

# **McKinney Park**

Brighton, Boston, MA

**Community Meeting 3: August 9, 2016, 6:30pm**  
**Location: Columbkille School Library**

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

Project Schedule and Overview

BPRD Design Principles

Meeting 1 & 2 Recap - Context, Existing Conditions, Site Analysis, 3 Options

Final Plan

Community Input and Feedback

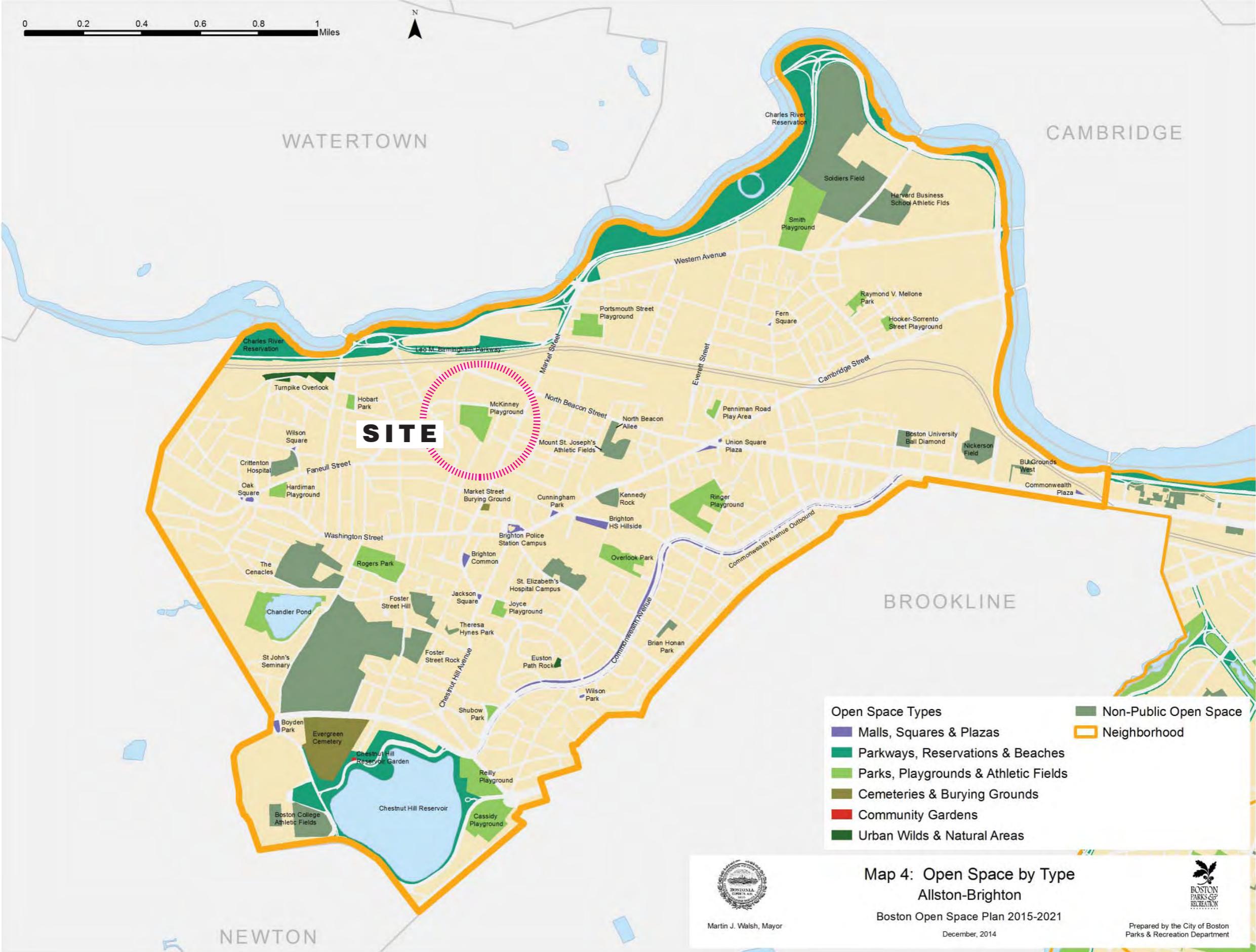
## **BPRD PARK DESIGN PRINCIPLES**

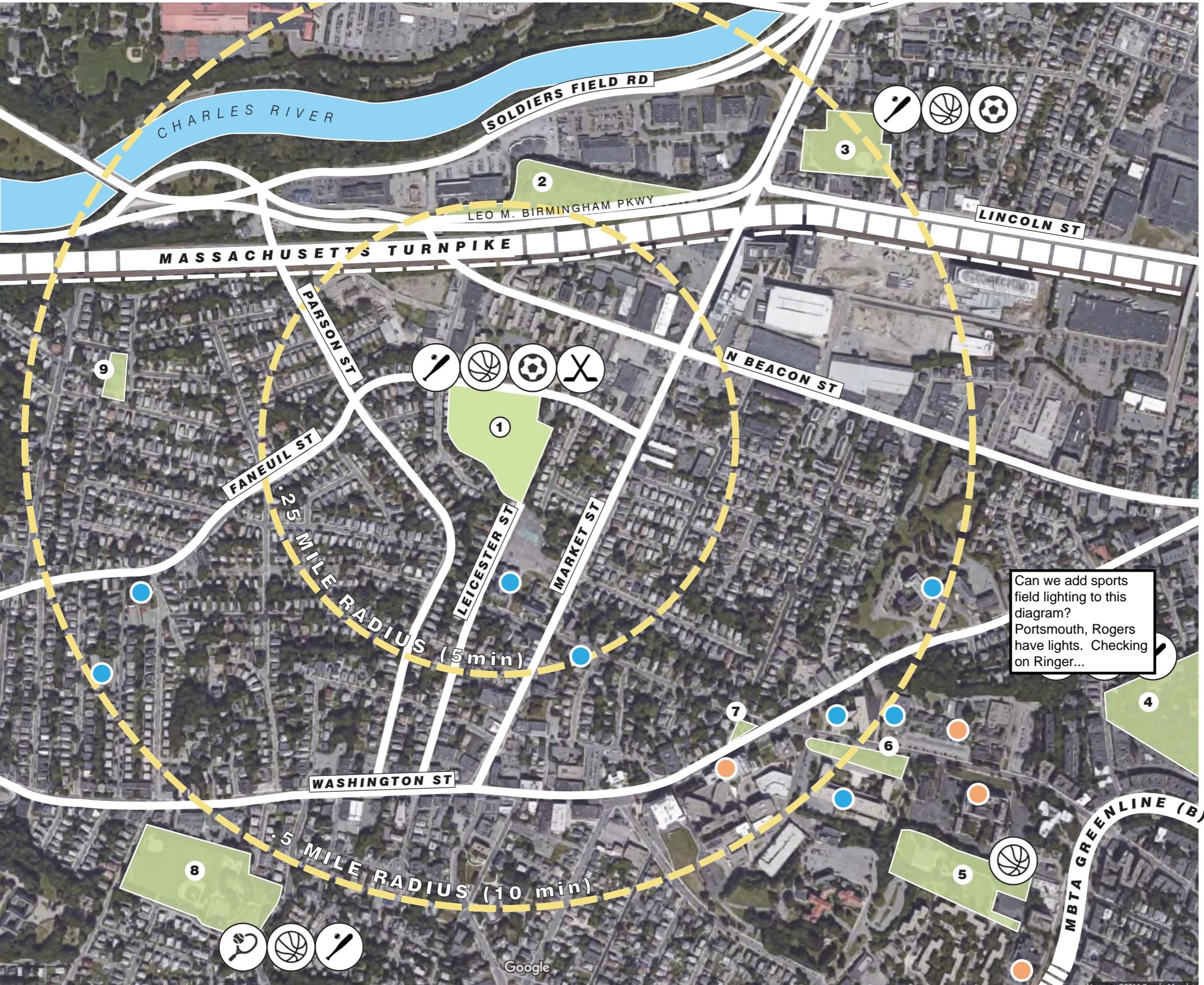
- Preserve and protect existing trees; expand tree canopy where feasible to increase shade (3.1b)
- Expand usable park area where feasible and appropriate; reclaim park lands that have been turned over to non-public park uses
- Improve universal access; incorporate inclusive design principals where appropriate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

