

MEDWAY PARKS & PLAYGROUNDS PROJECT

PUBLIC MEETING 1



Choate Park



Oakland Park



Cassidy Field



Medway Middle School

TONIGHT'S AGENDA

- Introductions: EPFRAC and CBA Landscape Architects LLC
- Project Schedule and Goals
- Relevant Past CBA Projects
- Existing Conditions Analysis
- Programmatic Possibilities
- Community Feedback



Choate Park



Cassidy Field



Oakland Park



Medway Middle School

PARKS & PLAYGROUNDS

Project Overview

- INTRODUCTIONS OF PROJECT TEAM
- DESIGN SCHEDULE & MEETING DATES
- PRELIMINARY GOALS & OBJECTIVES

INTRODUCTIONS

Town of Medway:

Evaluation of Parks, Fields, and Recreational Areas Committee (EPFRAC):

A 13-member committee appointed by the Board of Selectmen to oversee the planning & implementation of upgrades to Medway's parks, playing fields, and other recreational open spaces, with members drawn from the Board of Selectmen; the School District; the Parks, Open Space, Community Preservation, Conservation, Historical, and Finance Commissions/Committees; and the Friends of Choate Park and Medway Youth Sports organizations.

Community Preservation Committee

The project is funded using a grant under the Community Preservation Act.

Department of Public Services (DPS)

The project is being administered through the DPS, who should be the primary point of contact for questions.

Deputy Director: Dave D'Amico, ddamico@townofmedway.org or 508-533-3275

CBA Landscape Architects LLC:

Principal-In-Charge: Clara C. Batchelor, ASLA, LEED AP, Founding Principal

Project Manager: D.J. Chagnon, ASLA, CPSI, Principal

- CBA has designed over 90 Parks, Playgrounds, & Schoolyards in eastern Massachusetts.
- Staff of 7 Landscape Architects and Designers
- Firm philosophy includes an emphasis on public input as a key factor of successful design.
- Clara is a LEED Accredited Professional & Registered Landscape Architect, as well as a Town of Brookline Parks Commissioner.
- D.J. is a Certified Playground Safety Inspector & Registered Landscape Architect and a member of the Somerville Historic Preservation Commission.

MEDWAY PARKS & PLAYGROUNDS **Design Schedule**

- **Public Meeting 1 (December 7th, 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 5th, 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 26th):** 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 6th):** 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.

MEDWAY PARKS & PLAYGROUNDS Preliminary Goals & Objectives

Overall Goals: To rehabilitate the Town's parks and athletic field facilities as **signature parks** for the Town.

- Enhance and restore the sites' **predominant characteristics**, natural beauty, and natural resources
- **Improve accessibility** to the sites and features for all Medway residents, including ADA compliance
- Encourage use of the Town's facilities by serving **all ages and ability levels** throughout the park system
- **Reduce redundancies** in the Town's open spaces so that each site can be optimally used
- Protect and maintain or improve the Town's **athletic fields and courts** for various sports
- Provide **safe, inviting, and challenging playgrounds** that maximize play value and opportunities
- Protect and improve upon the **native vegetation**

Choate Park and Cassidy Fields: The complex is already Medway's most prominent park, and should become a signature **focal point of Town pride** with a design that will:

- Emphasize the site's **bucolic character and natural beauty** of the pond and Thayer Homestead
- Renovate and **organize the active uses** of the site and improve accessibility so that clear, strong connections are created and space is used efficiently
- **Create accessible routes** around the pond and between Choate and Cassidy that complement the setting
- **Redesign the “beach area”** to create a safe experience at the water's edge for visitors (no swimming)
- **Enhance the nature trails and pond perimeter** with educational signage, viewing areas, and other stations
- **Redesign parking and vehicular entries** so that they are compact, efficient, and screened from neighbors, Main Street, and the Thayer Homestead
- **Protect and maintain the ballfields**, including upgrades to parking, lighting, and accessibility
- **Proposed elements:** Playground; splashpad; picnic area; shade elements; walking paths; pond overlooks; lighting; improved parking; protected ballfields; organized facilities; sports courts?; “Little Fenway?”; improved tree cover

MEDWAY PARKS & PLAYGROUNDS Preliminary Goals & Objectives

Oakland Park: Already well used but in need of **improvements in key areas** for safety, usability, and broad access:

- Protect the **main playing fields and basketball court**
- Improve the usability of the **smaller multipurpose field along Oakland St.**
- **Resolve issues between Senior Center** and the park uses, including Camp Sunshine's needs
- Explore ways to **enhance Senior Center use of the Park** where appropriate
- Consider a **shade shelter or pavillion** as a central organizing feature
- **Provide storage, bathrooms, and offices** for sports uses and for Camp Sunshine
- **Organize and clarify vehicular circulation** to improve safety and expand parking for both the Park & Senior Center
- **Upgrade the playground** to meet codes, improve accessibility and safety, and serve a wider age / ability range
- Improve or replace the **picnic area** for better accessibility, location, and furnishings
- Create **accessible routes** to all features of the site, including player & spectator areas for sports

