

# Muckross State Park

## Master Plan

### Final Concepts

March 20, 2018

#### Key Program Elements for Muckross State Park

- Education
  - Onsite and off-site school programs
  - Summer day camp
  - Public events
  - Onsite home for educational programs (pavilion, hike-to lean-to structure)
  - Interpretive trail/boardwalk
  
- Recreation
  - Passive recreation
    - Trails
    - Pond Access for paddling
    - Scout/group access

- Linkage to larger regional trail system
- Parking/restroom/trailhead facilities
- Accessible trail and facilities
- History
  - Stabilize Historic Core Buildings
  - Future renovation for public use

## Implementation

Phase 1: Improve Road, Replace Bridge, Repair Dam, Stabilize Historic Core, prevent further deterioration

Phase 2: Provide Limited Recreational Access – Trailhead, toilet facility, trail system, parking

Phase 3: Construct Educational Pavilion, hike-to lean-to, Interpretive Trail and parking, renovate smaller Historic Core buildings for public event space

Phase 4: Re-establish onsite net-metered hydroelectric power generation

Phase 5: Complete renovations of Main House and other Historic Core buildings

# Site Overview

- 204 acre wooded property
- Less than two miles from Downtown Springfield
- Along Route 11 and accessible from the Toonerville Trail
- Contains woodlands, historic homestead compound, trails and logging roads, waterfall, and a pond



# Project Background

- In July of 2016, FPR accepted the donation of the estate of former State Senator Edgar May
- Mr. May's vision:
  - A state park for ALL, especially the local community
  - Provide recreation and education opportunities, particularly for children of all economic backgrounds
- In August 2015, the Muckross Environmental Education and Outdoor Recreation Day Camp was founded to meet that vision
- Master Plan is an opportunity to develop a conceptual design for the new state park



# What is the Muckross State Park Master Plan?

The goals of the master plan to meet Mr. May and FPR's vision for the property include:

## Site Design

- Basic improvements to vehicular and pedestrian circulation, including entry drive and bridge
- Redevelop surrounding landscape of homestead to support desired programming and activities
- Develop a comprehensive trail system to support dispersed recreation and multiple user groups on the property
- Maintain the current character of the site
- Develop opportunities for public parking



# What is the Muckross State Park Master Plan?

The goals of the master plan to meet Mr. May and FPR's vision for the property include:

## Building Design and Rehabilitation

- Explore rehabilitation of existing structures to meet desired program
- Propose one or two new structures to meet program requirements
- Provide accessibility to all public structures
- Achieve net-zero development for the rehabilitated and proposed structures
- Rehabilitate the existing hydro-power building to generate power



# What is the Muckross State Park Master Plan?

The goals of the master plan to meet Mr. May and FPR's vision for the property include:

## Programming

- Support local programming of youth and elder education and programs
- Host the Muckross Environmental Education and Outdoor Recreation Day Camp
- Develop dispersed recreation opportunities to occur throughout the site
- Allow residents and children to connect with nature
- Consider potential for hosting conferences and events



# Design Standards

- Efficient, high quality, and lower impact design for site and buildings
- Lake Wise Program
- IMBA Trail Standards
- LEED Building Standards / Net Zero Energy Footprint

