

Free Bridge Lane Trail

Feasibility Study
April 2023



PROJECT NARRATIVE:

Albemarle County Planning and Parks commissioned a feasibility assessment of aligning a multiuse pedestrian trail along the western edge of Free Bridge Lane from the Route 250 intersection to the trail head at the edge of Darden Towe Park. The assessment evaluated two options: modifying Free Bridge Lane as one-way road with bike and pedestrian facilities, or closing the road to public vehicular traffic entirely, creating a pedestrian and bike friendly green promenade.

Based on public comments and Board of Supervisor feedback, Planning and Parks selected the “Promenade” option. The final design was developed in consultation between the consultant and county staff. The design reuses the existing asphalt roadway surface as much as possible, creating a 15’ wide share use promenade, or green multimodal corridor and linear park similar to the concept of a “Woonerf” but with more vegetation. The concept features several wider plazas along the promenade, where there are trail connections planned or good views.

There are a series of park amenities along the promenade, including wildlife viewing blinds, picnic areas, seating nodes, fitness stations, public art installations, and play equipment, as well as benches. The promenade is a green linear park, lined with shade trees, a bioswale, and native riparian plantings along the riverbank. Vehicular parking lots are defined and enlarged at the north and south ends of the project area, maintaining 2-way vehicular access to adjoining private properties. A new trailhead plaza and sidewalk connection from Route 250 to the Old Mills Trail is added, as well as defining the vehicular access between Route 250 and Free Bridge Lane as right-in/right-out with a splitter island.

This package documents the Promenade Concept Plan, illustrative typical sections, a photo palette board, and an estimate of probable cost.



