

COMMUNITY MEETING #2

REARDON PARK IMPROVEMENTS & ACCESSIBILITY MASTER PLAN

MARCH 23, 2022 7PM-8PM



Weston & SampsonSM
design studio

ZOOM TIPS

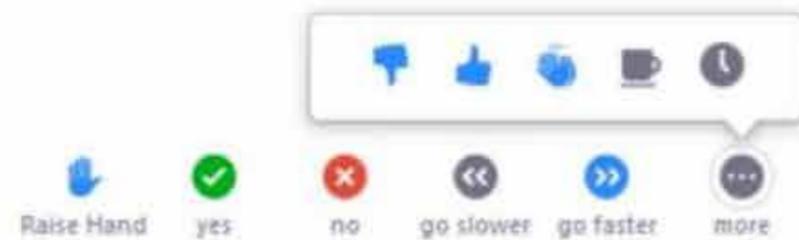
Here is how you can participate during the question and answer part of the presentation.

DURING THE PRESENTATION:



VIA WEB:

Turn video on / off.



To use these non-verbal options click on participants (bottom of screen); these options will pop up in side bar.

DURING THE Q&A:



JOINING VIA PHONE?

Use *9 to raise hand to ask for audio / video permission to ask questions or provide comments.



VIA WEB:

Chat to ask questions / comments or provide responses to poll questions



Raise hand to ask for audio / video permission to ask questions or provide comments.

AGENDA

1 INTRODUCTION: PROJECT TEAM & SCHEDULE

2 NEIGHBORHOOD MEETING RECAP

3 MASTER PLAN CONCEPTS

4 PLAYGROUND CONCEPTS

5 OPEN DISCUSSION & NEXT STEPS



PROJECT TEAM INTRODUCTION

JAMES SNYDER | CITY OF FRAMINGHAM

Director of Parks, Recreation, & Cultural Affairs

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JIM DUANE | CITY OF FRAMINGHAM

Deputy Director of Parks, Recreation, & Cultural Affairs

BRANDON KUNKEL | WESTON & SAMPSON DESIGN STUDIO

Practice Leader

AMANDA GAAL | WESTON & SAMPSON DESIGN STUDIO

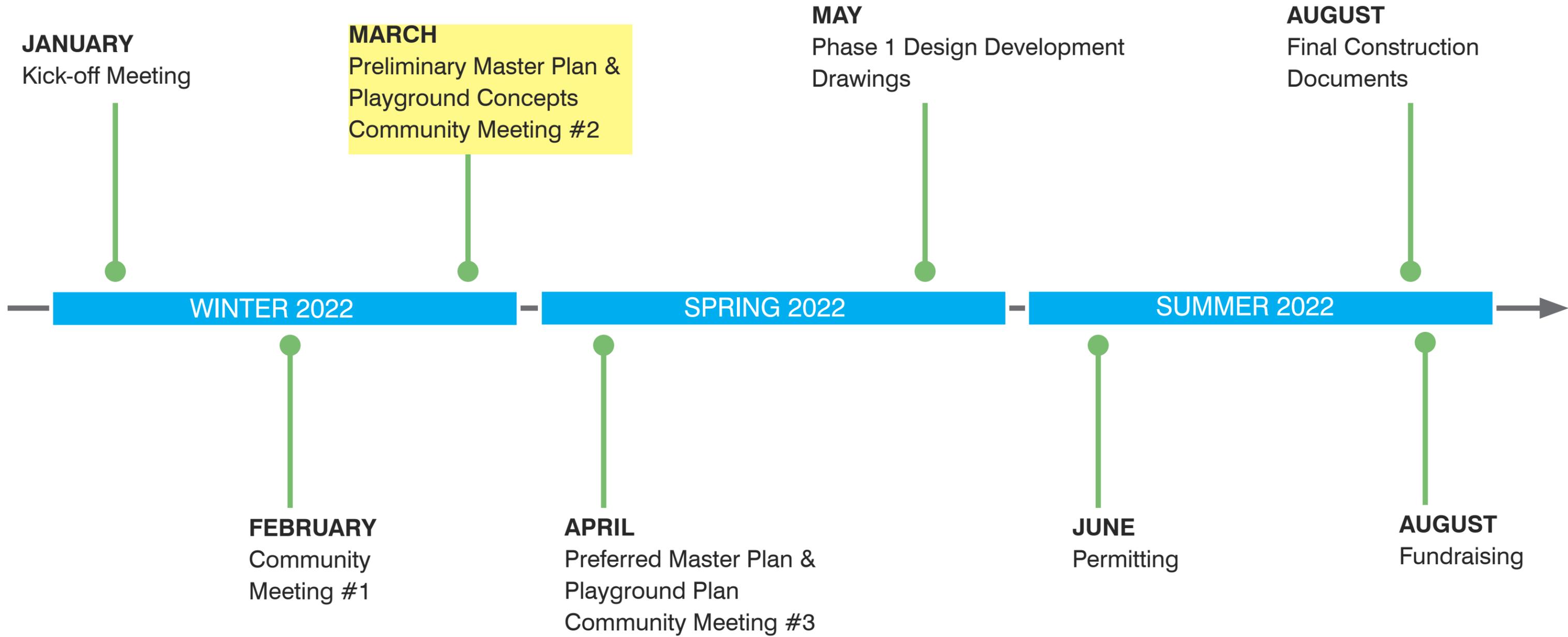
Project Landscape Architect

LAUREN SCHUNK | WESTON & SAMPSON DESIGN STUDIO

Landscape Architect III



PROJECT SCHEDULE



WHAT WE HEARD

NEIGHBORHOOD MEETING RECAP

PARK

- Basketball court gets a lot of use
- Open lawn desired for gatherings, BBQs and dogs
- Incorporate more trees. Desire to keep existing trees and planted areas
- Include memorials for beloved community members
- Desire for better site amenities - seating & shade
- Consider re-orienting the baseball field
- Include fitness equipment or walking circuit for parents while kids play
- Incorporate activities for people of all ages, such as outdoor games, bocce courts, pickleball courts
- Incorporate accessible path to the conservation trails and include better signage