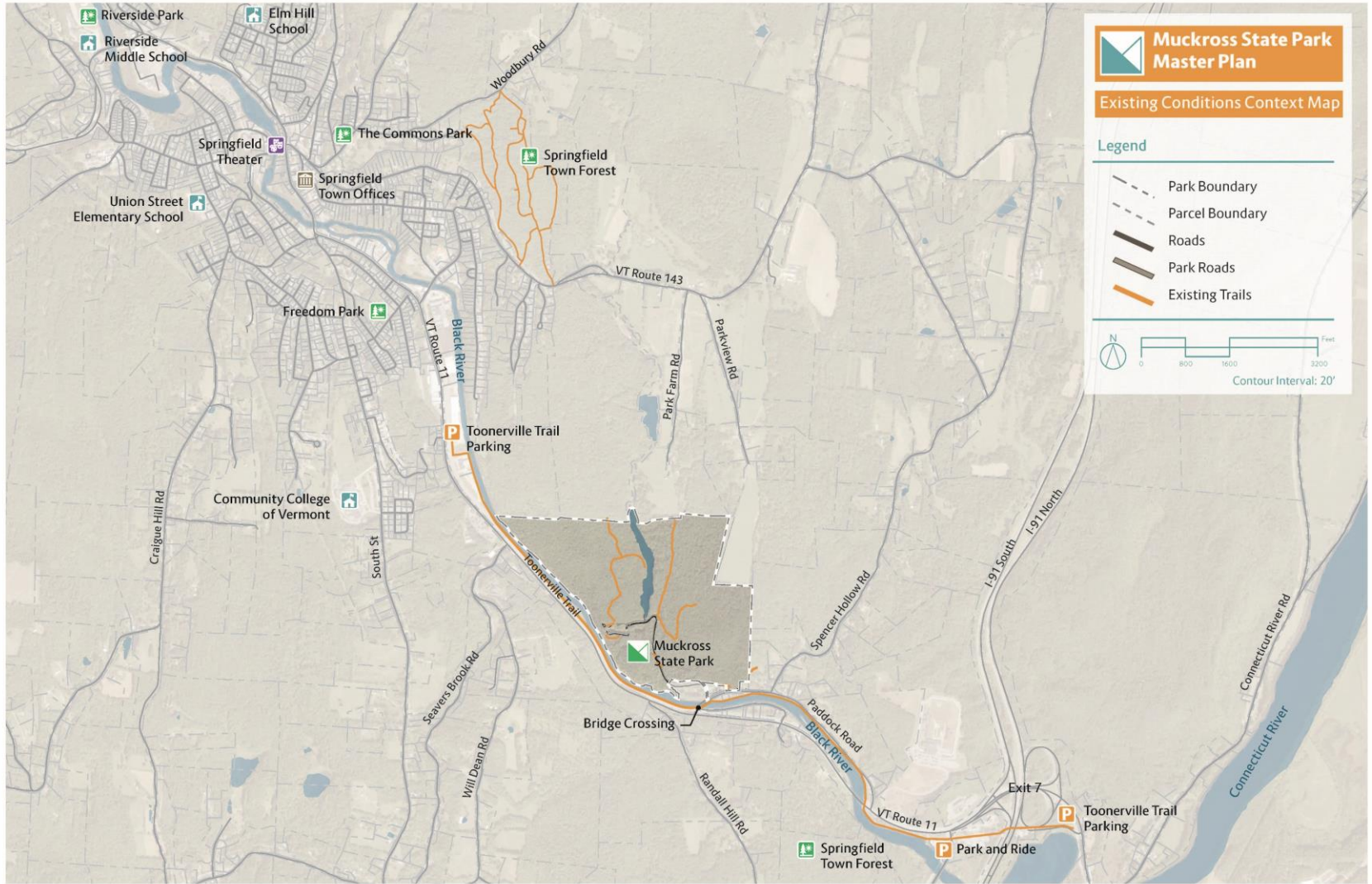




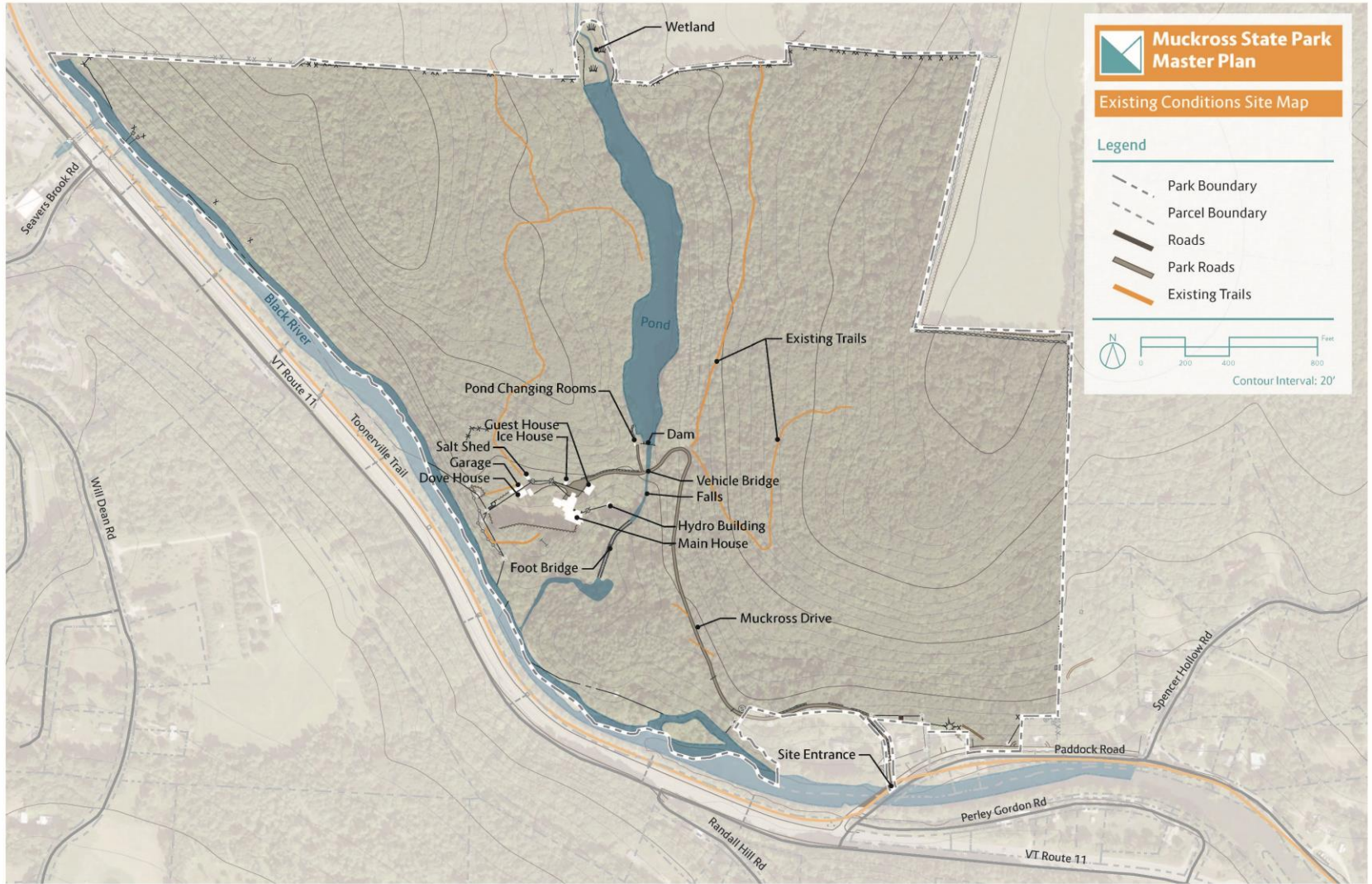
# Project Team



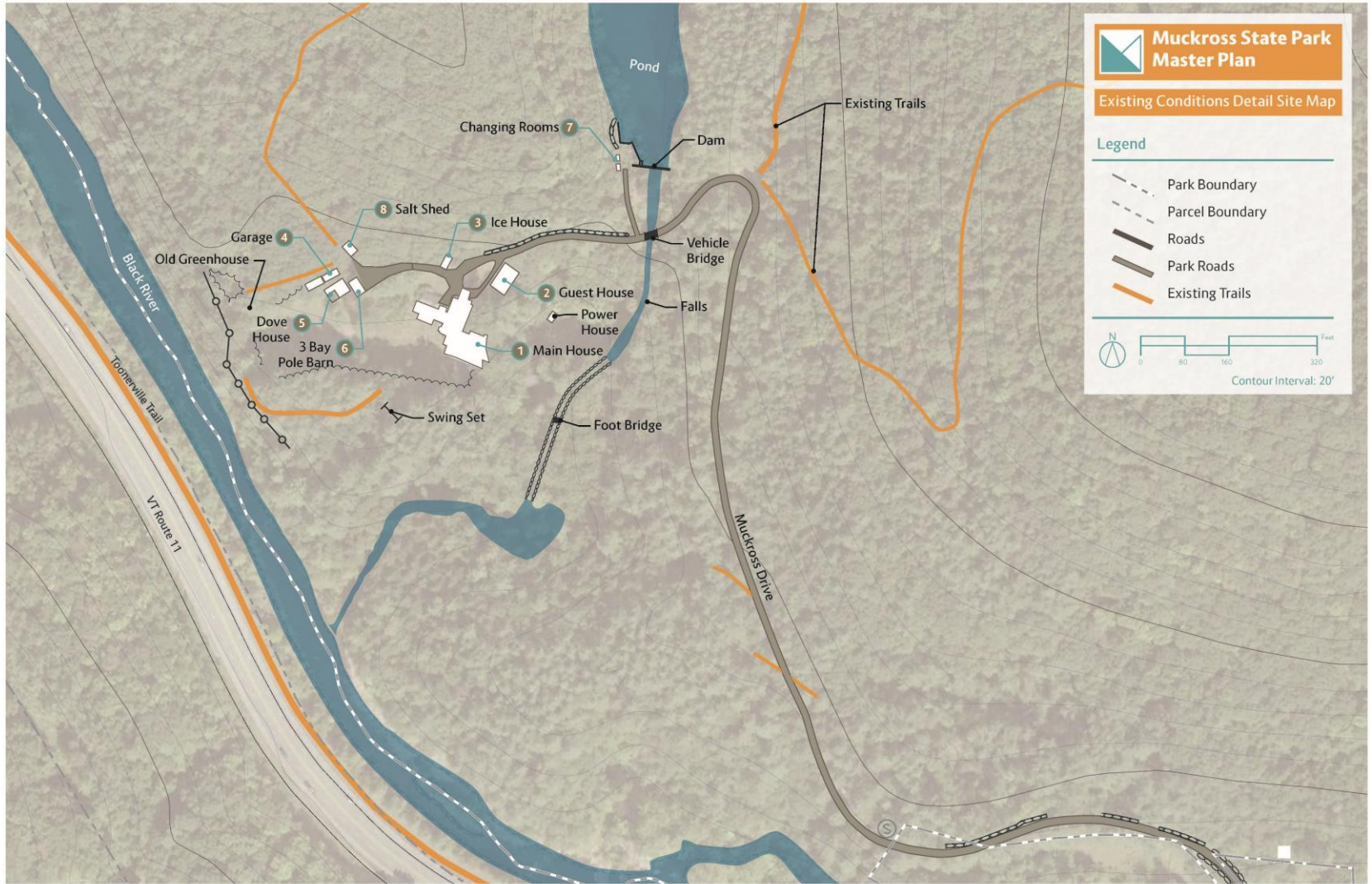
# Context Map



# Site Map



# Site Detail Map

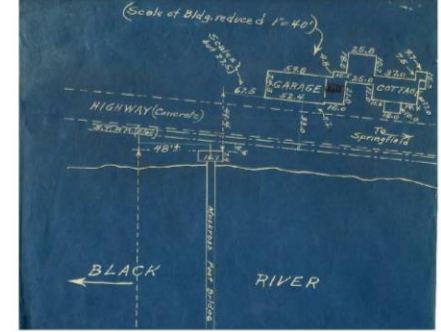


# Historic Muckross Architecture

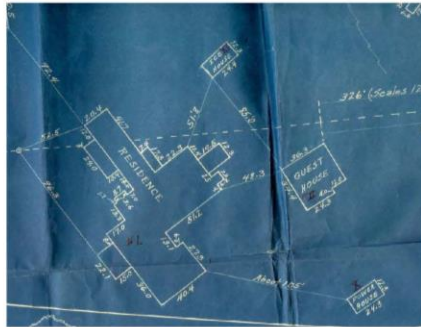
Original Muckross House



Gate House



Muckross 1930



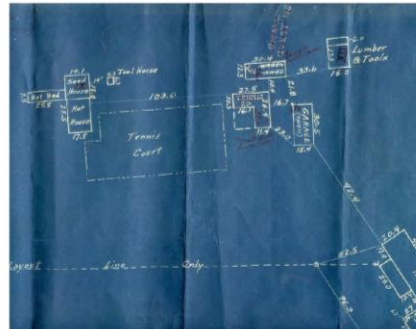
Tool Shed



Guest House



Dove House Plan



# Current Muckross Architecture

Site Overview



1 Main House



1 Main House



2 Guest House



2 Guest House



3 Ice House



4 Garage



5 Dove House



6 3 Bay Pole Barn



7 Changing Rooms



8 Salt Shed



# Site Issues

**A** Site Entry/Gate



A, S, T

**B** Entry Drive Slopes and Erosion



S, D, E, M

**C** Steep Trail from Salt Shed



A, S, D, E, M, T

**D** Pond access path



A, S, M, T

**E** Invasive Species



E, M

**F** Deteriorated Pedestrian Bridge



A, S, M

**G** Three-bay pole barn location



S, M, T

**H** Grades at Gate House



D, M

**I** Greenhouse Foundation Hole



S, D, E, M, T

**J** Main House Patio



A, S, M, T

**K** Old Cabin site stone chimney



S, M, T

## KEY OF SITE ISSUES

- A- Accessibility
- S- Safety
- D- Drainage
- E- Environment
- M- Maintenance
- T- Aesthetics

