Design Review Committee Meeting #2

Cypress Playground Renovation

Wednesday, February 27, 2019

Agenda

Welcome

Introductions

Recap of Meeting #1

Part 1: Site Circulation & Layout
Open Discussion

Part 2: Preliminary Design Inspiration
Open Discussion

Part 3: High School Project & Streetscape
Open Discussion

Next Steps

CYPRESS STREET PLAYGROUND Brookline, Massachusetts

Project Goals & Priorities

Goals

Safety & Accessibility

Multi-Use & Age-Friendly

Neighborhood Character & Community Needs

Long-Term Value, Operational Performance & Maintainability

Connections to & Synergy with High School Project

Priorities

- Universal access to and within the park
- Treatment of the park's perimeter and entries to address issues of accessibility, safety, circulation & beauty
- Design of a new inclusive playground to include play equipment & water play for all ages & abilities
- Consideration of site furniture and destinations for seating, picnicking, events & programming throughout the park
- Improve site grading and drainage
- Upgrade the natural athletic fields, irrigation, basketball court & lighting
- Plaza/Slow Street Connecting Cypress Playground to High School

Design Review Process & Project Timeline

Meeting 1:
Gather Input from the Community
Dec. 2018

Meeting with Building, Park, School & Rec. Dept. Staff

Meeting 3:
Develop Design Alternatives
April 2019

Meeting with Building, Park, School & Rec. Dept. Staff

Meeting 5:
Preferred Design with Budget
June 2019

Meeting with Building, Park, School & Rec. Dept. Staff

Development of Construction Documents

WIN 19 **SPR 19** **SUM 19** **FALL 19** **WIN 20**

Meeting 2:
Site Evaluation & Preliminary Concepts
February 2019

Meeting 4:
Refine Design Concept
May 2019

Park and Recreation Commission
September 2019

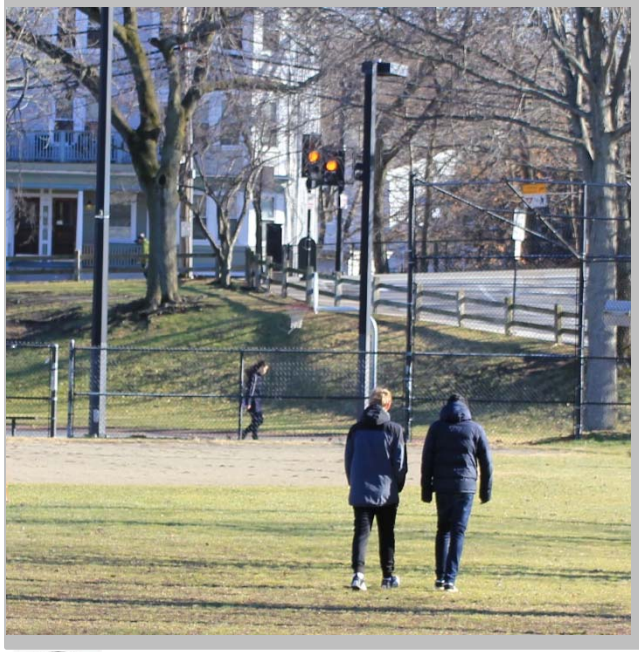
Bidding and Contract Awarded
Winter 2020

Construction: April/June 2020 – September 2021

BROOKLINE PARKS AND OPEN SPACE

Project Stakeholders

Community + Neighborhood
High School Students, Teachers & Administration
Commuters
Camps, Early Education & Day Care Uses
High School Sports, Viking Sports & Recreation Programs
Brookline Adult & Continuing Education



Existing Site Circulation & Layout

Existing Conditions & Analysis of:

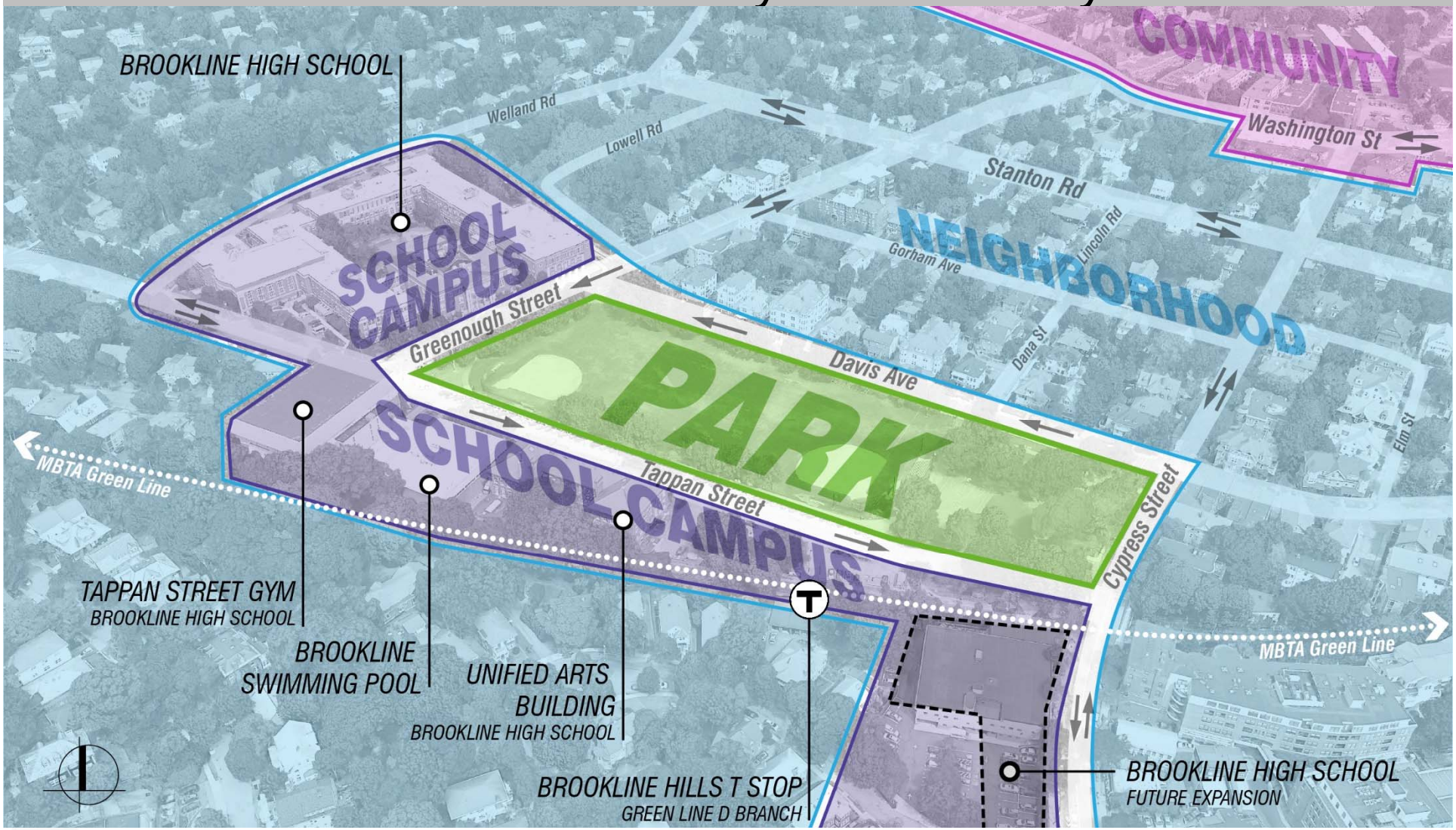
Circulation & Accessibility

Park Edges & Interfaces
with Neighborhood & High School

Destinations, Amenities,
Gathering Areas, & Placemaking

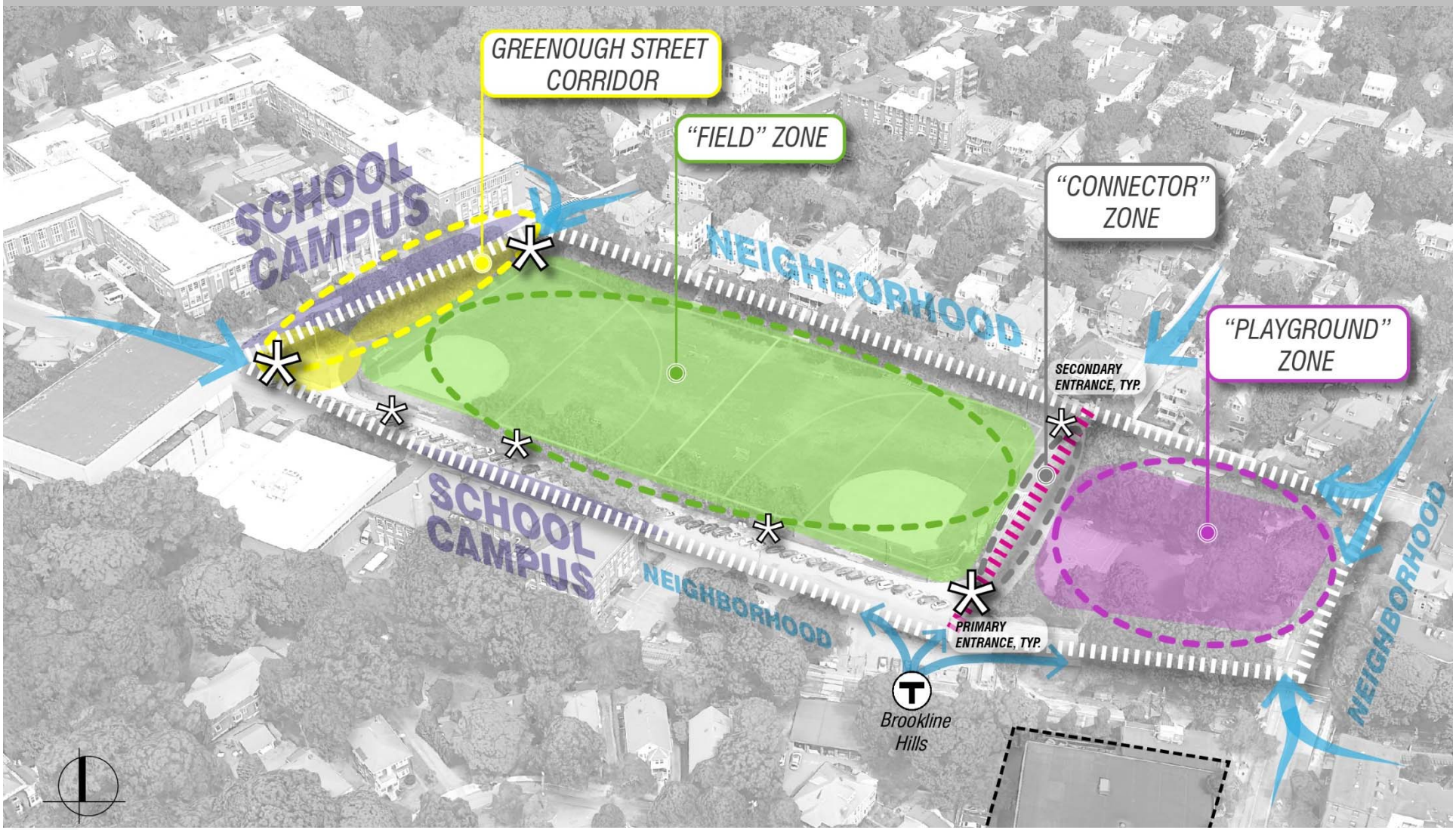
Existing Site Circulation & Layout

Circulation & Accessibility: Community Context



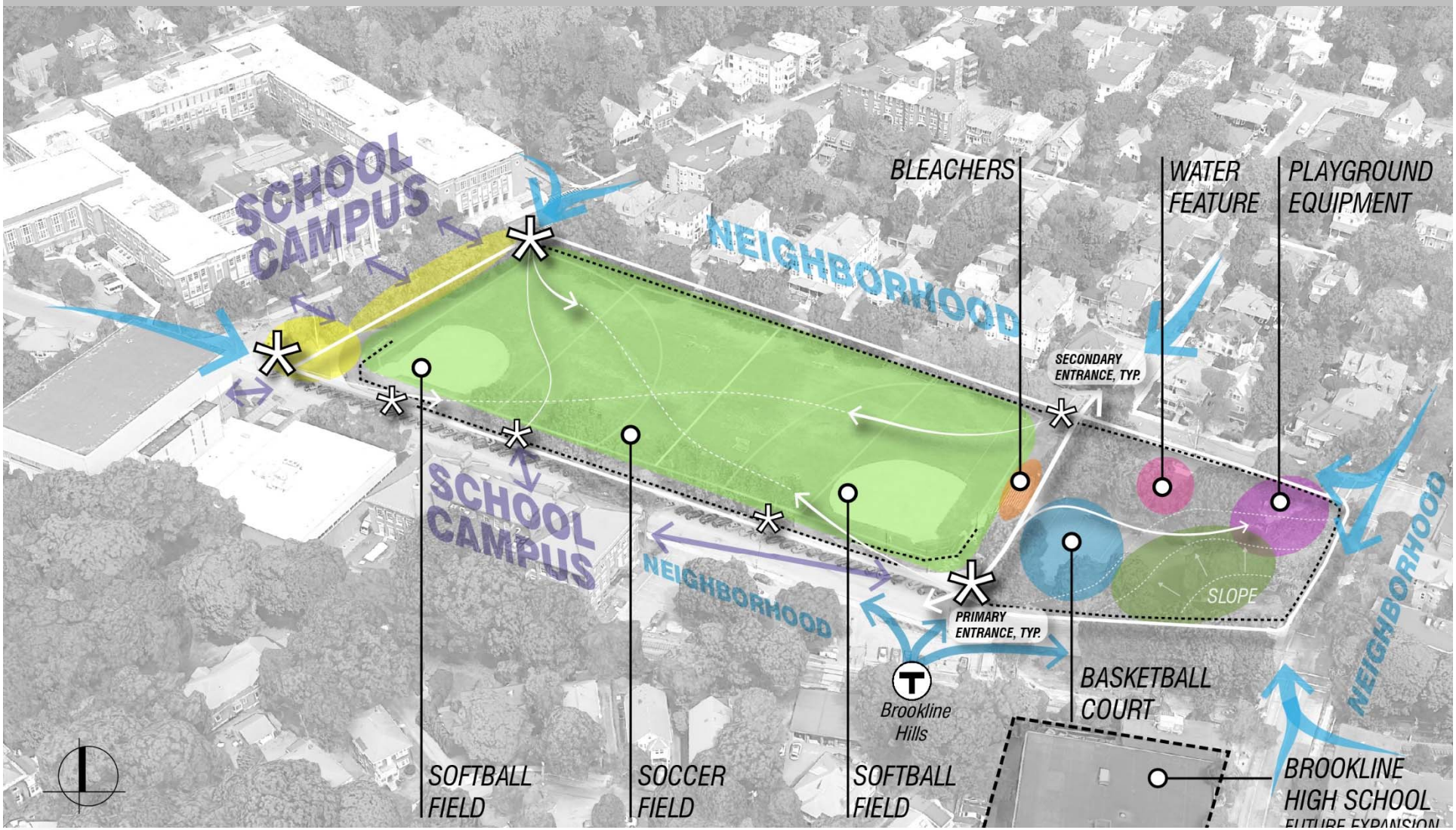
Existing Site Circulation & Layout

Circulation & Accessibility: Neighborhood Context



Existing Site Circulation & Layout

Circulation & Accessibility: Physical Assets



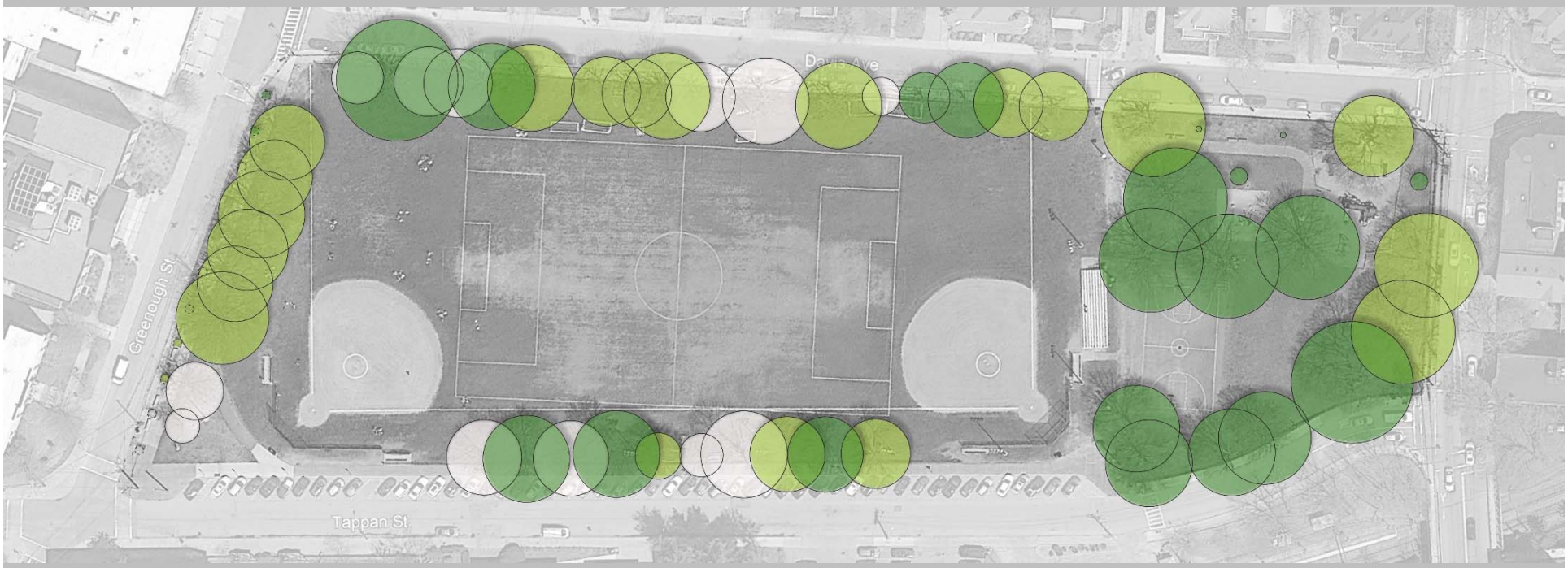
Existing Site Circulation & Layout

