

FLEMING FIELD / CLAPP PARK

DESIGN MEETING 3

TONIGHT'S AGENDA

- **Introductions and Project Update**
- **Meeting 2 and Survey Feedback**
- **Proposed Definitive Design**
- **Playground Structure Ideas/Precedents**
- **Community Feedback**

INTRODUCTIONS

City of Woburn:

Recreation Department

Project Manager: Rory Lindstrom, Recreation Director

CBA Landscape Architects LLC:

Principal-In-Charge: D.J. Chagnon, ASLA CPSI

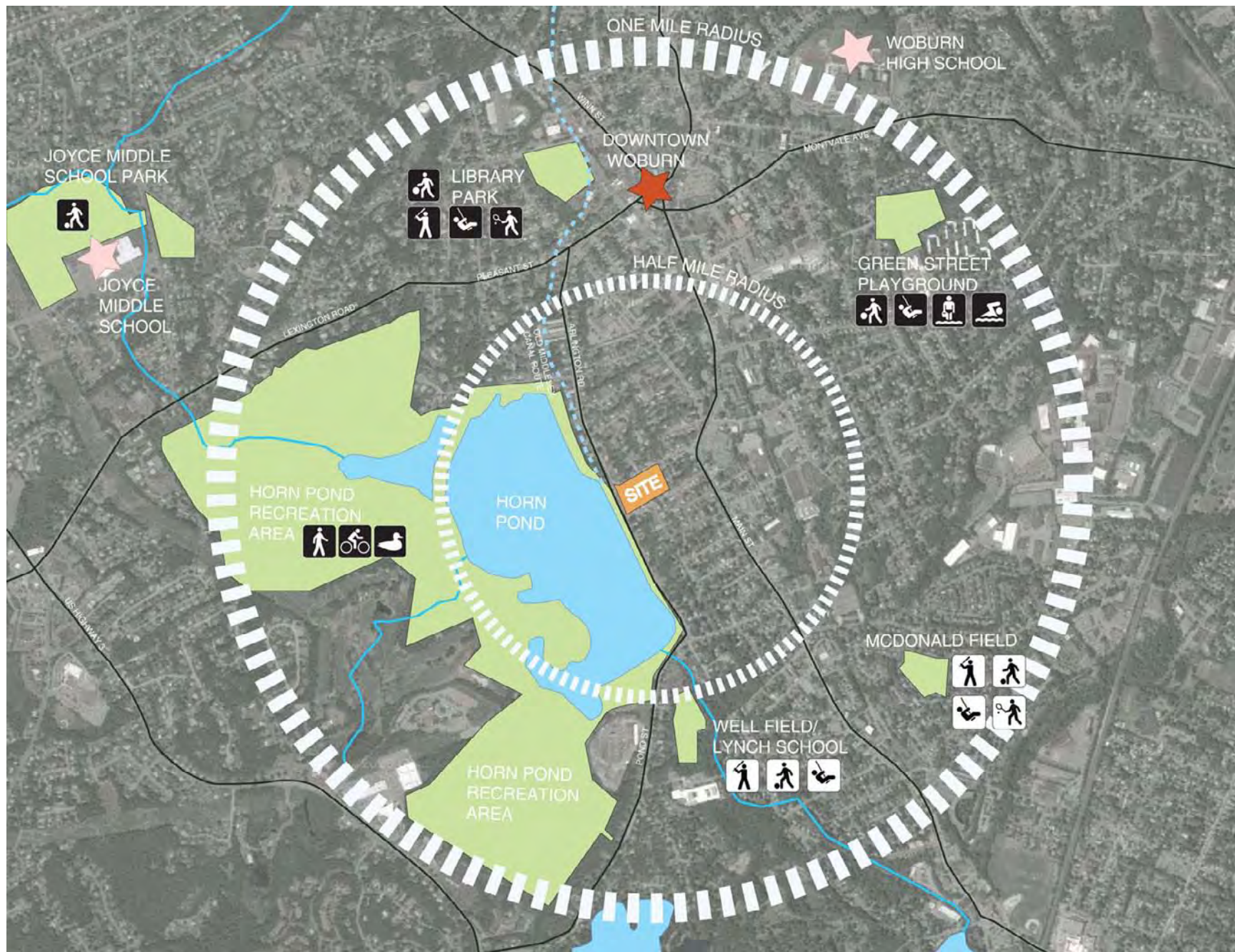
Staff Designers: Preston Holleman RLA, Aaron Kraemer

- CBA has designed over 70 Parks & Playgrounds throughout greater Boston.
- Staff of 8 Landscape Architects and Designers
- Our firm's philosophy emphasizes the value of public input as a key factor of successful public space design.
- D.J. is a Certified Playground Safety Inspector & Registered Landscape Architect and a member of the Somerville Historic Preservation Commission.

FLEMING FIELD / CLAPP PARK **Design Schedule**

- **Meeting 1 (April 28, 2016):** Presented Site Analysis and Precedents, gathered community input, and developed program wish list to guide Schematic Designs for future meetings.
- **Meeting 2 (June 16, 2016):** Present Schematic Design Alternatives based on first meeting and public survey input. Community review and discussion, with the goal of identifying a final Definitive Design.
- **Meeting 3 (August 17, 2016):** Present Definitive Design for park construction, including proposed features and site furnishings based on community discussion at Meeting 2. With community input, discuss next steps and future schedule.
- **Grants & Funding (2016-June 2017):** Pursue potential grants and other funding sources to aid construction, including but not necessarily limited to the \$400,000 state PARC grant, for which applications are due in early summer and awards made in late fall.
- **Construction Documents (Fall/Winter 2017):** Develop Definitive Design and suggested alternates into detailed Construction Documents suitable for bidding purposes. Bid by Spring 2018.
- **Construction (Summer/Fall 2018):** Building use ends by Oct. 2017; demolition begins after that date and is complete by spring/summer 2018. Construction schedule would be limited by the PARC program to July 2018 - June 2019, assuming grant is received. (Expected to be complete by Nov. 2018.)

FLEMING FIELD / CLAPP PARK Site Context





325 Main Street
Woburn, MA 01897
Tel: 781-938-1100
Fax: 781-938-1101
www.samites.com

NOTES:
1. THIS PLAN IS REFERENCED GENERALLY TO THE METROPOLITAN NORTH AMERICAN SYSTEM OF 1983 AND ACCORDANCE TO THE NORTH AMERICAN SYSTEM OF 1983 IS THE BASIS OF ALL DIMENSIONS UNLESS OTHERWISE NOTED ON THIS PLAN.
2. THE PLAN IS THE RESULT OF AN INVESTIGATION CONDUCTED ON THE DATE SHOWN HEREON AND BASED UPON AN ASSUMPTION THAT ALL UNDERGROUND CONDITIONS OF THE AREA SHOWN ARE SHOWN ON THIS PLAN.

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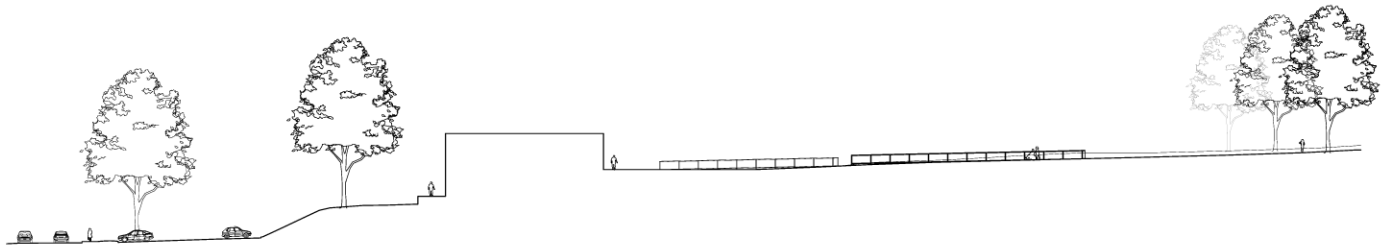
GEORGE I CLAPP SCHOOL
40 HUDSON STREET
WOBBURN, MASSACHUSETTS