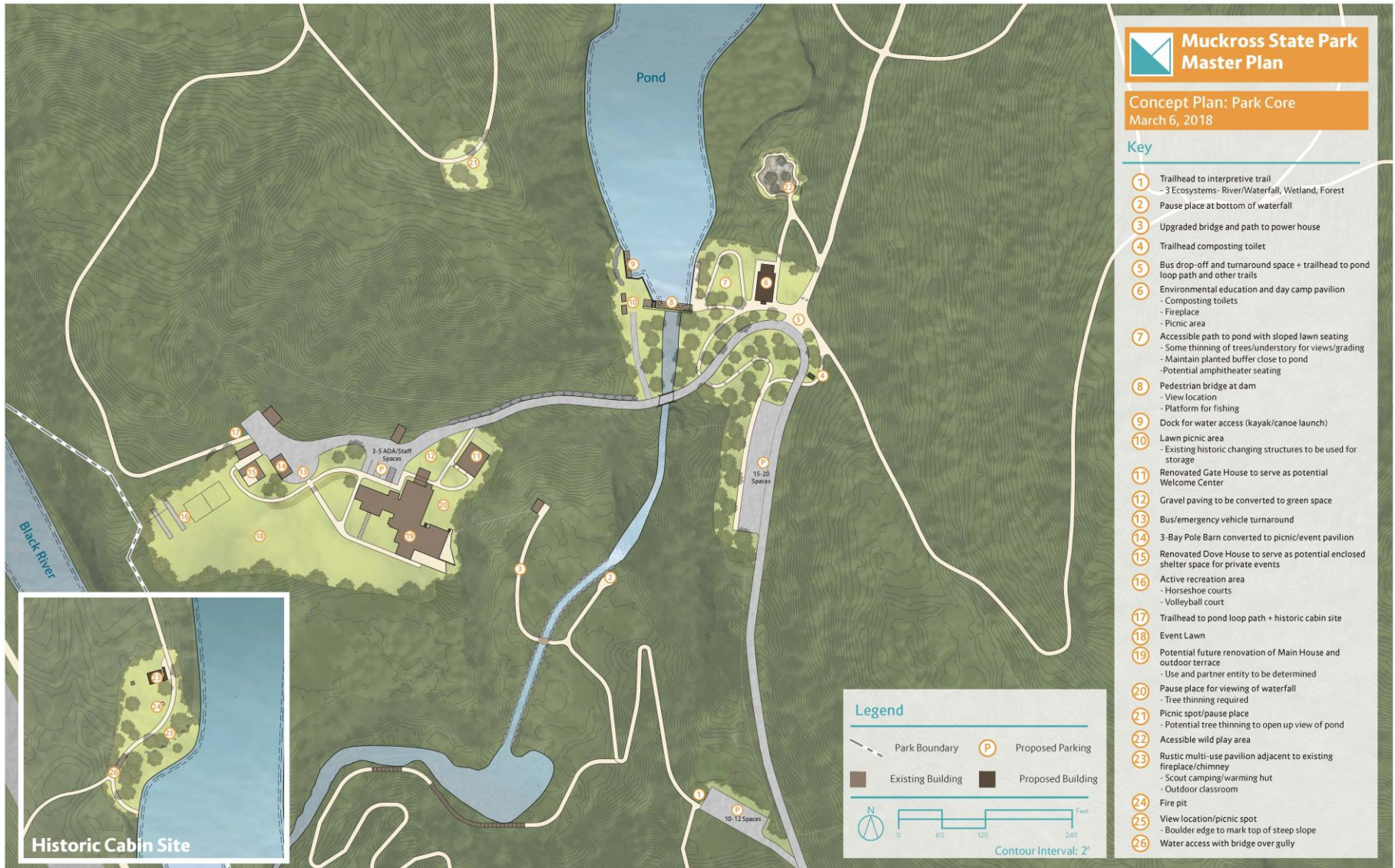


# Concept Plan: Overall Park & Trails

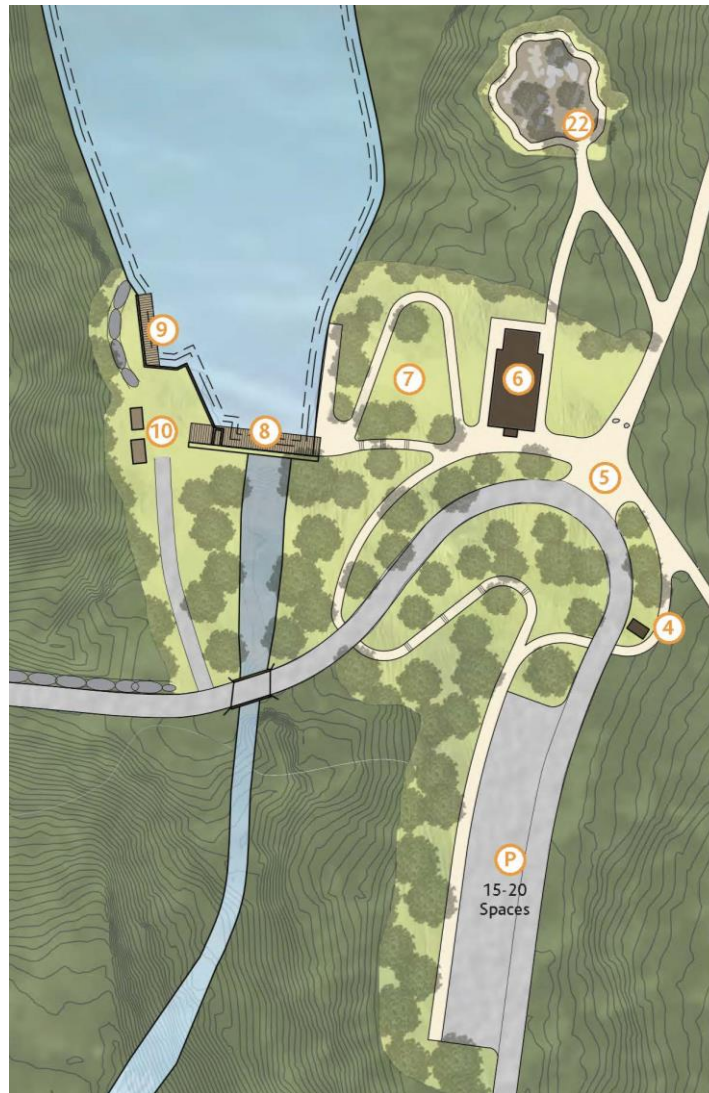




# Concept Plan: Park Core



# Concept Plan: Educational Pavilion / Pond Access Area



**Muckross State Park Master Plan**

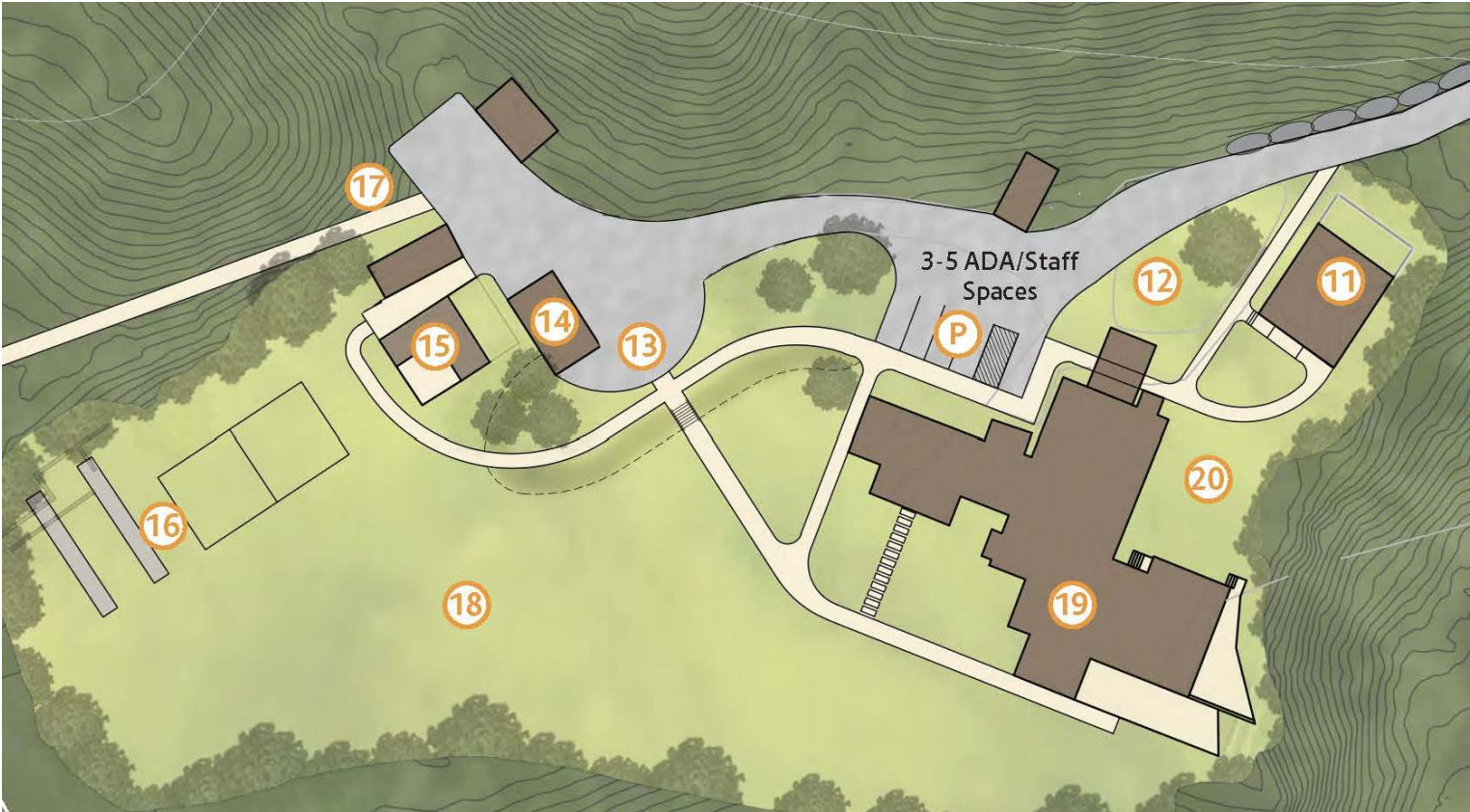
Concept Plan: Park Core  
March 6, 2018

Key

- 1 Trailhead to interpretive trail  
- 3 Ecosystems- River/Waterfall, Wetland, Forest
- 2 Pause place at bottom of waterfall
- 3 Upgraded bridge and path to power house
- 4 Trailhead composting toilet
- 5 Bus drop-off and turnaround space + trailhead to pond loop path and other trails
- 6 Environmental education and day camp pavilion  
- Composting toilets  
- Fireplace  
- Picnic area
- 7 Accessible path to pond with sloped lawn seating  
- Some thinning of trees/understory for views/grading  
- Maintain planted buffer close to pond  
- Potential amphitheater seating
- 8 Pedestrian bridge at dam  
- View location  
- Platform for fishing
- 9 Dock for water access (kayak/canoe launch)
- 10 Lawn picnic area  
- Existing historic changing structures to be used for storage
- 11 Renovated Gate House to serve as potential Welcome Center
- 12 Gravel paving to be converted to green space
- 13 Bus/emergency vehicle turnaround
- 14 3-Bay Pole Barn converted to picnic/event pavilion
- 15 Renovated Dove House to serve as potential enclosed shelter space for private events
- 16 Active recreation area  
- Horseshoe courts  
- Volleyball court
- 17 Trailhead to pond loop path + historic cabin site
- 18 Event Lawn
- 19 Potential future renovation of Main House and outdoor terrace  
- Use and partner entity to be determined  
- Tree thinning required
- 20 Pause place for viewing of waterfall  
- Tree thinning required
- 21 Picnic spot/pause place  
- Potential tree thinning to open up view of pond
- 22 Accessible wild play area
- 23 Rustic multi-use pavilion adjacent to existing fireplace/chimney  
- Scout camping/warming hut  
- Outdoor classroom
- 24 Fire pit
- 25 View location/picnic spot  
- Boulder edge to mark top of steep slope
- 26 Water access with bridge over gully



