

# **McKinney Park**

Brighton, Boston, MA

**Community Meeting 1: June 6, 2016, 6:30pm**  
**Location: Columbkille School Library**

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

Meeting 1 Recap - Context, Existing Conditions, and Site Analysis

Design Options

Community Input and Feedback

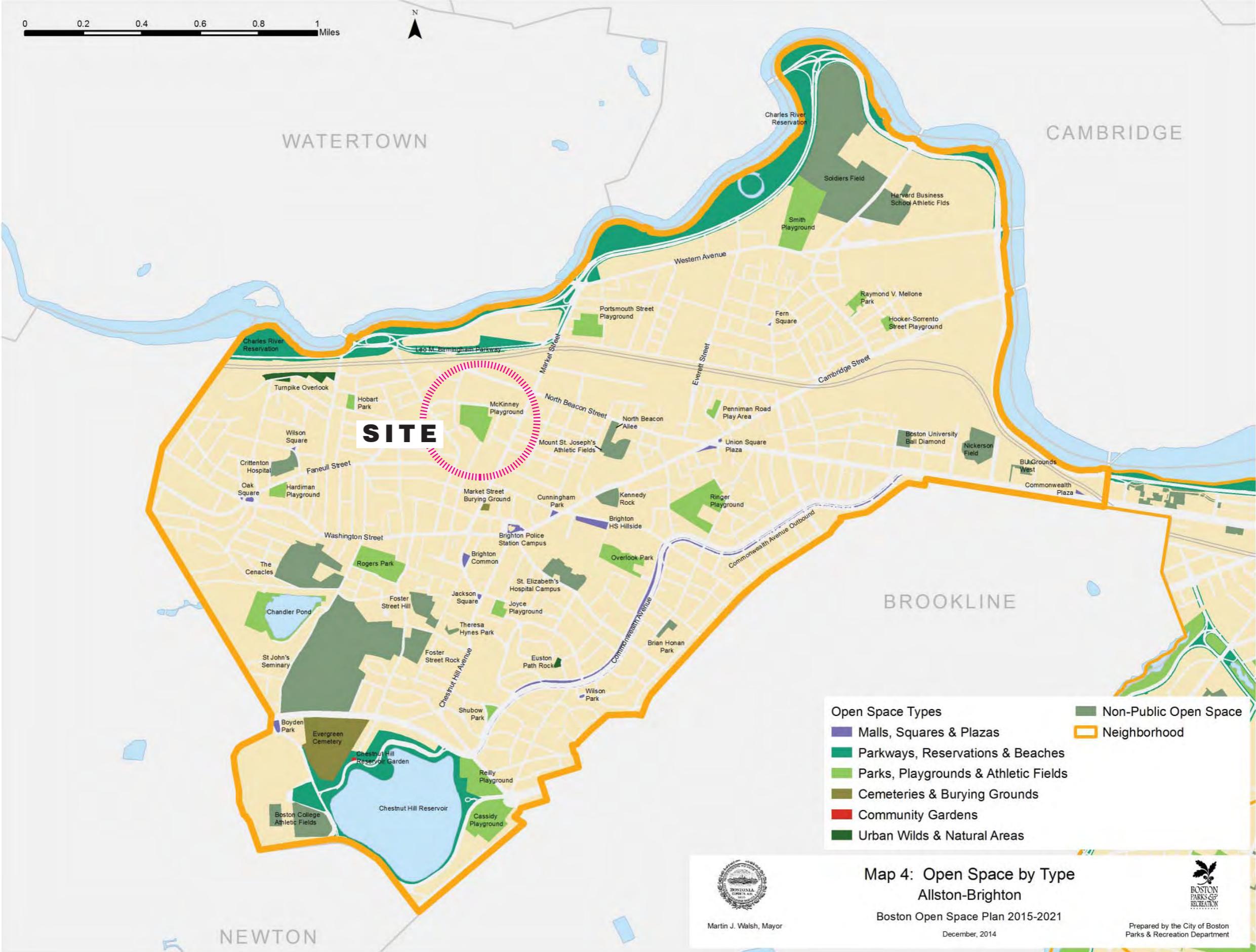
## **BPRD PARK DESIGN PRINCIPLES**

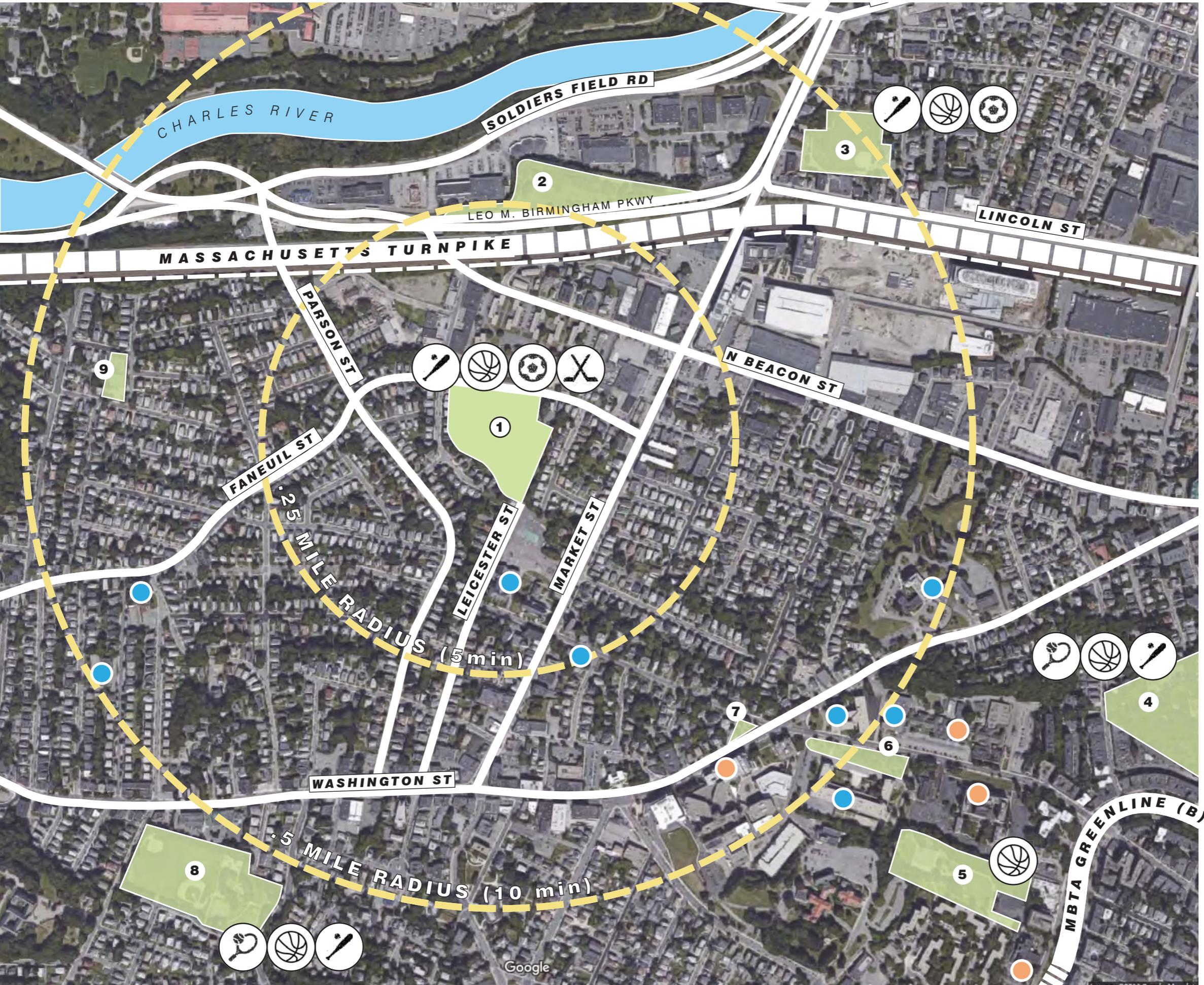
- Preserve and protect existing trees; expand tree canopy where feasible to increase shade (3.1b)
- Expand usable park area where feasible and appropriate; reclaim park lands that have been turned over to non-public park uses
- Improve universal access; incorporate inclusive design principals where appropriate (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**