| | |
|----------|--|
| REVISION | |
| | |
| | |
| | |

EXISTING CONDITIONS PLAN OF LAND

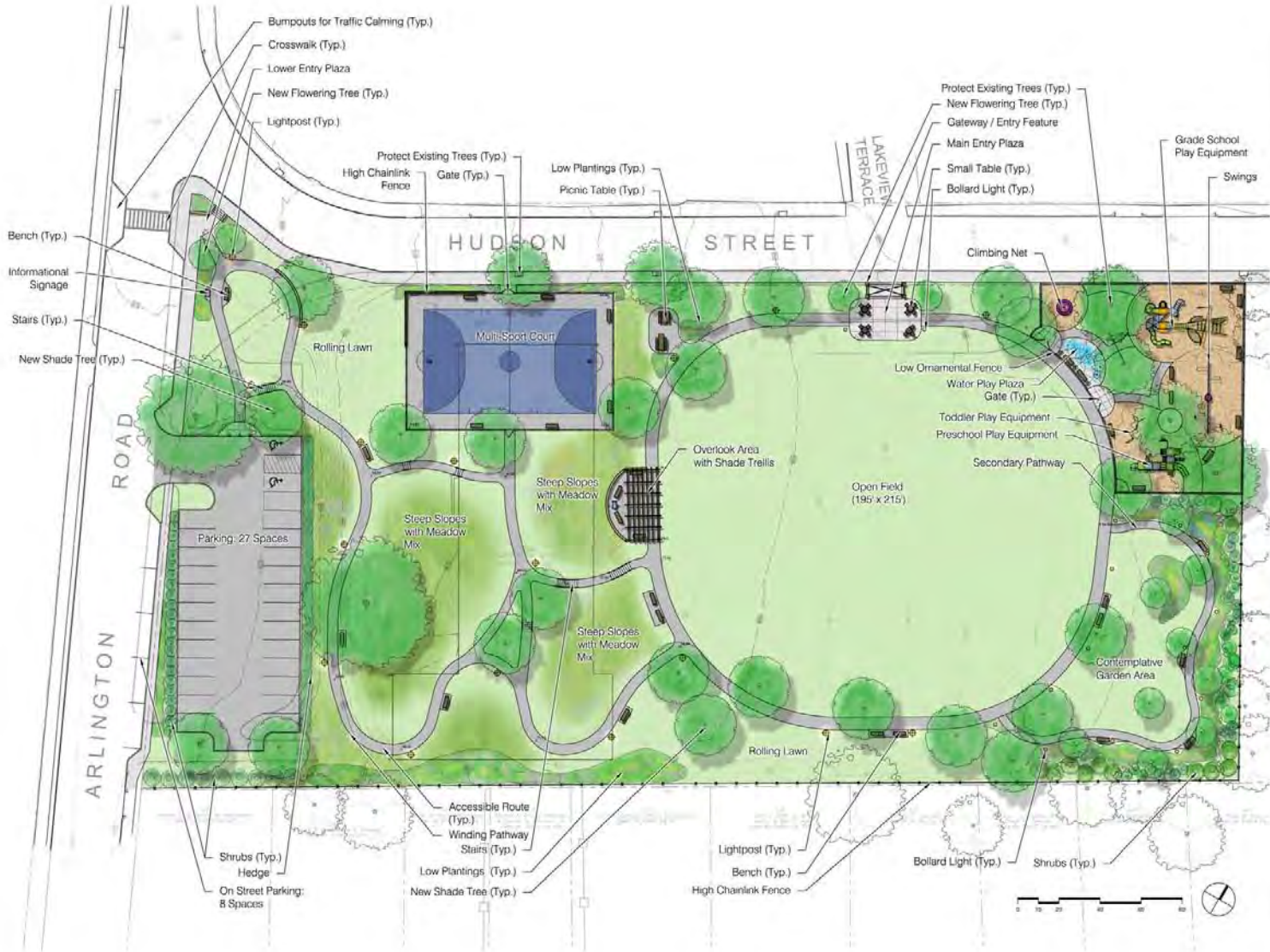
2024 PLAN
DATE: 10/20/24
SCALE: AS SHOWN
DRAWN BY: J.S.M.
CHECKED BY: J.S.M.
PROJECT NO.: 240101
FILE: 40 HUDSON STREET WOBURN MASS

EX-1.1



SCHEMATIC DESIGN ALTERNATIVES





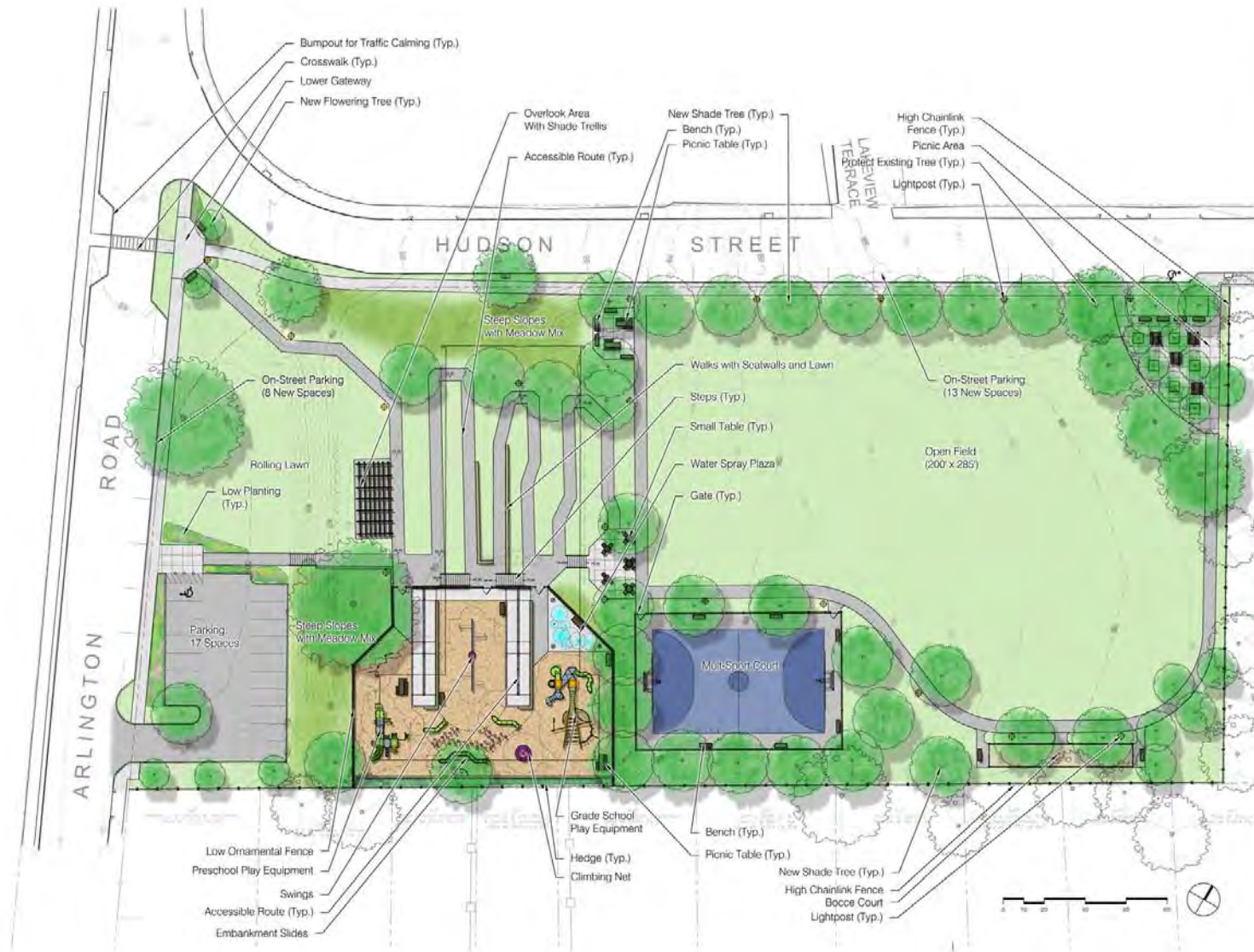
CBA Landscape Architects LLC
 24 HIGHLAND STREET • CAMBRIDGE, MA 02141
 PH: 617.451.8100 • WWW.CBALANDSCAPE.COM
 JOHN HANCOCK

FLEMING FIELD / CLAPP PARK
 Woburn, Massachusetts
 SCHEMATIC DESIGN DRAFT - OPTION 1

DATE: June 16, 2016
 SCALE: 1" = 20' - 0"
 FILE: ClappSD1.dwg
 DRAWN BY: JUGA.K
 CHK BY: D.J.C.
 PROJ. # 1602

SD1





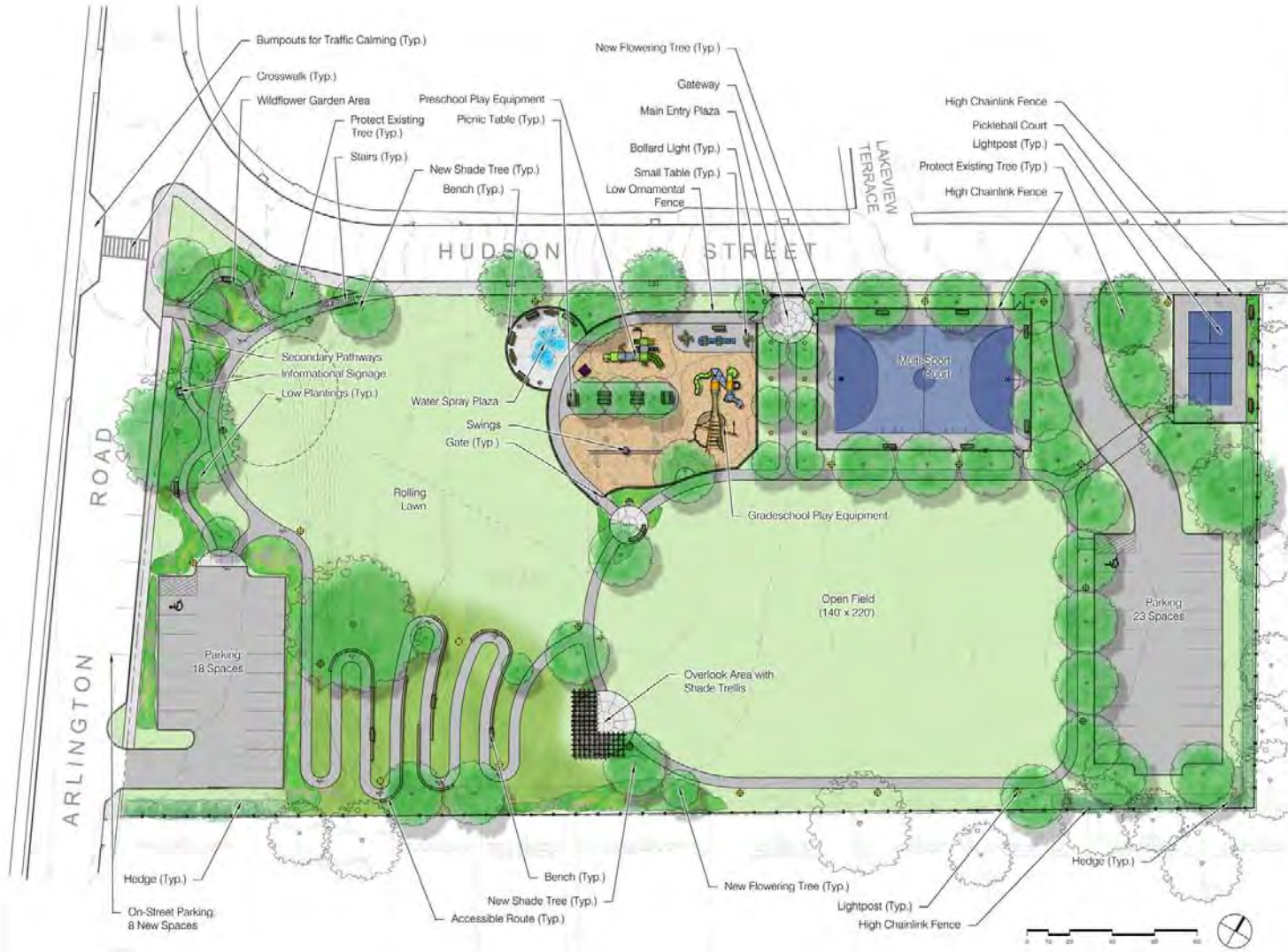
CBA Landscape Architects LLC
 24 THUNDERBOLT STREET • CAMBRIDGE, MA 02144
 phone 617 542 9525 • www.cba-ls.com • cba@cbalandscape.com
 cba.com