Medway Middle School: Create a Master Plan that will guide improvements to the school's **athletic facilities & paths** over the long term, including:

- Renovate and light the **tennis courts** to provide a usable and adequately sized alternative to the High School courts
- Refurbish the **track and field facilities** for safe use by the Middle School track program as well as walkers/runners who use the track to run laps
- Consider possible upgrades to **sports lighting** on additional fields to extend playability
- **Provide accessible routes** to all athletic and spectator areas on the site, and consider connections to associated fields at Burke Memorial

PARKS & PLAYGROUNDS

Relevant Past CBA Projects

EXAMPLES OF PAST PARK & PLAYGROUND WORK
BY CBA LANDSCAPE ARCHITECTS LLC THAT
SHARES QUALITIES WITH THE 3 PROJECT SITES

CBA PROJECT Dr. Loesch Family Park - Boston, MA



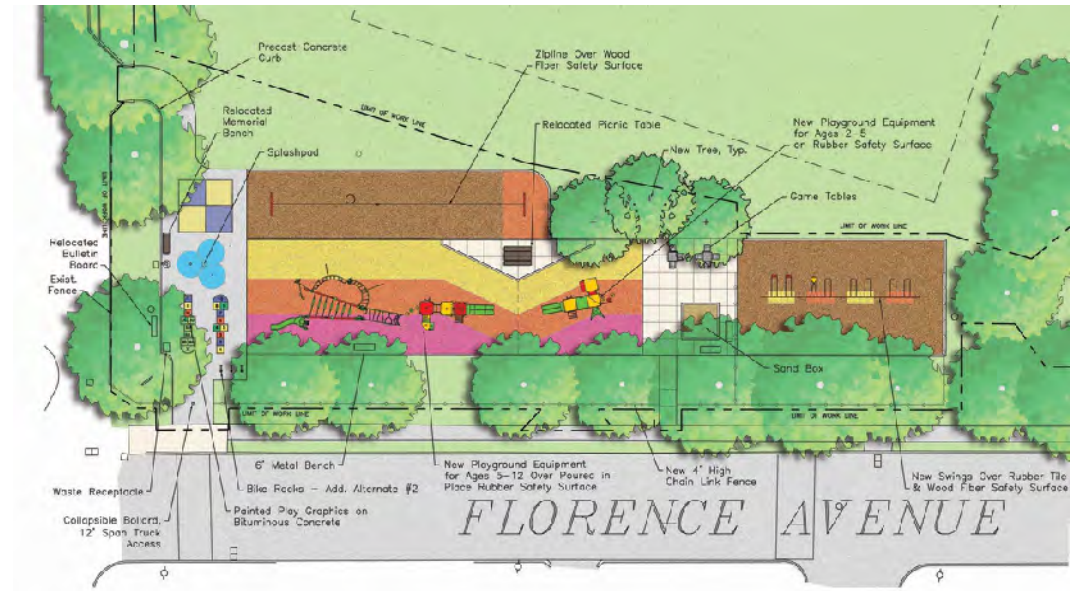
CBA PROJECT Voke Park – Chelsea, MA



CBA PROJECT Joyce Playground – Brighton, Boston



CBA PROJECT Florence Ave Plgd. / Dallin School - Arlington



CBA PROJECT Washington Park – Chelsea, MA



CBA PROJECT Almont Park – Mattapan, Boston





Choate Park



Cassidy Field



Oakland Park



Medway Middle School

PARKS & PLAYGROUNDS

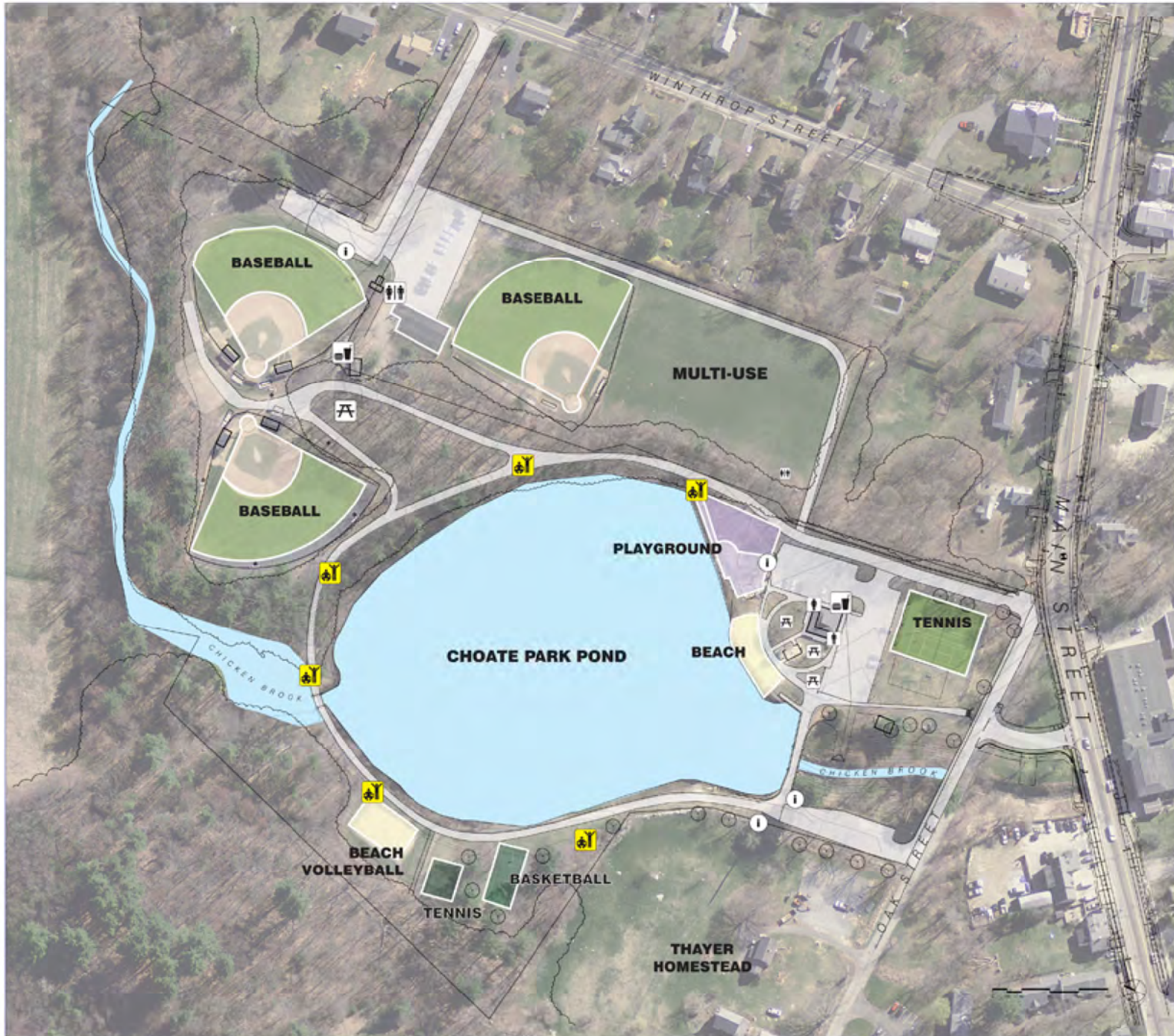
Initial Site Analysis

- EXISTING CONDITIONS
- CHALLENGES & OPPORTUNITIES
- DISCUSSION OF POSSIBILITIES

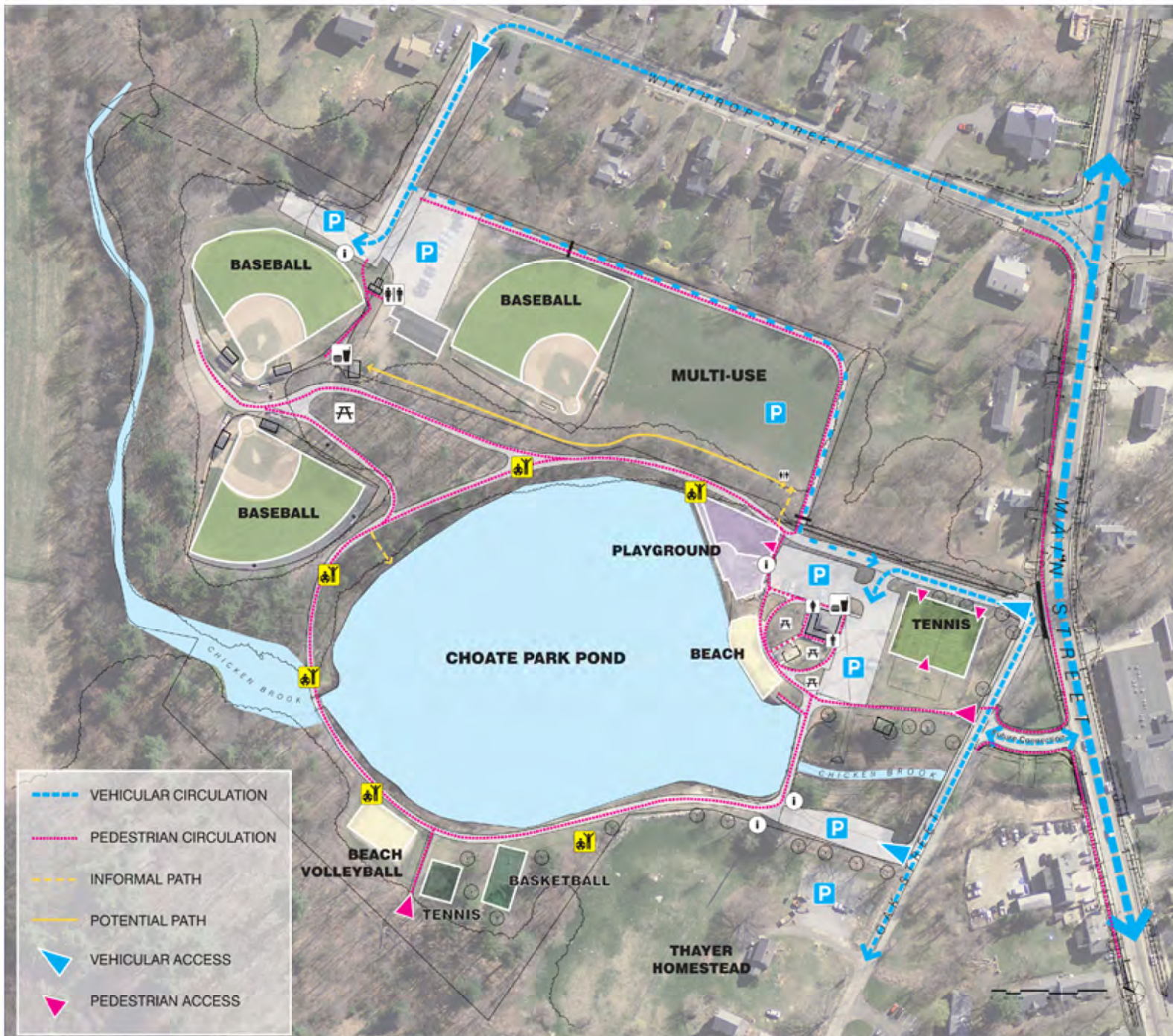
CHOATE PARK / CASSIDY FIELDS: AERIAL VIEW



CHOATE PARK / CASSIDY FIELDS: MAJOR AREAS



CHOATE PARK / CASSIDY FIELDS: OVERALL SITE ANALYSIS



CHOATE PARK: EXISTING CONDITIONS

View of the pondside path.



CHOATE PARK: EXISTING CONDITIONS

Views of a sitting area and two exercise stations.