# CONTEXT IMMEDIATE SURROUNDINGS

# McKINNEY PLAYGROUND

## LEGEND

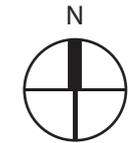
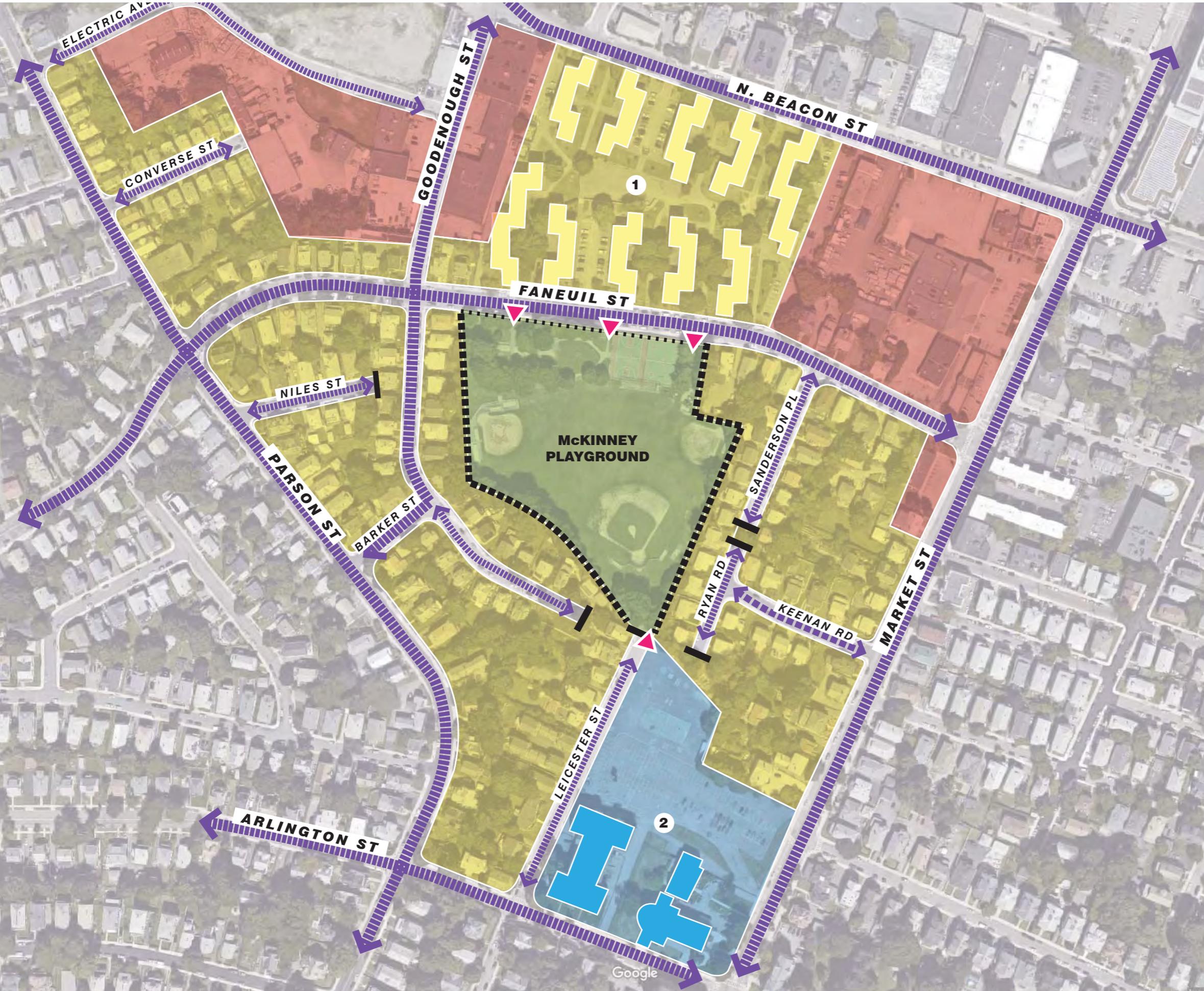
- Park
- Residential
- Commercial
- Institutional
- ▼ Entry Point
-  Circulation

## EDGE CONDITION

-  Wall or Dead-end
-  Fencing

## KEY SITES/BUILDINGS

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



google maps

# THE SITE

# McKINNEY PLAYGROUND



# **SITE ANALYSIS**

# SITE ANALYSIS EXISTING CONDITIONS

# McKINNEY PLAYGROUND



# SITE ANALYSIS OVERALL (A)



**PLAYGROUND AREA**

**SPORTS COURTS**

(SPACE FOR 1 SOCCER FIELD  
150'x300'  
FOR AGES UNDER 19)

**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 OVERALL (B)



**PLAYGROUND AREA**

**SPORTS COURTS**

(SPACE FOR 2 SOCCER FIELDS  
105'x135' FOR AGES UNDER 10)

**SPORTS FIELDS**

**PINCH POINT ENTRY WAY**

GOODENOUGH STREET

BARKET STREET

GOODENOUGH STREET

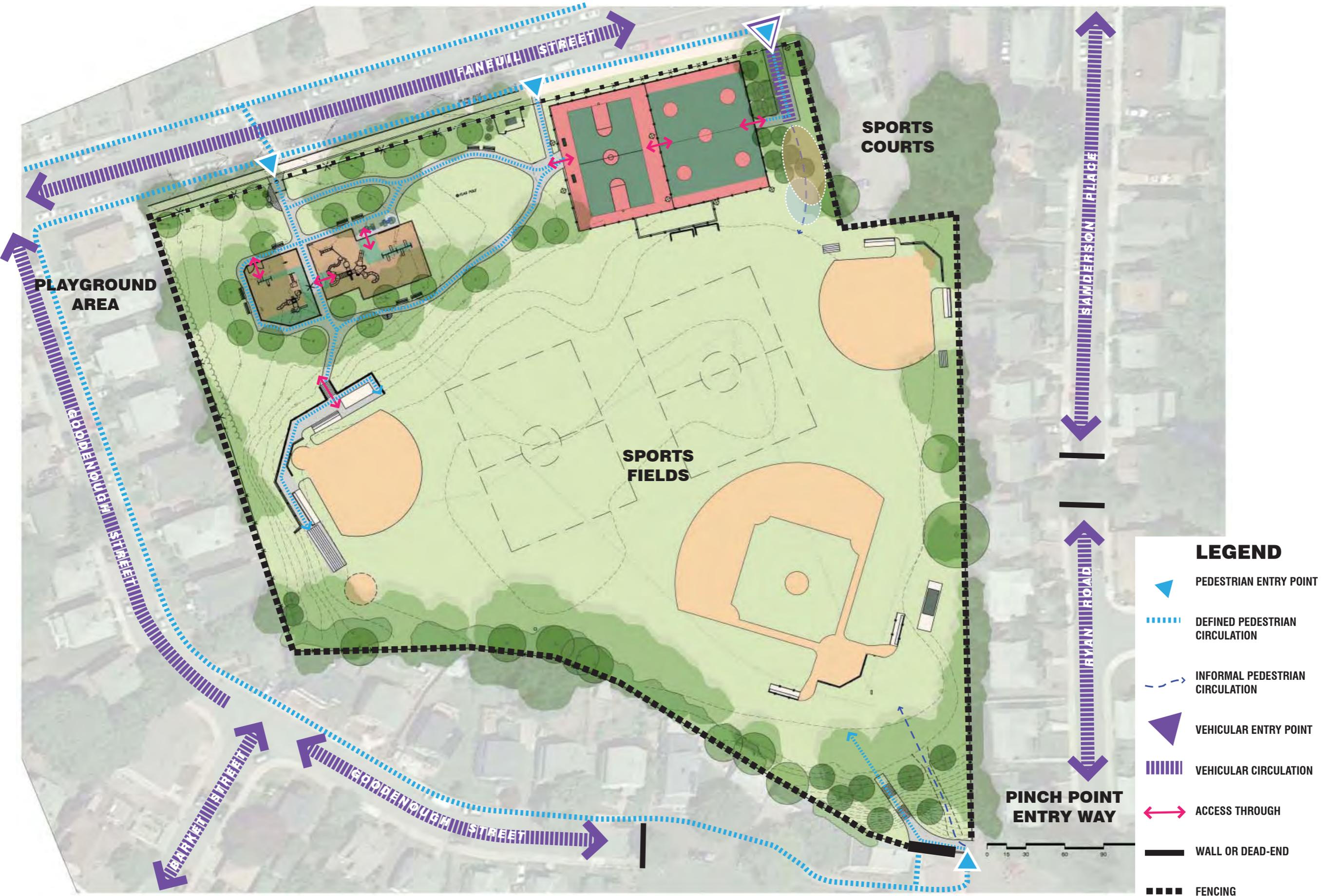
FANEUIL STREET

SANDERSON PLACE

RYAN ROAD

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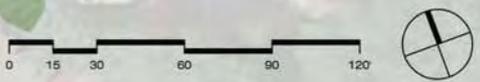


