

McKinney Park

Brighton, Boston, MA

Community Meeting 1: April 25, 2016, 6:30pm
Location: Brighton Marine Health Center

Introductions : Cathy Baker-Eclipse, BPRD Project Manager
Clara Batchelor, CBA Landscape Architects, LLC, Principal
Jessica Choi, CBA Landscape Architects, LLC, Designer

Project Schedule and Overview

BPRD Design Principles

Context, Site History, Existing Conditions, and Site Analysis

Community Input and Feedback

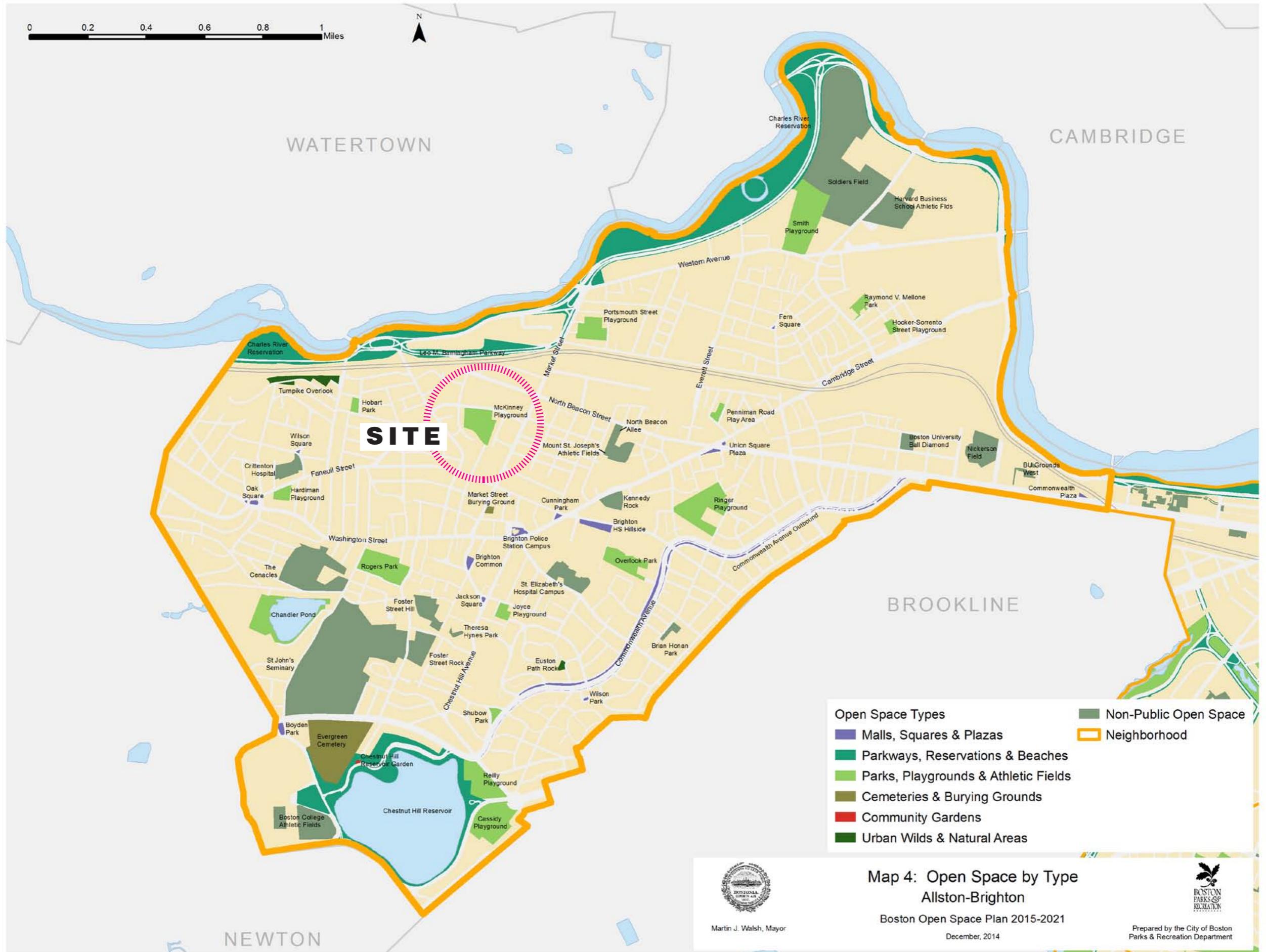
BPRD PARK DESIGN PRINCIPLES

- Preserve and protect existing trees; expand tree canopy where feasible to increase shade (3.1b)
- Expand usable park area where feasible and appropriate; reclaim park lands that have been turned over to non-public park uses
- Improve universal access; incorporate inclusive design principals where appropriate (1.1e, 2.1c)
- Enhance park visibility
- Improve park access (this can be about ADA access, safe routes to parks, visible entries, adding entries, providing pedestrian access where we have previously only accommodated vehicles) (1.1e, 2.4 d)
- Preserve and enhance existing active recreation spaces (ballfields and courts take up a lot of space and they are valuable recreational assets)
- Design flexible, multi-functional park spaces that serve park users of all ages (1.1b)

