

# MEDWAY PARKS & PLAYGROUNDS PROJECT

## PUBLIC MEETING 3



Choate Park



Oakland Park



Cassidy Field



Medway Middle School

## TONIGHT'S AGENDA

- Introductions: EPFRAC and CBA Landscape Architects LLC
- Project Schedule Update
- Proposed Master Plans:
  - Choate Park and Cassidy Fields
  - Oakland Park
  - Medway Middle School
- Recommended Phase 1 & Budget Priorities
- Community Feedback

# MEDWAY PARKS & PLAYGROUNDS **Design Schedule**

- **Public Meeting 1 (December 7<sup>th</sup>, 2016):** Present Project Summary, Site Analysis, and Precedents, gather community input, and develop program wish list to guide Schematic Designs for future meetings.
- **Public Meeting 2 (January 5<sup>th</sup>, 2017):** Present Master Plan Alternatives for each site based on first meeting input. Community review and discussion, with the goal of developing a Final Schematic Design Plan for each site.
- **Public Meeting 3 (January 26<sup>th</sup>):** Present proposed Schematic Design Plan for each park, including proposed features and site furnishings based on community discussion at Meeting 2. With community input, discuss project budgets, suggested scope and phasing, and prioritize strategy to maximize budget.
- **Community Preservation Committee Presentation (February 6<sup>th</sup>):** Presentation of the Final Schematic Design Plans, after community input, to the Community Preservation Committee for their review and comments.
- **Town Funding and Permitting Process (Mid-Spring):** EPFRAC and the CPC will determine what portions of the scope to construct at this time, apply for any applicable grants, and seek approval at Town Meeting. Meanwhile, CBA and our engineers will pursue any permitting needed (such as ConComm).
- **Construction Documents (Spring):** While the funding and permitting are being finalized, CBA will develop the Final Schematic Designs and suggested phasing into detailed Construction Documents suitable for bidding purposes. Final bid set timing will depend on funding and permit approvals, but is expected to be in early summer.
- **Construction (Summer-Fall 2017):** The goal set by EPFRAC is to have the first phase of construction on the park renovations completed by late fall 2017. Future phases of work will be prioritized as funding permits.



