

Design Review Committee Meeting #4



CYPRESS STREET PLAYGROUND Brookline, Massachusetts

Weston & Sampson

Agenda

Welcome & Introductions

Recap of Previous Meetings + Project Scope & Schedule

Part 1: Preferred Overall Concept Plan

HS Coordination / Streetscape / “Slow Street” / Athletic Fields
(Followed by Open Discussion)

Part 2: Play Area

Dana Corridor / ADA Path / Playground
(Followed by Open Discussion)

Part 3: Planting, Seating, & Cost Estimate

(Followed by Open Discussion)

Preference & Priority Setting



Recap of DRC Meeting #3

Preliminary Design Concepts for the Playground

Interfaces with Neighborhood & High School

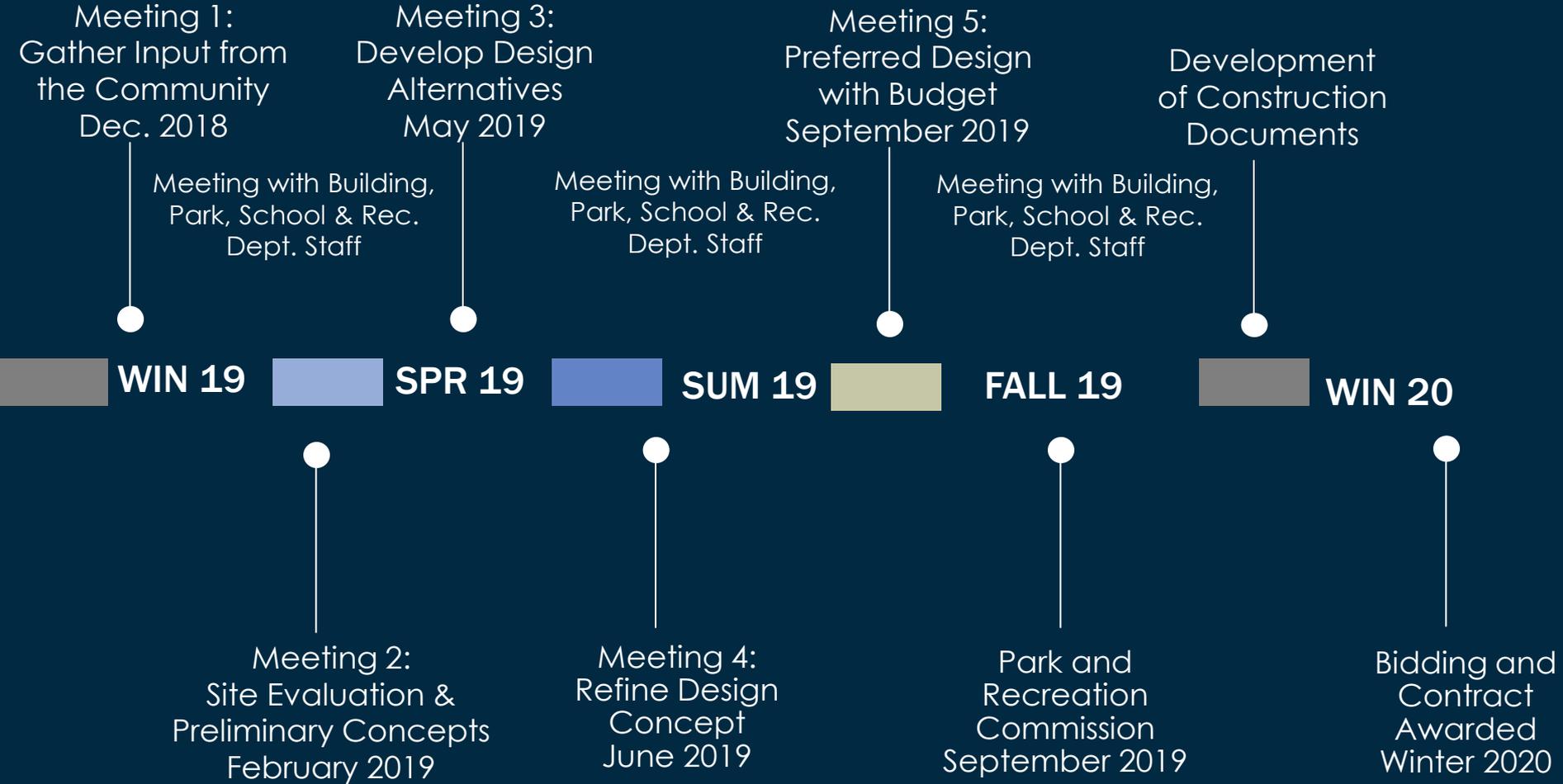
Destinations, Amenities,
Gathering Areas, & Placemaking

Slow Street along High School/ Greenough

Coordination with High School project



Design Review Process & Project Timeline



Construction: April/June 2020 – September 2021



Cypress Playground Site Visit



Posted Meeting for Public Input at the Park.

