

Improvements to **McKINNEY PLAYGROUND**



MEETING TIPS

RECORDING: Please be aware that this meeting is being recorded and may be posted on the City of Boston's website within a week of today's date.

INTERPRETATION: This meeting is being interpreted into Spanish per constituent request. Thank you for your patience in advance in the case of any technical issues or delays. For additional translation or interpretation, please reach out to Kwanna Wise:
kwanna.wise@boston.gov

ETIQUETTE: We ask that you hold comments and questions until the end of the meeting when we will open up the floor for feedback and questions. We have a large presentation for you today and we want to be sure we get through all the material before community members need to go home!

If you don't feel comfortable sharing your comments with the group, please email me directly: **nelle.ward@boston.gov**



AGENDA

1

PROJECT TEAM INTRODUCTION

2

PROJECT OVERVIEW

3

PRESENTATION

4

LISTENING & DISCUSSION

5

CLOSING REMARKS & NEXT STEPS

PROJECT TEAM

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Principal, Kaestle Boos Associates, Inc.

Sports Field Design Consultant



PROJECT OVERVIEW

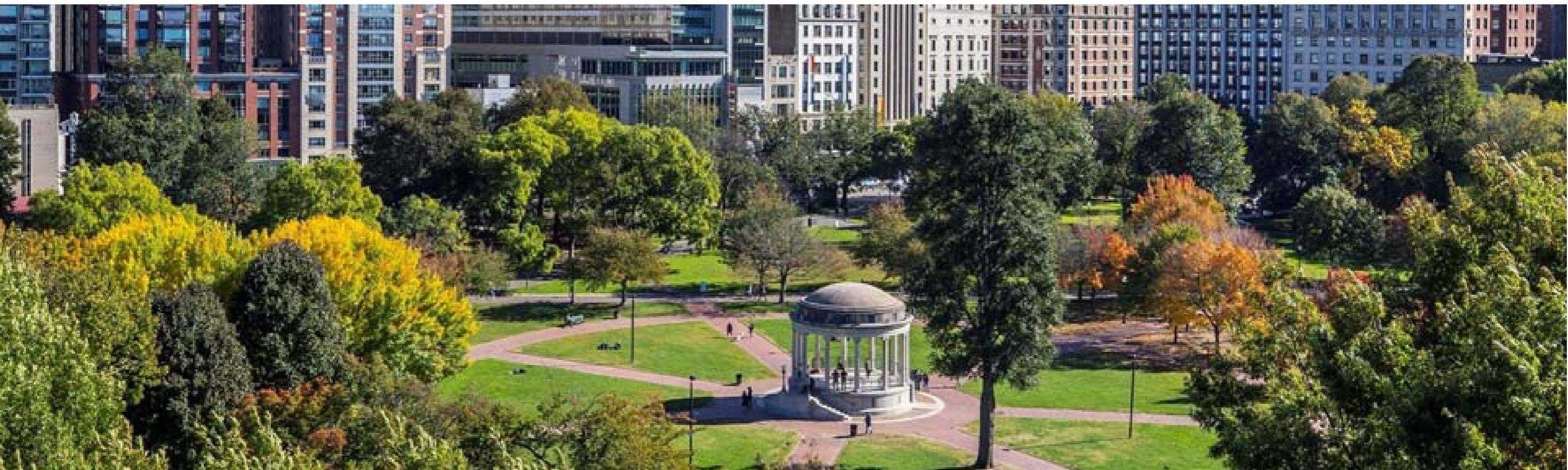


PROJECT APPROACH



CITY OF BOSTON PRIORITIES

- **Family Friendly**
- **Green and Growing**
- **Healthy and Safe**
- **Delivering Exceptional City Services**
- **Closing the Racial Wealth Gap**

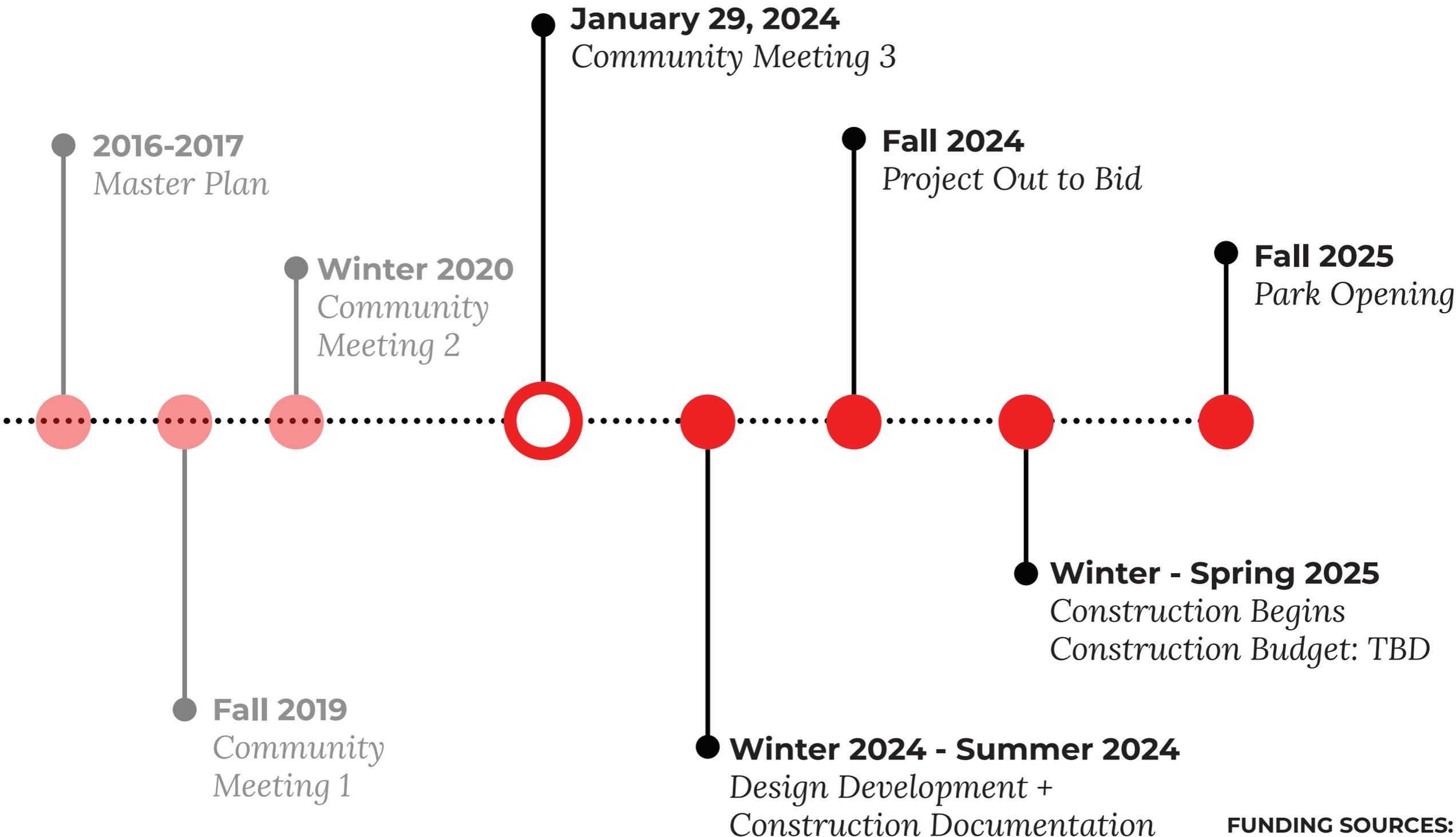


PARKS & RECREATION GOALS

- **Accessible and available to all**
- **Diverse, balanced and efficient mix of uses**
- **Meaningful and inclusive community engagement**
- **Adaptive and resilient landscapes**
- **Promote connections**