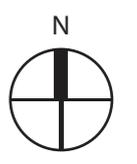




**LEGEND**

- **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**



Can we add sports field lighting to this diagram?  
 Portsmouth, Rogers have lights. Checking on Ringer...

# CONTEXT IMMEDIATE SURROUNDINGS

# McKINNEY PLAYGROUND

## LEGEND

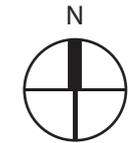
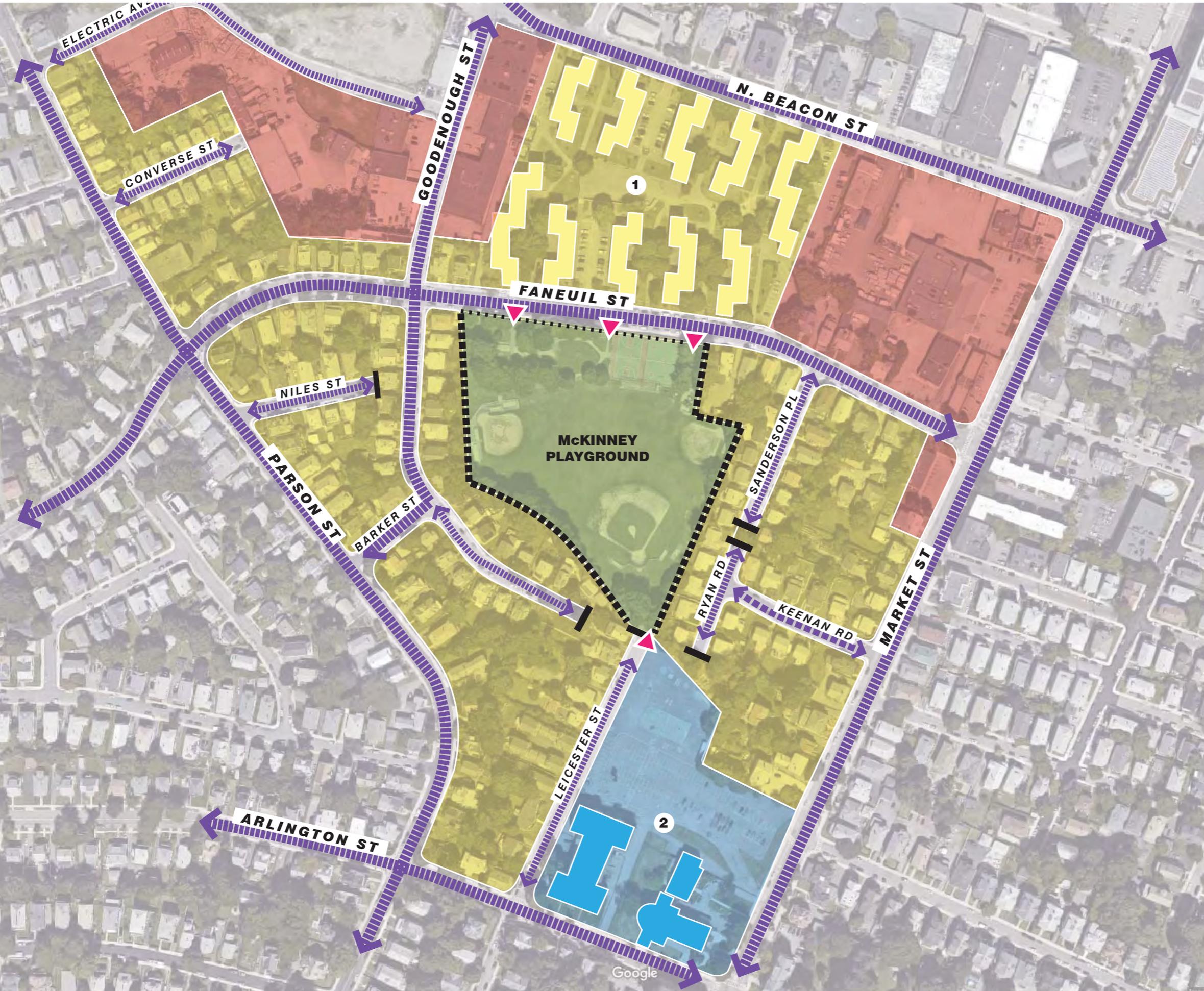
- Park
- Residential
- Commercial
- Institutional
- ▼ Entry Point
- Circulation