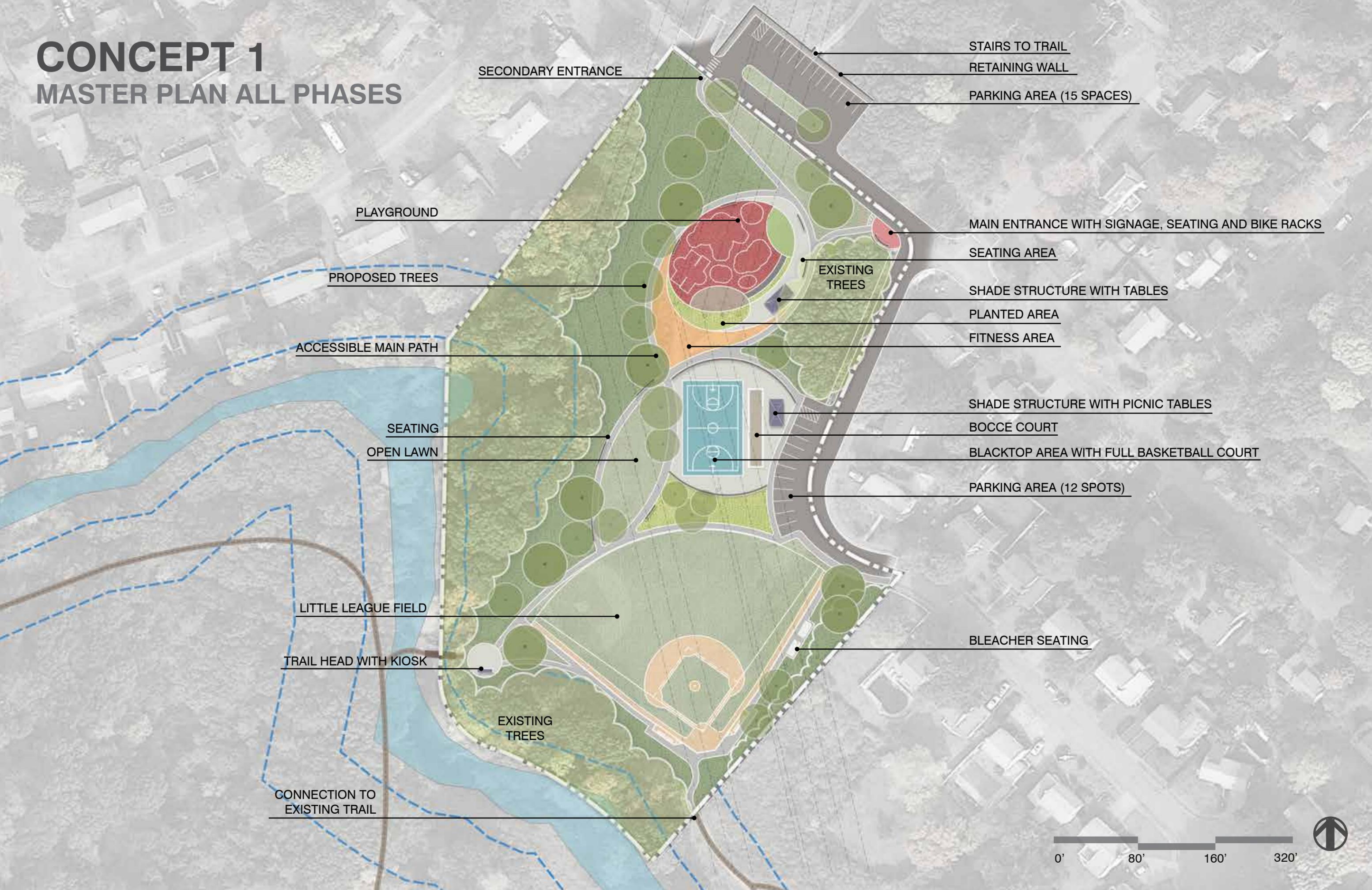
PLAYGROUND

- Preference for natural playground feel - nature themes & neutral colors
- Preference for a neighborhood-scale playground



CONCEPT 1

MASTER PLAN ALL PHASES



SECONDARY ENTRANCE

STAIRS TO TRAIL

RETAINING WALL

PARKING AREA (15 SPACES)

PLAYGROUND

MAIN ENTRANCE WITH SIGNAGE, SEATING AND BIKE RACKS

SEATING AREA

PROPOSED TREES

EXISTING TREES

SHADE STRUCTURE WITH TABLES

PLANTED AREA

FITNESS AREA

ACCESSIBLE MAIN PATH

SEATING

SHADE STRUCTURE WITH PICNIC TABLES

OPEN LAWN

BOCCE COURT

BLACKTOP AREA WITH FULL BASKETBALL COURT

PARKING AREA (12 SPOTS)

LITTLE LEAGUE FIELD

BLEACHER SEATING

TRAIL HEAD WITH KIOSK

EXISTING TREES

CONNECTION TO EXISTING TRAIL



CONCEPT 2

MASTER PLAN ALL PHASES



SECONDARY ENTRANCE

RETAINING WALL

PARKING AREA (15 SPACES)

SLOPE PLAY

PLANTED SLOPE

PLAYGROUND

MAIN ENTRANCE WITH SIGNAGE AND SEATING
SEATING AREA WITH SHADE SHELTER

TURF PLAY MOUNDS

FITNESS AREA

PROPOSED TREES

EXISTING TREES

FITNESS AREA

SEATING AREA

LOOP PATH

FITNESS AREA

HALF BASKETBALL COURT

COURT GAMES AND TRIKE TRACK

SHADE SHELTER

PLANTED AREA

BOCCE COURTS

PARKING AREA (15 SPACES)

BLEACHER SEATING

OPEN LAWN

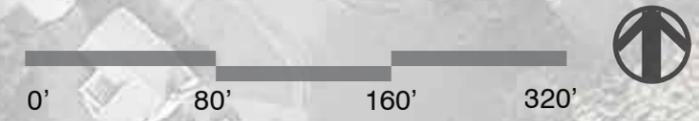
LITTLE LEAGUE FIELD (REMAINS IN
CURRENT LOCATION)

