

# MEDWAY PARKS & PLAYGROUNDS PROJECT

## PUBLIC MEETING 2



Choate Park



Oakland Park



Cassidy Field



Medway Middle School

## 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

# 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



#### 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

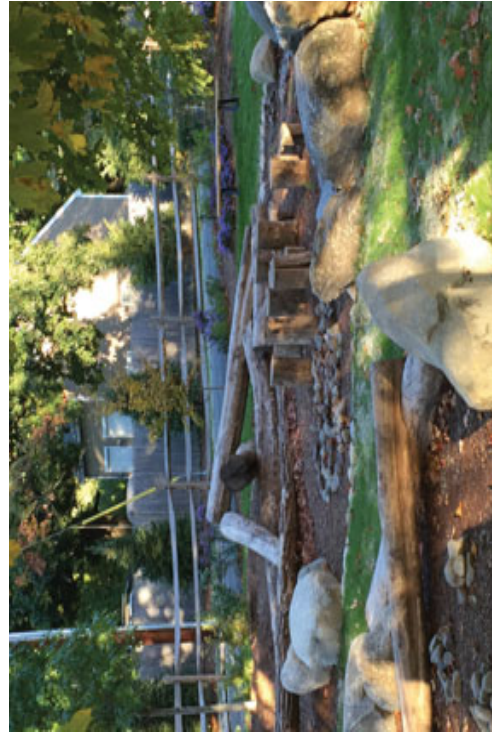






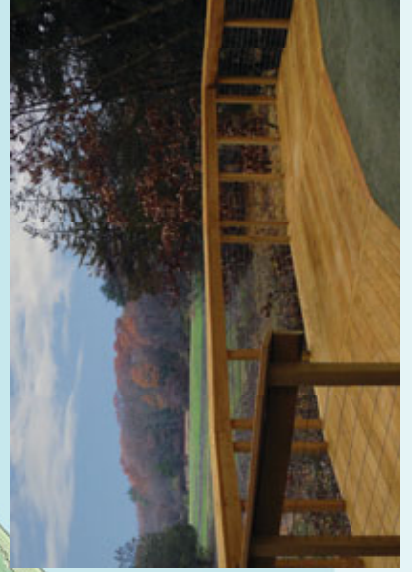


MP1b



MP1C





MP1d





## 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







MP2a



MP2b



MP2C







### OPTION 3 CASSIDY FIELDS SUMMARY:

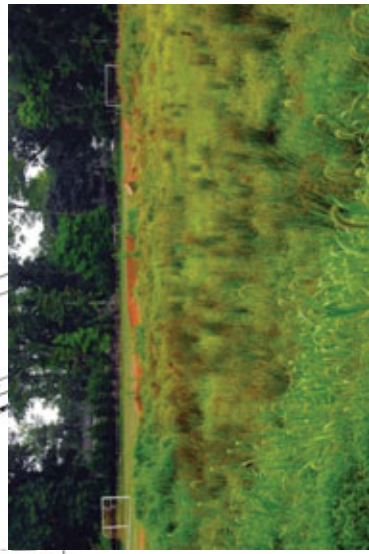
- Existing Parking Spaces at Cassidy: 26 spaces
- Proposed Parking Spaces at Cassidy: 73 spaces
- Light 2 more fields, parking lot, and entrance drive
- Little Fenway
- Vehicular path and turnaround by multipurpose field
- Relocated batting cage
- Organized picnic grove
- Extensive path system around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

