



The Park, The Playstead and the Municipal Complex Master Plan



AGENDA

1. Introductions
2. Master plan process
3. First meeting recap
4. Key observations
5. Concept options
6. Summary/Next steps

Here is tonight's agenda.

The plan is to spend about 25 minutes going through the presentation, which will provide some background information and explain how we arrived at tonight's concepts.

We are allocating 50 minutes for the concept review – which is planned as an open forum.

1

INTRODUCTIONS

Project Proponent

- Town of Andover is project proponent.
- Division of Community Services is the project lead.

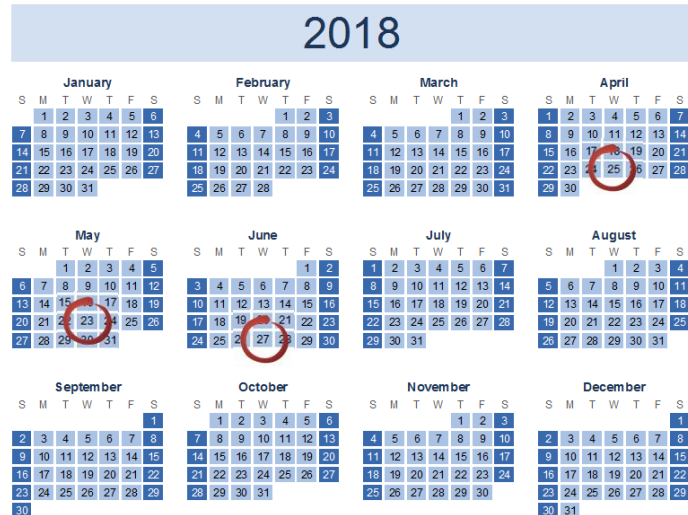
Welcome!

- Second of 3 planned meetings

- ✓ Wed. April 25

- Wed. May 23

- Wed. June 27



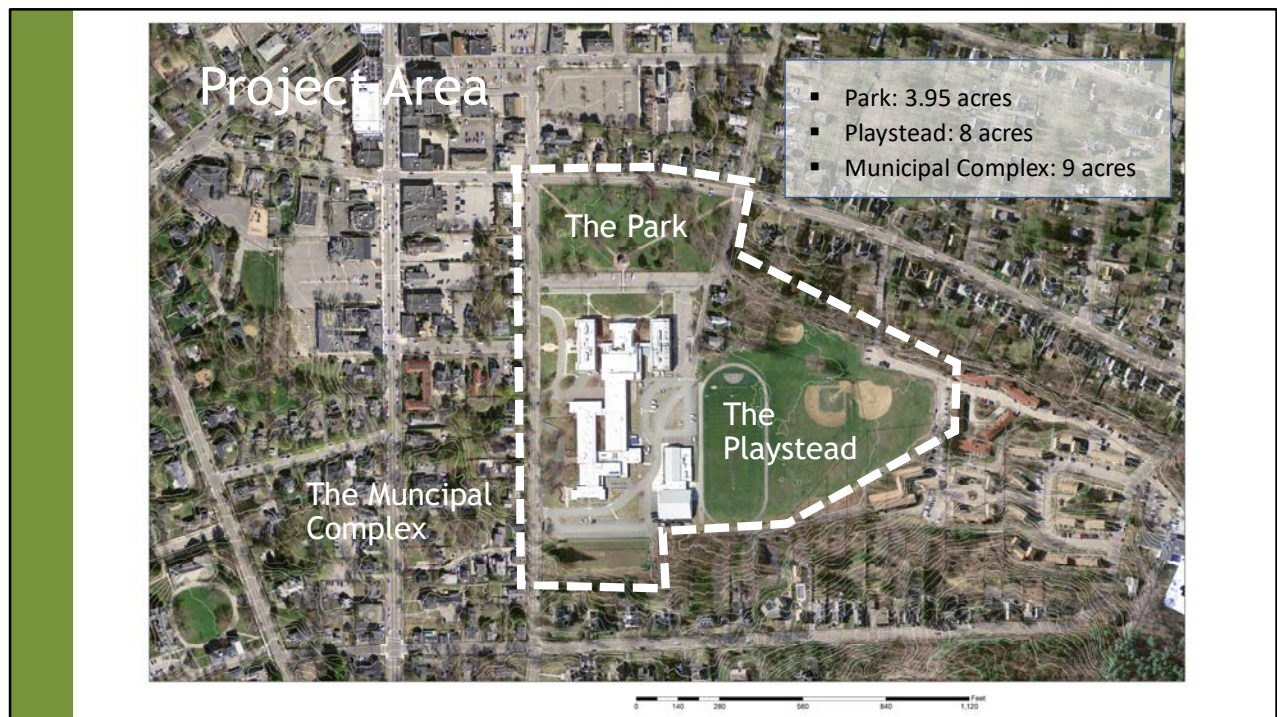
WELCOME!

To what is the second of three planned meetings for :

THE PARK, PLAYSTEAD, and MUNICIPAL COMPLEX MASTER PLAN

Or

P P MC for short.



The project areas consists - as the project implies - of the Park , the Playstead, and the exterior spaces around the Municipal Complex.

The total project area is 20.4 acres of municipal land.

Purpose & Need

- Public Space is owned and managed by your local government.
- From time to time the need arises to plan future improvements.
- The desire to create a comprehensive plan to determine desired uses, physical improvements, maintenance and operating costs, and capital funding.
- A particular focus on:
 - Accessibility standards
 - Utilities
 - Environmental stewardship
 - Landscape management
 - Structures
 - Site furnishings
 - Athletic fields

The purpose and need for this project stems from the realization that:

- “ The project area contains well used, but aging facilities
- “ There is great need to determine needs, improvements, maintenance and operation issues.
- “ The desired end product is a comprehensive master plan that addresses the area holistically, and establishes a capital budget plan that can be readily implemented.

Project Goals

- Create and maintain a welcoming multi-use space that encourages people of all ages and abilities, and supports a sense of community (i.e. a multi-generational community campus).
- Create a space that promotes a healthy and active way of life.
- Preserve dignity of existing veteran memorials and plan for future dedications.
- Provide continuous stewardship of the public realm and plan for the future.



Here are key project goals that we seeking to achieve.

2

MASTERPLAN PROCESS

What is a Masterplan?

- Establishes a Vision
 - Re-assesses what a site offers / lacks
 - Preserves and protects things worth keeping
 - Directs Change
 - Allows a wholistic design approach
- Guides Capital Investments
 - Maps a 10-15 year course
 - Sets a realistic budget

Master plan should anticipate a range of needs, including short term and long term.

Perhaps most importantly, the master plan should establish a vision for the future.

Why Now?

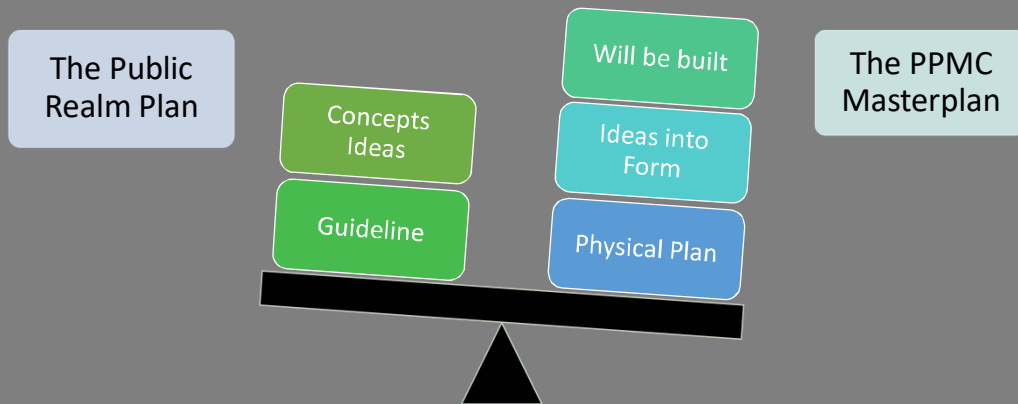
- The Municipal Complex has a number of operational needs and challenges.
- Many of the trees in the park are in decline.
- Community has advocated for a master plan.
- Much loved public space, but there is a sense that things could be better.
- Opportunity to create a vision for the future.