## 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

FANEUIL STREET

SANDERSON PLACE

RYAN ROAD

BARKET STREET

GOODENOUGH STREET

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

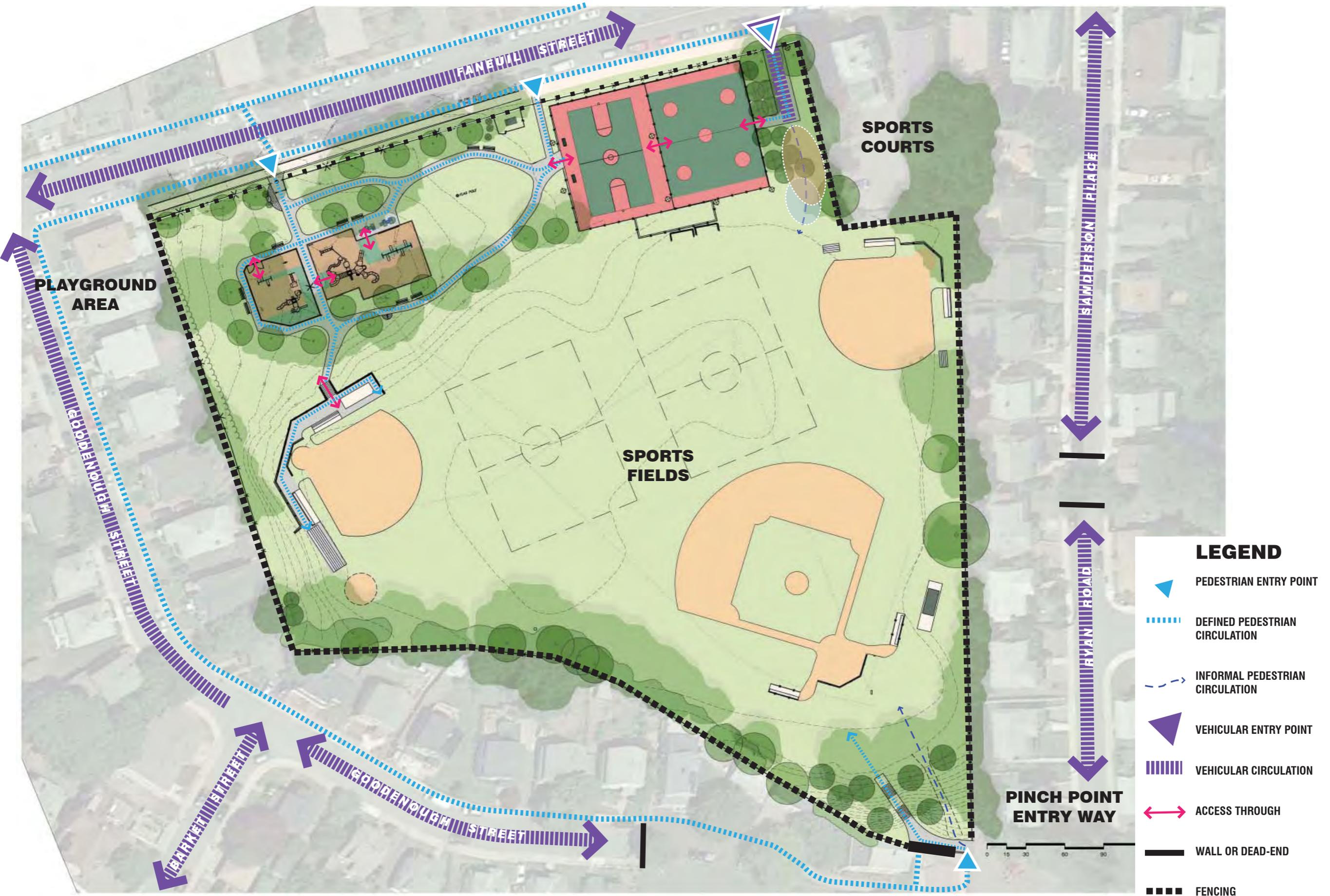
RYAN ROAD

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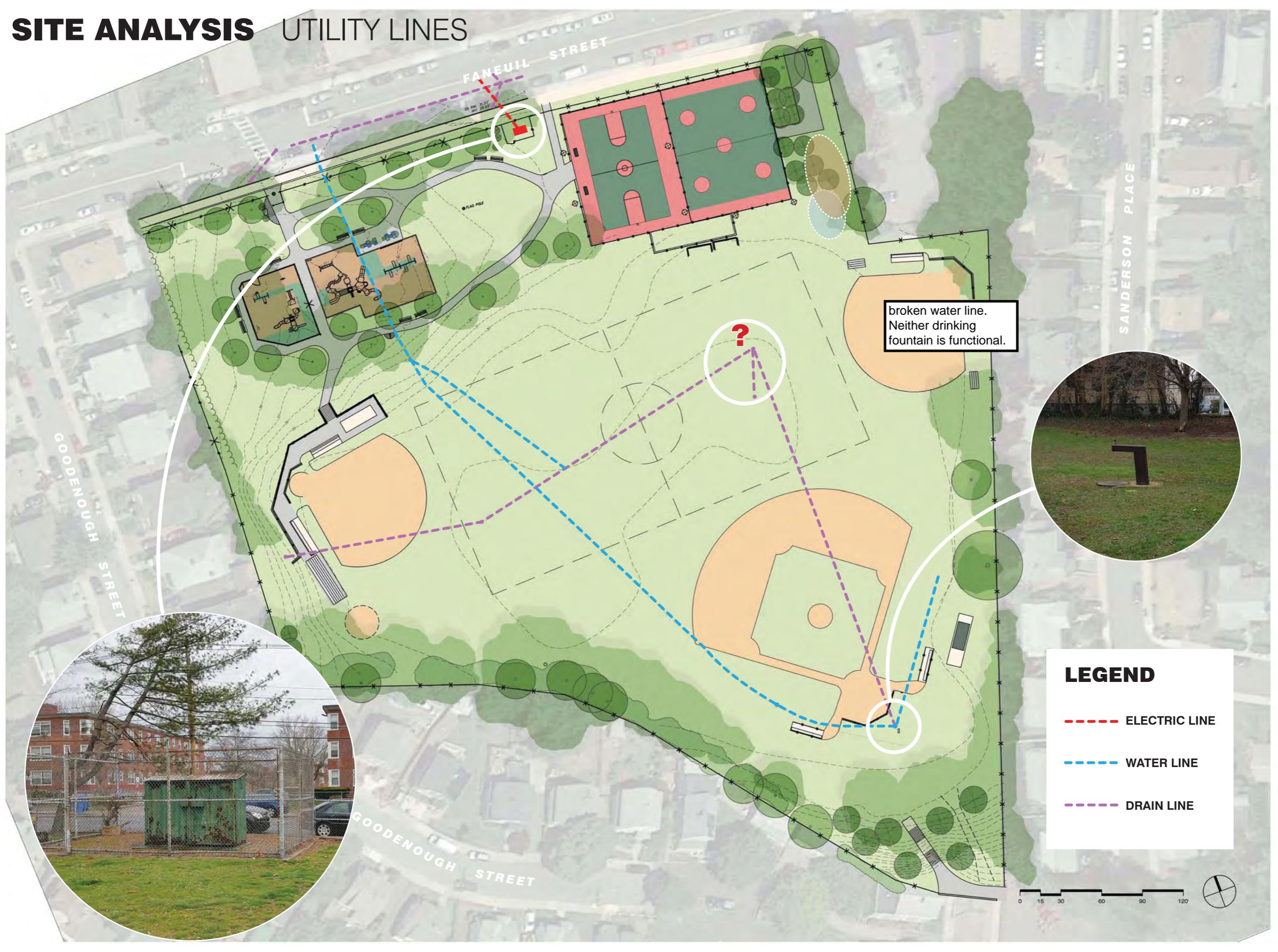