TIMELINE



FUNDING SOURCES:
City of Boston
Boston College Neighborhood
Improvement Fund

DESIGN PROCESS SUMMARY 2016-2023



2017 MASTER PLAN and GOALS

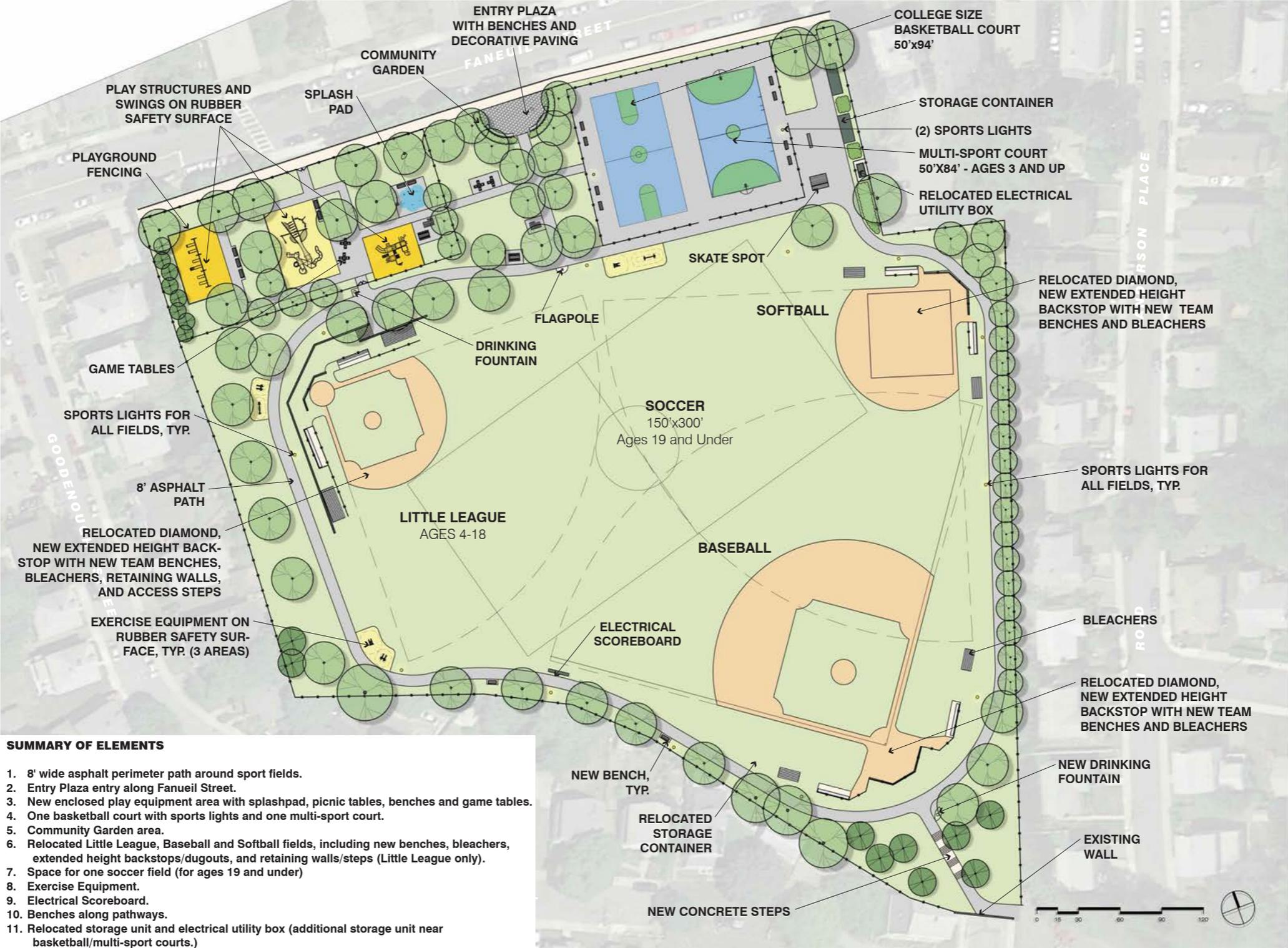
In 2016-2017, CBA produced a Master Plan for McKinney Playground. The Master Plan Report included site context, site history, current uses and existing conditions, and site analysis. Three public meetings were held.

Several goals were identified during the Master Plan process:

- **Improve circulation** through the park and across the neighborhood by **adding a walking path**.
 - Co-benefit: walking paths **increase the recreational opportunities** of underserved park users like **teenage girls and seniors**.
- **Improve the identity** of the park through improved **entrances and passive spaces**.
- **Optimize field** uses and availability.
 - **Artificial turf** will **extend the programmable hours** of the ball fields.
 - **Sports lighting** will also **extend the programmable hours** of the ball fields.
- **Modernize the play area** to promote healthy activities for children ages 2-12.



2017 MASTER PLAN



SUMMARY OF ELEMENTS

1. 8' wide asphalt perimeter path around sport fields.
2. Entry Plaza entry along Fanueil Street.
3. New enclosed play equipment area with splashpad, picnic tables, benches and game tables.
4. One basketball court with sports lights and one multi-sport court.
5. Community Garden area.
6. Relocated Little League, Baseball and Softball fields, including new benches, bleachers, extended height backstops/dugouts, and retaining walls/steps (Little League only).
7. Space for one soccer field (for ages 19 and under)
8. Exercise Equipment.
9. Electrical Scoreboard.
10. Benches along pathways.
11. Relocated storage unit and electrical utility box (additional storage unit near basketball/multi-sport courts.)



2019-2020 COMMUNITY DESIGN PROCESS SUMMARY

Public meetings were held on November 20, 2019 and February 4, 2020. Some key points were:

- **Interest** was expressed in **soccer** use but **questioned** if a **MIAA regulation soccer field** should be located at McKinney.
- Neighbors questioned whether all 3 ball fields are necessary. **Softball and Little League Field** could be shared with the use of **movable mounds**.
- Concerns were voiced that the artificial turf would make the park feel more like a sports facility rather than a neighborhood park.
- Direct residential abutters expressed **concerns about sports field lighting** creating light pollution outside of the park.
- Neighbors use the park to walk dogs.
- A new **perimeter walking path** around the sports fields was **supported**.
- A **picnic area or passive lawn space** was suggested near Faneuil Street.
- A suggestion was made to **relocate the utility cabinet** on Faneuil Street to create a more welcoming entry to the park.
- Parking on the site needs to be controlled.
- There is a **perceived lack of swings** in the surrounding parks/playgrounds.

In early 2020 the COVID-19 pandemic began and the McKinney Playground renovation project was put on hold by the City of Boston Parks & Recreation Department.



2020 MASTER PLAN

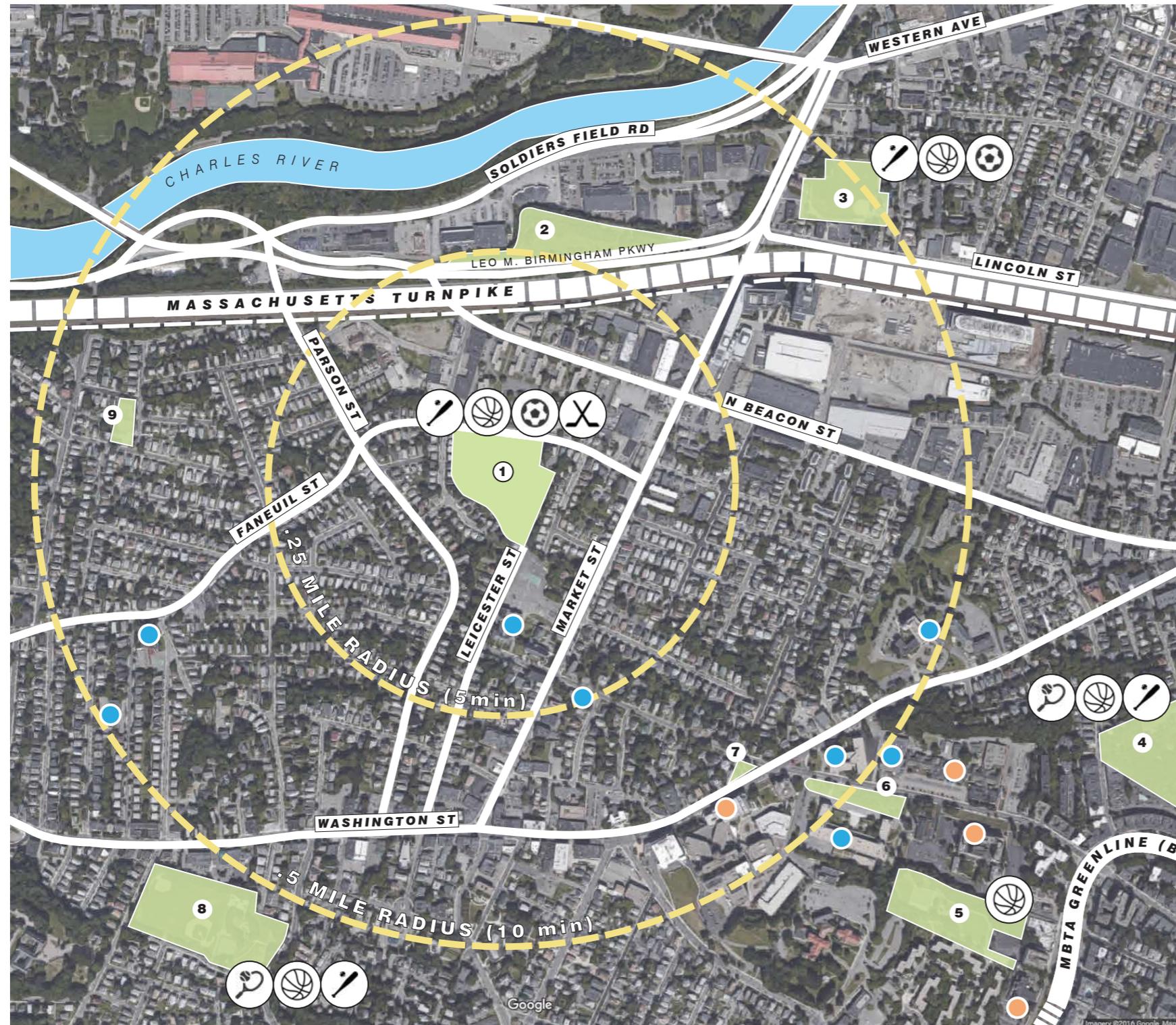
Artificial Turf Little League, Baseball, and Soccer Fields - No Softball Field