There have been a number of improvements in the recent past, including the new Youth Center, and plans are underway for improvements at the Senior Center.

But many things are coming due for renovation, including the trees in the park, and the middle school.

Coupled with maintenance, operational and compliance issues, many people have asked where is this headed and what will it look like?

Wasn't this already done?



But people also ask, wasn't this done already?

The public realm document went through the initial motions towards developing a master plan, but stopped short of developing a physical plan.

The PPMC master plan will turn ideas into form, resulting in a blueprint of proposed improvements.

3

FIRST MEETING RECAP

Meeting #1

- First meeting held on 4/25/2018 at the Senior Center at Punchard.
- Approx. 20+ people attended.
- Topics discussed included:
 - Purpose and need
 - Public Realm Study
 - Historic timeline
 - Work to date
 - Major Components
- Workshop

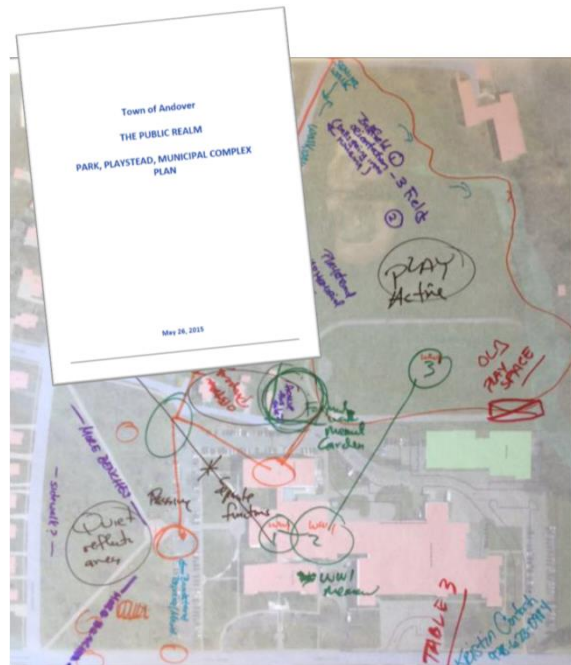


First meeting held on 4/25 at the Senior Center.

Approx. 20 people attended a workshop meeting where we discussed the project.

Public Realm Plan

- August 2013 to February 2015
- Initiated by Planning Board
- Ideas collected from various Town Departments, Boards, and Commissions.
- Tree Inventory
- Design Charette
- Summary of public input
- Goals and Objectives
- Development of Public Realm Plan



We recognized the work done for The Public Realm Plan, which is an excellent document that reached out to numerous stakeholders and the public.

The plan develops a number of themes and recommendations that our work builds on. Much of what came out of this study has been passed on to the project team.

Site Walk, Research, Interviews

- Site Walk w/ Steering Committee
- Research at Historical Society / Library
- Review of related reports and studies
- Strategic interviews w/ key staff
- Development of base map
- Site Analysis

The project team has accomplished a number of task to date:

These include:

- “ Site Walk w/ Steering Committee
- “ Research at Historical Society / Library
- “ Review of related reports and studies
- “ Strategic interviews w/ key staff
- “ Development of base map
- “ Site Analysis

Historical timeline

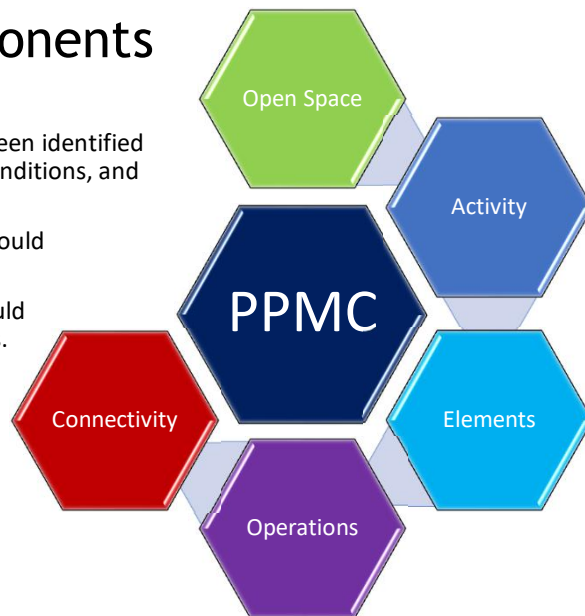


We took a look back in time at how the PPMC developed.

We brought the time line along with us, which we have hung on the wall.

Major Project Components

- Broad headings or categories that have been identified to encompass a wide variety of assets, conditions, and issues.
- Used to consolidate and organize what would otherwise be an unwieldy list of topics.
- All items associated with the project should fit under one (or more) of these headings.



The first event was based around what we called “Major Project Components”.

These are:

- “ Broad headings or categories that have been identified to encompass a wide variety of assets, conditions, and issues.
- “ Used to consolidate and organize what would otherwise be an unwieldy list of topics.
- “ All items associated with the project should fit under one (or more) of these headings.



Area consisting of park, streets, plazas, natural areas.

May 12th, 2018
Andover
CRAFTS in the PARK
www.CraftsInThePark.com
In Central Park

Activity:

- Recreation
 - Active
 - Organized sports
 - Playground activities
 - Passive
 - Walking
 - Biking
 - Natural Enjoyment
- Gathering
 - Civic Events
 - Remembrance

Activities are the things we use the open space for.



Connectivity is the state of being connected or interconnected.



Operations:

- Compliance
 - Accessibility
 - Life / Safety
- Assembly
 - Muster areas
 - Recess
- Buses
 - School Buses
 - Shuttles
 - MVRTA
- Parking
- Storage
- Maintenance

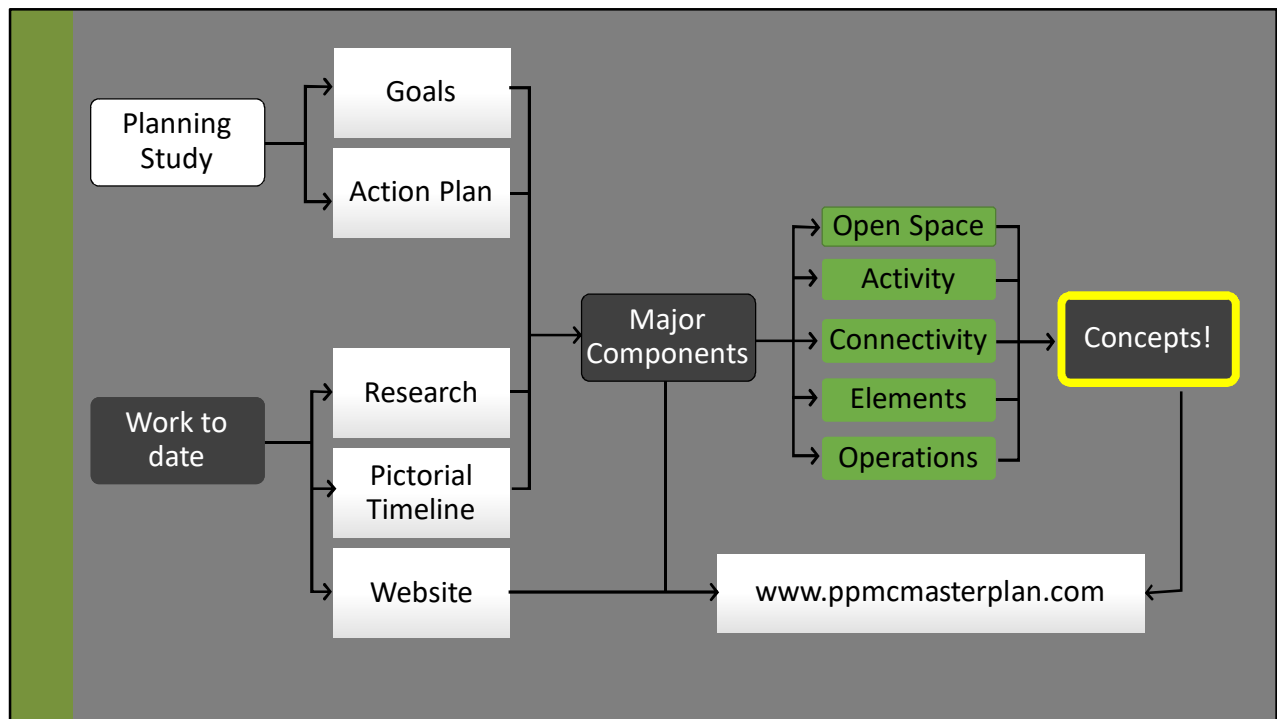
Operations is the active process or manner of functioning.