# SITE ANALYSIS CIRCULATION

# McKINNEY PLAYGROUND



# SITE ANALYSIS UTILITY LINES

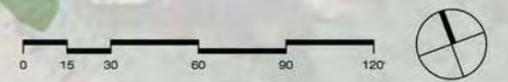


broken water line.  
Neither drinking  
fountain is functional.



### LEGEND

- ELECTRIC LINE
- WATER LINE
- DRAIN LINE



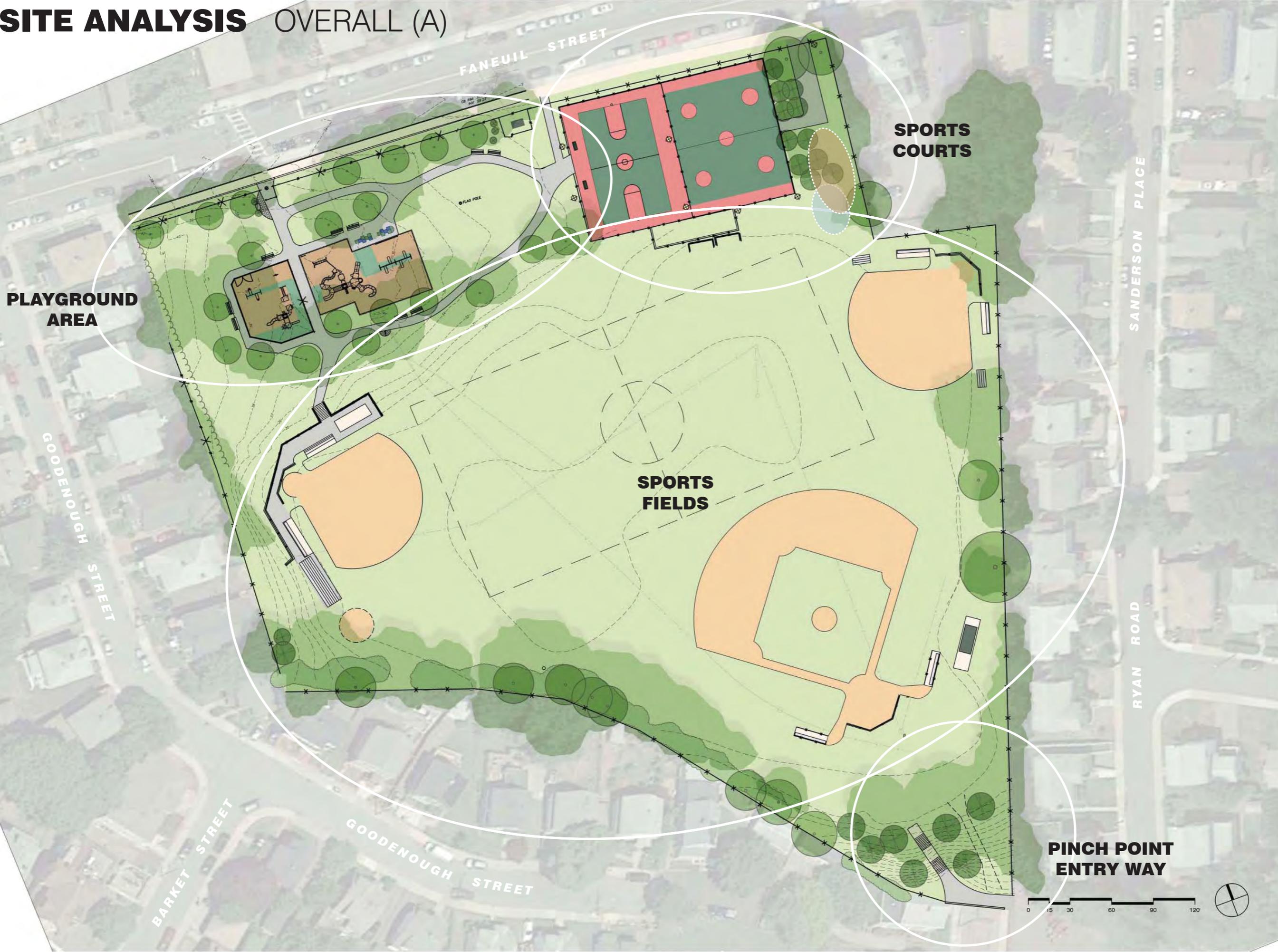
# SITE ANALYSIS OVERALL (A)

