Design Review Committee Meeting #3

Cypress Playground Renovation

Wednesday, May 1, 2019

Agenda

Welcome & Introductions

Recap of Meeting #2 + Project Scope & Schedule

Part 1: Overall Site Concepts +
High School Project & Streetscape Coordination
(Followed by Open Discussion)

Part 2: Concept Enlargements
Greenough "Slow Street", Fields, Play Area
(Followed by Open Discussion)

Part 3: Playground Equipment
(Followed by Open Discussion)

Conclusion & Next Steps

Recap of DRC Meeting #2

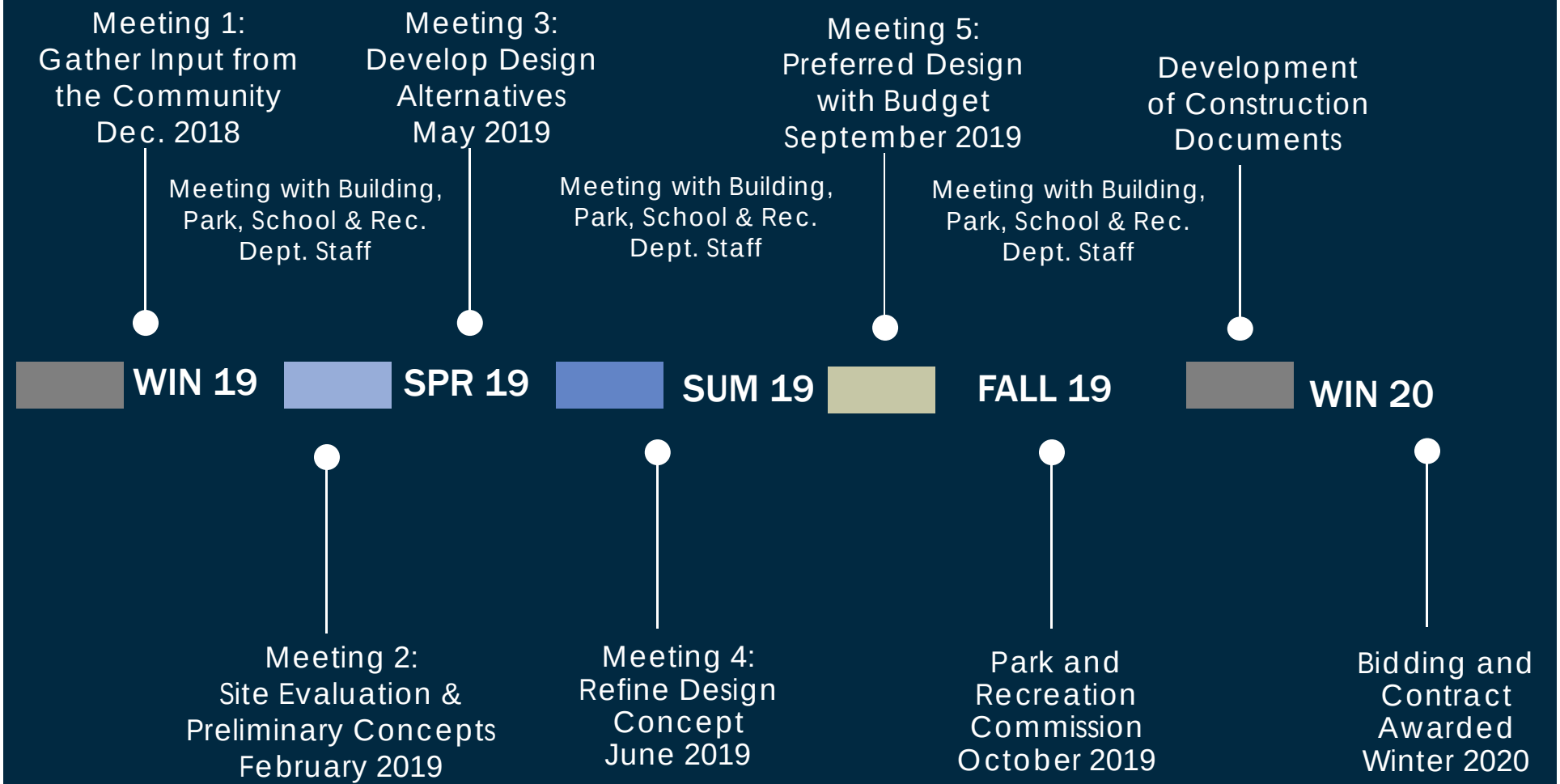
Preliminary Design Concepts for the Playground