FLEMING FIELD / CLAPP PARK
 Woburn, Massachusetts
 SCHEMATIC DESIGN DRAFT - OPTION 2

DATE: June 16, 2018
 SCALE: 1" = 20' @
 FILE: ClappSD-2.dwg
 DRAWN BY: DUCIAJK
 CHECK BY: DUC
 PROJ # 1602

SD2





CBA Landscape Architects LLC
 24 THURLOWE STREET • CLAREMONT, MA 02142
 phone: 617.643.9122 • www.cba-ls.com
 cba@cbalandscape.com

FLEMING FIELD / CLAPP PARK
 Woburn, Massachusetts
 SCHEMATIC DESIGN DRAFT - OPTION 3

DATE: June 16, 2016
 SCALE: 1" = 20' @
 FILE: ClappSD-3.dwg
 DRAWN BY: DUCIAK
 CHECK BY: DUC
 PROJ. #: 1602

SD3





**MEETING 2 AND
SURVEY FEEDBACK**

Major points of neighborhood feedback at Design Meeting 2:

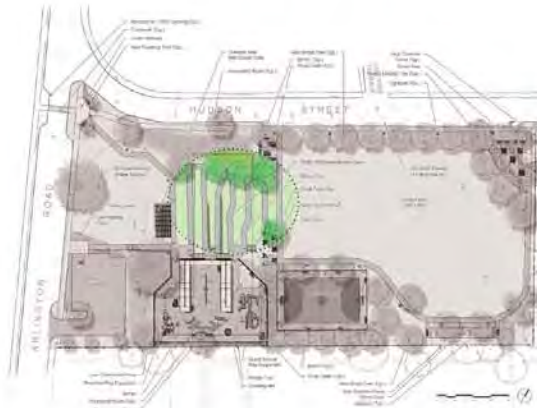
- Significant numbers of people expressed a desire to keep as much of the space open and green as possible, rather than over-program the space.
- Although parking is an issue in the neighborhood, one parking lot was preferred over two by the majority of those present at the meeting. There was also a desire to have two entrances to the lower lot if possible.
- A suggestion to scale the multi-sport court to accommodate a junior high sized basketball court rather than a full adult court was generally supported.
- Consensus was divided on whether the active features would be better along Hudson Street, or along the back fence line.
- No clear preference for any one of the three schemes over the others; those who spoke up liked different parts of each scheme, and so a hybrid of several schemes needed to be developed based on more detailed input.
- Online Survey: 115 responses, 25% from the Ward 1-2 area

FLEMING FIELD / CLAPP PARK Public Feedback: Online

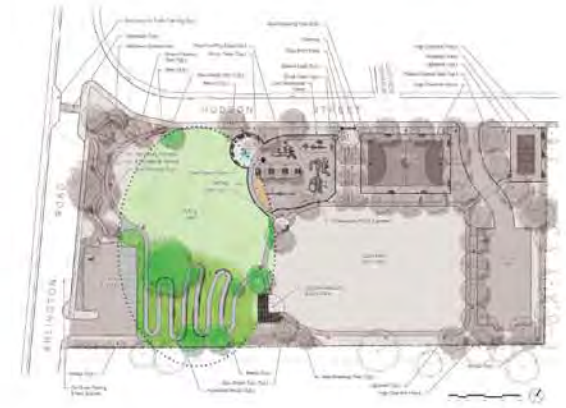
1. Please rank hillsides in your order of preference:



Scheme 1: Loose Pathways & Stairs with wider green space



Scheme 2: Terraced paths with lawn and seat walls in between



Scheme 3: Open rolling lawn with winding pathway to one side

**Scheme 1 -
Loose Pathways**

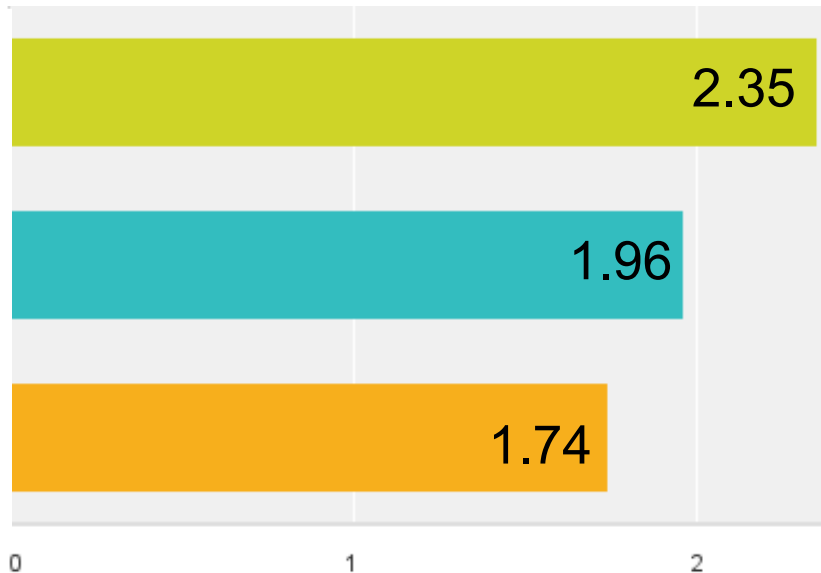
2.35

**Scheme 3 -
Open Rolling Hill**

1.96

**Scheme 2 -
Terraced Pathway**

1.74



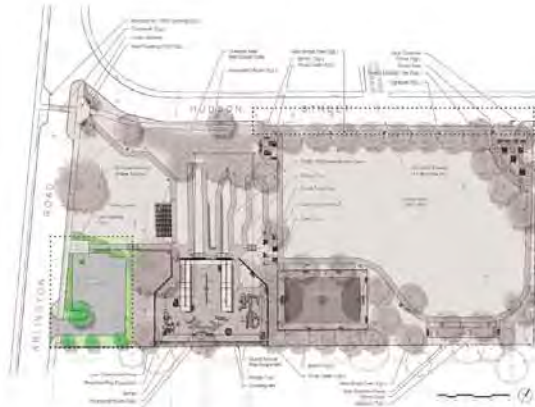
| Scheme | 1 | 2 | 3 | Score |
|--------|--------|--------|--------|-------|
| 1 | 50.94% | 33.02% | 16.04% | 2.35 |
| 3 | 29.36% | 37.61% | 33.03% | 1.96 |
| 2 | 22.94% | 28.44% | 48.62% | 1.74 |

FLEMING FIELD / CLAPP PARK Public Feedback: Online

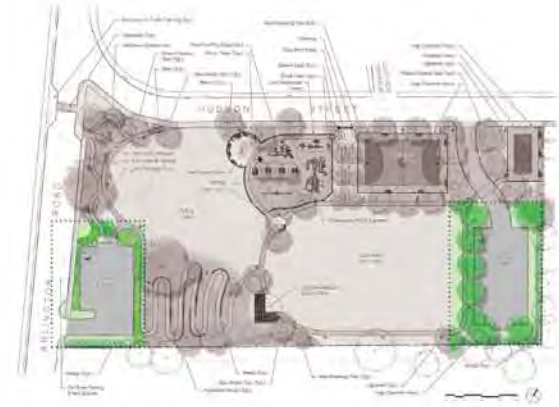
2. Please rank parking lot locations in your order of preference:



Scheme 1: Parking comparable to existing parking



Scheme 2: Parking lot at the existing location and additional on-street parking along Hudson Street



Scheme 3: Parking lot at the existing location and an additional lot at the top of the hill (buffered from neighbors)

