

Riverbend Trails at Gardiner Park

Phased Project Plan



Prepared by Gardiner Trail Alliance in partnership with Gardiner Parks and Recreation

Plan Approach	4
Phase 1	5
Details	5
Formalizing Gardiner Trail Alliance	5
Creation of Safe Parking Lot	5
Establishment of Initial Trails	5
Milestones	6
Phase 2	7
Details	7
Establishment of Additional Trails	7
Writing and Obtaining Grants	7
Establish Usage Fee Structure	7
Milestones	8
Phase 3	9
Details	9
ADA Compliant Trail from Parking Lot to River	9
Picnic Areas	9
Parking Lot Improvements	9
Milestones	9
Phase 4	10
Details	10
TBD	10
Milestones	10
Diagrams	11
Parking-1	11
Parking-2	12
Trail_Overview	13
Trail_Section_A	14
Trail_Section_B	15
Trail_Section_C	16
Trail_Section_D	17
Trail_Section_E	18
Trail_Section_F	19
Trail_Section_G	20
Trail_Section_H	21
Trail_Section_I	22
Trail_Section_J	22
Trail_Section_K	24

Trail_Section_L	25
Trail_Section_M	26
Trail_Section_N	27
Trail_Section_O	28
References	29
Trail Section Details	30

Plan Approach

The approach for this project is to break up the work into phases with milestones. The earlier phases are more clearly defined with very specific milestones. Later phases are less detailed and as a result their milestones serve purely as aspirational targets. As work continues we monitor milestone progress for the current phase. At the conclusion of a phase we gather feedback from our key stakeholders to reevaluate the plan details and milestones for the next phases to make them more specific. The benefit of this approach is constant measurement of specific milestones while being flexible to changes.

This document is limited in scope to details about the project plan, phases and milestones. Please refer to the [Project Proposal document](#) for more background on the overall project.

Phase 1

The main goal of this phase is to kickstart the project. We want to gain Town of Gardiner approval, increase community support, and set up the organization responsible for completing future phases. This phase is meant to keep costs to a minimum while still building out a baseline set of trails proving the project's approach.

Details

Formalizing Gardiner Trail Alliance

Gardiner Trail Alliance will formalize itself as a 501c3 Non Profit Organization to address the concerns of project ownership, vision, long term maintenance, fundraising and grant writing. This includes setting a board of directors, creating bylaws, formalizing budgets, holding board meetings, establishing a steady flow of communication with key stakeholders and filing required paperwork with both the IRS & NYS. A large benefit of this work will be the ability to apply for grants where both financial donations can get matched as well as in kind matches of goods and volunteer hours.

Creation of Safe Parking Lot

One of the main concerns raised in prior discussions was the location of safe parking. To keep costs and environmental impact to a minimum we will make use of the existing parking lot behind the Town of Gardiner Transfer Station adjacent to the Town of Gardiner Dog Kennel. This area has a rough gravel base and has proved useful in events such as the 2021 Trees for Tribes planting event. To get started this lot would only be available for use while the Transfer Station is open to Gardiner Residents.

Work required includes cleaning garbage, cutting back overgrowth, spreading gravel and posting applicable signage. We will also need to communicate with the Town of Gardiner Fire Department to ensure there is an alternate location where vehicle/object burn exercises can happen. To define the perimeter of the parking area while discouraging visitors from driving up the cap we will locate and place suitably large boulders found from the property. In addition we will measure and research fencing options to get a cost estimate for securing the area to allow expanding the hours of operations without relying on the Transfer Station being open in future phases.

Establishment of Initial Trails

With the help of volunteer members we will mark and establish the initial low impact single track trails. This work entails using colored ribbon to mark trail sections, creating a trail map, cutting back brush to ensure a four foot wide path and setting sustainable grading/drainage.

The order of initial trail work

1. [Trail Section A](#)
2. [Trail Section O](#)
3. [Trail Section B](#)
4. [Trail Section D](#)
5. [Trail Section G](#)
6. [Trail Section M](#)
7. [Trail Section C](#)
8. [Trail Section N](#)

Upon completion of these sections we will have 2.6 miles of trails providing access from the parking lot, to the scenic overlook and down to a loop by the river.

Milestones

- Gardiner Trail Alliance (GTA) is a functioning 501c3 Non Profit Organization
- Safe parking is available for limited use during Gardiner Transfer Station hours
- 2.6 miles of rough cut single track is available for multipurpose use by Gardiner residents and area volunteers.

Phase 2

This phase builds upon the foundations of Phase 1. The major objectives of this phase are to continue building out trails while using the 501c3 status of Gardiner Trail Alliance to seek grants and donations for the more capital intensive phases ahead.

Details

Establishment of Additional Trails

With the help of volunteer members we will mark and establish additional low impact single track trails. This work entails using colored ribbon to mark trail sections, updating the trail map, cutting back brush to ensure a four foot wide path and setting sustainable grading/drainage.

The order of additional trail work

1. [Trail Section L](#)
2. [Trail Section K](#)
3. [Trail Section E](#)
4. [Trail Section F](#)
5. [Trail Section H](#)
6. [Trail Section J](#)

Upon completion of these sections we will have an additional 2 miles of trails to bring our total to just under 5 miles of trails.