EXISTING CONDITIONS



NEIGHBORHOOD CONTEXT |



LEGEND

● PARKS

1. McKinney Playground
2. Birmingham Parkway
3. Portsmouth Playground
4. Ringer Playground
5. Fidelis Way Park
6. Brighton High Park
7. Cunningham Park
8. Rogers Park
9. Hobart Park

● SCHOOL

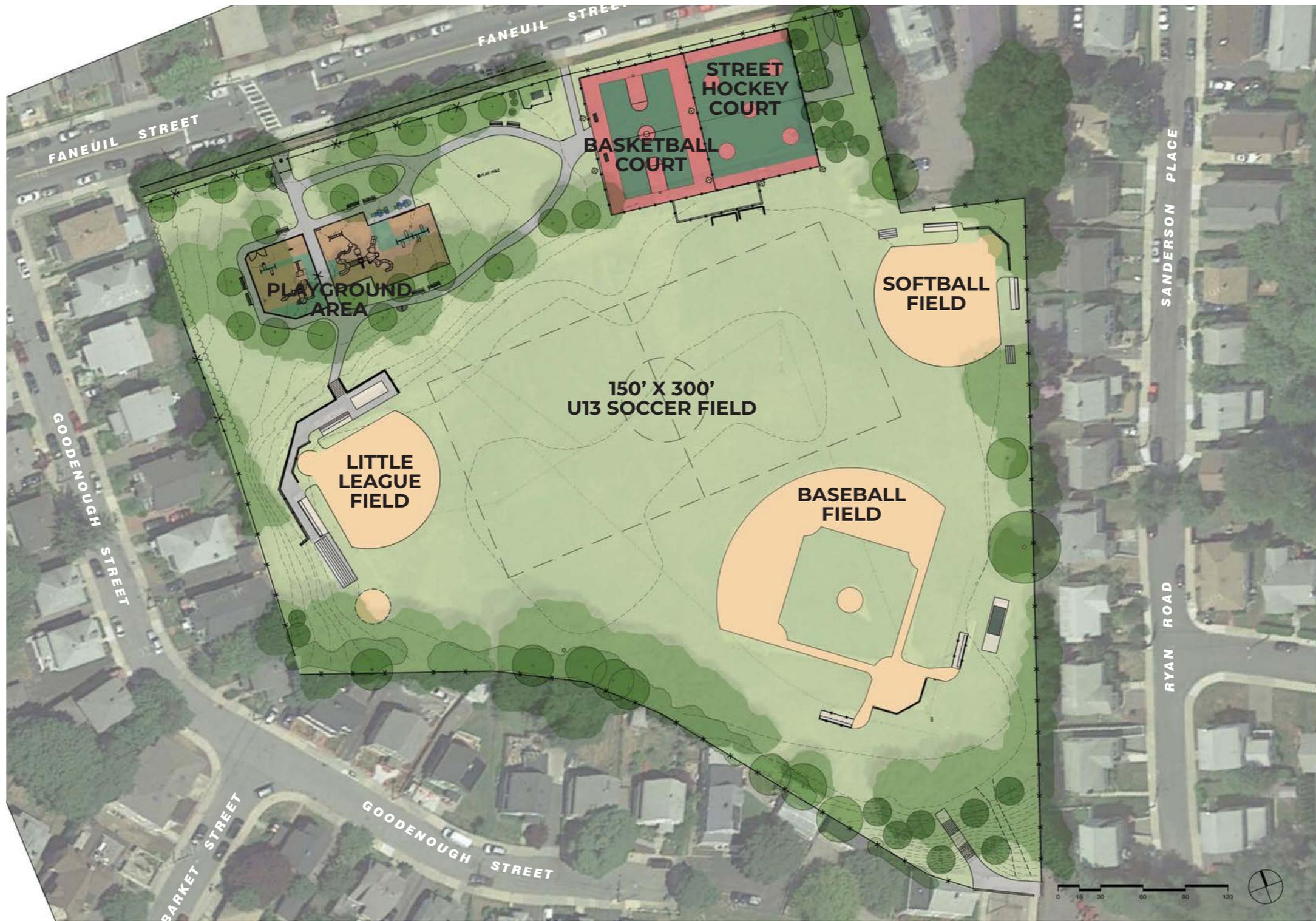
● HOSPITAL



google maps



EXISTING CONDITIONS



EXISTING CONDITIONS | USE ZONES



EXISTING CONDITIONS | PLAYGROUND, SPORT COURTS AND PARK ENTRIES

Basketball Courts



Street Hockey Court



Ages 5-12 Play Structure



Ages 2-5 Play Structure



View toward Leicester St.



View back from Leicester St. cut-through



EXISTING CONDITIONS | SPORTS FIELDS

Soccer



Softball



Little League



Baseball



USE ANALYSIS | PARK USAGE (2013-2019)

2017 MASTER PLAN: During the 2017 Master Plan, the park use permits from 2013-2016 were analyzed and there was **constant use of all 3 ball fields**.

2019-2020 COMMUNITY DESIGN PROCESS: CBA and the BPRD reviewed park use for 2017-2019 and all **3 ball fields were constantly being used** during **April-November**; however many of the use **permits pulled** for the Softball field were **for other sports**, like **Baseball, Little League or Soccer**.

USE ANALYSIS | PARK USAGE 2019-2023

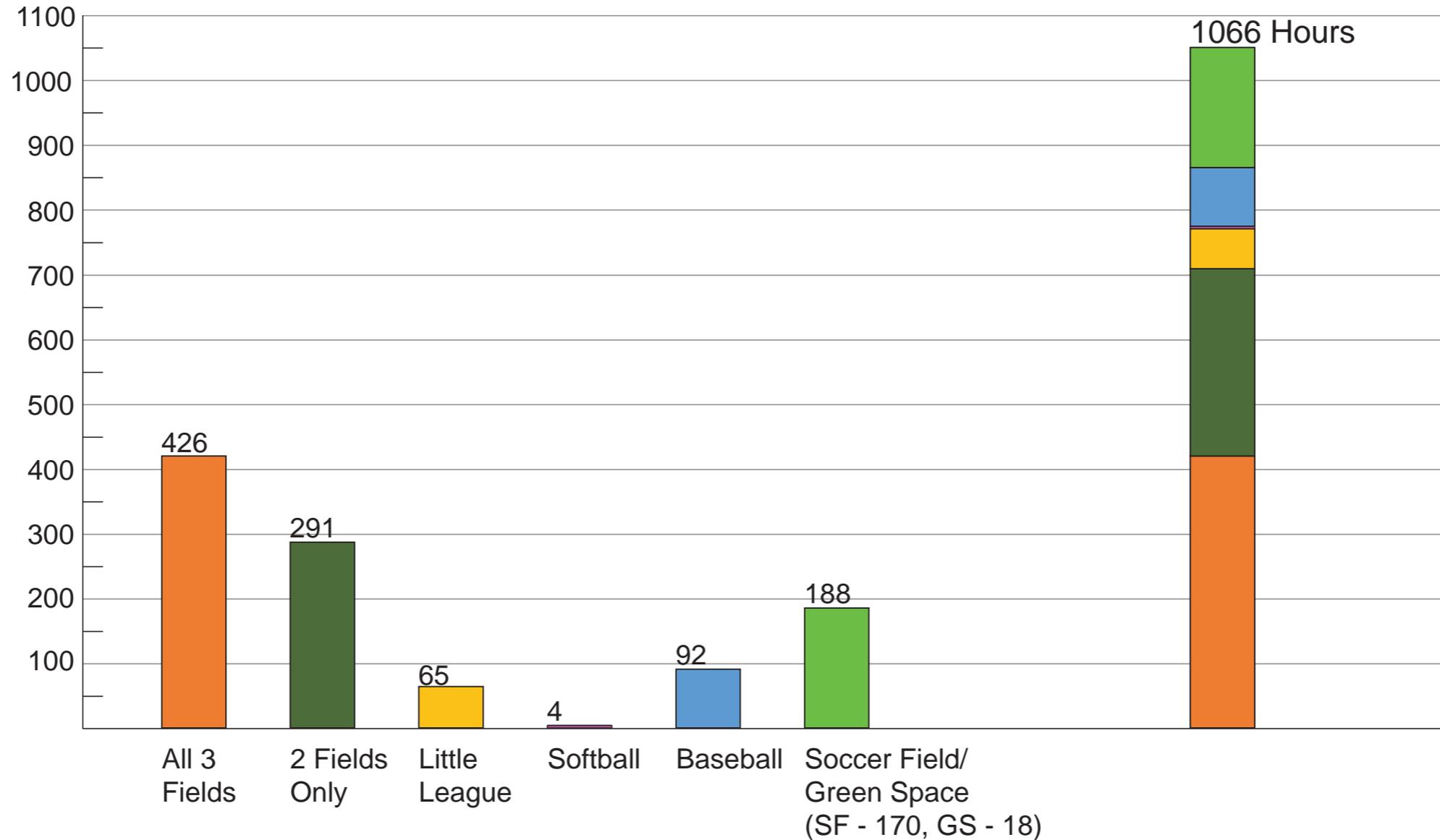
2023-PRESENT: When BPRD restarted the McKinney Playground renovation design process in late 2023, we reexamined usage and permitting data for the park.

