Frederick Law Olmsted Society of Riverside

Hofmann Dam Committee Review

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Comments to Construction Drawings and Specifications Hofmann Dam Section 206 Phase II 100% BCOE/ATR Review Set July, 2011.

1. Grading issues. Sheet C-09 and C-11 indicate grading Swan Pond to create a swale across the playing fields approximately perpendicular to the river with an 18 inch outlet pipe with a check valve and headwall. The contours and grading of the proposed swale appear abrupt in the context of the rest of the landscape. Is it possible to accomplish drainage goals yet make the grading, contours and breadth of the swale more gradual and organic?

2. Culvert – inflow structure. Sheet C-10 and S-03 depict the proposed headwall for the inflow structure of the culvert. Given the proximity of the headwall to the WPA wall, the headwall appearance and materials should be more in keeping with the historic fabric of the WPA wall (as opposed to cast-in-place concrete). A limestone saddle over the exposed inflow structure of the culvert (or comparable alternative which lessens the visual dichotomy between the inflow structure and the WPA wall) would help preserve the historic context of the WPA wall.

3. Culvert – outflow check valve. Sheet C-10 shows the check valve at an elevation of approximately 595 feet. How frequently is the river expected to be at this elevation? (Pertains to the utility of the check valve.) Will the Riverside Public Works Department be provided with a maintenance plan and schedule to ensure functionality of the check valve over time?

4. Footpath. Sheets C-09 and C-11 indicate a new concrete footpath through Swan Pond, which is proposed to terminate at Fairbank Dam. Rather than paving in concrete, consider continuing the new path through to Millbridge and paving entirely in aggregate. It would both be less expensive and give additional utility to residents, making the riverscape within the entire project area walkable. (Aggregate is also more appropriate to the landscape.)

5. Electrical poles. Sheet C-09 indicates that electrical poles along the culvert are to be relocated by others, but it does not specify the location to which they will be relocated. Presumably the electrical lines are going to be relocated underground and the poles removed? Please confirm planned location.

6. Swan Pond Margins. On sheet C-11, to realize the maximum scenic benefits from this project it would be ideal to expand the Swan Pond work limits to the top of the embankment along Fairbank (west side of park) for selective removal of invasive species. Could this option be included in the bidding?

7. Work limits. On Sheet C-06 the work limits and planting areas should be extended to include the approximate original edge of water north west of the Dam and bypass structure.

8. Rip Rap Toe Protection. Will the Rip Rap Toe Protection referenced on Sheet C-07 be exposed when the river is at high elevations? Average elevations? Low elevations? What is the intended specification for the material? Natural stone should be used (not broken concrete).

9. Seeding and planting specifications. Sheet C-07 and Item 3 in the Memorandum dated July 14, 2011 reference seeding and planting specifications which are represented only by a placeholder. What is the timetable for the development and review of the seeding and planting specifications?

10. Clearing and grubbing. Sheet C-03 indicates that there will be clearing and grubbing of all vegetative matter upstream of the Hofmann Dam on both sides of the river. Has it been determined that there are no high value trees in these areas? If high value trees are present, selective clearing should be performed instead.