

Public Meeting *for* **KING OAK HILL PARK**

Tuesday, February 28, 2017 at 7pm
Town Hall, Council Chambers
75 Middle Street
Weymouth, MA

Organized By:

Mayor Robert Hedlund
and
The Department of Planning
& Community Development



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WELCOME!

Purpose of Tonight's Meeting:

To present information about this project
and to receive feedback.

AGENDA

- Introduce Project Team
- Describe the Project
- Present the Master Plan
- Discuss Costs and Schedule
- Community Discussion





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Project Team

Shadley Associates

Landscape Architecture

Prime Consultant

**William Sloan
Associates**
Architecture

**Samiotes Consultants,
Inc.**
Civil Engineering

Thompson Engineering
Electrical Engineering

PAL
Cultural Resources



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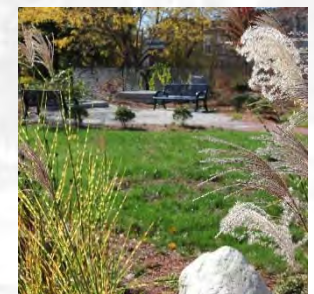
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SHADLEY ASSOCIATES OVERVIEW



- Landscape Architectural firm founded in 2003 located in Lexington Center
- Extensive portfolio of projects include:
 - Municipal parks
 - Playgrounds and splashpads
 - Historic landscapes
 - Bike paths
 - Waterfronts
 - Streetscapes
 - School campuses
 - On-call contracts for landscape architecture in Medford, Malden and with DCR
- Fully committed to the landscape and the people we serve!



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EXPERIENCE



Examples of recently completed Shadley Associates Projects:

- Krystle Campbell Peace Garden, \$1.2 million, opened September, 2016
- McNally Park, Medford, \$670k, opened summer, 2015 – PARC FUNDED
- Waitt's Mount, Malden, \$1.3 million, opened 2014





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EXPERIENCE

Examples of recently completed William Sloan Architects Projects:



Wellesley College West Campus Athletic Center: Public Restrooms



Wellesley College Greenhouses: Visitors Center



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PROJECT BACKGROUND



Development of the Project

- August 2011:** Town purchases 24-acre Emery Estate for \$1.9 million
- July 2012:** The Cecil Group prepares a Vision Report for the Emery Estate
- December 2016:** Town Council approves \$1.7 million bond for project (project budget)
Town receives \$400,000 PARC Grant
- January 2017:** Shadley Team is hired for design
Mayor appoints Advisory Committee to evaluate existing house; their work will be done in May 2017



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DESIGN

Overall Design Goals for Master Plan

Our goal is to work with you to create park improvements that:

- Are a destination for residents and visitors alike
- Have defined and flexible spaces where both private events and public passive recreational activities can coexist
- Are attractive, safe, lively, diverse, fun, convenient, accessible, comfortable, special and memorable
- Allow for contact with natural materials and historical features
- Nurture the mental and physical well-being of the community
- Foster multigenerational use, so that they enrich social networks and build a stronger community
- Design an attractive park that can function independent of the existing house
- Consider maintenance requirements





King Oak Hill Park

DESIGN



Project Scope

While there are many opportunities at King Oak Hill Park, the scope of this project includes:

- An updated entry drive that can accommodate traffic flow
- A parking area for up to 90 vehicles with the appropriate number of HC spaces and lighting, with illuminated walkways to the pavilion and restroom building
- A restroom building of approximately 800 SF with the necessary utilities
- A pavilion building of approximately 1,500 SF for public and private (ie rented) events
- A universally accessible walkway system around the upper meadows, linking to nearby public transit, parks, sidewalks and neighborhood
- Landscaping including trees for screening



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EXISTING CONDITIONS



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Master Plan Concept Diagram A

- Parking is near the site entrance (controls extent of paving into site)
- Pavilion & restrooms are aligned with house: creates pedestrian zone between parking and open space
- 2 levels of open space, shared between structures
- Network of pedestrian walkways



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Master Plan Concept Diagram B

- Pods of parking: allocated for different uses?
- Pavilion, restrooms and house with courtyard receiving area
- Multiple open space areas for different (future) uses
- Network of pedestrian walkways