**Scheme 3 –
2 Small lots at
Bottom and Top of
hill**

2.23

**Scheme 1 –
Comparable
to Current
Parking**

2.14

**Scheme 2 –
Parking at
Existing Location
& Along Hudson
St.**

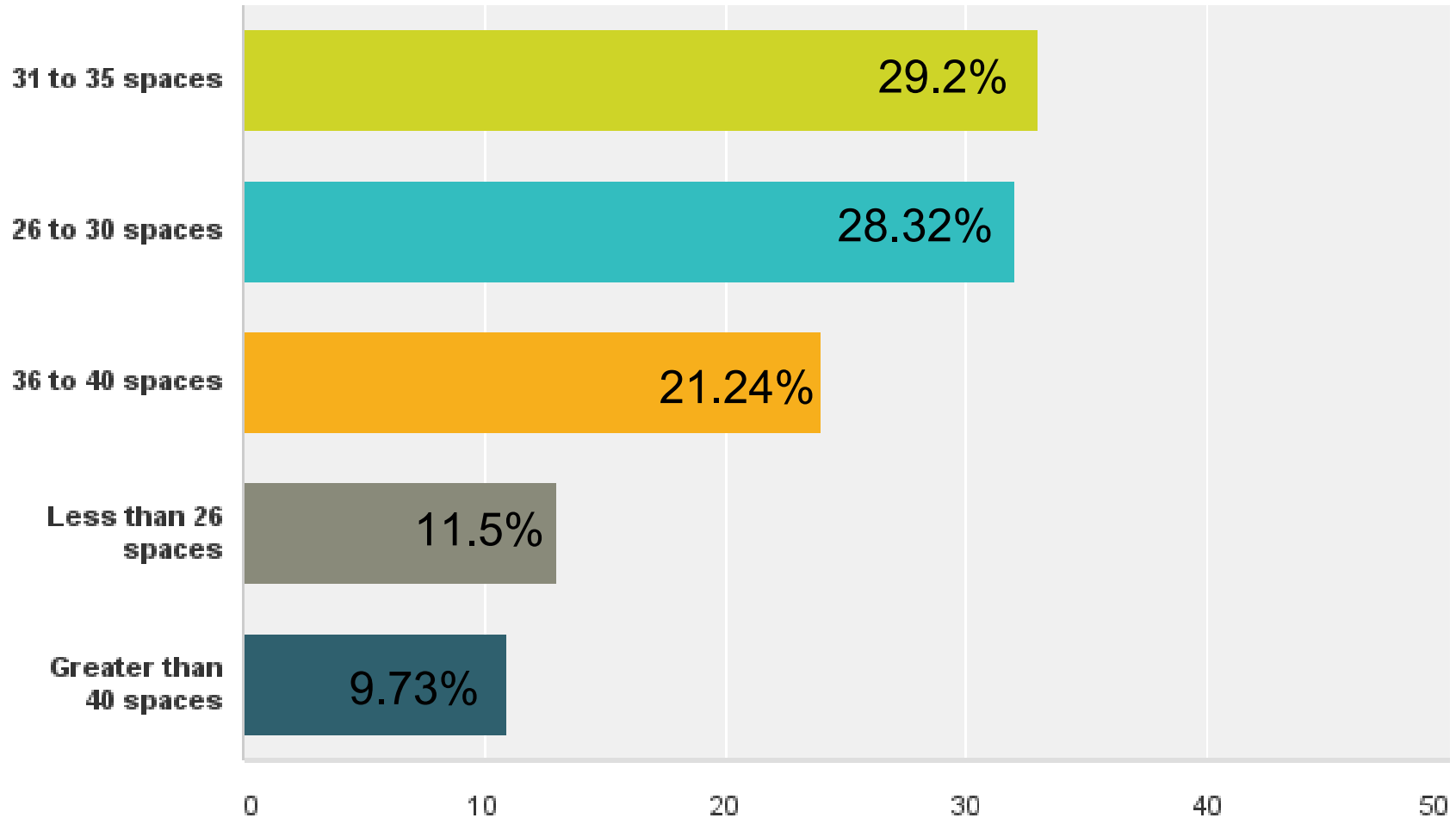
1.64

0 1 2

| Scheme | 1 | 2 | 3 | Score |
|--------|--------|--------|--------|-------|
| 3 | 51.38% | 20.18% | 28.44% | 2.23 |
| 1 | 32.73% | 48.18% | 19.09% | 2.14 |
| 2 | 16.22% | 31.53% | 52.25% | 1.64 |

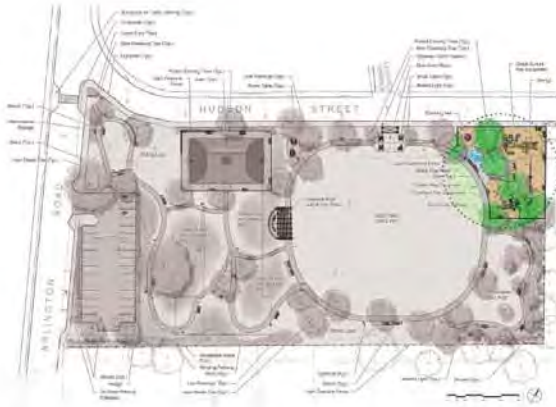
3. What are the total number of off-street parking spaces you would like to see at the site?

(For reference the current lot has 27 spaces)

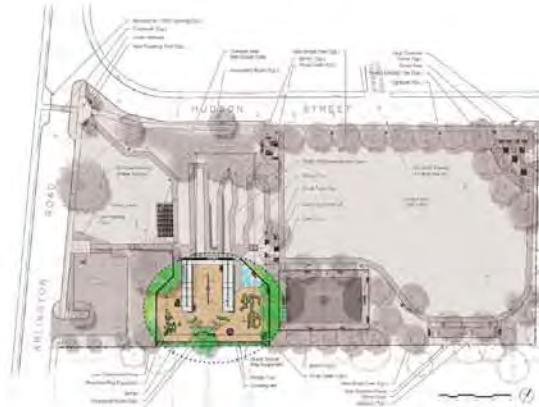


FLEMING FIELD / CLAPP PARK Public Feedback: Online

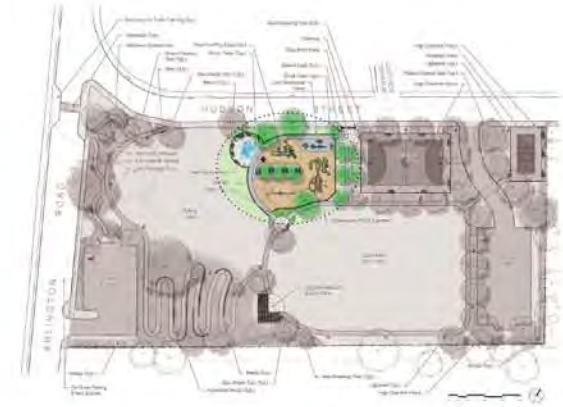
4. Please rank playground locations in your order of preference:



Scheme 1: Playground in corner under existing mature trees



Scheme 2: Playground terraced into the hillside



Scheme 3: Playground along Hudson Street at the crest of the hill

**Scheme 1 –
Playground in
corner under
existing trees**

2.17

**Scheme 2 –
Playground
terraced into
hillside**

1.94

**Scheme 3 –
Playground along
Hudson at crest
of hill**

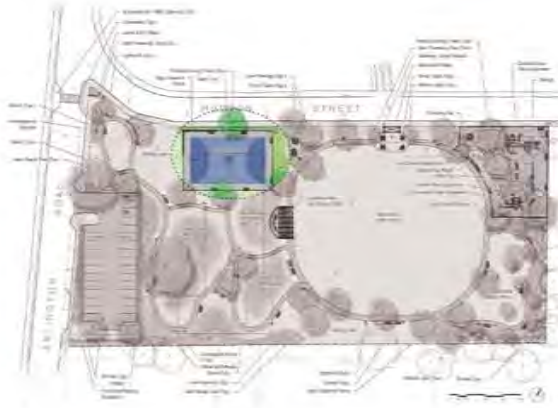
1.90

0 1 2

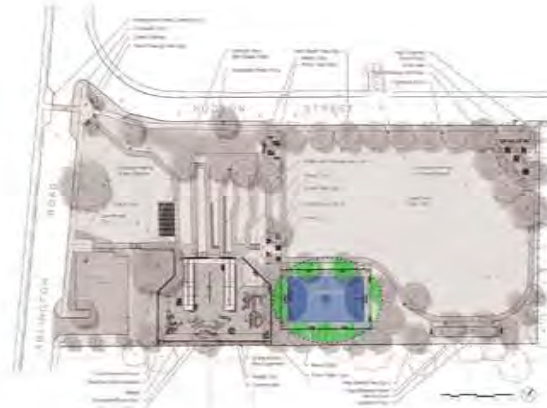
| Scheme | 1 | 2 | 3 | Score |
|--------|--------|--------|--------|-------|
| 1 | 39.09% | 29.09% | 21.82% | 2.17 |
| 2 | 30.56% | 32.41% | 37.04% | 1.94 |
| 3 | 30.00% | 30.00% | 40.00% | 1.64 |

FLEMING FIELD / CLAPP PARK Public Feedback: Online

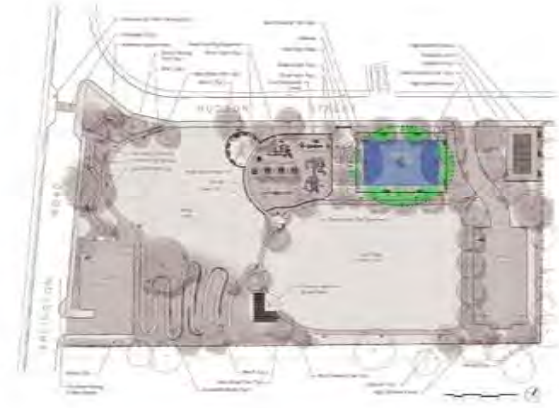
5. Please rank multi-sport court locations in your order of preference:



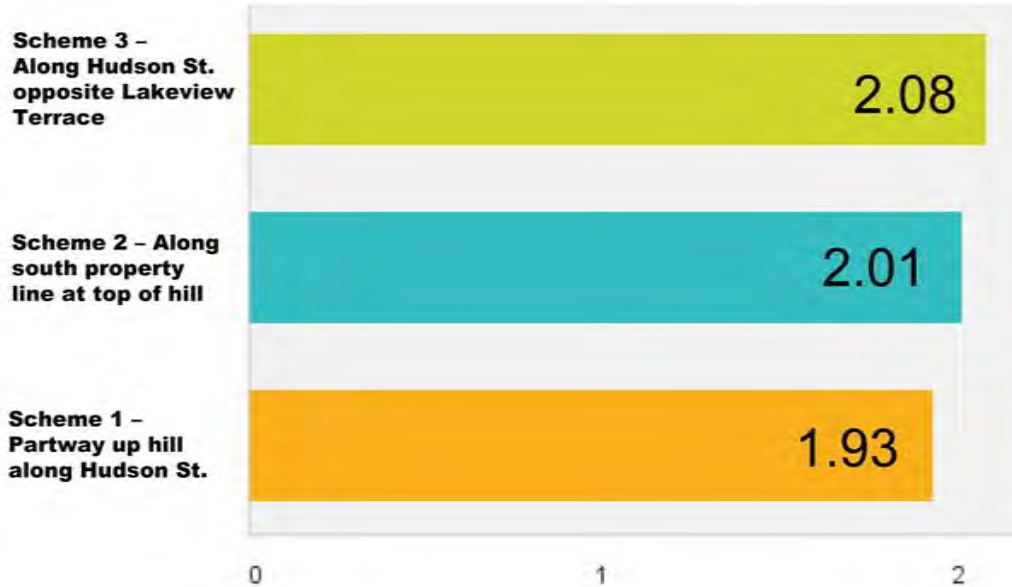
Scheme 1: Multi-sport court part way up the hill along Hudson Street



Scheme 2: Multi-sport court along the south property line at the top of the hill (buffered from neighbors)



Scheme 3: Multi-sport court along Hudson Street opposite Lakeview Terrace



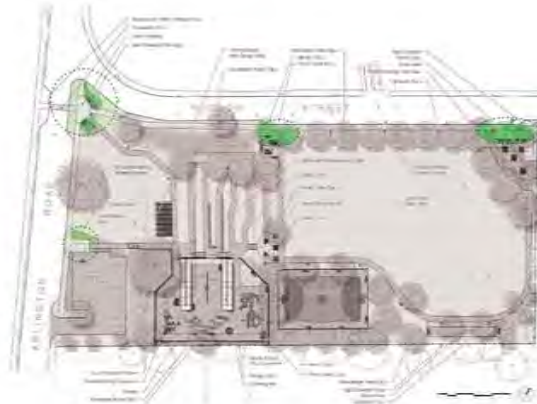
| Scheme | 1 | 2 | 3 | Score |
|--------|--------|--------|--------|-------|
| 3 | 31.43% | 44.76% | 23.81% | 2.08 |
| 2 | 34.86% | 31.19% | 33.94% | 2.01 |
| 1 | 35.51% | 22.41% | 42.06% | 1.93 |

FLEMING FIELD / CLAPP PARK Public Feedback: Online

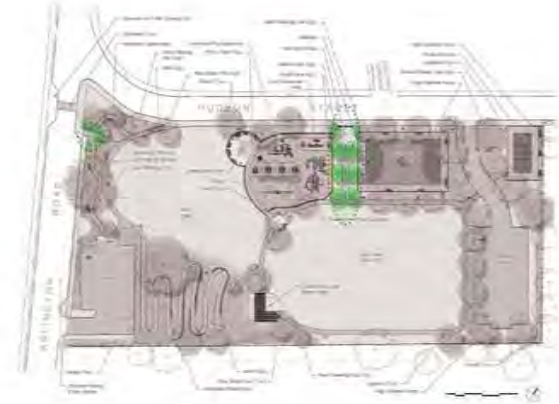
6. Please rank the entrance locations in your order of preference:



Scheme 1: Main entrance at Hudson near Lakeview, secondary entrance at the corner of Arlington Road and Hudson Street



Scheme 2: Main entrance at the corner of Arlington Road & Hudson Street with smaller entrances along Hudson Street



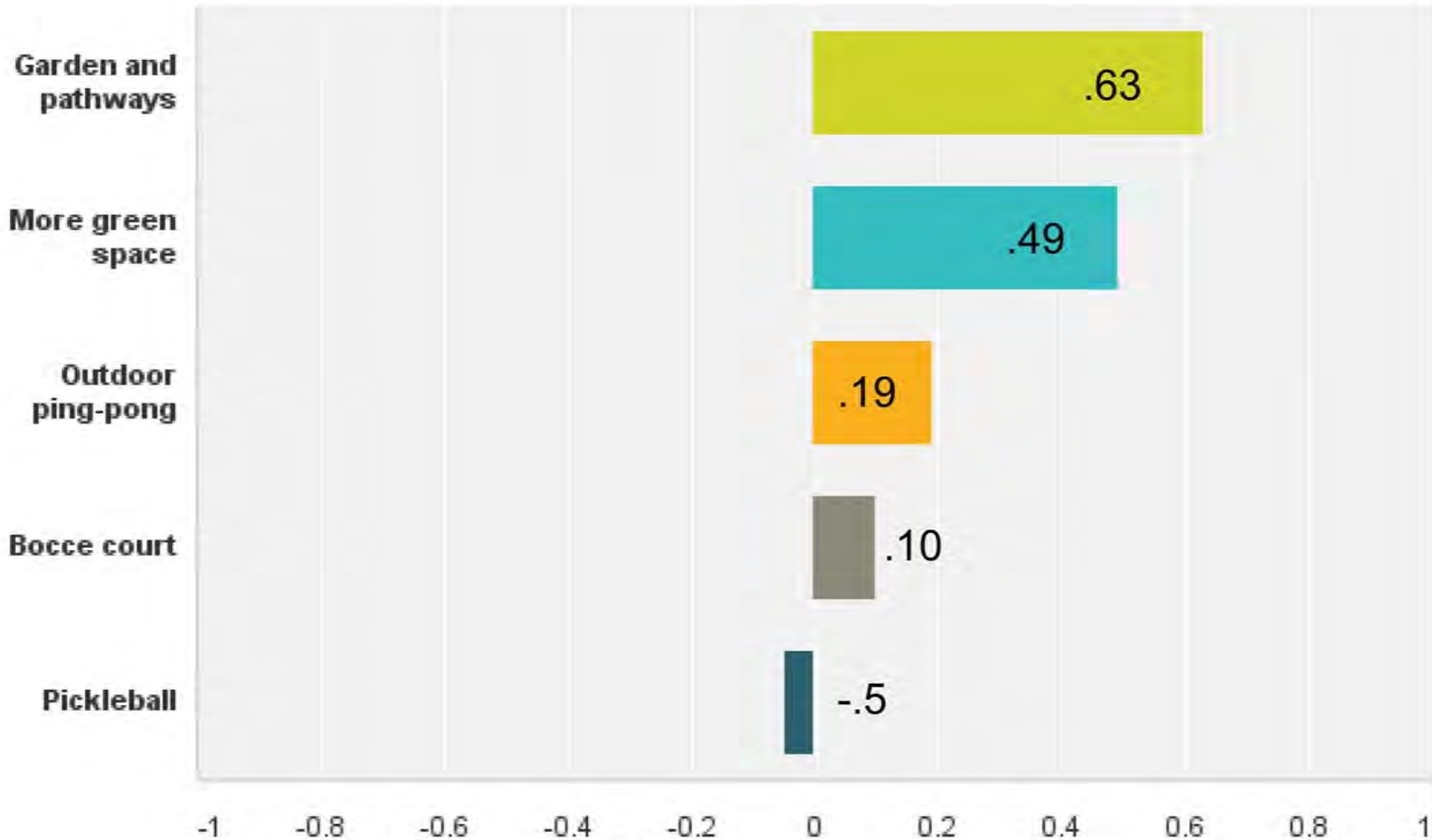
Scheme 3: Main entrance along Hudson Street down hill from Lakeview & a secondary entry at the corner of Arlington & Hudson



| Scheme | 1 | 2 | 3 | Score |
|--------|--------|--------|--------|-------|
| 2 | 31.43% | 44.76% | 23.81% | 2.35 |
| 1 | 34.86% | 31.19% | 33.94% | 1.97 |
| 3 | 35.51% | 22.43% | 42.06% | 1.72 |