TRAIL HEAD WITH KIOSK

BLEACHERS

EXISTING TREES

CONNECTION TO
EXISTING TRAIL



MASTER PLAN CONCEPTS

RECAP & PROGRAM COMPARISON



CONCEPT 1



CONCEPT 2



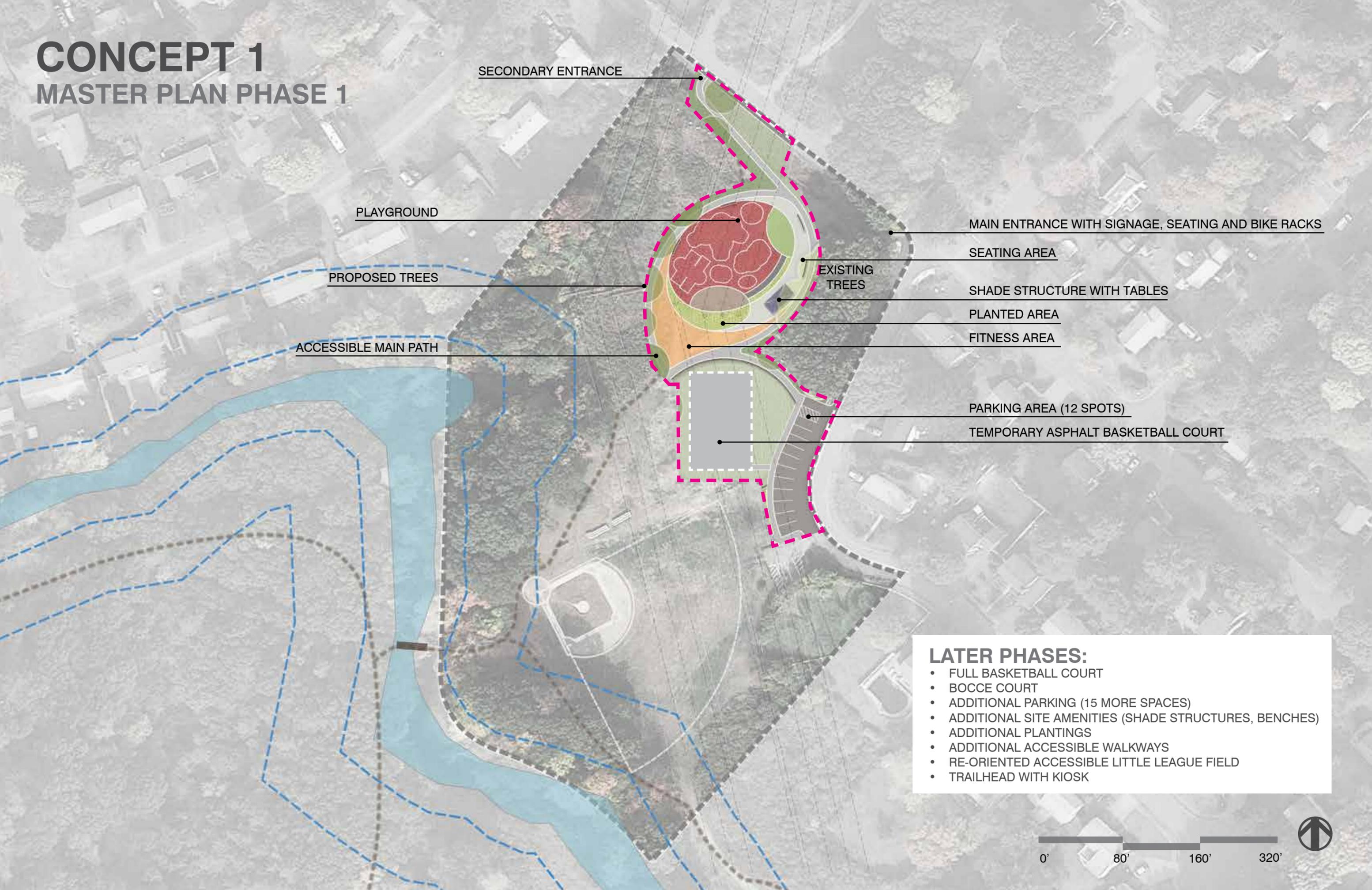
CONCEPT 3

PLAY	North side of park	North side of park	Center of park
PATHS	Main path	Perimeter walking loop	Main path
FITNESS	One fitness area	Multiple fitness areas	One fitness area
FIELD	N-S orientation, 10 deg NW	E-W existing orientation	N-S orientation, 15 deg NE (optimal)
SPORTS & GAMES	Full basketball & bocce courts	Half basketball, bocce courts & painted asphalt games	Full basketball, pickleball and bocce courts



CONCEPT 1

MASTER PLAN PHASE 1



SECONDARY ENTRANCE

PLAYGROUND

PROPOSED TREES

ACCESSIBLE MAIN PATH

EXISTING TREES

MAIN ENTRANCE WITH SIGNAGE, SEATING AND BIKE RACKS

SEATING AREA

SHADE STRUCTURE WITH TABLES

PLANTED AREA

FITNESS AREA

PARKING AREA (12 SPOTS)