ADDITIONAL OUTWARD IMPACTS OF PARKS

- Increase property values
- Reduce crime
- Provide spaces for physical activity, which has positive health impacts
- Provide mental health benefits and stress reduction
- Can host events and gatherings, which foster community

CONTEXT





LEGEND

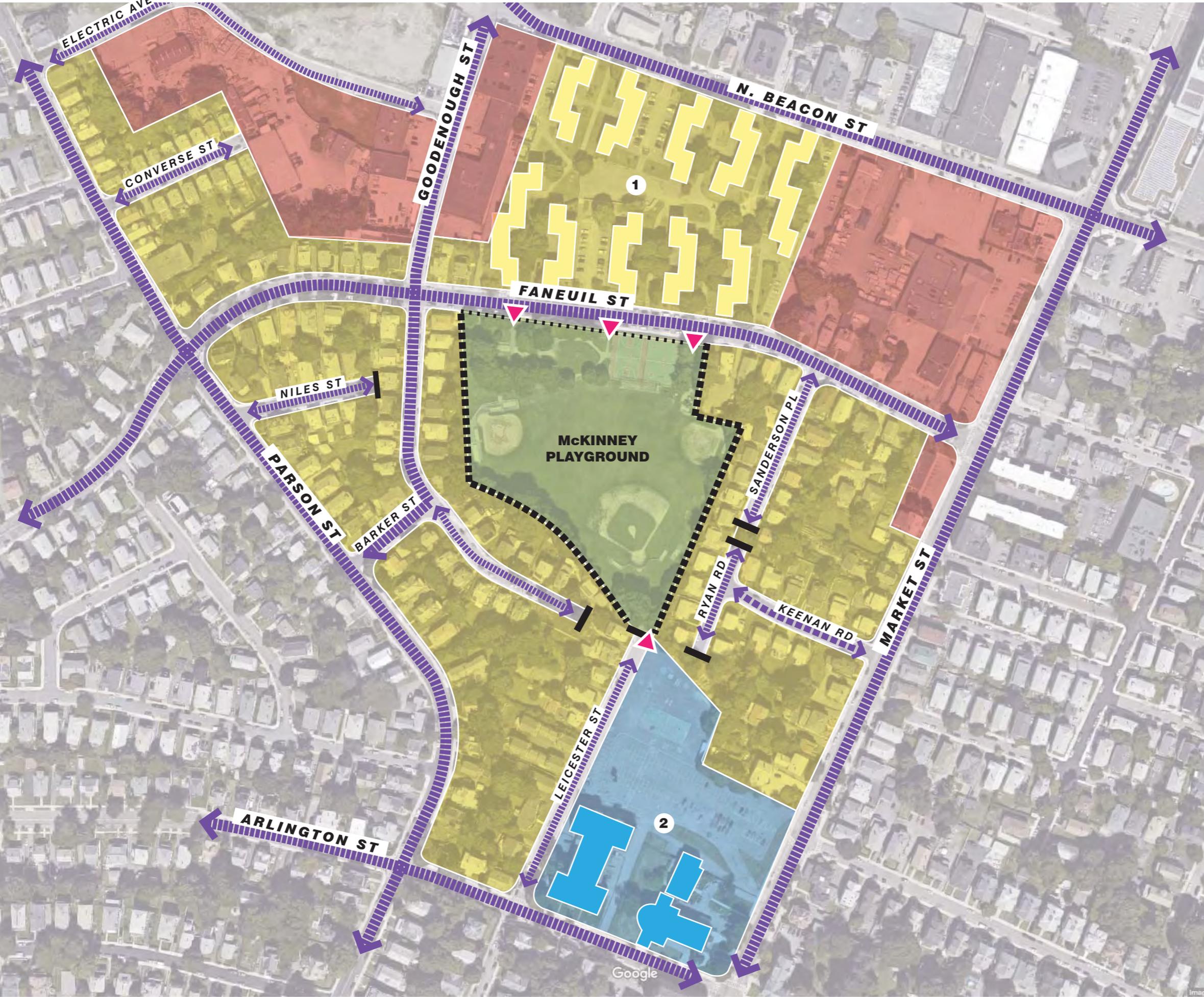
PARKS

- 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





LEGEND

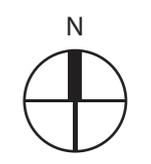
- Park
- Residential
- Commercial
- Institutional
- ▲ Entry Point
- ↔ Circulation