CHOATE PARK: EXISTING CONDITIONS

Views of the Basketball Court & Tennis Practice Area



CHOATE PARK: EXISTING CONDITIONS

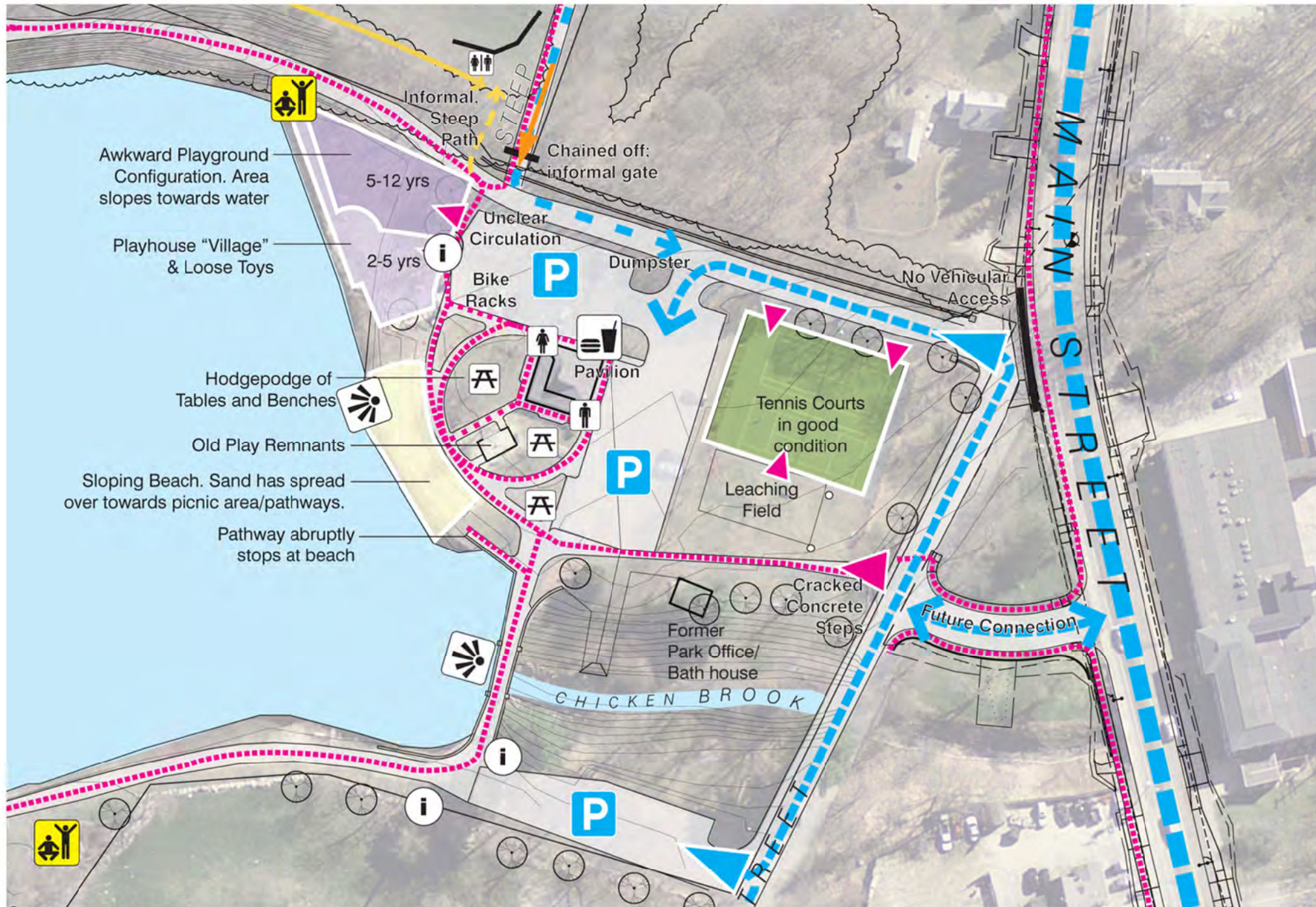
View of the Volleyball Court



CHOATE PARK / CASSIDY FIELDS: IMPORTANT VIEWING AREAS



CHOATE PARK / CASSIDY FIELDS: CHOATE PARK CORE AREA



CHOATE PARK: EXISTING CONDITIONS

Views of the playground area.



