

# Hills Hill Mountain Biking Feasibility Study Report

Tuesday, August 2, 2022



**There is no final plan**

**This is a feasibility study**

**All plans shown previously &  
current are conceptual**

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This is the same process the Park and Recreation Commission has followed for all capital projects

*Arlington Reservoir, North Union Playground, Spy Pond Playground, Hurd Field, Etc..*

**Arlington Parks and  
Recreation Commission  
Shirley Canniff • Sarah Carrier • Phil  
Lasker Leslie Mayer • Jen Rothenberg •  
Scott Walker • Josh Fenollosa**

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**Staff – Director of Recreation, Joseph Connelly  
Feasibility Study Trail Designer/Expert – Will Conroy  
Powder Horn Trail Company**

# Property Ownership Park Commission Jurisdiction

**Quick Zooms**

**Find Properties**

Owner:

Parcel ID:

Address:  #

Clear

**Results Summary**

67-7-1	0 SUMMER ST	TOWN OF ARLING
109-3-6	0 SUMMER ST	TOWN OF ARLING
109-2-14	0 SUMMER ST	TOWN OF ARLING
79-2-7.A	0 SUMMER ST	TOWN OF ARLING
80-5-1	0 SUMMER ST	TOWN OF ARLING
82-8-3	0 SUMMER ST	TOWN OF ARLING
63-4-17.A	0 SUMMER ST	TOWN OF ARLING
80-5-2.A	0 SUMMER ST	TOWN OF ARLING

**Detail Information** Zoom To

Parcel ID	080.0-0005-0002.A
Short ID	80-5-2.A
Address	0-LOT SUMMER ST
Unit #	
Owner	TOWN OF ARLINGTON PARK
Mailing Address	730 MASS AVE
Mailing City, St, Zip	ARLINGTON, MA 02476
Property Card & Services	<a href="#">Click to View</a>
Assessor Map	

About

Layers

Find

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# Quick Recap

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July 2020 - Crusher Lot Mountain Biking Proposal brought to the Commission

Fall 2020-Winter 2021 –Mountain Bike Working Group Established and Reviewed Several Sites

February 2021 – Working Group Final Recommendation to the Commission

Summer of 2021 - Hired Powder Horn to Complete Feasibility Study

September of 2021 –First Public Input Meeting to Solicit General Site Feedback

October 2021 – July 2022 – Feasibility Study Work Completed

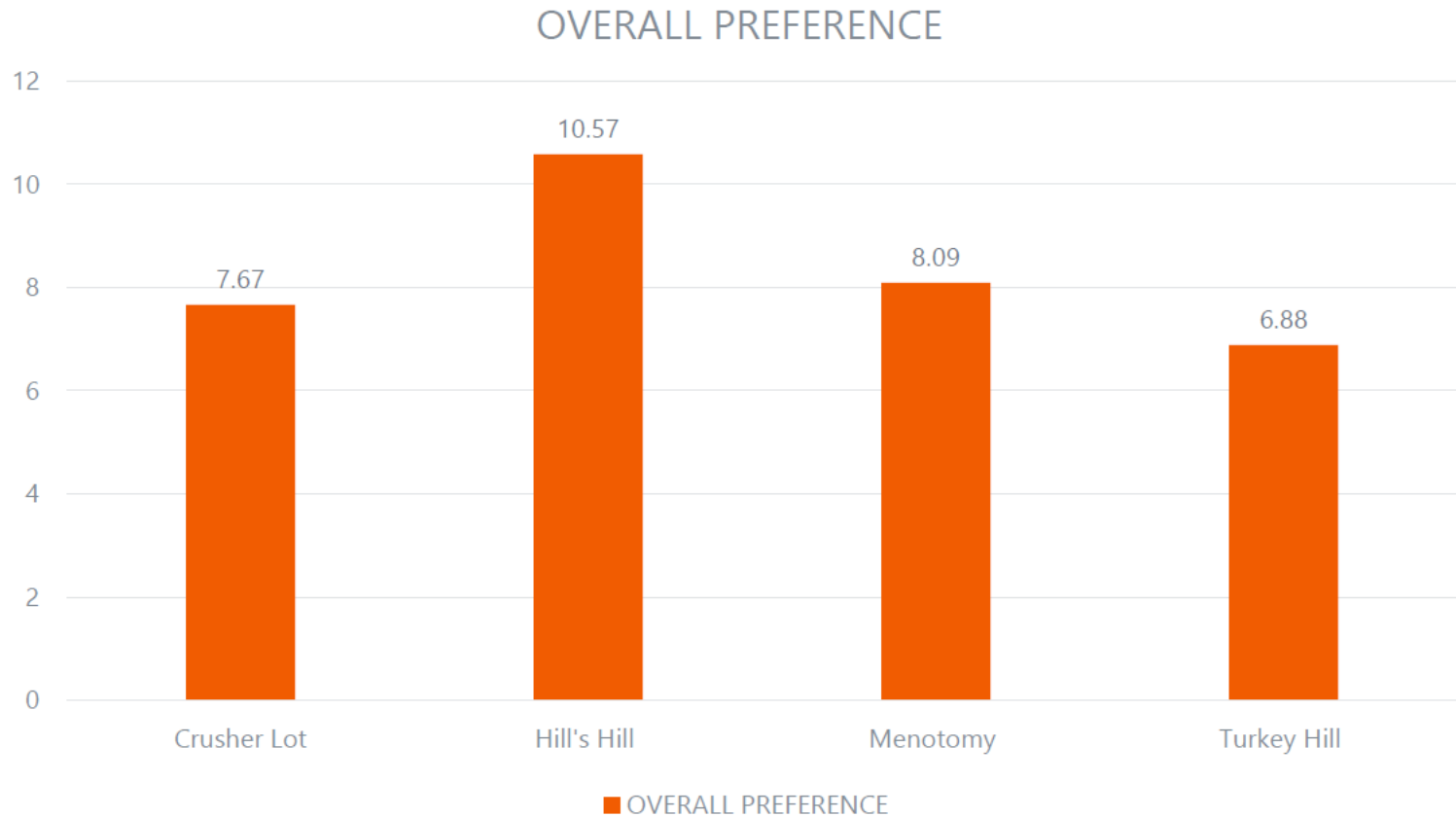
August 2022 – Second Public Input Meeting

