



Figure 12. A public gathering at the bandstand.
Credit: Andover Historical Society

2.0 EXISTING CONDITIONS

2.1 HISTORIC DEVELOPMENT

Early Beginnings

According to the Town website, lands that included Andover were purchased from the local Pennacook Chief Cutshamache for “six pounds of currency and a coat”, as well as permission for a local man named Roger (possibly pronounced “row-grr”) and his company to continue planting their corn and fishing alewives from the Cochichewick Brook.¹ While no records were found to ascertain the importance of Roger, it is notable that a small stream (as well as other landmarks) bear his name. Who was this man and why was the Chief compelled to mention him in the bargain? Cochichewick Brook is located in present day North Andover, so why is a brook in downtown Andover named after him? Could Roger’s Brook be the location where Roger grew his corn? These are compelling questions and an intriguing part of the original Town history.

As shown in figure 13, Rogers Brook flows through a flat valley formed between three low hills that include Carmel Hill, Pine Hill, and Academy Hill - site of the Andover Theological Seminary (present day Phillips Academy).

The Mill, The Hill and The Till

“The Mill, the Hill, and the Till” is from an old Andover adage used to represent the three economies of the Town. These included the mills that proliferated along the Shawsheen River, the hill upon which the Theological School (present day Philips Academy) was built, and the numerous agricultural fields that dotted the landscape. This adage certainly applies to the project area, which presents all three in the form of the brook, the schools, and the play field.

¹ <https://andoverma.gov/386/Andover-History>

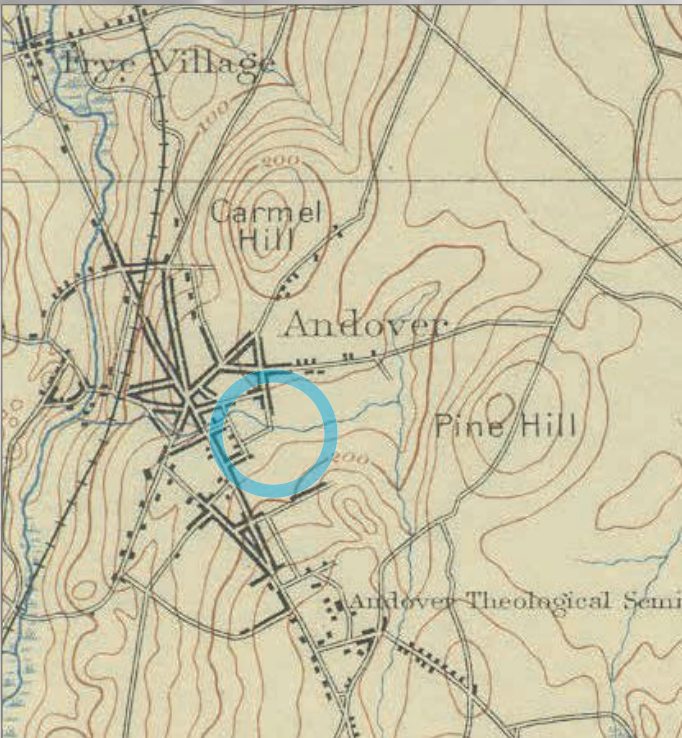


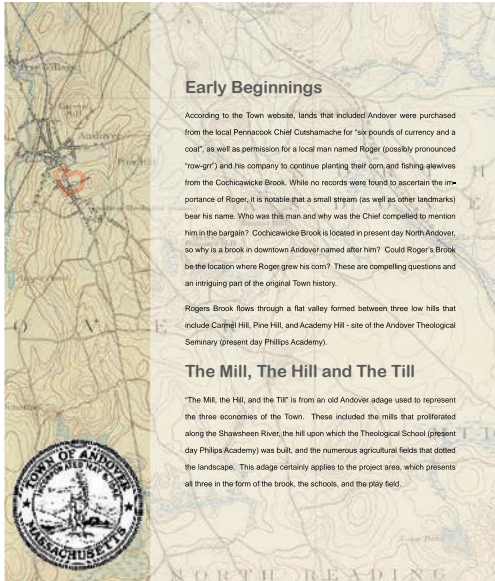
Figure 13. 1872 USGS map of Andover.

