TONIGHT'S AGENDA

• Introductions: EPFRAC and CBA Landscape Architects LLC

• Project Schedule Update

• Master Plan Alternatives:
  • Choate Park and Cassidy Fields
  • Oakland Park
  • Medway Middle School

• Community Feedback
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.
OPTION 1 CASSIDY FIELDS SUMMARY:

- Existing Parking Spaces at Cassidy: 26 spaces
- Proposed Parking Spaces at Cassidy: 70 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

OPTION 1 CHOATE PARK SUMMARY:

- Existing Play Area: 8800 SF
- Proposed Play Area (includes water play): 10,843 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 57 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
- Vehicular entrance at current location
- Expand and reconfigure picnic grove
- New nature play area
- Scenic overlooks and individual fitness stations along stonedust trail
- Area for ice skating rink (125’ x 60’)
- Light selected pathways and parking lot
OPTION 2 CASSIDY FIELDS SUMMARY:

- Existing Parking Spaces at Cassidy: 26 spaces
- Proposed Parking Spaces at Cassidy: 77 spaces
- Light 2 more fields, parking lot, and entrance drive
- Little Fenway
- Vehicular path and turnaround by multipurpose field
- Relocated batting cage
- Organized picnic grove
- Fewer paths through wooded area
- Access to Rooney’s
- Light selected pathways

OPTION 2 CHOATE PARK SUMMARY:

- Existing Play Area: 8800 SF
- Proposed Play Area (including water play): 12370 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 70 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
- New vehicular entrance with screening
- Basketball court, parkour/exercise area, and picnic grove in west area of park
- New bridge with overlook
- Light selected pathways and parking lot
OPTION 3 CASSIDY FIELDS SUMMARY:

- Existing Parking Spaces at Cassidy: 26 spaces
- Proposed Parking Spaces at Cassidy: 73 spaces
- Light 2 more fields, parking lot, and entrance drive
- Little Fenway
- Vehicular path and turnaround by multipurpose field
- Relocated batting cage
- Organized picnic grove
- Extensive path system around fields
- Access to Rooney’s
- Light selected pathways

OPTION 3 CHOATE PARK SUMMARY:

- Existing Play Area: 8800 SF
- Proposed Play Area: 11945 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 76 spaces
- No septic field under parking lot
- Existing Concession and Bathroom Building: 1600 SF
- Proposed 40’ x 40’ rectangular pavilion can fit 24 picnic tables underneath
- Vehicular entrance at current location
- Topographic amphitheater and space for ice skating rink in west area
- Scenic overlooks and individual fitness stations along stonedust trail
- Light selected pathways and parking lot
OPTION 1 SUMMARY:

Existing Play Area: 5500 SF
Proposed Play Area: 5620 SF

Existing Parking Spaces: +/- 50
Proposed Parking Spaces: 79 spaces
Proposed New Senior Center Parking: 11 spaces

Proposed 55' x 25' rectangular pavilion can fit 18 picnic tables underneath. Shade structure area can fit 3 additional moveable picnic tables.

Bathroom/office/storage building: 600 SF
Storage building: 388 SF

KEY FEATURES:

No new street access to Senior Center.
Continuous path around both small and large athletic field areas.
Additional lights at parking lot.
Large Athletic Field
Various Sized Athletic Fields
Parking Lot - 79 Total Spaces
Senior Center
Medium Athletic Field
Entry Plaza With Seating and Shade Structure
55'x25' Pavilion
Existing Basket Ball Court
Equipment Storage
Existing Basket Ball Court
15'x40' Bathroom & Camp Office Space
Playground
11 New Parking Spaces For The Senior Center
11 New Parking Spaces For The Senior Center
Senior Center
55'x25' Pavilion
Existing Basket Ball Court
15'x40' Bathroom & Camp Office Space
Playground
11 New Parking Spaces For The Senior Center
11 New Parking Spaces For The Senior Center
Senior Center
Parking Lot - 79 Total Spaces

Medium Athletic Field

Entry Plaza With Seating And Shade Structure

55'x25' Pavilion

Existing Basketball Court

Playground

15'x40' Bathroom And Camp Office Space

Parking Lot - 79 Total Spaces
OPTION 1 SUMMARY:
Existing Play Area: 5500 SF
Proposed Play Area: 5620 SF
Existing Parking Spaces: +/- 50
Proposed Parking Spaces: 79 spaces
Proposed New Senior Center Parking: 11 spaces

Proposed 55' x 25' rectangular pavilion can fit 18 picnic tables underneath. Shade structure area can fit 3 additional moveable picnic tables.