Interfaces with Neighborhood & High School

Destinations, Amenities,
Gathering Areas, & Placemaking

Slow Street along High School/ Greenough

Design Review Process & Project Timeline



Construction: April/June 2020 – September 2021

BROOKLINE PARKS AND OPEN SPACE

High School Streetscape Illustrative Plan

BROOKLINE HIGH SCHOOL EXPANSION PROJECT

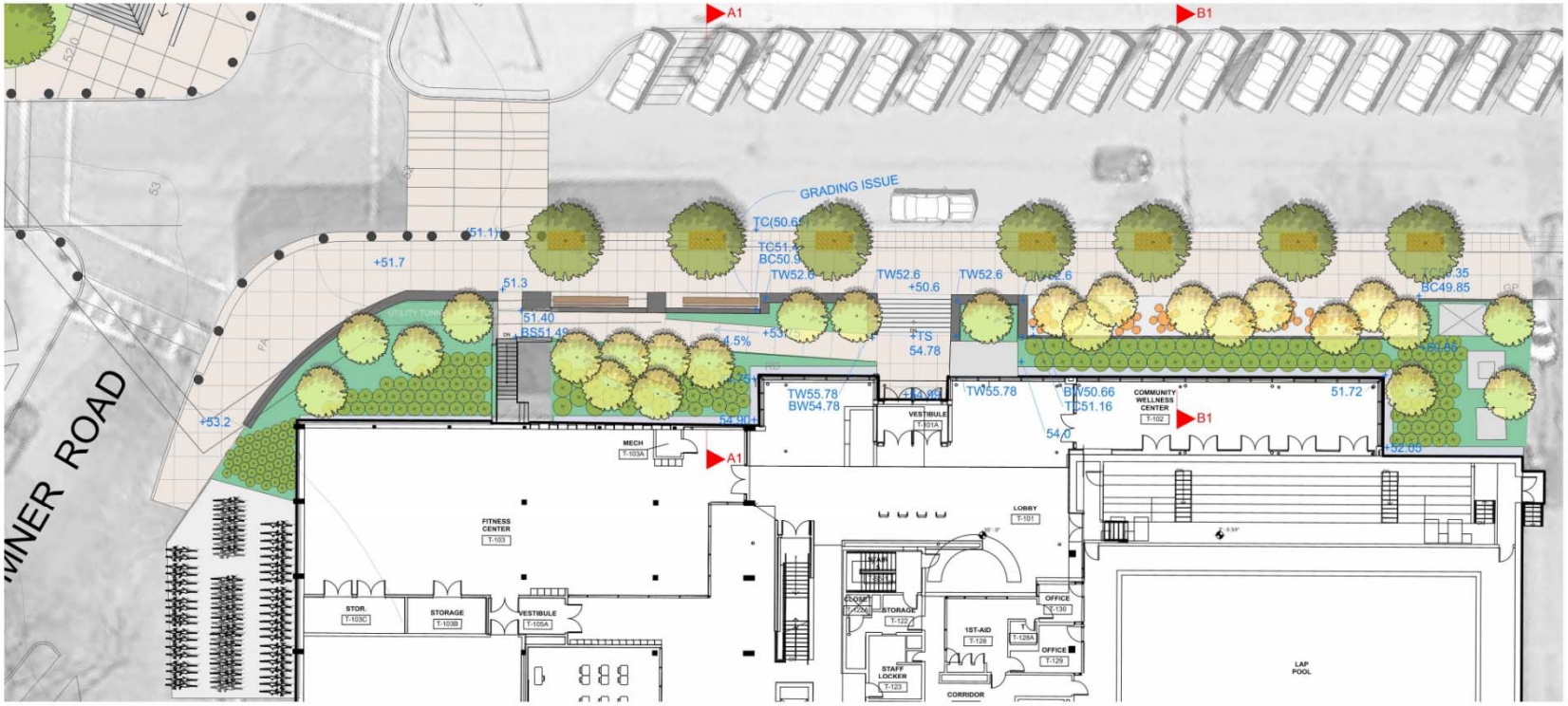
LEMON BROOKE

SCALE NTS

OVERALL LANDSCAPE PLAN

APRIL 25, 2019

Tappan Gym Social Sidewalk



BROOKLINE HIGH SCHOOL EXPANSION PROJECT

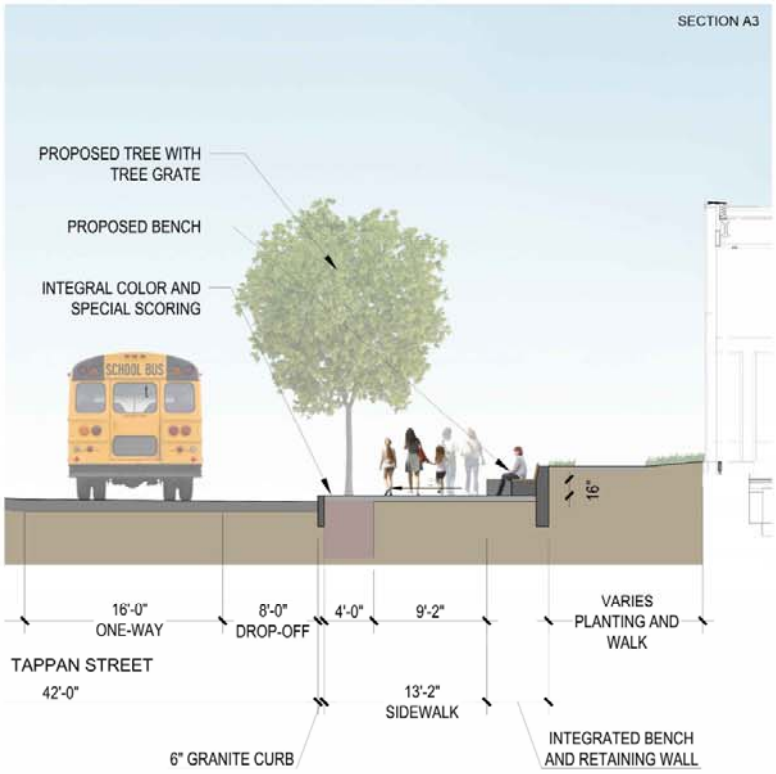
TAPPAN STREETSCAPE PLAN - OPTION 1

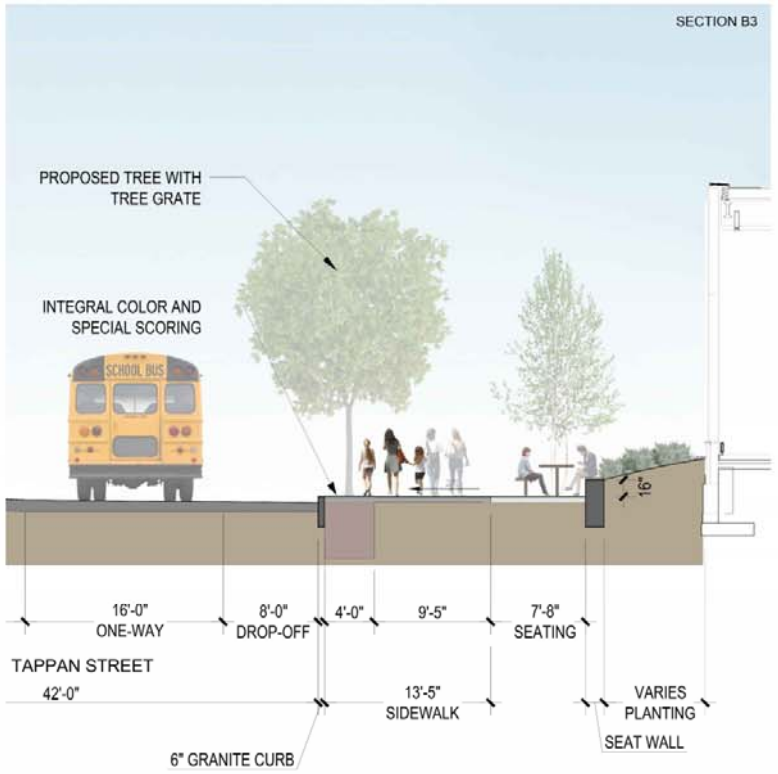
LEMON BROOKE

SCALE 1'=20'0"