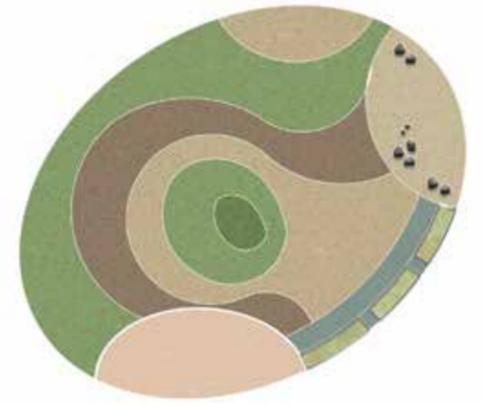
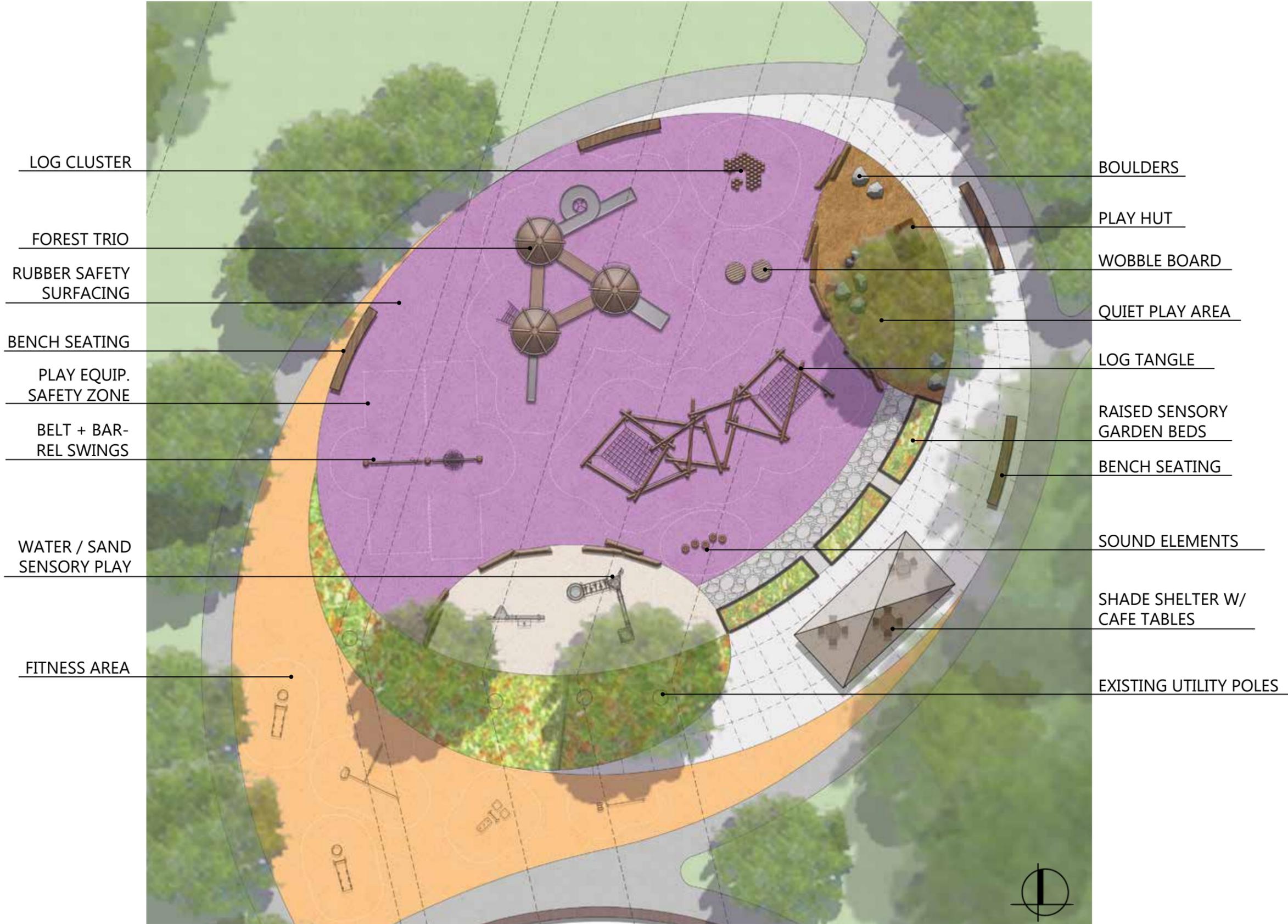
TEMPORARY ASPHALT BASKETBALL COURT

LATER PHASES:

- FULL BASKETBALL COURT
- BOCCE COURT
- ADDITIONAL PARKING (15 MORE SPACES)
- ADDITIONAL SITE AMENITIES (SHADE STRUCTURES, BENCHES)
- ADDITIONAL PLANTINGS
- ADDITIONAL ACCESSIBLE WALKWAYS
- RE-ORIENTED ACCESSIBLE LITTLE LEAGUE FIELD
- TRAILHEAD WITH KIOSK



PLAYGROUND CONCEPT 1



SURFACE PATTERNS & COLOR PALETTES



PLAY ELEMENTS



FOREST TRIO WITH TRANSFER PLATFORM



WOBBLE BOARD



LARGE LOG TANGLE



BELT + BARREL SWING



LOG CLUSTER



SENSORY GARDEN BEDS



WATER / SAND PLAY

INCLUSIVE MATRIX

SOCIAL/EMOTIONAL	PHYSICAL	SENSORY	COGNITIVE	COMMUNICATION
SOCIAL INCLUSION. AS CHILDREN PLAY, THEY LEARN TO COOPERATE, TAKE TURNS, AND ENGAGE IN IMAGINATIVE PLAY EXPERIENCES. PROVIDE PLACES TO FEEL EMOTIONALLY SECURE. THIS ALLOWS THEM TO BELONG AND CHOOSE HOW AND WHEN TO ENGAGE.	PLAY ENVIRONMENTS THAT PROVIDE A VARIETY OF DEVELOPMENTALLY APPROPRIATE ACTIVITIES, OFFER HEALTHY RISK, AND CHALLENGES CHILDREN OF ALL ABILITIES.	SENSORY PLAY THROUGH TACTILE, VISUAL, AUDITORY, SMELLS, TASTES, VESTIBULAR, AND PROPRIOCEPTIVE EXPERIENCES HELP CHILDREN UNDERSTAND THE WORLD AROUND THEM.	OPPORTUNITIES FOR CHILDREN TO PROBLEM SOLVE, THINK ABSTRACTLY, AND DEVELOP CAUSE AND EFFECT SKILLS HELP PROVIDE UNIQUE HANDS ON OPPORTUNITIES TO BRING LEARNING OUTSIDE.	PLAYGROUNDS CAN SUPPORT THE DEVELOPMENT OF RECEPTIVE AND EXPRESSIVE LANGUAGE, ALLOWING CHILDREN TO DEMONSTRATE WHAT THEY KNOW AND EXPRESS THEMSELVES. LANGUAGE DEVELOPMENT OCCURS THROUGH NATURAL PLAY BEHAVIORS AND ROUTINES AND IS ENHANCED THROUGH DEVELOPMENTALLY APPROPRIATE PLAY ELEMENTS, LOOSE PARTS, AND OUTDOOR PROGRAMING.
FOREST TRIO BELT + BARREL SWING LOG CLUSTER PLAY HUT WATER / SAND PLAY	FOREST TRIO LARGE LOG TANGLE BELT + BARREL SWING LOG CLUSTER WOBBLE BOARD WATER / SAND PLAY	FOREST TRIO LARGE LOG TANGLE BELT + BARREL SWING LOG CLUSTER WOBBLE BOARD PLAY HUT SENSORY GARDENS WATER / SAND PLAY	FOREST TRIO LARGE LOG TANGLE BELT + BARREL SWING LOG CLUSTER WOBBLE BOARD SENSORY GARDENS WATER / SAND PLAY	FOREST TRIO LARGE LOG TANGLE BELT + BARREL SWING WOBBLE BOARD SENSORY GARDENS WATER / SAND PLAY