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Concept Diagram C

- Parking along the edge of the site with access road
- Pavilion & restrooms are clustered together at the north end of the site – pavilion and house are aligned
- Separation between house and pavilion allows for concurrent events without conflict
- Large central open space
- Network of pedestrian walkways



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Master Plan



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Master Plan

- Base Master Plan on site survey
- Parking mainly at entrance
- Arrival courtyard; separation between vehicular and pedestrian areas
- “Shared space” connecting existing house, pavilion & restroom building
- Landscaping for screening



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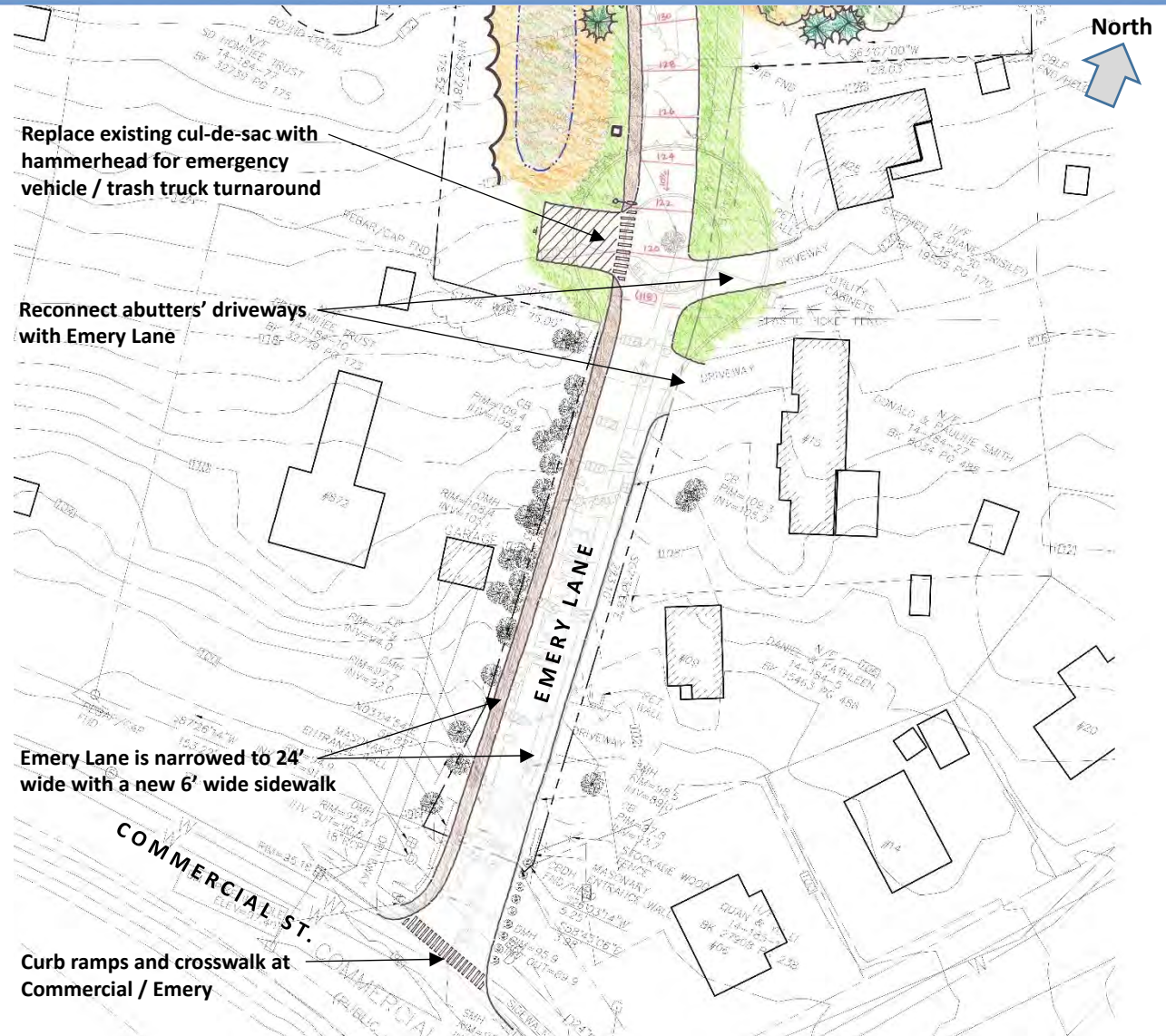
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Entrance at Emery Lane