Elements:

- Historic
 - Bandstand
 - Footbridge
- Memorials
- Furnishings
- Lighting

Elements are those features or objects within the project area.



To get to tonight's event, we have gone through a great deal of material, as shown by this flow chart.

4

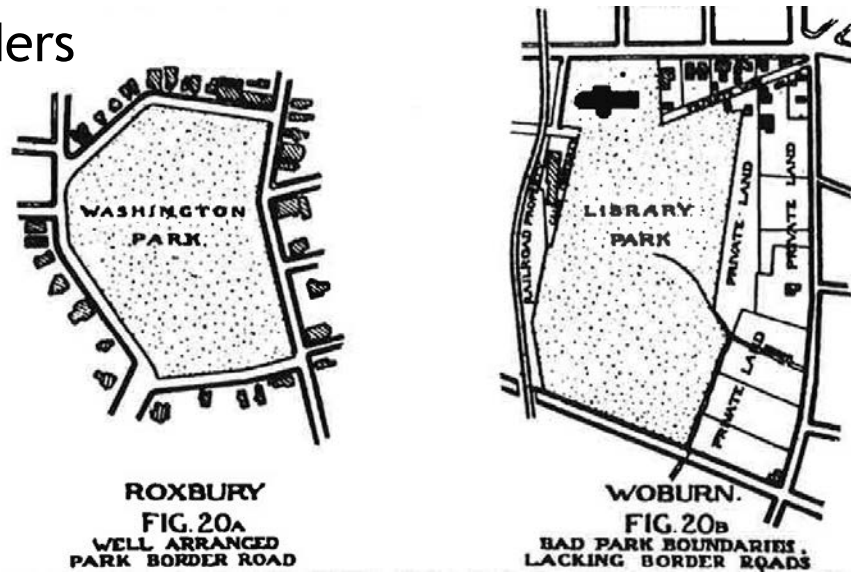
KEY OBSERVATIONS

Open Space

- Open Space
 - Roughly 18 acres of open space!
 - Park has good public boundaries – although closure of Whittier Street and large parking area diminishes the “publicness” of this edge.
 - Playstead has very poor boundaries – very little public access, ragged edges, poor functionality, and numerous conflict points with abutters.
- Trees & Vegetation
 - Many trees in decline.
 - Trees lack structure/relation to open space.
- Stream Corridor
 - Roger’s Brook lacks day to day protection and is severely threatened by dumping and contamination.
 - Conversely, Roger’s Brook has the potential to flood as it has been channelized and the floodplain impacted.
- Threats & Protection
 - Park appears to be protected by Article 97, not clear if Playstead is protected.
 - Open space around MC has been severely eroded and lacks functional use – primarily reduced to window dressing.
 - MC pressure to expand threatens surrounding open space – especially the Playstead.

Summary of key Open Space observations.....

Public Borders



So we have about ½ dozen major component examples that we want to focus on.

The first relates to the boundaries of the Park and the Playstead.

The images you see are “good” and “bad” examples taken from a 1907 report to the Metropolitan Improvements Commission. These were reports submitted to the commission by their dream team of consultants (i.e. Olmsted, Eliot, Shurtleff, etc.).

On the left is a good example showing public roads that bound all sides of the Park – this insures good visibility, public access, and prevents encroachments. On the right is a “bad” example which is very similar to the Playstead. This arrangement has poor visibility, limited public access, and ragged boundaries with the potential for public-private conflicts.

Activities

- Recreation
 - Public sentiment favors passive Park, active Playstead as active recreation – this seems in keeping with original intent.
 - Park and Playstead lack walking paths.
 - Middle School still uses track....
 - Middle School lacks a place for muster and recess.
 - Playground is for younger kids (2-5). No playground for Middle School (11-14 age) kids?
 - Stream corridor is a major untapped natural/recreational resource
- Gatherings
 - Park serves as a civic gathering space, but lacks everyday interest.
 - Only southern half of Park sees use.
 - Civic events in Park impact turf.
 - Playstead is set up for team sports – does not offer the public others uses.

Summary of key observations on activities....

Activities

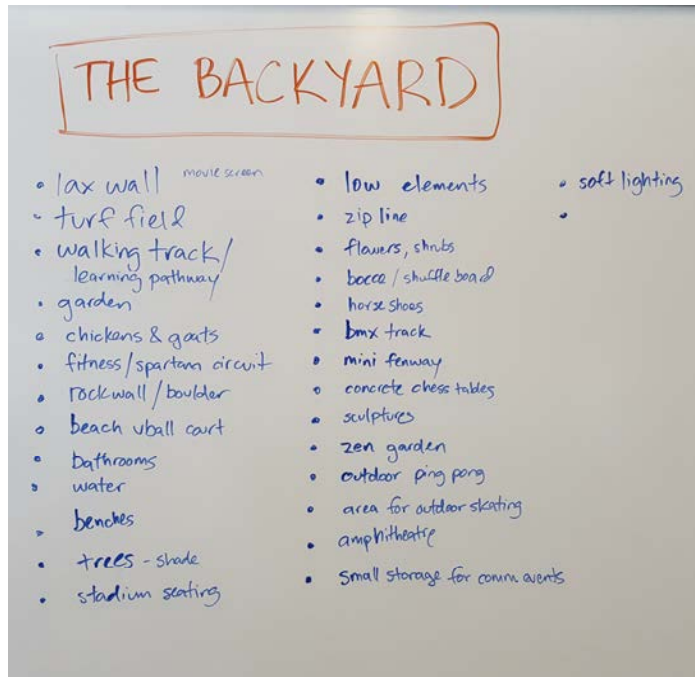
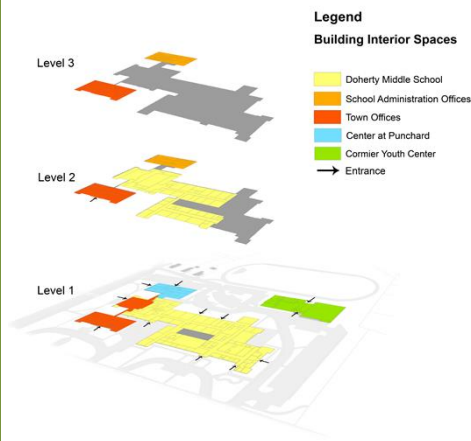


The masterplan must recognize the variety of activities that take place within the PPMC, and plan accordingly. In particular, the Park sees a wide variety of events throughout the year.

A second key observation is that activities within the park don't make use of all of the green space. Much of the gathering in the park occurs to the southern side of the park (away from Chestnut Street). Often, this includes the closure and use of the large parking areas located between the bandstand and the Punchard building.

In the schemes you will see a number of different options on how this space might be arranged.

Activities



Similarly, the Playstead sees tremendous use for recreational activities, and the demand for this space will only increase.