Circulation & Accessibility: Tree Canopy

Existing Tree Canopy (61 trees)

Existing Site Circulation & Layout

Circulation & Accessibility: Tree Canopy



Existing Tree Canopy Health (22 “Good”, 24 “Fair”, & 15 “Poor”)

Existing Site Circulation & Layout

Circulation & Accessibility: Tree Canopy

Tree Canopy Modification: Removal of 15 “Poor” Trees, Leaving 46 Trees

Existing Site Circulation & Layout

Circulation & Accessibility: Tree Canopy

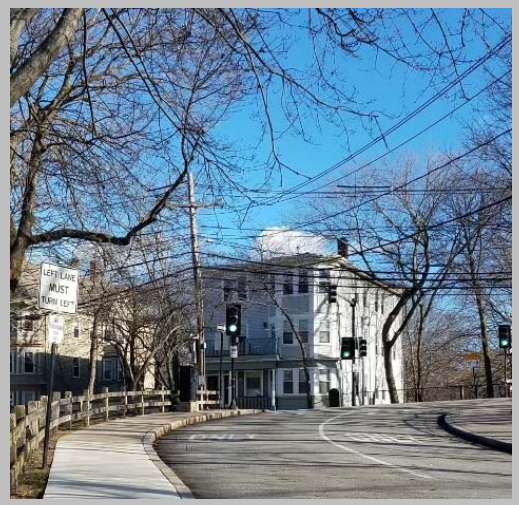
Tree Canopy Modification: Removal of 24 “Fair” & 15 “Poor” Trees, Leaving 22 Trees