EDGE CONDITION

- Wall or Dead-end
- Fencing

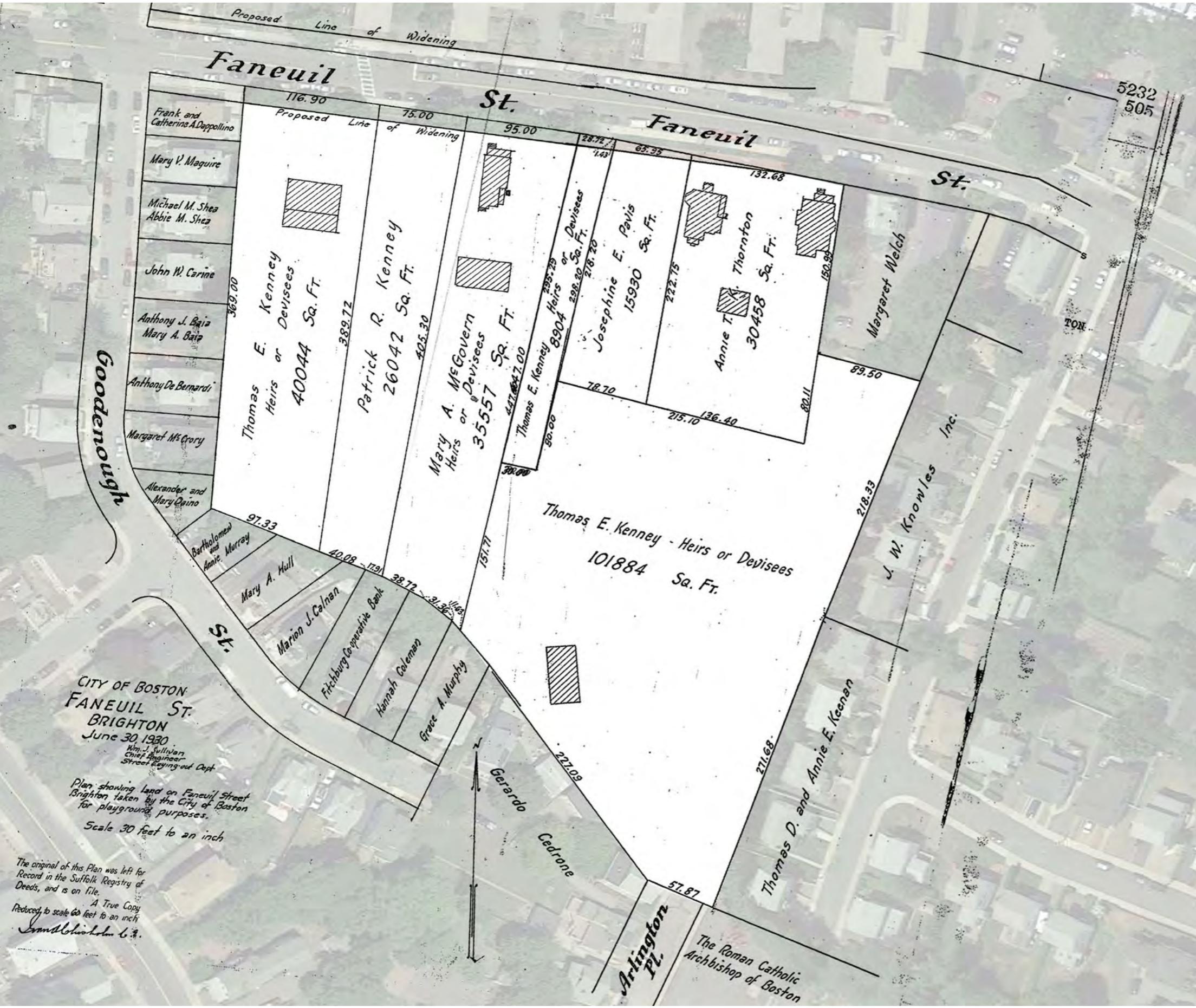
KEY SITES/BUILDINGS

1. Faneuil Gardens (Boston Housing Authority Residences)
2. Saint Collumbille Partnership School and Church



HISTORY

- Jun 11, 1930** Request to acquire land by Park Commission
- Dec 10, 1930** Land acquired by City for Playground purposes. Approved by Mayor. Area taken included 7 lots--approximately 258,819 sq.ft. or 5,942 acres.
- Apr 10, 1931** Named "McKinney Playground" by Park Commissioners, "in honor of Sgt. Arthur Finotti McKinney who died from wound incurred in the World War."
- 1970** Park Improvements
- 1977** Park Improvements
- 1988** Park Improvements
- 2004** Playground Improvements
- 2008** Various Sports Court Improvements

