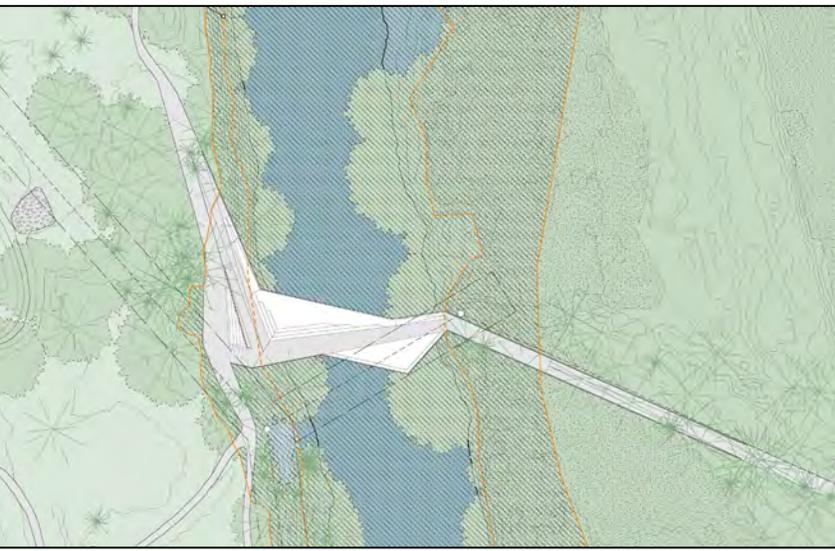




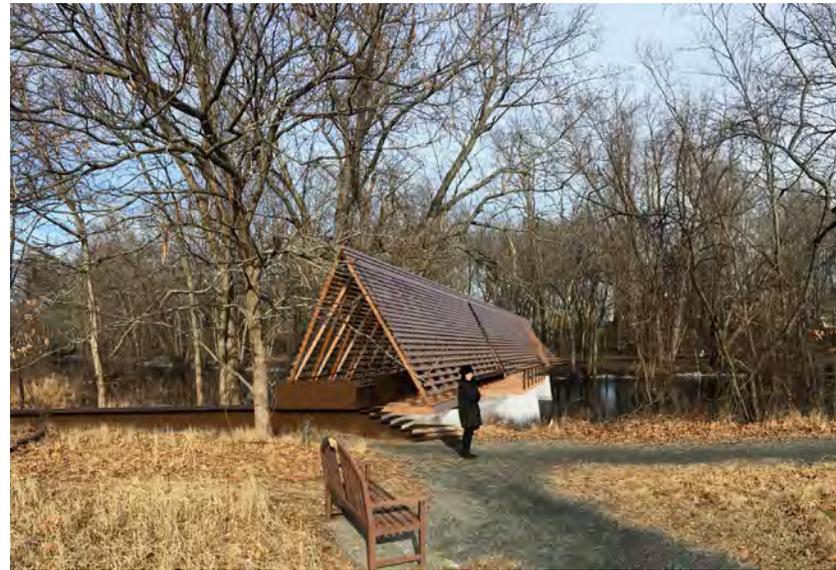




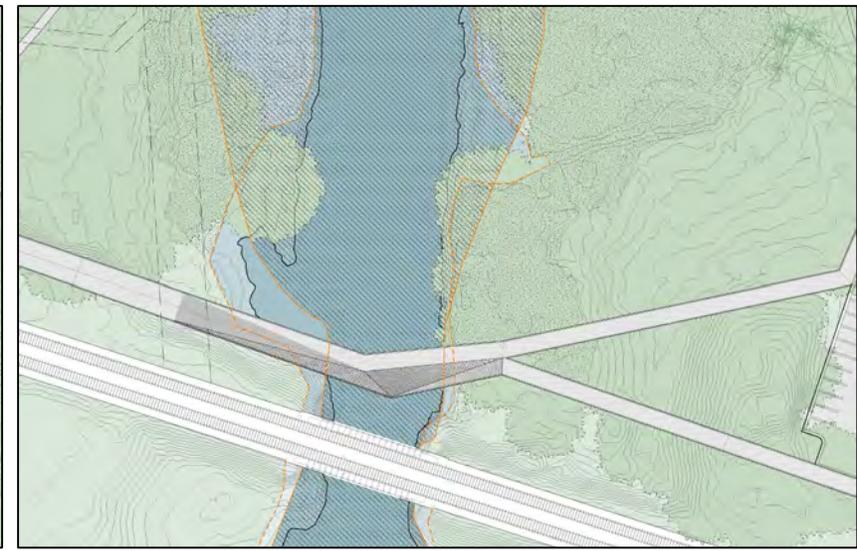
Q+A



Assabet River **Landing**