**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)





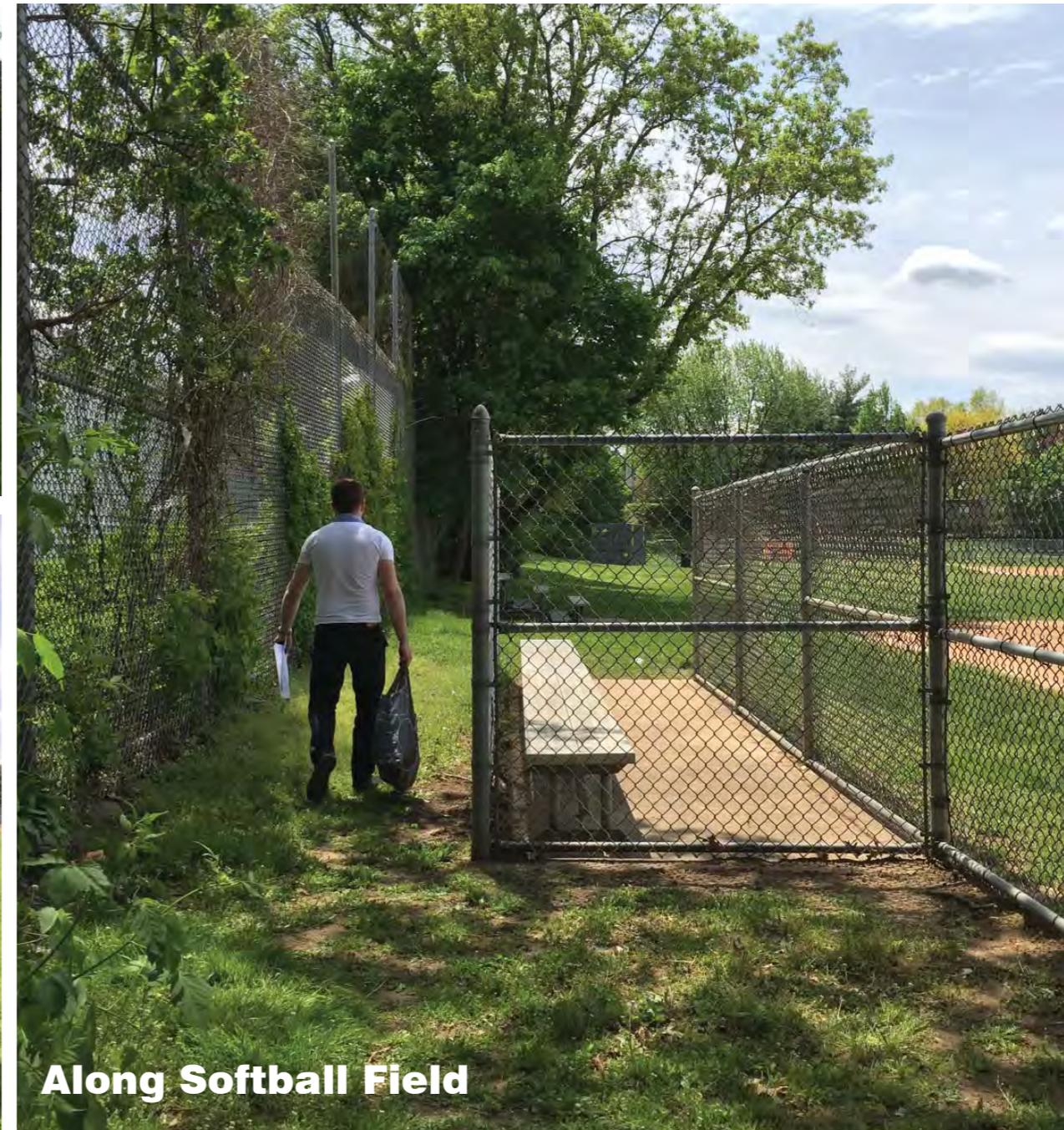
Little League .....

Soccer .....

Softball .....

Baseball .....