# Concept Plan: Historic Building Complex



## Muckross State Park Master Plan

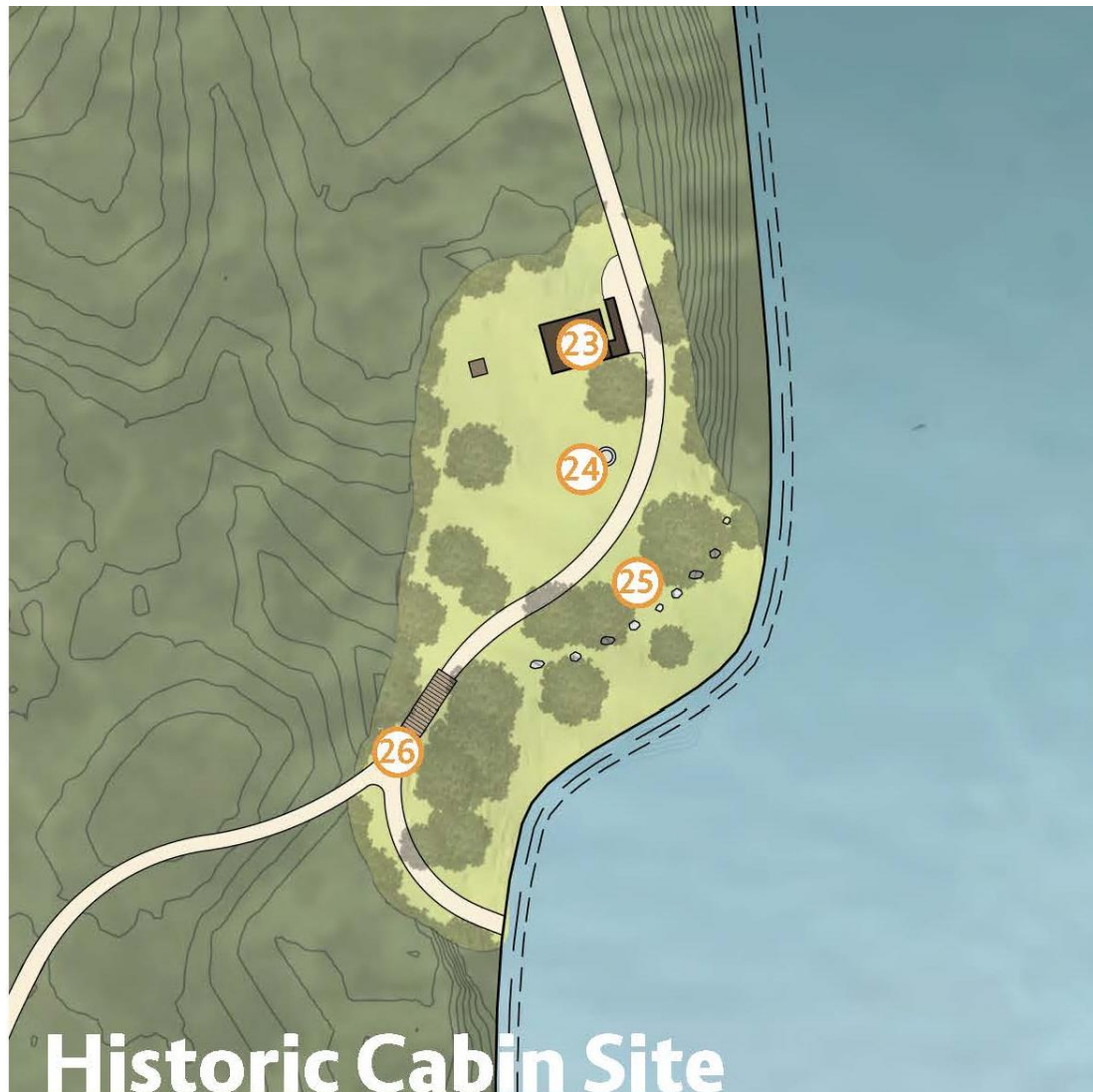
Concept Plan: Park Core  
March 6, 2018

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# Concept Plan: Historic Cabin Site



Historic Cabin Site

**Muckross State Park Master Plan**

Concept Plan: Park Core  
March 6, 2018

Key

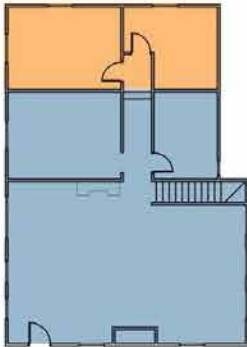
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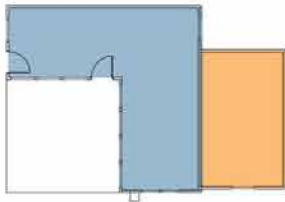
# Existing Buildings