CHOATE PARK: EXISTING CONDITIONS

Views of the Picnic & Beach Areas

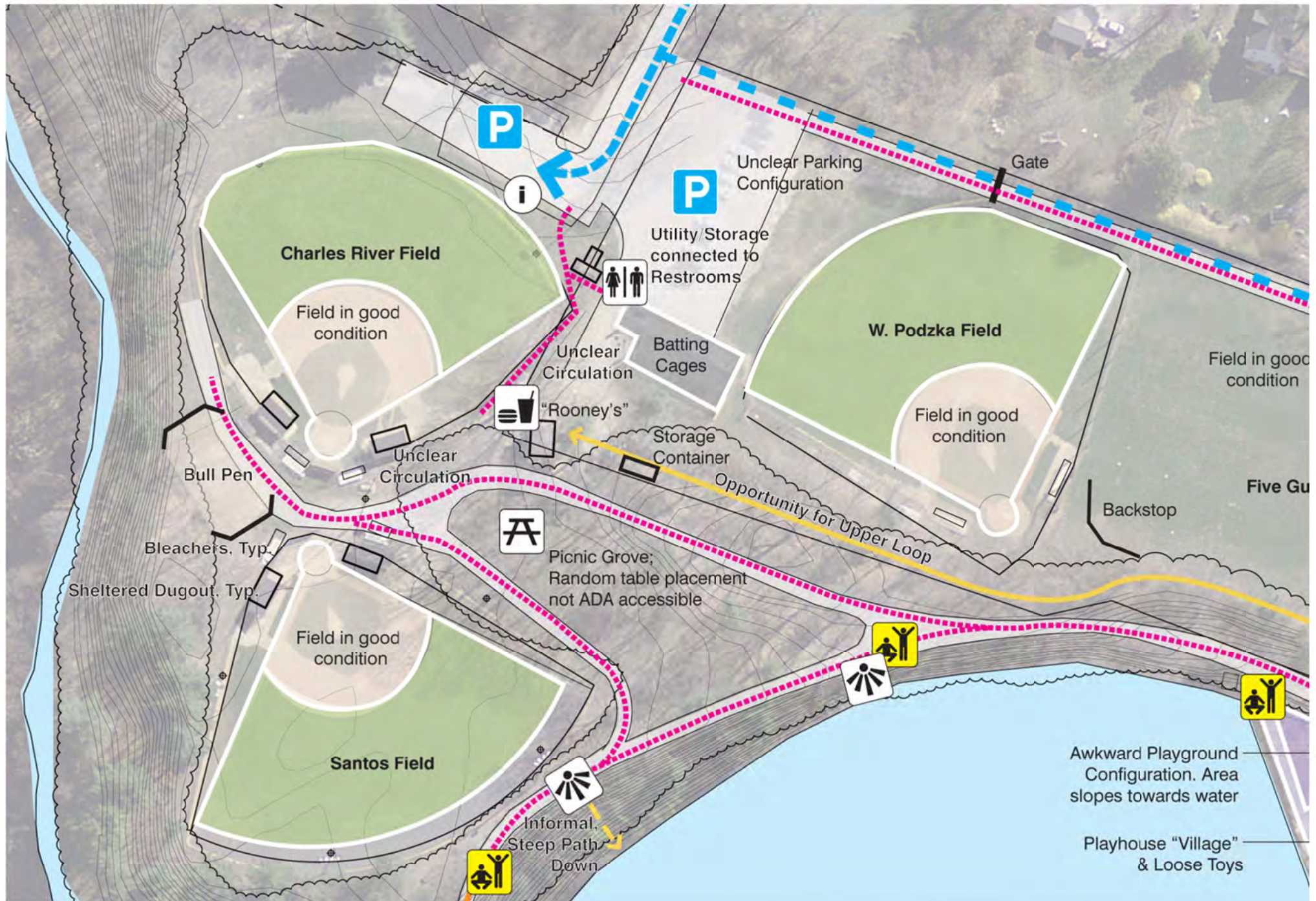


CHOATE PARK: EXISTING CONDITIONS

View of the lawn and the tennis courts



CHOATE PARK / CASSIDY FIELDS: CASSIDY FIELDS CORE AREA



CASSIDY FIELDS: EXISTING CONDITIONS

Ball Field at Cassidy Fields



CASSIDY FIELDS: EXISTING CONDITIONS

Path Conditions



CASSIDY FIELDS: EXISTING CONDITIONS

Connections to Choate Park



CASSIDY FIELDS: EXISTING CONDITIONS

Parking & Batting Areas



OAKLAND PARK: AERIAL VIEW