Bathroom/office/storage building: 600 SF
Storage building: 388 SF

KEY FEATURES:
No new street access to Senior Center.
Continuous path around both small and large athletic field areas.
Additional lights at parking lot.
OPTION 2 SUMMARY:

Existing Play Area: 5500 SF
Proposed Play Area: 5370 SF
Play area includes shaded picnic and seating area.

Existing Parking Spaces: +/- 50
Proposed Parking Spaces: 96 total spaces
No additional spaces at Senior Center

Proposed 35' diameter octagonal pavilion can fit 12 picnic tables underneath.

Bathroom/office/storage building: 450 SF
Storage building: 388 SF

KEY FEATURES:

New access from street to Senior Center.
One drive connection between Senior Center and park.
Rain garden in parking lot with bridge.
Continuous path around large field area.
Additional lights at parking lot.
Large Athletic Field
Various Sized Athletic Fields
Parking Lot - 96 Total Spaces
Senior Center
Medium Athletic Field
Existing Basket Ball Court
35' Diameter Pavilion
Rain Garden
Equipment Storage
Entry From Oakland Street
Playground
15'x30' Bathroom And Camp Office
Parking Lot - 96 Total Spaces
Senior Center
OPTION 2 SUMMARY:

Existing Play Area: 5500 SF
Proposed Play Area: 5370 SF

Existing Parking Spaces: +/- 50
Proposed Parking Spaces: 96 total spaces

Proposed 35’ diameter octagonal pavilion can fit 12 picnic tables underneath.

Bathroom/office/storage building: 450 SF
Storage building: 388 SF

KEY FEATURES:

New access from street to Senior Center.
One drive connection between Senior Center and park.
Rain garden in parking lot with bridge.
Continuous path around large field area.
Additional lights at parking lot.
OPTION 3 SUMMARY:

Existing Play Area: 5500 SF  
Proposed Play Area: 6100 SF

Existing Parking Spaces: +/- 50  
Proposed Parking Spaces: 62 spaces  
Proposed New Senior Center Parking: 10 spaces

Proposed 55' x 35' rectangular pavilion can fit 24 picnic tables underneath.

Bathroom/office/storage building: 1200 SF

Storage building: 388 SF

KEY FEATURES:

No new street access to Senior Center.

Scheme has largest pavilion and buildings.

Play area is most removed, south of parking.

No continuous path system around athletic fields.

No additional lights.
Large Athletic Field
Various Sized Athletic Fields
Parking Lot - 62 Total Spaces
Senior Center
Medium Athletic Field
55'x35' Pavilion
Existing Basket Ball Court
Playground
30'x40' Bathroom And Camp Office Space
55'x35' Pavilion
10 New Parking Spaces For The Senior Center
10 New Parking Spaces For The Senior Center
Equipment Storage
Parking Lot - 62 Total Spaces
Senior Center
Parking Lot - 62 Total Spaces

Medium Athletic Field 55'x35'

Existing Basket Ball Court

Playground 30'x40'

Bathroom and Camp Office Space

65x35' Pavilion

Parking Lot - 62 Total Spaces
OPTION 3 SUMMARY:

Existing Play Area: 5500 SF
Proposed Play Area: 6100 SF

Existing Parking Spaces: +/- 50
Proposed Parking Spaces: 62 spaces
Proposed New Senior Center Parking: 10 spaces
Proposed 55' x 35' rectangular pavilion can fit 24 picnic tables underneath.
Bathroom/office/storage building: 1200 SF
Storage building: 388 SF

KEY FEATURES:

No new street access to Senior Center.
Scheme has largest pavilion and buildings.
Play area is most removed, south of parking.
No continuous path system around athletic fields.
No additional lights.
Large Athletic Field
Various Sized Athletic Fields
Parking Lot - 62 Total Spaces
Senior Center
Medium Athletic Field
55’x35’ Pavilion
Existing Basket Ball Court
Playground
Equipment Storage
10 New Parking Spaces For The Senior Center
30’x40’ Bathroom And Camp Office Space
55’x35’ Pavilion
Parking Lot - 62 Total Spaces
Senior Center