- Create safe pedestrian and vehicular routes
- Eliminate encroachment on private abutting properties



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Parking and Approach

- Parking for 90 cars including 4 HC parking spots
- Parking areas are separated from the park's driveway to improve the arrival experience
- Naturalistic planting to buffer undesirable views



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Stormwater

- Integrate rain gardens and detention areas near pavements
- Comply with the Massachusetts DEP Stormwater Management Plan requirements
- The Plan regulates volume, peak flows, water quality and discharge rates. Rain gardens must empty within 72 hours.



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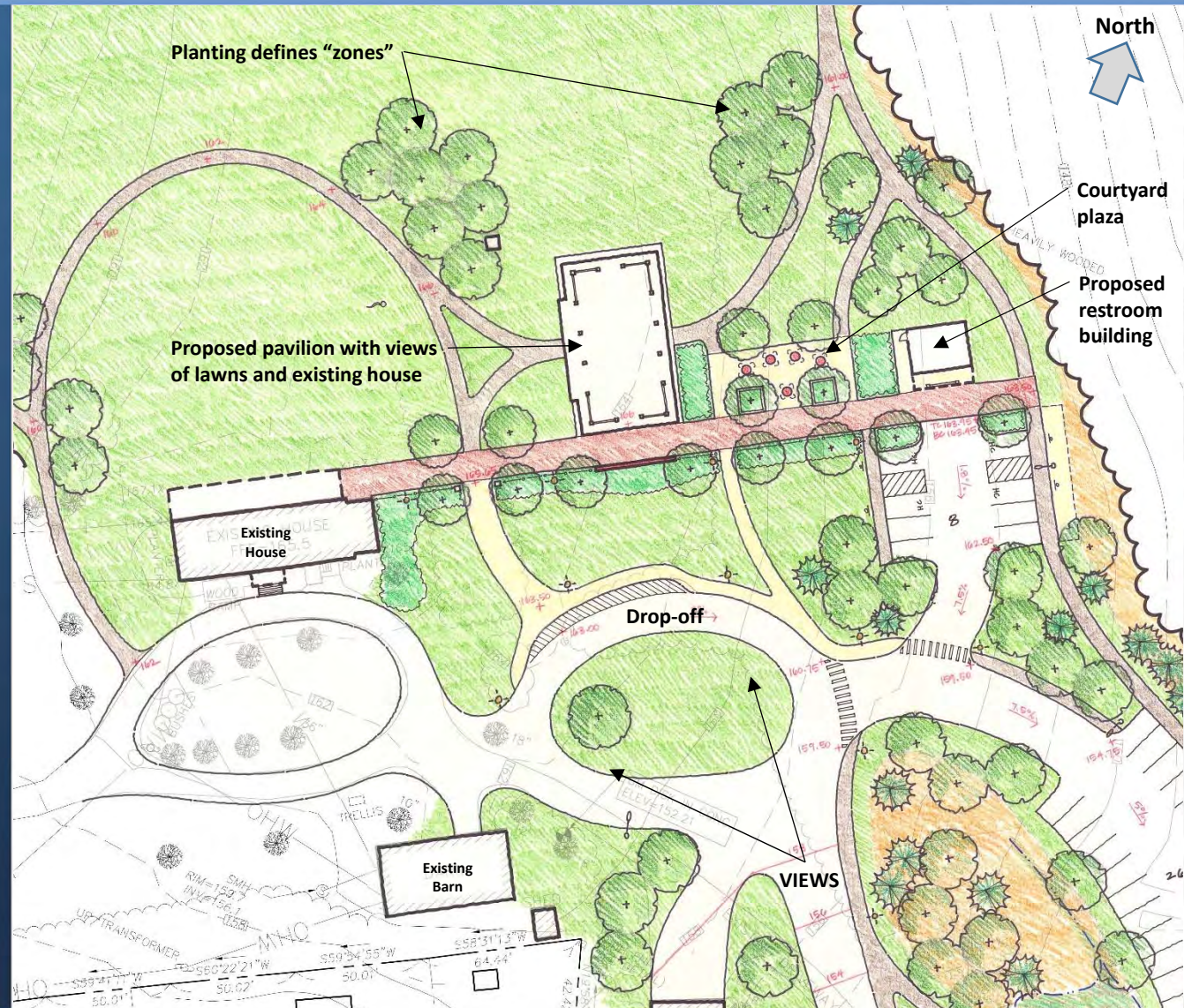
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Pedestrian Arrival