### OPTION 3 CHOATE PARK SUMMARY:

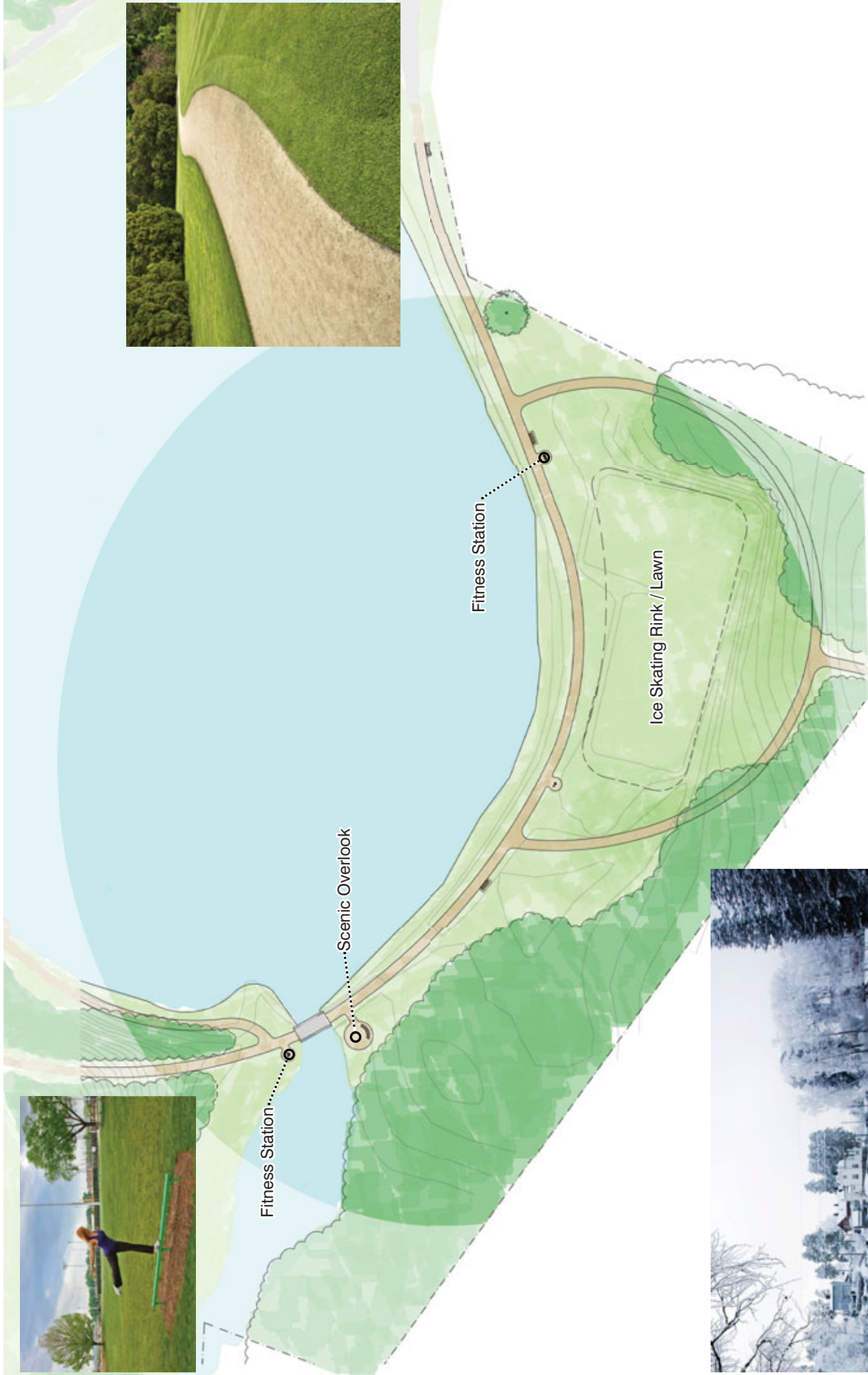
- Existing Play Area: 8800 SF
- Proposed Play Area: 11945 SF
- Existing Parking Spaces: 47 spaces
- Proposed Parking Spaces: 76 spaces
- No septic field under parking lot
- Existing Concession and Bathroom Building: 1600 SF
- Proposed 40' x 40' rectangular pavilion can fit 24 picnic tables underneath
- 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

