MEDWAY PARKS & PLAYGROUNDS PROJECT
PUBLIC MEETING 3

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 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.
CHOATE PARK / CASSIDY FIELDS: AERIAL VIEW
Pavilion View 1

Pavilion View 2

Pavilion View 3
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
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.
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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.
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
Path Connecting to Oakland Street Sidewalk

Lower Athletic Field Area

Playground

Stairs

Parking Lot - 51 New Spaces

36 New Spaces

21 New Spcs

32 Ex. Spaces

Senior Center

Existing Basket Ball Court

18'x24' Bathroom & Camp Office/Storage

35' Diameter Pavilion

Rain Garden

Equipment Storage

Paths Connecting to Senior Center

Upper Athletic Field Area
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)