OAKLAND PARK: PRELIMINARY SITE ANALYSIS



OAKLAND PARK: EXISTING CONDITIONS

Existing Fields



OAKLAND PARK: EXISTING CONDITIONS

Existing Basketball Court



OAKLAND PARK: EXISTING CONDITIONS

Playground

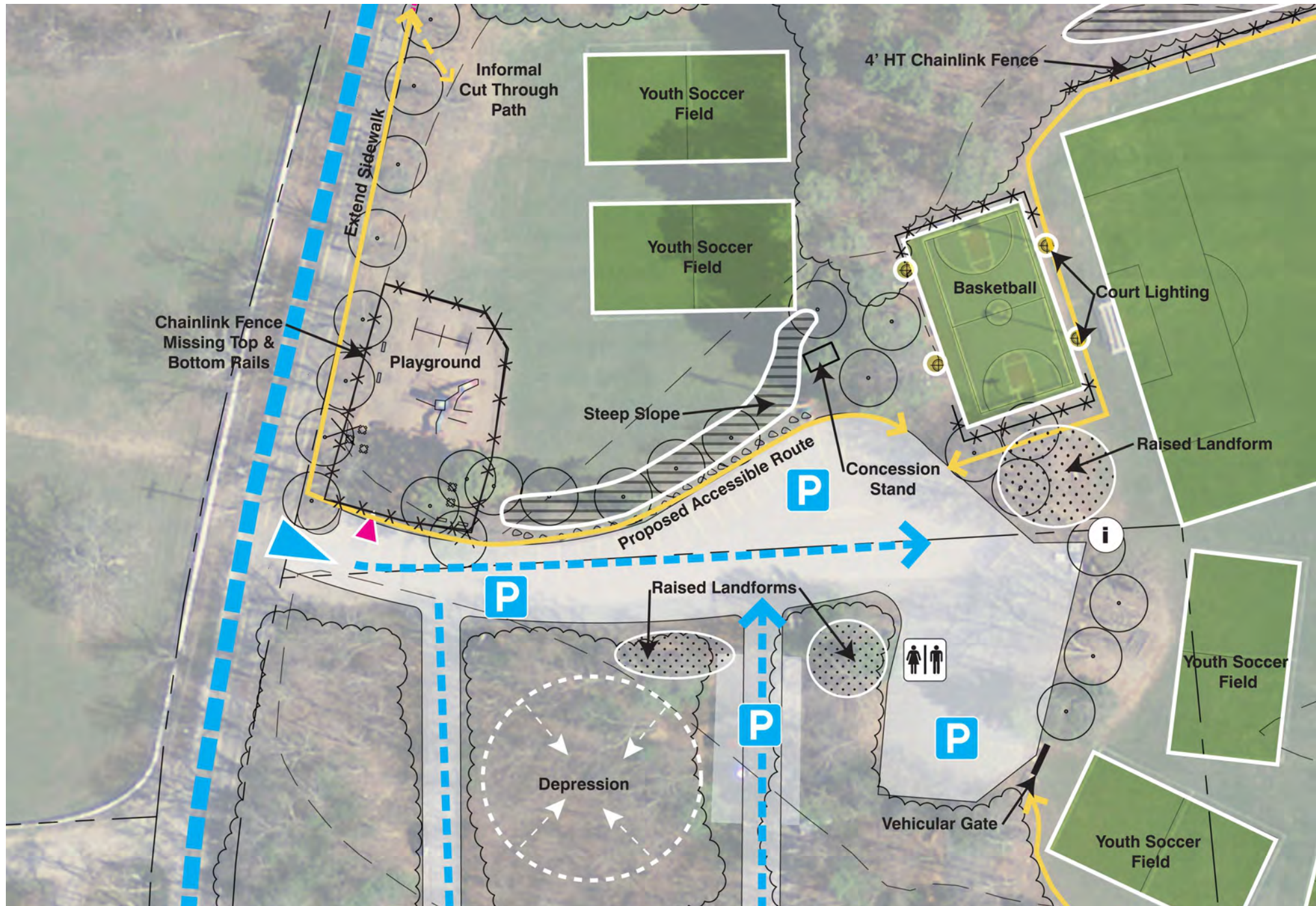


OAKLAND PARK: EXISTING CONDITIONS

Parking Area



OAKLAND PARK: PARKING, CIRCULATION, & PLAY AREAS



MEDWAY MIDDLE SCHOOL: AERIAL VIEW



MEDWAY MIDDLE SCHOOL: PRELIMINARY SITE ANALYSIS



MEDWAY MIDDLE SCHOOL: EXISTING CONDITIONS

Existing Tennis Courts



