

STREETSCAPE IMPROVEMENTS SPRUCE ST. AT NATHAN HALE SCHOOL

EROSION AND SEDIMENTATION CONTROL PERMIT

PLANNING AND ZONING COMMISSION MEETING

JANUARY 22, 2025

TOWN OF MANCHESTER
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

2 PROJECT BACKGROUND

- Board of Directors approved proposal from a private developer to renovate Nathan Hale School building into market rate residential units. Project will include parcel split retaining land on west and south side for recreational purposes.
- Staff presents proposal to Board of Directors for public improvements in the vicinity of Nathan Hale School and East Side Resource Center aimed at improving pedestrian safety, providing better accommodations for Market Nights and other successful programmed events, improving connectivity to the Cottage Street neighborhood and providing a small, pocket park with cooling elements for neighborhood gathering.
- Board of Directors approve using \$2 million of American Rescue Plan Act (ARPA) funds towards project.

3 EXISTING CONDITIONS



140 Spruce
0.3 acres

160 Spruce
3.8 acres

153-163 Spruce
1.27 acres

Owner: Town of
Manchester

Zone: Residence B

4 PROPOSED PROJECT

SCOPE OF WORK:

The project primarily includes the following work:

- Construction of a 17 stall parking lot at 163 Spruce Street;
- Construction of a 0.25 acre neighborhood pocket park at 140 Spruce Street, including a small spray ground, pavilions, tables, benches and landscaping;
- Construction of a 720 foot long, 8' wide bituminous concrete sidewalk connecting Cottage Street and Spruce Street;
- Construction of a new playground and basketball court along the sidewalk between Cottage Street and Spruce Street;
- Construction of a 150' long raised speed table on Spruce Street;
- Construction of streetscape enhancements on Spruce Street, including widened sidewalks, stamped concrete, pedestrian level lighting, fencing and landscaping;