Credit: <http://docs.unh.edu/MA/lwrc93sw.jpg>

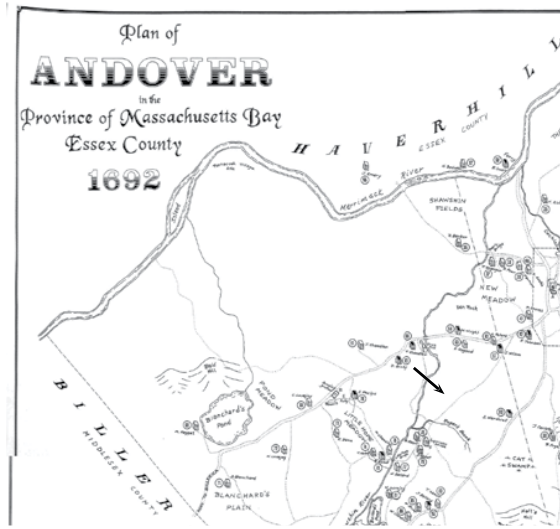
Pictorial Timeline

Between the years of 1850 and 1910, the Town of Andover acquired a number of contiguous pieces of land for educational buildings, parkland, and open space within the project area.

The next several pages are a reduced size copy of the pictorial timeline of the PPMC, illustrating how the area has changed from a collection of open fields and a solitary school house on a hill, to the public complex and open space we see today.



Andover was bought from the Pennacook tribal chief of Massachusetts for 'six pounds and a coat' and with the understanding that the Native, Roger, would have fishing and farming rights. The event of this Bargain is depicted in the Official Town seal.



1692 Plan of Andover

Roger's Brook which flows north of the Playstead and is now beneath The Park, is one of the earliest landmarks of today's downtown Andover.

1795 Rogers Brook was used by a Tannery near Chestnut Street, described as a 'never failing stream of water'



Andover resident Benjamin Punchard donated \$50,000 to the town, which was used to create the Punchard Free School, open to all residents (currently the location of the Andover town offices).



1868 A Fire destroyed the original Punchard High school Building.

Figure 14. Pictorial Timeline. **1646**

Credit: GPI and listed images

1850

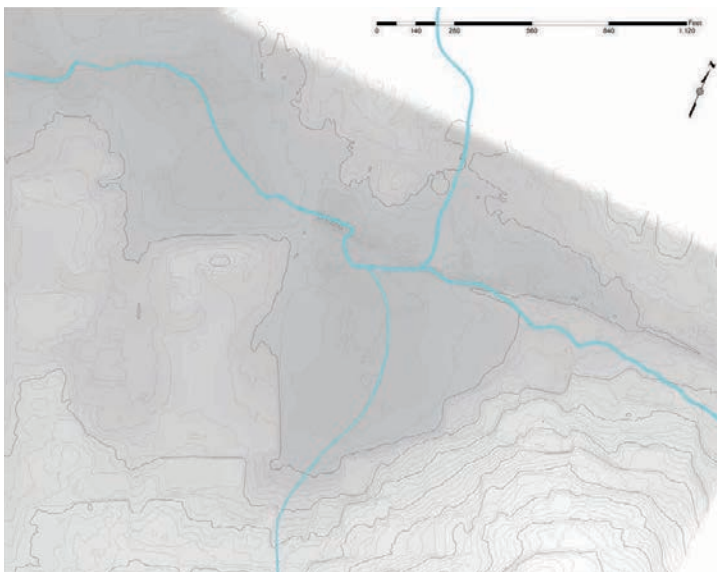


Figure 15. PPMC circa 1646.

Credit: GPI

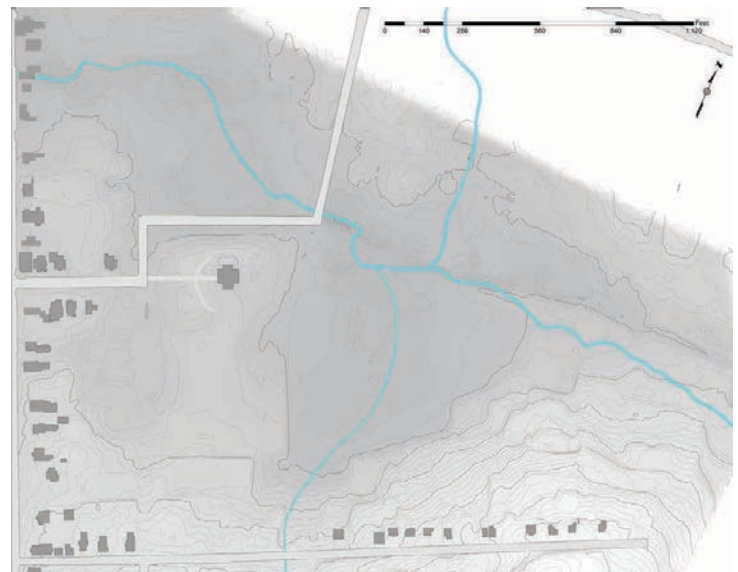


Figure 16. PPMC circa 1850.