APRIL 25, 2019

Tappan Gym Sidewalk Section





BROOKLINE HIGH SCHOOL EXPANSION PROJECT

TAPPAN STREETSCAPE PLAN - OPTION 3

LEMON BROOKE

SCALE NTS

APRIL 25, 2019

Part 1: Overall Design Concepts

Concept A

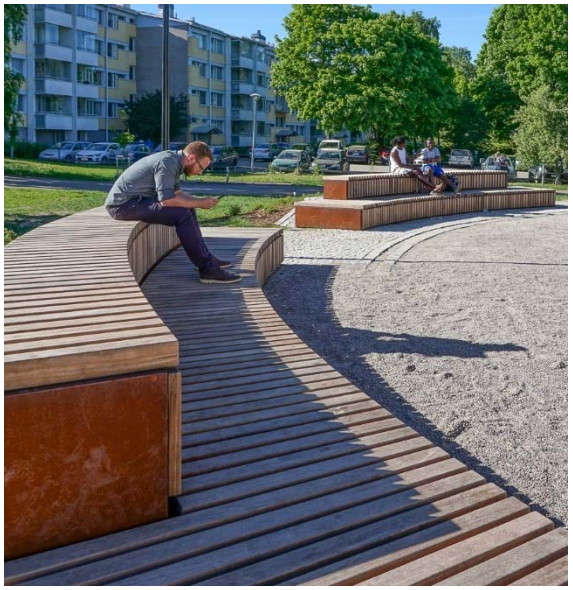
Concept B

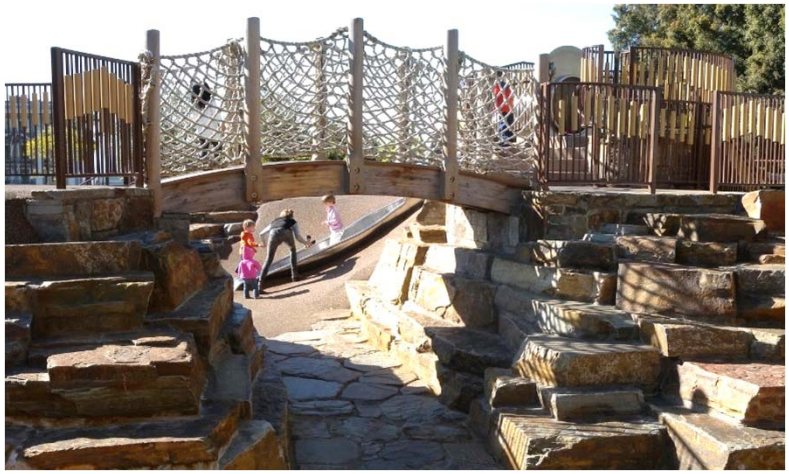
Concept C

Concept A

LOWELL ROAD
DANA STREET
DAVIS AVENUE
SPEED TABLE
SPECIALTY PAVING
GATE
SLOW STREET
GREENOUGH STREET
GRANITE COBBLE PAVING
PARKING STALLS
VEHICULAR DRIVE
SPECIALTY PAVING
PARKING STALLS
SEAT WALLS
SOFTBALL FIELD
235' OUTFIELD
MULTI-PURPOSE FIELD
300' x 195'
235' OUTFIELD
SOFTBALL FIELD
SPORTS LIGHTING
SPORTS NETTING
PARK ENTRANCE
SEAT WALL
ENTRY PLAZA
BRIDGE
SEAT WALLS
CENTRAL PLAZA
SPORTS LIGHTING
PLAYGROUND
SPLASH PAD
OPEN LAWN / SLEDDING HILL
BASKETBALL COURT
84' x 50'
CYPRESS STREET
ENTRY PLAZA
PLAZA
CONTRA-FLOW BIKE LANE
SPEED TABLE
SPECIALTY PAVING
TAPPAN STREET
SUMNER ROAD

Concept A – Precedent Images





Concept B

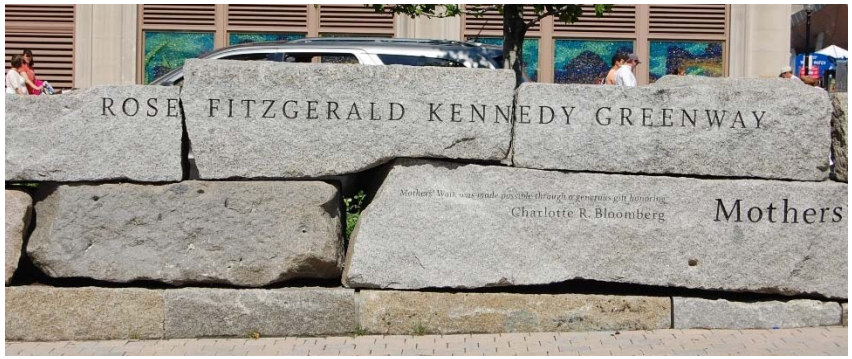
LOWELL ROAD
DANA STREET
DAVIS AVENUE
SLOW STREET
GREENOUGH STREET
CYPRESS STREET
TAPPAN STREET
SUMMER ROAD
SPEED TABLE
SPECIALTY PAVING
GATE
PLAZA
PARKING STALLS
GRANITE COBBLE PAVERS
ORNAMENTAL PLANTING MOUNDS
VEHICULAR DRIVE
STEPS
BENCH, TYPICAL
ENTRY SIGN WALL
SLOPED LAWN WITH SEATWALLS
SOFTBALL FIELD
235' OUTFIELD
MULTI-PURPOSE FIELD 300' x 195'
235' OUTFIELD
SOFTBALL FIELD
SPORTS LIGHTING
PARK ENTRANCE
SEAT WALL
ENTRY PLAZA
SEAT WALL
WOOD TERRACED SEATING DECK
HILLSIDE PLAY STRUCTURE
SEAT WALL
LANDSCAPE MOUNDS
PLAYGROUND
SPLASH PAD
OPEN LAWN / SLEDDING HILL
BASKETBALL COURT 84' x 50'
PLAZA
CONTRA-FLOW BIKE LANE
SPEED TABLE
SPECIALTY PAVING
SPORTS LIGHTING
ENTRY PLAZA
SEAT WALL

Concept B – Precedent Images

Concept C

LOWELL ROAD
DANA STREET
DAVIS AVENUE
SLOW STREET
GREENOUGH STREET
CYPRESS STREET
TAPPAN STREET
SUMNER ROAD
SPEED TABLE
SPECIALTY PAVING
GATE
COLUMNAR / FASTIGIATE TREES
DROP-OFF / PICK-UP PARKING
STACKED GRANITE BLOCK WALLS
BOLLARDS
FLUSH CURB, TYPICAL
SPECIALTY PAVING BANDS
TERRACED SEAT WALLS (AMPITHEATER)
SOFTBALL FIELD
ORNAMENTAL SHRUBS / GRASSES
PARK ENTRY SIGN
235' OUTFIELD
MULTI-PURPOSE FIELD 300' x 195'
235' OUTFIELD
SOFTBALL FIELD
SPORTS LIGHTING
PARK ENTRANCE SEAT WALL
PLAYGROUND
SPLASH PAD
PLANK STEPS
OPEN LAWN / SLEDDING HILL
BASKETBALL COURT 84' x 50'
STAIR PATH OPTION
PLAZA
CONTRA-FLOW BIKE LANE
SPEED TABLE
SPECIALTY PAVING
DOUBLE SIDED TERRACED GRANITE SEATWALL
ENTRY SIGN WITHIN GRANITE BLOCK WALL
SPORTS LIGHTING
PLAZA

Concept C – Precedent Images



Part 2: Focus Areas – “Slow Street”