**GARAGE** 100 SF TOILET (TRAILHEAD COMPOSTING UNIT)  
268 SF STORAGE

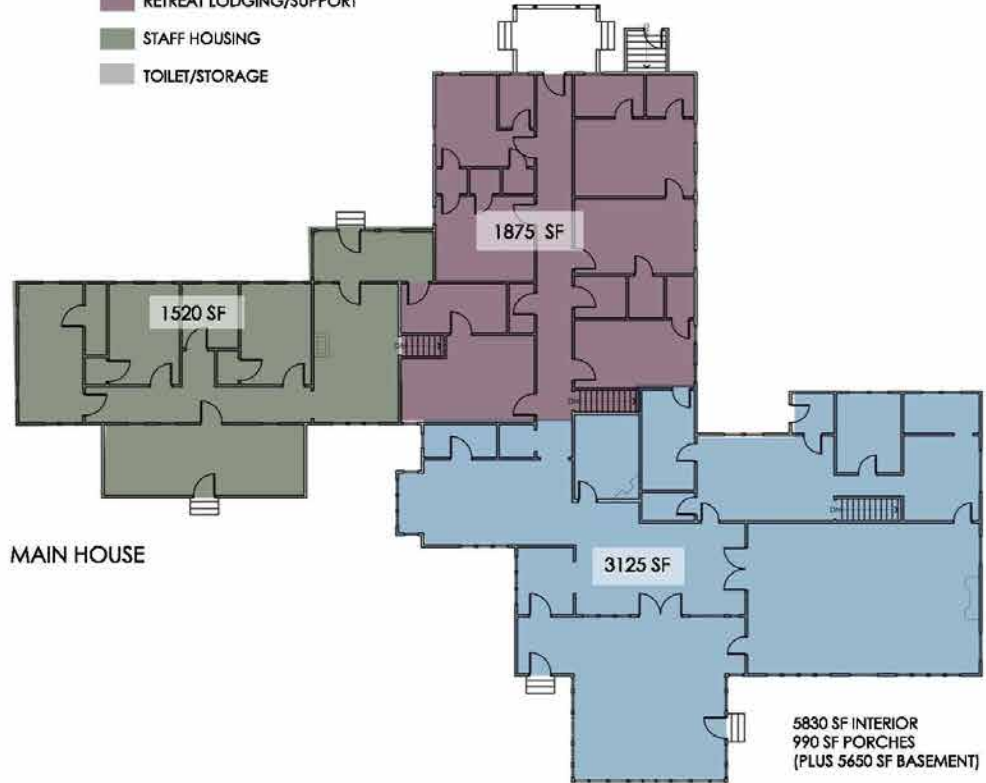


**GATE HOUSE** 1560 SF EXISTING  
1196 SF PROPOSED  
(PLUS 810 SF BASEMENT)



**DOVE HOUSE** 710 SF EXISTING  
470 SF PROPOSED

- DEMO
- EVENT/SUPPORT
- RETREAT LODGING/SUPPORT
- STAFF HOUSING
- TOILET/STORAGE

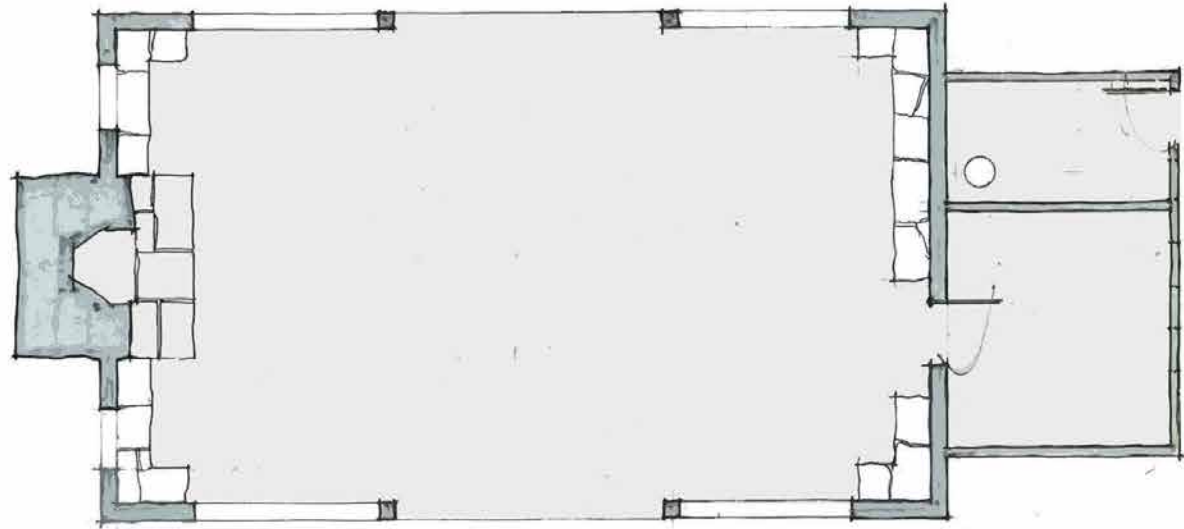
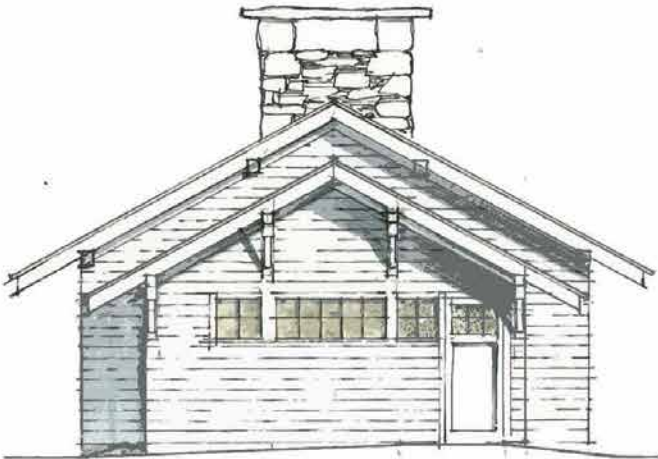
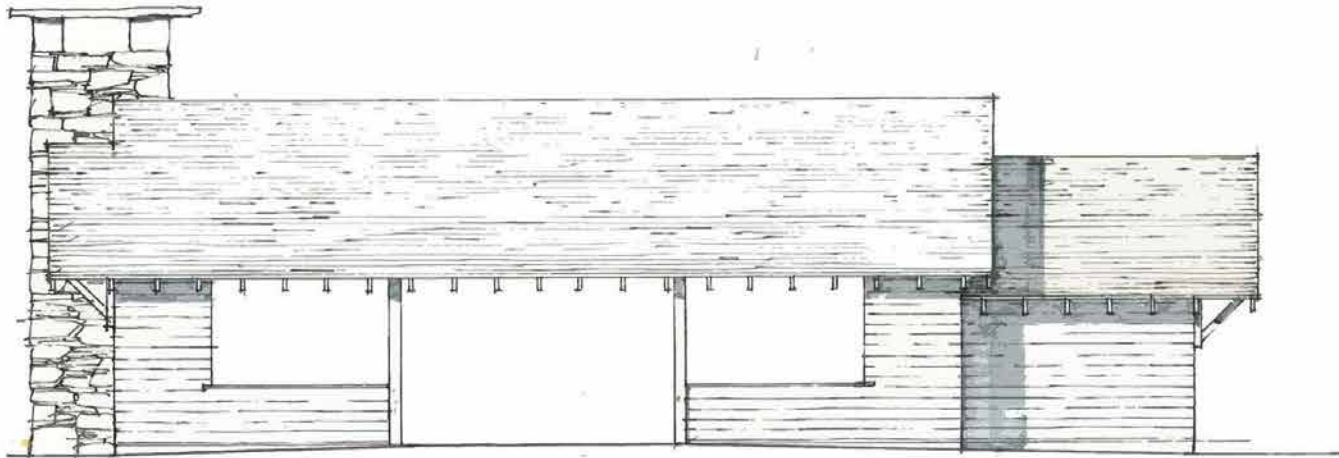