Credit: GPI

Panel 1 Images - opposite page

Credit Clockwise from top left:

<http://docs.unh.edu/MA/lwrc93sw.jpg>

<http://saem.lib.virginia.edu/maps/andovermap50.jpg>

Andover Historical Society

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Panel 2 Images - below

Credit Clockwise from top left:

<http://www.historicmapworks.com/Map/US/8239/Andover+Village/Essex+County+1872/Massachusetts/>

<http://www.historicmapworks.com/Map/US/13780/Andover+Village/Essex+County+1884/Massachusetts/>

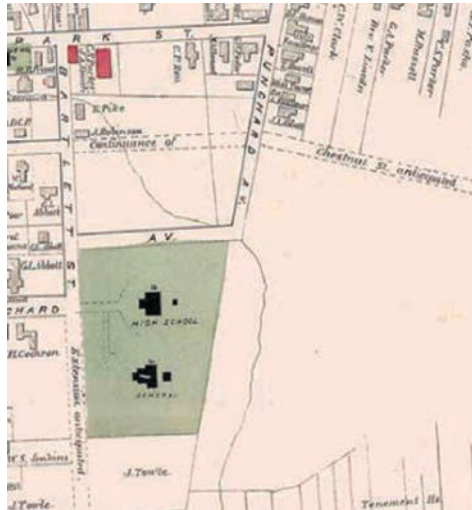
Andover Historical Society

<https://www.cardcow.com/566736/stowe-school-andover-massachusetts/>

Andover Historical Society

Andover Historical Society

1872 Map of Andover - Shows the location of the Punchard school before Chestnut or Bartlet Street



The development of the Center District School (later called the John Dove School) south of the Punchard High School is depicted in this 1884 map (left) along with the planned location of future chestnut street.

The Central Grammar School was built in 1888 South of the John Dove School. The Original building was destroyed in a fire in 1894, but then rebuilt in the same style and renamed Stowe School after Harriet Beecher Stowe. (below)



1872 Punchard School is rebuilt in the same style after the Fire

1872

1884

Thumbnail images were created utilizing Town GIS mapping as well as historic maps, record plans, photographs and narratives.

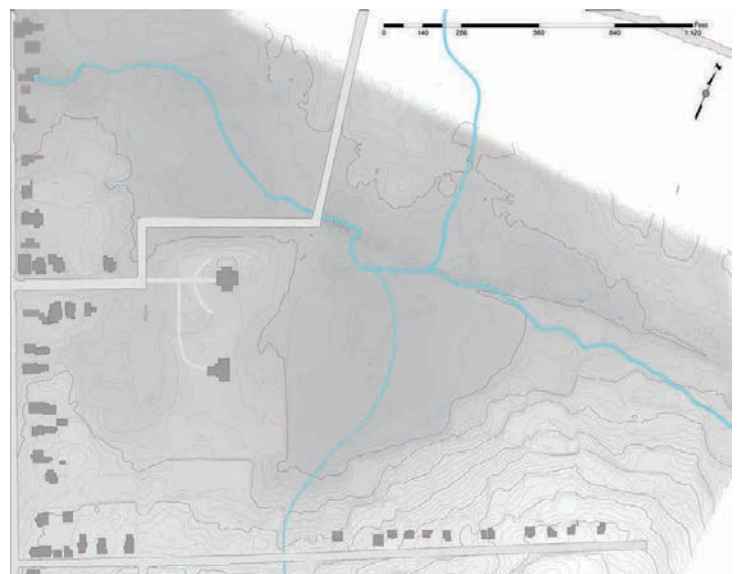


Figure 17. PPMC circa 1884.

Credit: GPI

Panel 3 Images - below

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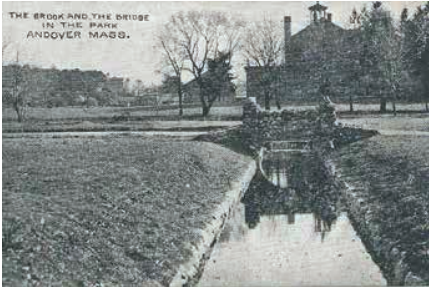
- Andover Historical Society
- Andover Historical Society
- Andover Historical Society
- Andover Historical Society
- Andover Historical Society



Before the Park was developed, the land belonged to the Richardson family and was used for pasture, shown here (left)

The land was purchased in 1899, and the first paths were introduced in 1900

A small wier or spillway can be seen just under the bridge arch.