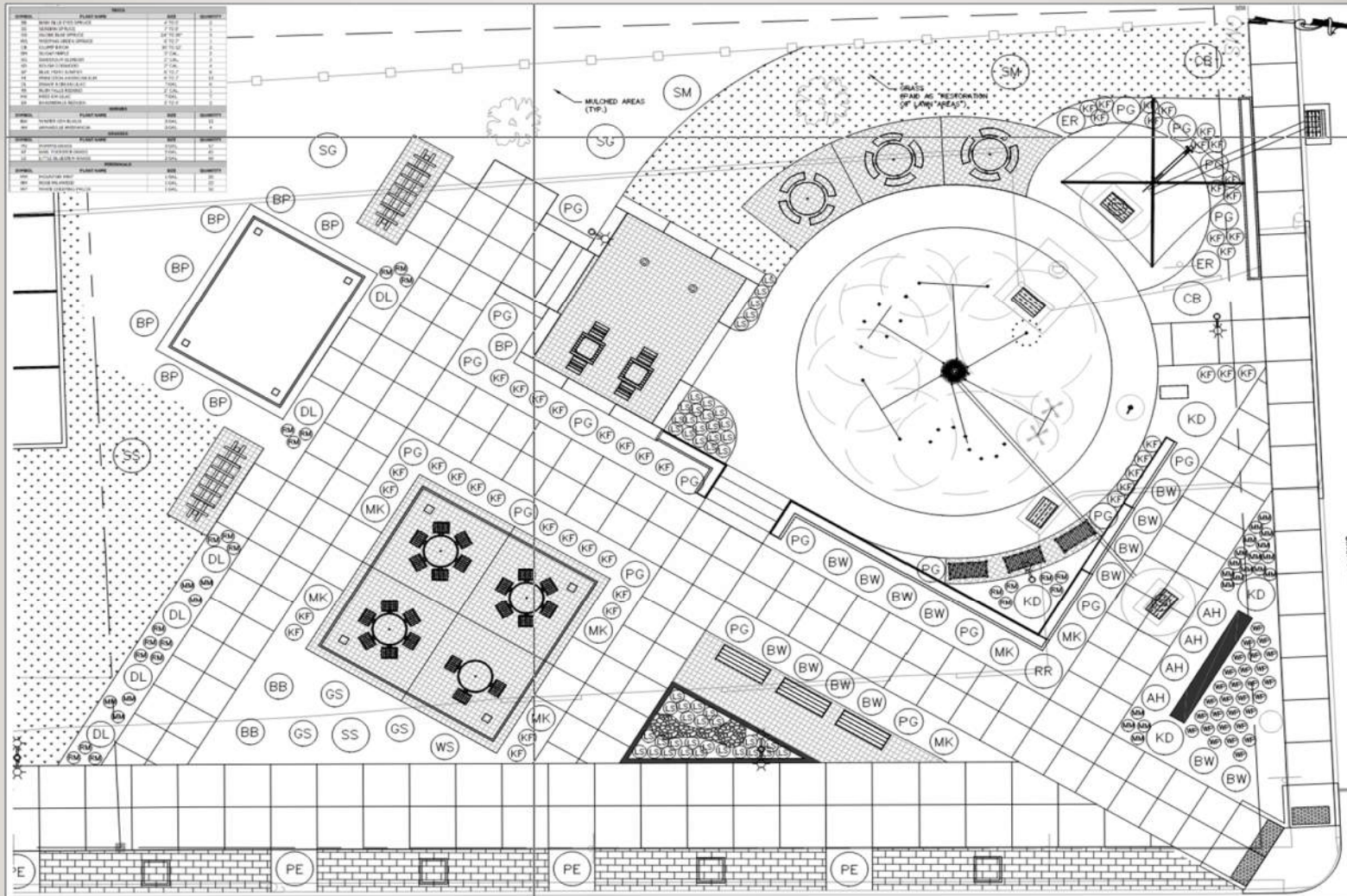
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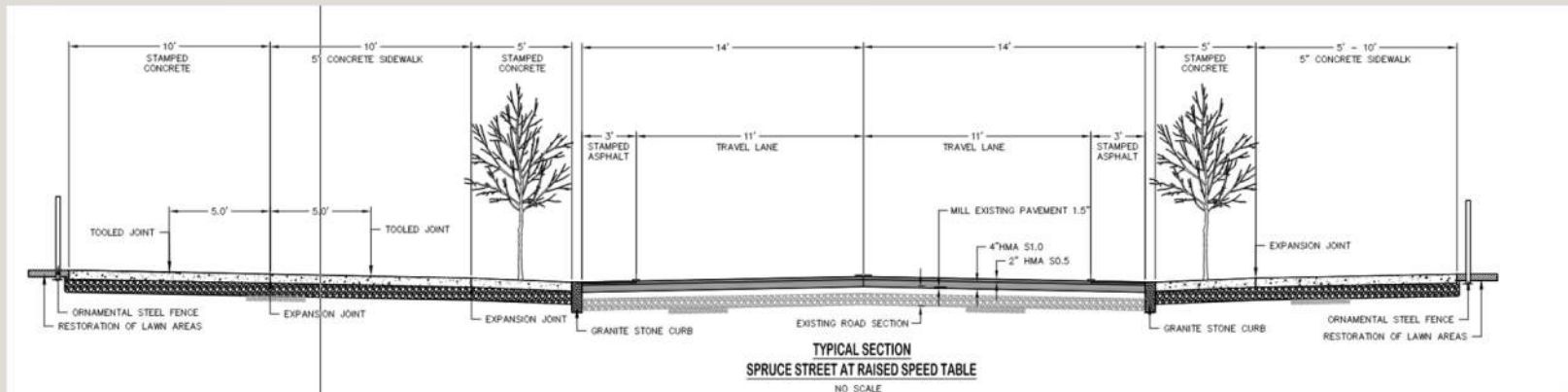
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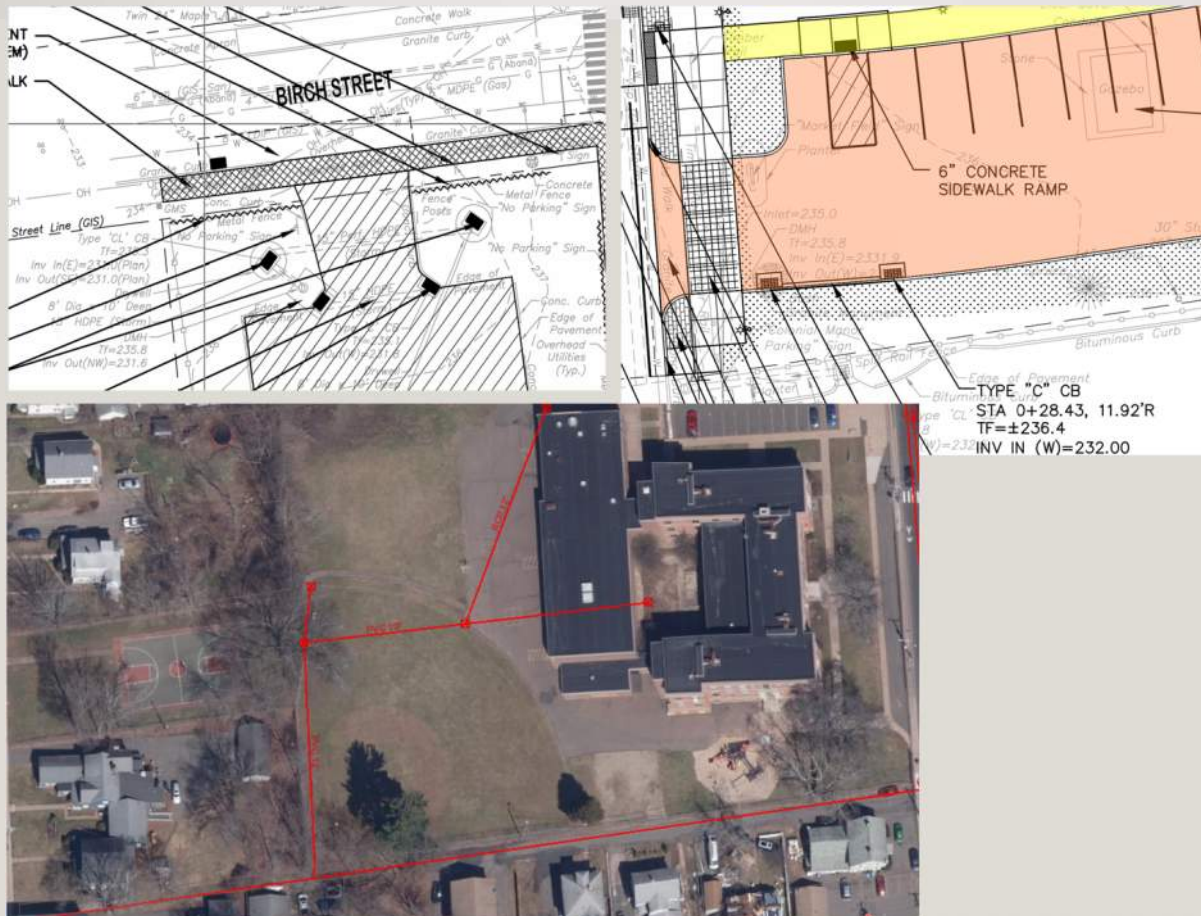
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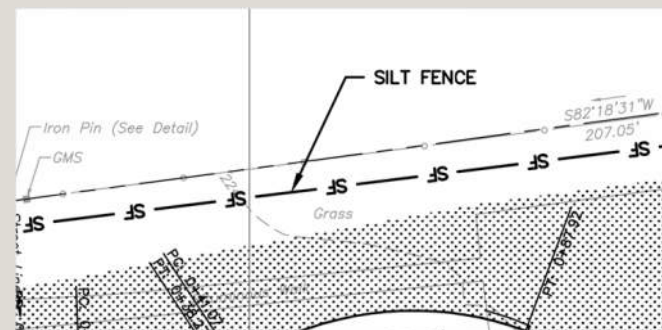
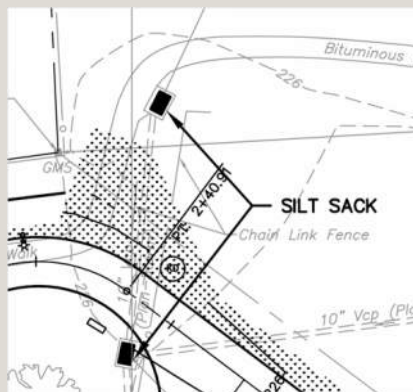
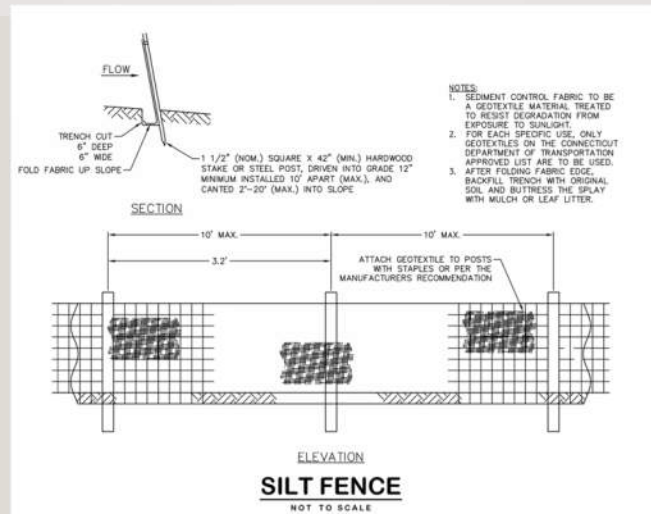