- Corridor extends from the portico to connect the pavilion and restroom building
- Threshold between vehicular zone and pedestrian zone



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Hilltop Perimeter Walk

- Open lawn area at summit for maximum flexibility of use
- Smaller lawn spaces are aligned with each structure for concurrent events
- Walkways define different spaces



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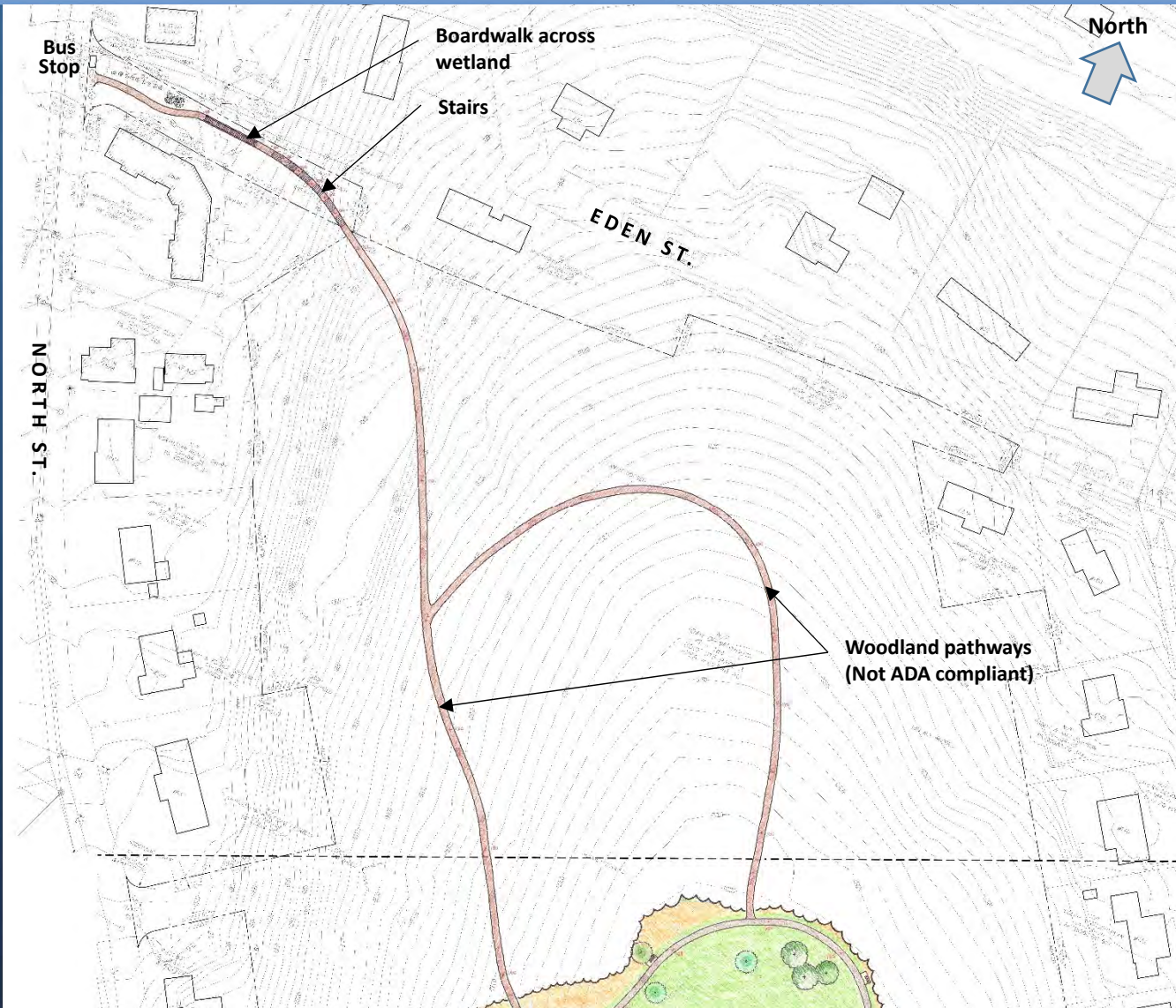
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Connection to North Street