# MB Working Group Results



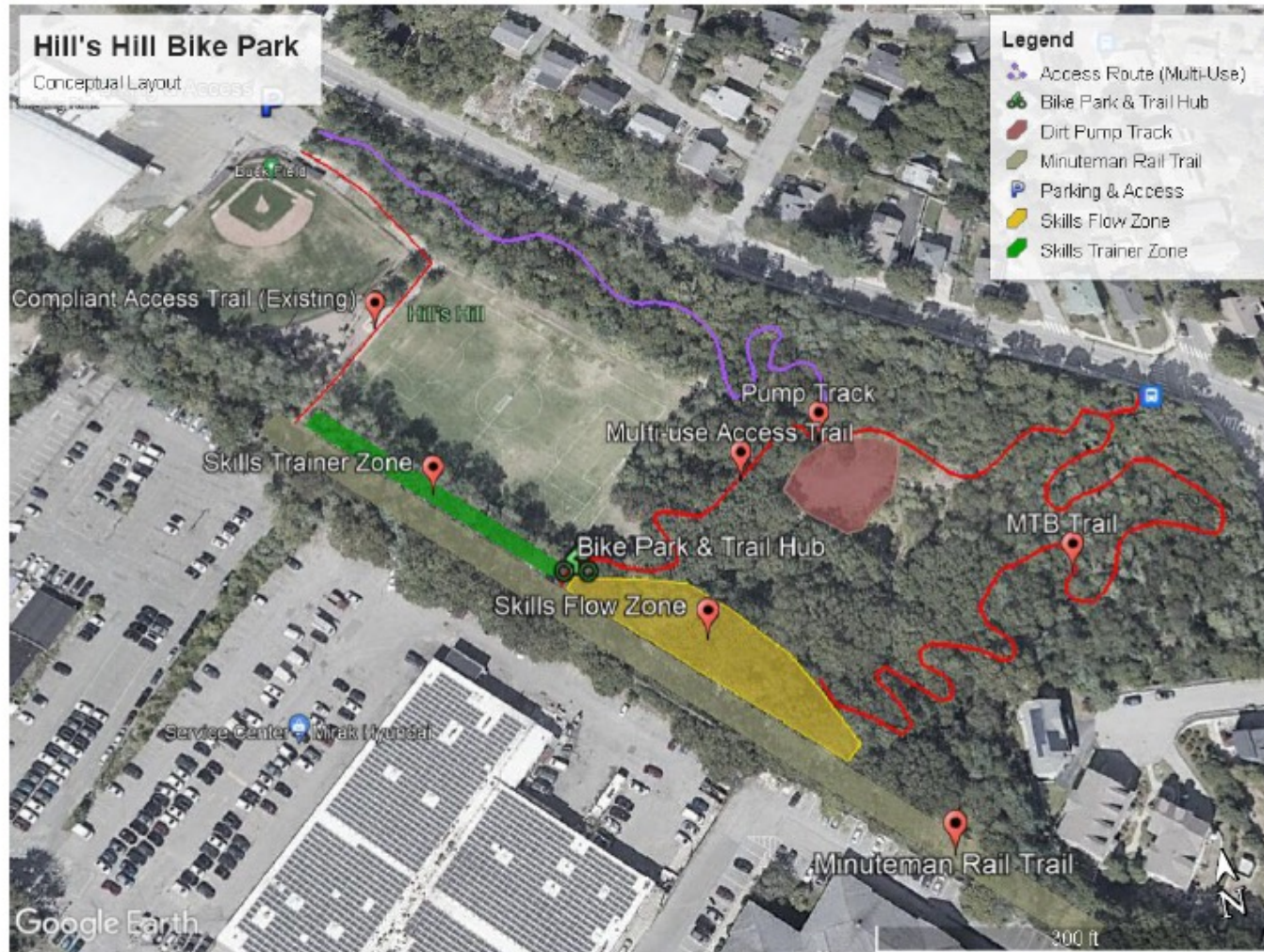
RMSTYLE.COM

Taking all aspects of Access, Abutter Impact, Constructability, and Setting/Context into Account – **Hill's Hill** is the preferred location



# Arlington Schematic Design

Based on the site survey & analysis, the following is a concept layout that would include different zones catering to all different types, skill levels, and ages of riders.





# Hill's Hill Bike Park

Schematic Design - Topographic



## Legend

- Access Route (Multi-Use)
- Bike Park & Trail Hub
- Dirt Pump Track
- Minuteman Rail Trail
- Parking & Access
- Skills Flow Zone
- Skills Trainer Zone

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

Printed on 05/23/2022 at 10:44 AM

# Town of Arlington, MA

Google Earth

300 ft

## Site Analysis

Total Park Size: 14.5 Acres

Usable for MTB: 3.1 Acres – 21% (highlighted below)

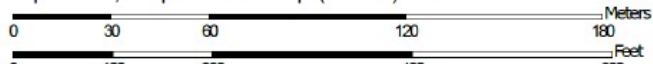
### NRCS Soil Survey Data



71° 10' 26" W



Map Scale: 1:2,190 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



Natural Resources  
Conservation Service

Web Soil Survey  
National Cooperative Soil Survey

### Map Unit Setting

- Elevation: 0 to 3,000 feet

## SCOPE

### **BEGINNER SKILLS ZONE**

- Contains small features designed to introduce riders to different terrain and surface types

### **PUMP TRACK**

- Infinite loop of rollers & berms designed to improve bike handling and cardio output

### **HUBS & ACCESS**

- Access points from parking lots, bus stop, and the Minuteman Rail Trail.
- Signage & information points

### **FREERIDE/FLOW ZONE**

- Intermediate & advanced features for skilled riders of all ages

### **TRAIL NETWORK**

- Access and explore Hill's Hill with connecting/access trails, a dedicated MTB flow trail, and improved hiking routes

## AREA USAGE

Wooded/ Non-developed Area: ~6 Acres

Proposed Total Usage: ~ .65 Acre (10.8%)

### FLOW/ FREERIDE

12,500 Sq. Ft  
.29 Acre

### SKILLS TRAINING

5,500 Sq. Ft.  