# SITE ANALYSIS UTILITY LINES



**LEGEND**

- ELECTRIC LINE
- WATER LINE
- DRAIN LINE



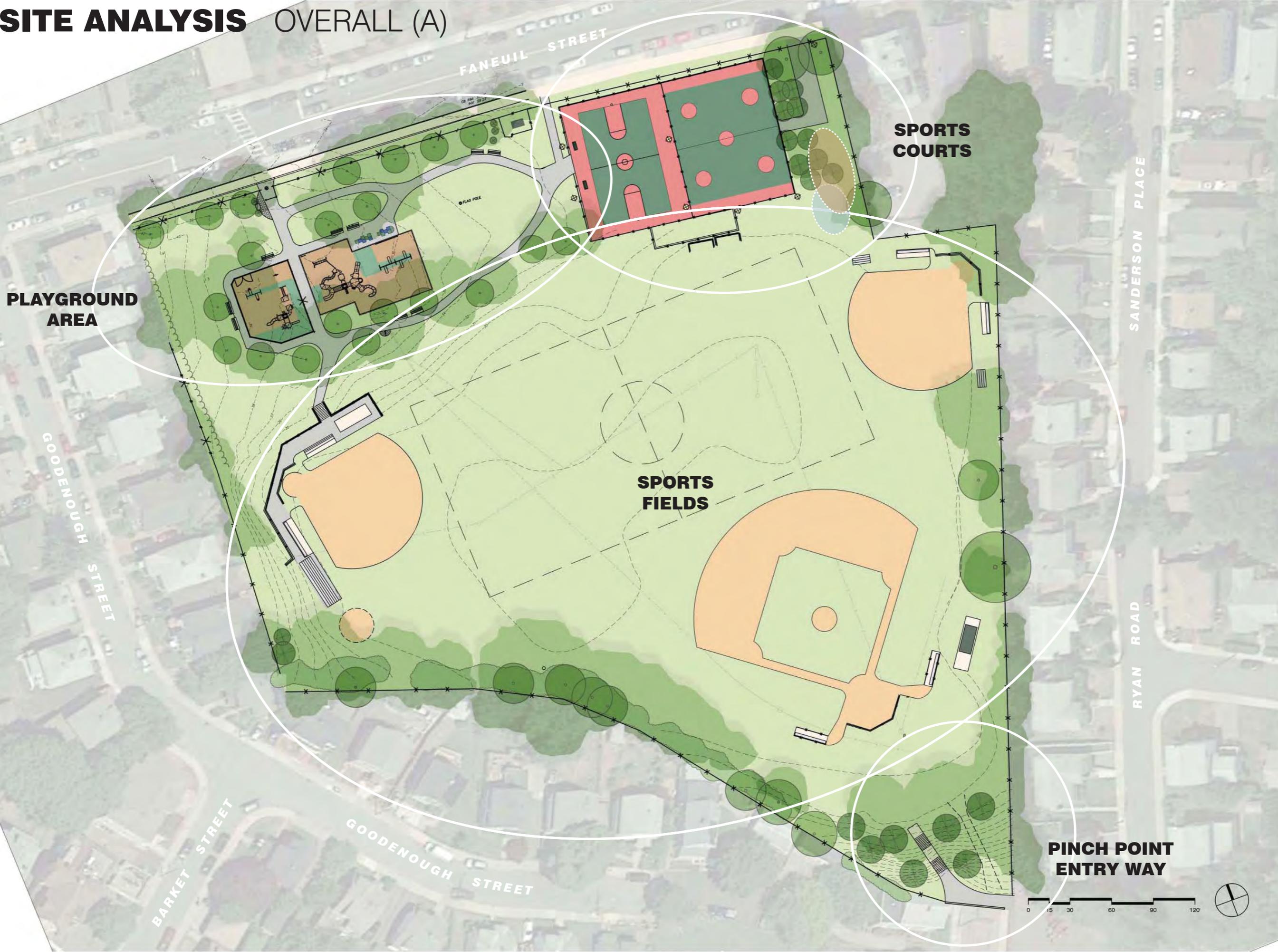
# SITE ANALYSIS OVERALL (A)