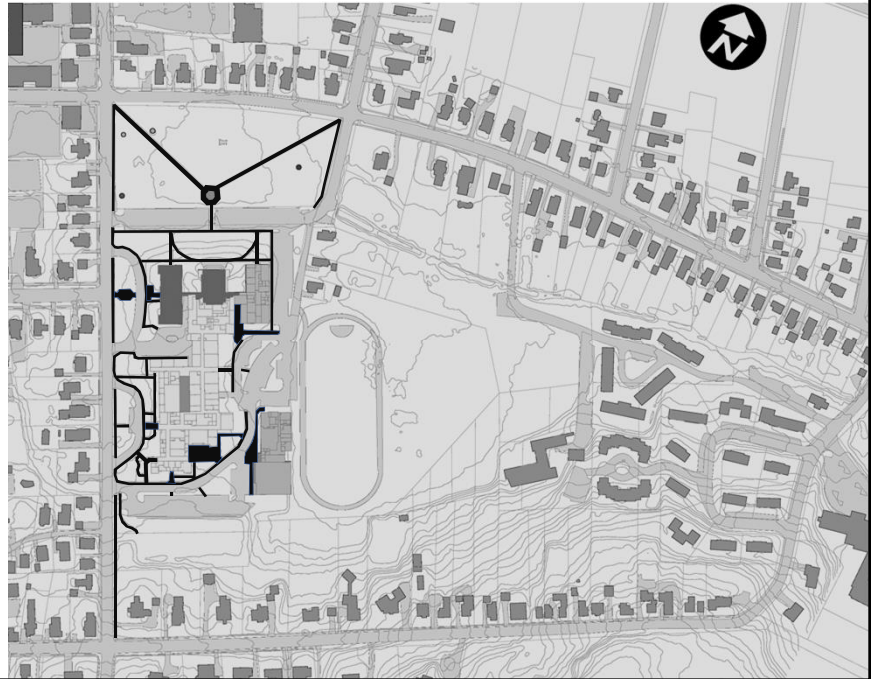
The slide shows a wish list that the youth center developed on various activities that they can see incorporating into their programming. The “backyard” reference is the term they used to describe this space and its relation to the youth center.

Connectivity

- Existing Circulation
 - Current bus routing runs shuttles, MVRTA buses, and School buses all through the site.
 - Major disconnect between Doherty Middle School and The Playstead – its open space.
 - Middle School recess occurs in access road!
 - Vehicular circulation dominates MC landscape.
- Missing Connections
 - PPMC lacks connections to its past.
 - PPMC lacks connectivity to Main Street – lack of awareness.
 - Playstead has a serious visibility issue and lacks a public face.
 - Cochran Bird Sanctuary is only 0.3 miles up Rogers' Brook – a brook path would provide access to 65 acres of woodland trails – pending cooperation by Philips Academy.

Summary of key observations for connectivity....

Connectivity



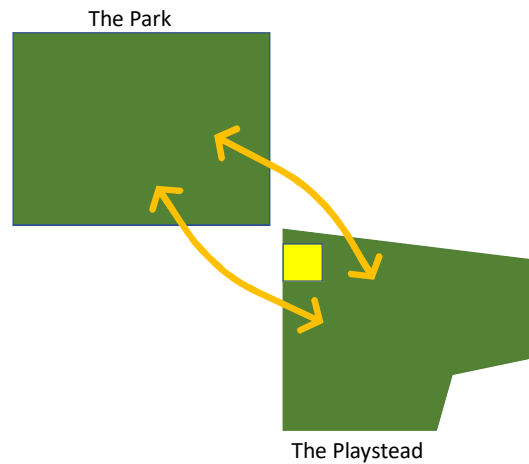
Pedestrian circulation paths highlighted in black.

The municipal complex is fairly well served, although there are some problem areas.

The Park is missing key areas along the northern and southern edges.

As you can see, the Playstead has no pedestrian paths of any type.

Connectivity

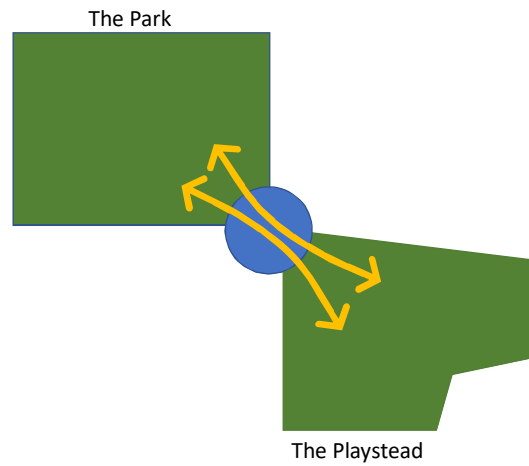


Both the public realm study and our first public meeting hinted at the desire to better connect the Park and the Playstead.

A third key observation is that trying to connect these two large open spaces given the current configuration is very difficult.

Imagine trying to glue two blocks of wood together at the very corners – virtually impossible. Making this connection is further complicated by the three island properties (yellow square) that sit within the public land, as well as the confluence of Rogers Brook, Whittier Street, and Whittier Court.

Connectivity



To make this union truly successful, some type of “bridge” or “knuckle” is needed.

The question has been asked, what would be the benefit of acquiring these private properties.

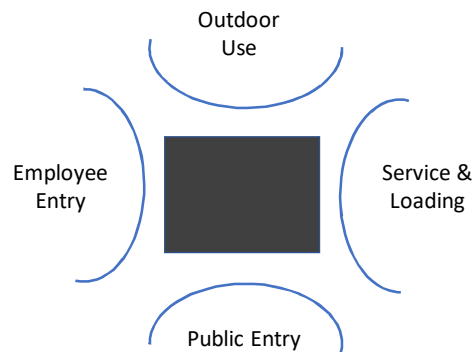
Buying out the properties would allow the development of the bridge.

Operations

- Compliance
 - Accessibility issues
 - Water quality issues in stream
- Assembly
 - Complexity of operations due to multiple functions.
 - Multiple points of conflict with circulation and functions, parking and functions, etc.
- Buses
 - Bus circulation through heart of site.
- Parking
 - Middle School circulation and parking issues.
 - Perception of parking shortfall at town hall – increase curb side parking around park.
- Storage
 - Memorial Auditorium lacks storage, gym is undersized – clear need to replace gym and restore function to auditorium.
 - Middle School and Youth Center both have storage issues.
- Maintenance
 - Middle School due for a major upgrade – potential opportunity to fix numerous site problems?

Summary of key observations on operations.....

Operations

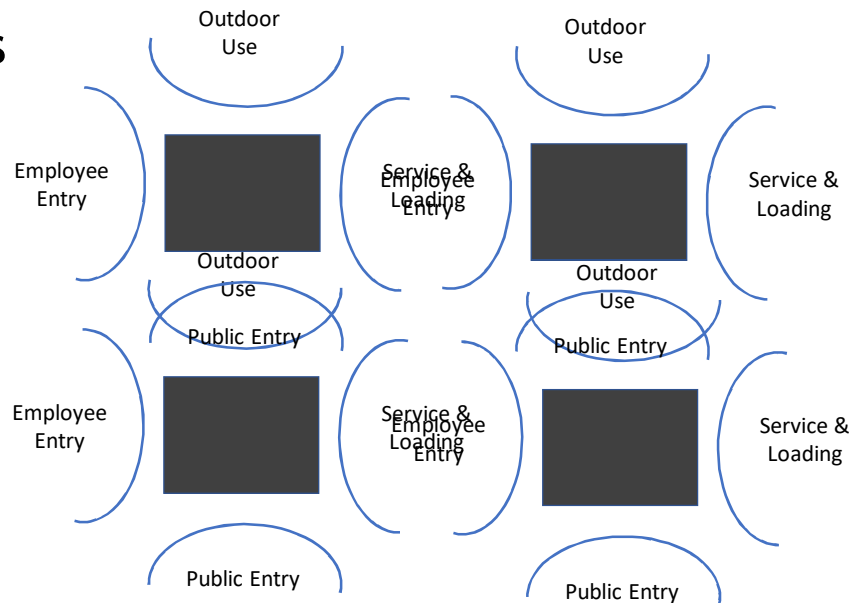


A fourth key observation.....

A simple diagram showing how the functions of a typical building might be arranged in the design.

A public entry or “public face” on one side, a connection to outdoor activity on another, service and loading, and employee entry.