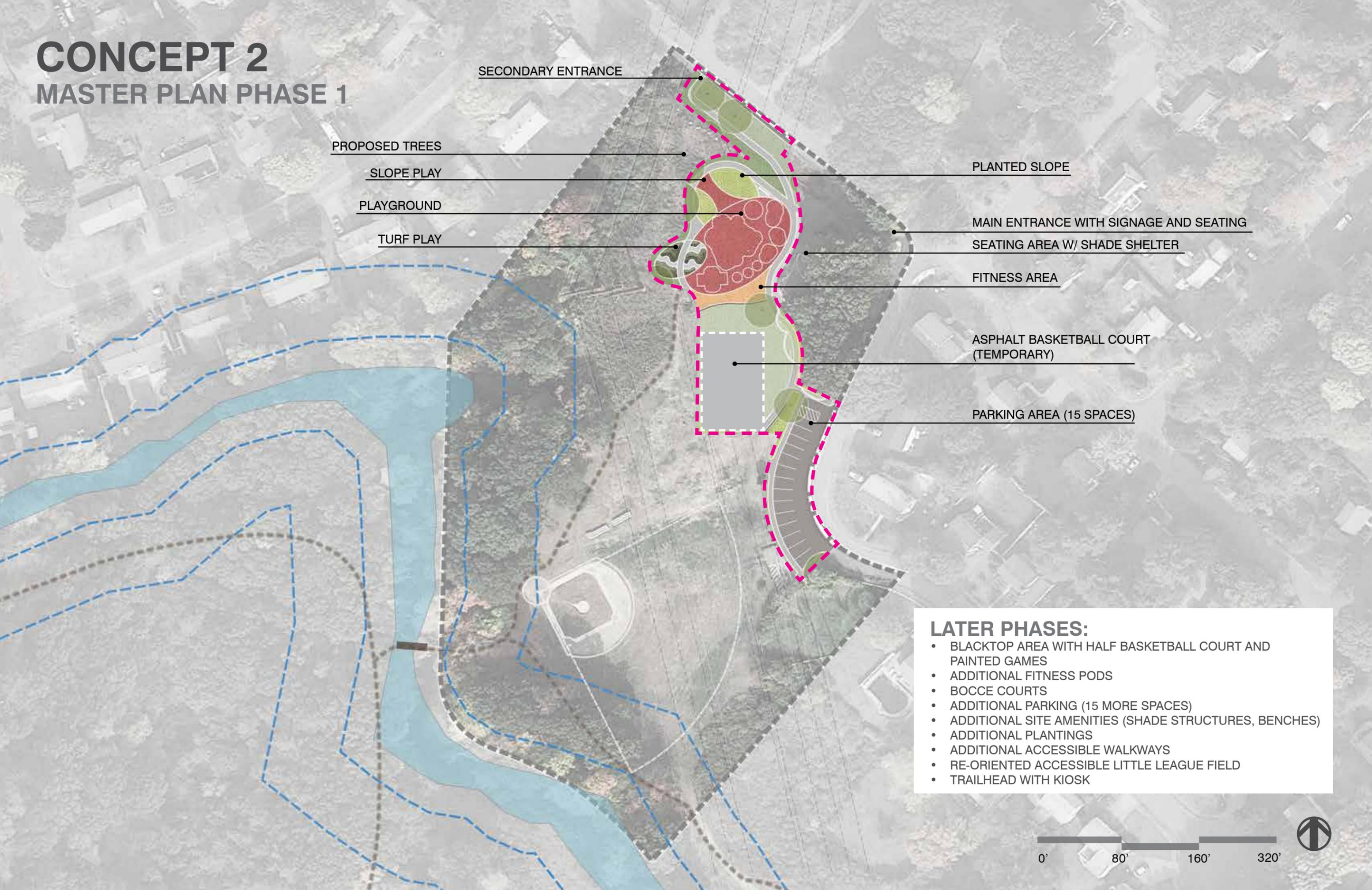
ACCESSIBILITY MATRIX

	# OF ACCESSIBLE ELEVATED COMPONENTS	# OF ACCESSIBLE GROUND-LEVEL COMPONENTS	TOTAL ELEVATED PLAY COMPONENTS	14
REQUIRED	7	5	TOTAL GROUND-LEVEL PLAY COMPONENTS	10
PROVIDED	7	6		



CONCEPT 2

MASTER PLAN PHASE 1



SECONDARY ENTRANCE

PROPOSED TREES

SLOPE PLAY

PLAYGROUND

TURF PLAY

PLANTED SLOPE

MAIN ENTRANCE WITH SIGNAGE AND SEATING
SEATING AREA W/ SHADE SHELTER

FITNESS AREA

ASPHALT BASKETBALL COURT
(TEMPORARY)