**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



.....**Play Structure for ages 5-12**

**Lawn**





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

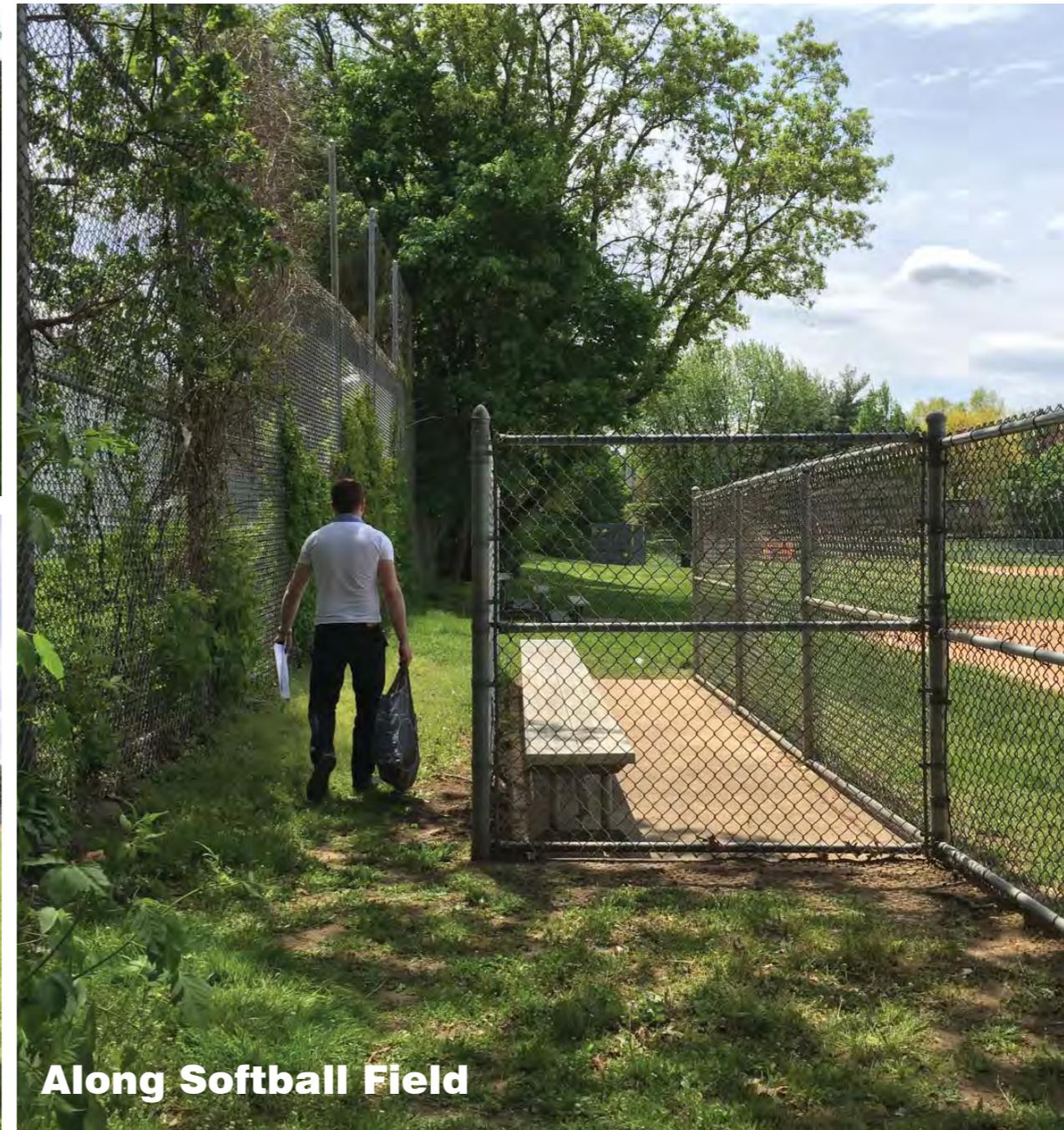




**Basketball**

**Hockey**







**Courts**

**Softball**

**Soccer**



RYAN ROAD

EXISTING CUT-THROUGH OR SLEDDING HILL

CONCRETE STAIRWAY

WALL

ENTRY HERE IS BLOCKED

HIGH STREET

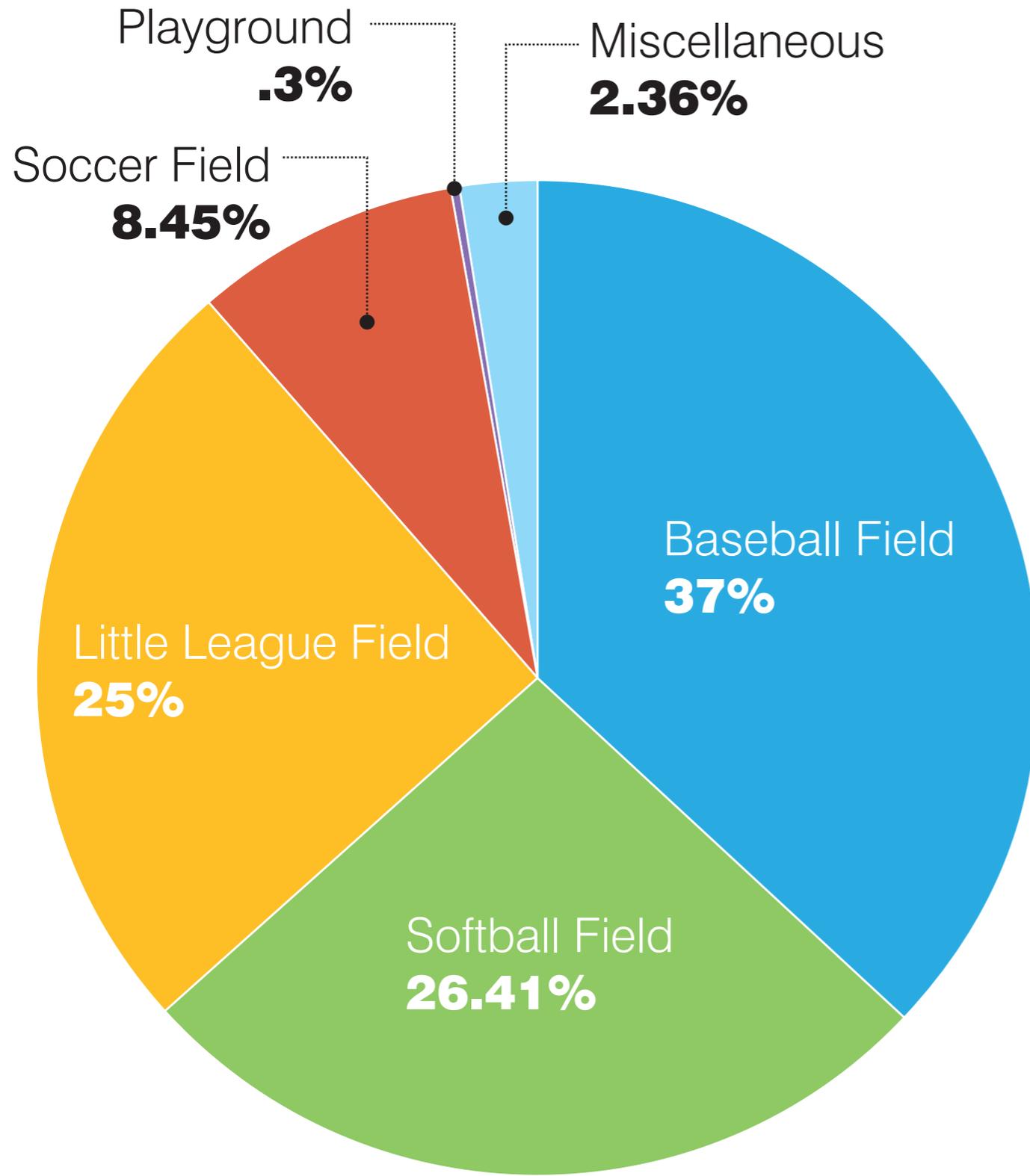




**View back from staircase**



**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"

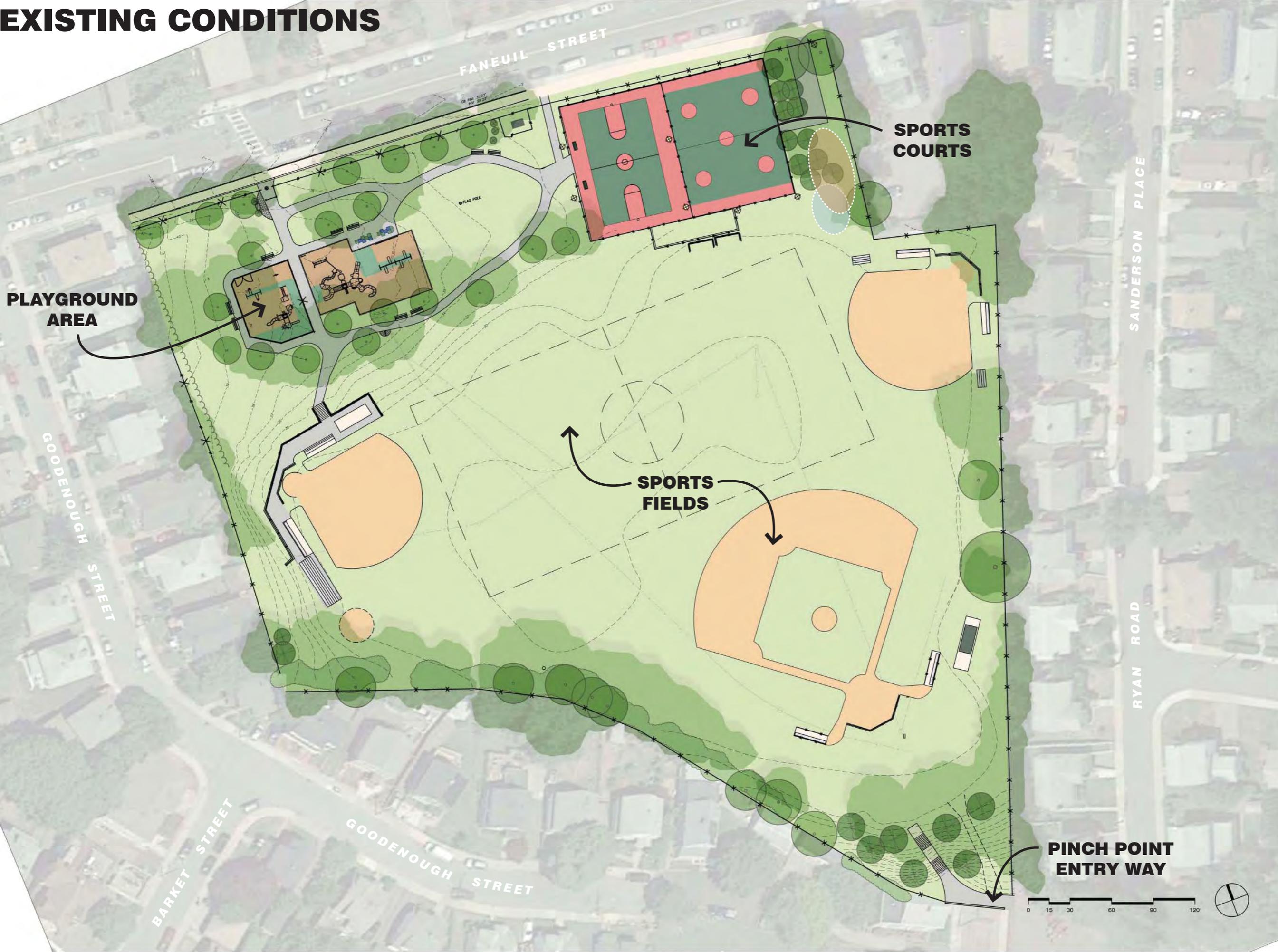


## **MEETING 1 & SUBSEQUENT MEETING TAKEAWAYS**

- Provide circulation around park
- Create a Passive Space
  - Chess Tables
  - Multigenerational Tables
  - Community Garden
- Provide Benches along pathways
- Provide Exercise Equipment
- Sports Lighting
- Artificial Turf
- Parking

# **DESIGN OPTIONS**

# EXISTING CONDITIONS



**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



# CONCEPT DESIGN 1



**PLAYGROUND AREA**

**MAIN ENTRY/  
PASSIVE PARK  
AREA**

**SPORTS  
COURTS**