County of Albemarle
Dept of Community
Development

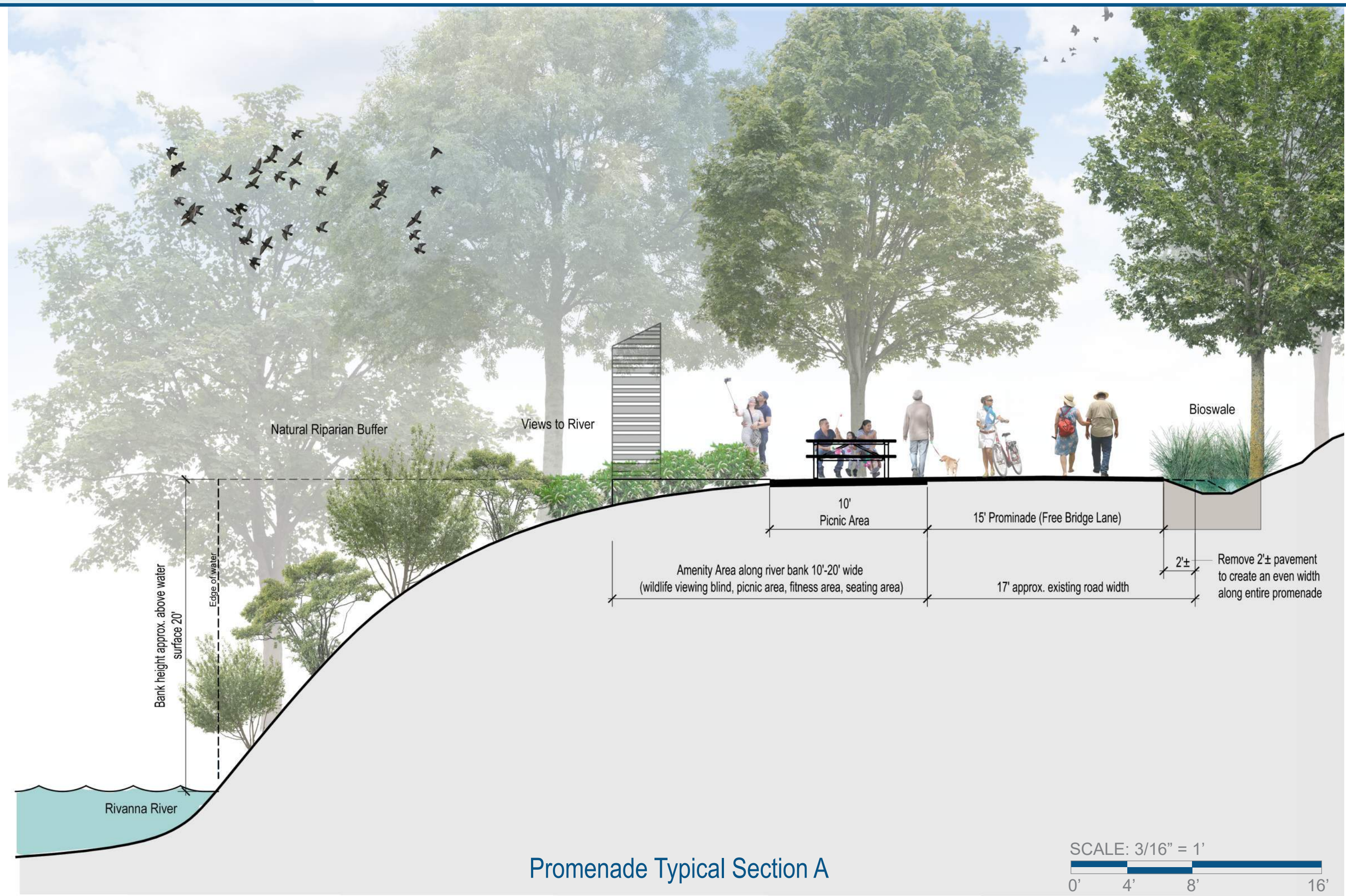