PARKING AREA (15 SPACES)

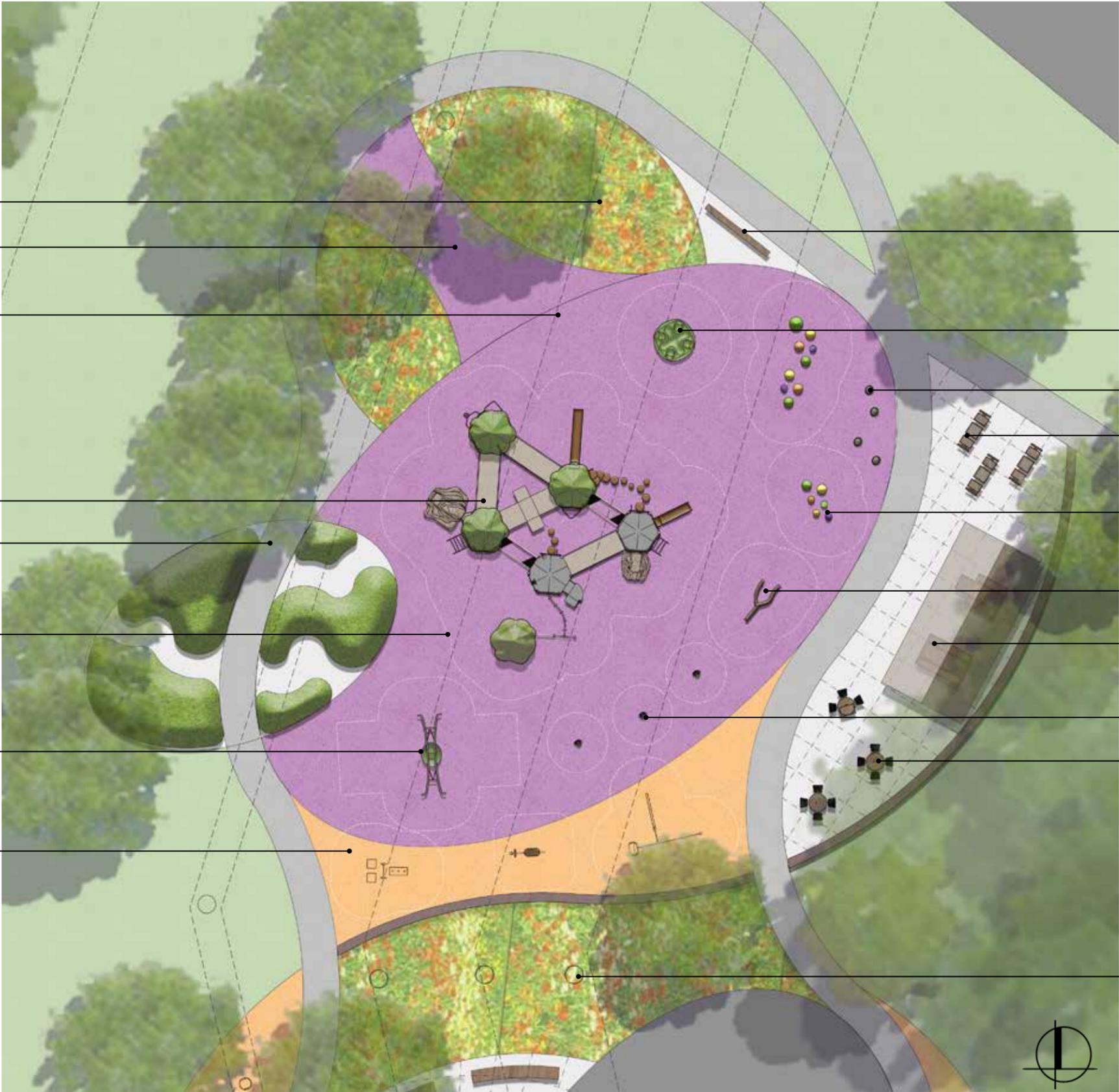
LATER PHASES:

- BLACKTOP AREA WITH HALF BASKETBALL COURT AND PAINTED GAMES
- ADDITIONAL FITNESS PODS
- BOCCE COURTS
- ADDITIONAL PARKING (15 MORE SPACES)
- ADDITIONAL SITE AMENITIES (SHADE STRUCTURES, BENCHES)
- ADDITIONAL PLANTINGS
- ADDITIONAL ACCESSIBLE WALKWAYS
- RE-ORIENTED ACCESSIBLE LITTLE LEAGUE FIELD
- TRAILHEAD WITH KIOSK

0' 80' 160' 320'



PLAYGROUND CONCEPT 2



- VEGETATED MOUND
- SLOPE PLAY
- RUBBER SAFETY SURFACING
- TREE CLUSTER PLAY STRUCTURE WITH TRANSFER PLATFORMS, LOG STEPPERS, SLIDES, TALK TUBES, PLAY PANELS
- PLAY MOUNDS
- PLAY EQUIP. SAFETY ZONE
- OODLE SWING
- FITNESS AREA

- ENTRANCE SIGN
- OMNI SPINNER
- ACORN SEATS
- GAME TABLES
- PLAY SPHERES
- LOG BALANCE
- SHADE SHELTER W/ PICNIC TABLES
- TONGUE DRUMS
- CAFE TABLES
- EXISTING UTILITY POLES