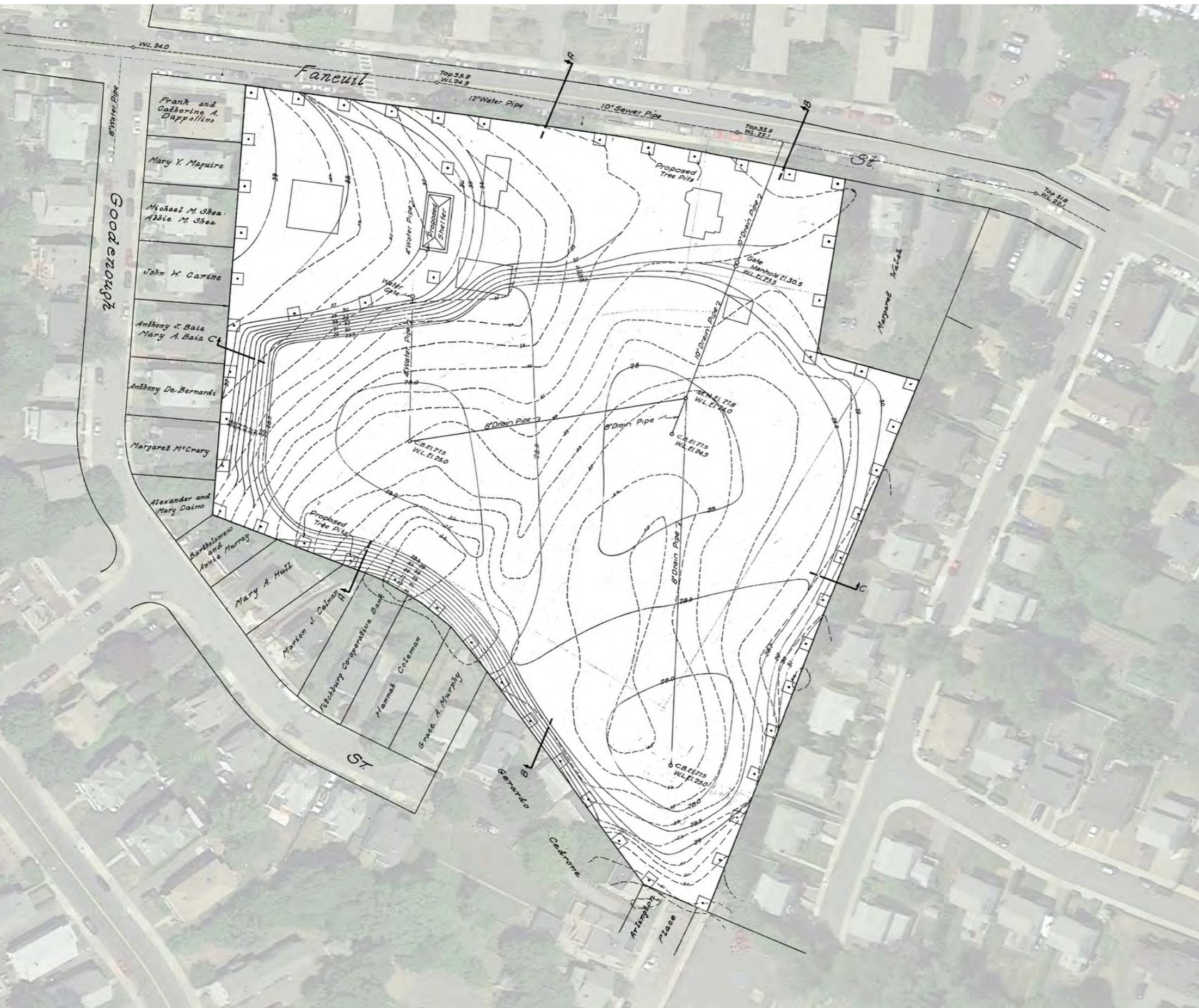


CITY OF BOSTON
FANEUIL ST.
BRIGHTON
June 30, 1930
Wm. J. Sullivan
Chief Engineer
Street Laying-out Dept.

Plan showing land on Faneuil Street
Brighton taken by the City of Boston
for playground purposes.
Scale 30 feet to an inch

The original of this Plan was left for
Record in the Suffolk Registry of
Deeds, and is on file.
A True Copy
Reduced to scale 60 feet to an inch
Samuel Johnson 63.