**SPORTS  
FIELDS**

**SOUTHERN  
ENTRY WAY**

GOODENOUGH STREET

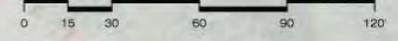
BARKET STREET

GOODENOUGH STREET

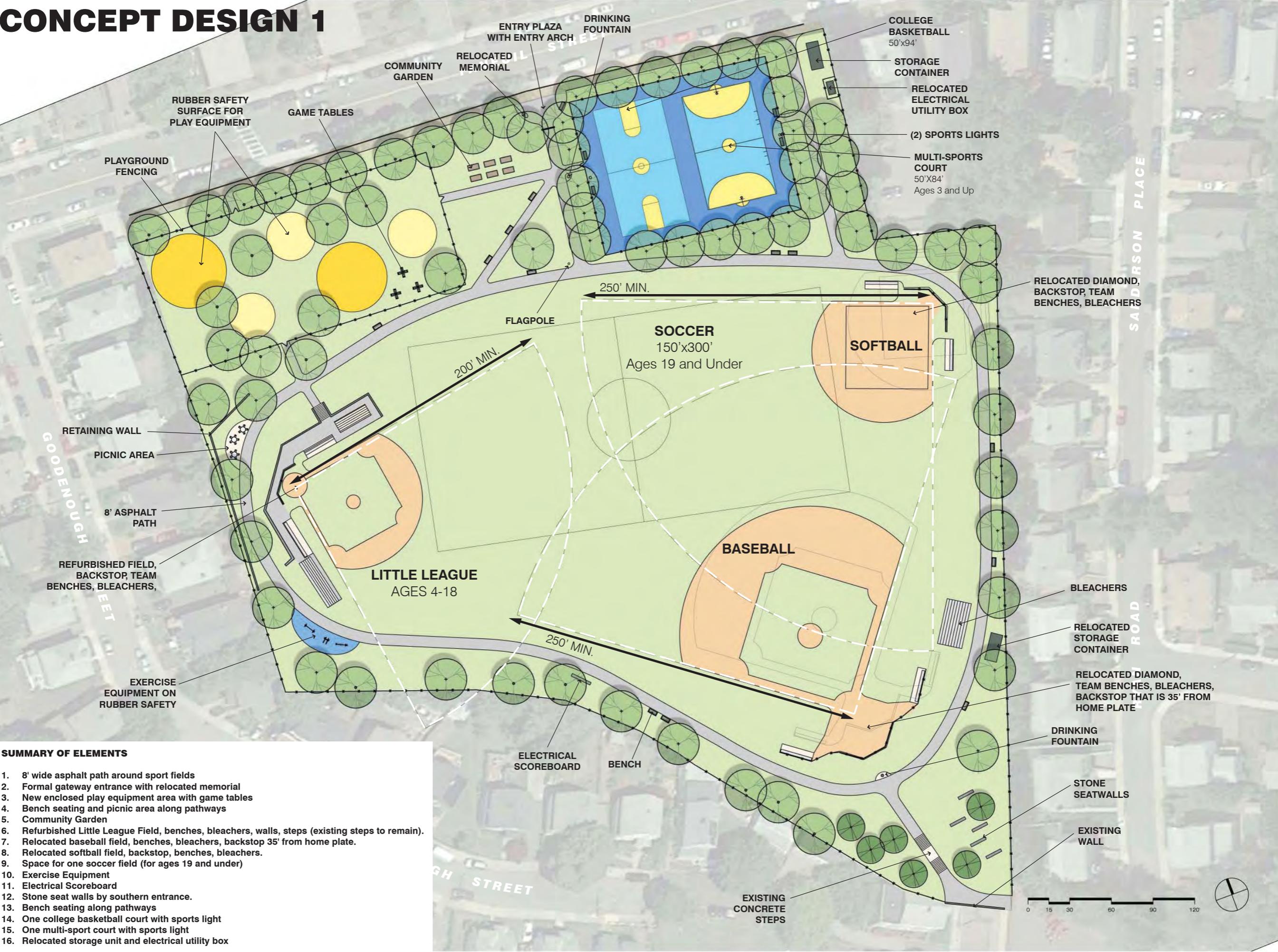
ANGEL STREET

SANDERSON PLACE

RYAN ROAD



# CONCEPT DESIGN 1



## SUMMARY OF ELEMENTS

1. 8' wide asphalt path around sport fields
2. Formal gateway entrance with relocated memorial
3. New enclosed play equipment area with game tables
4. Bench seating and picnic area along pathways
5. Community Garden
6. Refurbished Little League Field, benches, bleachers, walls, steps (existing steps to remain).
7. Relocated baseball field, benches, bleachers, backstop 35' from home plate.
8. Relocated softball field, backstop, benches, bleachers.
9. Space for one soccer field (for ages 19 and under)
10. Exercise Equipment
11. Electrical Scoreboard
12. Stone seat walls by southern entrance.
13. Bench seating along pathways
14. One college basketball court with sports light
15. One multi-sport court with sports light
16. Relocated storage unit and electrical utility box