FLEMING FIELD / CLAPP PARK **Public Feedback: Online**

7. Which smaller additional features would you like to see at the site?



FLEMING FIELD / CLAPP PARK Public Feedback: Online

8. Please select your preferred scheme:



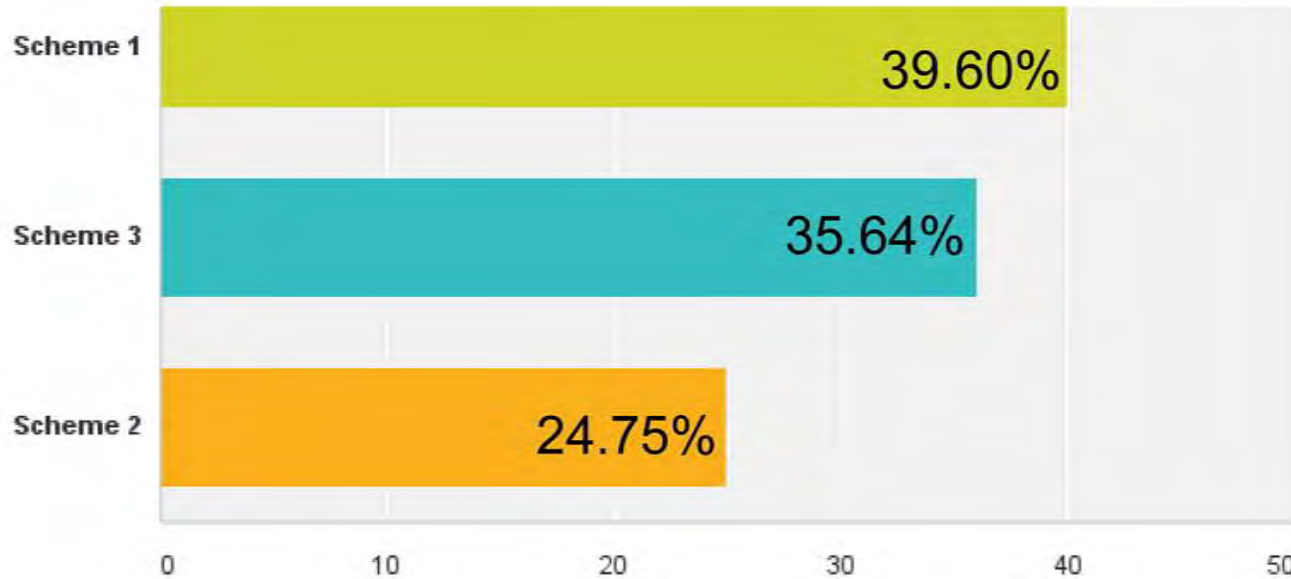
Scheme 1



Scheme 2



Scheme 3



FLEMING FIELD / CLAPP PARK Public Feedback: Online

9. If you are a Woburn resident which ward and precinct do you live in?

| Answer Choices | Responses | |
|-------------------------------|-----------|------------|
| Not a City of Woburn resident | 0.97% | 1 |
| Ward 2 Precinct 2 (2-2) | 1.94% | 2 |
| Ward 6 Precinct 1 (6-1) | 1.94% | 2 |
| Ward 5 Precinct 1 (5-1) | 2.91% | 3 |
| Ward 6 Precinct 2 (6-2) | 3.88% | 4 |
| Ward 3 Precinct 2 (3-2) | 4.85% | 5 |
| Ward 4 Precinct 1 (4-1) | 4.85% | 5 |
| Ward 5 Precinct 2 (5-2) | 4.85% | 5 |
| Ward 7 Precinct 2 (7-2) | 5.83% | 6 |
| Ward 7 Precinct 1 (7-1) | 6.80% | 7 |
| Ward 2 Precinct 1 (2-1) | 8.74% | 9 |
| Ward 3 Precinct 1 (3-1) | 8.74% | 9 |
| Ward 4 Precinct 2 (4-2) | 8.74% | 9 |
| Ward1 Precinct1 (1-1) | 9.71% | 10 |
| Ward 1 Precinct2 (1-2) | 25.24% | 26 |
| Total | | 103 |

Trends in write-in comments, and responses:

(While many of these were already in the plans, they showed up often enough to list:)

- Splash pad/ water feature present at the park (11 responses)
- Picnic tables / shade structures (6 responses)
- Accessible paths and play equipment (6 responses)
- Public art (2 responses)
- Workout/exercise equipment (1 response)
- Basketball and playground features adjacent to one another, easier to watch children (6 responses)
- Playground & multisport court adjacent to road to facilitate police supervision, minimize noise to abutters (8 responses)
- Several mentions of grilling stations – unfortunately, City policies do not allow grilling in parks
- Even in the overall preference question, many comments requested some mix-and-match

Feedback from the Recreation & Traffic Commissions:

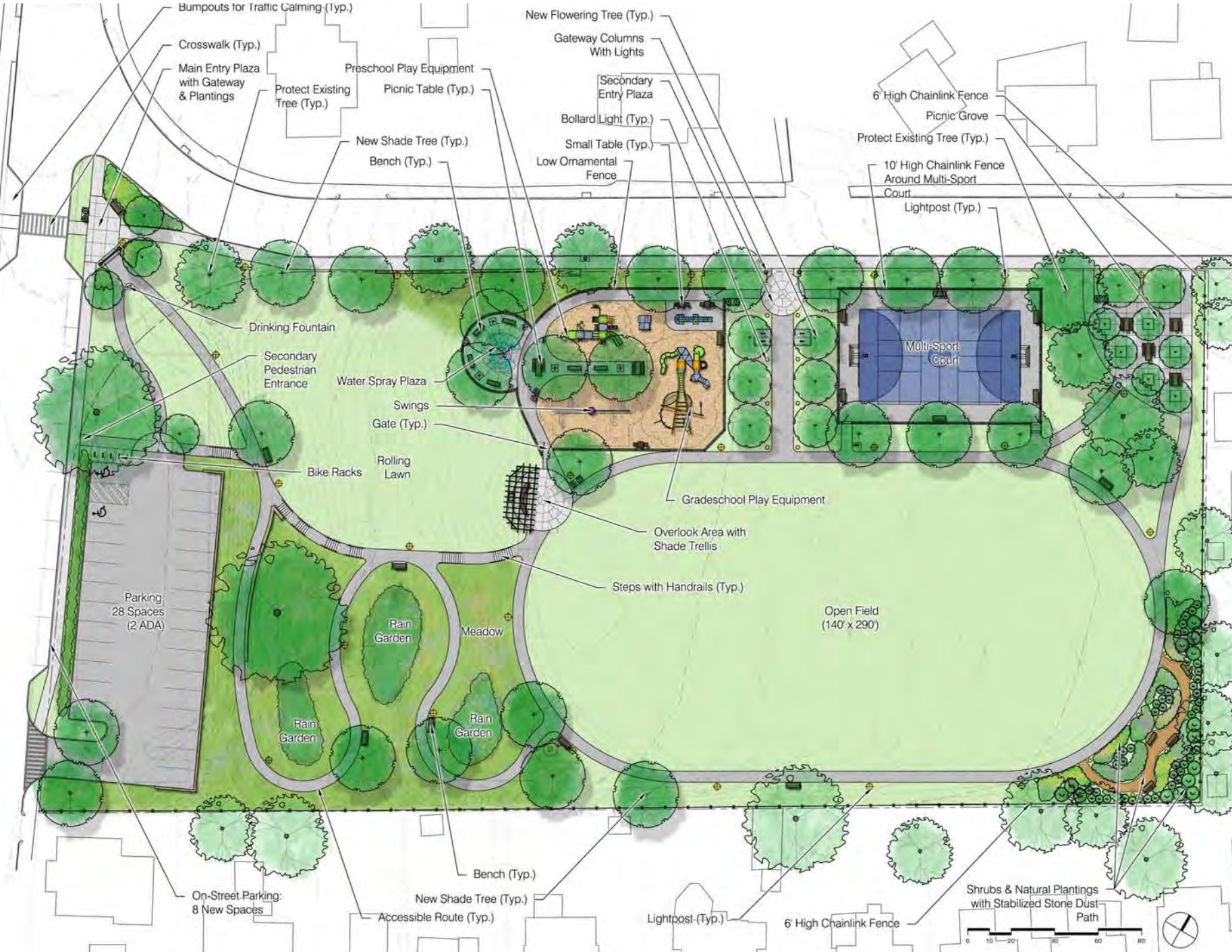
- City Engineer (on Traffic Commission) felt the whole Commission would support the traffic calming measures proposed along Arlington Road, but strongly oppose having two entries to the lower parking lot – the only reason two entries were allowed there initially is for school buses, which could not turn around in a single-entry lot.
- City Administration generally expressed concerns about the upper lot – both in terms of impact on abutters (even if screened) and in terms of traffic on Hudson Street. There was openness to the idea of dedicating some of Hudson's on-street spaces for HC parking.
- Recreation Commission leaned toward the court along Hudson Street, and was generally supportive of the early draft of the “consensus” design developed based on public comment.
- Parks Superintendent stressed the need for irrigation to be considered during design, and for lawn areas to be either mowable slopes, or planted with field grasses / wildflowers that will be cut only seasonally.
- Parks Superintendent also requested a vehicular curbcut to access the field with equipment.
- City Staff expressed a desire for bio-swales or rain-garden areas to slow stormwater and runoff from the splashpad, and to allow water to recharge, since the site drains to Horn Pond

Conclusions from all input received:

- Hillside: Scheme 1 – style looping paths with wildflower areas between, incorporating water quality plantings where feasible.
- Parking: A little more parking than on the existing site, in the existing parking lot's location (as in Scheme 1).
- Playground and Multi-Sport Court: Similar in location to Scheme 3, but with a smaller multi-sport court as discussed at Meeting 2.
- Main Entrance focus on Arlington Road (as on Scheme 2), with an improved crosswalk and traffic calming; the entry off Hudson Street is secondary but provides maintenance access to the field, and has been readjusted to realign with the crosswalk at Lakeview.
- There was no particular desire for additional features, except support for the idea of a garden path; rather, more greenspace was preferred.
- Because numerous comments requested picnic facilities, the “top corner” kept the picnic grove area from Scheme 2.

DEFINITIVE DESIGN PLAN





Bumpouts for Traffic Calming (Typ.)

Crosswalk (Typ.)

Main Entry Plaza with Gateway & Plantings

Protect Existing Tree (Typ.)

Preschool Play Equipment

Picnic Table (Typ.)

New Shade Tree (Typ.)

Bench (Typ.)

New Flowering Tree (Typ.)

Gateway Columns With Lights

Secondary Entry Plaza

Bollard Light (Typ.)

Small Table (Typ.)

Low Ornamental Fence

6' High Chainlink Fence

Picnic Grove

Protect Existing Tree (Typ.)

10' High Chainlink Fence Around Multi-Sport Court

Lightpost (Typ.)

Drinking Fountain

Secondary Pedestrian Entrance

Water Spray Plaza

Swings

Gate (Typ.)

Bike Racks

Rolling Lawn

Gradeschool Play Equipment

Overlook Area with Shade Trellis

Steps with Handrails (Typ.)

Open Field (140' x 290')

Parking: 28 Spaces (2 ADA)

Rain Garden

Meadow

Rain Garden

Rain Garden

Rain Garden

On-Street Parking: 8 New Spaces

Bench (Typ.)

New Shade Tree (Typ.)

Accessible Route (Typ.)

Lightpost (Typ.)