Spoke with various park users, from 2 to 92 years old!

Reviewed various play elements and accessories they liked.

More traditional and toddler swings!



High School-Cypress St Playground Plan



Greenough St: “Slow Street”

Concept 1:
Existing Road



Concept 2:
With New Major Crossings



Greenough St: “Slow Street”

Concept 3:
Existing Curb,
Parking,
Raised Road

Concept 4:
Existing Curb,
Contra Bike Lane,
Raised Road

Concept 5:
New Curb,
Contra Bike Lane,
Parking,
Raised Road



Greenough St: “Slow Street”

Concept 3: Existing Curb, Parking & Raised Road



“Slow Street” with Bike Lane Perspective

Concept 4: Existing Curb, Contra Bike Lane, & Raised Road



Athletic Fields



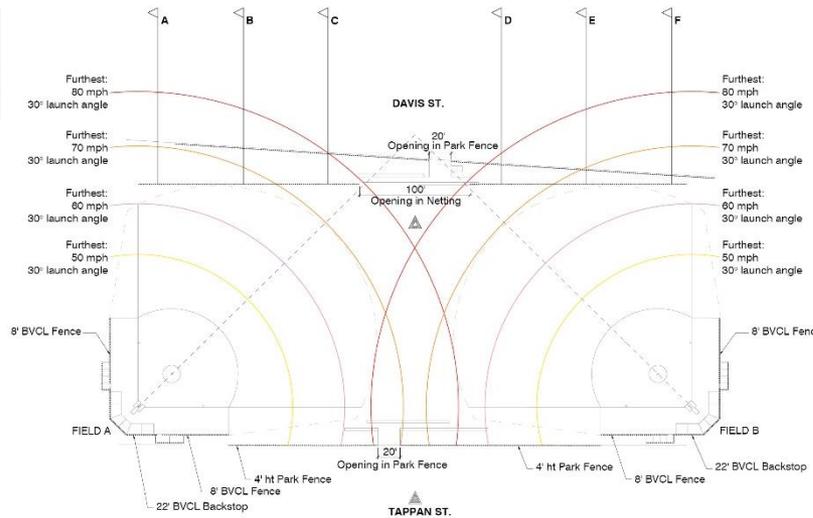
Mid-Park Entrances



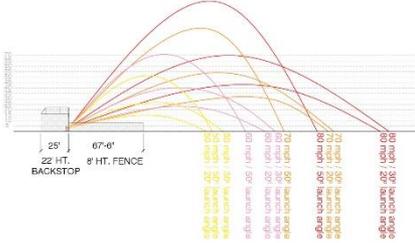
Park Fence & Sports Netting Study

SOFTBALL	AVERAGE SPEED RANGE	TOP RANGE
YOUTH	30 - 55 MPH	50 - 60 MPH
COLLEGE / HS (Fast Pitch)	50 - 75 MPH	75 - 85 MPH
PRO	70 - 85 MPH	80 - 90 MPH

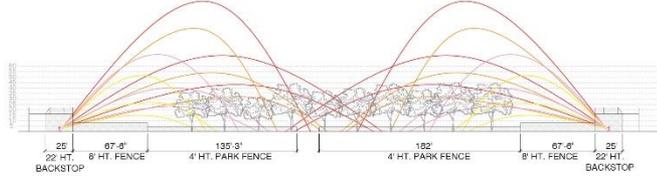
SOFTBALL	AVERAGE SPEED RANGE
GROUND BALL	< 10°
LINE DRIVE	10° - 25°
FLY BALL	25° - 50°
POP UP	> 50°