Operations

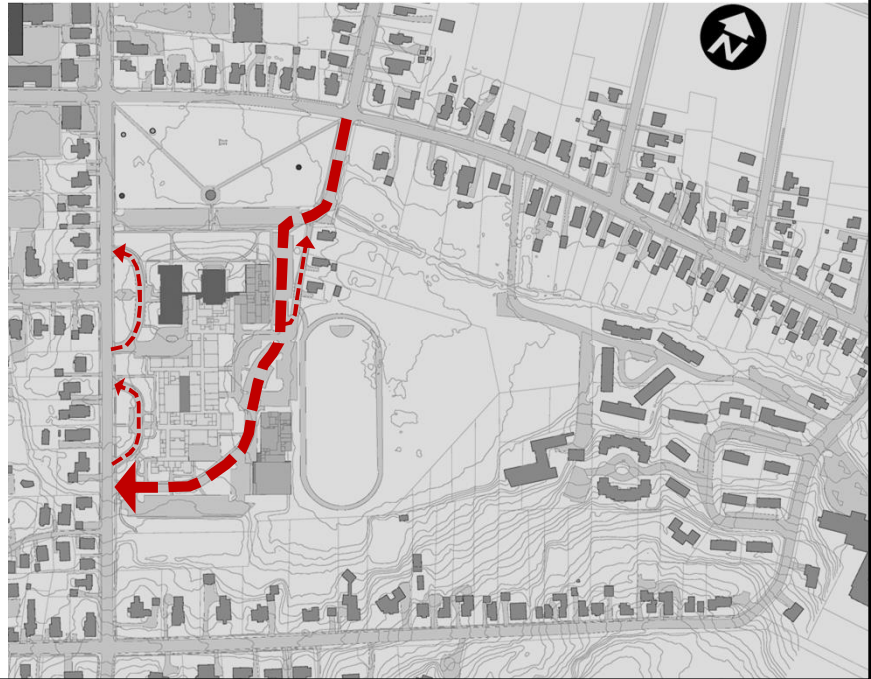


A diagram showing what happens when you begin to group multiple functions into a confined space.

Functions begin to conflict in multiple ways. This is why operations at the municipal complex are complicated.

And the entire facility only has street frontage on two sides....

Operations

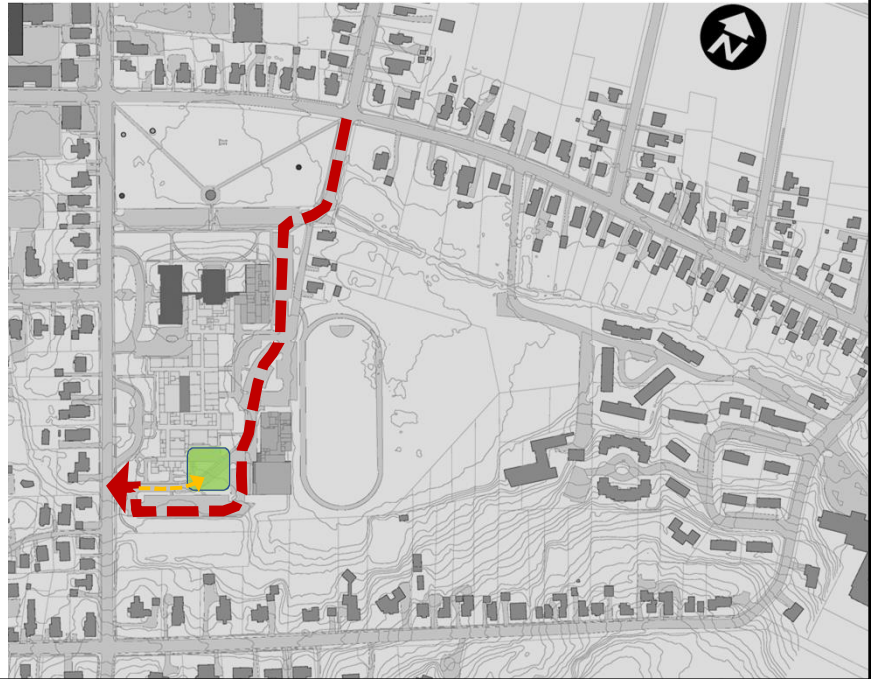


Functional diagram showing the current vehicular circulation.

All bus and visitor traffic must enter from Chestnut Street, go around the entire complex, and exit to Bartlet street.

This means that middle school traffic goes by the senior center, and senior center traffic goes by the middle school.

Operations



So a fifth key observation is that all traffic is being forced through the site.

Perhaps most telling as to how this impacts operations, is that middle school recess in large part occurs right outside the cafeteria (located on the southern end of the school).

When kids are outside at recess, they are playing in the area marked by the green square.

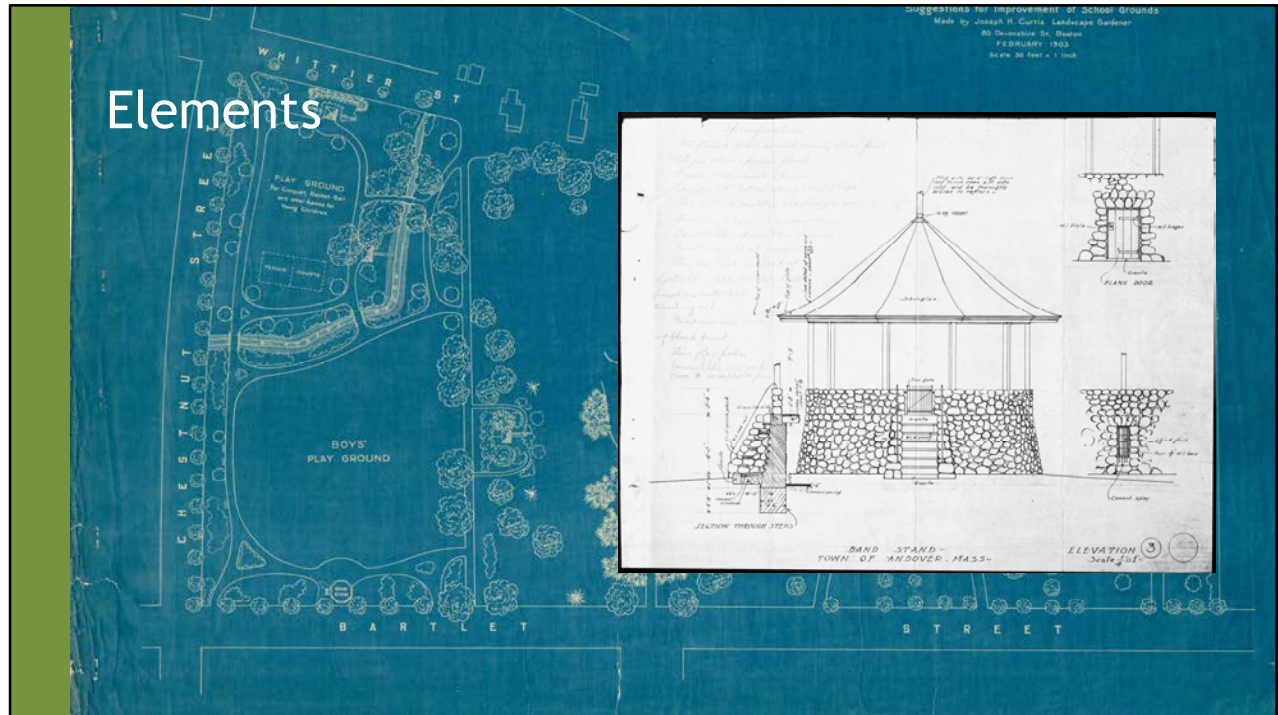
A gate is closed to divert traffic around this area – forcing them through the school parking area. But quite often, people either circle back looking for parking, or they come in the wrong way off Bartlet Street.

Elements

- Historic
 - Bandstand is iconic element – but lacks function & use
 - Footbridge is historic element – but lacks function or setting
- Memorials
 - Memorial locations are disconnected – need a path system that “naturally” integrates them.
- Furnishings
 - Benches throughout the PPMC need upgrade
 - Companion spaces
 - Potential for other supporting elements (kiosks, charging stations, etc)?
- Lighting
 - Lighting style needs to be coordinated

Summary of key observations for elements.....

Elements



And the final key observation I will focus on is the bandstand, an iconic structure that graces the Park.

This lovely structure is the center piece of the park, but is functionally irrelevant. It was used up until the 1940's by the local brass bands, but has not had a consistent use ever since.

As you can see on this original elevation, the stone base used to come up to form a parapet. This would have made the bandstand look even taller and it would have been hard to see the band.