At this **time constant use** of all three fields was observed during **spring, summer, and fall**. However, **permitted use** of the field area was primarily by **youth sports leagues and programs**, with **heavy use by Little League and youth Softball**, and a **growing use by youth Soccer**. A **waning use by Baseball leagues** (youth, High School, and adult) was observed in this time period, and **potential growth** in use by **high school level Soccer** (MIAA regulation size field) was also understood.



USE ANALYSIS | PARK USAGE 2023

The chart below shows permitted park use for 2023 only.



We understand that permitted uses are only a portion of how a public park is used.

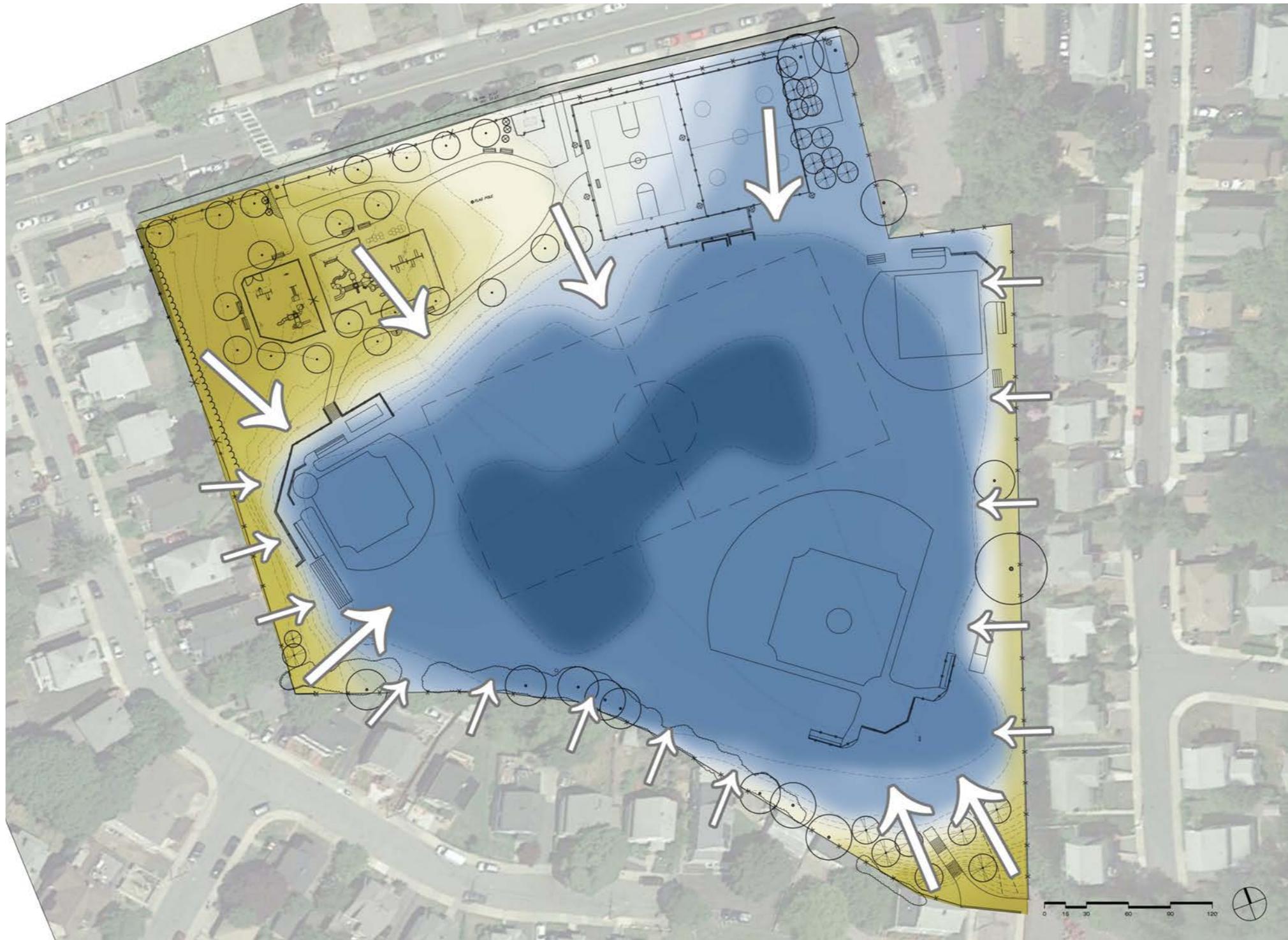
How do you use McKinney Playground?