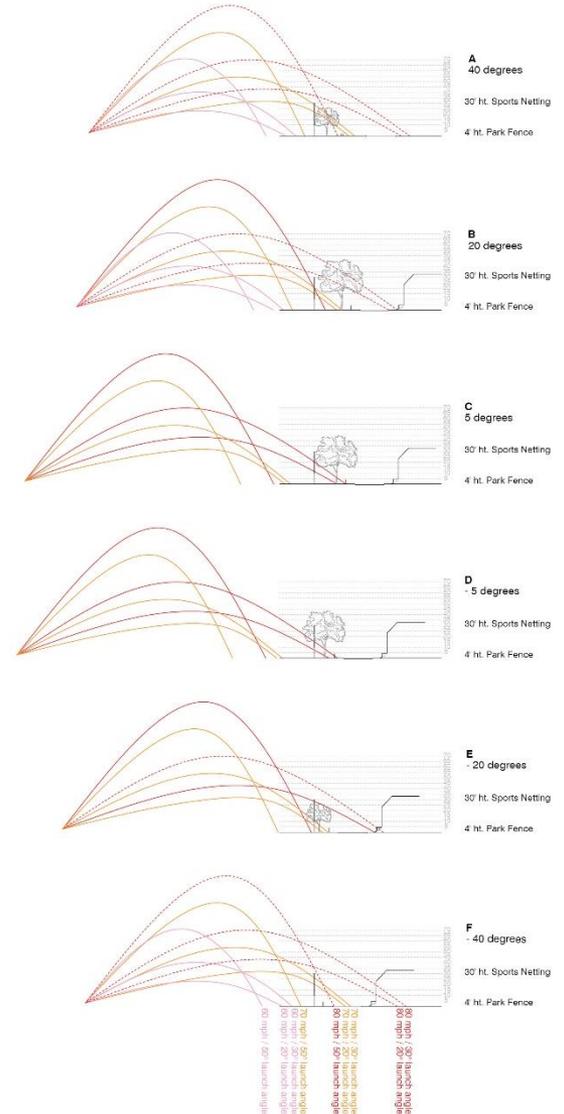
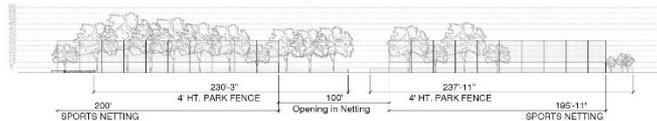
FIELD A AND B PERPENDICULAR TO HOME PLATE - BALL TRAJECTORIES



TAPPAN STREET FENCE ELEVATION



DAVIS STREET FENCE AND NETTING ELEVATION



Park Fence & Sports Netting Study

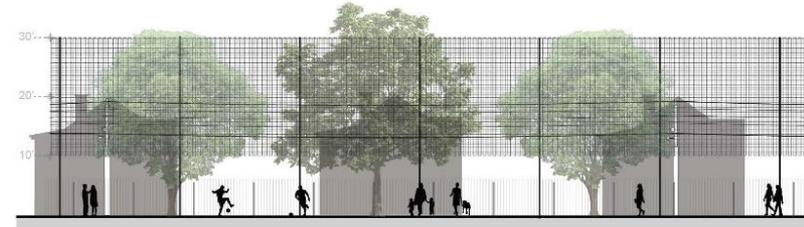
SECTIONS AT DAVIS ST.

Midfield Park Entrance

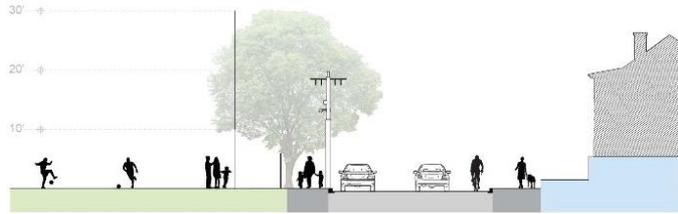


ELEVATIONS AT DAVIS ST.