Curvilinear paths and Rogers Brook flowed through the early design of the park for a gardenesque appeal



In the early days of the park, Rogers brook formed a pool or pond just before the bridge.

1888

1900



Figure 18. PPMC circa 1888.
Credit: GPI



Figure 19. PPMC circa 1900.
Credit: GPI

Panel 4 Images - below

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Andover Historical Society

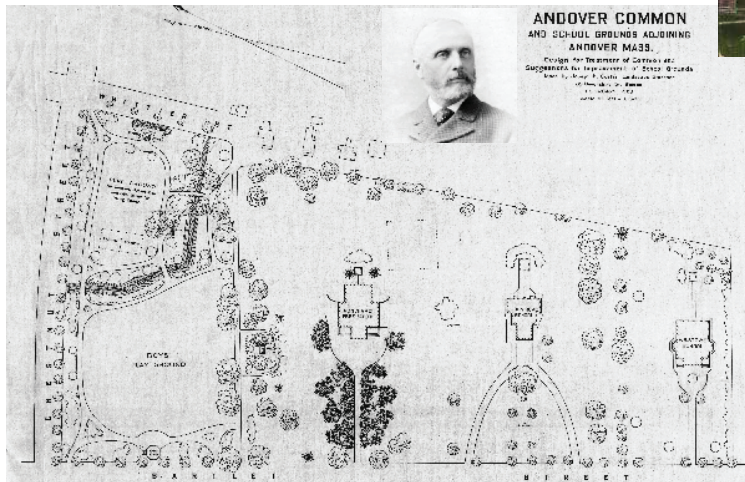
Andover Engineering Division



1904 Funding was approved to building a central heating plant at the school

Landscape Gardener and Engineer Joseph Henry Curtis created a site plan for the Park and the School Complex in 1906 (now the Municipal Complex). J. H. Curtis attended Brown, MIT and was later the President of Harvard. Known for his design of Thuya Gardens in Maine.

Not all his design ideas were realized, notice the location of the Bandstand. However there was a path along Chestnut Street, which is gone today.



1910 -The Jackson School was built east of the Stowe School and named after the minister of West Parish Church Reverend Samuel Jackson (in Background)



Over time, Roger's Brook lost it's pond and became more and more channelized.

1904

1910

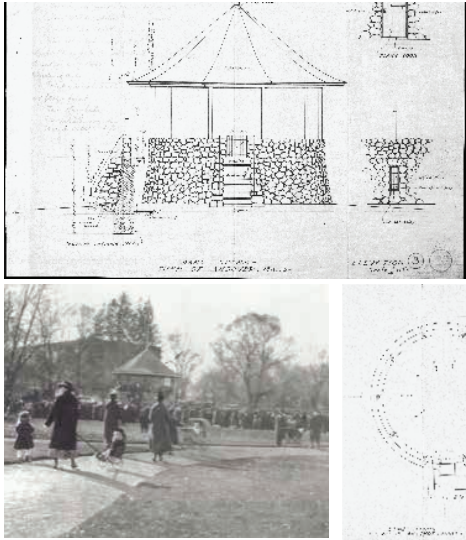


Figure 20. PPMC circa 1910.