6' High Chainlink Fence

Shrubs & Natural Plantings with Stabilized Stone Dust Path



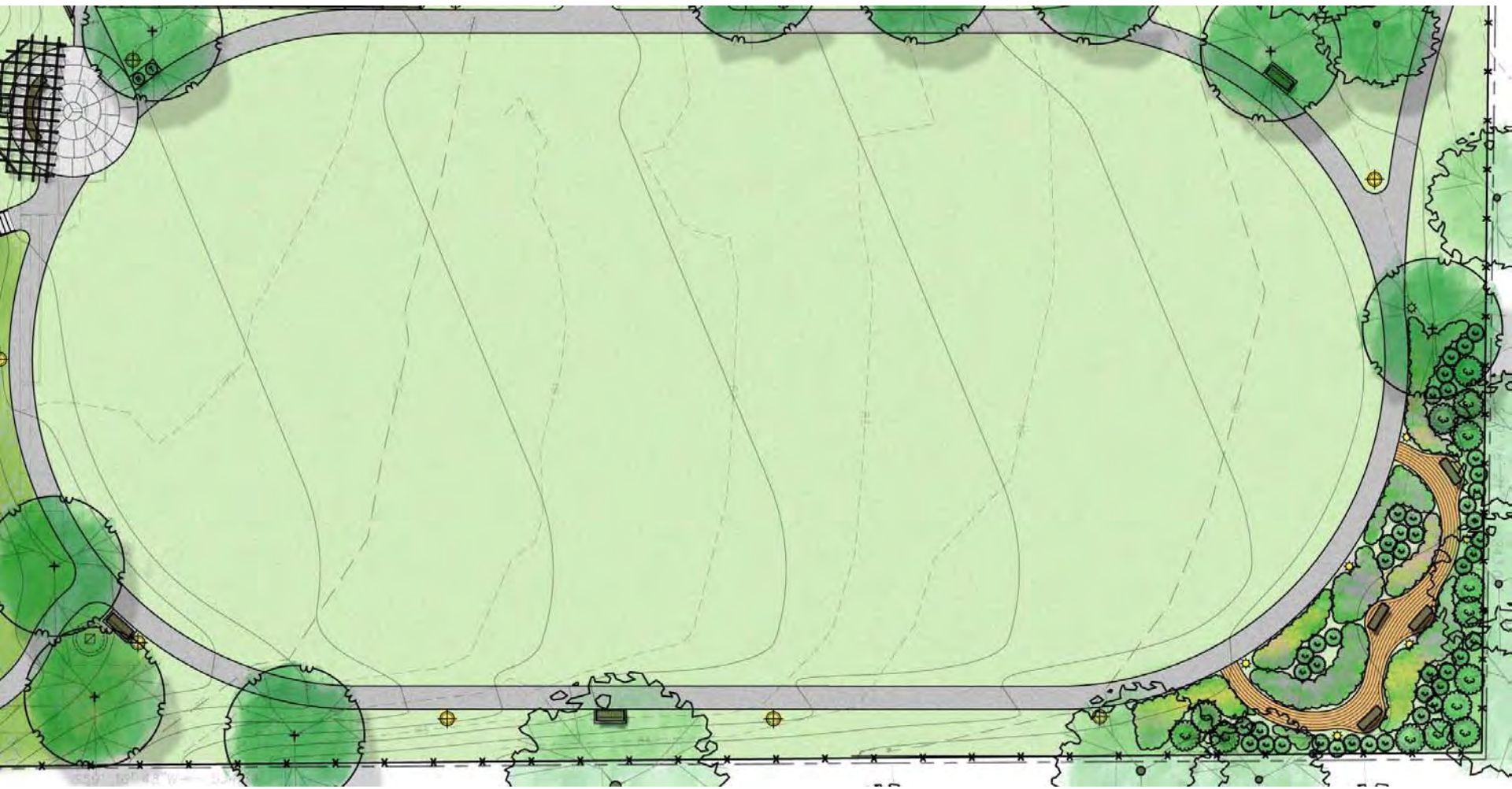


PRECEDENT PROJECT Fitzgerald Park



WATER QUALITY Rain Garden – Fitzgerald Park





PRECEDENT PROJECT **Fitzgerald Park** (not by CBA)



PLANTINGS Beverly Farms Library Park – Beverly





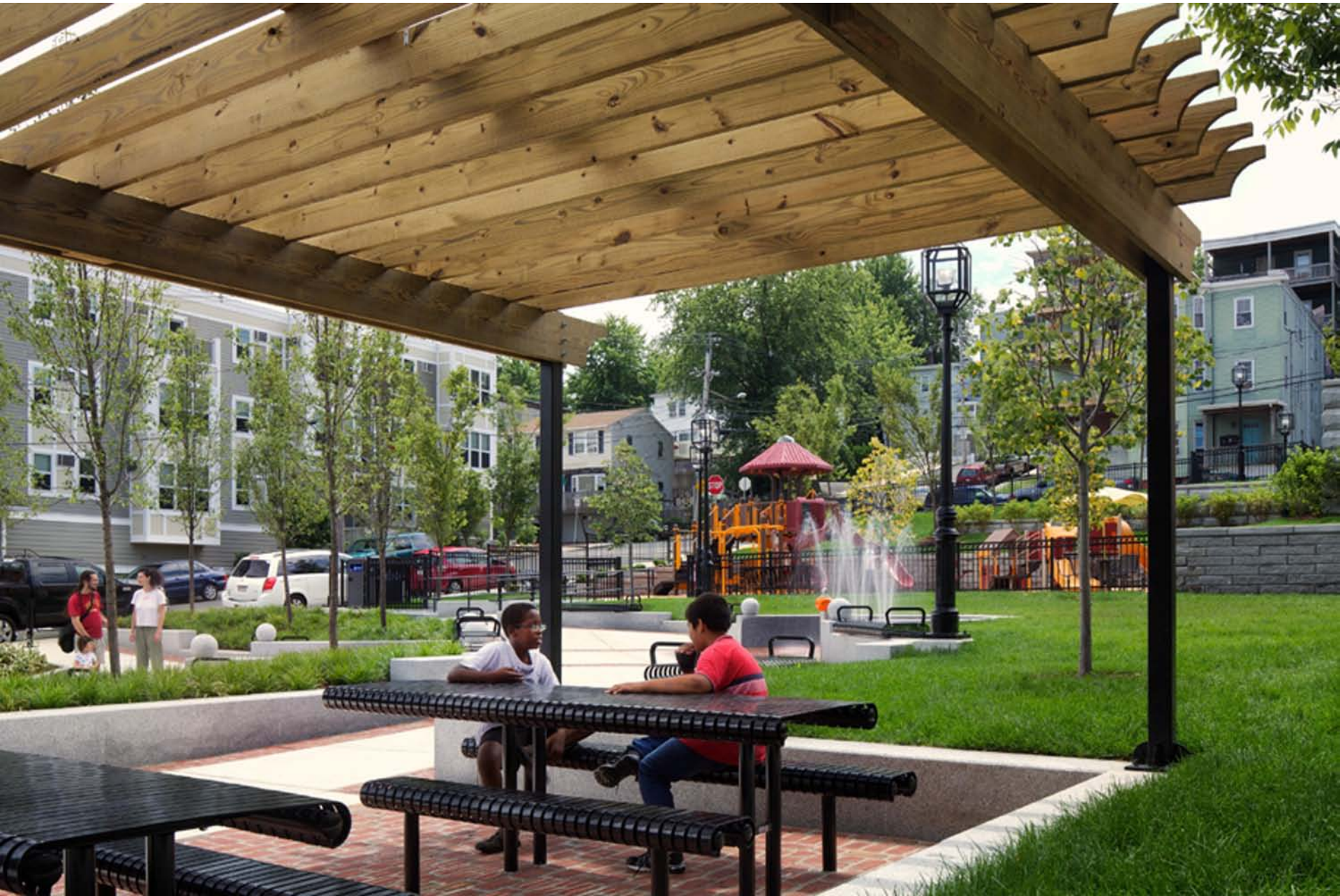
PLAYGROUND Almont Park/Hunt Playground - Mattapan