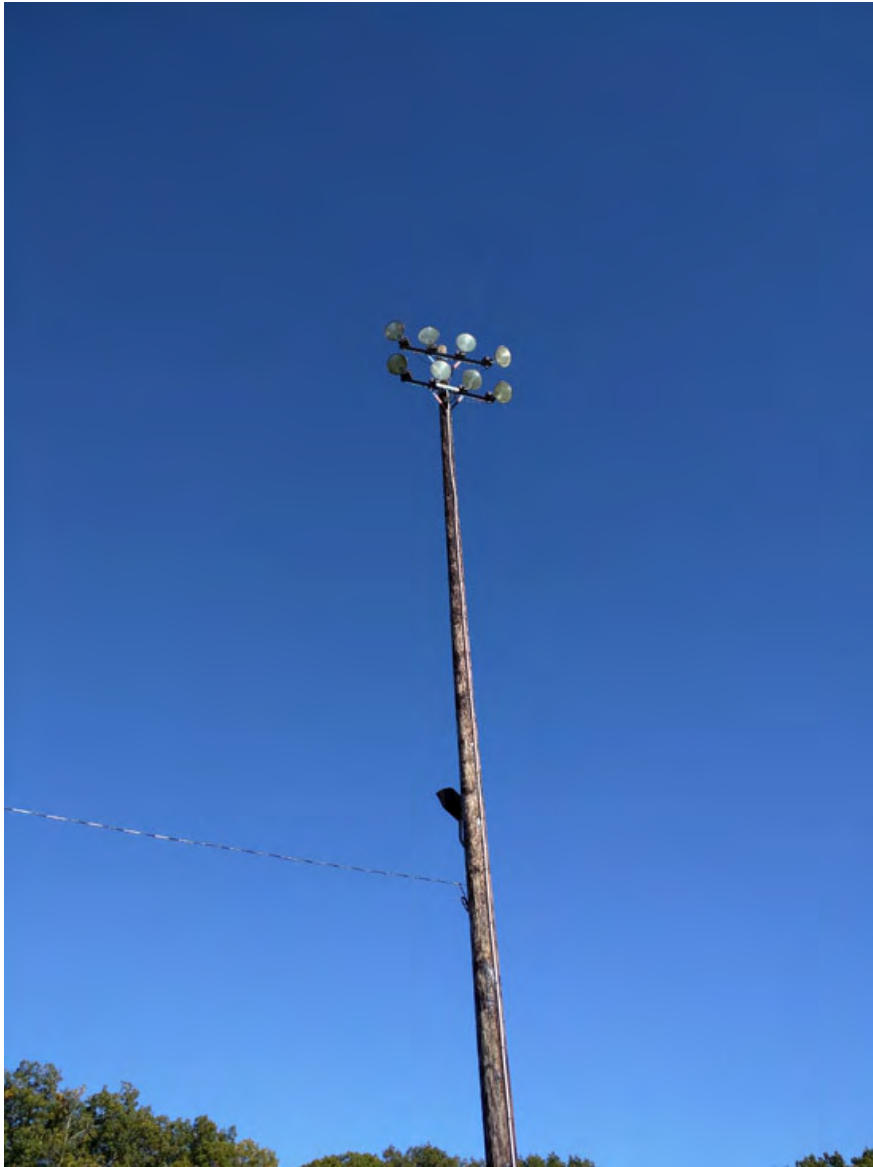
MEDWAY MIDDLE SCHOOL: EXISTING CONDITIONS

Track & Field Area

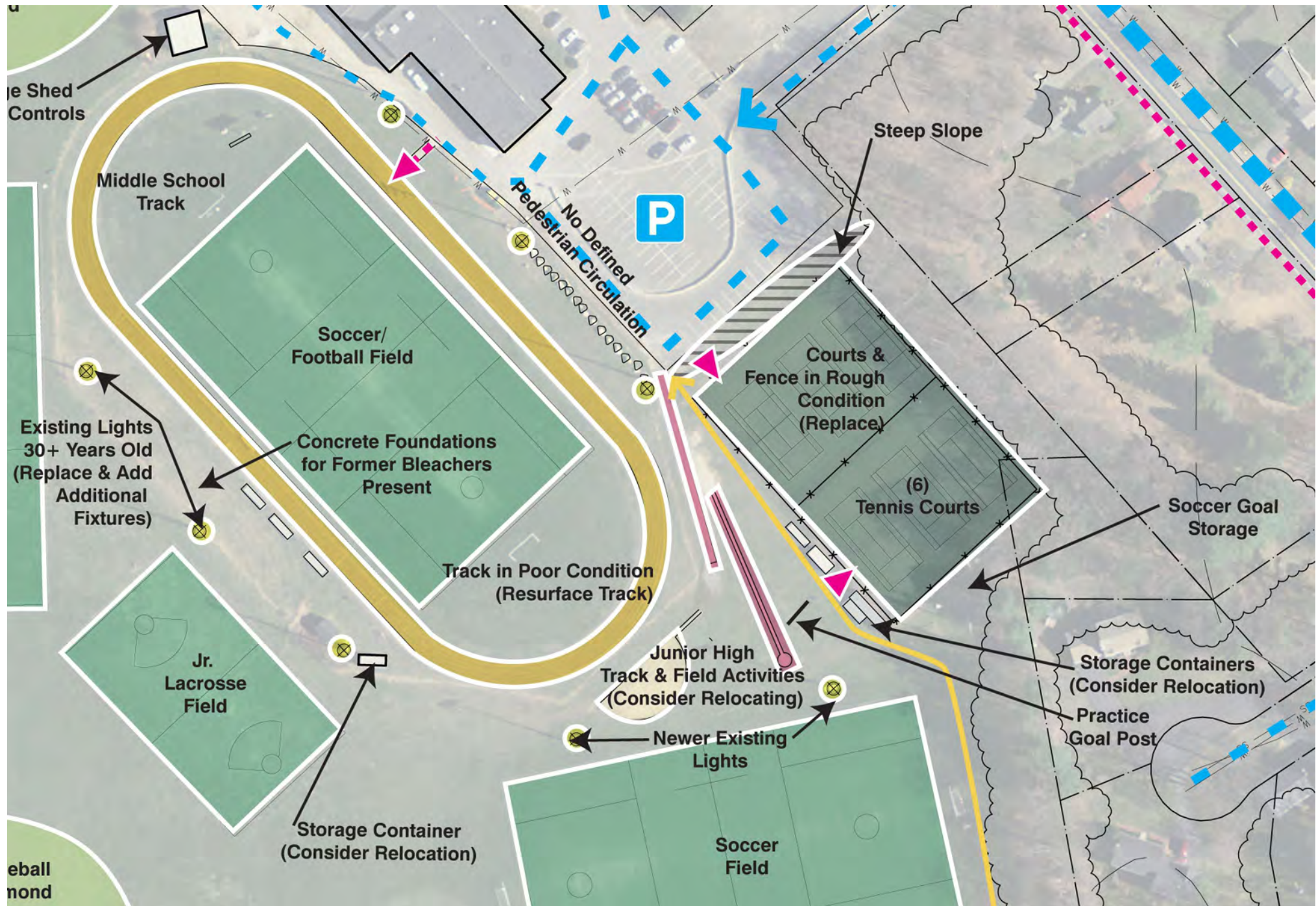


MEDWAY MIDDLE SCHOOL: EXISTING CONDITIONS

Track & Field Area



MEDWAY MIDDLE SCHOOL: TRACK & TENNIS AREA



PARKS & PLAYGROUNDS
Questions & Comments?

THANK YOU!

- The next Public Meeting (to discuss the potential Master Plan Alternatives CBA and EPFRAC develop) will be held on **Thursday, January 5th**, 2017 at the **Thayer Homestead**. We hope to see you again there!
- Tonight's presentation will be posted online at the Town's website.
- There will be an **online survey** posted in the next few days, to allow as many residents as possible to be involved in the conversation. **Please go online** to take the survey so we can include you in our data! (The link will be distributed via the same channels you heard about this meeting through.)
- If you have further **questions or comments**, please contact Dave D'Amico, DPS Deputy Director, at ddamico@townofmedway.org or 508-533-3275.