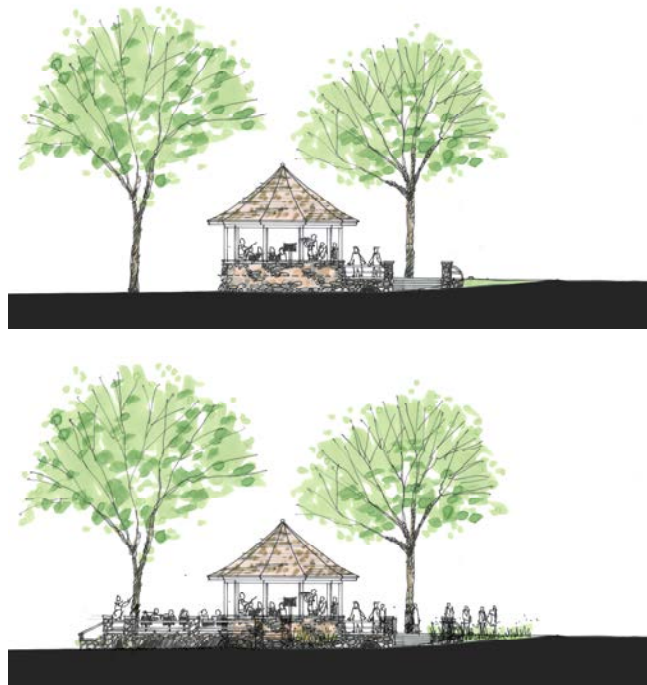
Elements



As shown in this current day image and sketch, the bandstand was modified back in the 80's and the stone parapet was replaced with a steel railing. This opened up visibility into the structure, but did not increase its use.

Today , the bandstand is still very high above the ground, and does not meet current accessibility codes.

Elements



These two images show potential modifications that address issues at the bandstand:

The upper sketch shows dropping the height of the bandstand so that an accessible connection can be brought over from the adjacent parking, which is several feet higher than the ground around the base of the structure.

Recognizing that bandstand is likely too small for a modern band to set up in, the lower sketch builds on the first concept by incorporating a larger stage around the bandstand. So in essence, the Bandstand is now a feature of a larger stage.

5

CONCEPT OPTIONS

Design Concepts

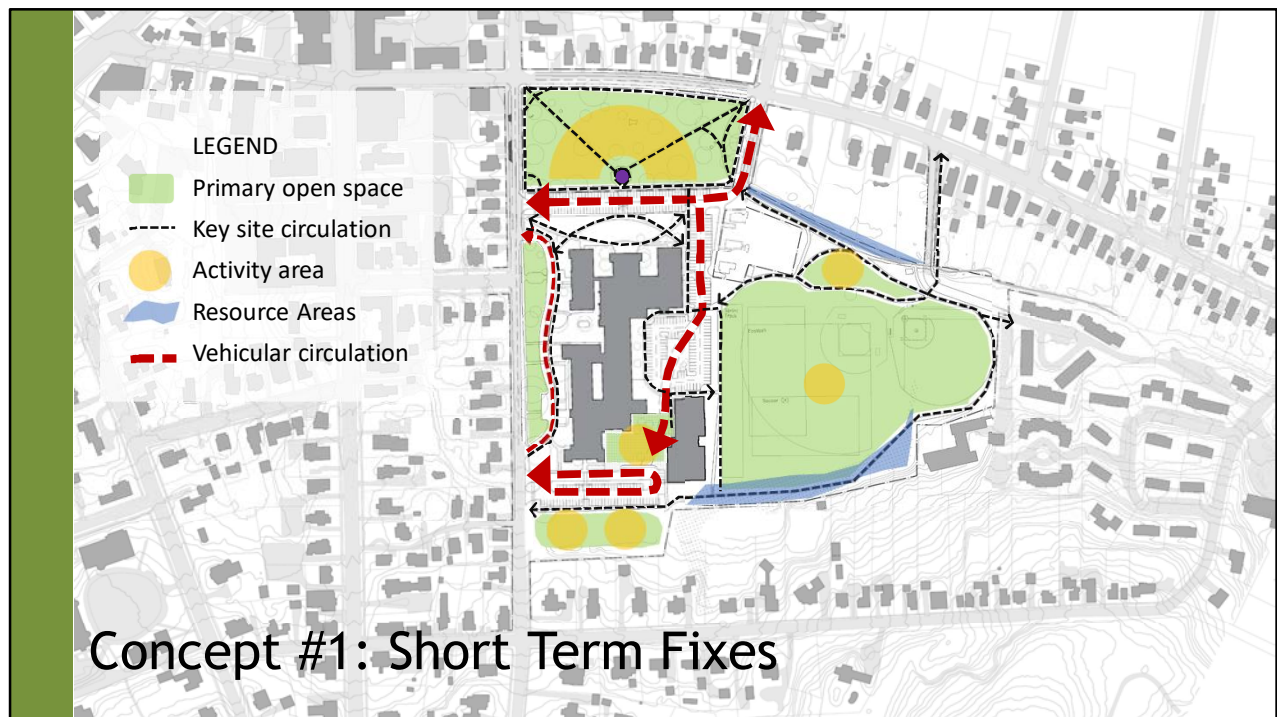
- Concepts provide incremental approach
- Smaller changes to larger changes
- Concepts
 - Short-Term Fixes
 - Mid-Range Adaptations
 - Long-Range Visions

The five concepts we have brought tonight present an incremental approach to solving the problems and achieving the goals of the project.

These concepts range from small, easy to implement changes, to much broader visions that if adopted, would take a number of years or even decades to fully implement.

Some of these concepts may surprise you, but hopefully they will make you see the potential of the PPMC in different ways.

Accordingly, we have named the concepts short term, mid-range, and long-range.

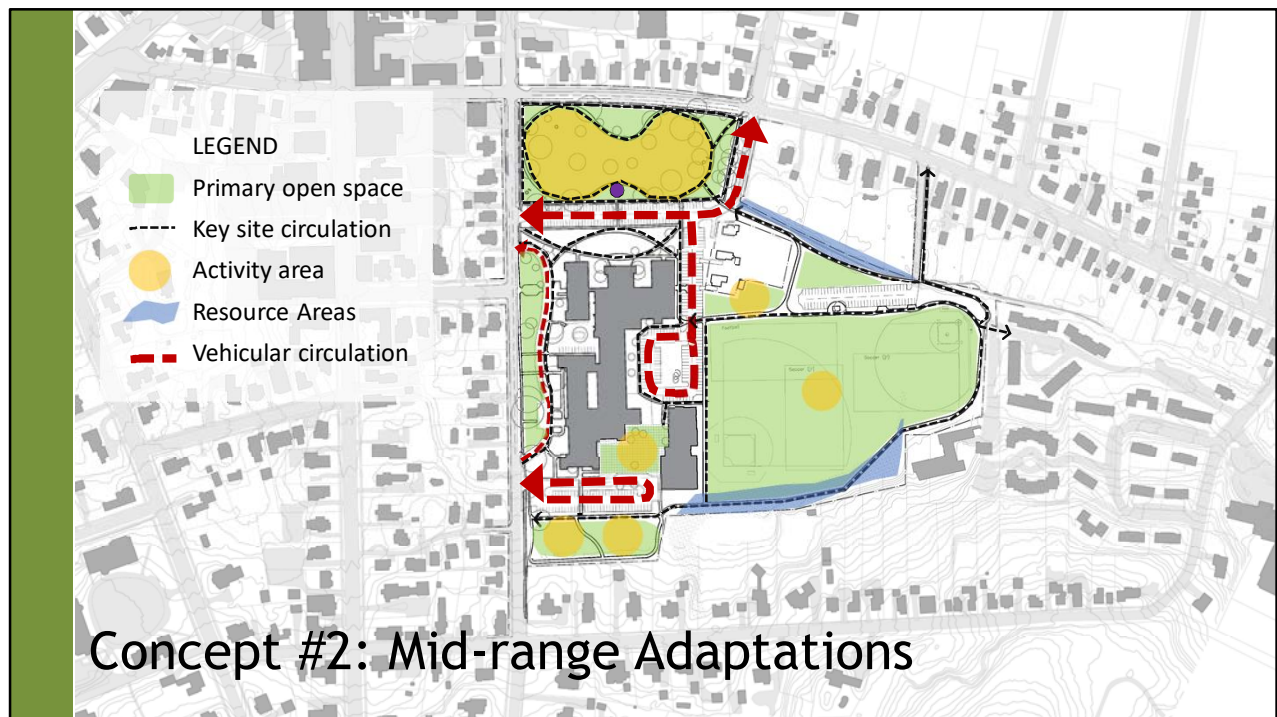


Concept 1 looks to address, or “fix” some of the issues that have been brought forth. The fixes are generally small in nature and can readily be accomplished within 2-4 years. These include:

- “ Re-open Whittier Street through the middle. Incorporate a raised speed table to control vehicle speeds.
- “ With Whittier Street reopened, the MVRTA bus does not have to circulate through the entirety of the MC site as it can now pull up along the park side of the complex and load/unload passengers.
- “ Complete the sidewalk structure around the perimeter of the Park to allow walking – you’ll be surprised how many people will use this.
- “ Consider adding parallel parking on the park side along Chestnut Street (or perhaps shift the existing parking over?). This will help separate pedestrians from traffic and “activate” this edge of the park.
- “ Design all future plantings to leave a large open gathering space within the chevron walking path. Trees around the edges and outside the chevron.
- “ Provide connecting paths to the memorials.
- “ Connect the two drop off along Bartlet Street, and move all parental drop-off here.
- “ Continue to allow school buses to circulate around the complex, but change the character of the recess area to suit as a play space (i.e. a plaza). Add a second gate to

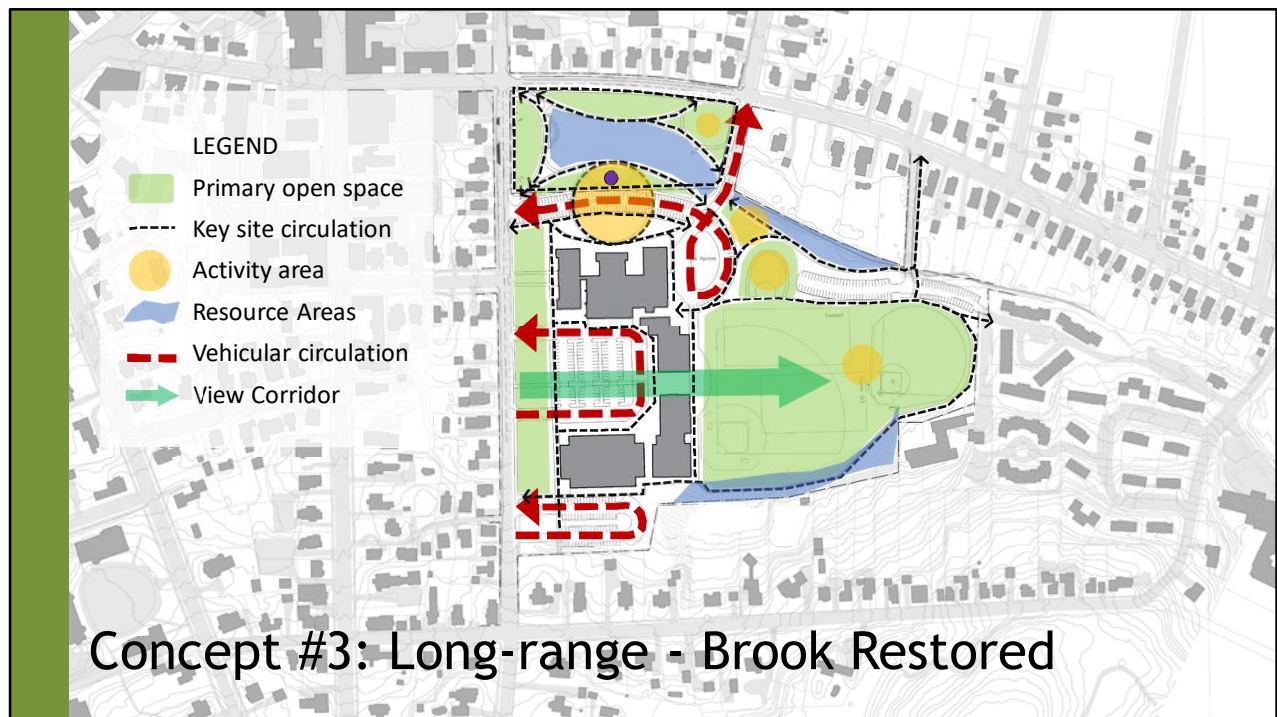
secure the space on both ends for the mid-day period.

- “ Re-work the walkways in front of the auditorium to better address desire lines and improve grades to meet accessibility standards.
- “ Keep the sprint track portion of the track, but eliminate the oval. This gets the track out of the outfield of the 90’ baseball field.
- “ Develop a perimeter path around the Playstead for walking/jogging, as well as to provide accessible connections between various programmatic elements in and out of the Playstead. This perimeter path in a small way helps to address the lack of public border roads around the playstead.
- “ A portion of the perimeter path at the Playstead crosses through a wetland – utilize a raised boardwalk in this area to minimize impacts – seek Conservation Commission approval.
- “ Provide a brook side path connection from the Park to the Playstead.



Concept 2 builds on the fixes of the first concept, but makes further adaptations to circulation patterns. As this scheme requires additional construction and permits, the time frame is more likely 5-10.

- “ Make the space between the Middle School and the Youth Center pedestrian space only.
- “ Move all school buses to the drop-off area along Barlet Street.
- “ Move all parental drop off to curb side along Barlet and/or in the parking to the rear of the school.
- “ Replace the chevron walking path in the Park with an circulation loop that allows people to sit and gather along the edges of the park. Design the path to connect to the existing memorials and the footbridge.
- “ Consider adding a parking area and a restroom/concession stand at the Playstead.

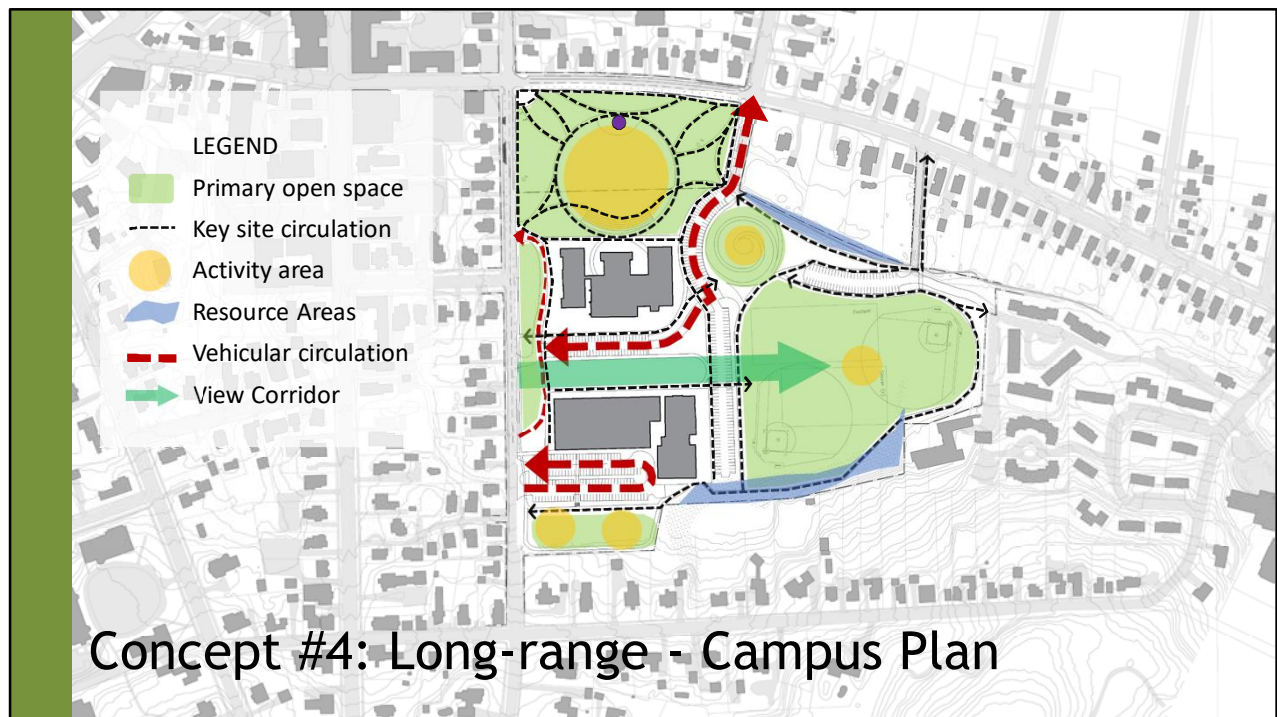


Concept 3 is the first of three long-range visions. This could be in the 10-25 year range.