**Courts**

**Softball**

**Soccer**



RYAN ROAD

EXISTING CUT-THROUGH OR SLEDDING HILL

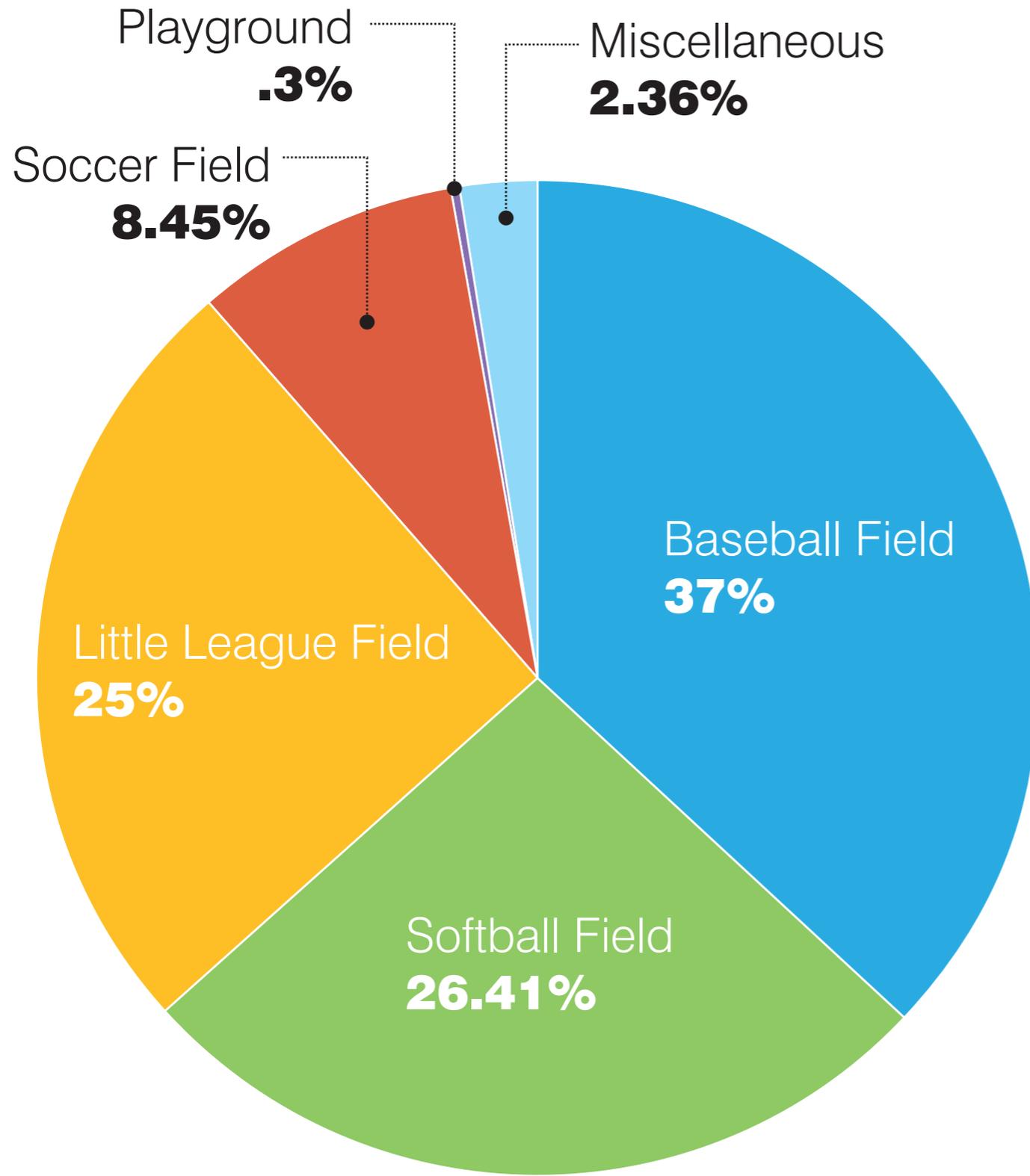
CONCRETE STAIRWAY

WALL

ENTRY HERE IS BLOCKED

HIGH STREET





## Activity Permits per Park Area

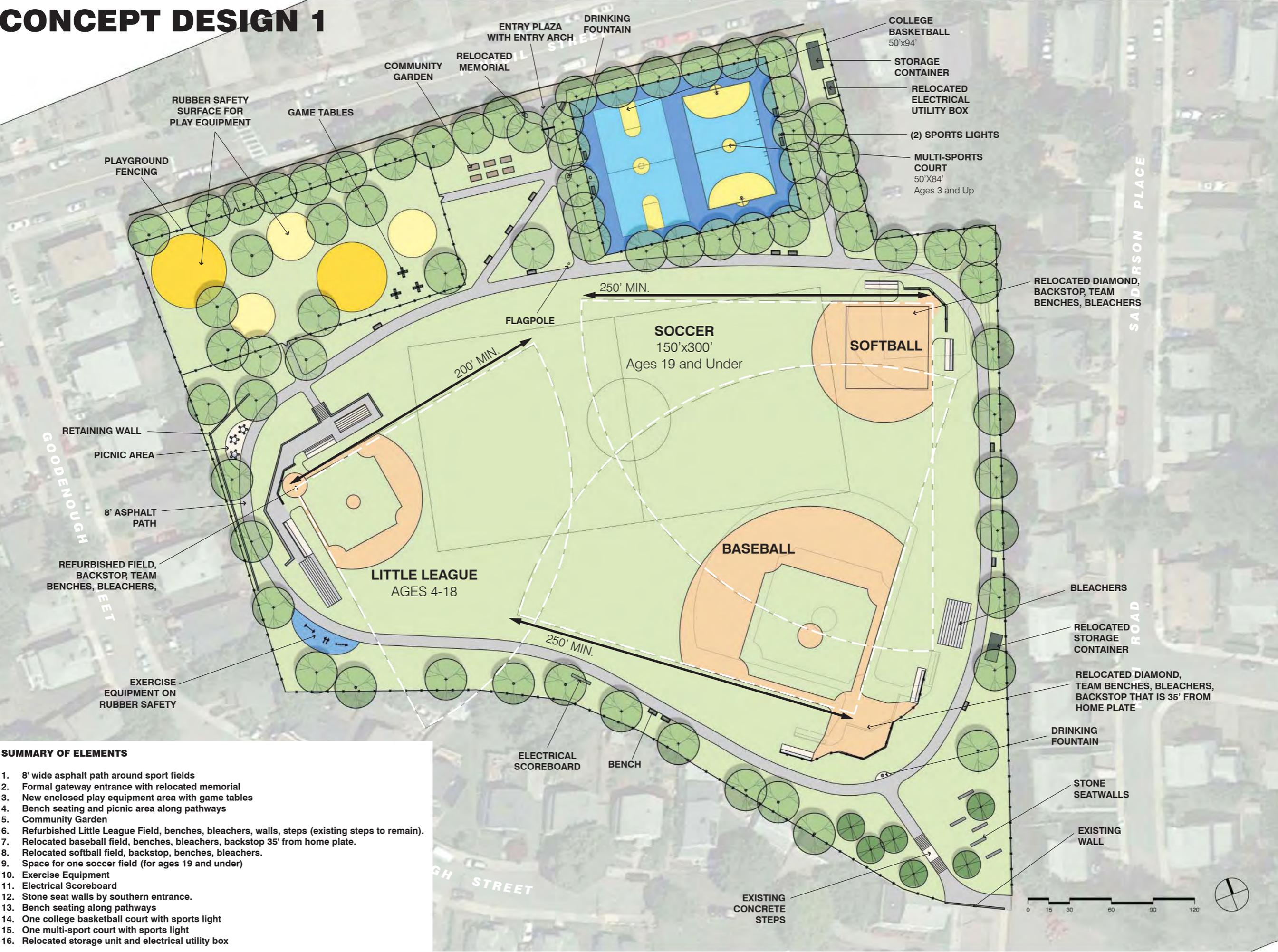
- BASEBALL**  
737 for Baseball
- SOFTBALL FIELD**  
524 for Softball  
1 for Kickball
- LITTLE LEAGUE FIELD**  
505 for Little League
- SOCCER FIELD**  
152 for Soccer  
16 for Field Hockey
- PLAYGROUND**  
6 for *Artists in Residence Workshops*
- MISCELLANEOUS**  
30 for "Sports"  
8 for "Summer Sports"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

## **COMMUNITY DISCUSSION: MEETINGS 1 & 2 TAKEAWAYS/GOALS**

- Provide Circulation (Perimeter Path) Around the Park.
- Provide Benches Along the Path (no Picnic Tables).
- Provide an Entry Plaza on Faneuil Street with Seating.
- Include a Flag Pole.
- Create a Passive Space for:
  - Chess Tables.
  - Multi-Purpose Tables/Picnic Tables.
  - Community Gardens.
- Provide Adult Exercise Equipment Along the Path.
- Provide a Basketball and Multi-Sport Court with Athletic Lights.
- Provide 3 Ball Fields (Little League, Baseball and Softball) that do not Overlap, and a Ages Under 19 Soccer Field.
- Could the Ball Fields Have Athletic Lighting? (BPRD to investigate)
- Could the Ball Fields be Artificial Turf? (BPRD to investigate)
- No Car Parking in the Park.
- Replace/Center the Monumental Concrete Steps into the Park from Leicester Street.