Plan for next generation of Healthy Trees for Cypress Playground

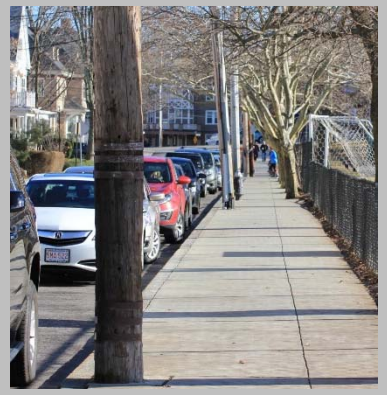
Existing Site Circulation & Layout

Park Edges - Residential

MBTA to Dana Street Corridor



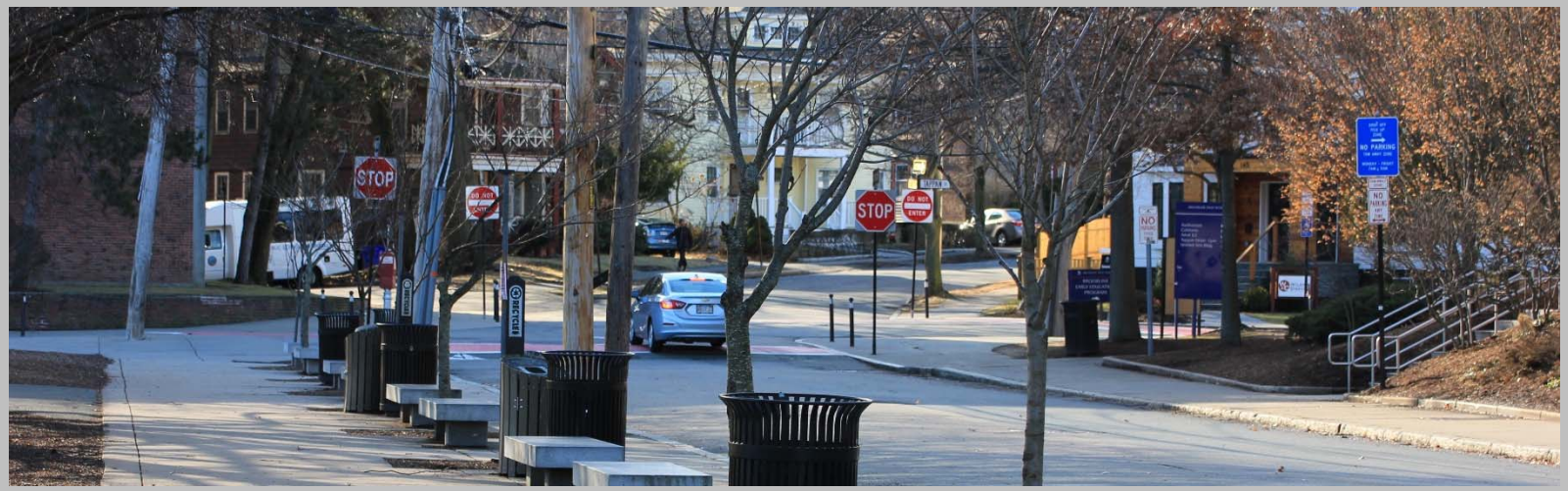
Cypress Street @ Tappan

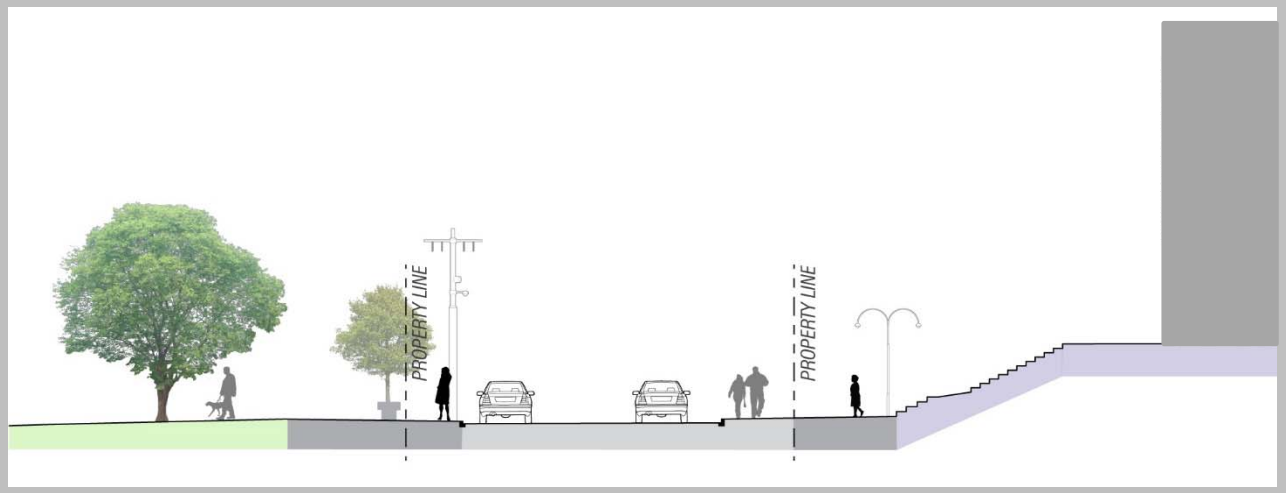


Davis Avenue

Existing Site Circulation & Layout

Park Edges – High School

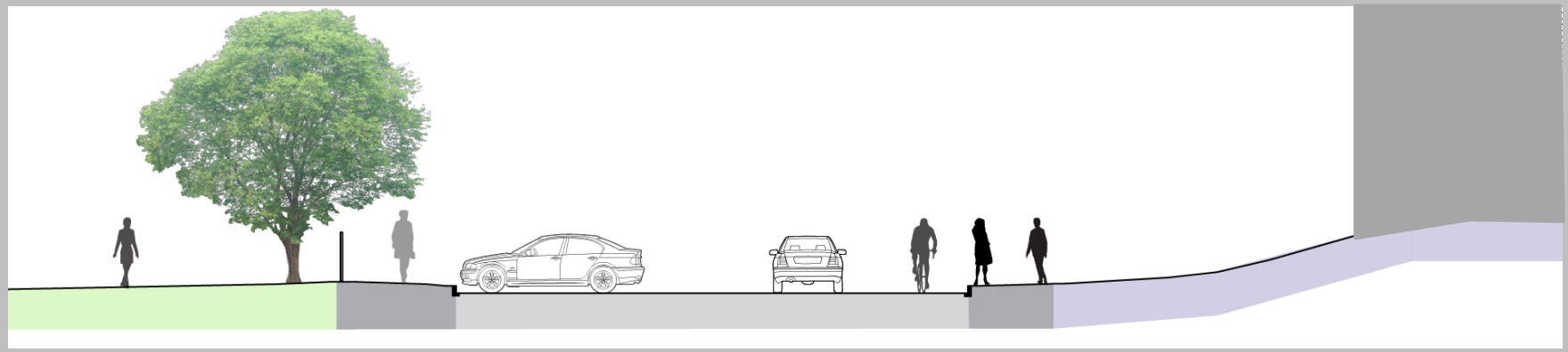




Greenough Street

Existing Site Circulation & Layout

Park Edges – High School & Community



Tappan Street

Existing Site Circulation & Layout

Destinations, Amenities, Gathering Areas, & Placemaking

Field Zone

Greenough Street Corridor

Children's Play Zone

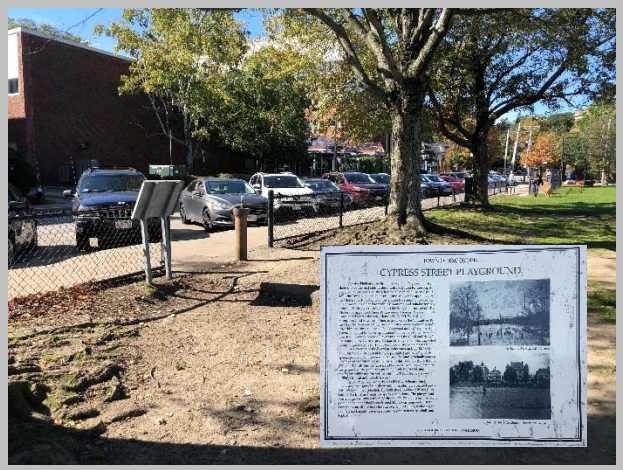
Existing Site Circulation & Layout

Destinations, Amenities, Gathering Areas, &

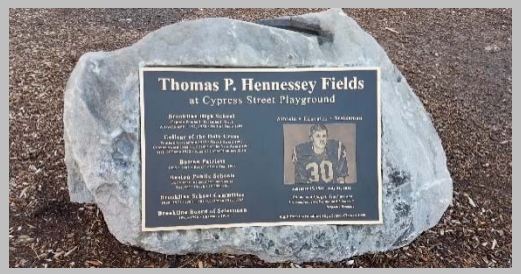
Mature Tree Canopy

High School Graduation

Sledding Hill



Tappan Street Entrance



Memorial