Concept A

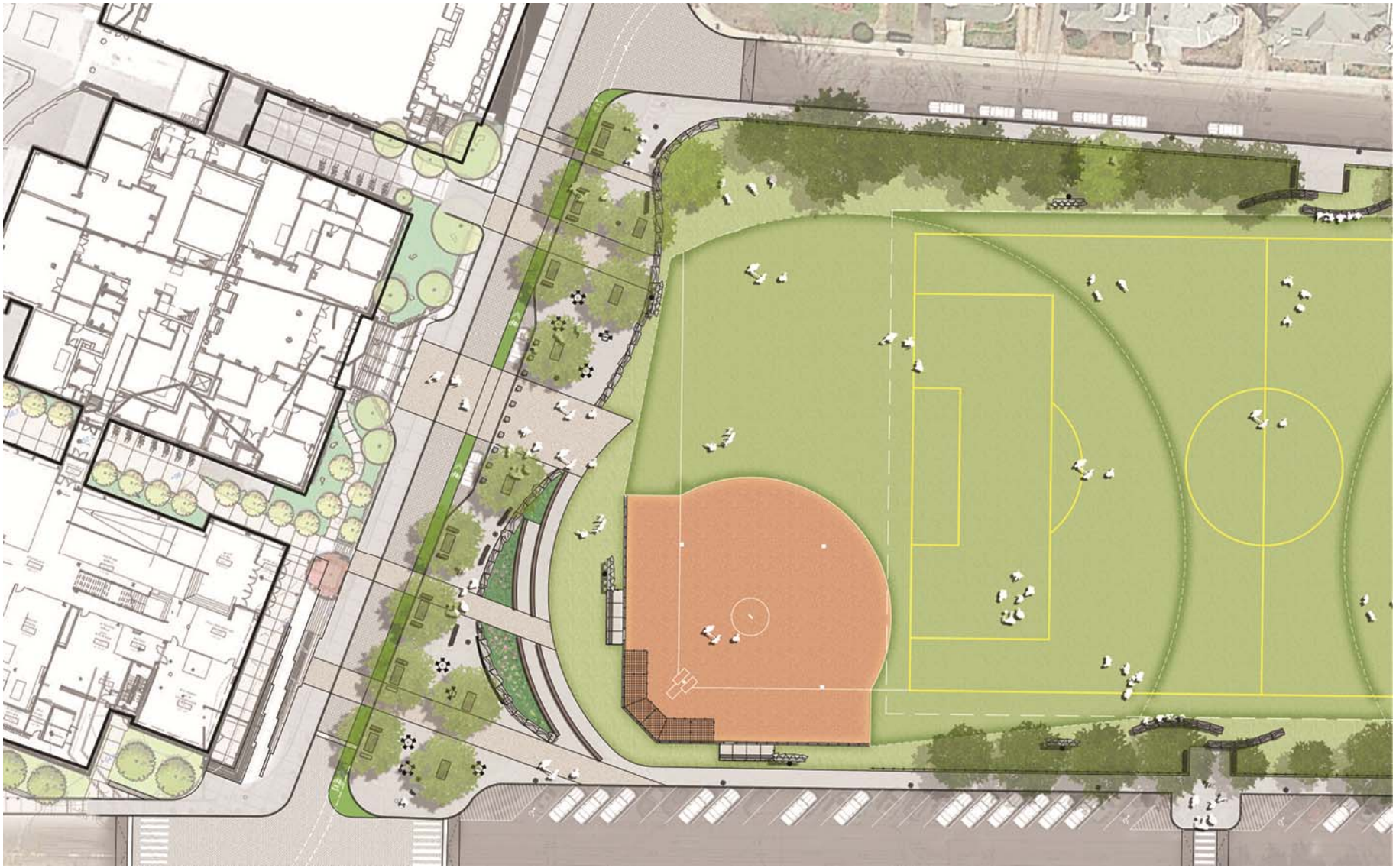
Concept B

Concept C

Concept A – “Slow Street”

Concept B – “Slow Street”

Concept C – “Slow Street”



Concept C – “Slow Street” Perspective

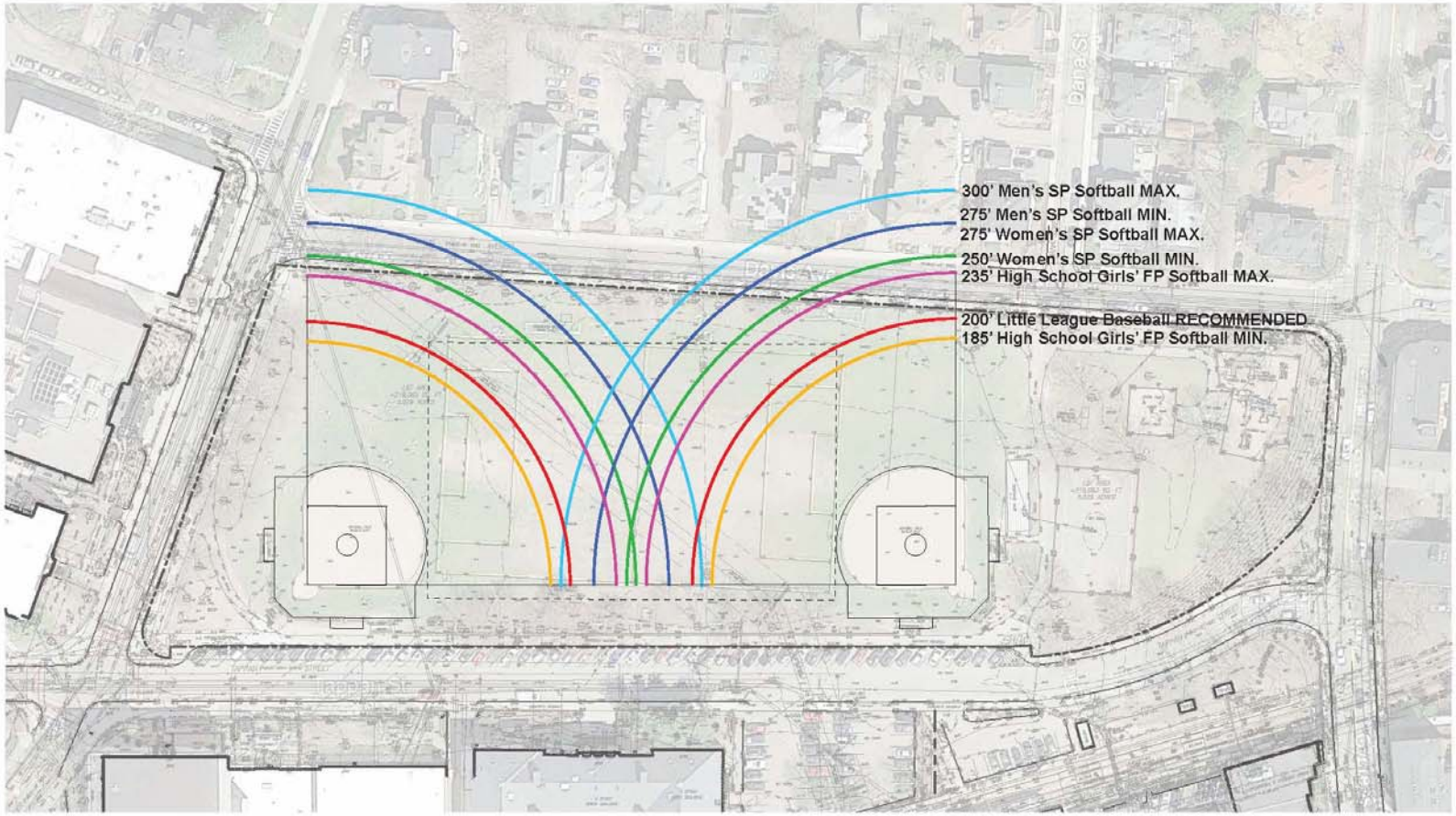
Part 2: Focus Areas – Fields Layout

Concept A

Concept B

Concept C

Fields Overview



OUTFIELD STANDARDS (N.F.H.S.)
HS Girls' Fast Pitch Softball (Men's - Women's Fast Pitch) 185 ft MIN. - 235 ft MAX.
Women's Slow Pitch 250 ft MIN. - 275 ft MAX.
Men's Slow Pitch (Men's Softball League) 275 ft MIN. - 300 ft MAX.

LITTLE LEAGUE BASEBALL
Minor League: ages 5-11 Major League: ages 9-12 Outfield Distance: Distance established by local league's preference, 200 ft recommended by L.L.B.

