



Brookline Avenue Playground

Park and Recreation Commission

Design Review Committee

July 17, 2014

Design Review Committee

- John Bain, Park and Recreation Commission, Chair
- Clara Batchelor, Park and Recreation Commission
- Jim Carroll, Park and Recreation Commission
- Dan Lyons, Park and Recreation Commission
- Wendy McMillan, Direct Residential Abutter and
Lynch Center Staff
- Dawn Oates, Parent Knowledgeable About Access and Play
- Erica Rossner, Educator Knowledgeable About Play
Environments

Overall Process

- Preliminary budget and scope included in the Capital Improvements Plan (2012)
- Park and Recreation Commission Design Review process with vote from Design Review Committee on 25%-30% complete design (Spring through Fall of 2014)
- Final vote on 25%-30% design from Park and Recreation Commission (Fall/Winter 2014)
- Construction documents for bidding—drawings, technical specifications, and Engineer's estimate (Winter 2014-15)
- Bidding (Spring 2015)
- Town Meeting Vote (May 2015)
- Construction starts after July 1, 2015

Goals for Tonight

- Identify user groups, including according to age group, for the play environment.
- Provide direction for exploring types of play opportunities and play equipment.
- Get ideas on how best to use the back half of the play area.

Preliminary Budget, 2012 CIP

Note: This cost estimate is for funding purposes, and is being done prior to design.
Inflation is not built into each line item.

Item	Cost	Item	Cost
1. Site Preparation and Demo		4. Paving	
Construction entrance pad, 1 @ \$1,000	\$1,000.00	Bituminous concrete paths, 3,850 SF @ \$7.25/SF	\$27,913
Erosion control, 700 LF silt fence @\$6/LF	\$4,200.00	Subtotal	\$27,913
Construction fence, 350 LF @ \$6/LF	\$2,100		
Construction fence w/scrim, 730 LF @\$12/LF	\$8,760	5. Utilities	
Construction vehicle gate, 1 @ \$1,000 EA	\$1,000	Drinking fountains, 2 @ \$5,000 EA + plumbing	\$20,000
Demo and removals, \$3000/day for 5 days	\$15,000	Drainage/utilities	\$45,000
Clearing vegetation at perimeter, \$3000/day for 3 days	\$9,000	Efficiency improvements to existing lights, allowance	\$10,000
Tree protection, 30 trees at \$100 EA	\$3,000	Subtotal	\$75,000
Subtotal	\$44,060		
2. Fencing		6. Play Equipment	
4 ft. ht. CLF & gates, 185 LF @ \$45, 12 LF @ \$105	\$9,585	New equipment for ages 2-5	\$100,000
Backstop, based on Amory Field	\$30,000	New equipment for ages 5-12	\$110,000
Trash enclosure for screening, 80 LF @ \$125/LF	\$10,000	P.I.P. rubberized surfacing/tiles, 19,760 SF @ \$25/SF	\$244,000
Subtotal	\$49,585	Precast concrete edging, 400 LF @ \$40/LF	\$16,000
		Subtotal	\$470,000
3. Site Furniture		7. Pruning and Planting	
Benches, 8 @ \$1,900 EA	\$15,200	Pruning of existing trees, 1 day @ \$3,000	\$3,000
Trash/recycling receptacles, 1 pair @ \$6,000	\$6,000	Lawns at field and play, 13,600 SY @ \$5/SY	\$68,000
Picnic tables and benches, 2 sets @ \$6,500 EA	\$13,000	New trees and shrubs, as per Clark & B. Ward	\$15,000
Signage, 1 kiosk @ \$4,000 EA	\$4,000	Subtotal	\$86,000
Subtotal	\$38,200		
		Construction Subtotal	\$790,758
		Construction Contingency (10%)	\$79,076
			\$869,834
		TOTAL	SAY \$870,000