- Pedestrian access from the bus stop on North Street to the park
- Pathways cannot be ADA-compliant because of the existing steep slopes
- Boardwalk across wetland and stairs at steepest slope



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ARCHITECTURE

- Building and site relationships
- Connections with proposed site improvements



Connections to portico



Views & access



Views & orientation





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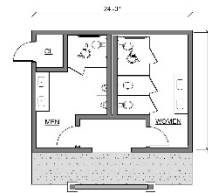
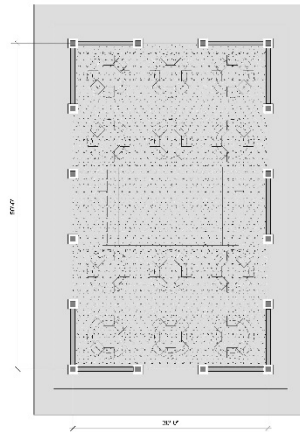
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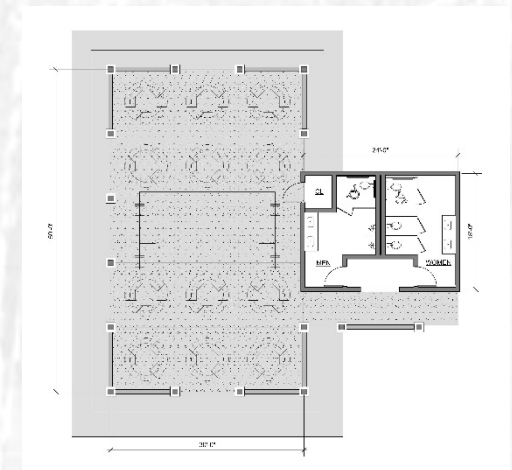
ARCHITECTURE

- Pavilion:
1500 Gross Square Feet,
96 People at tables/chairs,
additional people on patio
- Restroom:
Size based on code
requirements for occupancy,
plus one additional fixture
each for men & women

Pavilion and Restroom - Alternatives



Detached



Attached





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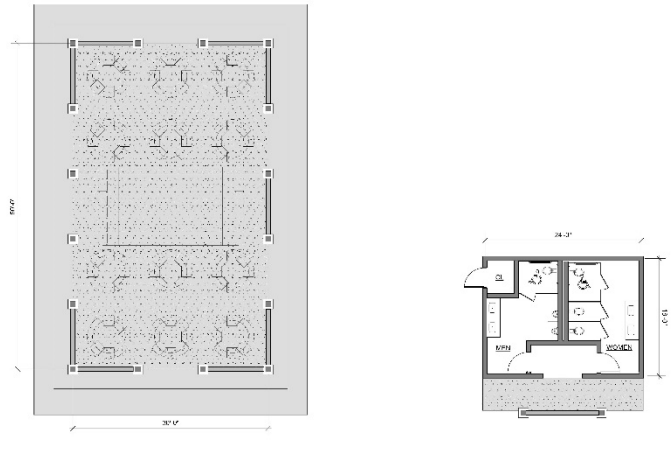
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ARCHITECTURE

- Separation allows pavilion to be open on all sides
- Separation allows public use of the restroom during pavilion events