7 Lots acquired by
Park Commission of
Boston (about 5,942
acres)



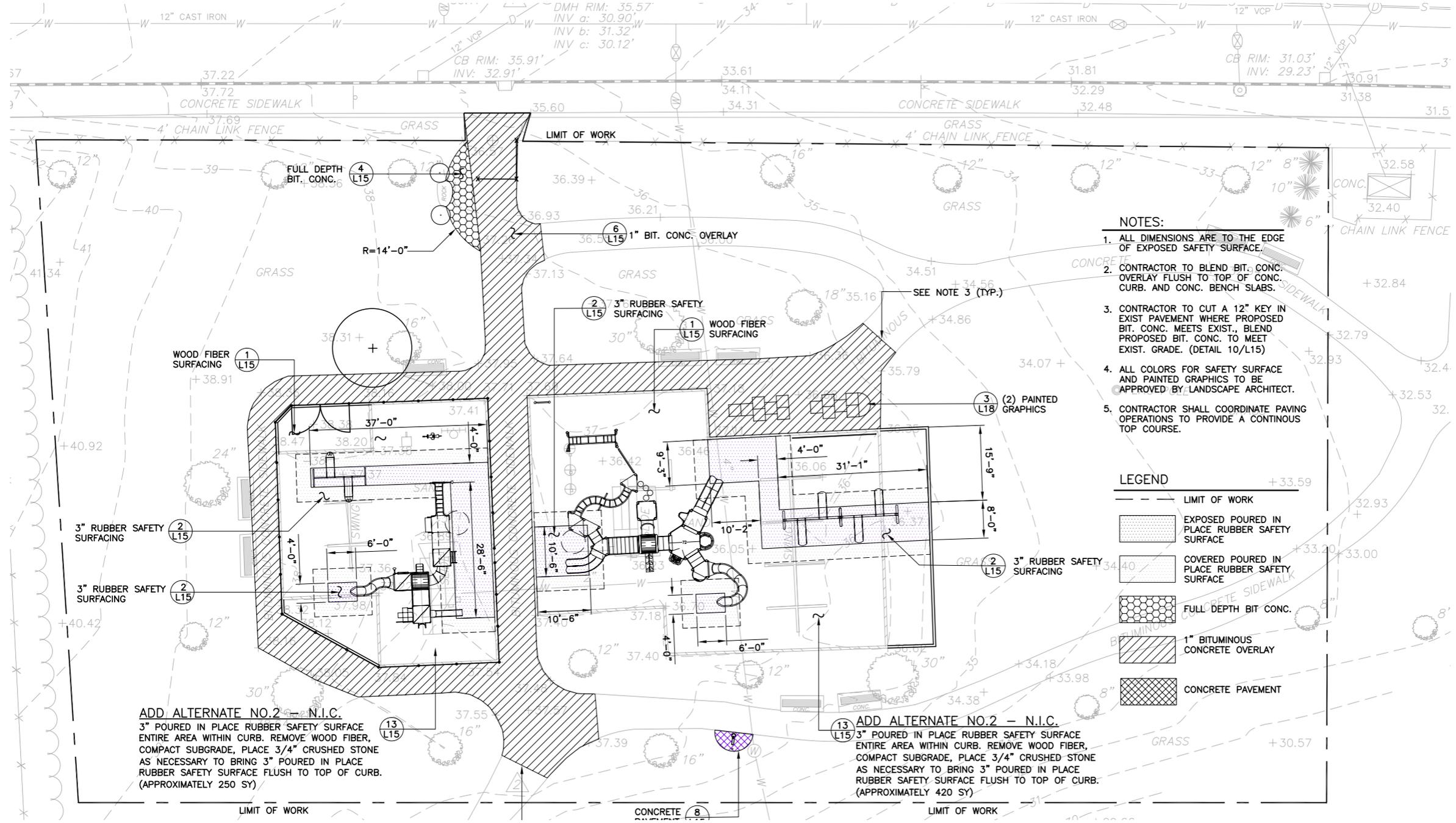
- New Grading
- Pavilion



- Basketball and Tennis Courts
- Baseball Areas



- Tot Lot
- Baseball Fields more defined



NOTES:

1. ALL DIMENSIONS ARE TO THE EDGE OF EXPOSED SAFETY SURFACE.
2. CONTRACTOR TO BLEND BIT. CONC. OVERLAY FLUSH TO TOP OF CONC. CURB. AND CONC. BENCH SLABS.
3. CONTRACTOR TO CUT A 12" KEY IN EXIST PAVEMENT WHERE PROPOSED BIT. CONC. MEETS EXIST., BLEND PROPOSED BIT. CONC. TO MEET EXIST. GRADE. (DETAIL 10/L15)
4. ALL COLORS FOR SAFETY SURFACE AND PAINTED GRAPHICS TO BE APPROVED BY LANDSCAPE ARCHITECT.
5. CONTRACTOR SHALL COORDINATE PAVING OPERATIONS TO PROVIDE A CONTINUOUS TOP COURSE.