.12 Acre

### PUMP TRACK

8,000 Sq Ft.  
.18 Acre

### TRAILS

Access(New):  
1250 ft.

Single Use MTB:  
1360 ft.

# Hill's Hill Bike Park

Schematic Layout



## Legend

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- Skills Trainer Zone

Google Earth

# SKILLS FLOW ZONE



## BEGINNER SKILLS ZONE



# PUMP TRACK



SketchUp





# Signage



# Estimated Cost



## **POWDER HORN LLC**

P.O. Box 951  
BELMONT, NH 03220

**WILL CONROY, OWNER**  
(860) 930 5240  
WILL@POWDERHORN.BIKE

*PREPARED FOR TOWN OF ARLINGTON, MA*

## **HILL'S HILL BIKE PARK**

### **2022 DESIGN & BUILD ESTIMATE**

#### *Items*

#### **1. Design Set**

Includes:

- Final Schematic composition & zone location
- Survey of construction areas
- Material & vegetation surveys
- MTB Feature design & selection for all zones
- Construction plan & Timelines
- Detailed cost estimate based on design features

**\$7,500**

**Winter 2022/2023**

**2-3 Month Completion Timeline**

#### **2. Construction Cost\***

Best Current Estimate based on feasibility study:

**\$325,000 - \$365,000**

**10-12 Week Construction Timeline**

*\*Final construction estimate based on design plans*

Potential Funding Sources and Approvals

CPA – CPA Committee – Finance Committee - TM

Capital – Town Manager- Finance Committee - TM

# Process

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- Public Meeting to Solicit Initial Input - Complete
- Public Meeting to Review Feasibility Study Results - Complete
- Powder Horn Develops Final Feasibility Study and Recommendations to Park Commission at a monthly public meeting
- If P&C decide to move forward Commission to request funding from CPA and/or Capital.
- If approved by CPA/Capital Committee funding to go to annual Town Meeting for approval
- If funding approved by Town Meeting the project will go through a final design phase which will include a minimum of two more public meetings
- Upon final design approval the project will go to bid for construction