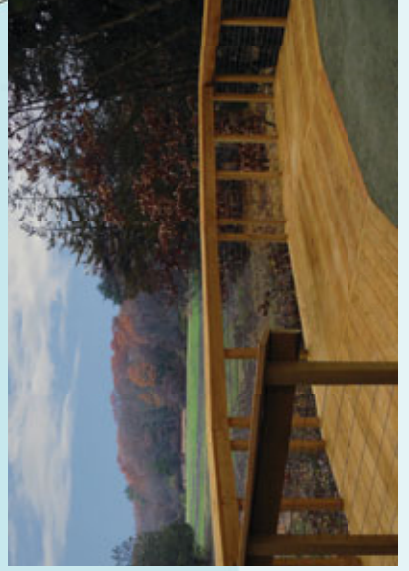
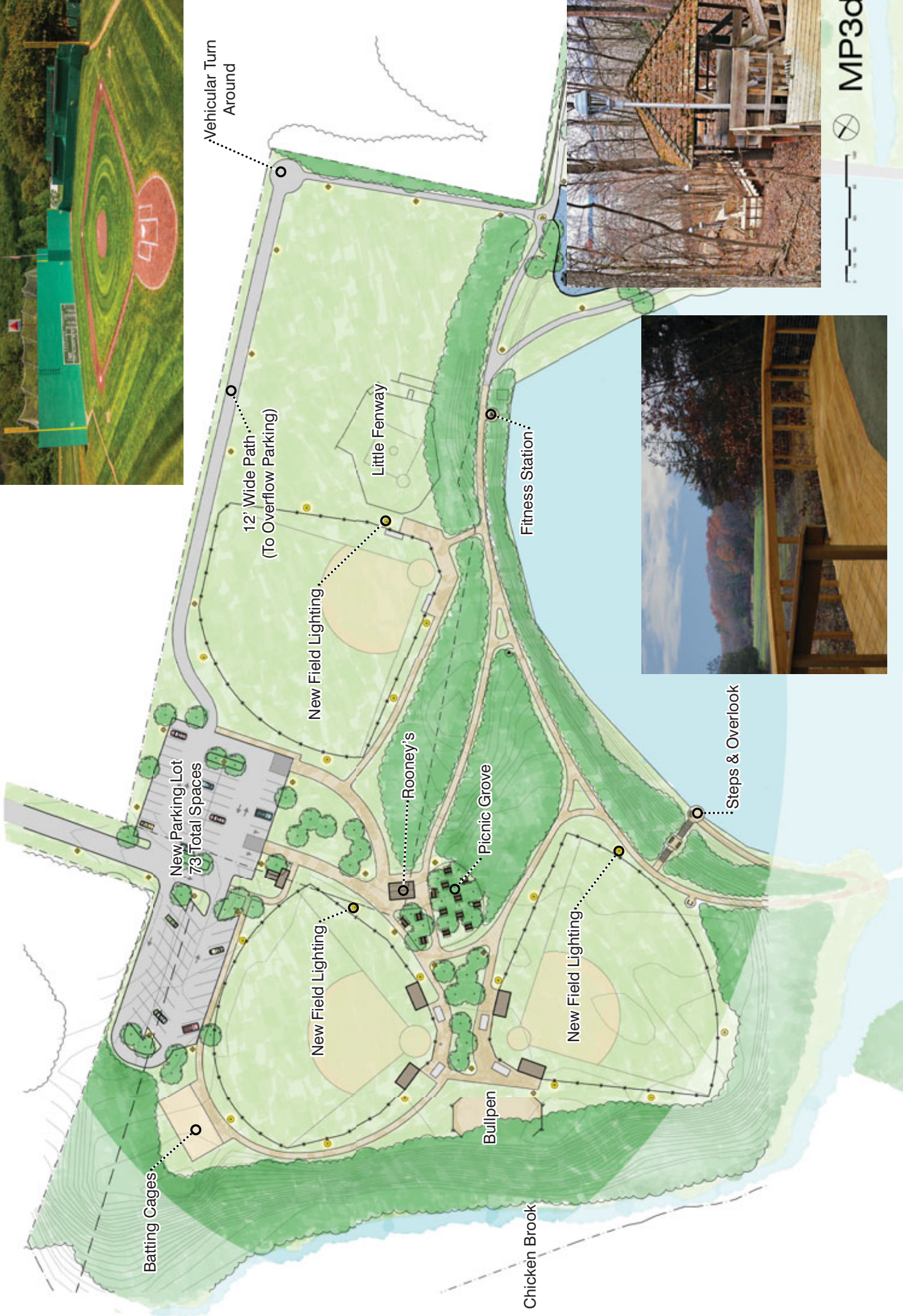