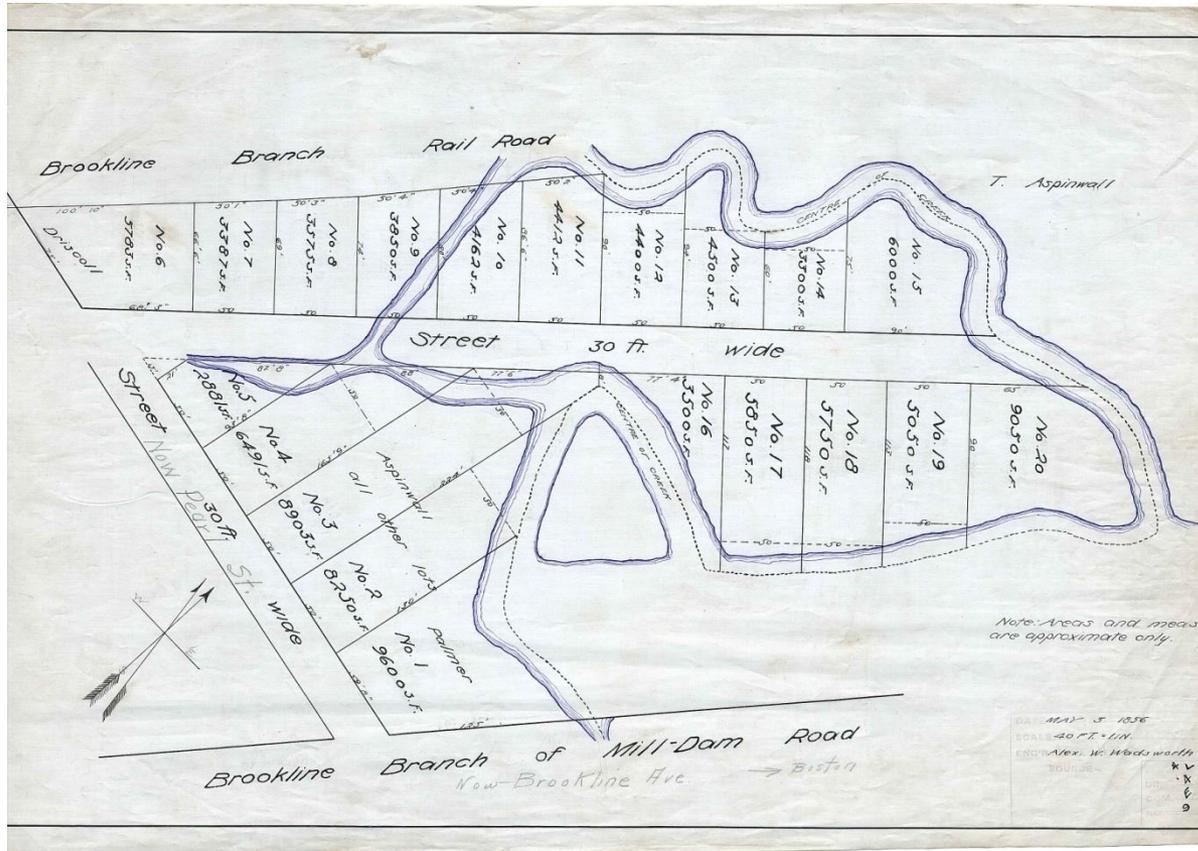
Existing Conditions and Site Analysis

Value of the Park



- Historical
- Recreational (field sports)
- Educational (Lynch Center)
- Community –Building (all of these plus Green Dog)

Opportunities and Constraints



Limits imposed by the flood plain and the underground drainage structures and easements.

Opportunities and Constraints



Maintain mature plantings along Aspinwall Avenue.

Opportunities and Constraints



Improve weaker edge conditions with clean-up and screen plantings.

Opportunities and Constraints



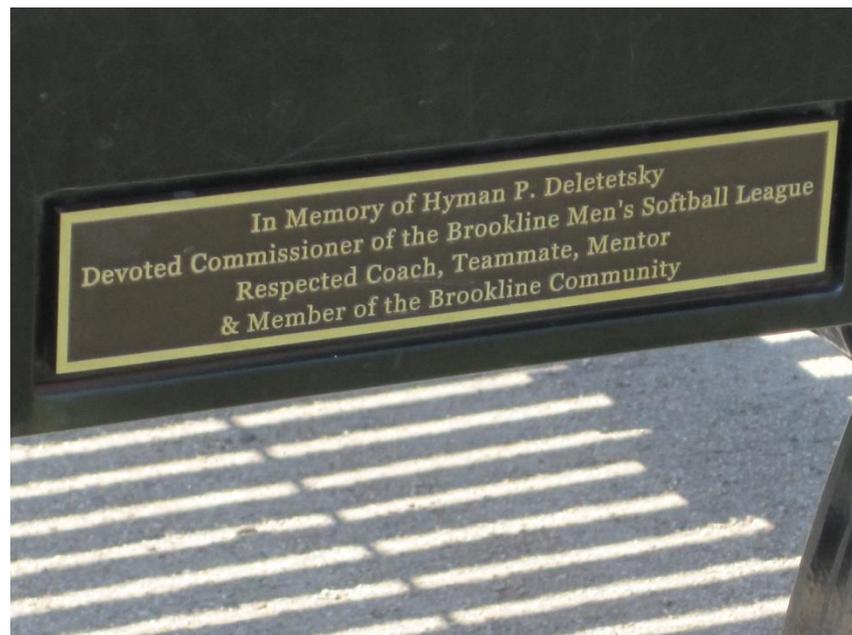
Provide for the next generation of trees and plug gaps in the existing plantings.