Pavilion and Restroom - Detached



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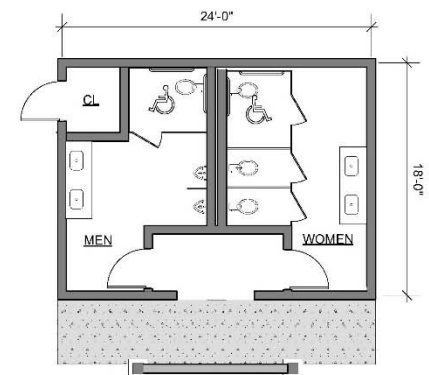
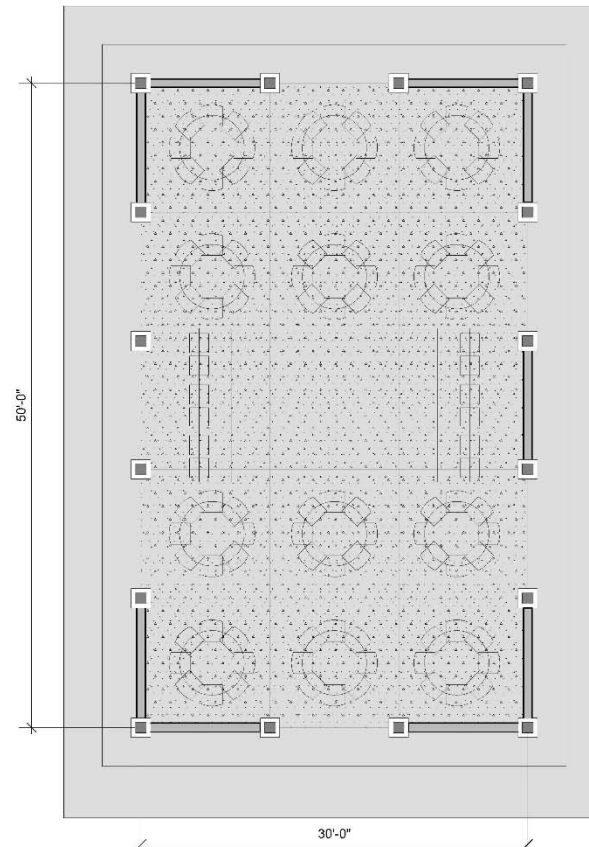
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- Open floor plan allows pavilion to have diverse setups
- Patio areas outside building provide additional space



Pavilion and Restroom – Floor Plans





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ARCHITECTURE



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ARCHITECTURE



Pavilion



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SITE FURNISHINGS OPTIONS

OPTION A:

- All metal furnishings with colored powdercoat finish
- Patterns in benches are reminiscent of the architectural ornamentation on the existing house



Metal Bench (FairWeather Site Furnishings "Terrace TE 2-1")



Trash Receptacle (Landscape Forms "Poe")
Bicycle Parking Post (Landscape Forms "Emerson")



Metal Bench (Keystone Ridge Designs "Kilian")



Metal Bench (Keystone Ridge Designs "Artisan")



Metal Bench (DuMor "Bench 117")



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SITE FURNISHINGS OPTIONS

OPTION B:

- Wood and metal site furnishings
- More contemporary look than the other options



Wood + Metal Bench (Forms + Surfaces "Cordia")



Trash Receptacle (Forms + Surfaces "Cordia")



Bicycle Parking Post (Forms + Surfaces "Cordia")





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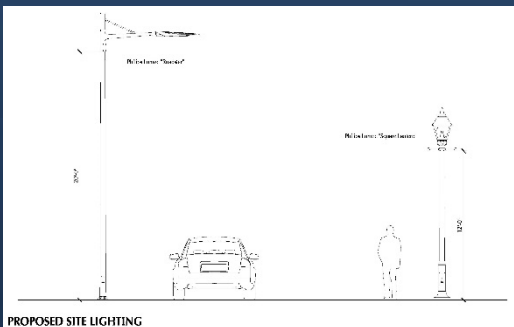
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SITE FURNISHINGS OPTIONS

SITE LIGHTING:

- Ornamental pedestrian lights along entry drive, drop-off and near pavilion and restrooms
- Taller parking lot light (intended to disappear in the landscape)
- All lights are LED



SITE LIGHTING



Pedestrian Light (Phillips Lumec "Square Lantern Series")



Parking Lot Light (Phillips Lumec "Roadstar")



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NEXT STEPS

- This drawing is a MASTER PLAN; it is intended to be a road map for construction of all future site improvements
- The next step is to *prioritize improvements and evaluate costs*
- The construction project that will begin this summer will include improvements within a \$1.7 million total project budget



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SCHEDULE

Schematic Design - Master Plan
First Public Meeting

January 3 – February 7, 2017
February 28, 2017

Design Development
Of Construction Project
Second Public Meeting

February 8 – March 20, 2017
March 29, 2017

Construction Documents

March 21, - May 15, 2017

Bid

May 15 – July 1, 2017 (Bids Due)

Construction

July, 2017 – June 30, 2018



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PUBLIC COMMENTS

Thank you for the opportunity to talk about your park.



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