- “ As the concept name implies, this scheme considers daylighting Rogers Brook through the park. The park would be lowered through the middle of the park to form a natural channel (and flood plain) where it would be visible to the public for the first time in almost 60 years. The stream would be natural in appearance with shallow pools, riffles, boulders and vegetation. At the western end of the park, the brook would go back into the large conduit it currently runs through, but not as a utilitarian structure. This inlet, sentimentally named the “farewell gate”, would be a design feature with a stepped basin, a decorative iron grating, and perhaps some appropriate expression – a place to see the stream depart.
- “ The walking paths in the park would now form around the brook channel.
- “ The activities and gatherings that occur in the park are shifted slightly south, making greater use of the parking area. Circular walking paths and decorative pavement make the space more inviting when the street is closed for events.
- “ The bandstand would be repurposed to act as both a bandstand but also as an overlook to the brook.
- “ This scheme predicts future replacement of the middle school with a new building that has a more efficient foot print (maybe 3 stories?). The concept suggests in doing so, that a view corridor is opened to allow views into the playstead for the first since the

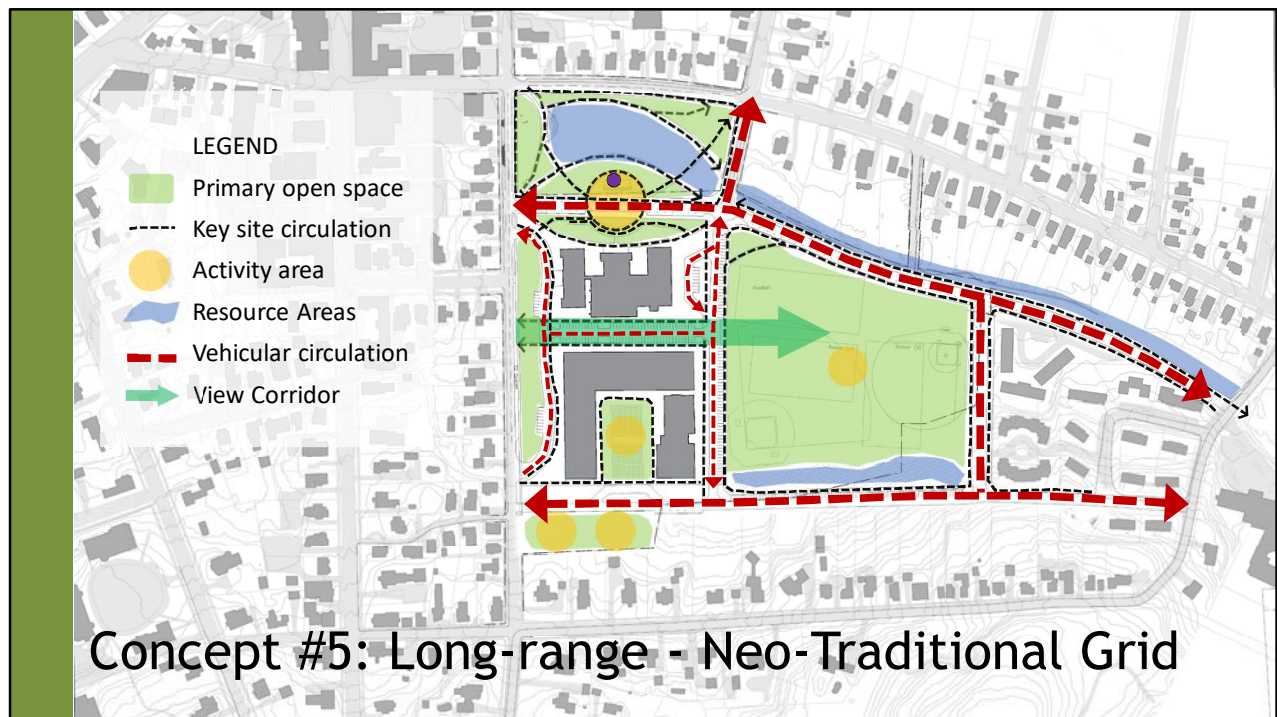
early 50's.

- " With the new school construction, vehicle accommodations and drop off are rearranged. A central parking area and bus drop off connects off Bartlet Street.
- " This scheme also predicts the procurement of the three "island" properties. This allows elimination of the existing awkward intersection and a new alignment that provides a four way intersection and senior center drop off.
- " Procurement of the 3 lots also frees up land along the brook that allows for playground space, senior garden and a brook side path.



Concept 4, again a long-rang vision, embodies many of the elements of Concept 3.

- " This concept predicts replacement of the middle school and new parking and circulation arrangements. In contrast to Concept 3, this scheme decentralizes the parking, spreading it out in smaller groups around the site. Consequently, the visual impact is less dominant.
- " This scheme also opens a view corridor to the playstead.
- " This concept explores the possibilities of eliminating Whittier Street through the PPMC to create a campus experience. This allows expansion of the green space within the park. A site road now connects off Chestnut Street into the site.
- " With the increased green space, the gathering area within the park grows in size. A multitude of walking paths provides different social spaces, areas for small and large gatherings, and places for memorials and public art.
- " The access/parking genuflects around a new large green space created as the bridge between the park and the playstead. Envisioned as a large senior garden, this space allows for many possibilities next to the brook.



Concept 5 exams what would happen if the public street grid were completed though this area – something that historically did not occur. This includes connecting Whittier Street to Chestnut Court, and adding a new street that parallels Morton Street just south of the PPMC. The time frame for this concept is likely to be in the 15-30 year range.

- “ This “new-old” idea of street grids offers a number of benefits. The street grid provides multiple directions of travel, thereby dispersing traffic more readily.
- “ Obviously, the construction of these new roads will require a number of land transactions and suggests that several structures be removed. As such the negotiations and arrangements will require some heavy lifting and coordination – but there are large benefits.
- “ Firstly, this concept significantly improves the visibility and public access to the Playstead – something that it greatly lacks. As reference earlier in the presentation, the idea of good border roads is a powerful concept. Now approachable from 4 sides and surrounded by on-street parking, this space finds its full potential as a public space.
- “ The playstead is increased in size by phasing out several of the housing units that occupies the southeast corner of the playstead. This would also take a great deal of coordination between multiple divisions within the town to execute – perhaps as part of a overall plan to systematically upgrade the aging housing units to more contemporary village style units.

- “ In addition to the playstead benefits, the new northerly road provides public access along a good portion of Rogers Brook, where a brook side path is envisioned. As this work is adjacent to the brook, significant coordination with the local conservation commission will be required – as such, the daylighting in the park concept is paired with this concept as a mitigation measure.
- “ Future connections could run the brook path to the Cochran Bird Sanctuary at Phillips Academy. Only 0.3-miles up the brook, this property offers 65-acres of open space and trails.
- “ This scheme also predicts replacement of the middle school.

Open Forum

- Concept reviews
- Discussion w/ design team



At this juncture, that concludes our presentation.

We have set up the five concepts in the adjoining room and we will be available to review and discuss the plans with you.

Thank you!

6

SUMMARY/NEXT STEPS

Summary of Meeting

- Refer to Website for summary of meeting
- Provide feedback, additional input, see project material.

Project Website

- www.ppmcmasterplan.com
- <https://andoverma.gov/325/Project-Information>



And finally, we have created a project web page to provide information and project updates.

You can find this one of two ways.

By going to www.ppmcmasterplan.com

Or

Go to the Town web page to project information, and you will find a link there.

Next Steps

- Analyze concept input
- Develop Preferred concept(s)
- Third public Workshop
 - June 27th

We hope you enjoyed tonight's event!



GPI

Many Talents One Firm