SOFTBALL FIELD SIZE STUDY

Concept A – Fields Layout

Concept B – Fields Layout

Concept C – Fields Layout

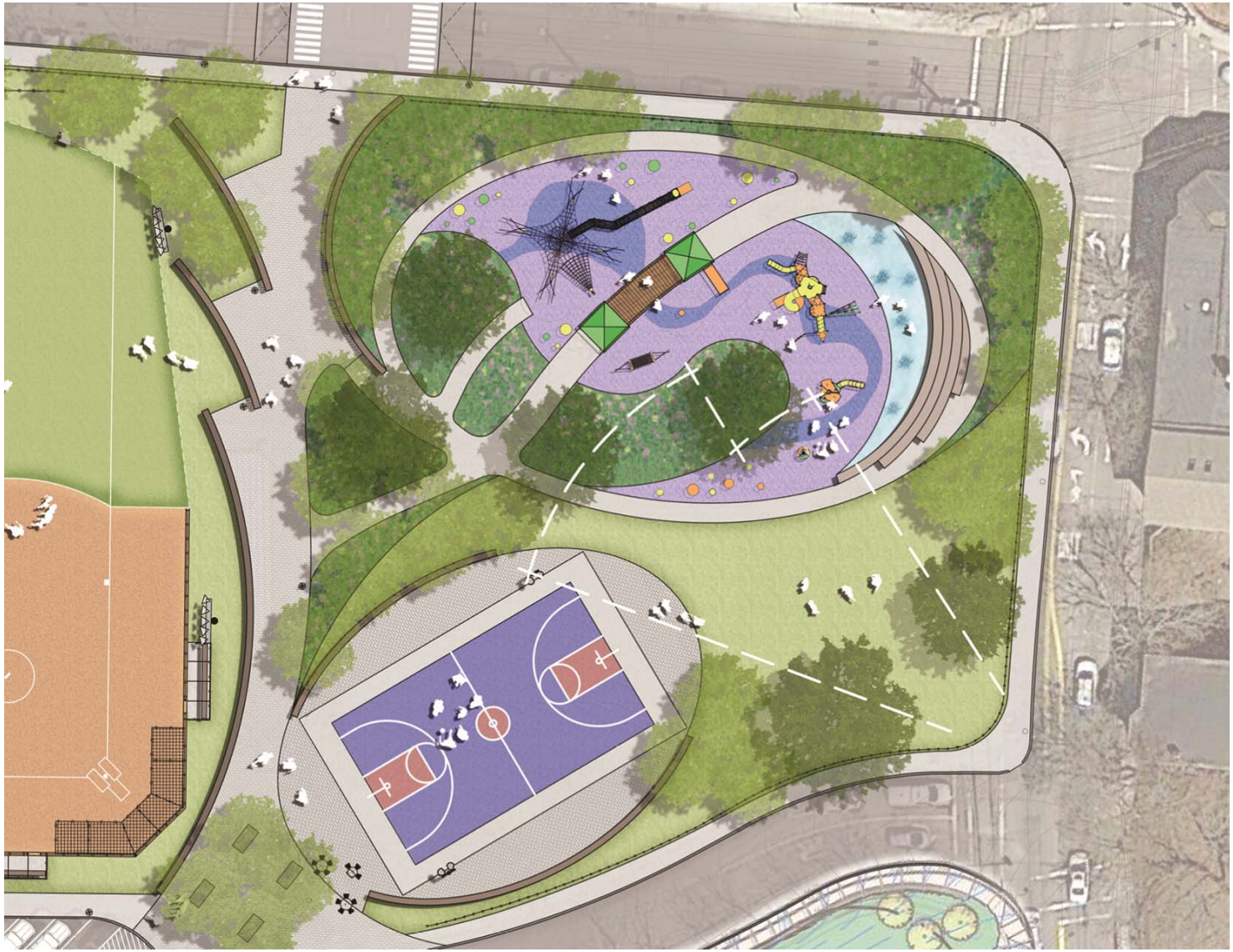
Part 2: Focus Areas – Play Area

Concept A

Concept B

Concept C

Concept A – Play Area



Concept B – Play Area

Concept C – Play Area

Concept C - Play Area Perspective

Part 3: Playground Equipment

List of Vendors

Berliner

Goric

Kompan

Landscape Structures – ME O'Brien

Landscape Structures – LSI Custom

Playground Equipment – Berliner

PARK STREET PLAYGROUNDS

A. Terranos climbers Ages 2-12

B. Trii Houses Ages 2-5

C. Tannebaum Ages 2-12

D. Freeride Ages 5-12

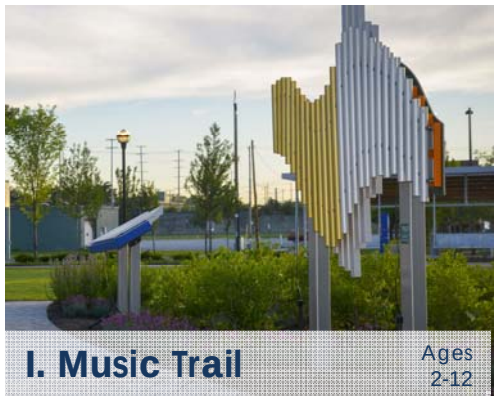
E. Tower Climber Ages 5-12

Playground Equipment – Berliner

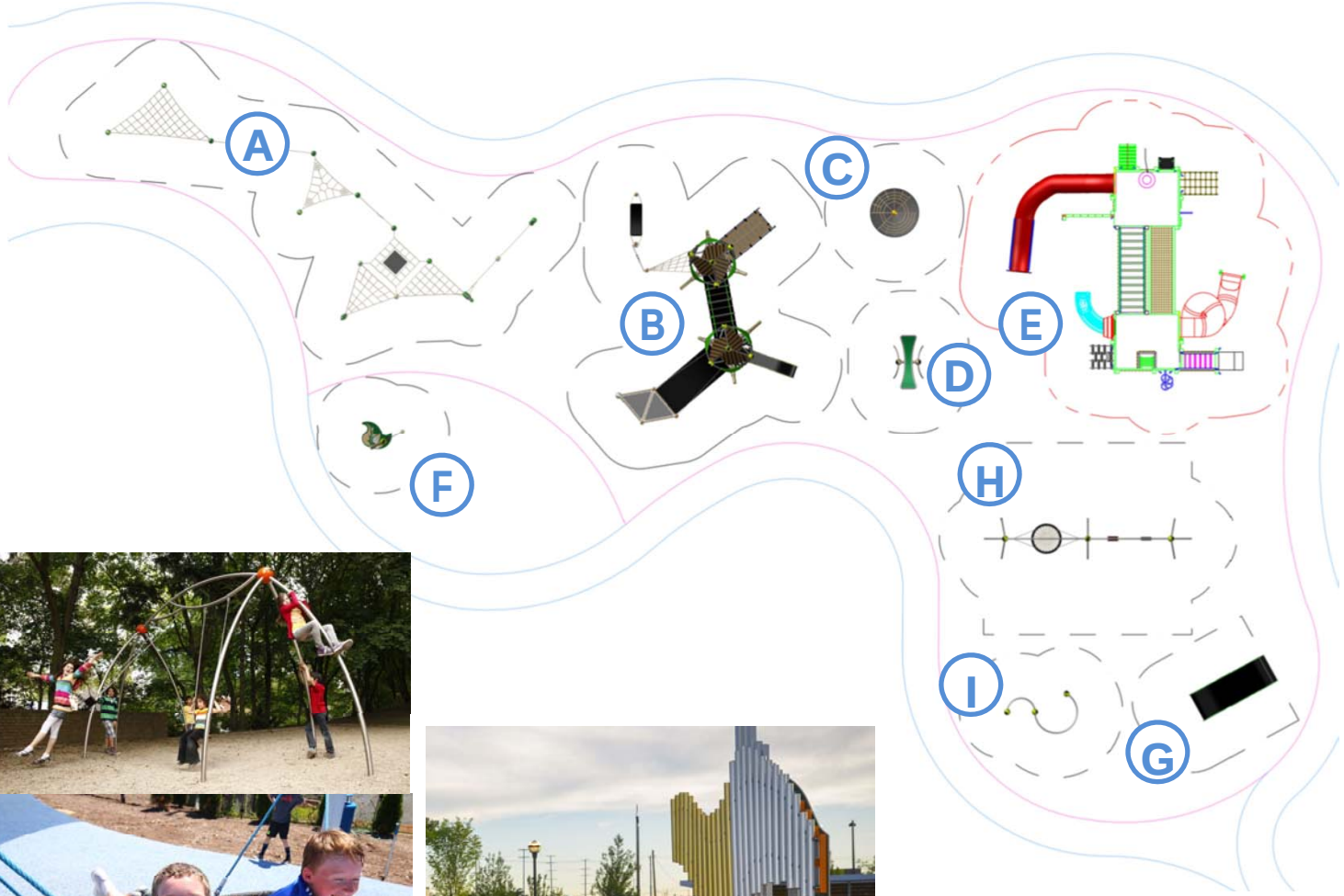
F. Sand Station Ages 2-12

G. Hill Slide Ages 2-12

H. Swingo swing Ages 2-12



I. Music Trail Ages 2-12



Playground Equipment – Berliner

PARK STREET PLAYGROUNDS

A. Terranos climbers Ages 2-12