Credit: GPI

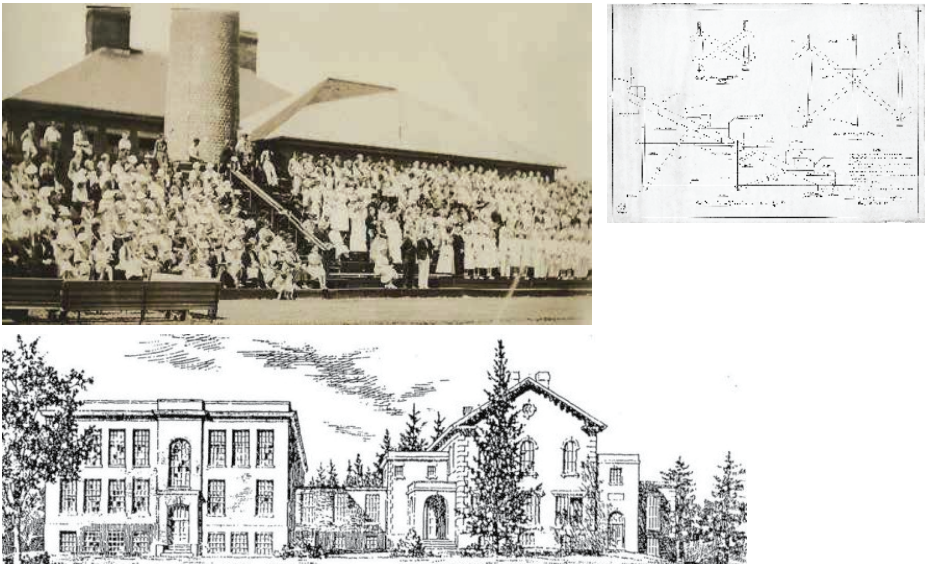
Panel 5 Images - below

Credit Clockwise from top left:
 Andover Engineering Division
 Andover Historical Society
 Andover Engineering Division
https://www.andovertownsmen.com/community/dalton-column-addison-b-leboutilier-designer-of-two-andover-schools/article_bfe2b1d9-110c-54fc-a1a6-a0fa6d73217c.html
 Andover Engineering Division
 Andover Historical Society



1910 plan and elevation of the bandstand. Designed by Perley F. Gilbert who graduated from Punchard Free School, Phillips Academy, and MIT.

Plan for the Bleachers (Right) 1920's Class on the Bleachers with the power plant behind (below)



1917 An addition was added to the Punchard High School which is still standing today. Designed by Addison B. LeBoutillier

1913

1915



Figure 21. PPMC circa 1913.
 Credit: GPI

Panel 6 Images - below

Credit Clockwise from top left:

<http://www.historicmapworks.com/Map/US/11817/Plate+016/Lawrence++Methuen++Andover++North+Andover+1926/Massachusetts/>

Andover Engineering Division

<http://blogs.harvard.edu/dplaalpha/2013/01/10/meet-the-hubs-digital-commonwealth/Andover+Historical+Society>

<https://digitalheritage.noblenet.org/phillips/items/show/1659>

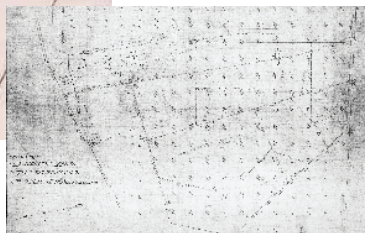
Andover Engineering Division



1926 Map of Andover



1928 Plan of walkways by Morse & Dickinson Engineers, Boston & Haverhill Mass.



1926 Playstead Grading & Drainage Morse & Dickinson



The Nearby Cochran Bird Sanctuary gates were built in 1932 from a design by Stuart Travis



1932 A WWI Howitzer Cannon is placed in the park. The German Cannon is a trophy captured by American forces



1926

1936

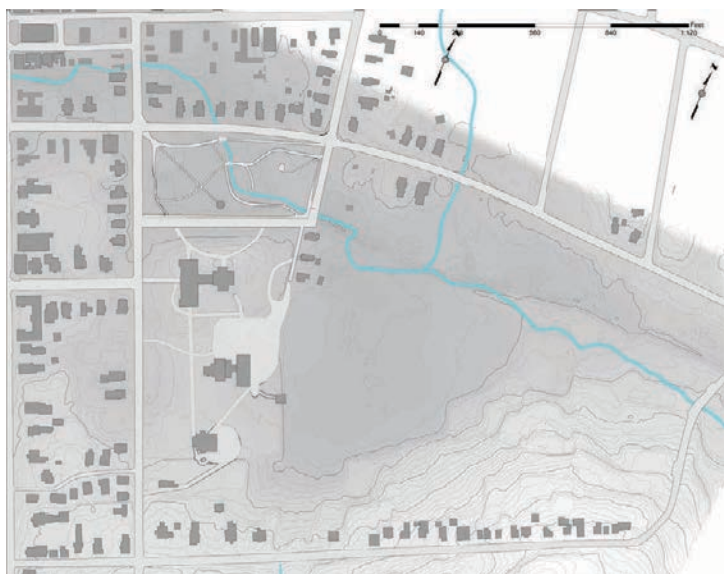


Figure 22. PPMC circa 1926.