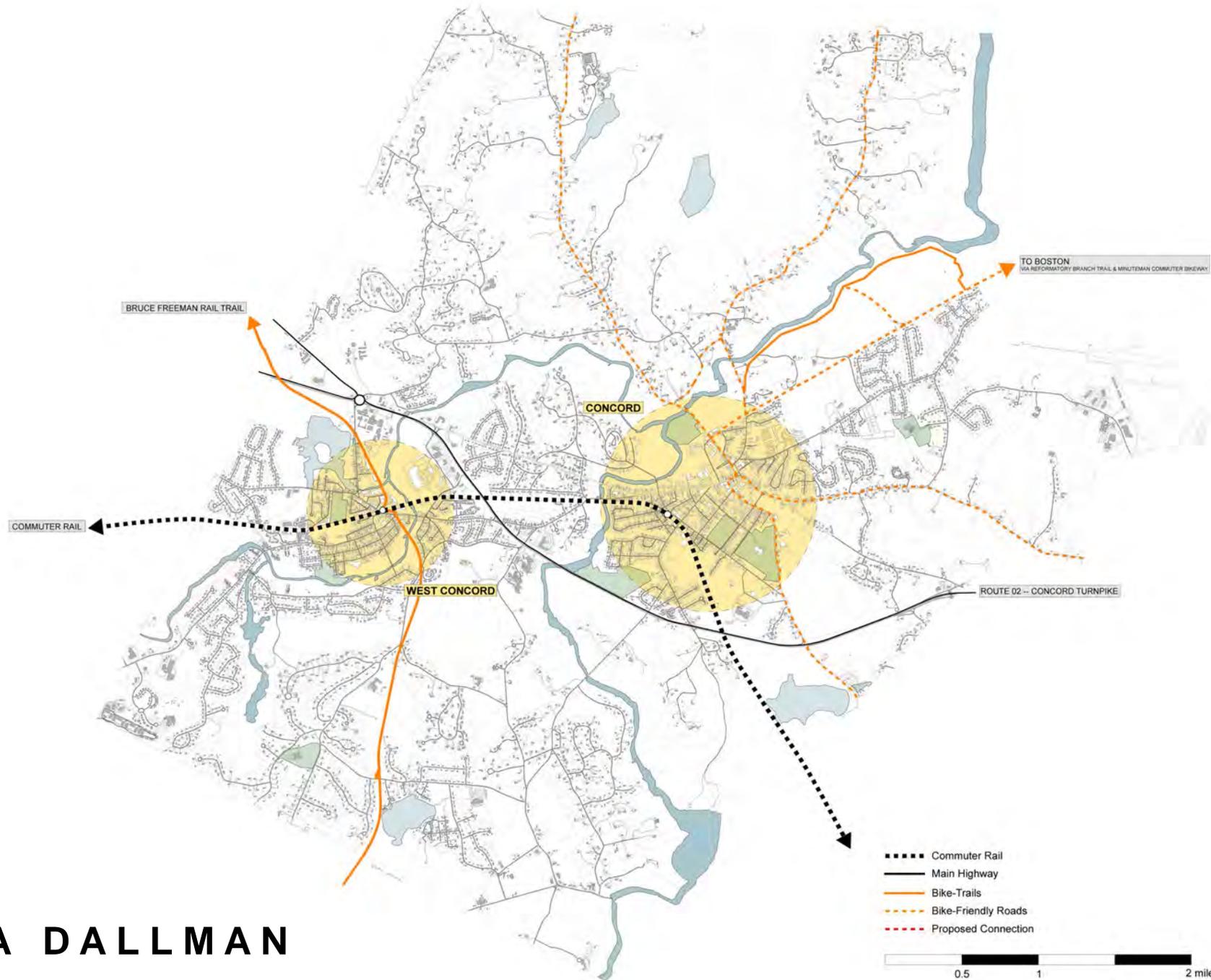


Assabet River **Trellis**

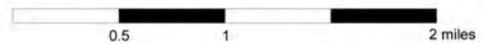


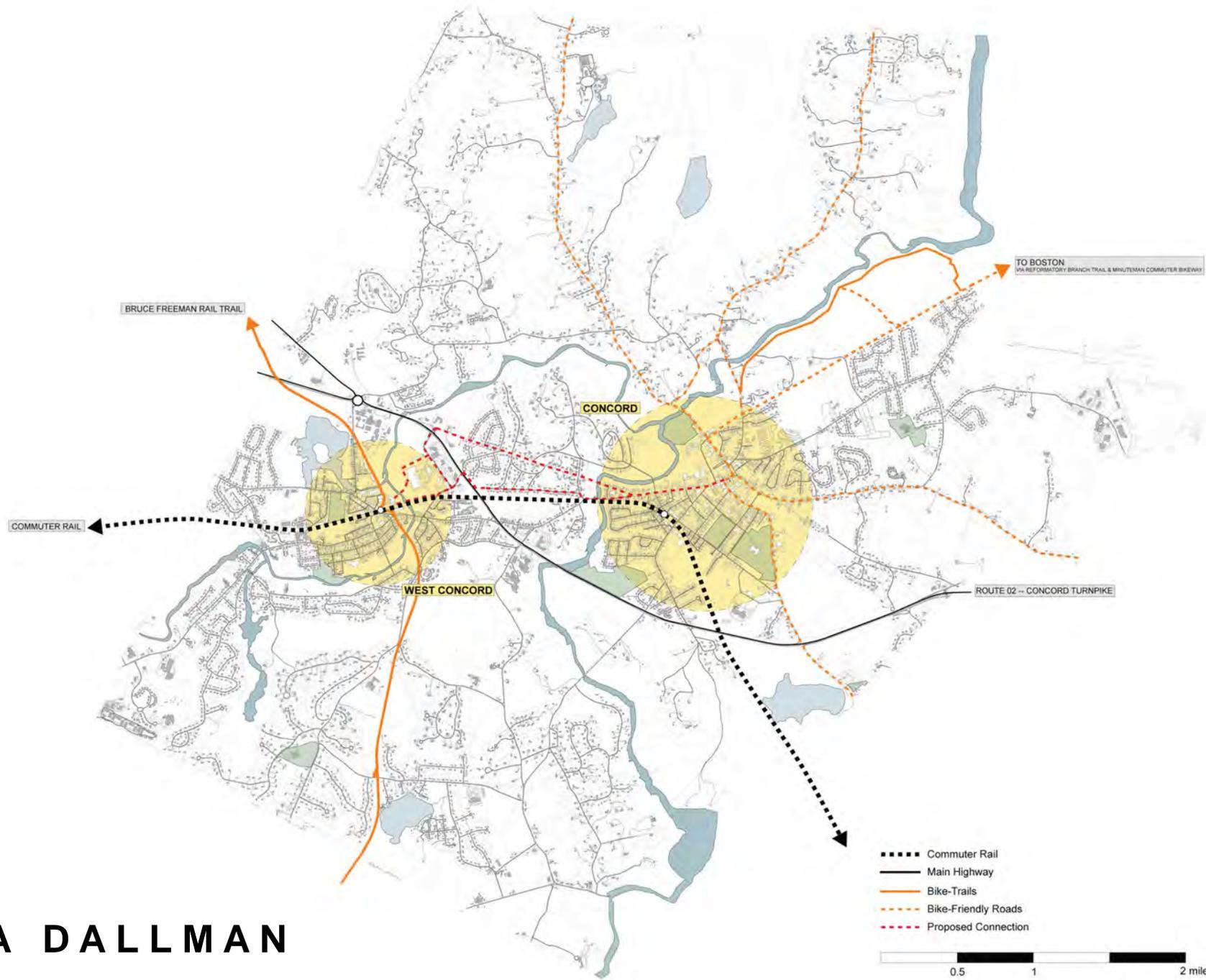
Assabet River **Crossing**