Opportunities and Constraints



Opportunity to provide more accessible site furniture and features.

Opportunities and Constraints



Continue to honor the memories of the individuals who contributed to the park.

Opportunities and Constraints



Replace existing play equipment with accessible and inclusive equipment that offers more play value for all. Improve surfacing for accessibility and maintenance.

Potential Improvements

Wish List:

- Multigenerational use
- A beautiful green frame for the park to buffer it and make it an oasis
- Active and passive opportunities
- Build community
- Maximize opportunities for people and children of all abilities, and provide a place for them to come together

Ball Field Refurbishment



Replace players' furniture , and refurbish fencing and ballfield turf.

Site Furniture



Institute a family of furniture that accommodates accessibility and multi-generational use. Provide for a variety of social interactions, and consider furniture that moves or can be moved, as well as furniture scaled for children.

Planting



Establish a vegetated frame along the lines of Amory Playground, and incorporate plants with detail and interest into natural play in the playground.

Play Equipment and Surfacing

ADA—Play Types (John LaRue)

Children seek the same basic play experiences. They are focused on developing their skills, challenging themselves, and exploring their world. They are also focused on playing together, communication, and taking turns.

- Rocking
- Swinging
- Pretending
- Spinning
- Climbing/Crawling
- Sliding
- Gathering
- Experimenting
- Balancing
- Training

Potential Improvements: Play Equipment and Surfacing

Goals for Play Area

- Extended interaction in group play
- Features that pull a number of children in—focal points
- Cause and effect
- Shady areas
- Natural play
- Components/pieces (big or small) that can be manipulated
- Play that is directed by the child, not the equipment
- Imaginative play
- Play spaces that feel enclosed but are easily visible, such as underneath composite structures

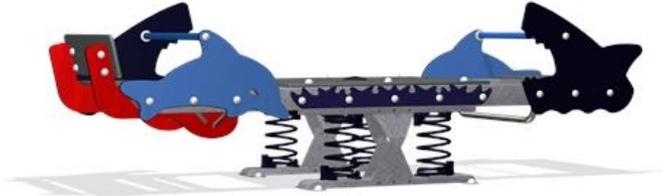
Swinging



Saucer Swings



Rocking



Rocking



Training



Sliding



Balancing



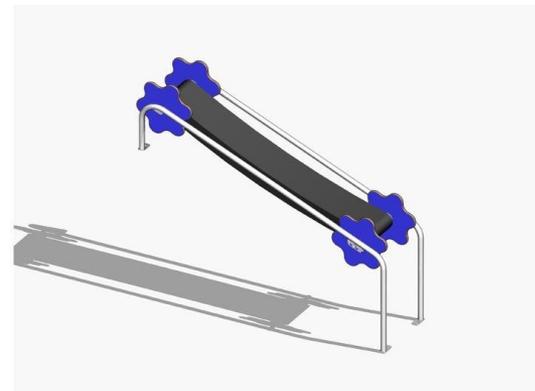
Gathering



Gathering/Spinning



Experimenting/Manipulating



Manipulating



Pretending



Natural Play



Composite Structure with Ramps

(Ages 5-12)



Composite Structure with Ground Play (Ages 5-12)



Composite Structure with Ramps (Ages 2-5)

MBT-8900 Triumph

Approachable and well equipped, the Triumph brings all children together and into the act of playing. Here the "Play for All" concept is designed right in; kids can find out what they can do and also find out about each other. This BigToy represents a fun place where children are given opportunities to explore their full play potential.

Boundless Certified Design!



Product development is an on going process. For this reason we reserve the right to make modifications in the form of product improvements to all our products.

Equipment must be installed over resilient surfacing appropriate to the safety guidelines for your area.

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Composite Structure with Transfer Platform (Ages 2-5)



Play Spaces Underneath





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