LEGEND

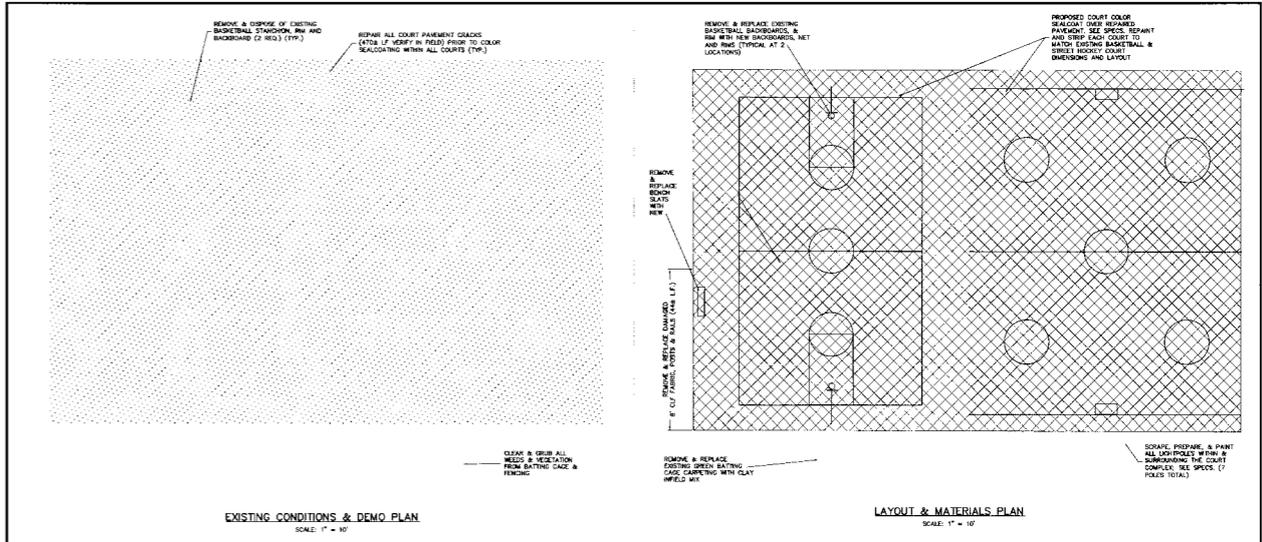
- LIMIT OF WORK
- EXPOSED POURED IN PLACE RUBBER SAFETY SURFACE
- COVERED POURED IN PLACE RUBBER SAFETY SURFACE
- FULL DEPTH BIT CONC.
- 1" BITUMINOUS CONCRETE OVERLAY
- CONCRETE PAVEMENT

ADD ALTERNATE NO.2 - N.I.C.
 3" POURED IN PLACE RUBBER SAFETY SURFACE ENTIRE AREA WITHIN CURB. REMOVE WOOD FIBER, COMPACT SUBGRADE, PLACE 3/4" CRUSHED STONE AS NECESSARY TO BRING 3" POURED IN PLACE RUBBER SAFETY SURFACE FLUSH TO TOP OF CURB. (APPROXIMATELY 250 SY)

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2004 Playground Improvements

2008 Sports Courts Improvements



EXISTING CONDITIONS & DEMO PLAN
 SCALE: 1" = 10'

LAYOUT & MATERIALS PLAN
 SCALE: 1" = 10'

PRESENT CONDITIONS

McKINNEY PLAYGROUND



SITE ANALYSIS

SITE ANALYSIS OVERALL (A)



PLAYGROUND AREA

SPORTS COURTS

(SPACE FOR 1 SOCCER FIELD FOR AGES UNDER 19)

SPORTS FIELDS

PINCH POINT ENTRY WAY

FANEUIL STREET

SANDERSON PLACE

RYAN ROAD

GOODENOUGH STREET

BARKET STREET

GOODENOUGH STREET

0 15 30 60 90 120



SITE ANALYSIS OVERALL (B)



PLAYGROUND AREA

SPORTS COURTS

(SPACE FOR 2 SOCCER FIELDS FOR AGES UNDER 10)