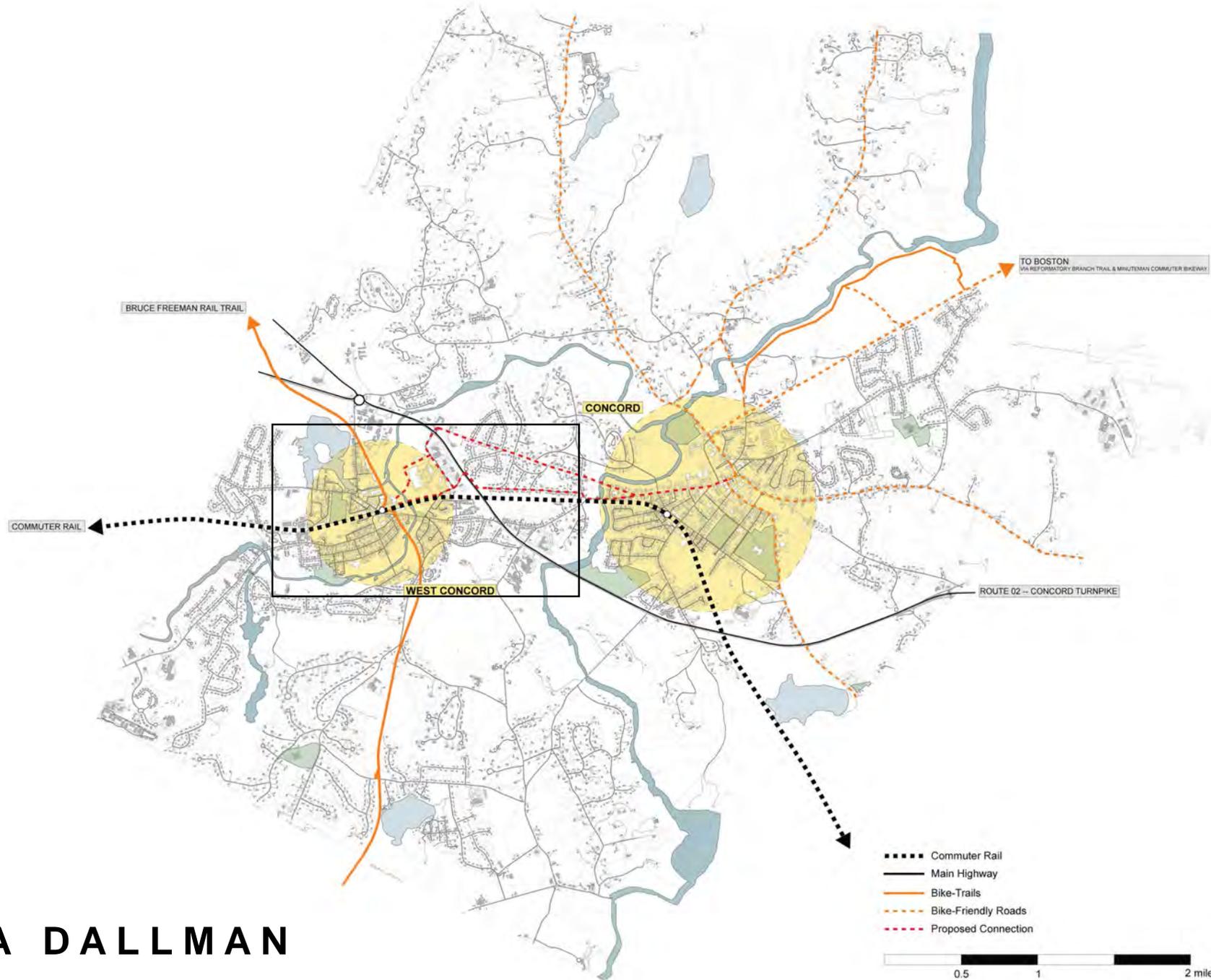
- 1) Preferences regarding the possible routes?
- 2) Use and activities that could be incorporated?
- 3) What materials would you find desirable?
- 4) Pros and Cons of each bridge location/design?
- 5) What qualities would make this bridge the most:
 - Compelling?
 - Useful?
 - Safe?