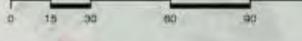
# CONCEPT DESIGN 1 CIRCULATION

# McKINNEY PLAYGROUND

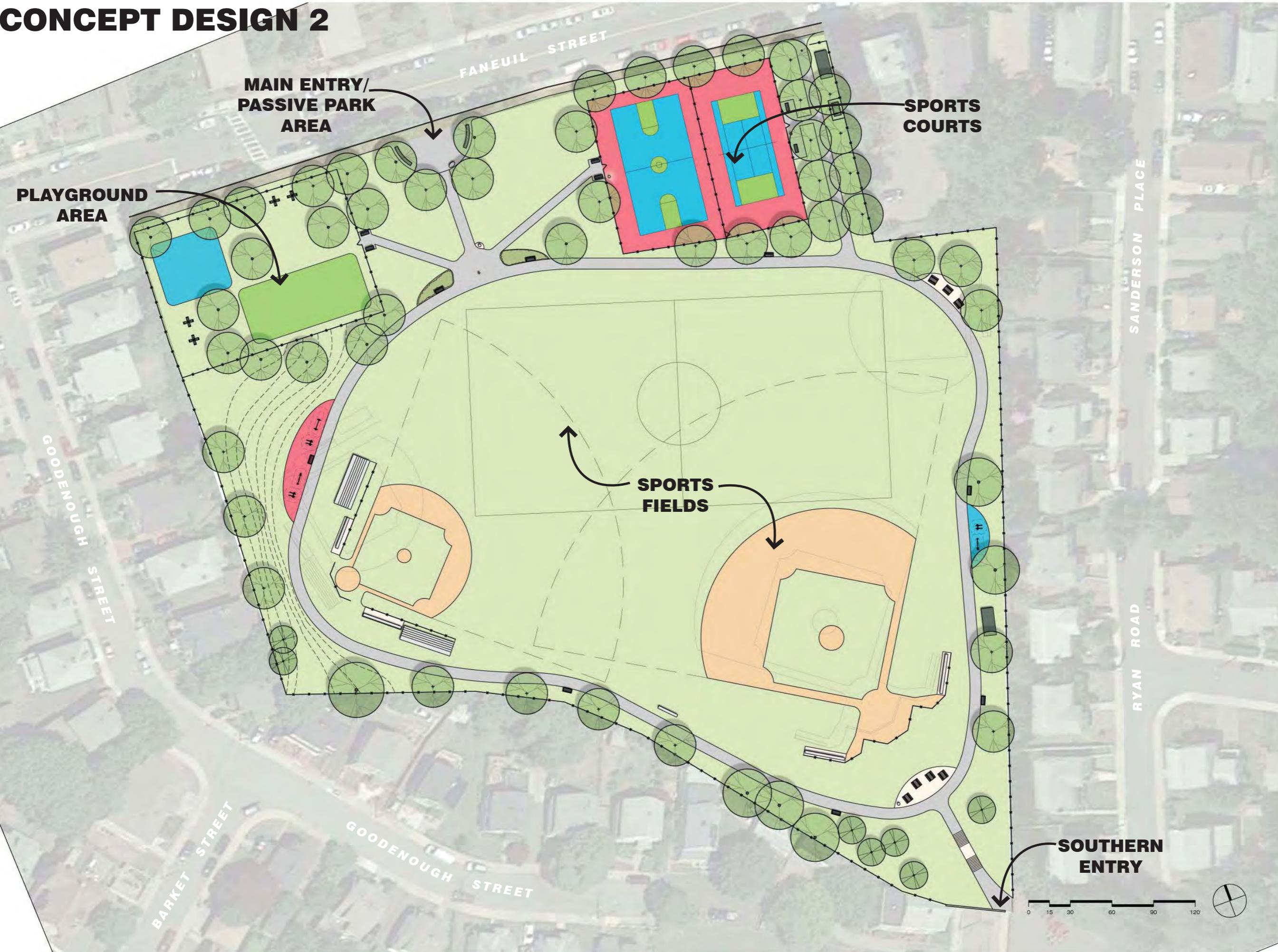


### LEGEND

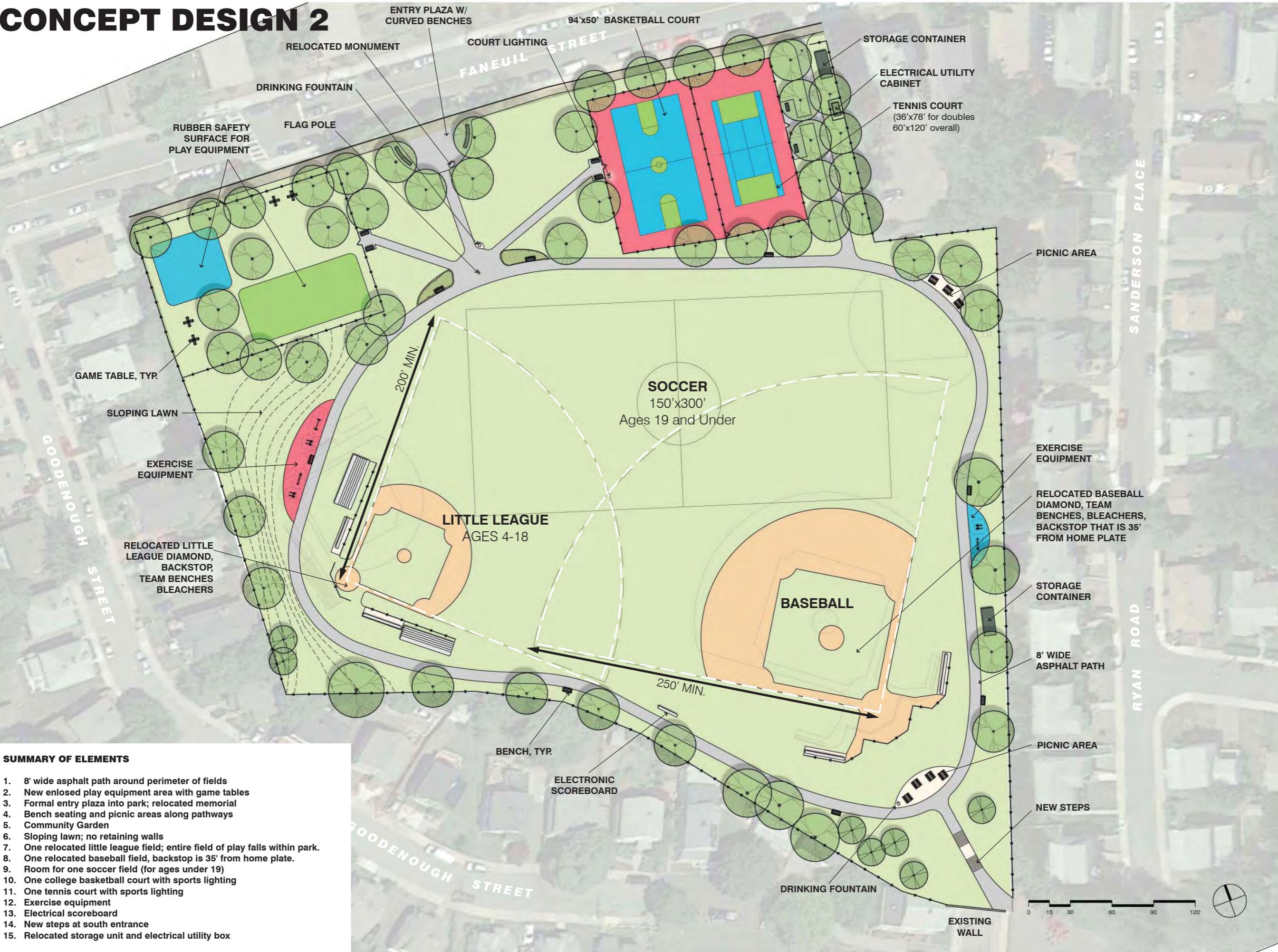
- PEDESTRIAN ENTRY POINT
- DEFINED PEDESTRIAN CIRCULATION
- INFORMAL PEDESTRIAN CIRCULATION
- VEHICULAR ENTRY POINT
- VEHICULAR CIRCULATION
- ACCESS THROUGH
- WALL OR DEAD-END
- FENCING