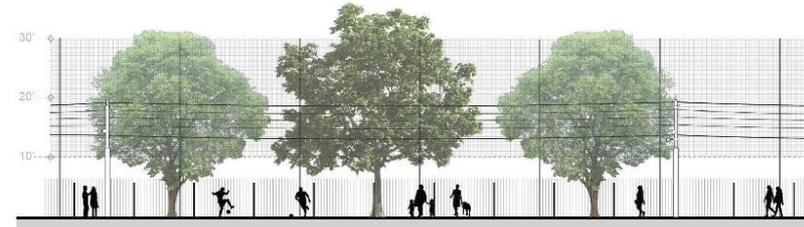
Towards Davis Street from Within Field



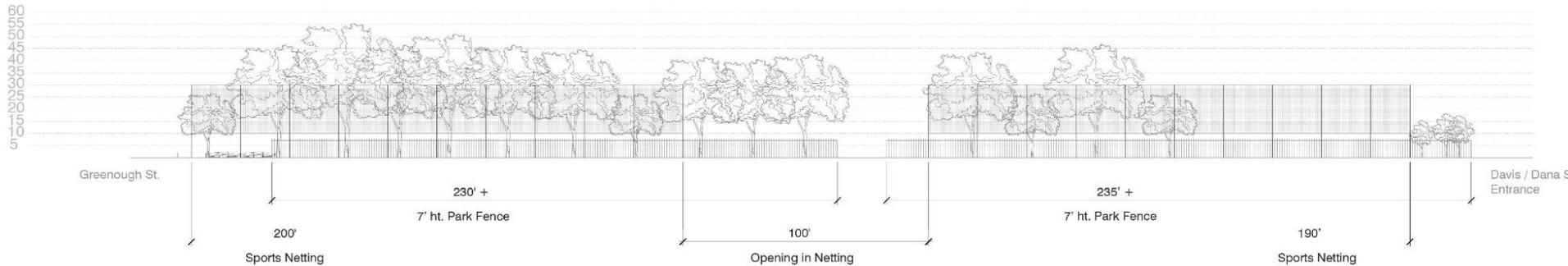
Dana St. Intersection



Towards Field from Davis Street



FENCE AND SPORTS NETTING ELEVATION - Towards Davis Street from Within Field



Part 2: Play Area



Park Images



Park view from Cypress/ Tappan



Park Images



Park view from Cypress/ Tappan



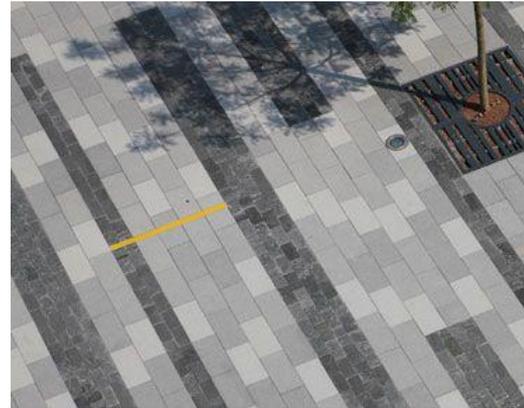
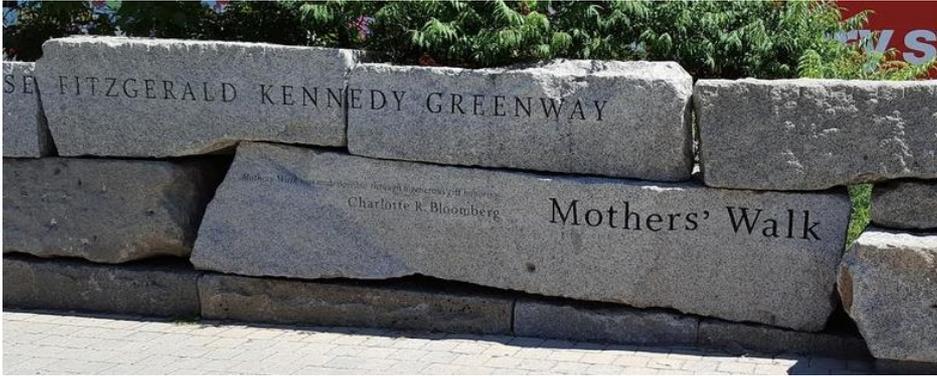
Park Images



