

# 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

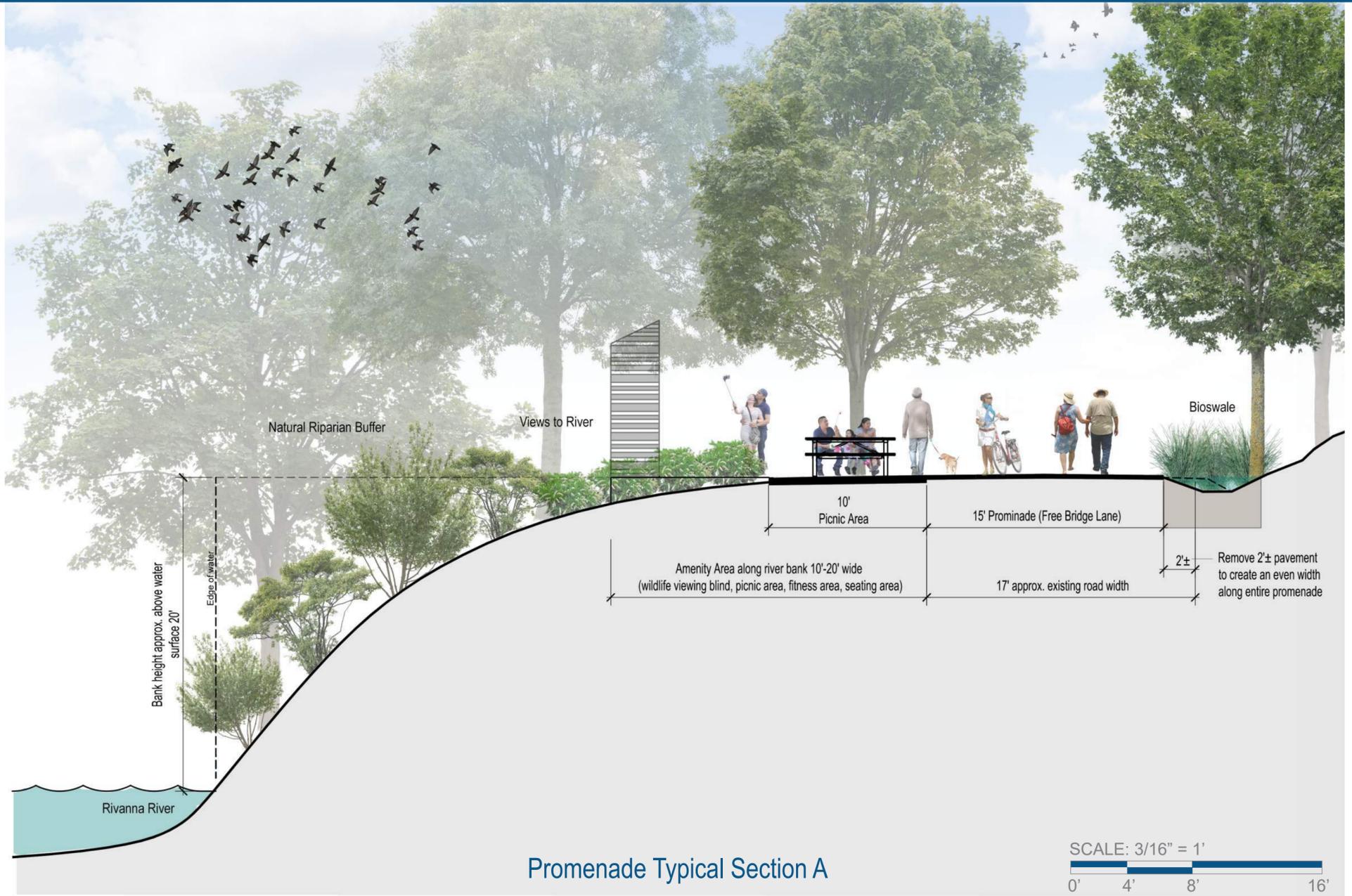




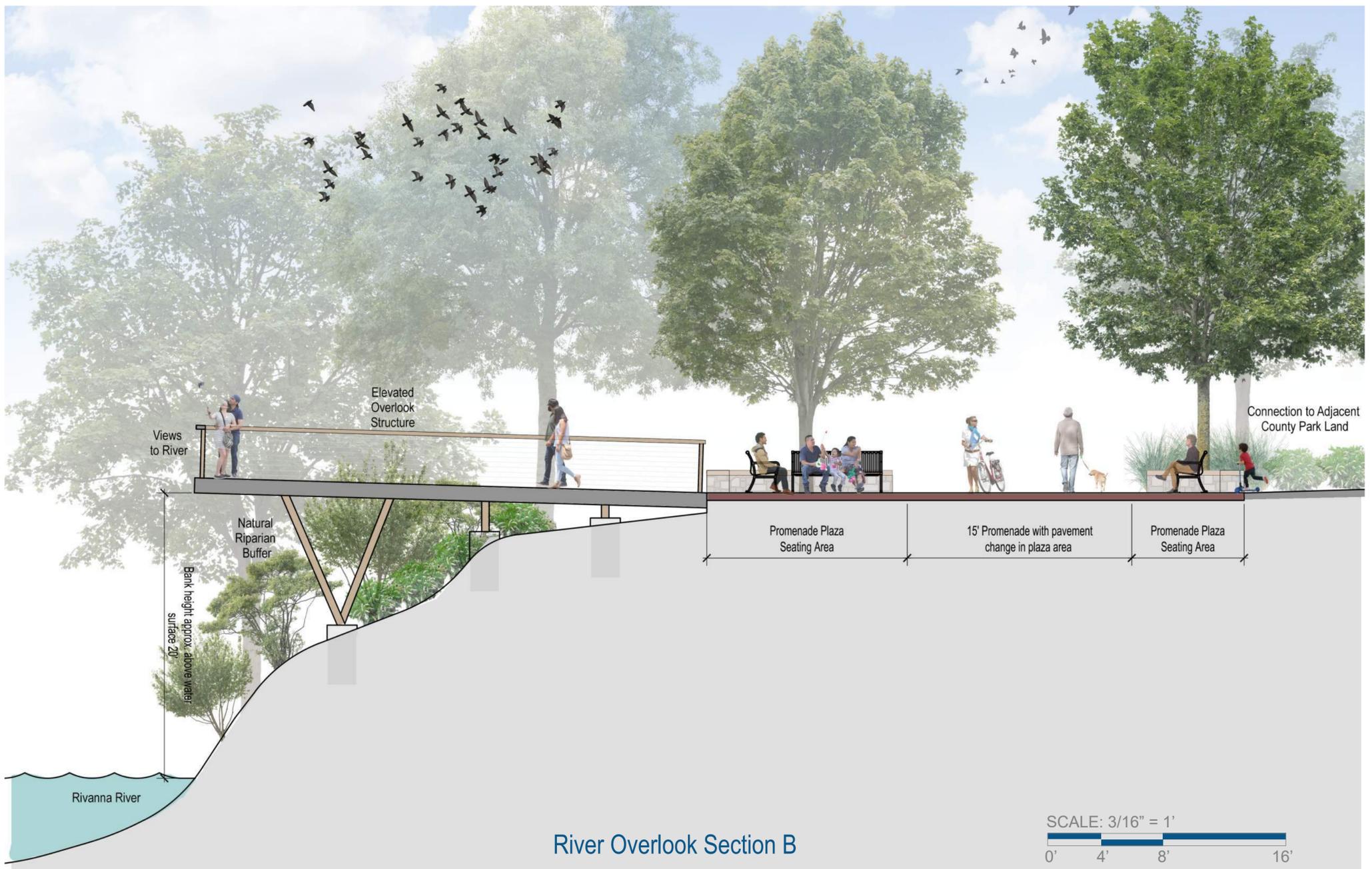
# FREE BRIDGE LANE - Promenade Concept Plan







Promenade Typical Section A



River Overlook Section B





Public Art



Play Equipment



Fitness Station



Bioswale



Access Gate



Promenade Plaza



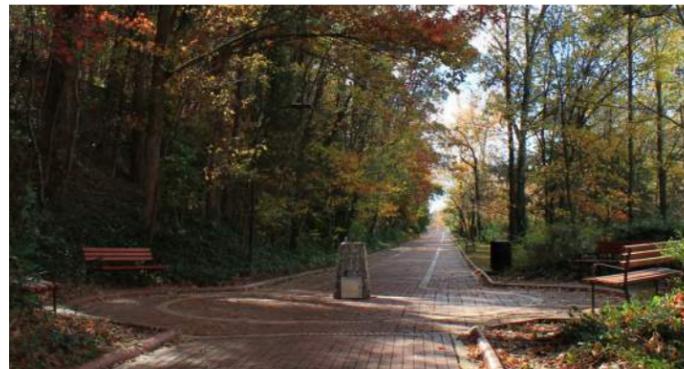
River Overlook



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	
Comments	UNIT	UNIT PRICE	QTY.	TOTAL
<b>Sitework &amp; Mobilization</b>				
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
		<b>Sub total</b>		<b>\$ 481,020</b>
<b>Paving and Hardscape</b>				
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
		<b>Sub total</b>		<b>\$ 826,500</b>
<b>Misc. Structures</b>				
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
		<b>Sub total</b>		<b>\$ 220,000</b>
<b>Furnishings</b>				
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
		<b>Sub total</b>		<b>\$ 147,100</b>
<b>Landscaping</b>				
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
		<b>Sub total</b>		<b>\$ 347,500</b>
		<b>Subtotal</b>		<b>\$ 2,022,120</b>
		<b>10% Contingency</b>		<b>\$ 202,212</b>
Design and Engineering (10%)		10%		\$ 169,570
		<b>TOTAL</b>		<b>\$ 2,394,000</b>

\* 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.