# CONCEPT DESIGN 2

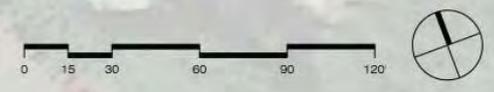


# CONCEPT DESIGN 2



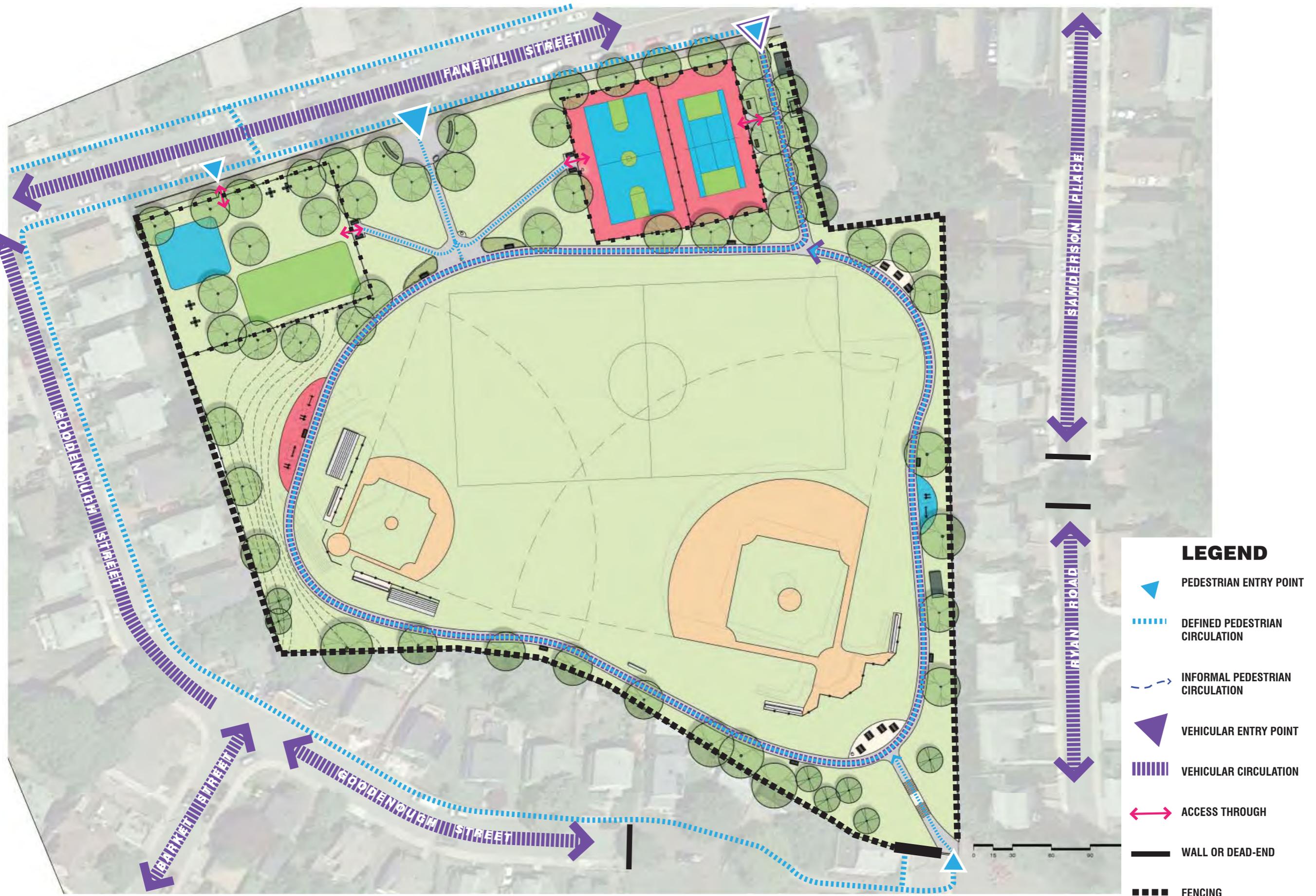
## SUMMARY OF ELEMENTS

1. 8' wide asphalt path around perimeter of fields
2. New enclosed play equipment area with game tables
3. Formal entry plaza into park; relocated memorial
4. Bench seating and picnic areas along pathways
5. Community Garden
6. Sloping lawn; no retaining walls
7. One relocated little league field; entire field of play falls within park.
8. One relocated baseball field, backstop is 35' from home plate.
9. Room for one soccer field (for ages under 19)
10. One college basketball court with sports lighting
11. One tennis court with sports lighting
12. Exercise equipment
13. Electrical scoreboard
14. New steps at south entrance
15. Relocated storage unit and electrical utility box



# CONCEPT DESIGN 2 CIRCULATION

# McKINNEY PLAYGROUND



### LEGEND

- PEDESTRIAN ENTRY POINT
- DEFINED PEDESTRIAN CIRCULATION
- INFORMAL PEDESTRIAN CIRCULATION
- VEHICULAR ENTRY POINT
- VEHICULAR CIRCULATION
- ACCESS THROUGH
- WALL OR DEAD-END
- FENCING

# CONCEPT DESIGN 3

**MAIN ENTRY/  
PASSIVE PARK  
AREA**

**PLAYGROUND  
AREA**

**SPORTS  
COURTS**

**SPORTS  
FIELDS**

**SOUTHERN  
ENTRY**

GOODENOUGH  
STREET

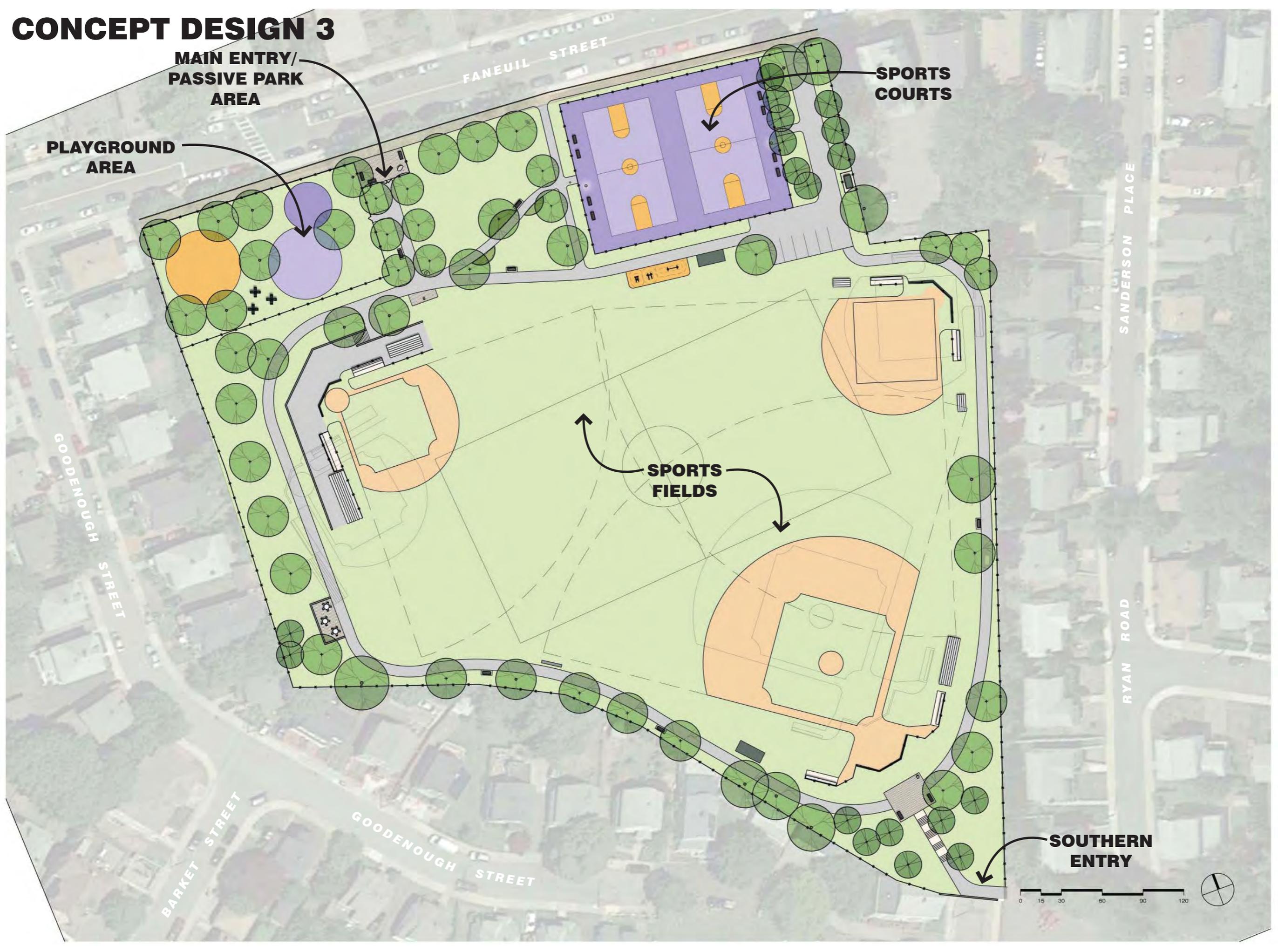
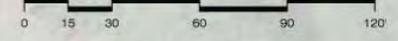
BARKET  
STREET