Credit: GPI

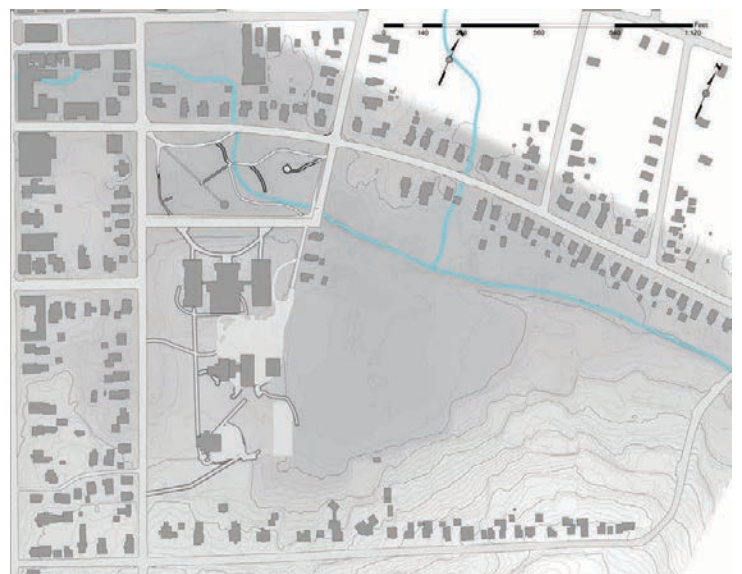


Figure 23. PPMC circa 1936.

Credit: GPI

Panel 7 Images - below

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Andover Historical Society
Andover Historical Society
Andover Historical Society



1936 Memorial Auditorium is completed
The old Punchard building was demolished and a new structure was built as a response to the growing need for more classroom space.



1936 Historic Flood of Rogers Brook



1937 The Playstead was improved with a football field, track and baseball diamond



1940's Aerial of downtown Andover

1938

1940

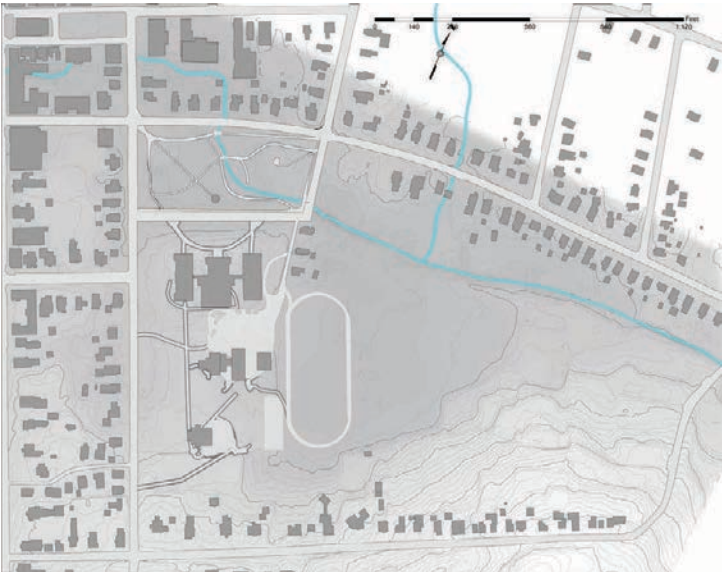


Figure 24. PPMC circa 1940.
Credit: GPI

Panel 8 Images - below

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Andover Historical Society

Andover Historical Society

Andover Historical Society



Memorial Circle is developed to provide veterans housing. 12 Buildings designed by Clinton C. Goodwin were built, with a total of 56 dwellings



1954 Aerial of the Municipal Complex

1952 Central Elementary School was built (renamed in 1988 to Doherty Middle School)

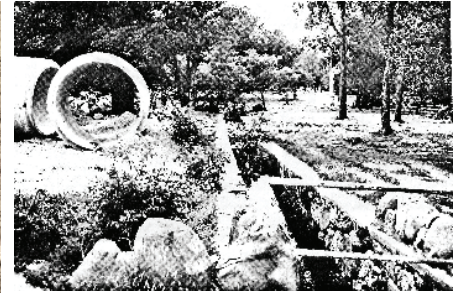


1961 Main St in the Background and Rogers Brook in the foreground



1957 Aerial of Andover looking past the Playstead

1960's Chestnut Court and Stowe Ct Roads were developed, along with the Housing built by the Andover housing Authority



1968 Rogers brook was put underground. A large trench was dug through the center of the park to place a six-foot conduit.



DETOUR on Main Street began Monday as installation of the new pipeline for Rogers Brook began in the business section. Through traffic on Route 28 is detoured from Elm Square going south and from Andover Academy going north. In the immediate area of the cut being made for the new pipe, the street is closed from Chestnut to Park Streets. The detour is expected to last at least four weeks. Workmen struck today and it was necessary to blast. This condition may extend the time to complete the work.