EXISTING CONDITIONS | NATURAL FIELD CONDITION



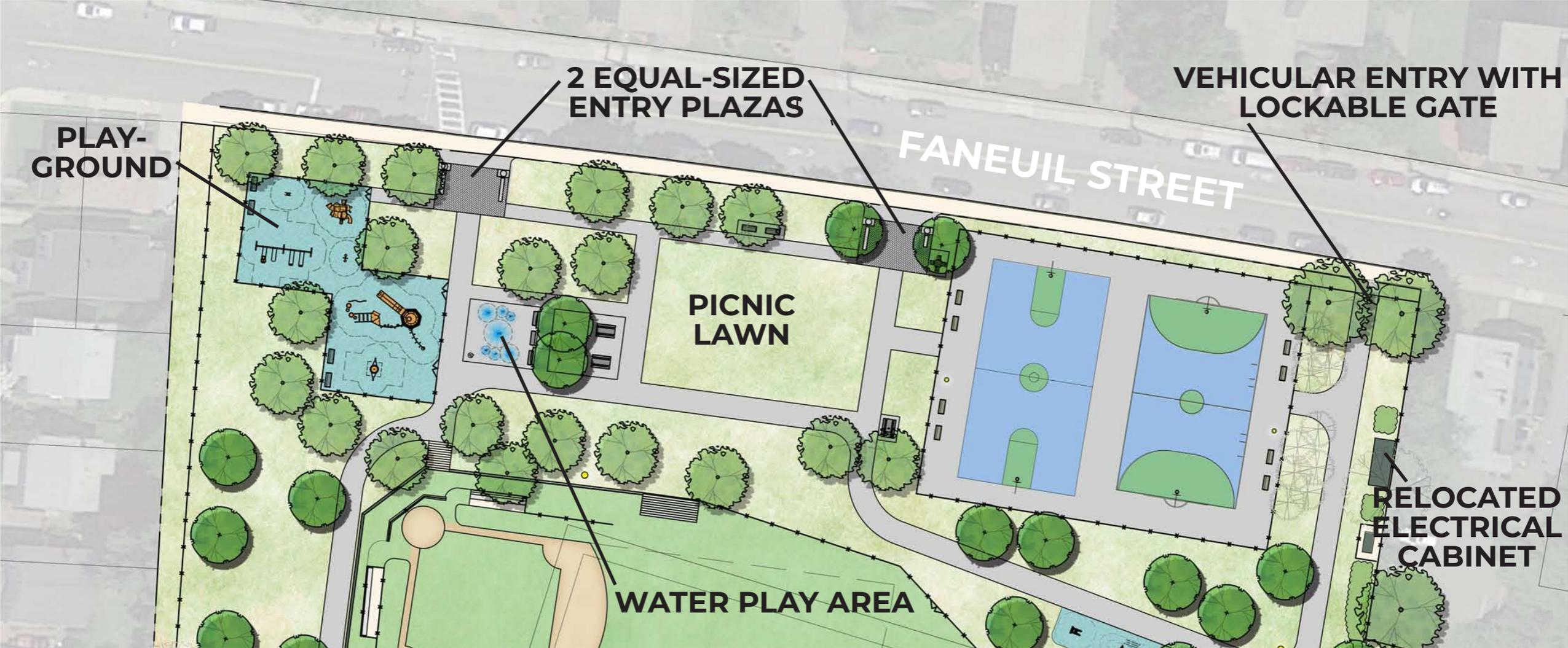
EXISTING CONDITIONS | DRAINAGE DIAGRAM



PROPOSED SITE PLAN



SITE PLAN | Faneuil Street Entry Enlargement - Option 1

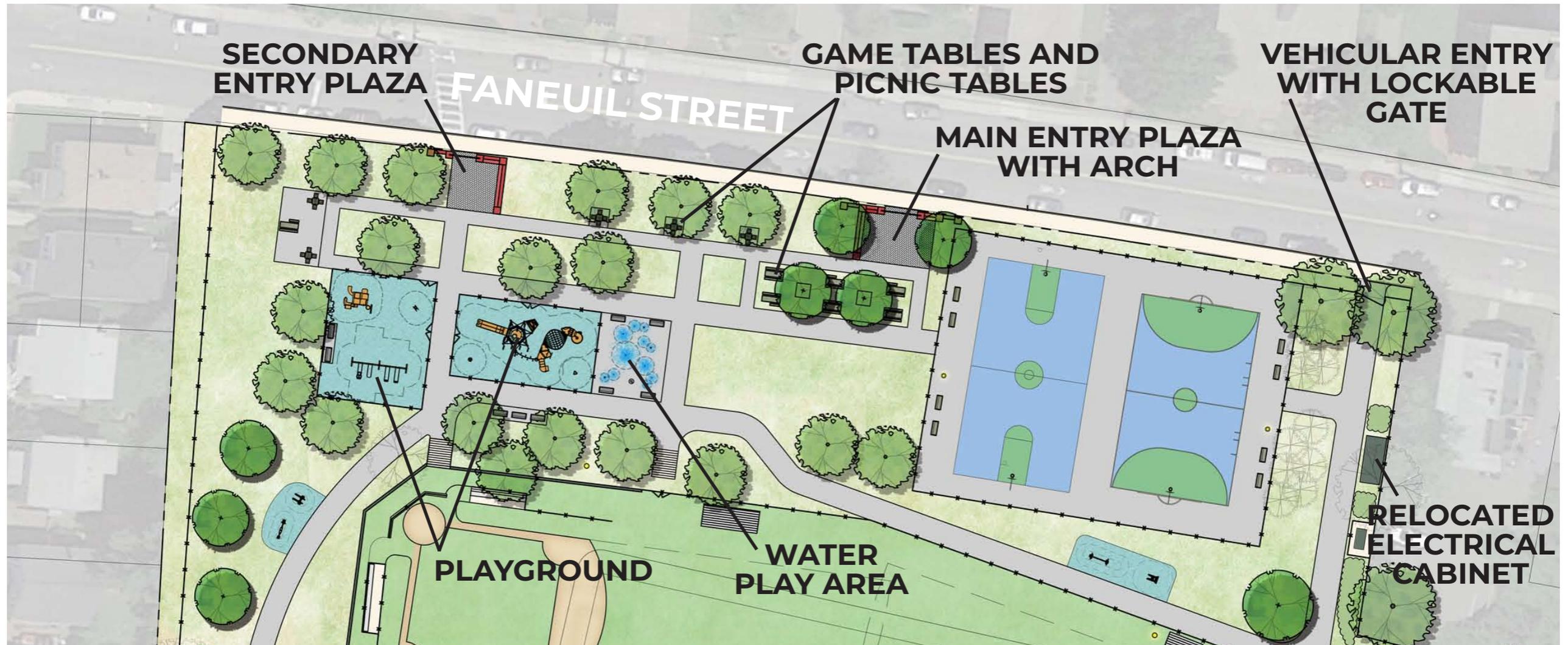


4,720 SF Proposed Playground Area

6,120 SF Existing Playground Area



SITE PLAN | Faneuil Street Entry Enlargement - Option 2

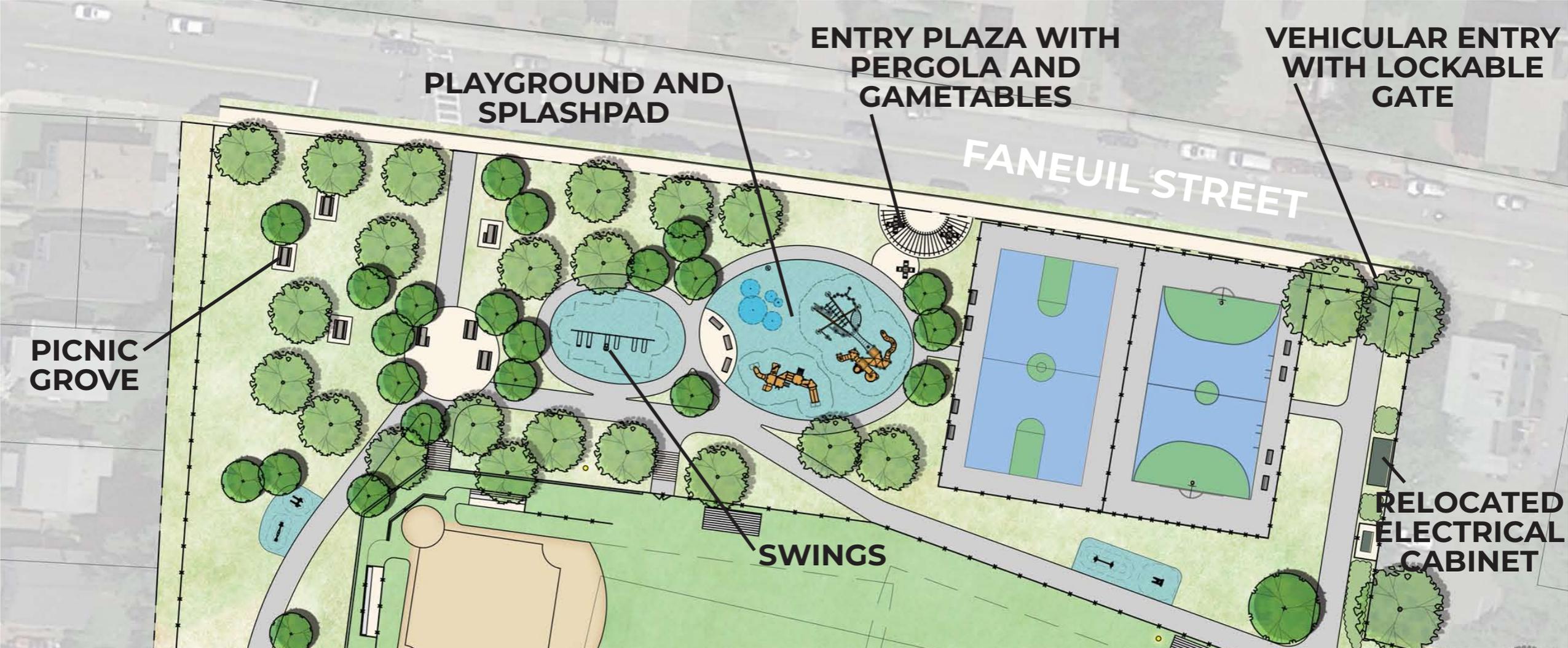


4,610 SF Proposed Playground Area

6,120 SF Existing Playground Area



SITE PLAN | Faneuil Street Entry Enlargement - Option 3