# CHOATE PARK / CASSIDY FIELDS: AERIAL VIEW





# OAKLAND PARK: AERIAL VIEW





# MEDWAY MIDDLE SCHOOL: AERIAL VIEW







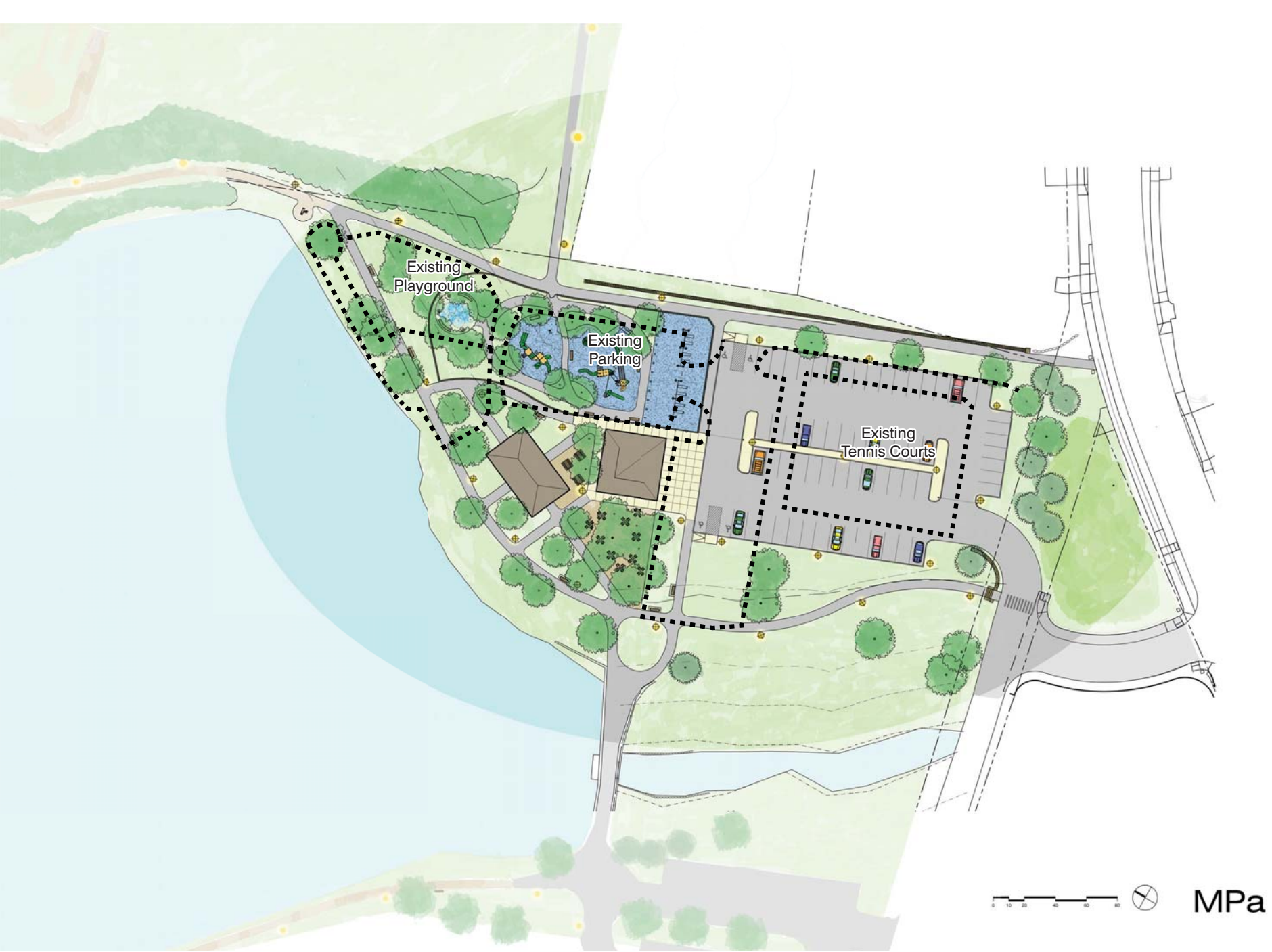
# CHOATE PARK / CASSIDY FIELDS

Medway, MA

## FINAL MASTER PLAN

DATE: 01/26/2017  
 SCALE: 1" = 40'  
 FILE: Choate-Base.dwg  
 DWN BY: AJK  
 CND BY: OCB  
 PROJ. #: 1612











Splash Pad

Ages 2-5  
Play Area

Ages 5-12  
Play Area

Swing  
Bays

New Pavilion

Existing  
Restrooms  
&  
Concession  
Building

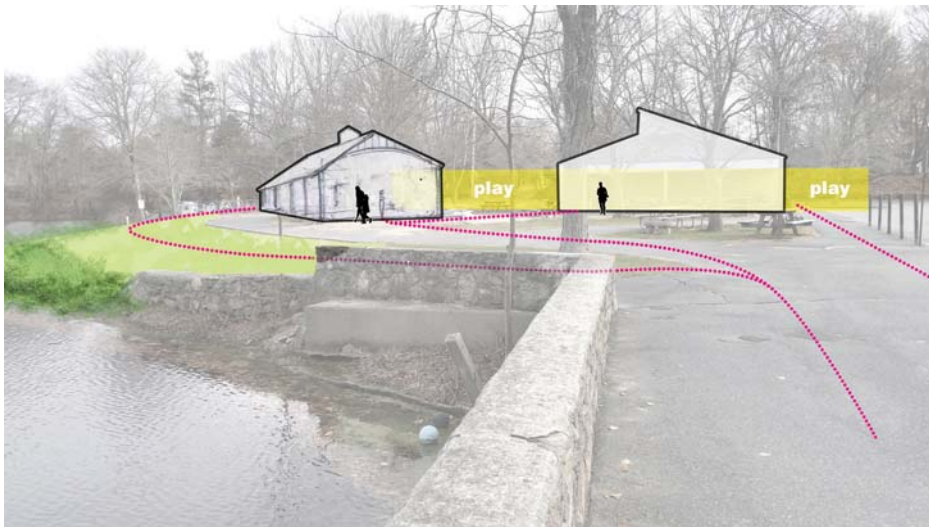
Picnic Area  
on Stone Dust

6' Wide  
Asphalt Paths



MPb





Pavilion View 1



Pavilion View 3



Pavilion View 2





Fitness Station

Scenic Overlook

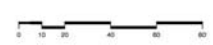
Natural Play Area

Fitness Station

Picnic Area

Picnic Area

135' x 60'  
Ice Rink



MPc







Batting Cages

New Parking Lot  
78 Total Spaces

Restrooms

Field Lighting

Bullpen

Rooney's

Picnic Grove

Stone Dust Paths



MPe





# CHOATE PARK / CASSIDY FIELDS

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MP



## CASSIDY FIELDS SUMMARY:

- Existing Parking Spaces at Cassidy: 50 +/- spaces
- Proposed Parking Spaces at Cassidy: 78 spaces
- Light 2 more fields, parking lot, and entrance drive
- Little Fenway
- Path system extends to Chicken Brook
- Vehicular path and turnaround at multipurpose field
- Relocate batting cage
- Access to Rooney's
- Reorganize picnic grove
- Light selected pathways
- Accessible Path to Choate Park