1951

1957

1968

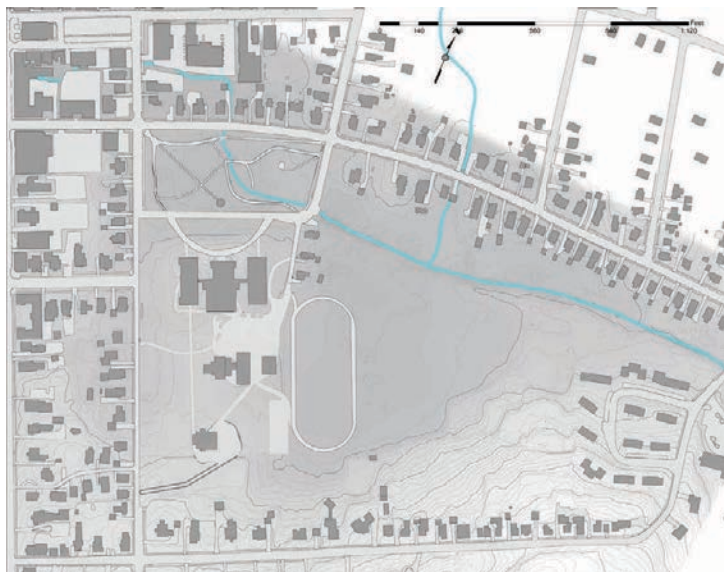


Figure 25. PPMC circa 1951.

Credit: GPI

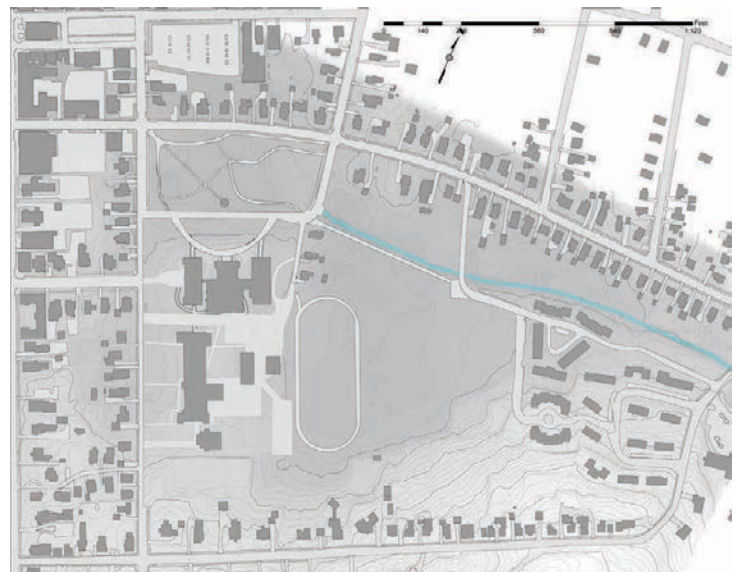


Figure 26. PPMC circa 1957.

Credit: GPI

Panel 9 Images - below

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1981 Stowe School Burned down (suspected Arson)

1982 the Jackson School was Demolished



1980 Cheryle Trela, 15, in the Bandstand.



1989 Photo of Clowntown which began at the Andover Junior Highs School in the 1950's . It was relocated to the Park in the 1980's

1984 the Bandstand was refurbished.

Sometime in the 1980's the Path system in the park was reconfigured to the current day layout.

1984 Building renovations and the separation of Whitter Street into two parking lots

1971

1982

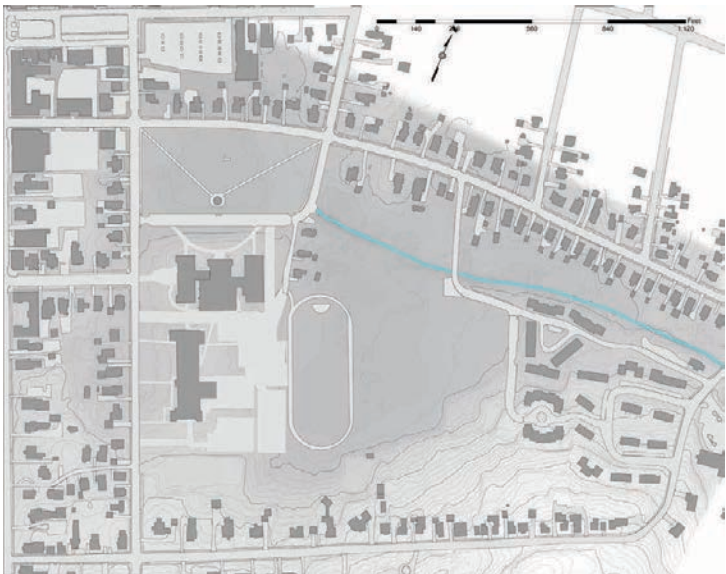


Figure 27. PPMC circa 1982.