Picnicking & Bleachers

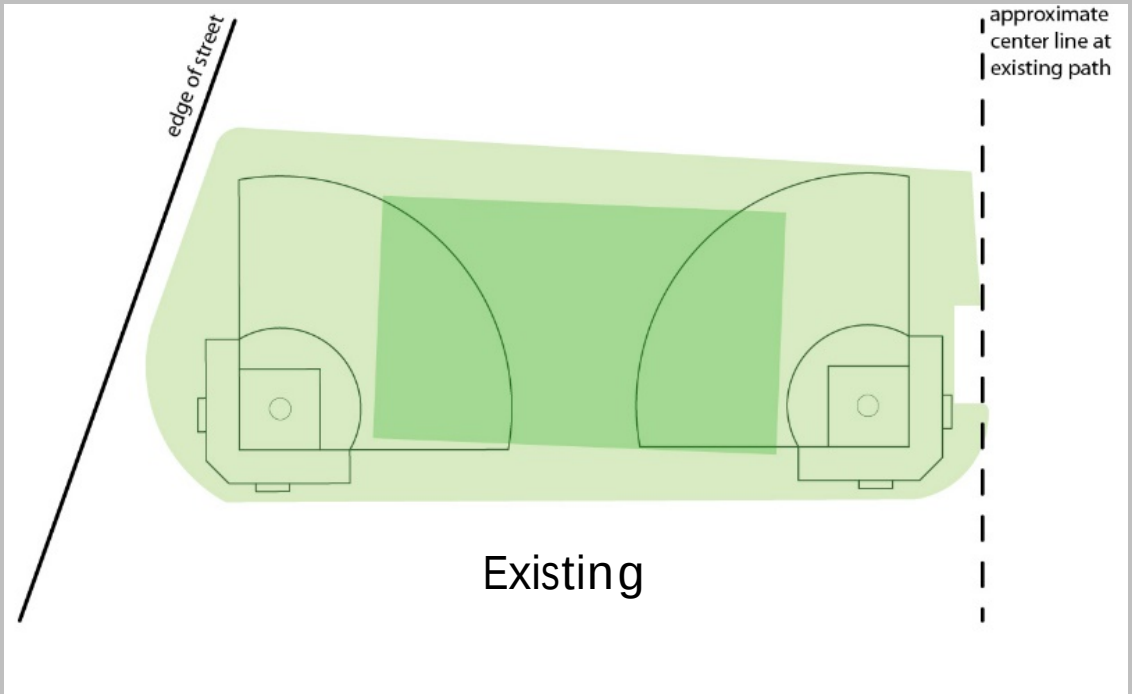
Preliminary Design Concepts

Athletic Fields
Park & Playground Circulation
Playground Inspiration

Place making, Picnicking, & Seating

Synergy with High School Project

Preliminary Design Alternatives

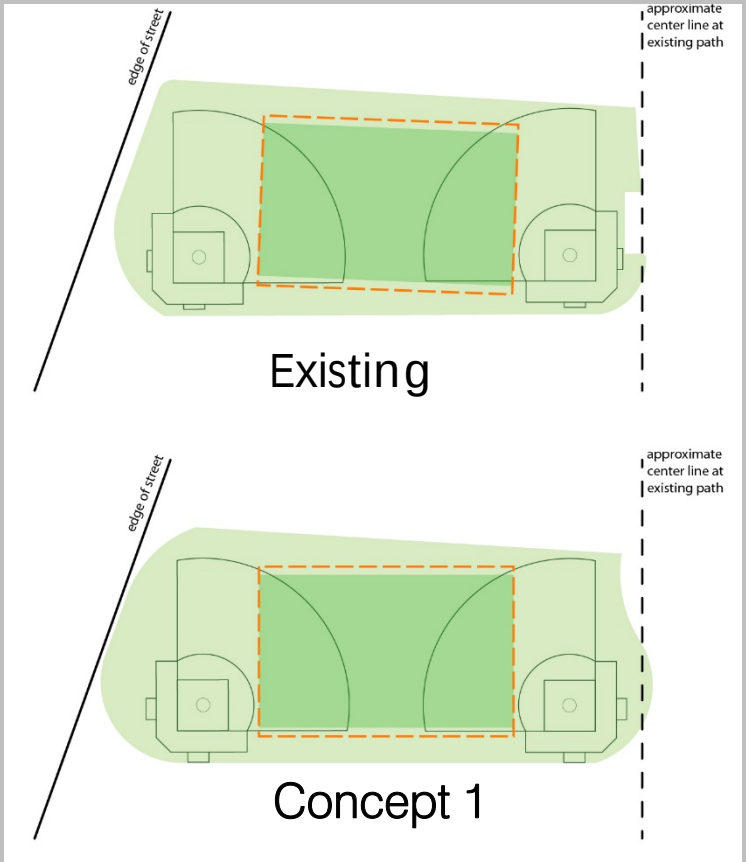


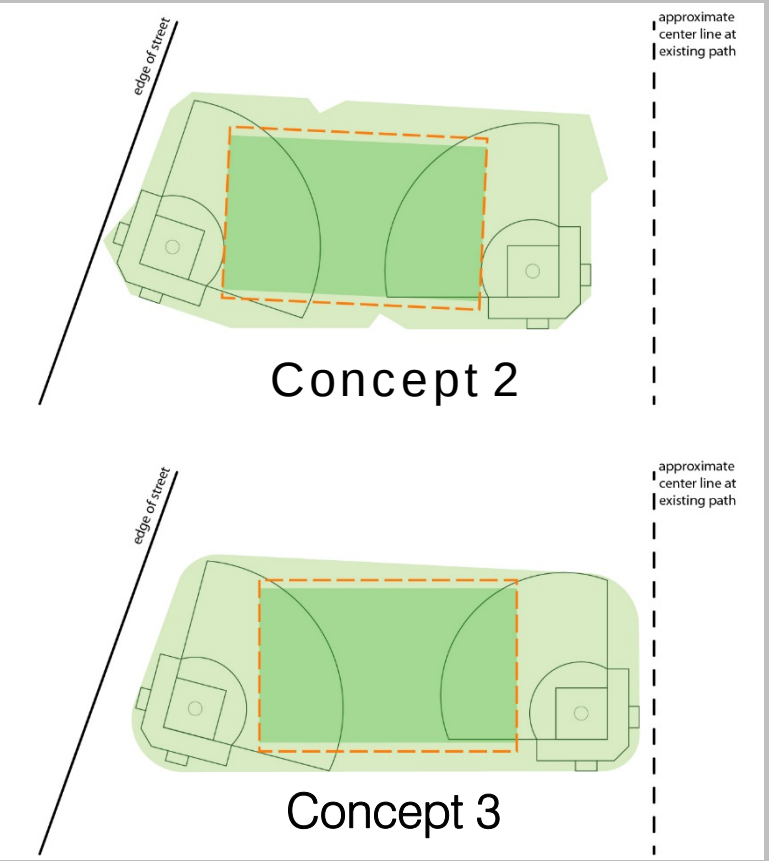
<u>1 Multi Use Field:</u>
180' x 300' (standard soccer field)
Accommodates: U6 through high school

<u>2 Softball Fields:</u>
60' base lines and infield (standard);
210' centerfield (women's softball);
Orientation: west – "good"; east – "fair"
Accommodates: <12 youth softball to girls'/women's fast pitch softball; but not women's slow pitch; not men's slow pitch

Preliminary Design Alternative

Fields - Layout Options





1 Multi Use Field	180' x 300' (standard soccer field)
2 Softball Fields	60' base lines and infield (standard);
	210' centerfield (women's softball);
	Orientation: west – "good"; east – "fair"