6,330 SF Proposed Playground Area

6,120 SF Existing Playground Area



MATERIALS | PLAYGROUNDS - AGES 2-5



MATERIALS | PLAYGROUNDS - AGES 5-12



MATERIALS | PLAYGROUNDS

Swings & Spinners



MATERIALS | SPLASH PAD AREA

Ground Level Spray Jets, Misters, and Water Table



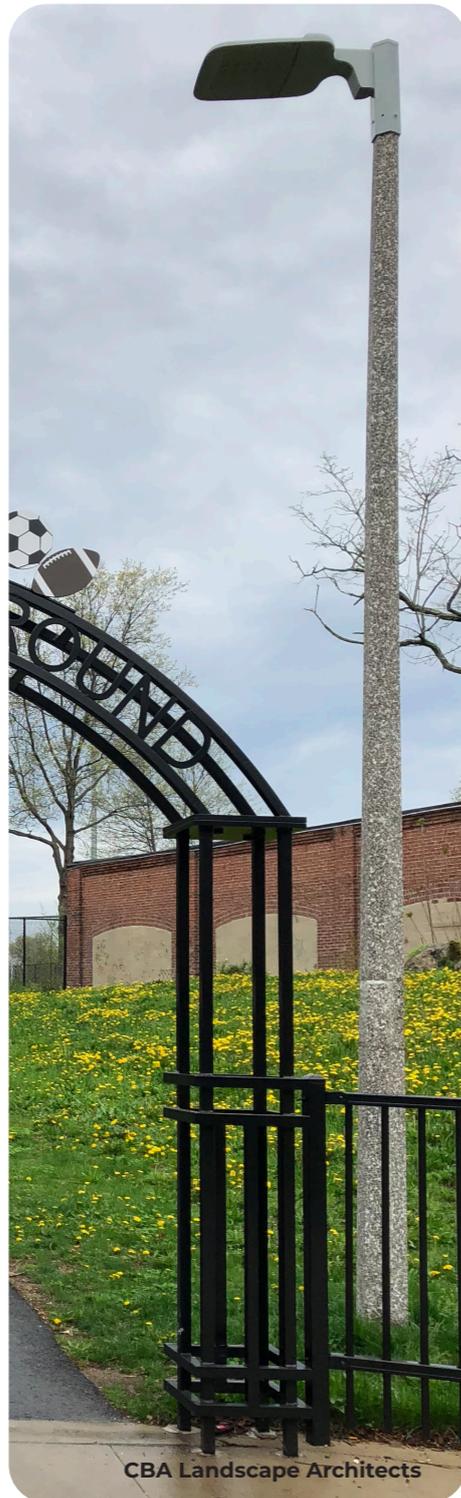
MATERIALS | LIGHTING & FURNITURE

Trash Receptacle, Bike Racks, Community Bulletin Board, Shade Tree & Shade Structure

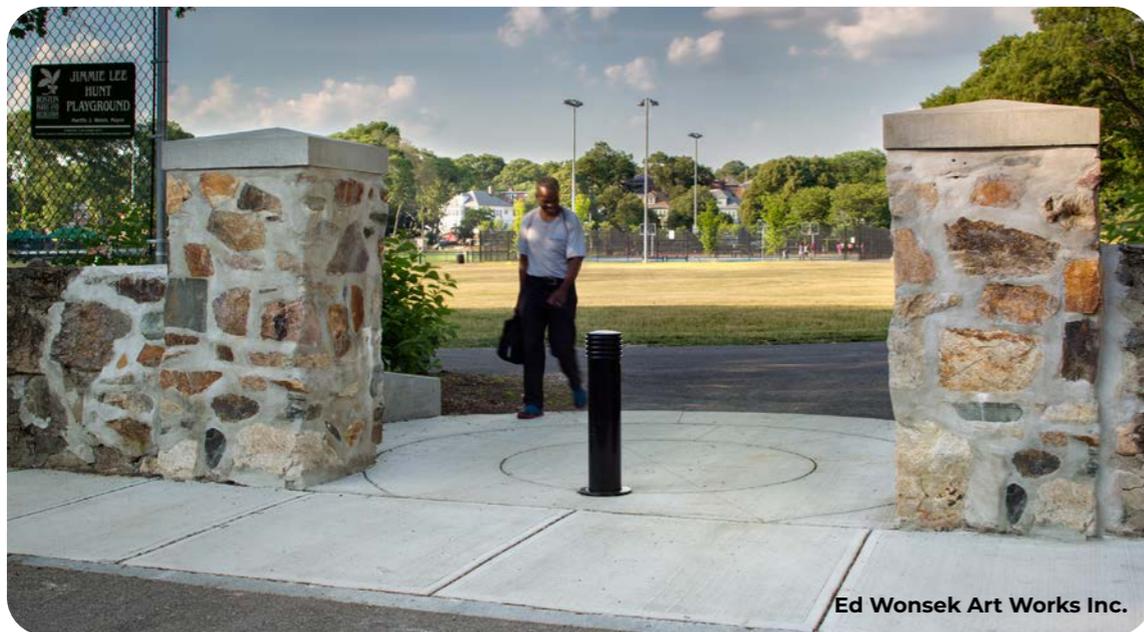
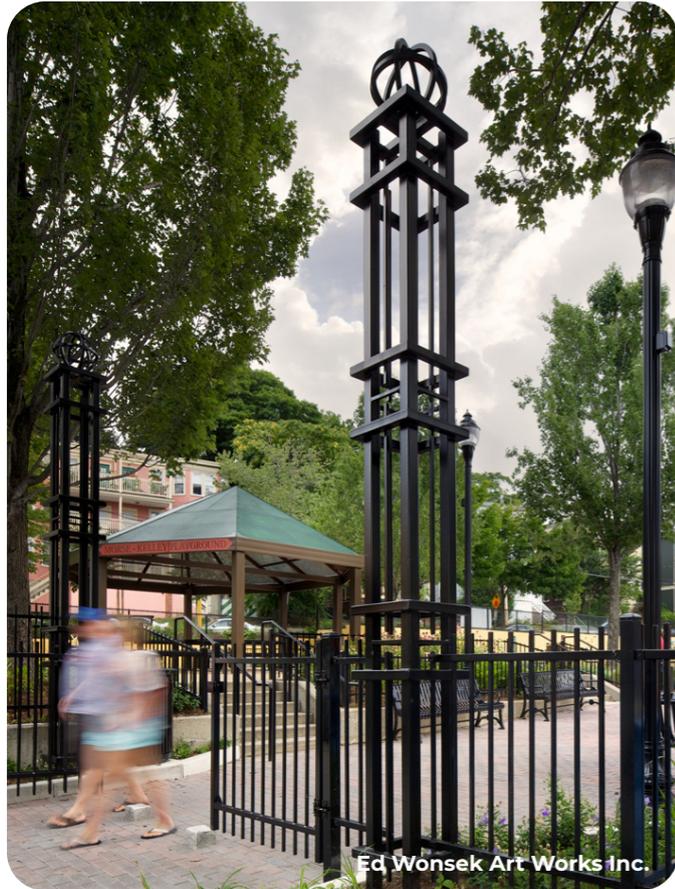


