



HUDSON & PACIFIC DESIGNS
Landscape Architecture, PC

**Supervisor Rich Parete
Deputy Supervisor Daisy Foote
Town of Marbletown
1925 Lucas Turnpike
Cottkill, New York 12419**

October 2, 2023

Dear Supervisor Parete and Deputy Supervisor Foote,

I am honored to have been asked to submit this proposal for professional service towards realizing your communities dream to create a park at the Osterhoudt Flats. It has been a pleasure meeting with you, Dan Shuster and Dale Robbins to explore how to accommodate the needs of the Town and it's residents.

Following please find our proposal. I am available to answer any questions and look forward to working on your behalf,

Sincerely,

Stefan Yarabek

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THE OSTERHOUDT FLATS
SUSTAINABLE MASTER PLAN CONCEPT DESIGN PROPOAL
September 21, 2023

Project Description

Hudson & Pacific Designs under Principal Stefan Yarabek's direction, will collaborate with the Marbletown Town Board to create a Master Plan Design Concept for the entire Osterhoudt property and Sketches with Preliminary Costs for proposed first phase actions. Such plans will be suitable for presentation to the Marbletown Town Board for their review, comment, and approval, as well as to the community at large.

Project Area

The Master Plan Design Concept Area will at a minimum include the entire property known as The Osterhoudt Flats with street frontage along Atwood Road and the remnant parcel between Atwood Road and Old Cooper Street. The design will seek to establish a visual gateway to the property and improve sight line lines amongst these parcels. Attention will also be paid to adjoining properties including visual/physical connectivity to Marbletown Elementary School, Route 209 and ecological resources such as a woodland and a large wetland.

Property Description

The Osterhoudt Flats contains historically and ecologically important resources such as agricultural fields, meadow with a trail loop, woods, boundary markers, adjacent burial grounds, wetlands, and woodlands.

Base Data to Be Provided

The Town will provide Hudson & Pacific Designs with all relevant existing documentation regarding the site or adjacent properties including surveys, maps of existing features, site plans and any conditions, regulations or deed restrictions which may affect use or development of such land.

Initial Site Design Development Program

As discussed at the September 12,2023 meeting with the Marbletown Community Preservation Fund Advisory Board Members, Supervisor Parete and Deputy Supervisor Foote, the Site Development Program will consider at least the following features and facilities:

A) Street Signage and Park Wayfinding

B) Controlled Parking Entrance and Exit. Parking Area and Crosswalk(s).

C) Uniform Accessibility, Improved Existing and Expanded Trail Layout linking Key Site Features.

D) Council Ring, Pavilion, and potential Camping Area

E) Unique Contemplation and Observation Areas.

F) Other features or facilities that are deemed appropriate to achieve the objectives of the Community Preservation Plan adopted by the Town Board in 2022 and are suited to the Osterhoudt Flats property.

Process

In order to expedite preparation of the Sustainable Master Plan and Phase One Concept Improvements in a Cost-Efficient Manner this initial proposal is to accomplish a Board approved Master Plan, Phase One Construction Concept and Preliminary Budget in the following steps:

1.Preparation of Draft Sustainable Master Plan:

Hudson & Pacific Designs will prepare a Preliminary Sustainable Master Analysis Plan including appropriate alternatives, in compliance with Governmental Regulations and the Site Design Development Program. Schematic Design and Cost Options via plan and sketch format will be included. Each option will be analyzed according to environmental and cost impact.

Meeting Number One: A meeting will be held with Town Board Representative(s) and their designees to review the draft plans and to determine preferred options.

2.Preliminary Sustainable Master Plan:

The Preliminary Sustainable Master Plan Design Concept, Phase One and Grant Opportunity Options will be revised based upon Town Board Representative(s) and their designees first presentation comments.

Meeting Number Two: Town Board Public presentation to the general community.

3.Final Sustainable Master Design Concept and Phase One Plan:

The Final Sustainable Master Design Concept and Phase One Plan Concept will be revised based upon comments received at the public presentation.

Meeting Number Three: Presentation to the Town Board and general public Community of the Final Sustainable Master Design Concept and Phase One Plan based upon all prior review and comments.

Hudson & Pacific Designs will meet with Town Board Representative(s)

to finalize steps toward developing grant and construction document packages.

Schedule and Fee:

The work will proceed within Two Days of receipt of approval and retainer. It is estimated that all of the above scope of work will be completed in two to three months, although it is dependent upon scheduling of meetings and unforeseen circumstances.

The Total Flat Fee will be Thirteen Thousand Dollars minus an in-kind services donation by Hudson & Pacific Designs of Three Thousand Five Hundred Dollars.

The in-kind services contribution should be used as part of any grant application.