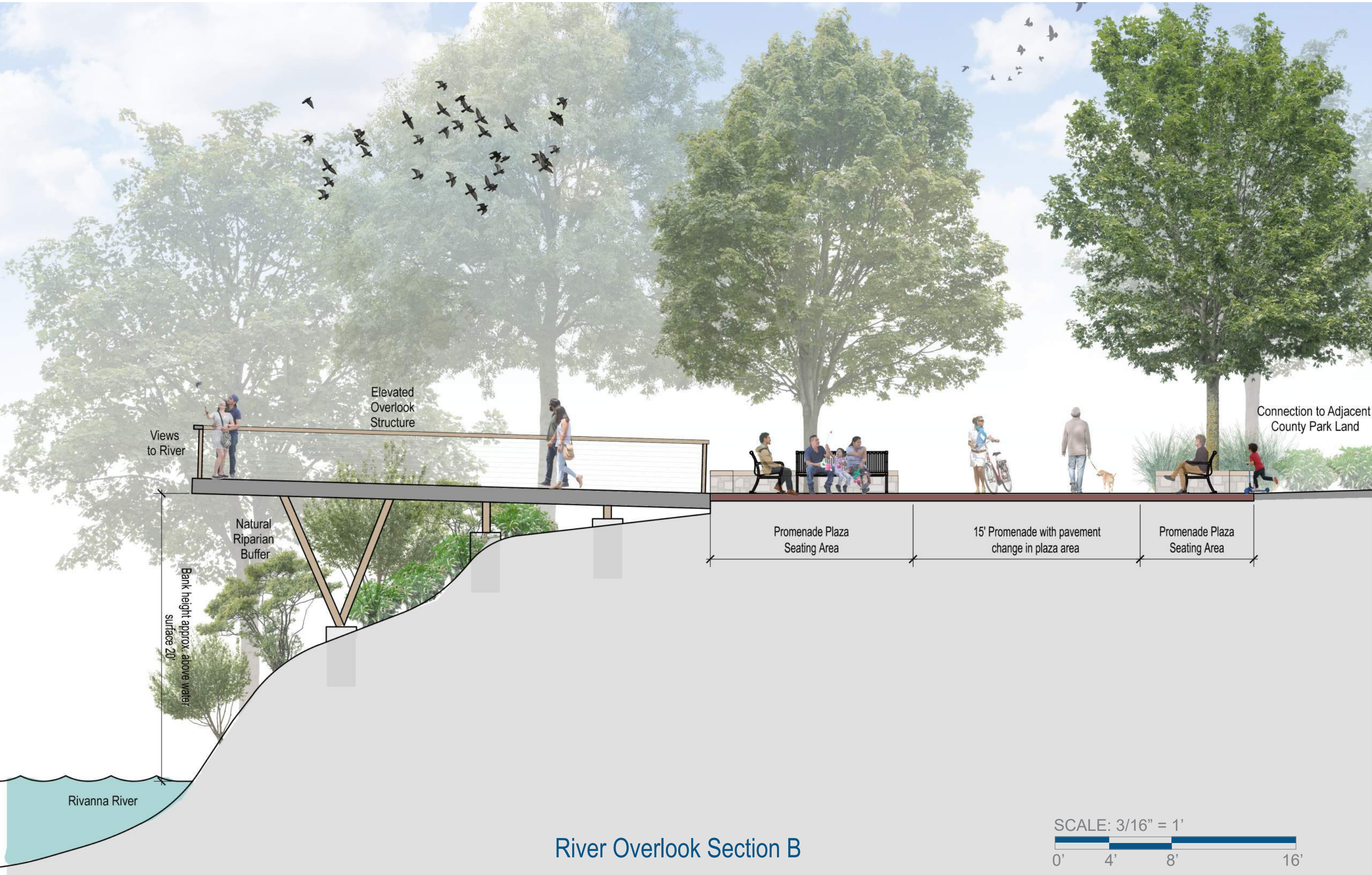
FREE BRIDGE LANE - Promenade Concept Plan