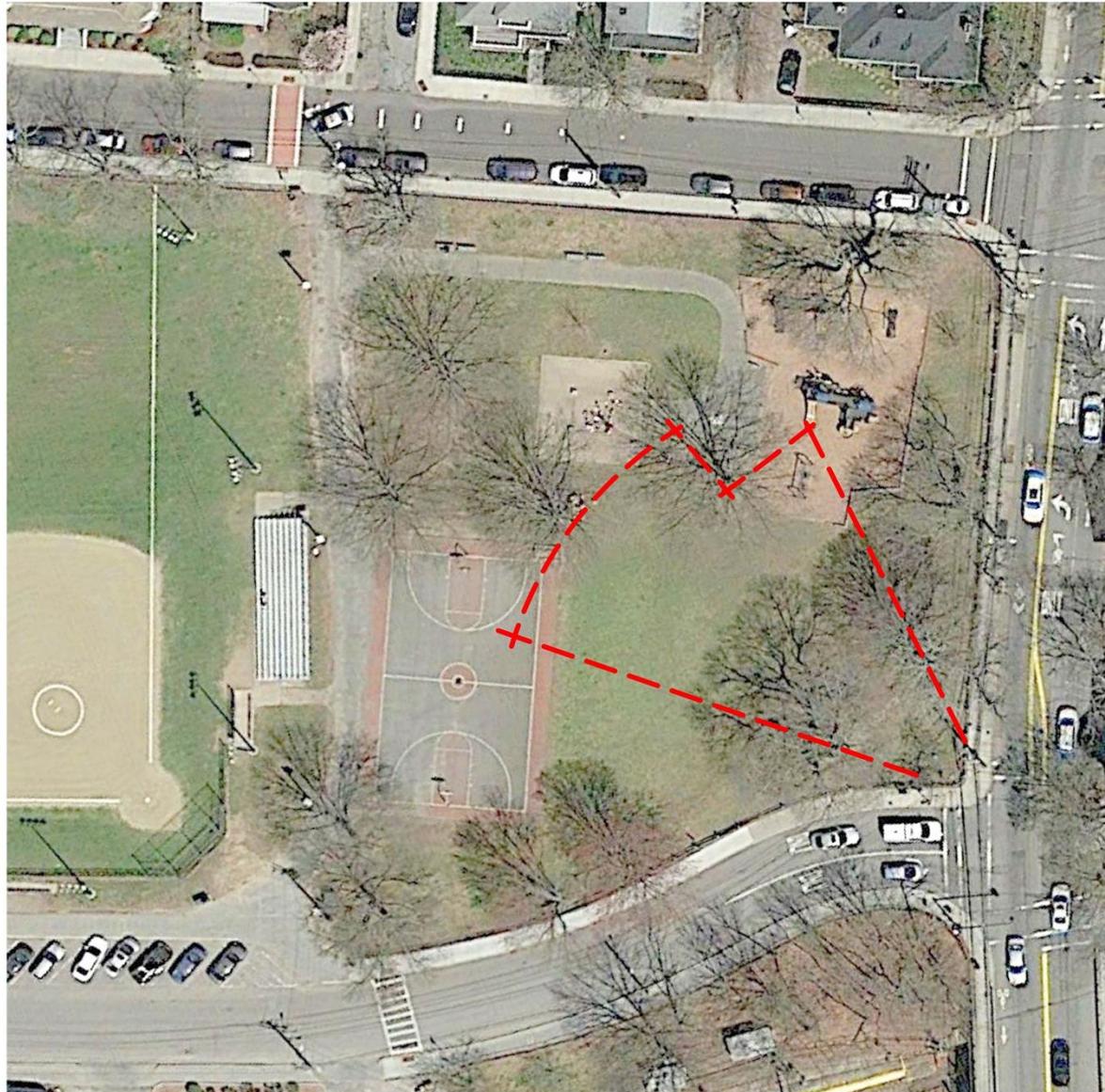
Picnic Grove Area



Dana St. Corridor Precedent Images



Existing Conditions Sledding Hill



Accessible Path Options

Concept 1:
ADA Path



Concept 2:
No ADA Path



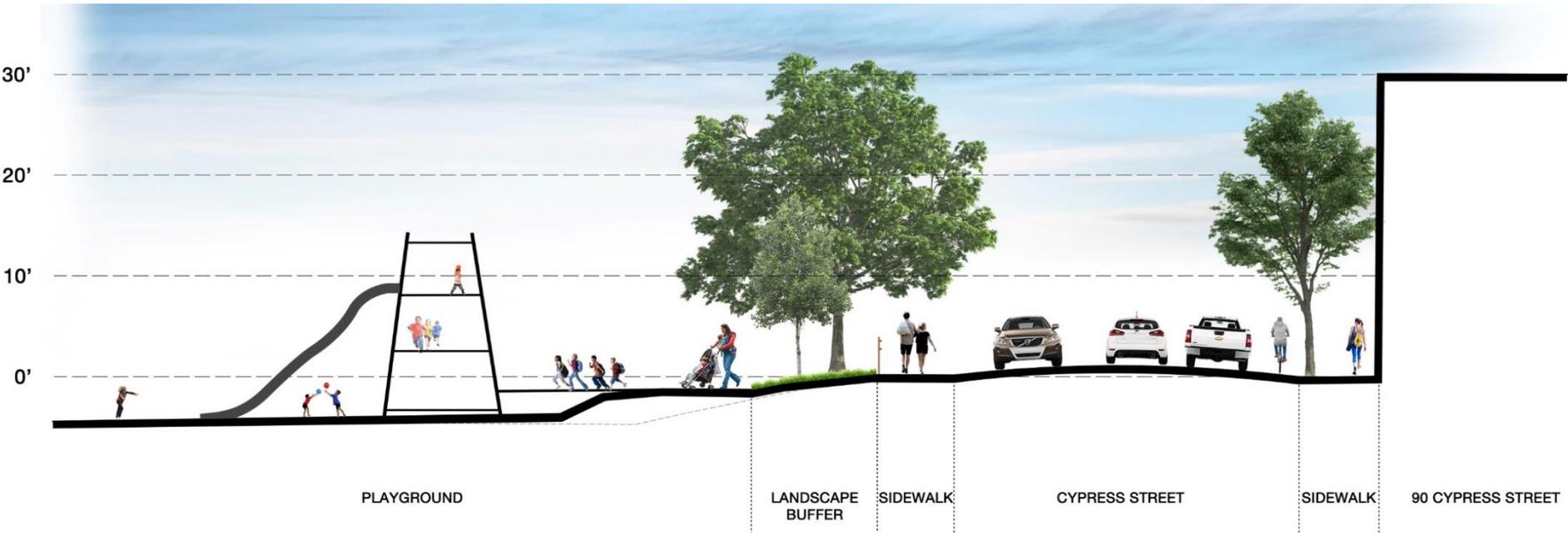
Play Area Perspective



Splash Pad Precedent Images



Playground/Cypress St. Elevation



View to Park from East Side of Cypress Street



Play Component Concepts

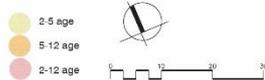
Concept 1:	Traditional (LSI)
Concept 2:	Transitional (Berliner)
Concept 3:	Contemporary (Kompan)
Concept 4:	Combined
Concept 5:	LSI Custom
Concepts 1-5:	Shared Components



Concept 1: Traditional (LSI)



