

IRVINGTON COMMONS

Improvements & Capital Projects Committee



IRVINGTON COMMONS IMPROVEMENTS COMMITTEE

Charged by Town Council in 2022 to plan capital improvements projects for all uses of the Town Commons.

Chair: Gabe del Rio
Vice Chair: Wayne Nunnally

Committee of residents & property/business owners. Includes range of ages and household types.

An aerial photograph of a rural town. The top portion of the image shows a large, fenced-in green field, possibly a riding arena or sports field, with several buildings and a road nearby. The middle and bottom portions show a residential and commercial area with various houses, a church with a steeple, a school building, and a parking lot. A yellow rectangular box is superimposed over the center of the image, containing the text "SCOPE OVERVIEW".

SCOPE OVERVIEW

An aerial photograph showing a residential area with a road, buildings, and a large wooded area in the background. A white text box is overlaid on the top left of the image.

IRVINGTON COMMONS & FACILITIES OVERVIEW

RECREATION & PLAY

Tennis courts, playground, dogs, picnics, field-sports & frisbee.

COMMUNITY EVENTS

Irvington market, concerts in the park, wide range of community events, and parking.

BUILDINGS & FACILITIES

VIA storage shed (not Town of Irvington), permanently installed port-a-potties, small gazebo with power, and un-lit flagpole.

IRVINGTON MARKET

8+

Monthly farmers and vendor market that is open to the public and run by the VIA

100+

Vendors and booths come to Irvington with their wares, goods and services throughout the season

160+

Parking spaces needed to support shoppers and vendors for the Irvington Market



NEW PLAYGROUND

PRIORITIES

Natural aesthetic, local theme, adaptive, multi-age use, sustainable and safe.

AVOIDING

Hard metal, bright primary colors, and the use of plastic or generic playground equipment.

DESIRED ELEMENTS

Climbing structure, ninja course, spinner, interactive, shade/cover, benches, and swings.



CHALLENGES

TENNIS COURTS

While the Town has had to repair the courts, they are beyond patching at this point and need replacement.

PLAYGROUND

Equipment is very old and does not meet current safety and amenity standards for residents.

RESTROOMS

Portable restrooms are currently used, and while meant to be temporary they have been a permanent installation that needs a more attractive and permanent solution.

STORAGE

While VIA is happy with their storage space, the Town does not have its own storage space and needs to solve for it by the end of 2023.

USABILITY

From the Irvington market days, to concerts and community gathering events, the Commons must be flexible to accommodate a wide range of use.

OUR PRIORITIES

USE & OPEN SPACE

Recreation for residents and guests of all ages.

Supportive of community events and gatherings.

Safety for all surrounding the Town Commons.

Permanent solutions and upgrades we can all enjoy.

Low maintenance native planting with spaces for garden-club seasonal plants.



AESTHETICS

Maintain & enhance charming village appearance.

Sustainable design, materials, and structures.

Enhance the beauty of Irvington's "front yard."

Build on what we have, enhancing the Commons for residents and future generations to come.

INITIAL DESIGN

Utilizing feedback from previous efforts, the recent town survey, resident and committee inputs; our resident Architects **Randall Kipp** and **Steve Reiss** thoughtfully designed this initial concept for the **Irvington Town Commons**.



TAX MAP 33 PARCEL 440B
N/F
STEAMBOAT MUSEUM AT
IRVINGTON INC.

PLAYGROUND

AMPHITHEATRE

FLAG POLE

FOUNTAIN

WALKING PATH

MAIN ENTRANCE

MAP 33 PARCEL 440
N/F
MARY A. LOWERY

DWELLING

GARAGE

SHED

WALKING CARTER DRIVE
MAP 634

PARCEL 435
2.8 ACRES

PARKING LOT

RESTROOM

DWELLING

CHESAPEAKE BRIDGE

TENNIS COURTS

TAVERN

ENTRANCE

TABLES & CHAIRS

GARAGE

TAX MAP 33 PARCEL 436
N/F
HOPE & GLORY REALTY LLC

CHESAPEAKE DRIVE

PARCEL 437
2.7 ACRES

SCULPTURE

TENNIS COURTS

TAX MAP 33 PARCEL 434
N/F
ELEANOR T. BOWEN &
PHILIP W. THOMAS

COMPILED SKETCH SHOWING
TAX PARCELS 437, 438 & 439
BEING THE LAND OF
THE TOWN OF IRVINGTON

PROJECT

IRVING

CO

TOWN OF
LANCASTER

SHEET:

COM

SKET



SOLUTIONS

PERMANENT FACILITIES

Restroom facilities that are attractive and permanent. Amphitheater, seating, and parking.

THOUGHTFUL DESIGN

Cohesive design throughout the Commons in keeping with the charm and character of Irvington. This is our community's "front yard."

RECREATIONAL USE

New tennis courts (with pickle-ball), multi-age playground, seating, walking path, fitness stations, open fields, and a trail-head for the new TriWay Trail.

EVENTS USE

Supporting parking for 160+ cars, markets, concerts, and community gatherings with the right space and facilities.

PROPOSED TIMELINE

From community input through fruition...

Q1 2023

- Planning commission inputs and public workshop preceding a Town Council meeting

Q2 2023

- Refine project plan with design & architectural drawings
- Hold second round of workshops with PC & TC/Public
- Complete budget for TC approval
- Allocate financing necessary to complete improvements plan
- Seek bids and award Contract(s)

Q3 2023



PROPOSED TIMELINE

From community input through fruition...

Q4 2023

- Additional land closings
- Grading and site preparation/demo

Q1 2024

- Construction and installation of improvements per scope
- Ready for 1st Irvington Market of 2024

Q2 2024

- Project completion (all finishing touches)
- Grand re-opening of Town Commons ready for July 4th holiday weekend festivities



ROUGH COST ESTIMATE

\$450
K

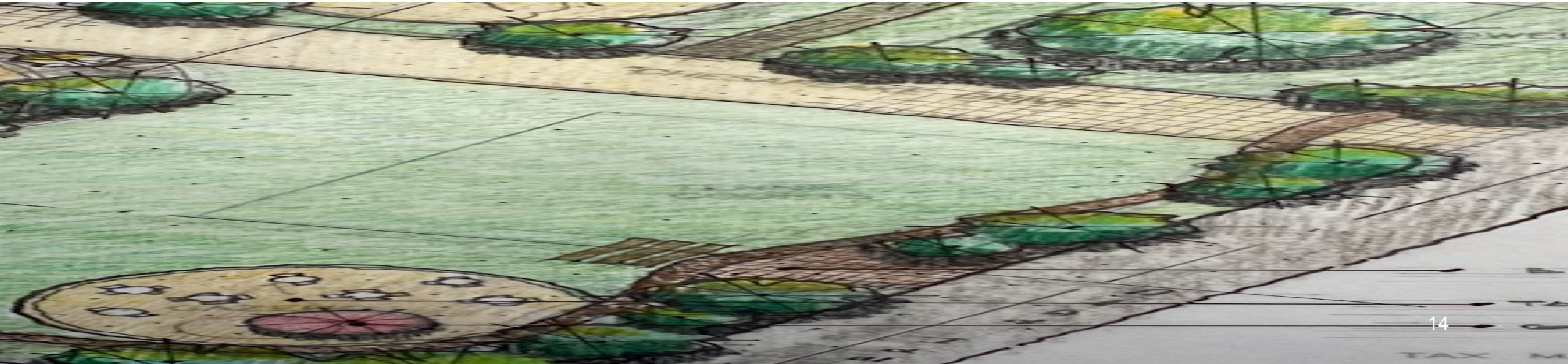
New playground &
amphitheatre

\$300
K

Additional land, septic,
restrooms & parking

\$300
K

New tennis courts, parking,
trail & landscaping



Irvington's Front Yard

The Irvington Commons Committee requests support and feedback from the Town Council on the proposed Scope, Budget, and Timeline included in this presentation.



THANK YOU

Irvington Commons Committee

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