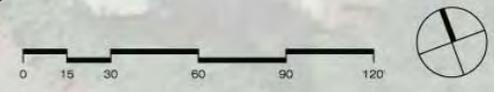
# **REVIEW OF MEETING 2 DESIGN OPTIONS**

# CONCEPT DESIGN 1

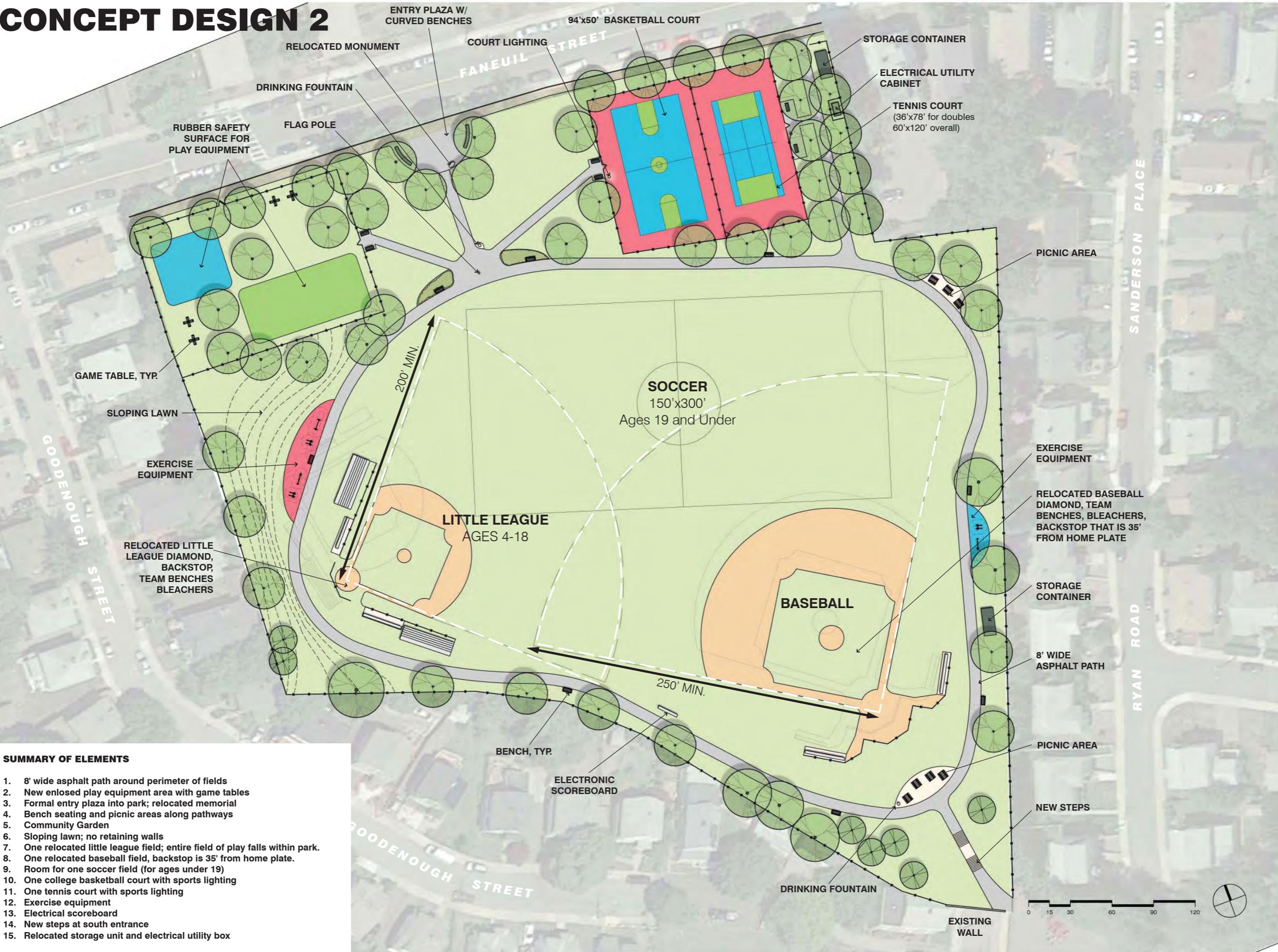


## SUMMARY OF ELEMENTS

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

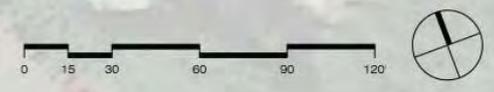


# CONCEPT DESIGN 2

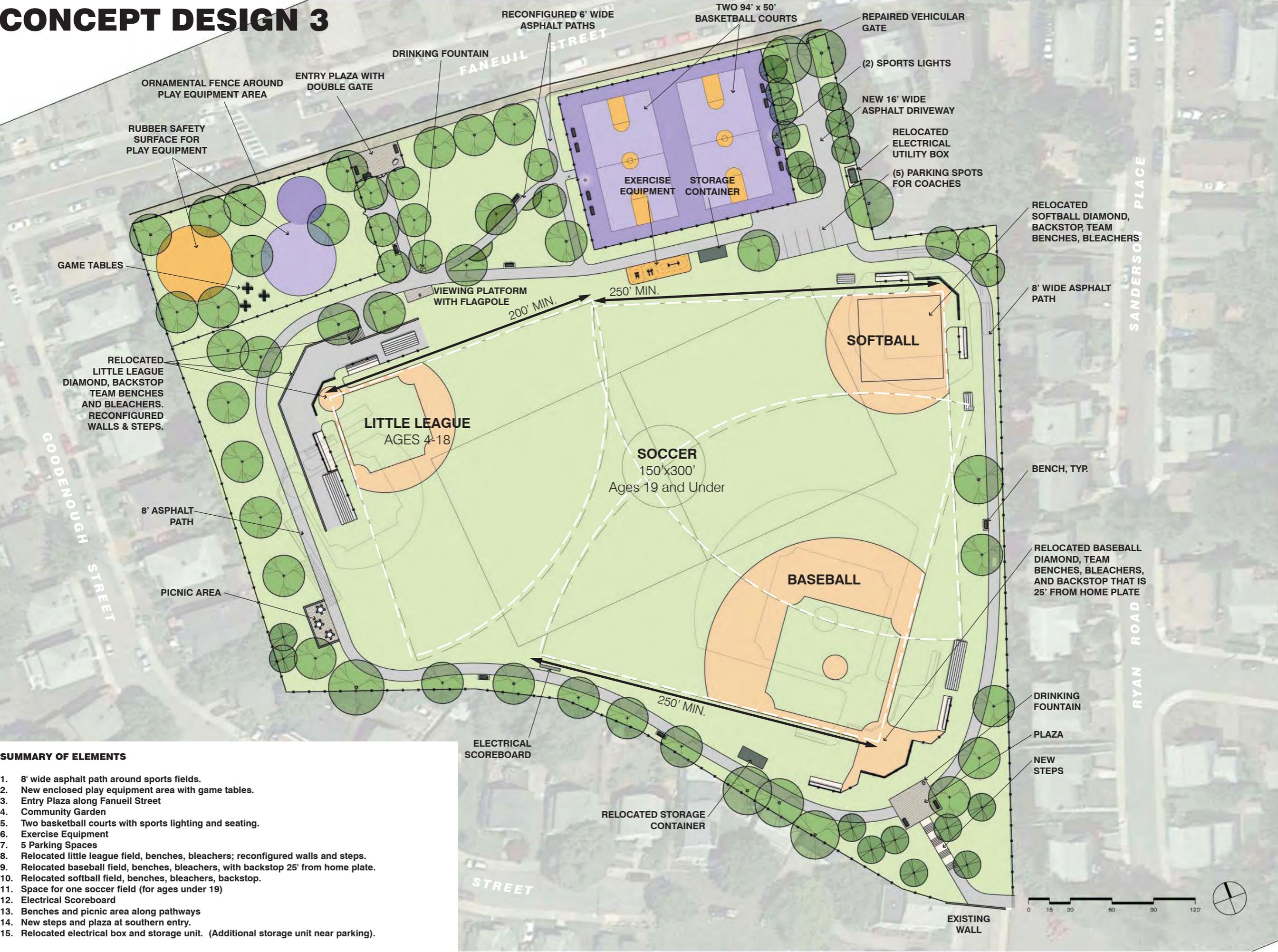


## SUMMARY OF ELEMENTS

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 3



## SUMMARY OF ELEMENTS

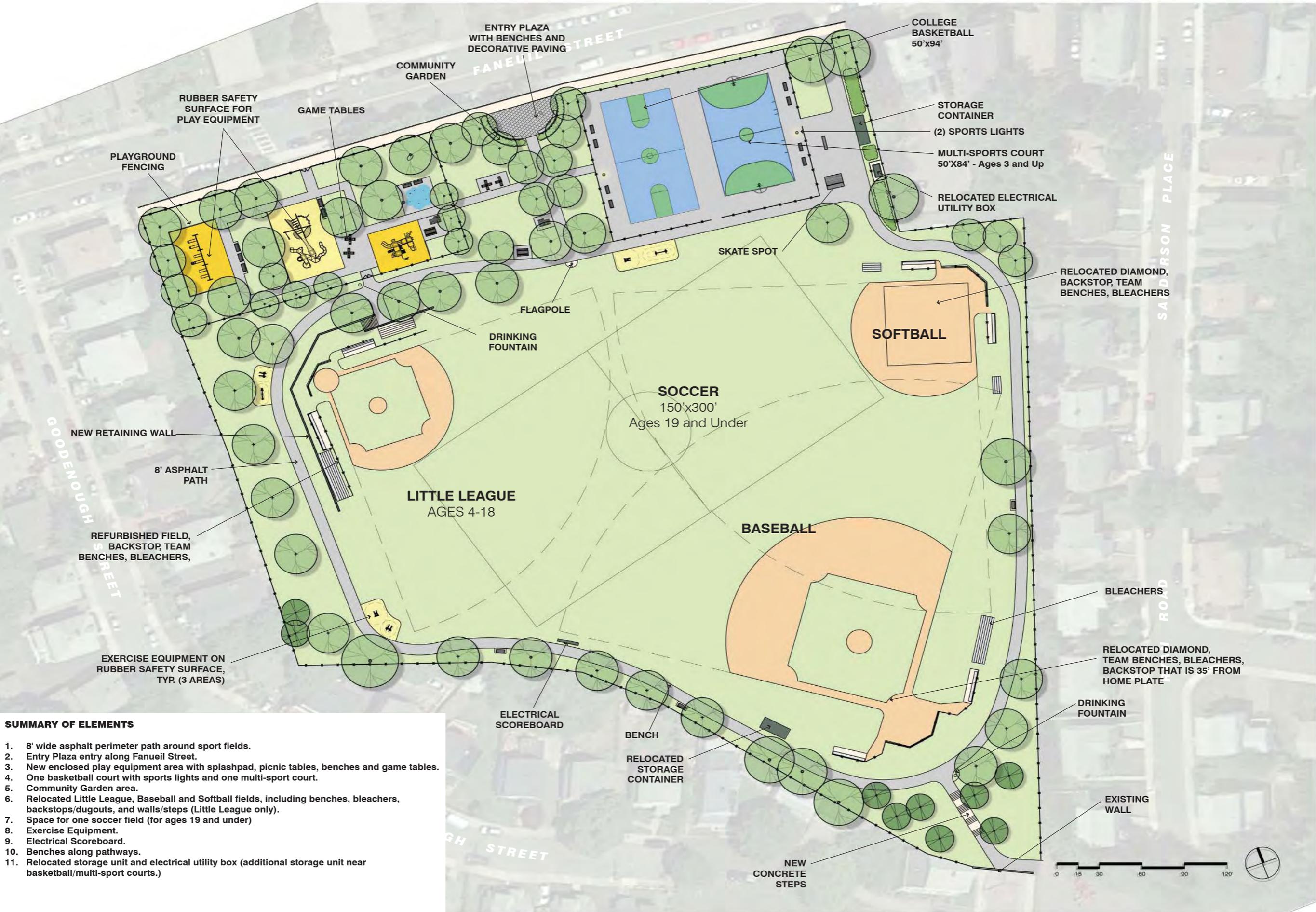
1. 8' wide asphalt path around sports fields.
2. New enclosed play equipment area with game tables.
3. Entry Plaza along Fanueil Street
4. Community Garden
5. Two basketball courts with sports lighting and seating.
6. Exercise Equipment
7. 5 Parking Spaces
8. Relocated little league field, benches, bleachers; 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).



# **FINAL MASTER PLAN DESIGN**

# FINAL MASTER PLAN DESIGN

# McKINNEY PLAYGROUND



- SUMMARY OF ELEMENTS**
- 8' wide asphalt perimeter path around sport fields.
  - Entry Plaza entry along Faneuil Street.
  - New enclosed play equipment area with splashpad, picnic tables, benches and game tables.
  - One basketball court with sports lights and one multi-sport court.
  - Community Garden area.
  - Relocated Little League, Baseball and Softball fields, including benches, bleachers, backstops/dugouts, and walls/steps (Little League only).
  - Space for one soccer field (for ages 19 and under)
  - Exercise Equipment.
  - Electrical Scoreboard.
  - Benches along pathways.
  - Relocated storage unit and electrical utility box (additional storage unit near basketball/multi-sport courts.)

# FINAL DESIGN SHOWN WITH EXISTING CONDITIONS

McKINNEY PLAYGROUND



# **COMMUNITY FEEDBACK**