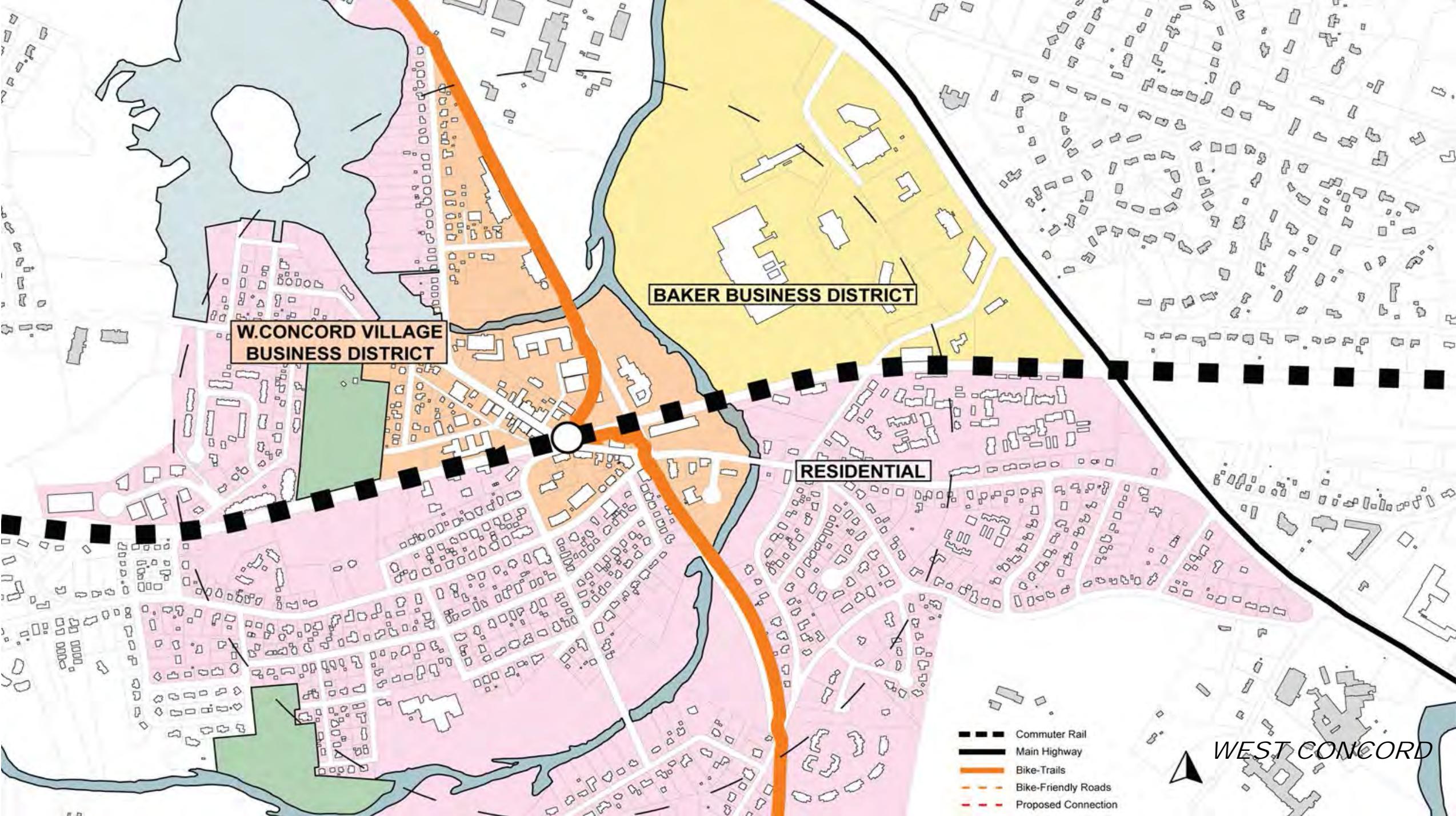


- Commuter Rail
- Main Highway
- Bike-Trails
- Bike-Friendly Roads
- Proposed Connection









**W. CONCORD VILLAGE
BUSINESS DISTRICT**

BAKER BUSINESS DISTRICT

RESIDENTIAL

- Commuter Rail
- Main Highway
- Bike-Trails
- - - Bike-Friendly Roads
- - - Proposed Connection