Preliminary Design Alternative

Concept 1

Preliminary Design Alternative

Concept 2

Preliminary Design Alternative

Concept 3

Preliminary Design Alternative

Concept 4

Preliminary Design Alternative

Concept 5

Preliminary Design Alternative

Playground - Layout Options

Concept 1

Concept 2

Concept 3

Preliminary Design Alternative

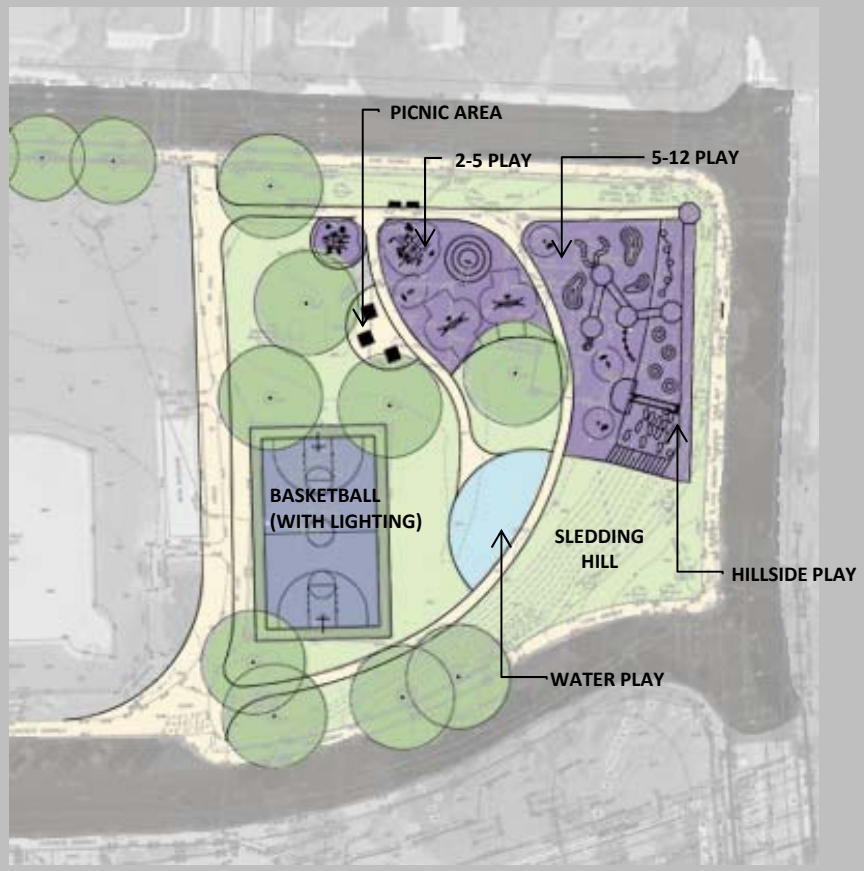
Playground - Layout Options

Concept 4

Concept 5

Preliminary Design Alternative

Playground - Layout Options

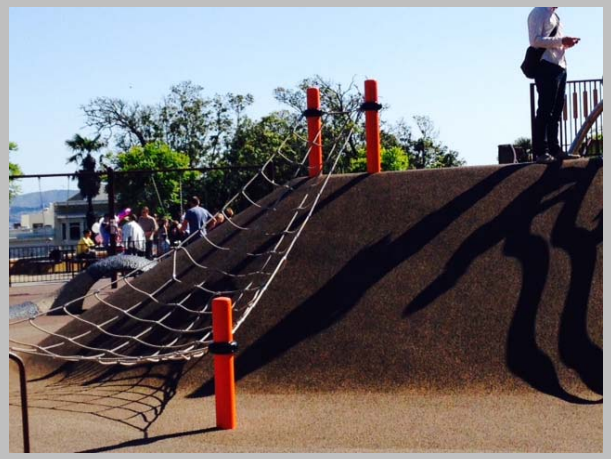


Concept 6

Concept 7

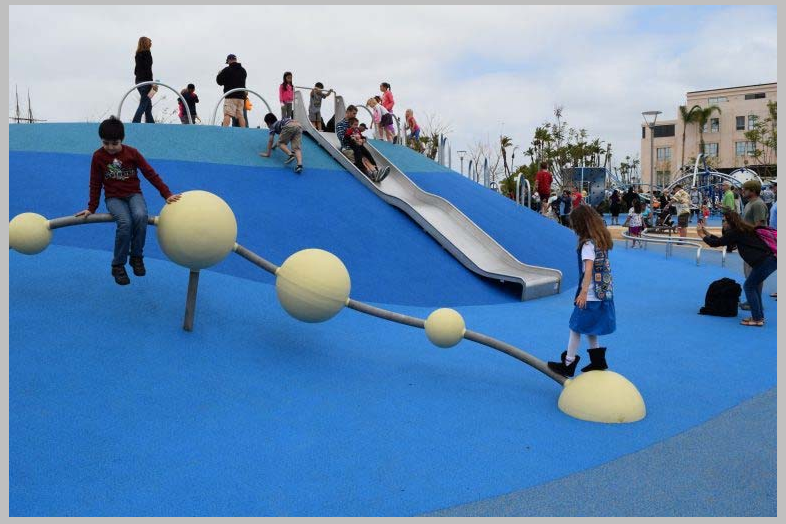
Playground Design Inspiration

Playground Design Inspiration



Playground Design Inspiration

Playground Design Inspiration



Playground Design Inspiration

Playground Design Inspiration

Playground Design Inspiration

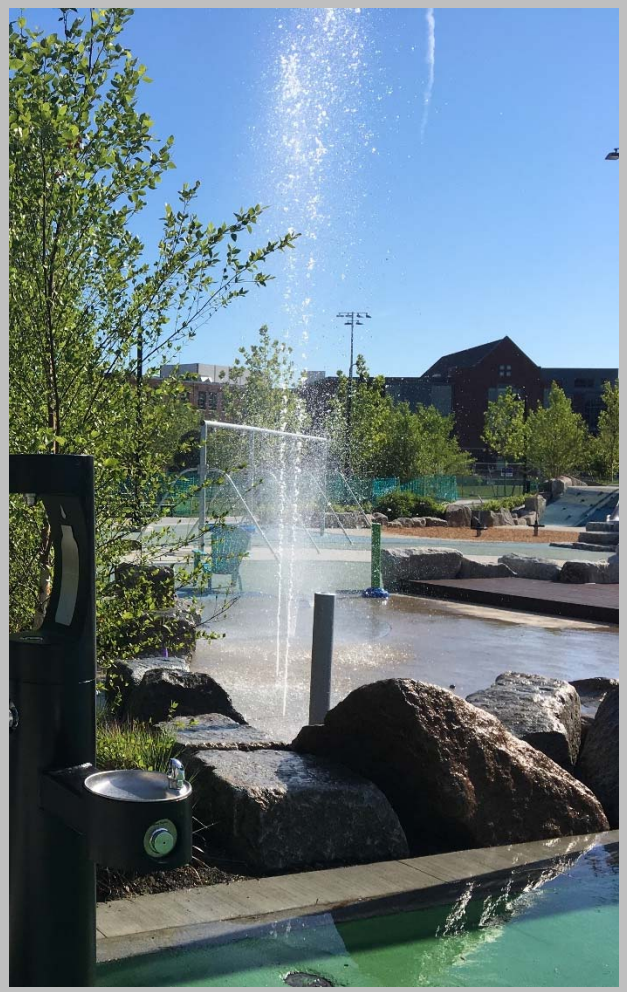
Preliminary Design Alternatives

Playground Character

Color Theme

Preliminary Design Alternatives

Water Play Character



Preliminary Design Alternatives

Water Play Scale Comparisons

Open Discussion

Part 1: Site Circulation & Layout

Existing Conditions & Analysis of:

Circulation & Accessibility

Park Edges & Interfaces
with Neighborhood & High School

Playground Layout

Play Equipment Concepts

Preliminary Design Alternative

Greenough Street Plaza

Concept 1

Concept 2

Concept 3

Preliminary Design Alternatives

"Slow" Street

Preliminary Design Alternatives

Placemaking, Picnicking, & Seating

Preliminary Design Alternative

Placemaking, Picnicking, & Seating

Preliminary Design Alternative

Placemaking, Picnicking, & Seating

Preliminary Design Alternatives

Furnishings Palette

Wood Theme

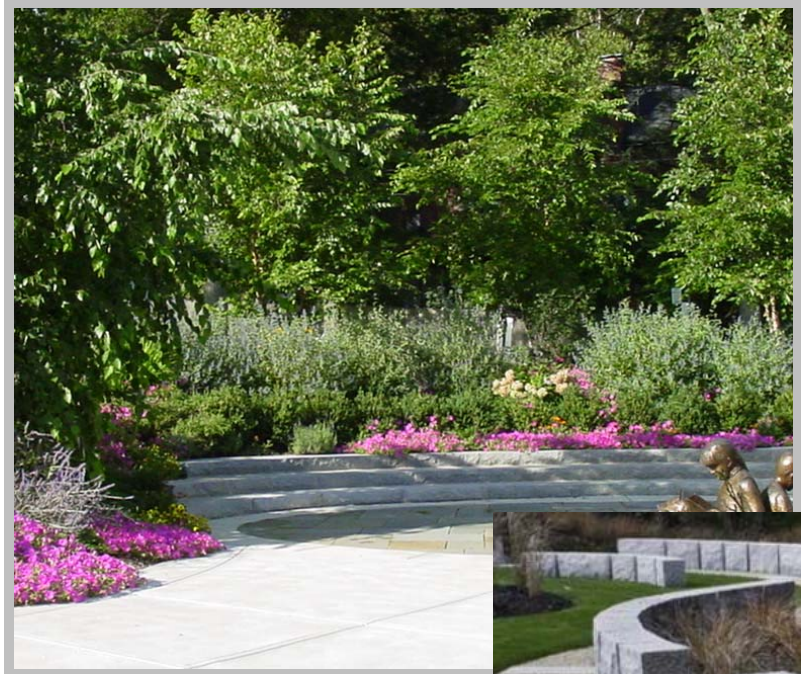
Color Theme

Preliminary Design

Furnishings Palette

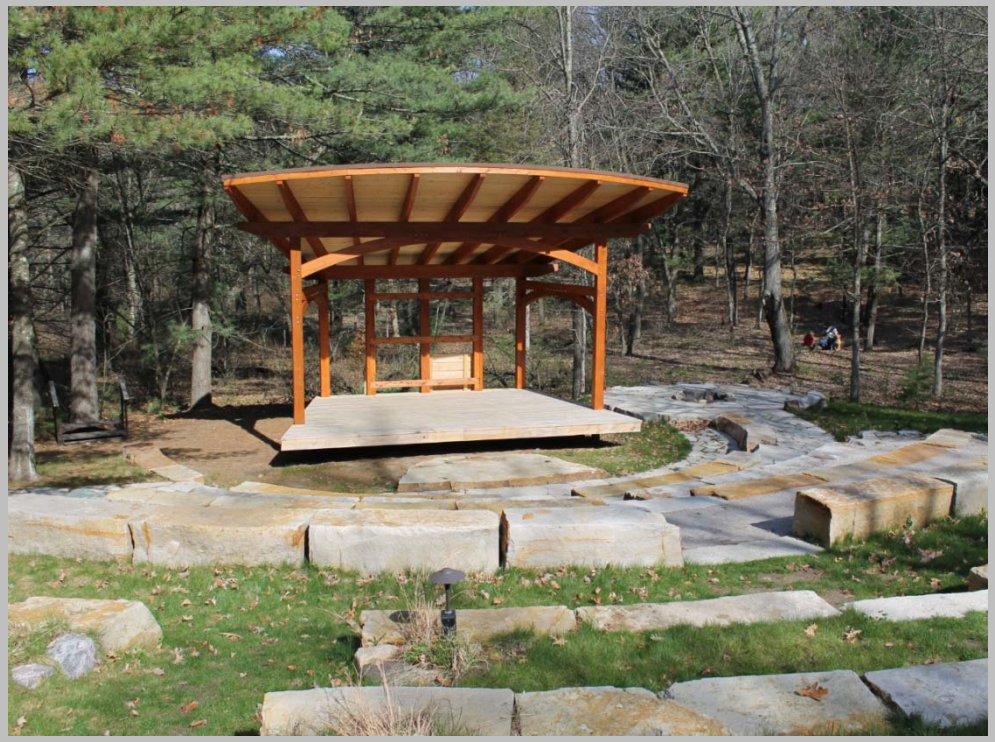
Preliminary Design Alternatives