MP3d



MP3e









# OAKLAND PARK: AERIAL VIEW



## 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.

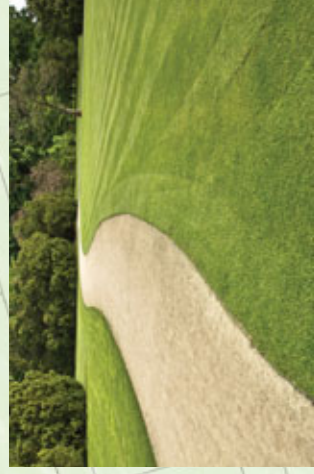
**OAKLAND PARK**  
Medway, MA  
MASTER PLAN 1

DATE: 01-05-2017  
SCALE: 1" = 30' - 0"  
FILE: D:\OaklandPark.dwg  
DRAWN BY: PAM  
CHECKED BY: GDB  
PROJECT #: 1612

**MP1**







**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.



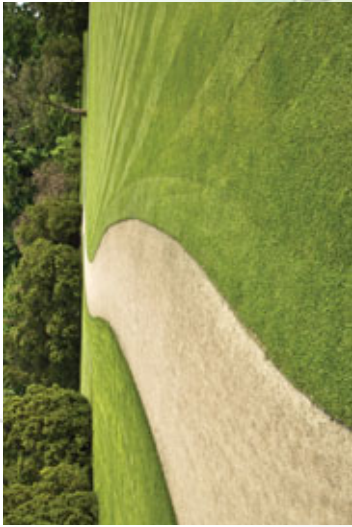
MP2

OAKLAND PARK  
Medway, MA  
MASTER PLAN 2

CBA Landscape Architects LLC  
24 THOMAS STREET | CAMBRIDGE, MA 02141  
WWW.CBA-MA.COM | WWW.CBA-MA.COM  
urban design  
landscape architecture  
interior design

DATE: 01-05-2017  
SCALE: 1" = 30' - 0"  
FILE: Oakland Master Plan  
DRAWN BY: CCB  
CHECKED BY: CCB  
PROJECT #: 1012





**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.





### 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.







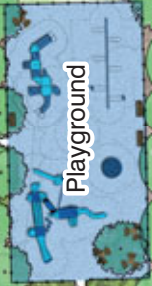
Existing  
Basket  
Ball Court



55'x35'  
Pavilion

30'x40' Bathroom  
And Camp Office  
Space

Medium Athletic  
Field



Playground

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.



MP3

OAKLAND PARK  
Medway, MA  
MASTER PLAN 3

DATE: 01-06-2017  
SCALE: 1" = 30' - 0"  
FILE: D:\medway\Oakland Park  
DRAWN BY: RMA  
CHECKED BY: CDB  
PROJECT #: 1012

GBA Landscape Architects LLC  
24 THOMSON STREET | CAMBRIDGE, MA 02141  
617.863.8780 | www.gbainc.com | info@gbainc.com  
urban design  
landscape architecture  
master planning







# MEDWAY MIDDLE SCHOOL: AERIAL VIEW



**MEDWAY MIDDLE SCHOOL**  
 Medway, MA  
 MASTER PLAN - SCHEME A



|             |                    |
|-------------|--------------------|
| DATE:       | 01-05-2017         |
| SCALE:      | 1" = 30' - 0"      |
| FILE:       | Medway-School-03-0 |
| DRAWN BY:   | DAC                |
| CHECKED BY: | CDB                |
| PROJECT #:  | 1612               |

# MEDWAY MIDDLE SCHOOL

Medway, MA

## MASTER PLAN - SCHEME B

CBA Landscape Architects LLC  
24 THORNDIKE STREET | CAMBRIDGE, MA 02142  
TEL: 617-452-8100 | WWW.CBALA.COM | INFO@CBALA.COM