MATERIALS | LIGHTING & FURNITURE

Pedestrian Lightpoles,
Picnic Table, & Benches



MATERIALS | PARK ENTRY & FENCES



MATERIALS | ADULT EXERCISE EQUIPMENT



SPORTS FIELD DESIGN DISCUSSION



2024 MASTER PLAN - Natural Turf

Little League, Baseball,
and Soccer Fields



2024 MASTER PLAN - Artificial Turf

Little League/Softball,
Baseball, and Soccer Fields



SOCCER FIELD LAYOUT - Artificial Turf



1 U13+/MIAA Field (66x110 yards)



2 U11/12 Fields (45x70 yards min.)



3 U10 Fields (35x55 yards min.)



15 U8 Fields (15x25 yards min.)

USE ANALYSIS | GRASS VS. ARTIFICIAL TURF SPORTS FIELDS

GRASS (NATURAL) TURF

ARTIFICIAL TURF

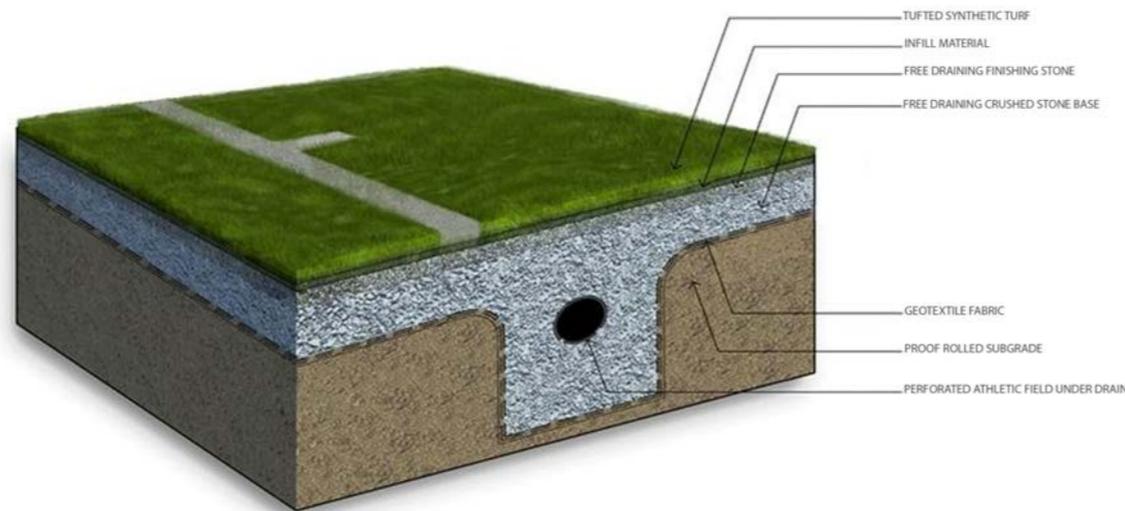
24 Max. Use hours/week (Recommended) (Based on 3 seasons/34 weeks)	88+ Use hours/week (Based on 3 seasons/34 weeks)
816 Hours/year total	3,000 Hours/year total

McKinney Playground's field was permitted for use by sports practices or games for 1,066 hours in 2023. This use is significantly higher than is recommended for natural grass turf fields, and field usage appears to be increasing, according to the City's permitting data.



MATERIALS | FIELDS - ARTIFICIAL TURF DRAINAGE

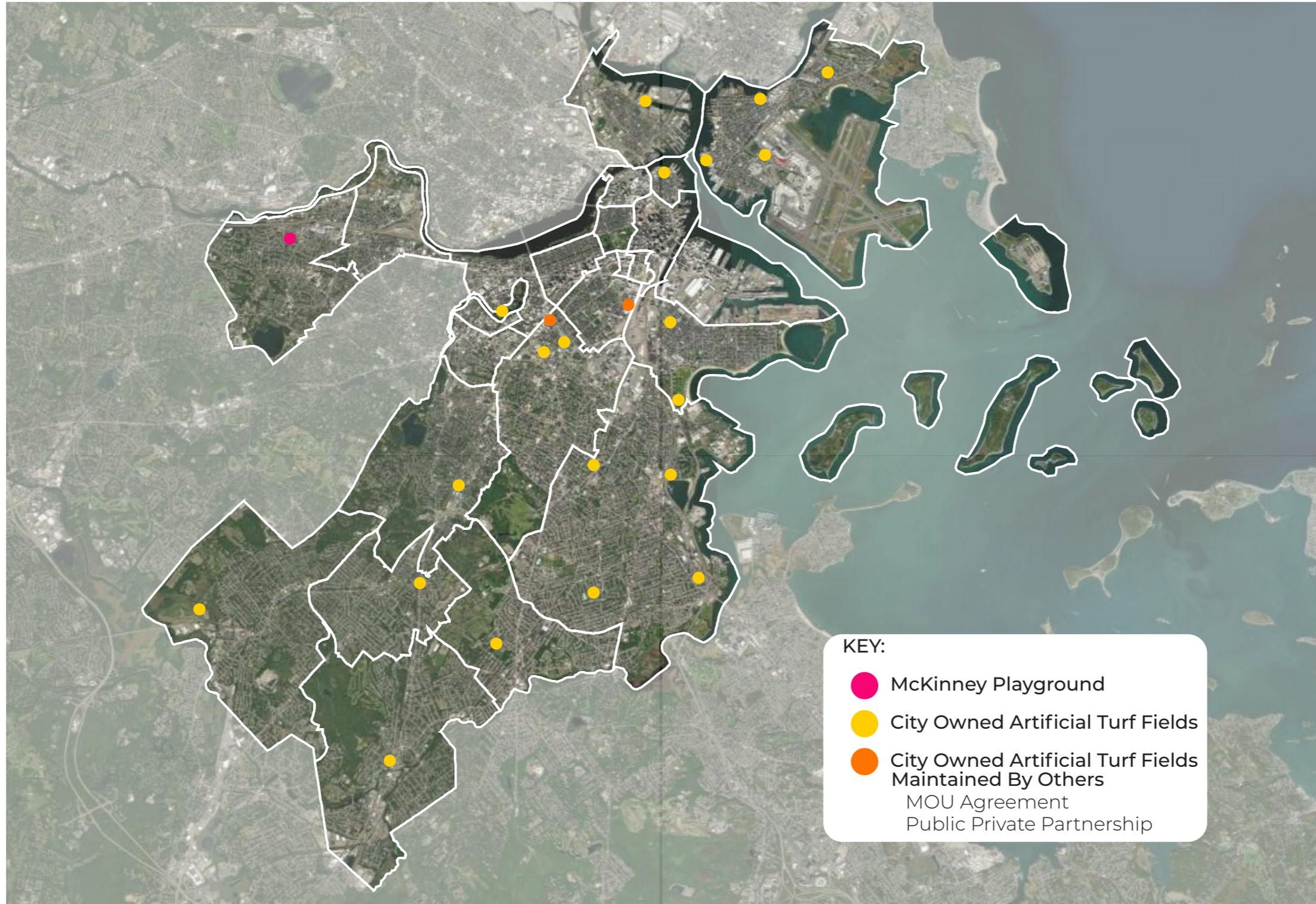
Artificial turf systems can provide **significant underground stormwater storage and processing** opportunities. The artificial synthetic turf system would be **designed to eliminate flooding** and swampy spots on the field.