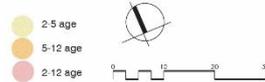
Playground Enlargement
Concept 1 - Traditional
Scale 1"=10'



Concept 2: Transitional (Berliner)



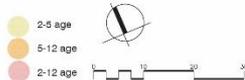
Playground Enlargement
Concept 2 - Transitional
Scale 1"=10'



Concept 3: Contemporary (Kompan)



Playground Enlargement
 Concept 3 - Contemporary
 Scale 1"=10'

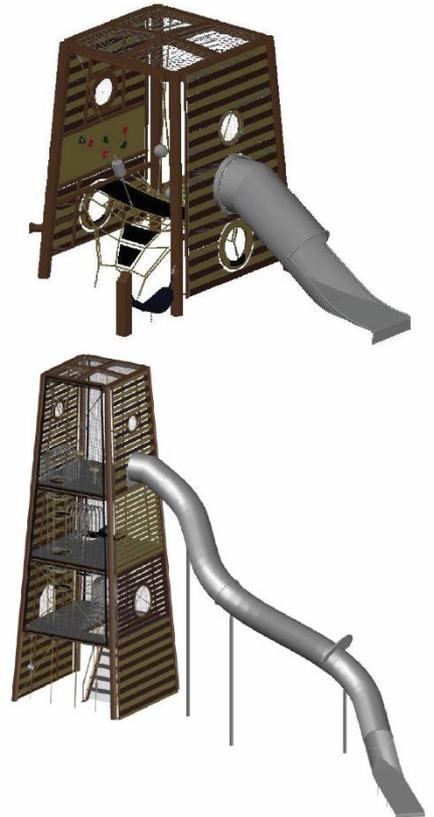
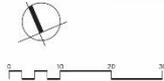


Concept 4: Combined



Playground Enlargement
Concept 4 - Combined
Scale 1"=10'

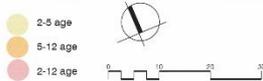
- 2-5 age
- 5-12 age
- 2-12 age



Concept 5: Custom (LSI)



Playground Enlargement
 Concept 5 - LSI Custom
 Scale 1"=10'



Concept 5: Custom (LSI)