Gathering & Seating Spaces



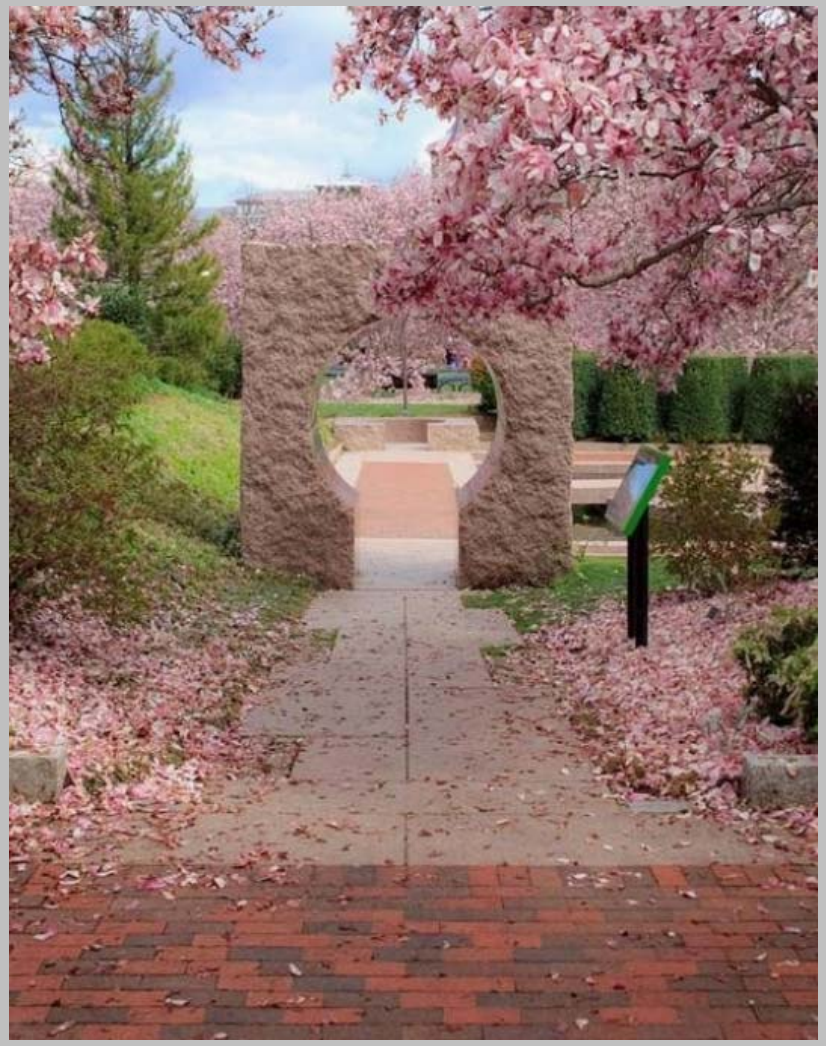
Preliminary Design Alternative

Performance Spaces



Preliminary Design Alternative

Public Art



Open Discussion

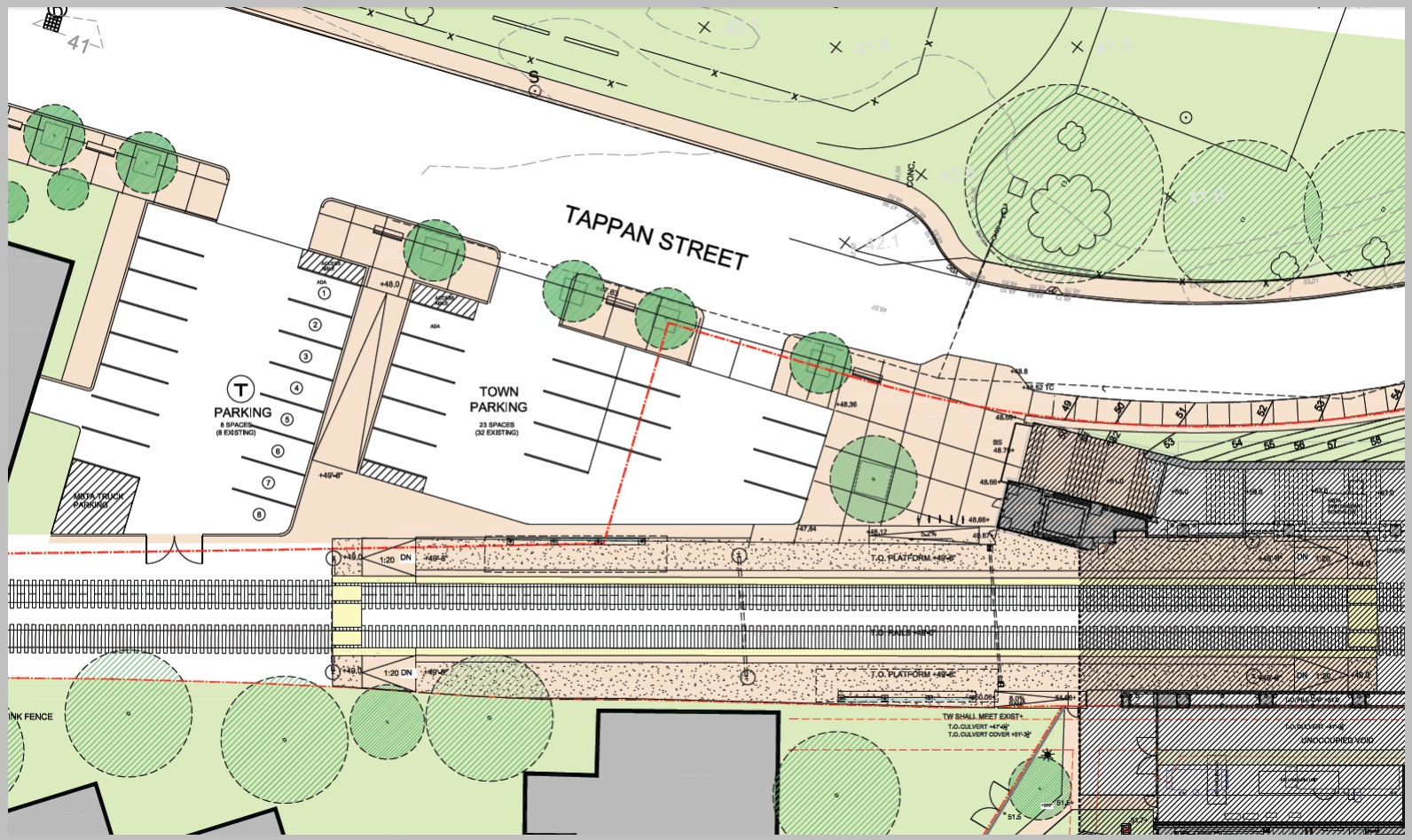
Part 2:

Destinations, Amenities,
Gathering Areas, & Place making

Slow Street & Community Plaza

Existing Site Circulation & Layout

High School & Community



MBTA "T" Station – Proposed Improvements

Existing Site Circulation & Layout

High School & Community

Streetscape

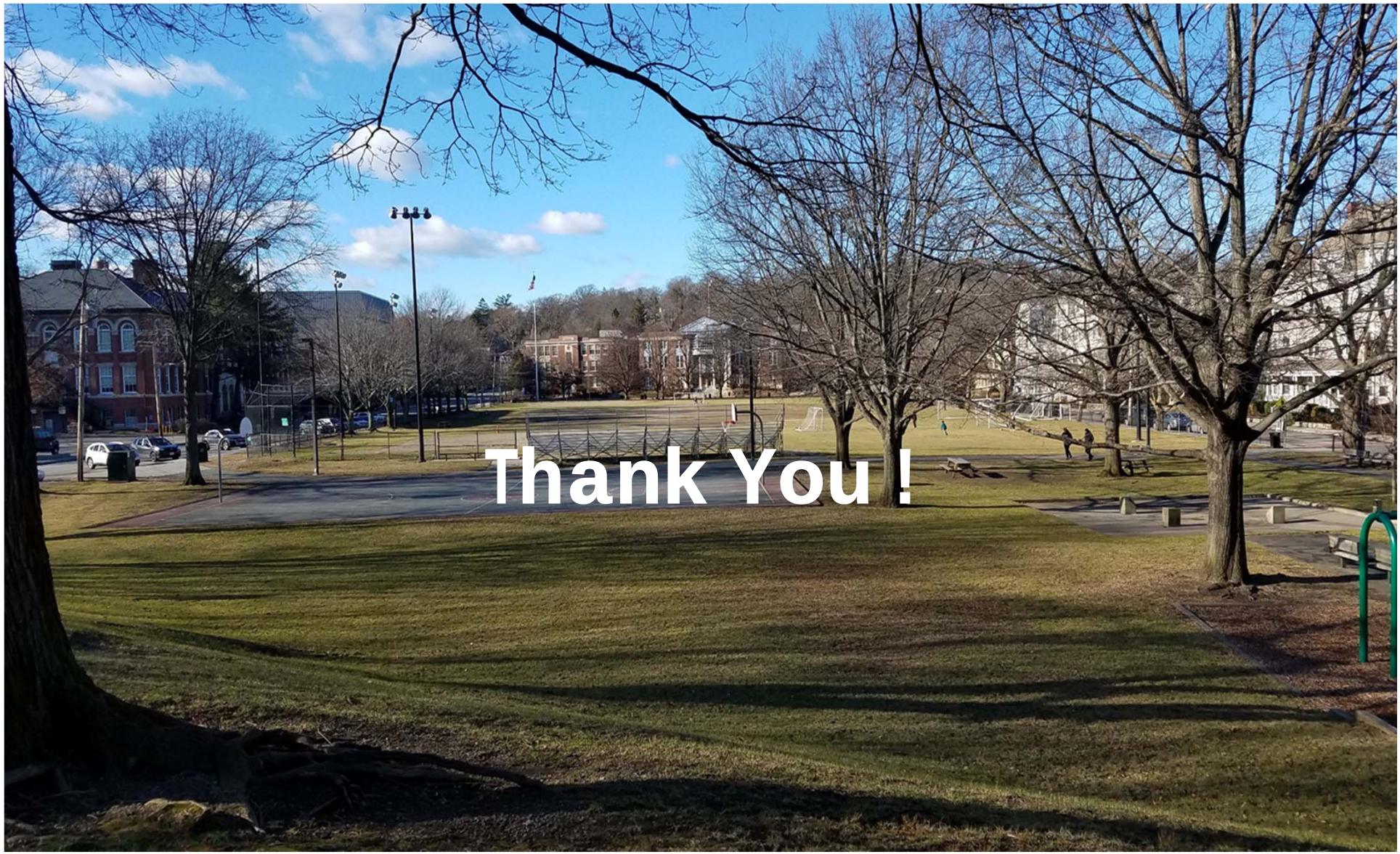
Existing Site Circulation & Layout

High School & Community

Streetscape

Existing Site Circulation & Layout

High School & Community

Streetscape

Conclusions