B. Trii Houses Ages 2-5

D. Freeride Ages 5-12

C. Tannebaum Ages 2-12

E. Tower Climber Ages 5-12

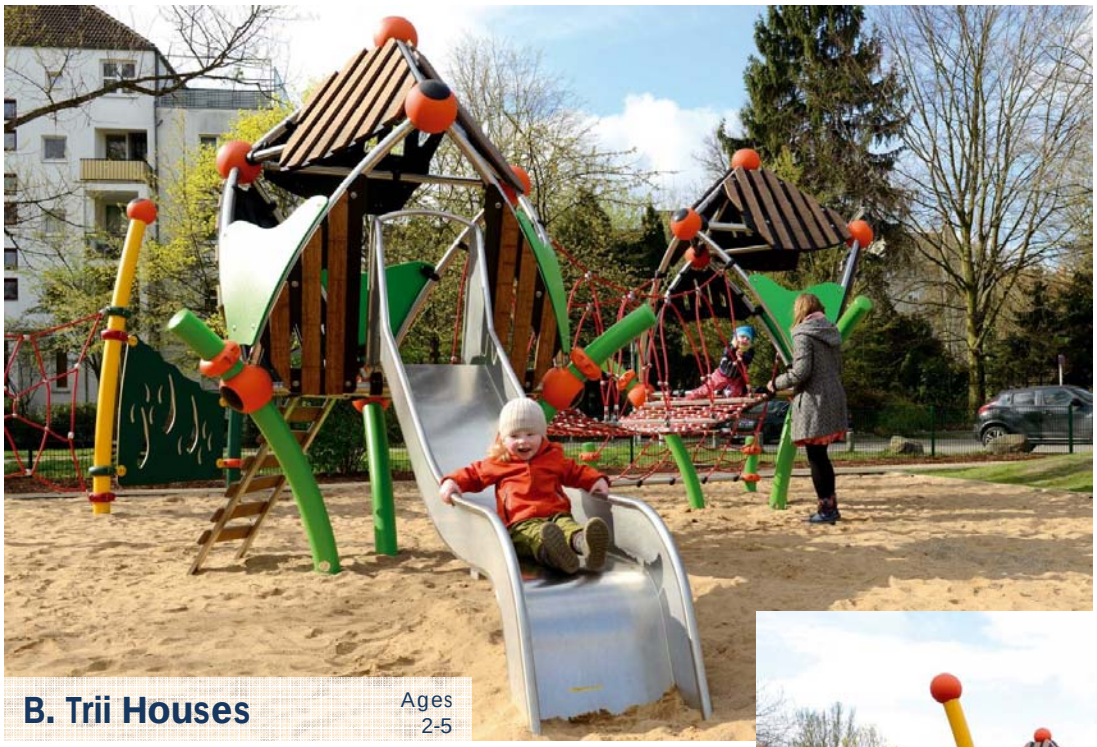
F. Sand Station Ages 2-12

G. Hill Slide Ages 2-12

H. Swingo swing Ages 2-12

I. Music Trail Ages 2-12

Playground Equipment – Berliner



B. Trii Houses Ages 2-5

A. Terranos climbers Ages 2-12

Playground Equipment – Goric

A. Spaghettini Ages 5-12

B. Dish Ages 5-12

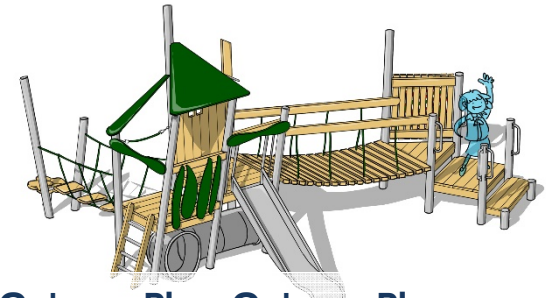
C. Grass Ages 2-12

D. Ball Climber Cluster Ages 2-12

Playground Equipment – Goric

E. Dancer Ages 2-12

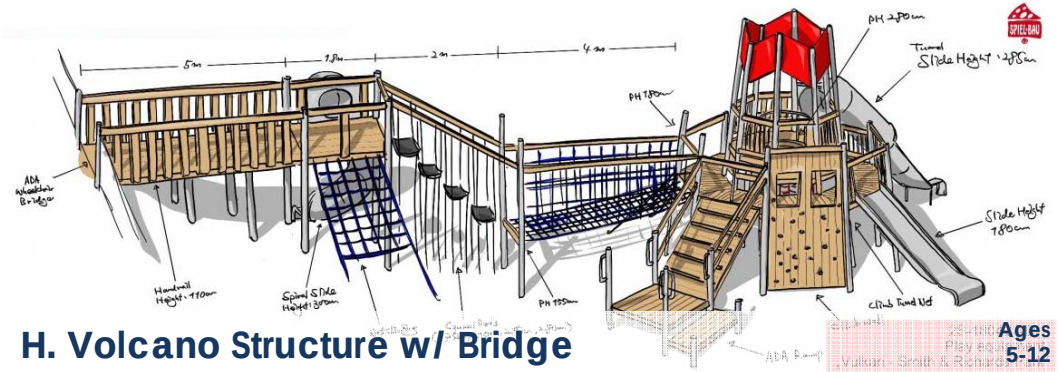
F. Sensory Play Ages 2-12



G. Lucy Play G. Lucy Play Structure Ages 2-12

Playground Equipment – Goric

I. Small Nest Ages 2-12



H. Volcano Structure w/ Bridge Ages 5-12

J. Integration Carousel Ages 2-12

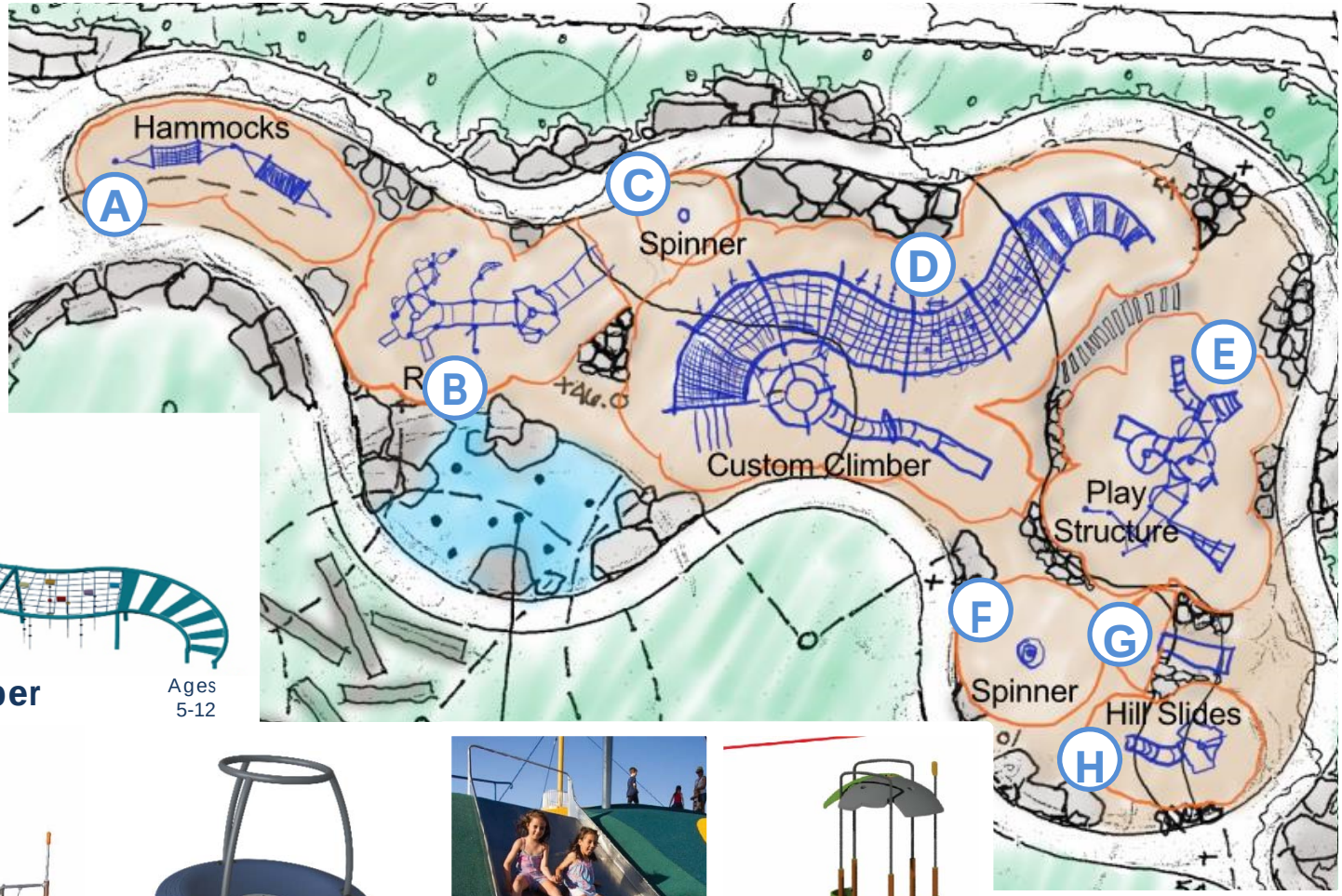
Playground Equipment – Kompan

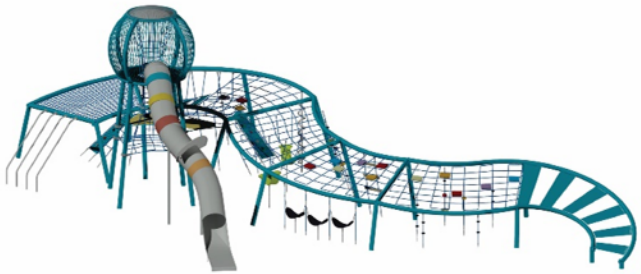
A. Hammocks Ages 2-12