SURFACE PATTERNS & COLOR PALETTES



PLAY ELEMENTS



TREE CLUSTER PLAY STRUCTURE



LOG BALANCE



OMNI SPINNER



SLOPE PLAY



TOPO / CLIMBING MOUNDS



ACORN SEAT



OODLE SWING



TONGUE DRUM



PLAY SPHERES

INCLUSIVE MATRIX

SOCIAL/EMOTIONAL	PHYSICAL	SENSORY	COGNITIVE	COMMUNICATION
SOCIAL INCLUSION. AS CHILDREN PLAY, THEY LEARN TO COOPERATE, TAKE TURNS, AND ENGAGE IN IMAGINATIVE PLAY EXPERIENCES. PROVIDE PLACES TO FEEL EMOTIONALLY SECURE. THIS ALLOWS THEM TO BELONG AND CHOOSE HOW AND WHEN TO ENGAGE.	PLAY ENVIRONMENTS THAT PROVIDE A VARIETY OF DEVELOPMENTALLY APPROPRIATE ACTIVITIES, OFFER HEALTHY RISK, AND CHALLENGES CHILDREN OF ALL ABILITIES.	SENSORY PLAY THROUGH TACTILE, VISUAL, AUDITORY, SMELLS, TASTES, VESTIBULAR, AND PROPRIOCEPTIVE EXPERIENCES HELP CHILDREN UNDERSTAND THE WORLD AROUND THEM.	OPPORTUNITIES FOR CHILDREN TO PROBLEM SOLVE, THINK ABSTRACTLY, AND DEVELOP CAUSE AND EFFECT SKILLS HELP PROVIDE UNIQUE HANDS ON OPPORTUNITIES TO BRING LEARNING OUTSIDE.	PLAYGROUNDS CAN SUPPORT THE DEVELOPMENT OF RECEPTIVE AND EXPRESSIVE LANGUAGE, ALLOWING CHILDREN TO DEMONSTRATE WHAT THEY KNOW AND EXPRESS THEMSELVES. LANGUAGE DEVELOPMENT OCCURS THROUGH NATURAL PLAY BEHAVIORS AND ROUTINES AND IS ENHANCED THROUGH DEVELOPMENTALLY APPROPRIATE PLAY ELEMENTS, LOOSE PARTS, AND OUTDOOR PROGRAMING.
TREE CLUSTER PLAY STRUCTURE OODLE SWING OMNI SPINNER TONGUE DRUMS SLOPE PLAY ACORN SEAT	TREE CLUSTER PLAY STRUCTURE OODLE SWING OMNI SPINNER LOG BALANCE TONGUE DRUMS SLOPE PLAY PLAY SPHERES CLIMBING MOUNDS	TREE CLUSTER PLAY STRUCTURE OODLE SWING OMNI SPINNER LOG BALANCE TONGUE DRUMS SLOPE PLAY PLAY SPHERES CLIMBING MOUNDS	TREE CLUSTER PLAY STRUCTURE OODLE SWING TONGUE DRUMS SLOPE PLAY CLIMBING MOUNDS	TREE CLUSTER PLAY STRUCTURE OODLE SWING OMNI SPINNER ACORN SEAT

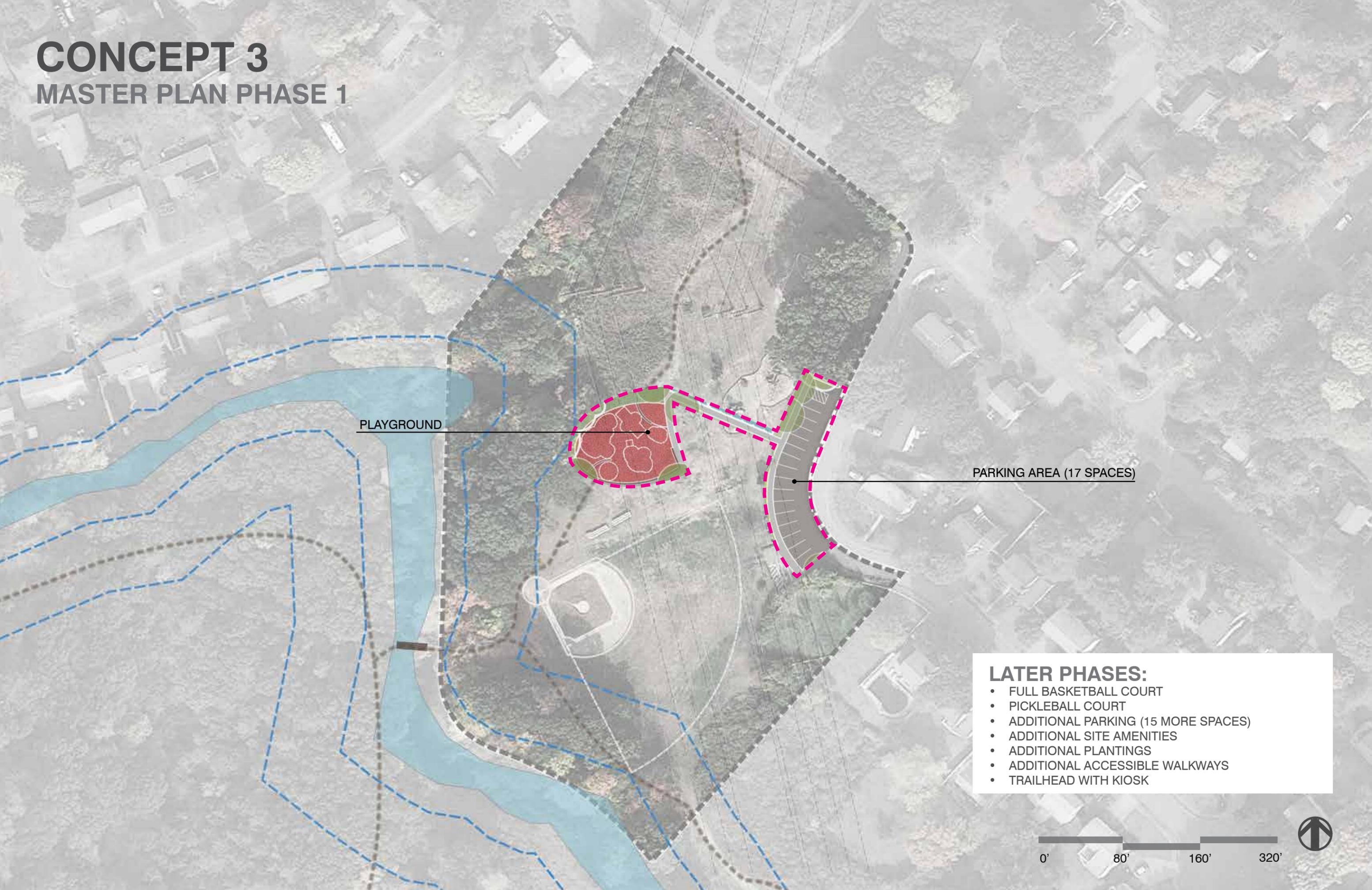
ACCESSIBILITY MATRIX

	# OF ACCESSIBLE ELEVATED COMPONENTS	# OF ACCESSIBLE GROUND-LEVEL COMPONENTS	TOTAL ELEVATED PLAY COMPONENTS	16
REQUIRED	8	5	TOTAL GROUND-LEVEL PLAY COMPONENTS	18
PROVIDED	16	13		