Promenade Typical Section A



River Overlook Section B



Public Art



Play Equipment



Fitness Station



Bioswale



Access Gate



Promenade Plaza



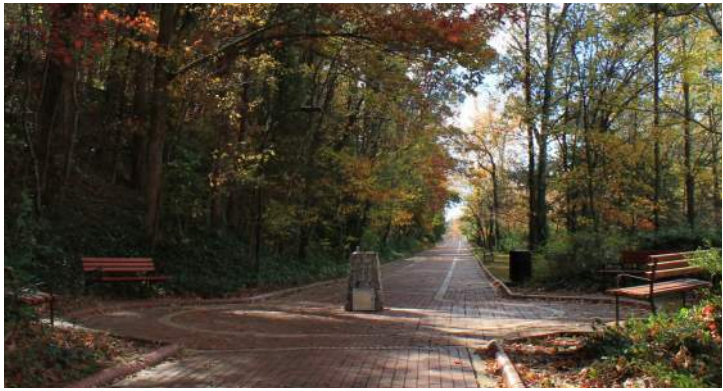
River Overlook



Bioretention



Trail Amenities



Promenade Plaza



Wildlife Viewing Blind



Native Riparian Buffer Infall



Trail Amenities



Promenade Trail



Trailhead



Wildflower Meadow

Free Bridge Lane Master Plan

Albemarle County, VA

Estimate of Probable Cost

4/4/2023

Prepared by: LPDA

Total Park Length: Approx. 1/2 Mile

| | | | Promenade | |
|---|------|------------|-----------|---------------------|
| | | | QTY. | TOTAL |
| Comments | UNIT | UNIT PRICE | | |
| Sitework & Mobilization | | | | |
| Mobilization, Permits, E&S, (20%) | LS | 20% | | \$ 326,420 |
| Saw Cut Asphalt <i>To establish 15' promenade from ex. Roadway</i> | LF | \$2 | 1800 | \$ 3,600 |
| Demolition, remove ex. asphalt | SF | \$3 | 20,000 | \$ 60,000 |
| Clearing and grubbing <i>Clear for trail widening, secondary parking lot.</i> | AC | \$8,000 | 0.50 | \$ 4,000 |
| Earthwork - on site <i>Regrade parking areas. Add secondary parking.</i> | CY | \$30 | 900 | \$ 27,000 |
| Stormwater Management | LS | \$60,000 | 1 | \$ 60,000 |
| Sub total | | | | \$ 481,020 |
| Paving and Hardscape | | | | |
| Retaining wall/ seatwall | FF | \$50 | 2,000 | \$ 100,000 |
| Asphalt surfacing <i>Widen entrance road, secondary parking, added trail width.</i> | SF | \$15 | 20,000 | \$ 300,000 |
| Crushed stone service access <i>VDOT 21-A 6"</i> | SF | \$20 | 800 | \$ 16,000 |
| Concrete plaza intersection area <i>4" Colored and stamped concrete with 4" subbase</i> | SF | \$25 | 10,000 | \$ 250,000 |
| Concrete pad for Picnic Areas <i>4" concrete with 4" compacted aggregate</i> | SF | \$25 | 1,200 | \$ 30,000 |
| Concrete Sidewalk <i>4" concrete with 4" compacted aggregate</i> | SF | \$25 | 2,500 | \$ 62,500 |
| Splitter island at RTE 250 <i>8" poured in place concrete- includes subbase</i> | SF | \$50 | 500 | \$ 25,000 |
| Playground area surfacing <i>Poured in place safety surface</i> | SF | \$20 | 800 | \$ 16,000 |
| Fitness area surface treatment <i>Poured in place safety surface</i> | SF | \$20 | 1,200 | \$ 24,000 |
| Crosswalk Striping <i>Thermoplastic paint</i> | EA | \$3,000 | 1 | \$ 3,000 |
| Sub total | | | | \$ 826,500 |
| Misc. Structures | | | | |
| Wildlife viewing blind structure | EA | \$15,000 | 2 | \$ 30,000 |
| Art Installations | EA | \$10,000 | 4 | \$ 40,000 |
| River overlook structure | EA | \$150,000 | 1 | \$ 150,000 |
| Sub total | | | | \$ 220,000 |
| Furnishings | | | | |
| Wayfinding/ Interpretive sign | EA | \$1,000 | 1 | \$ 1,000 |
| Fitness station equip. | EA | \$5,000 | 7 | \$ 35,000 |
| Park entrance sign | EA | \$5,000 | 1 | \$ 5,000 |
| Benches | EA | \$2,500 | 27 | \$ 67,500 |
| Bike repair station | EA | \$1,200 | 8 | \$ 9,600 |
| Picnic Tables | EA | \$2,500 | 8 | \$ 20,000 |
| Trash receptacles | EA | \$1,500 | 6 | \$ 9,000 |
| Sub total | | | | \$ 147,100 |
| Landscaping | | | | |
| Mulch beds <i>3" mulch depth</i> | SF | \$6 | 7,000 | \$ 42,000 |
| landscape bed <i>bed prep, perennials, shrubs</i> | EA | \$15 | 3,000 | \$ 45,000 |
| Trees | EA | \$600 | 130 | \$ 78,000 |
| Shrubs | EA | \$80 | 500 | \$ 40,000 |
| Bioretention <i>includes, soil media, mulch, base layer, plants.</i> | SF | \$20 | 1,500 | \$ 30,000 |
| Bioswale (5' width) <i>includes, soil media, mulch, base layer, plants.</i> | LF | \$100 | 1,000 | \$ 100,000 |
| Native meadow seeding mix and turf mix | SF | \$0.5 | 25,000 | \$ 12,500 |
| Sub total | | | | \$ 347,500 |
| Subtotal | | | | \$ 2,022,120 |
| 10% Contingency | | | | \$ 202,212 |
| Design and Engineering (10%) | | 10% | | \$ 169,570 |
| TOTAL | | | | \$ 2,394,000 |

* Note: This estimate is given in 2023 dollars. If any part of construction is done in subsequent years, cost may no longer be accurate. Costs include labor, materials, and overhead. Costs assume all work done by contractor.