Concepts 1-5: Shared Components



2-5 Age Play Village



2-5 Age Play Village



Black Locust Balance Beam



2-5 Age Climbing Spheres



Climbing Hand Holds



Custom Loop & Rope Embankment Climbers



2-12 Age Embankment Slide



2-12 Age Integration Carousel



Single Post Swings with 5-12 Age Belt seats



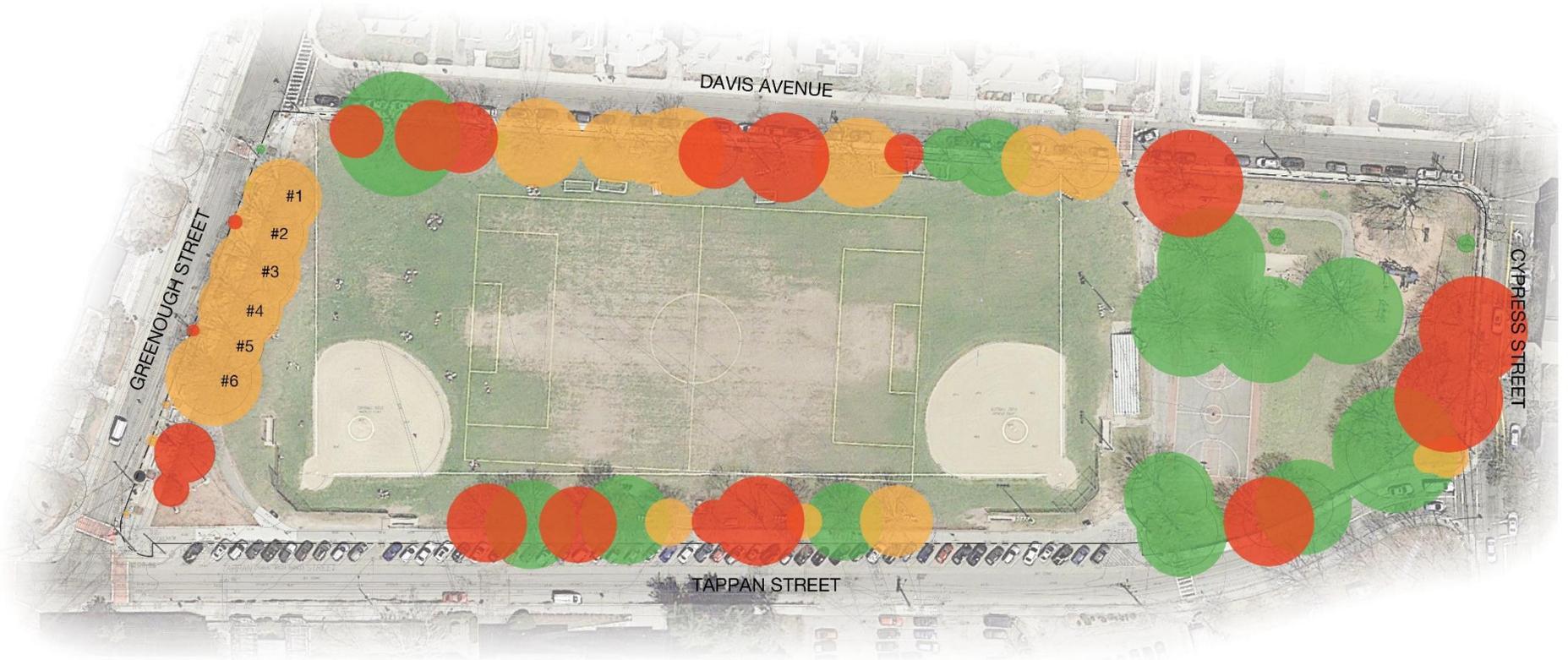
Single Post Swings with 2-4 Age Bucket Seats



Part 3: Planting, Seating, Cost Estimate



Existing Trees



EXISTING TREES	
GOOD	21
FAIR	22
POOR	18
DEAD	1
TOTAL =	62



Existing Tree Images



Trees to Transplant
(3 Sugar Maples)



Ornamental Trees along Greenough
(2 Cherries)



Existing Tree Images



Current Trees in Decline



Current Trees in Decline



Ornamental Trees along Greenough



Existing Tree Images



Lindens along Greenough



Tree Removal



	EXISTING TREES	 EX. TREES TO BE REMOVED	TR EX. TREES TO BE TRANSPLANTED	EX. TREES TO REMAIN
 GOOD	21	5	5	11
 FAIR	22	12	0	10
 POOR	18	18	0	0
 DEAD	1	1	0	0
TOTAL =	62	36	5	22



Planting Plan



	EXISTING TREES	 EX. TREES TO BE REMOVED	TR EX. TREES TO BE TRANSPLANTED	EX. TREES TO REMAIN
 GOOD	21	5	5	11
 FAIR	22	12	0	10
 POOR	18	18	0	0
 DEAD	1	1	0	0
TOTAL =	62	36	5	22