WEST CONCORD



**W. CONCORD VILLAGE
BUSINESS DISTRICT**

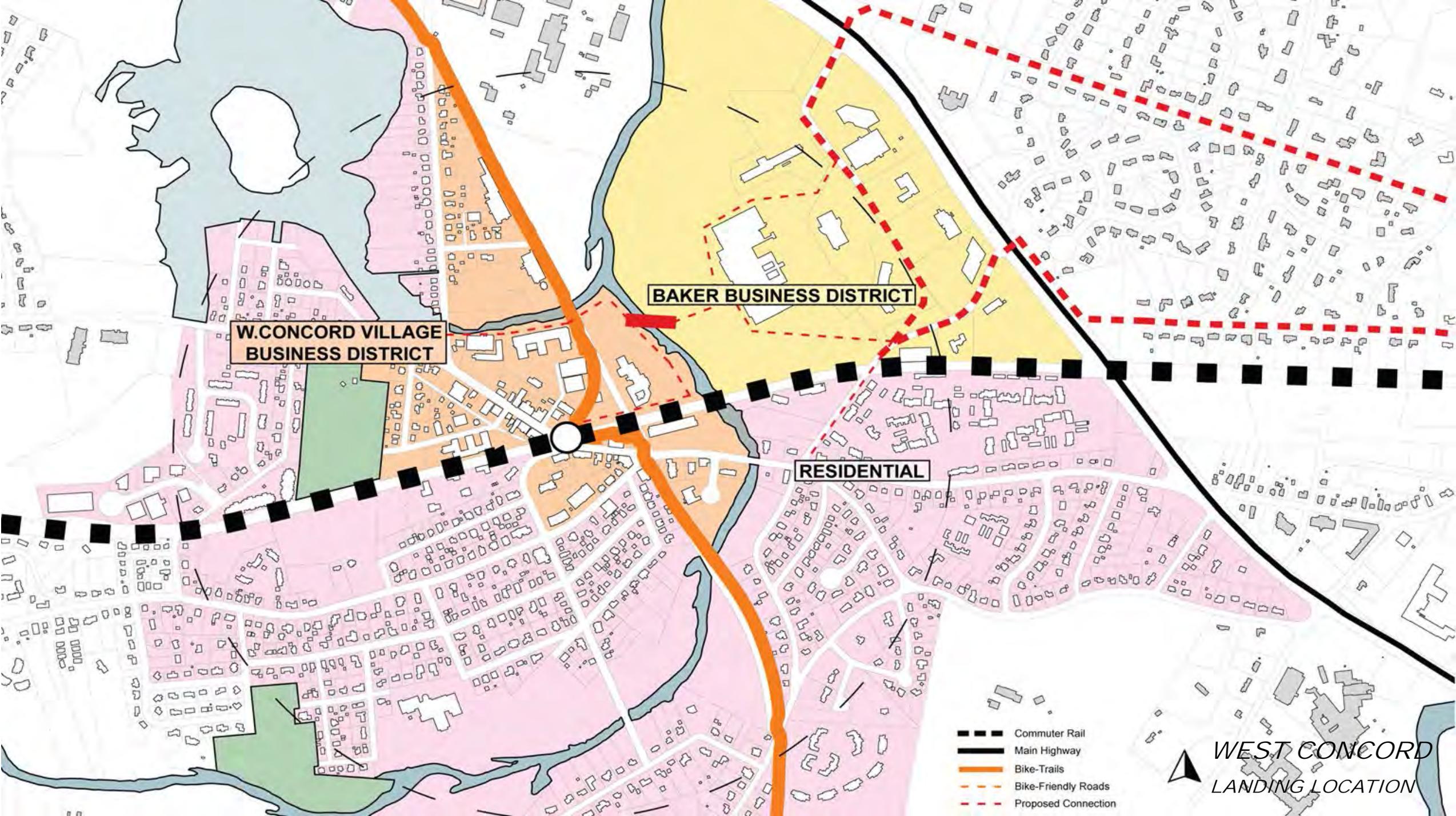
BAKER BUSINESS DISTRICT

RESIDENTIAL

- Commuter Rail
- Main Highway
- Bike-Trails
- - - Bike-Friendly Roads
- - - Proposed Connection



*WEST CONCORD
CROSSING LOCATION*



**W. CONCORD VILLAGE
BUSINESS DISTRICT**

BAKER BUSINESS DISTRICT

RESIDENTIAL

- Commuter Rail
- Main Highway
- Bike-Trails
- - - Bike-Friendly Roads
- . - Proposed Connection

WEST CONCORD
LANDING LOCATION



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