CONCEPT 3

MASTER PLAN PHASE 1



PLAYGROUND

PARKING AREA (17 SPACES)

- LATER PHASES:**
- FULL BASKETBALL COURT
 - PICKLEBALL COURT
 - ADDITIONAL PARKING (15 MORE SPACES)
 - ADDITIONAL SITE AMENITIES
 - ADDITIONAL PLANTINGS
 - ADDITIONAL ACCESSIBLE WALKWAYS
 - TRAILHEAD WITH KIOSK



PLAYGROUND CONCEPT 3



RUBBER SAFETY SURFACING

FRIENDSHIP SWING

5-12 PLAY STRUCTURE

PLAY EQUIP. SAFETY ZONE

COZY DOME / QUIET PLAY

PICKLEBALL COURT

BASKETBALL COURT

MUSIC CORNER
GRANDIOSO CHIMES
KETTLE DRUMS
VIBRA CHIMES

BENCH SEATING
NATURAL LANDSCAPE
BOULDERS

LOG BALANCE

FITNESS AREA

PULSE SENSORY PLAY

2-5 PLAY STRUCTURE

EXISTING UTILITY POLES



SURFACE PATTERNS & COLOR PALETTES



PLAY ELEMENTS



PLAY STRUCTURE (AGES 5-12)



PLAY STRUCTURE (AGES 2-5)



COZY DOME



VIBRA CHIMES



KETTLE DRUM



GRANDIOSO CHIMES



PULSE TEMPO



FRIENDSHIP SWING



TRIKE TRACK

INCLUSIVE MATRIX

SOCIAL/EMOTIONAL	PHYSICAL	SENSORY	COGNITIVE	COMMUNICATION
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PLAY STRUCTURE (AGES 5-12) PLAY STRUCTURE (AGES 2-5) FRIENDSHIP SWING COZY DOME VIBRA CHIMES GRANDIOSO CHIMES PULSE TEMPO KETTLE DRUM	PLAY STRUCTURE (AGES 5-12) PLAY STRUCTURE (AGES 2-5) FRIENDSHIP SWING COZY DOME VIBRA CHIMES GRANDIOSO CHIMES PULSE TEMPO KETTLE DRUM	PLAY STRUCTURE (AGES 5-12) PLAY STRUCTURE (AGES 2-5) FRIENDSHIP SWING COZY DOME VIBRA CHIMES GRANDIOSO CHIMES PULSE TEMPO KETTLE DRUM	PLAY STRUCTURE (AGES 5-12) PLAY STRUCTURE (AGES 2-5) FRIENDSHIP SWING VIBRA CHIMES GRANDIOSO CHIMES PULSE TEMPO KETTLE DRUM	PLAY STRUCTURE (AGES 5-12) PLAY STRUCTURE (AGES 2-5) FRIENDSHIP SWING COZY DOME VIBRA CHIMES GRANDIOSO CHIMES PULSE TEMPO KETTLE DRUM

ACCESSIBILITY MATRIX

	# OF ACCESSIBLE ELEVATED COMPONENTS	# OF ACCESSIBLE GROUND-LEVEL COMPONENTS	TOTAL ELEVATED PLAY COMPONENTS	17
REQUIRED	9	6	TOTAL GROUND-LEVEL PLAY COMPONENTS	15
PROVIDED	12	12		



NEXT STEPS....

Preferred Plan Development
Community Meeting #3 Date/Time TBD

DISCUSSION
LET US KNOW YOUR THOUGHTS!

Comments can be sent to Jim Snyder at
jcs@framinghamma.gov



SITE AERIAL

BROWNLEA RD

CHOUTEAU AVE

LACLEDE AVE

VANDERVENTER AVE

PROJECT SITE

MAYMONT DRIVE

COCHITUATE BROOK
RESERVATION

COCHITUATE BROOK



EXISTING CONDITIONS



EXISTING CONDITIONS



SITE ANALYSIS

KEY PROJECT CONSIDERATIONS:

- Upgrade playground equipment and surfacing to meet current accessibility + safety guidelines
- Provide accessible connections throughout park
- Consider optimum locations and updates to all other park amenities including ballfield and basketball court

INFORMAL ENTRY PATH

- Sloped path not accessible
- No sidewalk along street for neighborhood users

MATURE TREE CANOPY

- 5 oak trees, in good condition, provide shade + buffer between park and street
- Dropped branches / debris observed

BASKETBALL HALF COURT

- No accessible walkway to court
- Surfacing worn, cracked + edges of court are eroded
- Basketball hoops are worn

PLAYGROUND + SWINGS

- Path from street to playground is worn, uneven edges
- Playground is out of compliance with Certified Playground Safety Inspector (CPSI) standards
 - Grass observed growing through wood fiber surfacing does not meet accessibility or fall zone standards
 - Play equipment lacks auditory + sensory play items, has an inadequate amount of accessible, on-ground play elements, shows material wear and rusting, and has non-compliant panel + railing gap widths
 - Swings are dated + lack protective surfacing
 - No accessible route to swings
 - No lighting

PARKING

- Limited parking - opportunity to expand parking to accommodate users traveling from outside neighborhood

TRAIL ACCESS

- No accessible access

BASEBALL FIELD

- No accessible walkways to field or bleachers
- No accessible bleacher seating
- Field shows wear / evidence of water pooling
- Solar orientation not ideal, no lighting