GOODENOUGH  
STREET

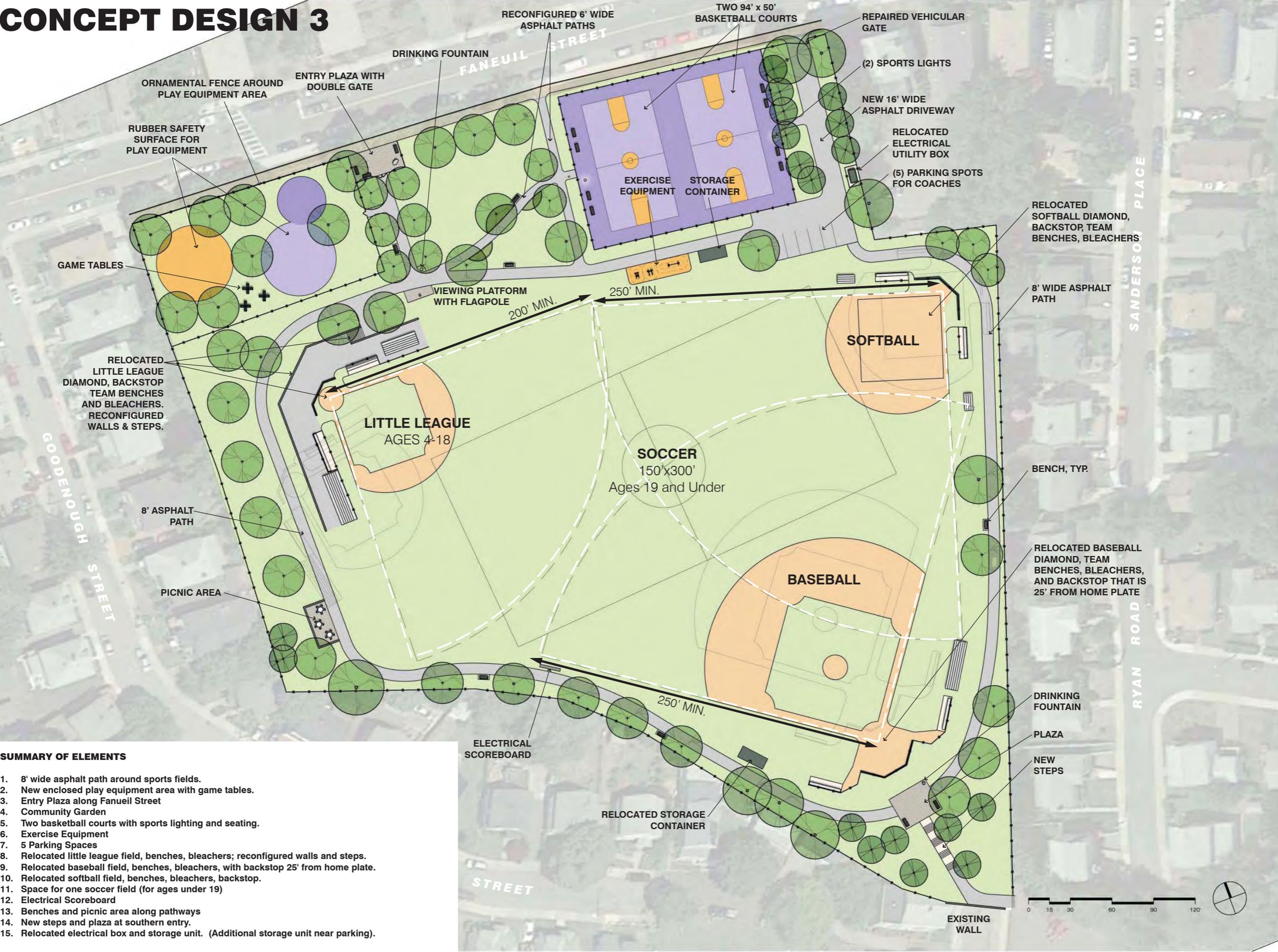
FANEUIL  
STREET

SANDERSON  
PLACE

RYAN  
ROAD



# CONCEPT DESIGN 3



## SUMMARY OF ELEMENTS

1. 8' wide asphalt path around sports fields.
2. New enclosed play equipment area with game tables.
3. Entry Plaza along Fanueil Street
4. Community Garden
5. Two basketball courts with sports lighting and seating.
6. Exercise Equipment
7. 5 Parking Spaces
8. Relocated little league field, benches, bleachers; reconfigured walls and steps.
9. Relocated baseball field, benches, bleachers, with backstop 25' from home plate.
10. Relocated softball field, benches, bleachers, backstop.
11. Space for one soccer field (for ages under 19)
12. Electrical Scoreboard
13. Benches and picnic area along pathways
14. New steps and plaza at southern entry.
15. Relocated electrical box and storage unit. (Additional storage unit near parking).



# CONCEPT DESIGN 3 CIRCULATION

# McKINNEY PLAYGROUND



### LEGEND

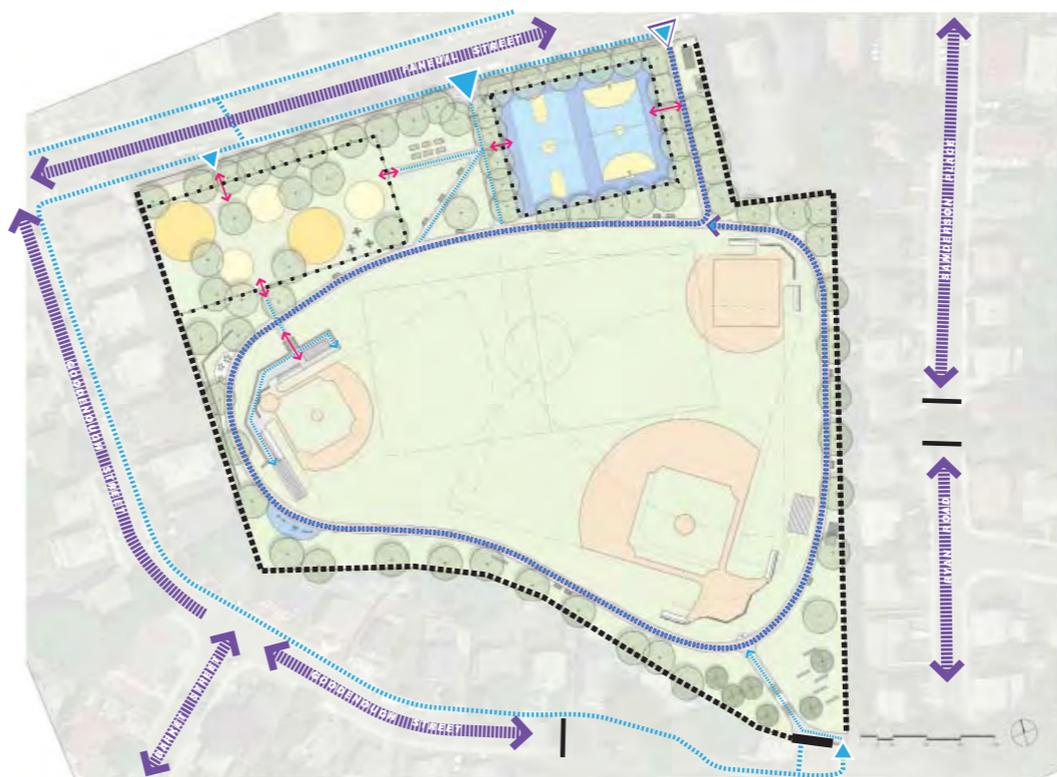
- PEDESTRIAN ENTRY POINT
- DEFINED PEDESTRIAN CIRCULATION
- INFORMAL PEDESTRIAN CIRCULATION
- VEHICULAR ENTRY POINT
- VEHICULAR CIRCULATION
- ACCESS THROUGH
- WALL OR DEAD-END
- FENCING

# CIRCULATION SUMMARY

McKINNEY PLAYGROUND



**EXISTING**



**OPTION 1**



**OPTION 2**



**OPTION 3**

# **COMMUNITY FEEDBACK**

## **ITEMS FOR DISCUSSION**

- Number of sports fields
- Artificial Turf
- Court configuration/types
- Entry along Faneuil St/ Entry at southern tip
- Field Lighting/Pedestrian Lighting
- Exercise Equipment
- Play Equipment
- Site Furniture