SPORTS FIELDS

PINCH POINT ENTRY WAY

GOODENOUGH STREET

BARKET STREET

GOODENOUGH STREET

FANEUIL STREET

SANDERSON PLACE

RYAN ROAD

0 15 30 60 90 120

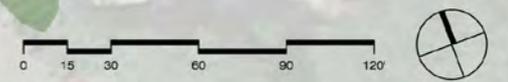


SITE ANALYSIS UTILITY LINES

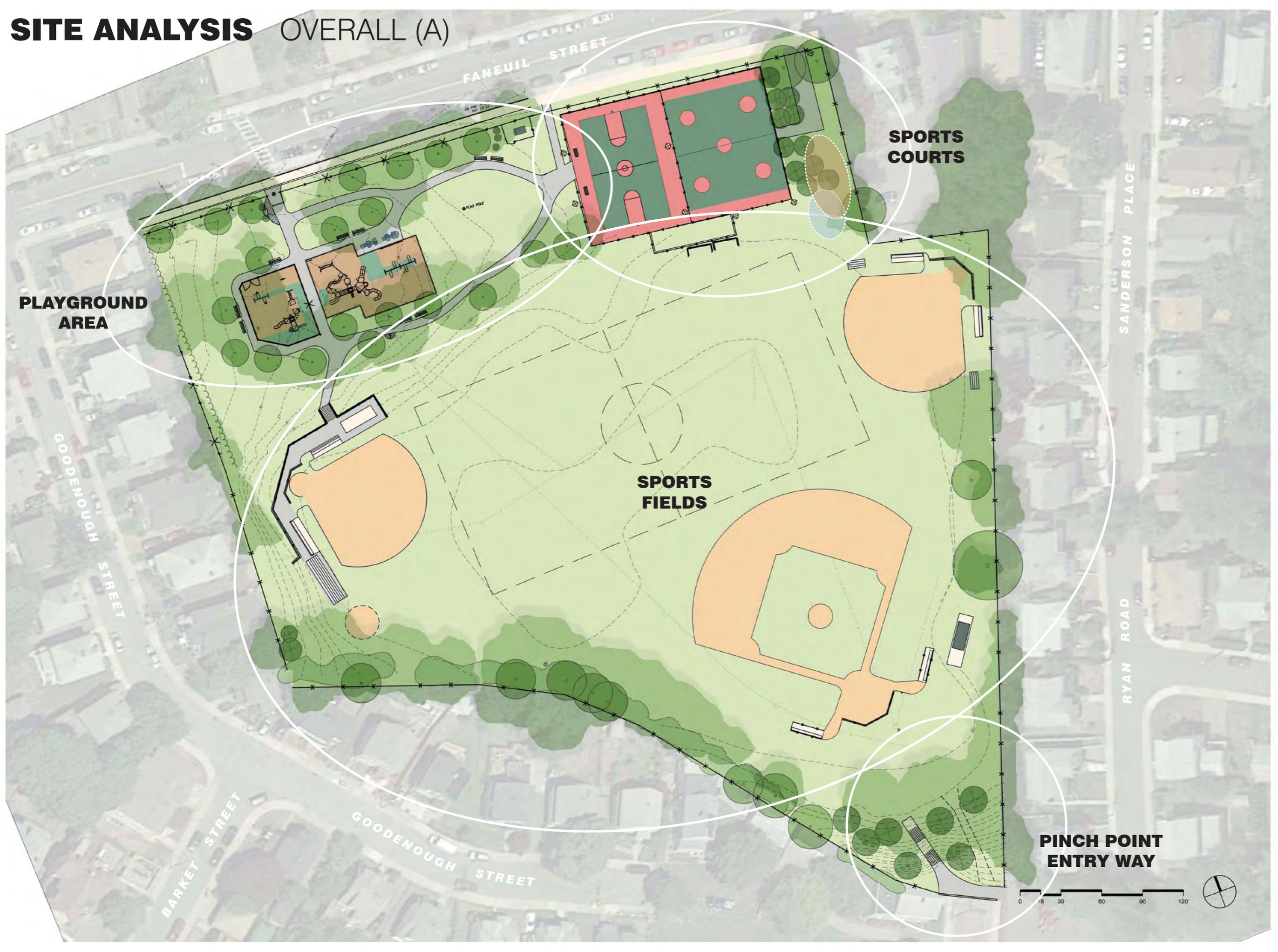


LEGEND

- ELECTRIC LINE
- WATER LINE
- DRAIN LINE



SITE ANALYSIS OVERALL (A)



PLAYGROUND AREA

SPORTS COURTS

SPORTS FIELDS

PINCH POINT ENTRY WAY

GOODENOUGH STREET

BARKET STREET

GOODENOUGH STREET

FANEUIL STREET

SANDERSON PLACE

RYAN ROAD

0 15 30 60 90 120



SITE ANALYSIS PLAYGROUND AREA

McKINNEY PLAYGROUND







BASKETBALL
EX: 50' x 84'
RECOMMENDED:
50'x84' (highschool);
50'x94' (college)