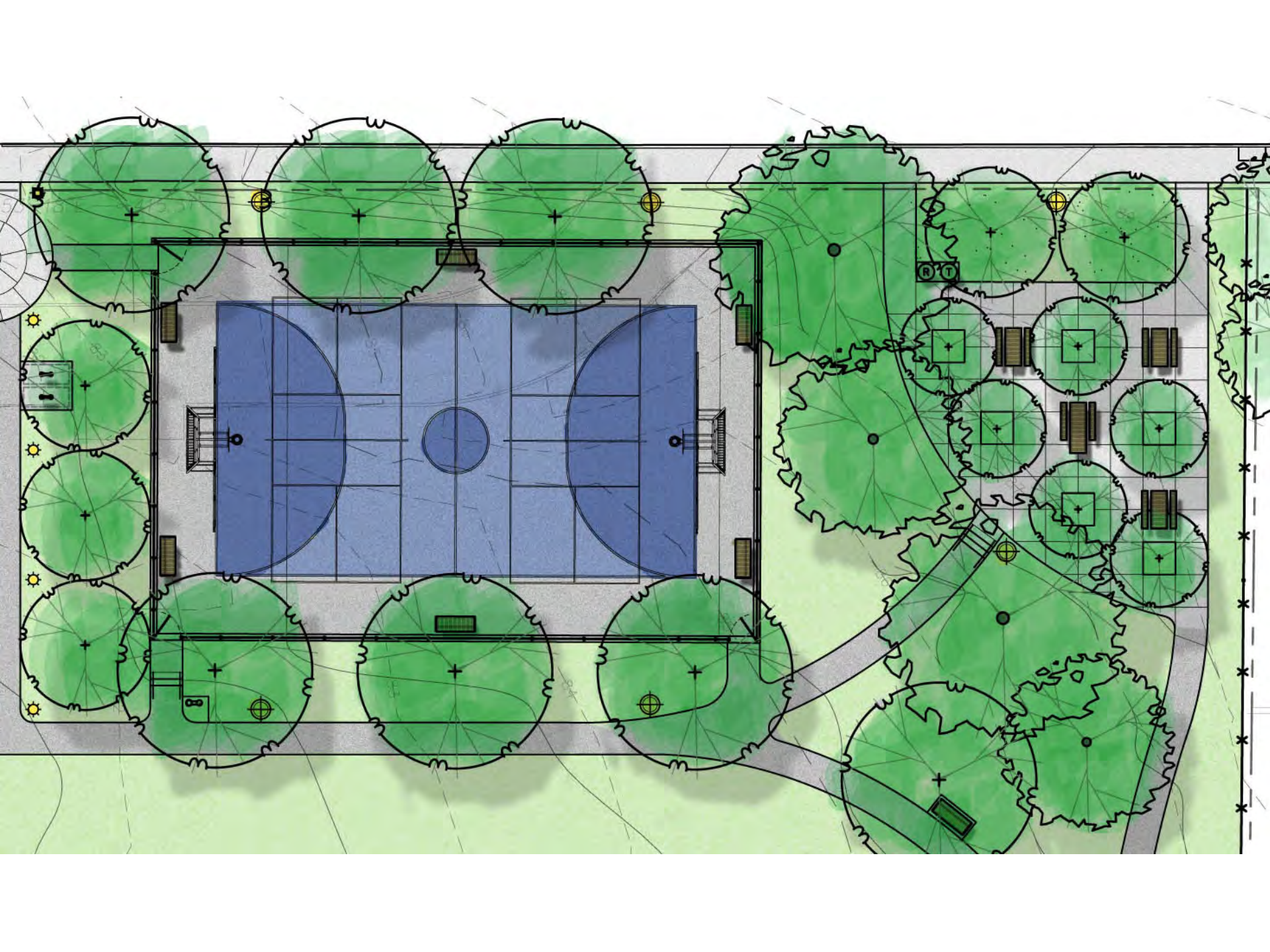


PLAY STRUCTURES Water Play Area – Hunt Almont Park Boston



PARK STRUCTURES Pergola – Box District Park Chelsea





COURTS & GAMES Multi-Sport Court



FIELDS & PATHS Almont Park – Boston (Mattapan)





ENTRANCES Washington Park – Chelsea



ENTRANCES Morse-Kelley Playground – Somerville



ENTRANCES Joyce Playground – Boston (Brighton)



ENTRANCES Fitzgerald Park (not by CBA)



PLAY EQUIPMENT STYLES



PLAY STRUCTURES Traditional Post & Platform – Ages 5-12



PLAY STRUCTURES Traditional Post & Platform – Ages 2-5



PLAY STRUCTURES Modern Platform / Rope – Ages 5-12



PLAY STRUCTURES Modern Post & Platform – Ages 2-5



PLAY STRUCTURES Freeform / Climbing – Ages 5-12



PLAY STRUCTURES Freeform / Climbing – Ages 5-12



PLAY STRUCTURES Freeform / Climbing – Ages 2-5



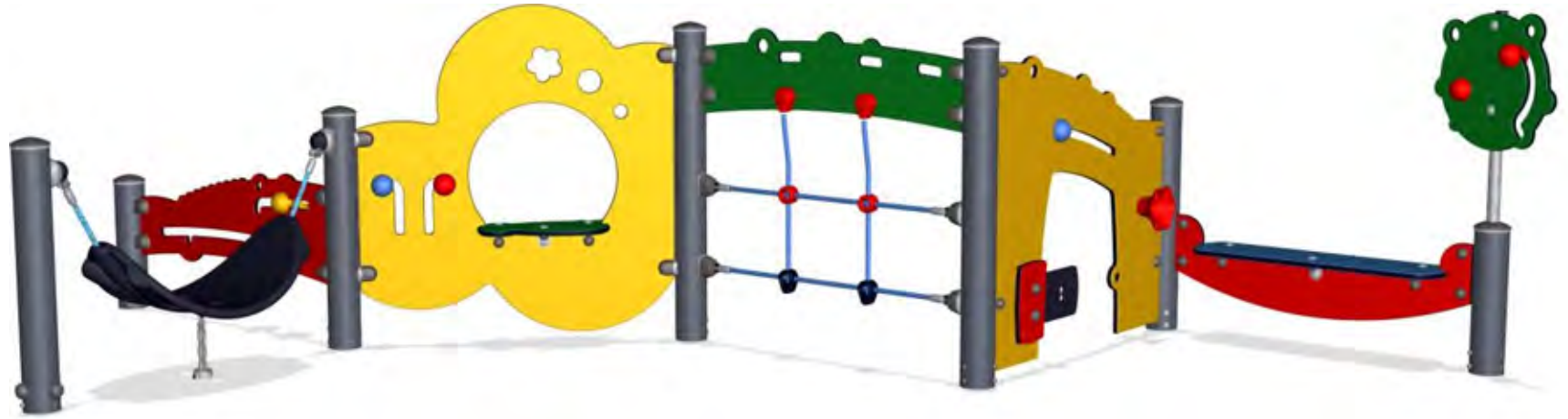
PLAY STRUCTURES Net Based Structures – Ages 5-12



PLAY STRUCTURES Play House – Toddlers



PLAY STRUCTURES Panel Play – Toddlers



PUBLIC COMMENTS MAY BE SENT BY:

Mail

**Rory Lindstrom
Recreation Director
Woburn City Hall
10 Common Street
Woburn, MA 01801**

Phone

781-897-5805

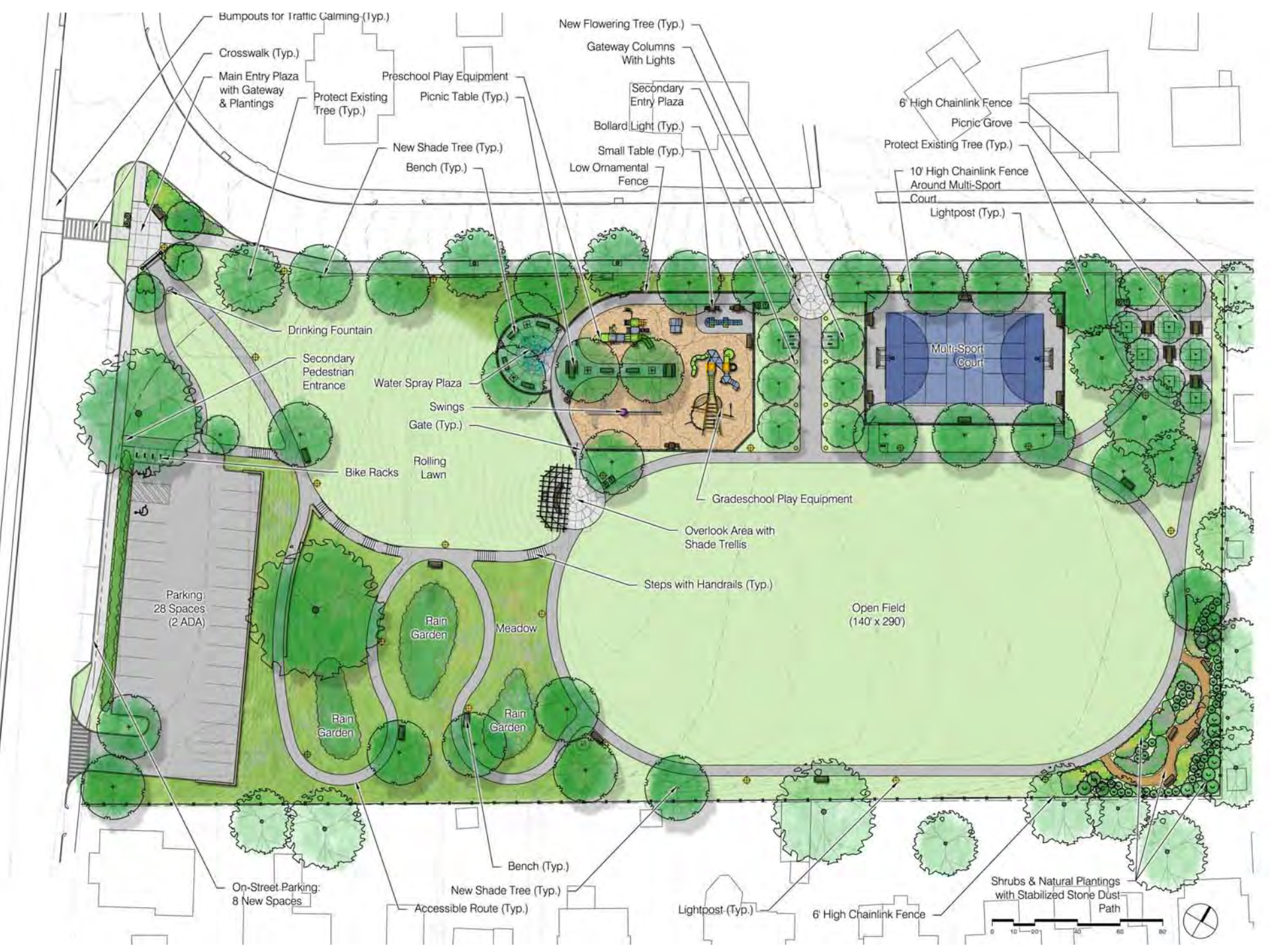
Email

rlindstrom@cityofwoburn.com

There will also be another online survey – watch the Rec. Dept's website, www.woburnrec.com!

THANK YOU for your time.

**There will now be an opportunity for
public questions and comments.**



Bumpouts for Traffic Calming (Typ.)

Crosswalk (Typ.)

Main Entry Plaza with Gateway & Plantings

Protect Existing Tree (Typ.)

Preschool Play Equipment

Picnic Table (Typ.)

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