[Trail Section J](#) is a pump track designed for use by all ages. There is a property between the pump track area and the rest of the trails that is not currently owned by the Town of Gardiner. In the interim people can use existing roads to access this area.

Writing and Obtaining Grants

Making use of the 501c3 status of Gardiner Trail Alliance we will complete applications for state, federal and corporate grants allowing us to enhance our budget for capital intensive parts of the project. By keeping thorough reporting of volunteer hours we will be able to convert the pro bono value of these services to in kind dollar donation matches. This will significantly help in raising funds for the project.

Establish Usage Fee Structure

The trails should be available for all Town of Gardiner residents free of charge. However to help offset the costs of both materials and trail maintenance we need to establish a usage fee structure that helps. The initial thought is to have suggested but not required donations from Town of Gardiner residents while making this fee required for non residents. To encourage

volunteers to participate we will also set up a system that provides discounted/free access based on the level of hours volunteered at the trails.

Milestones

- 2 additional miles of trails exist bringing us just shy of 5 miles total
- Obtained at least one significant financial grant to help with Phase 3 costs
- Usage fees are collected and volunteer efforts recognized

Phase 3

This phase is a capital intensive phase. The goal is to ensure that we have ADA compliant trails providing safe access to the river front which can also be used for Emergency Services.

Details

ADA Compliant Trail from Parking Lot to River

It is our goal to create family friendly and ADA compliant trails as part of the park. Due to the challenging conditions that exist at the park, building sustainable ADA trails will require significant resources. [Trail Section A](#) [Trail Section B](#) [Trail Section D](#) need to be widened, three major drainage culverts installed to allow water to pass through, a base of crusher run laid out and finally a top dressing of paving stone dust tamped down. This trail should meet the needs of ADA compliance but also be wide and strong enough to accommodate Emergency Services.

Picnic Areas

We would like to provide a few picnic tables and/or stone benches in scenic areas for visitors to use. Note that we are in strong favor of carry in/carry out so there will not be garbage receptacles to maintain. Proper signage to reflect appropriate usage and interesting historical/educational facts will be created.

Parking Lot Improvements

Taking feedback from the usage patterns of the existing parking lot we will look into expansion as needed as well as improving screenage/fencing of the Transfer Station. This should improve the overall experience of visiting the park while not interrupting Transfer Station operations.

Milestones

- The trail from the parking lot down to and including the river loop is ADA compliant and suitable for use by Emergency Services.
- Picnic areas with signage designating proper usage along historical/educational facts exist.
- Parking lot has capacity for increased usage and provides a pleasant experience for visitors.

Phase 4

This phase aims to wrap up any major new development work of the initial project. Upon conclusion, future efforts will be focused towards ongoing maintenance as well as connecting the park to existing and/or new trail systems in the area.

Details

TBD

Milestones

- The trail system is well marked and sustainable
- An ongoing maintenance plan exists with scheduled checkpoints for key stakeholders

Diagrams

Parking-1



Parking-2



Trail_Overview



Trail_Section_A



Trail_Section_B



Trail_Section_C



Trail_Section_D



Trail_Section_E



Trail_Section_F



Trail_Section_G



Trail_Section_H



Trail_Section_I

NOTE THIS SECTION WOULD BE LOCATED ON A PROPERTY THAT IS NOT CURRENTLY OWNED BY TOWN OF GARDINER.

Trail and map notes for reference only. There is uncertainty for this connector without prior discussions with the current land owner. Workarounds exist if this section can not be created.



Trail_Section_J



Trail_Section_K



Trail_Section_L



Trail_Section_M



Trail_Section_N



Trail_Section_O



References

- [Full size Diagram folder](#)
- [PDF of overall Riverbend Trail Proposal](#)
- GAIA Project Folder

Trail Section Details

Section	Length (miles)	Diagram	Notes
A	0.22	Trail Section A	Connects parking lot to main arterial trails Desire is to make this ADA compliant in later phases as well as suitable for Emergency Services to access the lower trails.
B	0.20	Trail Section B	Continuation of historical Steve's Lane path. Desire is to make this ADA compliant in later phases as well as suitable for Emergency Services to access the lower trails.
C	0.12	Trail Section C	Branch connector behind T intersection at Transfer Station entrance
D	0.65	Trail Section D	Inner loop down by river. Desire is to make this ADA compliant in later phases as well as suitable for Emergency Services to access the lower trails.
E	0.48	Trail Section E	Outer branch by river. Could potentially be used for river access by small boats if other sections made ADA compliant
F	0.29	Trail Section F	Technical upper branch in center of property
G	0.19	Trail Section G	Technical lower branch in center of property
H	0.12	Trail Section H	Bypass of in middle of center of property
I	0.05	Trail Section I	Potential connector section for pump track. Currently this land is not owned by the Town of Gardiner. No communication has happened with the property owner so this trail should not be created or used. Noted for reference only. Requires following up with current land owner but alternatives exist if this can not be created.
J	0.29	Trail Section J	Pump track sections
K	0.26	Trail Section K	Inner spur section
L	0.54	Trail Section L	Middle spur section
M	0.30	Trail Section M	Lower connector section
N	0.63	Trail Section N	Outer spur section
O	0.29	Trail Section O	Scenic overlook across top of cap