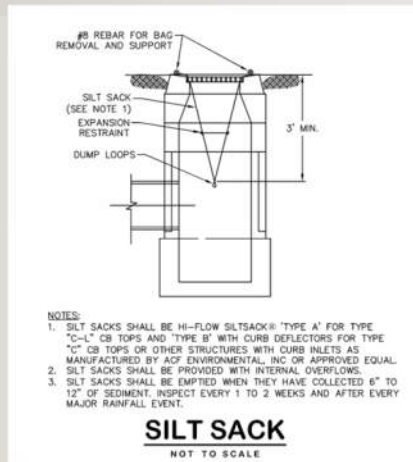
12 STORMWATER MANAGEMENT



- Pocket Park (0.25 ac)
Utilize existing drywell system and add new rain garden
- Parking lot (0.25 ac)
New infiltration system (2 catch basins with perforated pipe)
- Connecting Path
Utilize existing drainage system

13

EROSION/SEDIMENTATION CONTROL



- TOTAL DISTURBED AREA: 2.1 ACRES
- SILT FENCE DOWNSTREAM OF ALL WORK AREAS
- SILT SACKS IN CATCH BASINS
- CONSTRUCTION ENTRANCE AT EXISTING CURB CUT
- DAILY INSPECTION

14 COST AND SCHEDULE

- TOTAL PROJECT COST: \$2,450,000
- PHASE 1 (STREETSCAPE/POCKET PARK/PATHWAY)
 - BEGIN CONSTRUCTION: APRIL 2025
 - COMPLETE CONSTRUCTION: SEPTEMBER 2025
- PHASE 2 (PARKING LOT AT 163 SPRUCE)
 - BEGIN CONSTRUCTION: ± AUGUST 2025
 - COMPLETE CONSTRUCTION: ± OCTOBER 2025

15 QUESTIONS

