



KING OAK HILL PARK CONSTRUCTION

Public Meeting

Town Hall, Council Chambers • Wednesday, October 11, 2017, 6:00 PM

Prepared By:

Department of Planning and Community Development



Agenda

Purpose of Tonight's Meeting:

To provide updated information
on the construction phase of
King Oak Hill Park.

- Summary of previous work
- Site plan for construction
- Schedule of work
- Site preparation
- Contact information
- Q&A





Previous Work

Dec. 2016	Town receives \$400,000 PARC grant. Town Council approves \$1.7 million bond.
Jan. 2017	Town hires Shadley Associates & Team for park design.
Feb. 2017	Public meeting #1 on design development.
Mar. 2017	Public meeting #2 on final design plan.
Aug. 2017	Town releases invitation for bids (IFB) for construction services.
Oct. 2017	Town awards construction contract to MDR Construction of Tewksbury.

Site Plan for Construction

Existing Conditions



Site Plan for Construction

Site Plan

- 55 parking spaces (reduced from 90)
- 1,500 SF pavilion
- 500 SF restroom building
- Threshold between vehicular zone and pedestrian zone
- Separation between driveway and parking area, with some parking along roadway
- Construct sidewalk on Emery Lane, pedestrian connection between buildings, and loop walking trail



Site Plan for Construction

Emery Lane

- Narrow roadway to 24 ft. to add new sidewalk with pedestrian-scale lights
- Eliminate turnaround encroachment on private property
- Resurface the length of Emery Lane



Site Plan for Construction

Parking & Approach

- Parking for 55 cars including 3 HC spaces
- Driveway and parking area are separated
- Naturalistic plantings to screen lights, add character
- Keep existing trees where possible



Site Plan for Construction

Stormwater Management

- Construct swale to carry runoff to infiltration area, with pipe connection to underground drainage system
- Complies with MA DEP Stormwater Management Plan requirements
- Regulates volume, peak flows, water quality, and discharge rate



Site Plan for Construction

Pedestrian Arrival

- Handicapped accessible walkways connect from drop-off and HC parking to pavilion and restroom building
- Pedestrian connection continues between the new buildings, could connect to existing house in the future





Site Plan for Construction

Loop Walking Trail

- ¼ mile, 5-ft. wide asphalt walkway is handicapped accessible
- Perimeter tree line remains
- Preservation of most cedar trees in center of lawn
- Each structure has its own space for concurrent events





Schedule of Work

General Schedule

(Oct 2017 – June 2018)

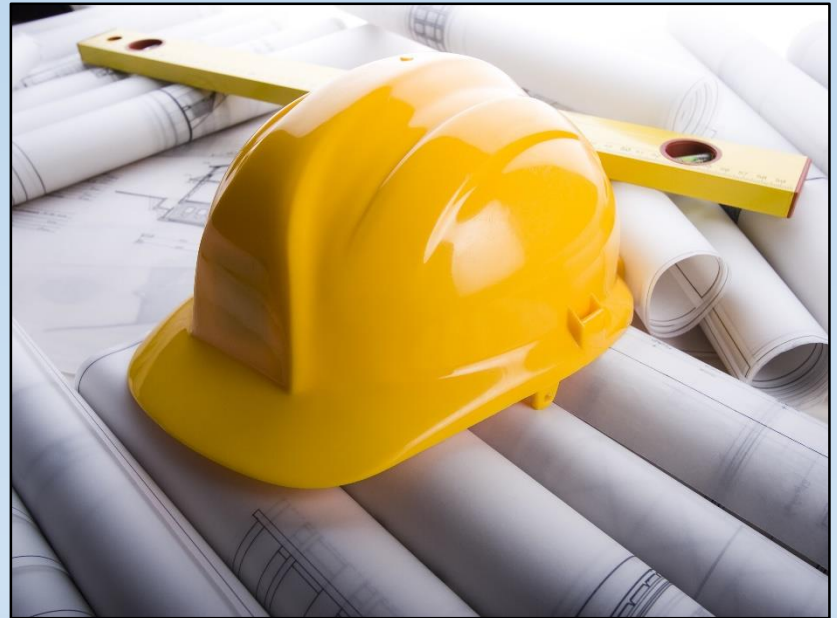
(Final schedule to be detailed by Contractor)

Fall / Winter (weather dependent)

- Install erosion control, remove roundabout, perform site preparation, establish utilities and drainage
- Shop drawings for structures, lights, pavements, signage

Spring

- Install structures, site lights, pavements
- Install finish treatments and planting
- Substantial Completion May, 2018
- Final Completion June, 2018



Site Preparation

Site Preparation:

Work completed by Town prior to General Contracting work.

- Remove asphalt pavement, once used for play structures
- Remove damaged playhouse
- Vegetation clearing may be needed for electrical work. Clearing would be completed by utility company or Town in future.



Site Preparation

Tree Removal

- Selective removal of trees (see circles) for views and health
- Many trees have grown as clumps and cannot be trimmed
- Largest group of trees to remain
- Specimen (perfect) tree to remain
- Specimen (perfect) tree to remain





Project Contact

Planning Department:

kingoakhillpark@weymouth.ma.us

or

781-340-5015

www.weymouth.ma.us/planning-community-development/pages/king-oak-hill-park

Planning Department staff will coordinate with the Town's Construction Manager to answer questions and address concerns.





Questions?

Thank you for the opportunity to talk about your park!