B. Elements Pathfinder System Ages 5-12

C. Spinner Bowl Ages 5-12

Playground Equipment – Kompan





D. Custom Wavy Climber

Ages 5-12

E. Fuji Play Structure

Ages 5-12

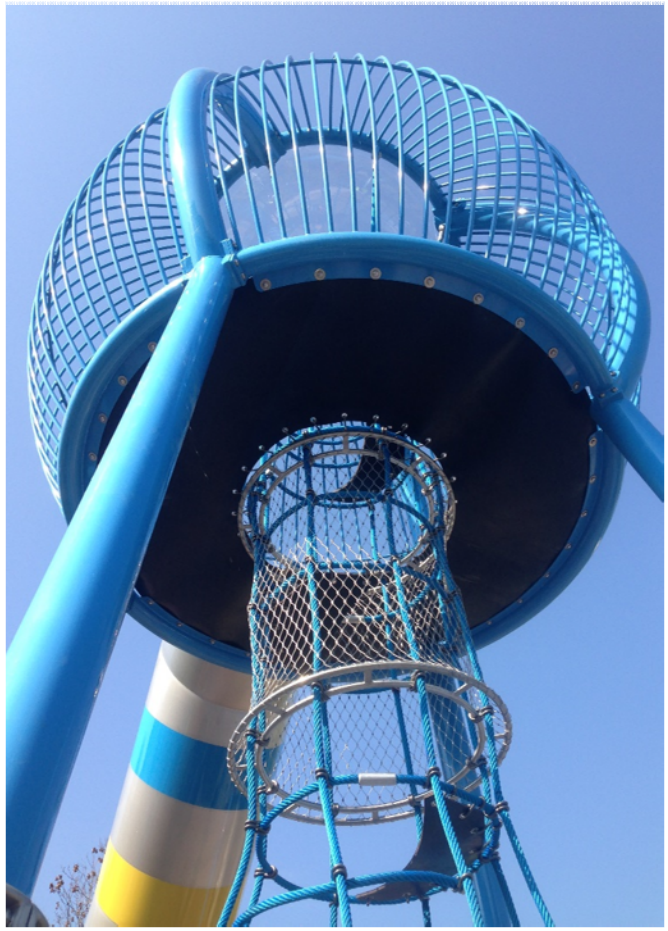
F. Inclusive Spinner

G. Extra Wide Embankment Slide

H. Embankment Slide w/ Roof

Playground Equipment – Kompan

Large Structure OPTION 1
Custom Wavy Climber



Playground Equipment – Kompan

Large Structure OPTION 2
Custom Tower with Bridge

Playground Equipment – LSI

Playground Equipment – LSI

Playground Equipment – LSI

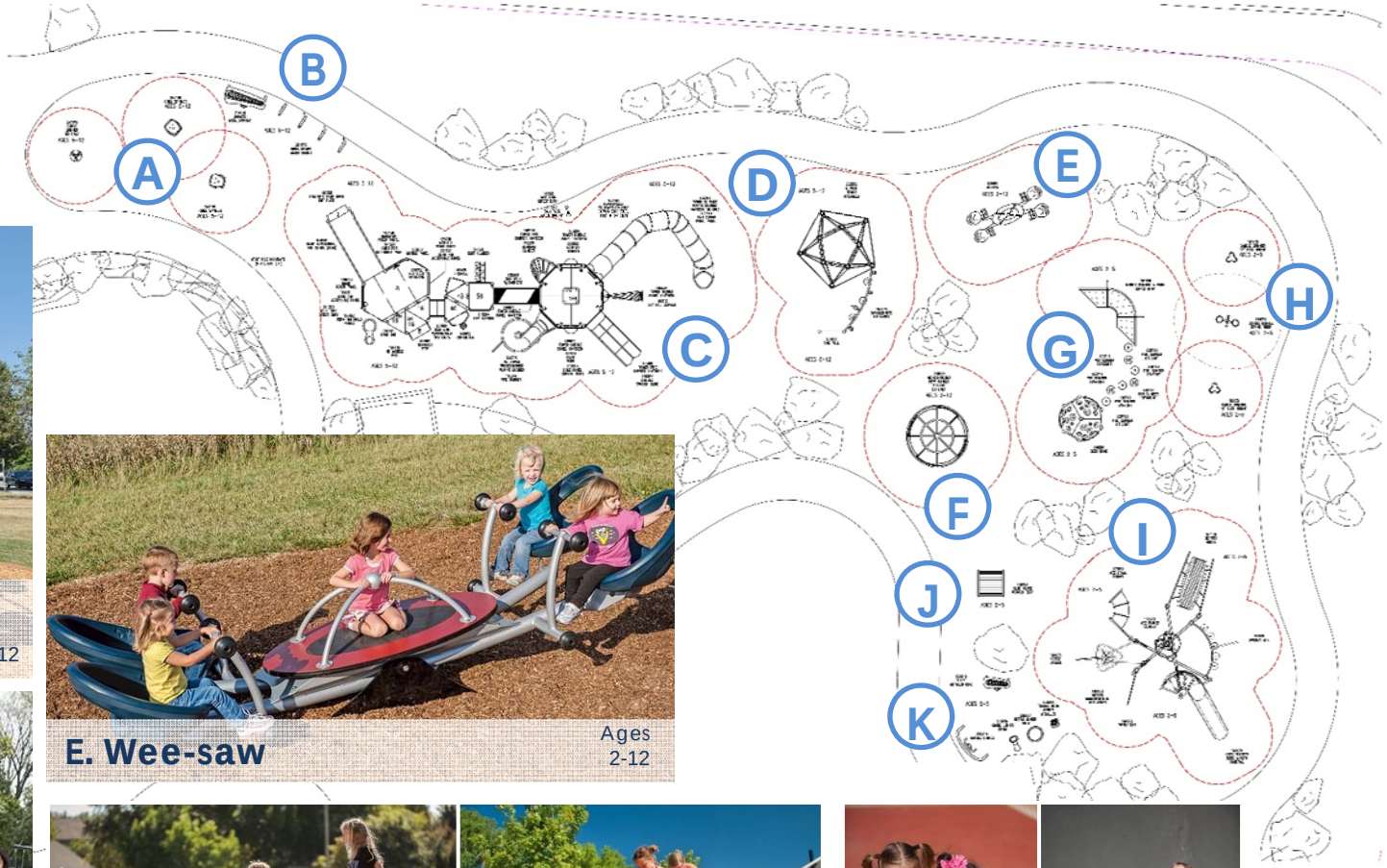
A. 5-12 Year Old Spinners

B. Ages 5 to 12 Musical Instruments

C. Custom 5-12 Play Structure

Ages 5-12

Playground Equipment – LSI



D. 5 Post Tower with Cables Ages 5-12

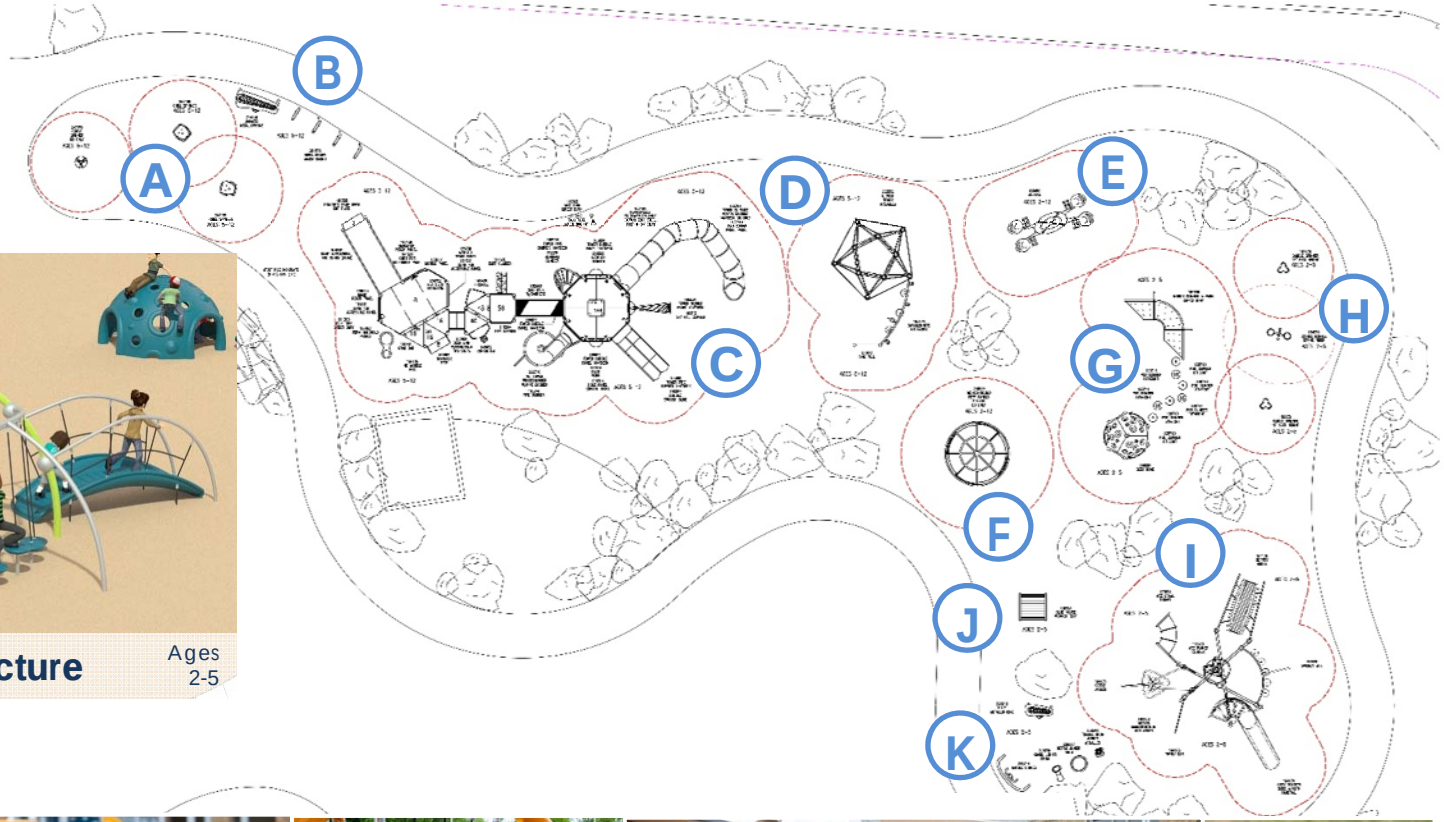
E. Wee-saw Ages 2-12

F. We-Go-Round Ages 2-12

G. Mobius Climber & Cozy Dome Ages 2-5

H. 2-5 Year Old Spinners & Springers

Playground Equipment – LSI



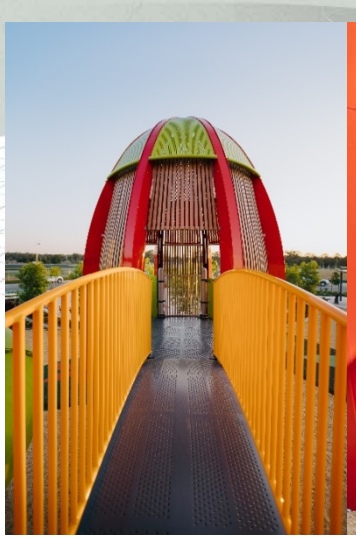
I. Weevos Custom Structure Ages 2-5

J. Club House Ages 2-5

K. Ages 2 to 5 Musical Instruments

Playground Equipment – LSI Custom

Playground Equipment – LSI Custom



Playground Equipment – LSI Custom

Playground Equipment – LSI Custom

Playground Equipment – LSI Custom

Conclusions

Design Concepts Overview

CONCEPT PLAN PROGRAMMATIC MATRIX

	Existing	Concept Plan A	Concept Plan B	Concept Plan C
Distinct Entrances	3	4	4	4
Softball Field A	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'
Softball Field B	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'	Foul Lines = 185' Center Field = 235'
Multi-use Field	180' X 300'	195' X 300'	195' X 300'	195' X 300'
Perimeter Netting	-	440 LF	-	-
Playground	+/- 3,825 SF	7,502 SF	7,110 SF	8,850 SF
Water Play	1,225 SF	1,034 SF	1,346 SF	880 SF
Existing Trees	59	32	33	25
Trees Removed	-	27	26	34
New Trees	-	51	50	56
Slow Street	-	14,600 SF	14,600 SF	17,600 SF
Greenough St Parking	12	7	11	4