Basketball

Hockey

SITE ANALYSIS - SPORTS FIELDS

McKINNEY PLAYGROUND



Little League

Soccer

Softball

Baseball



Courts

Softball

Soccer



RYAN ROAD

EXISTING CUT-THROUGH OR SLEDDING HILL

CONCRETE STAIRWAY

WALL

ENTRY HERE IS BLOCKED

HIGH STREET

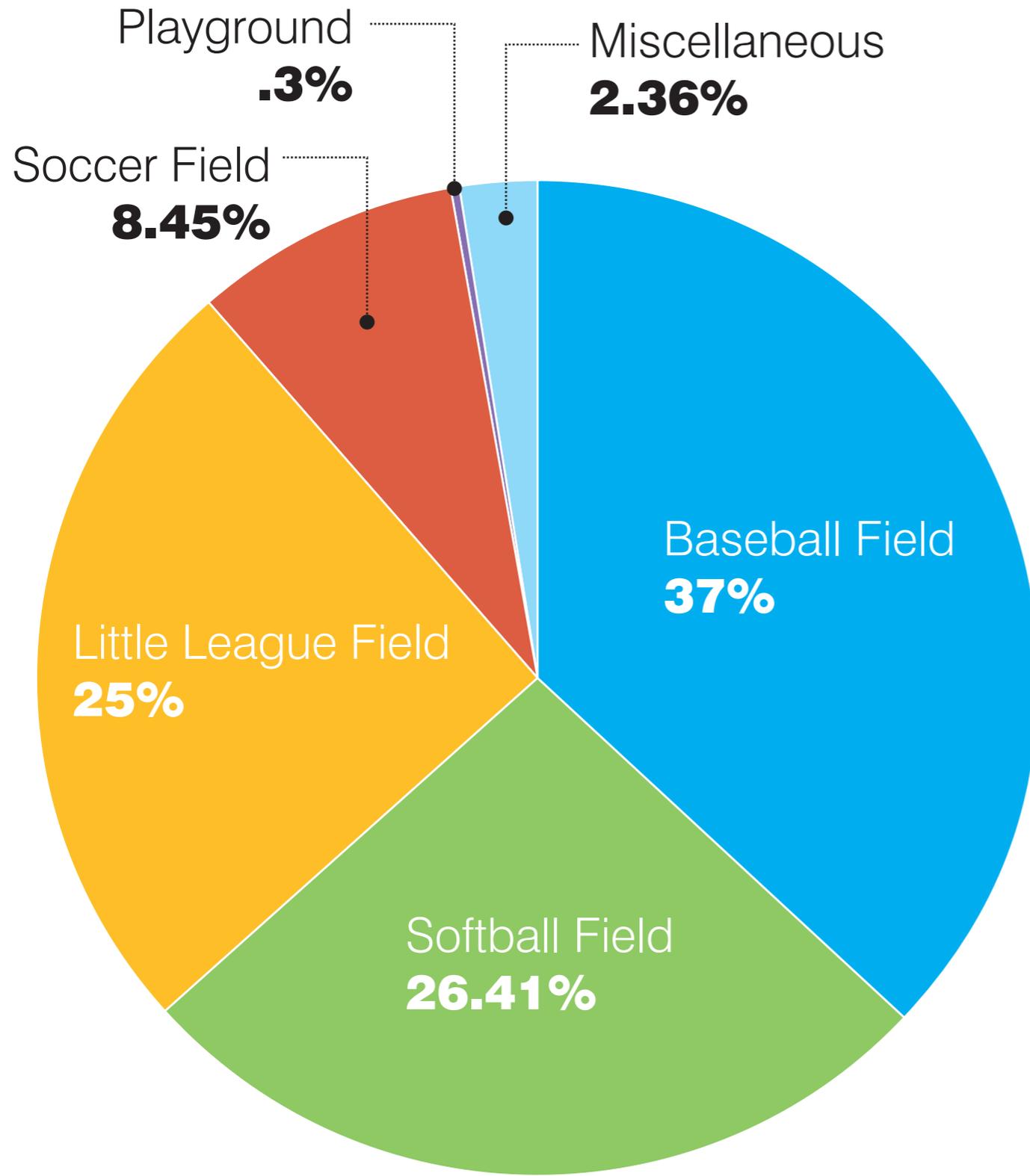




View back from staircase



View back from cut-through



Activity Permits per Park Area

- BASEBALL**
737 for Baseball
- SOFTBALL FIELD**
524 for Softball
1 for Kickball
- LITTLE LEAGUE FIELD**
505 for Little League
- SOCCER FIELD**
152 for Soccer
16 for Field Hockey
- PLAYGROUND**
6 for *Artists in Residence Workshops*
- MISCELLANEOUS**
30 for "Sports"
8 for "Summer Sports"
4 for "Field Day"
3 for "Family Fun Day"
1 for "Boston UPC's Community Block Party"
1 for "Customer Operation Event"

COMMUNITY FEEDBACK