## CHOATE PARK SUMMARY:

- Existing Play Area: 10,000 SF
- Proposed Play Area (includes water play): 12,500 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 68 spaces
- No septic field under parking lot
- Existing Concession and Bathroom Building: 1600 SF
- Proposed 50' x 30' rectangular pavilion can fit 27 picnic tables underneath
- Relocated Vehicular Entrance
- Expand and reconfigure picnic grove
- New nature play area
- Scenic overlooks and individual fitness stations along stonedust trail
- Area for ice skating rink (135' x 60')
- Light selected pathways and parking lot
- Accessible Path to Cassidy Fields





Precedent Images





Precedent Images





Precedent Images





Precedent Images







**OAKLAND PARK**  
 Medway, MA  
 Final Master Plan

DATE:	01-26-2017
SCALE:	1" = 30' - 0"
FILE:	Oakland_Base.dwg
DWN BY:	PAH
CRD BY:	COB
PROJ. #:	1612



## FINAL MASTER PLAN (DRAFT) SUMMARY:

Existing Play Area: 8150 SF  
Proposed Play Area: 5800 SF

Existing Parking Spaces: +/- 105  
Proposed Parking Spaces: 140 spaces

Proposed 35' diameter Octagonal Pavilion can fit  
12 Picnic Tables underneath.

Bathroom & Camp Office/Storage Building: 430 SF

Equipment Storage Building: 450 SF

### KEY FEATURES:

New entry from Oakland Street to Senior Center as  
well as two interior drives connecting to Oakland  
Park parking area.

Continuous path around Upper Athletic Field Area  
with a connection to the Senior Center.

Stair to Lower Athletic Field Area with a path  
connecting to the existing sidewalk along Oakland  
Street.

Rain garden in parking lot with a pedestrian bridge.

Additional lights at parking lot.





**OAKLAND PARK**  
 Medway, MA  
 Final Master Plan

DATE: 01-26-2017  
 SCALE: 1" = 30' - 0"  
 FILE: Oakland\_Base.dwg  
 DWN BY: PAH  
 CDD BY: COB  
 PROJ #: 1612



## FINAL MASTER PLAN (DRAFT) SUMMARY:

Existing Play Area: 8150 SF  
Proposed Play Area: 5800 SF

Existing Parking Spaces: +/- 105  
Proposed Parking Spaces: 140 spaces

Proposed 35' diameter Octagonal Pavilion can fit  
12 Picnic Tables underneath.

Bathroom & Camp Office/Storage Building: 430 SF

Equipment Storage Building: 450 SF

### KEY FEATURES:

New entry from Oakland Street to Senior Center as  
well as two interior drives connecting to Oakland  
Park parking area.

Continuous path around Upper Athletic Field Area  
with a connection to the Senior Center.

Stair to Lower Athletic Field with a path connecting  
to the existing sidewalk along Oakland Street.

Rain garden in parking lot with a pedestrian bridge.

Additional lights at parking lot.







**OAKLAND PARK**  
 Medway, MA  
 Final Master Plan

DATE: 01-26-2017  
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 DWN BY: PAH  
 CND BY: CCB  
 PROJ. #: 1612





**MEDWAY MIDDLE SCHOOL**  
 Medway, MA  
**FINAL MASTER PLAN**

DATE: 01-26-2017  
 SCALE: 1" = 50' - 0"  
 FILE: MedwayMiddleMasterPlan  
 DWN BY: DJC  
 CKD BY: COB  
 PROJ #: 1612









# CHOATE PARK / CASSIDY FIELDS

Medway, MA

## FINAL MASTER PLAN

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New Sports Lighting

Accessible Path

New Playground

New Pavilion

Picnic Grove

Parking Lot  
68 Total Spaces

### Phase 1 Cost by Area:

Playground: \$751,000

Parking Area: \$479,000

Picnic & Pavilion Area: \$406,000

Accessible Path: \$75,000

Sports Lights 1 Additional Field: \$312,000

**Total Phase 1 Cost: \$2,023,000**

## CHOATE PARK / CASSIDY FIELDS

Medway, MA

### RECOMMENDED PHASE 1 MASTER PLAN

DATE: 01/26/2017  
SCALE: 1" = 40'  
FILE: Choate-Base.dwg  
DRAWN BY: AJK  
CHECKED BY: CCB  
PROJECT #: 1612