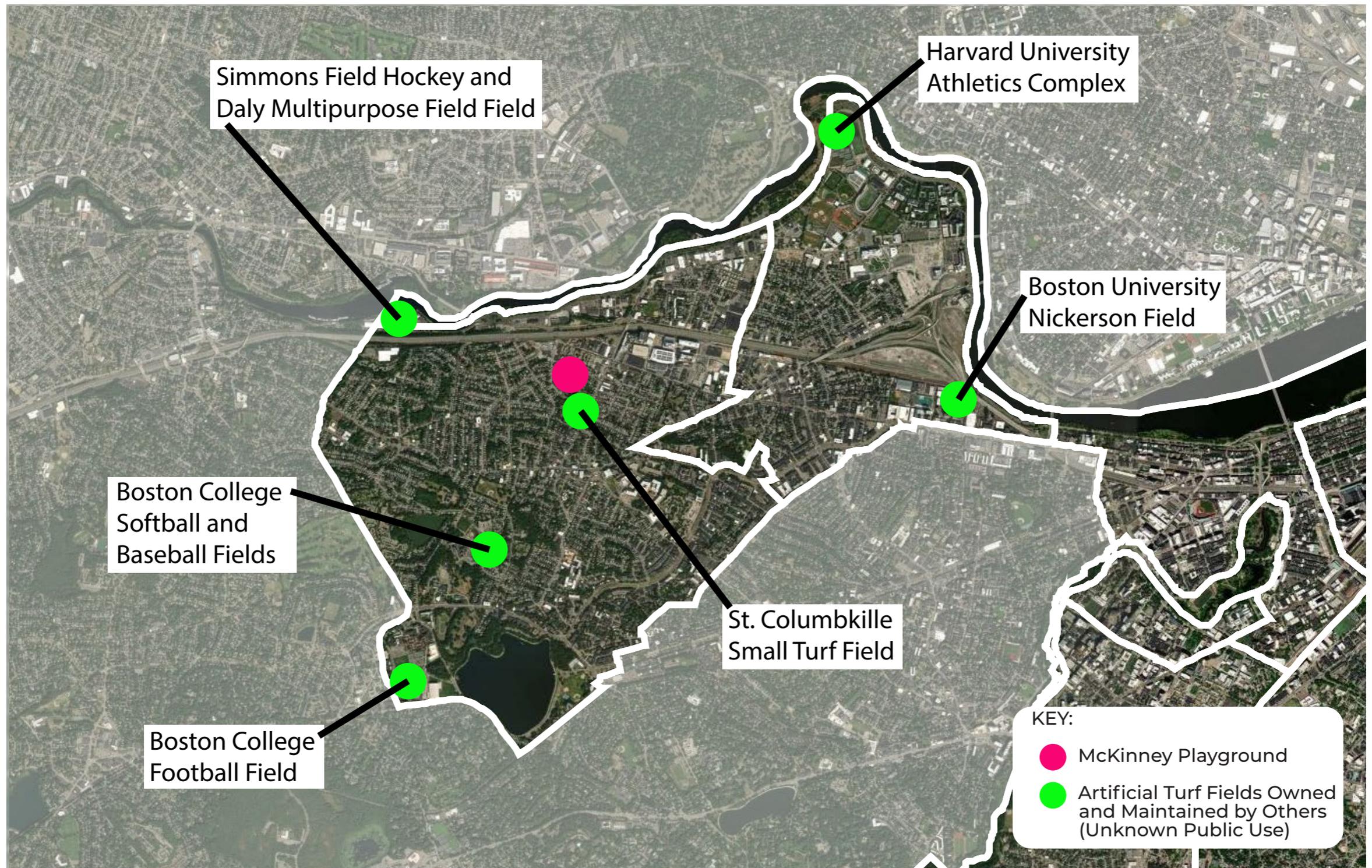
www.SyntheticTurfCouncil.org



NEIGHBORHOOD CONTEXT | ARTIFICIAL TURF FIELDS ACROSS BOSTON



NEIGHBORHOOD CONTEXT | ARTIFICIAL TURF FIELDS IN ALLSTON-BRIGHTON



MATERIALS | FIELDS

ARTIFICIAL TURF FIELDS: CITY OF BOSTON STANDARD

The City of Boston has developed a standard for artificial turf fields, that includes rigorous specification standards and health and safety testing throughout the procurement and installation process. This ensures that the field is installed to standard, and that no detectible levels of harmful materials, such as PFAS or lead, are present in the final product.

Meeting the following goals is a requirement for City of Boston artificial turf standard:

GOAL #1: Require all existing artificial turf & infill to be recycled upon removal.

GOAL #2: Develop a sustainable artificial turf specification that addresses concerns related to human health, player safety, heat & environmental protection.

GOAL #3: Include end-of-life and recycling requirements for the new artificial turf, infill, and resilient shock pad in the specifications.



GOAL #2: Develop a sustainable artificial turf specification that addresses concerns related to human health, player safety, heat & environmental protection.

The following methodologies are being implemented to ensure that Goal #2 is met.

Manufacturer and Contractor Requirements:

- Require that contractor and manufacturer have a **minimum of (5) five years experience** and provide **references for (10) ten specific installations** in the last five years.
- Turf manufacturer to have a **minimum of (10) ten installations** in the Commonwealth of MA.
- Turf contractor and/or manufacturer to provide in-house competent workmen, experienced with this specific type of synthetic grass, with a **minimum of (10) fields installed**.



GOAL #2: Develop a sustainable artificial turf specification that addresses concerns related to human health, player safety, heat & environmental protection.

The following methodologies are being implemented to ensure that Goal #2 is met.

Bid and Award Requirements:

- Contractor to submit to the Designer, after the bid and prior to award, a **1'x1' sample of the exact turf and infill system** that is specified for the project.
- Contractor to **submit evidence** from the manufacturer that they are **certified to install** the specific turf.
- Certified copies of **third party laboratory reports of ASTM tests** for the turf product.
- The turf manufacturer and contractor shall provide evidence of an **insurance policy in limits set** by the City for the turf system.
- A certified letter and specifications sheet **certifying that lead or lead chromate, or PFAS/PFOS are not present in the final product** of the specific turf.
- Manufacturer shall submit **independent testing laboratory reports** on the actual turf that it meets specifications (including no detectable levels of PFAS).
- Contractor to submit **proof of warranty for 100% replacement value** of turf system.

GOAL #2: Develop a sustainable artificial turf specification that addresses concerns related to human health, player safety, heat & environmental protection.

The following methodologies are being implemented to ensure that Goal #2 is met.

Physical Testing & Quality Control:

- Contractor to hire an **independent testing laboratory** to test the installed turf for impact attenuation. **Impact attenuation is to be guaranteed** by the contractor for a period of several years as determined by the City.
- Upon delivery to the site the contractor is to provide to the designer a **certified letter** that the actual turf system materials do **not contain PFAS per EPA standards**, and **meeting European Union REACH** and **California Proposition 65**.



Almont Park, Mattapan, photo by Ed Wonsek



GOAL #2: Develop a sustainable artificial turf specification that addresses concerns related to human health, player safety, heat & environmental protection.

The following methodologies are being implemented to ensure that Goal #2 is met.

Player Safety and Heat:

- A **drinking fountain/bottle filler** will be installed for player use near the fields.
- Team bench (“dugout”) **shade shelters** will be installed at each field.
- The artificial turf system will **meet shock attenuation testing standards**, with the installer providing a guaranteed number of years of retesting to ensure adherence to standards.



Chelsea High School Memorial Stadium, photo by CBA



MATERIALS | SPORTS LIGHTING

LED Sports Lighting

What Matters in Lighting Technology

Light Control



Photographed at 100 ft (30 m) from field edge

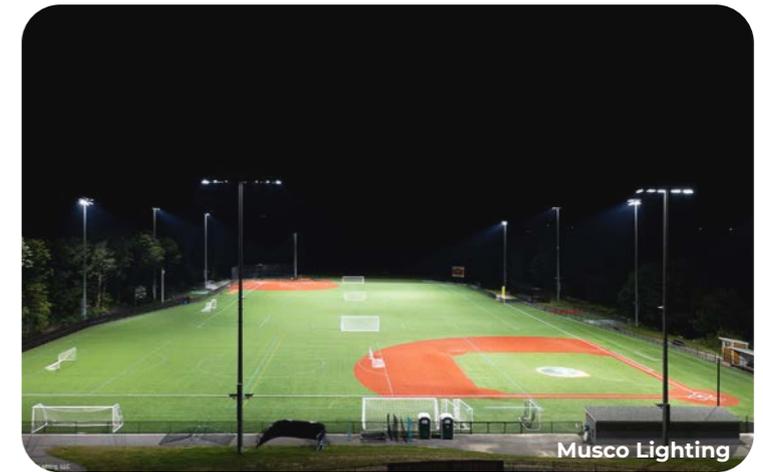
Used equal parameters for:

- On-field light level per pole
- Wattage per luminaire
- Mounting height
- Luminaire aiming angles
- Pole distance from aiming point

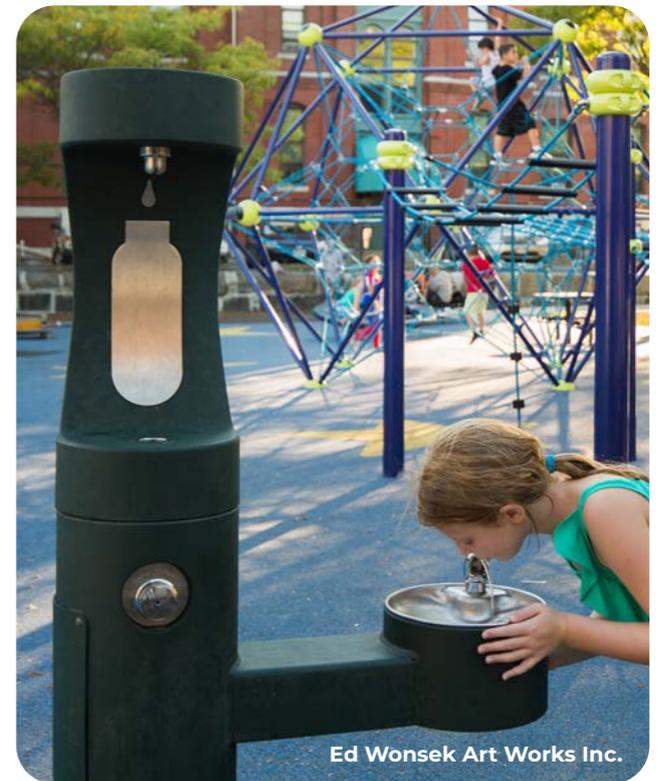
©2015, 2017 Musco Sports Lighting, LLC - M-1905-en04-4



Solutions for Lighting



MATERIALS | SPORTS FIELD SITE ELEMENTS



LISTENING & DISCUSSION

Help us build great parks.
Let us know what matters to you.

Take the Online Survey!

linktr.ee/mckinneyplayground



Survey will be
online until 2/12

THANK YOU!

Nelle Ward, Project Manager
Boston Parks and Recreation
Nelle.Ward@boston.gov

Take the Online Survey!
linktr.ee/mckinneyplayground



Survey will be
online until 2/12

For questions, maintenance requests or
concerns regarding any of our
parks contact 311



January 29, 2024
Boston Parks and Recreation