		
EX. TREES TO REMAIN	TRANSPLANTED TREES	NEW TREES
22	5	61



Seating Opportunities: Existing

1. LAWN SEATING



2. PICNIC TABLES



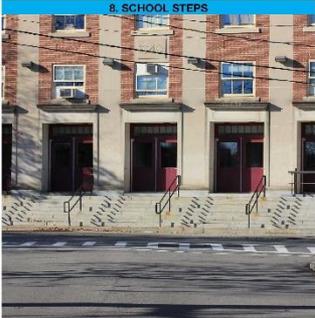
3. PARK BENCHES



4. RETAINING WALL



8. SCHOOL STEPS



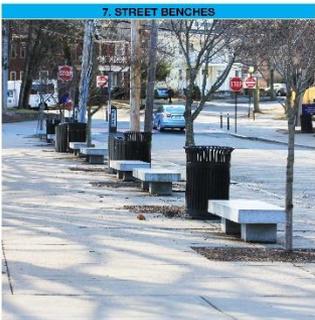
EXISTING SEATING OPPORTUNITIES = 15 +/-



5. BLEACHERS



7. STREET BENCHES



6. TEAM BENCHES



New Seating Options



New Seating Options: Benches & Tables



1-A



1-C



1-B



New Seating Options: Benches & Tables



2-A



2-C



2-B



2-D

Forms and Surfaces



New Seating Options: Benches & Tables



3-A



3-B



3-C



3-D

Equiparc



New Seating Options: Benches & Tables



4-A



4-C



4-B

Maglin



4-D

Forms and Surfaces

Equiparc



New Seating Options: Benches & Tables



5-A



5-C



5-B



5-D

Forms and Surfaces



New Seating Options: Benches & Tables



6-A



6-B



6-C



6-D

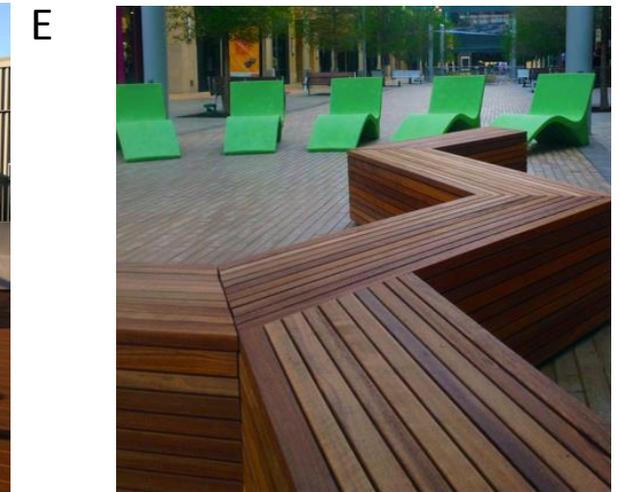
Maglin



New Seating: Platform & Free-Form



C



F



New Seating: Sculptural & Game



A



B



C



D



E



Cost Estimate

Site Preparation + Demolition	\$	201,800
Earthwork and Stormwater Utility	\$	251,600
Greenough Plaza Park Improvements	\$	474,900
Dana Street Corridor Park Improvements	\$	308,700
Playground Equipment + Surfacing	\$	781,400
Splash Pad	\$	93,500
Softball + Multi-use Fields, Irrigation, + Fencing	\$	684,200
Basketball Court	\$	64,500
Site Amenities	\$	136,000
Site Fencing	\$	203,600
Planting	\$	119,100
Athletic + Pedestrian Lighting	\$	705,000
Park / H.S. Pedestrian Connections	\$	368,000
Subtotal	\$	4,392,300
<i>Mobilization, Overhead & Profit 15%</i>	<i>\$</i>	<i>658,900</i>
<i>Contingency 15%</i>	<i>\$</i>	<i>658,900</i>
TOTAL	\$	5,710,100



Cost Estimate

	Quantity	Unit	Unit Price	Construction Cost
Slow Street				
Temporary Construction Fence 6'-HT	850	LF	\$ 10	\$ 8,500
R&D Paving (Asphalt)	19,100	SY	\$ 4	\$ 76,400
R&D Paving (Concrete & Conc. Stairs)	570	SY	\$ 10	\$ 5,700
R&D Curb	1,050	LF	\$ 5	\$ 5,250
Tree Removal	15	EA	\$ 500	\$ 7,500
Misc. Salvage and Demolition	1	LS	\$ 15,000	\$ 15,000
Precast Concrete Pavers (Roadway Demarcation)	525	SF	\$ 35	\$ 18,375
Fine Grading	2,150	SY	\$ 2	\$ 4,300
Gravel Base at Slow Street - 6" Depth	350	CY	\$ 35	\$ 12,250
Precast Concrete Pavers	19,100	SF	\$ 35	\$ 668,500
Bit. Conc. - 4" Depth	15	TON	\$ 180	\$ 2,700
Striping	750	LF	\$ 1	\$ 750
Gravel Base at Sidewalk - 8" Depth	100	CY	\$ 35	\$ 3,500
Storm Drain Improvements	1	LS	\$ 25,000	\$ 25,000
Concrete Pavement - 4" Depth	570	SY	\$ 65	\$ 37,050
				\$ 890,775
<i>Mobilization, Overhead & Profit 15%</i>				\$ 133,616
<i>Contingency 12%</i>				\$ 106,893
			Slow Street Total	\$ 1,131,284



Preference & Priority Setting



Thank You !



CYPRESS STREET PLAYGROUND Brookline, Massachusetts



Park Images



Current Dugout Area

Existing Tree Images



Lindens along Greenough

Seating Opportunities: New

A



B



C



D



E



Seating Opportunities: New

F



G



H



I



J



Seating Opportunities: New

K



L



M



N



O



P



Q



R



S