P1





**OAKLAND PARK**  
 Medway, MA  
 Final Master Plan

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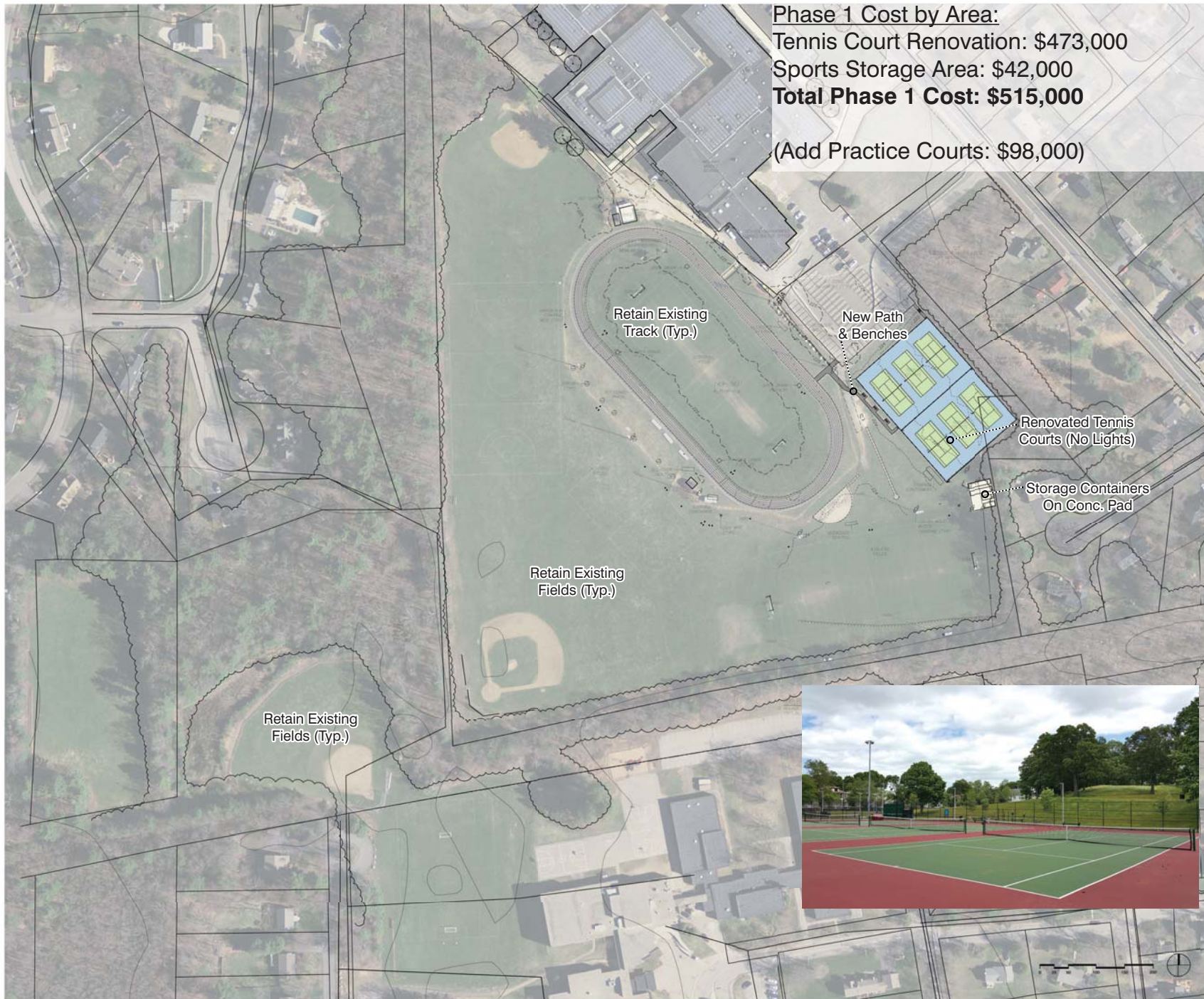


Phase 1 Cost by Area:  
 Parking Area: \$141,000  
 Playground: \$480,000  
 Pavilion, Restroom, Office Area: \$502,000  
**Total Phase 1 Cost: \$1,123,000**









Phase 1 Cost by Area:  
Tennis Court Renovation: \$473,000  
Sports Storage Area: \$42,000  
**Total Phase 1 Cost: \$515,000**  
  
(Add Practice Courts: \$98,000)







**MEDWAY MIDDLE SCHOOL**  
 Medway, MA  
**RECOMMENDED PHASE 1 PLAN**

DATE: 01-26-2017  
 SCALE: 1" = 50' - 0"  
 FILE: MedwayMiddlePhase1Final  
 DOWN BY: DJC  
 OKD BY: COB  
 PROJ #: 1612