Payment Schedule:

Retainer @ Project Start: \$ 2,000

Meeting Number 1: \$ 1,500

Meeting Number 2: \$ 2,000

Meeting Number 3: \$ 2,000

Meeting Number 4: \$ 2,000

Total Fee: \$ 9,500

IN-KIND CONTRIBUTION: \$ 3,500

PROJECT REFERENCE FOR THE OSTERHOUDT FLATS PARK PROJECT.

TEAM INTRODUCTION

Our Team has always been committed to creating sustainable landscapes through trend setting practices. Working in concert from Site Analysis, through Design toward Landscape Construction Management provides a seamless and cost-effective result for all of our clients.

Sam's Point Preserve Sustainable Landscape Plan

Cragmoor, New York

The Sam's Point Visitor Center facilities were Sustainably developed by replacing an expansive entirely asphalt paved area with an ecologically sensitive Visitor Center and Facilities. Permeable parking storm runoff was collected and filtered by a central Bio Swale.





WALKILL RIVER TRAIL

GARDINER, NEW YORK

State of the art ADA pervious trails were created within a NYSDEC Riparian Protection Zone based upon HUDSON & PACIFIC'S Site Analysis, Design and Construction Documents.

WEST TRAPPS PARKING – MOHONK PRESERVE

GARDINER, NEW YORK

Mohonk Preserve was required by NYSDOT to locate an off Route 44/55 Parking Area. Thorough Site Analysis located the former Old Wawarsing Turnpike bluestone roadbed under 18" of composted soil. Placing the parking there alleviated our guilt of participating in the *"day that paradise put up a parking lot!"*



Parking Area construction maintains natural drainage systems under and along a stabilized parking lot The parking area provides a restored ecological setting in a measured 90 car parking area that accomodates 102 cars.

MONTGOMERY PLACE VISITOR CENTER

ANNANDALE, NEW YORK

The 1985 Landscape Restoration of Montgomery Place was fulfilled by respecting and enhancing the ecological and historical integrity of this national landmark landscape.



**View of the Visitor Parking Area from the
Historic Montgomery Place Orchard**



**A skillful planting of Tchonoski Crabapples harmonized
the parking area with the orchard.
Simple timber curbed planter bed islands have remained strong
for over thirty years.**

REPRESENTATIVE PROJECT LIST:

Mohonk Preserve; Gardiner, New York

West Trapps Parking Area , Coxing Kill Parking Area and

Trapps Gateway Visitor Center with an innovative ‘Hydro Recharge’ Parking Area, Award Winning Interpretative ADA Trails and Geothermal power.

LEED Certified. Secured Grant Funding.

Site Location and Analysis, Landscape Design, Construction and Observation.

Montgomery Place, Historic Hudson Valley; Annandale, New York

Created Historical & Ecological Restoration Master Plan for the 400 Acre National Register Property transforming a 200-year-old plus Livingston Family stewarded property into a museum facility. Site Location and Analysis, Landscape Design, Construction Document and Construction Observation for Visitor Parking, Trails, Restored Gardens, Woodlands, Vistas and Shorelines.

Sam’s Point Preserve Visitor Center, Nature Conservancy; Cragmoor, New York
Landscape Architect for the revitalization of the cultural and ecological landscape of the former Ice Caves Mountain Tourist Site. Reduced and replaced extensive asphalt paved areas. Installed permeable paving with bio swales, reclaimed meadow and repaired wetland border. LEED Certified.

Ecological Restoration Master Plan, Visitor Parking, Trails, Site Location and Analysis, Landscape Design Construction Document and Construction Observation.

Shauppenek Ridge Scenic Hudson Preserve; New Paltz, New York

Created two ecologically designed parking areas, interpretative kiosks and trails at this 200 plus acre ridgeline habitat.

Ecological Restoration Master Plan, Visitor Parking, Trails, Site Location and Analysis, Landscape Design, Construction Document and Construction Observation

Albany Pine Bush Preserve, Nature Conservancy; Albany, New York

Development of a comprehensive master plan for the adaptive reuse of a commercial bank property into a Discovery Center that promotes environmental stewardship. LEED Certified. Eco Parking, Bio Swales, Restored Wetlands, ADA Trail, Interpretative Signage.

Ecological Restoration Master Plan

and Analysis, Landscape Design, Construction Document/ Observation

D & H Canal/ O & W Canal Heritage Corridor, Kingston to Spring Glen, New York

Original Project Author Historical & Ecological Restoration Master Plan,

Nine Visitor Parking Trailheads, Trails, Way Finding Signage.

Site Location and Analysis, Landscape Design, Construction Document/

Observation. Secured complete Grant Funding for Hurley & Marbletown Trails.

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