**MAIN HOUSE**

5830 SF INTERIOR  
990 SF PORCHES  
(PLUS 5650 SF BASEMENT)



# Educational Pavilion



24x40 open = 960 sf, 132 sf storage, 55 sf toilet

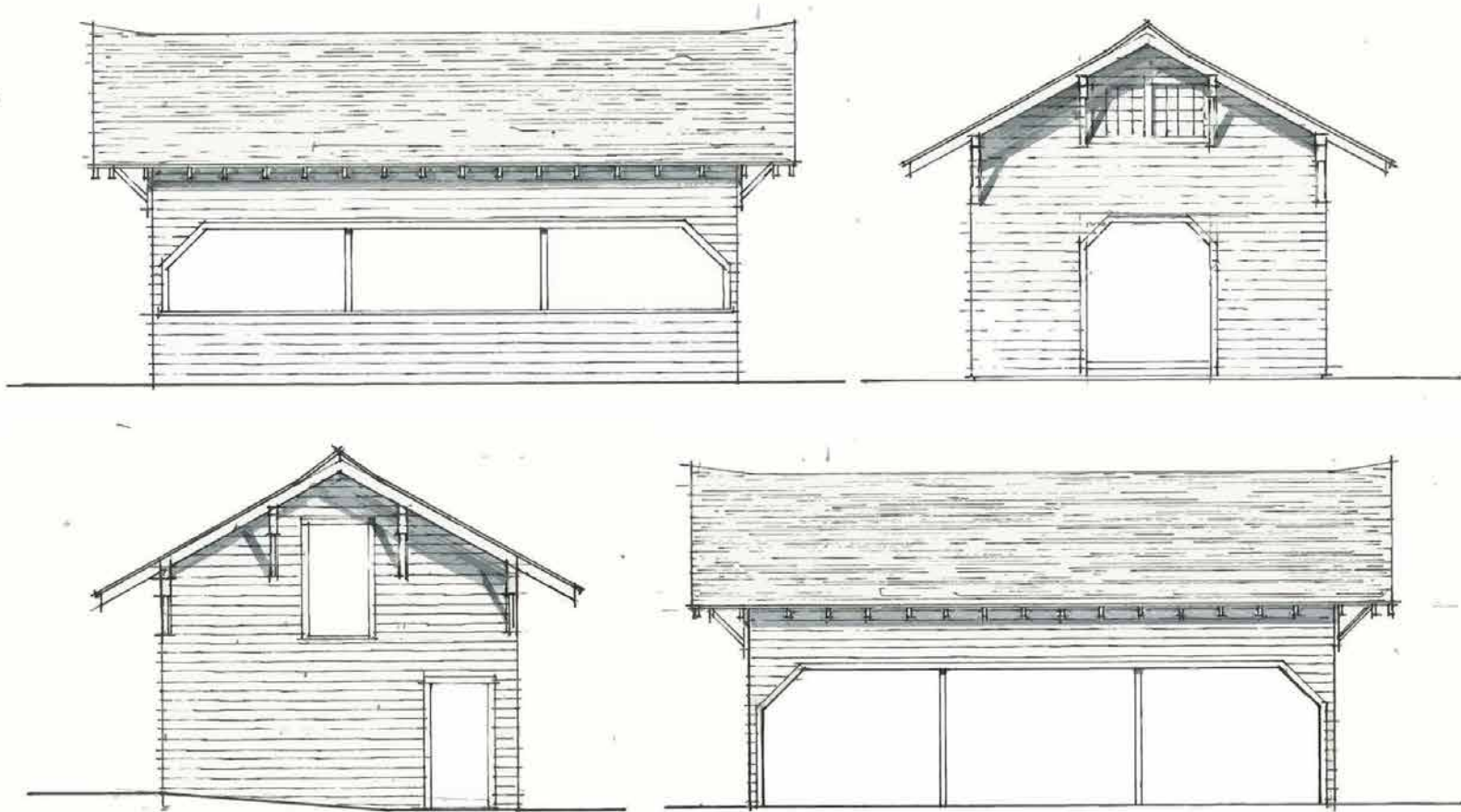


Muckcross State Park  
Springfield, VT

New Pavilion  
February 27, 2018

MaclayArchitects

# Pole Barn Pavilion



18x30 = 560 SF

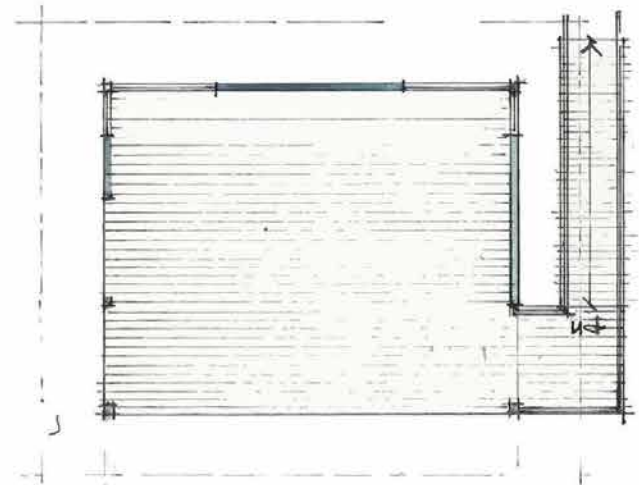
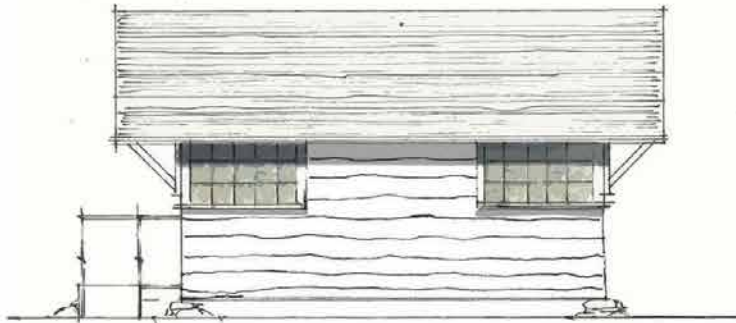
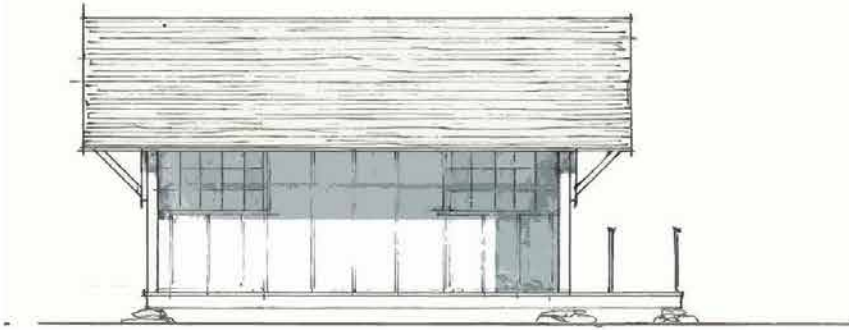


Muckross State Park  
Springfield, VT

Pole Barn Pavilion  
February 27, 2018

MaclayArchitects

# Lean To



16x20 = 320sf



Muckross State Park  
Springfield, VT

Lean To  
February 27, 2018  
MaclayArchitects