Credit: GPI

Panel 10 Images - below

Credit Clockwise from top left:

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Andover Historical Society

GPI

GPI

<https://patch.com/massachusetts/andover/come-yard-sale-park-926-0>



1995 Aerial Photo of the Park and Municipal Complex



1998 Aerial Photo of Downtown Andover with the Park and Municipal Complex on the Left



2000 The "Twinning" Garden is constructed in the park to commemorate the Twin City Agreement between the Towns of Andover MA, USA and Andover UK.



1990+ Community Yard Sales begin in the Park

Photo Source: Patch.com

2004 World War II Memorial is dedicated



1990's

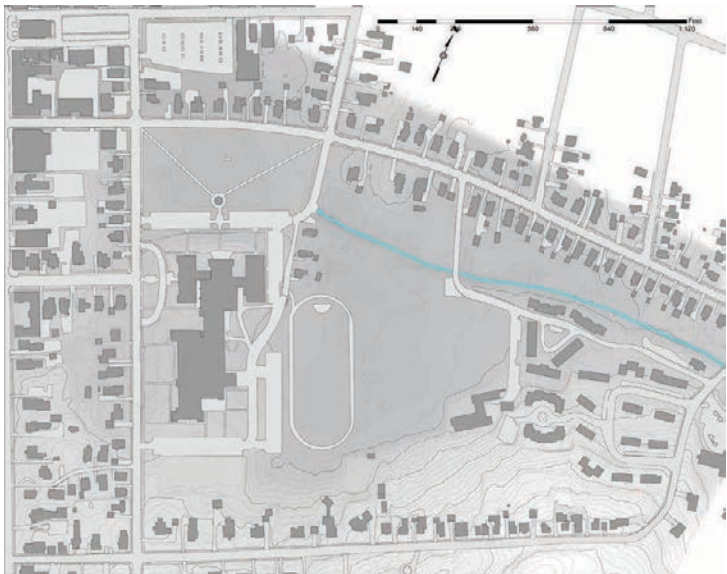


Figure 28. PPMC circa 1990.

Credit: GPI

Panel 11 Images - below

Credit Clockwise from top left:

GPI

GPI

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GPI

<https://preservation.mhl.org/56-bartlet-street>

GPI

GPI

GPI



2006 Vietnam War Monument Dedicated



2010 Memorial Auditorium front entrance renovation was completed and the Auditorium was re-dedicated



2008 Korean War Monument Dedicated



2012 The Youth Center was completed and the parking was reconfigured



2017 New playground opens across from the Doherty Middle school on Bartlet Street



The site of the playground was formally the site of The Hurley property at 56 Bartlet St.,

2000's

2012

Time-line is for Illustrative purposes only. Actual dates for the historical photographs and postcards is unknown.

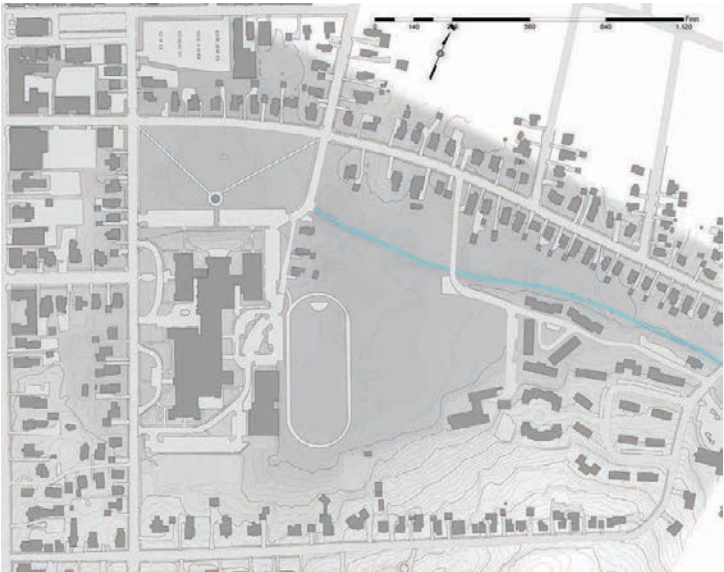


Figure 29. PPMC circa 2012.
Credit: GPI

Time-line is for Illustrative purposes only. Actual dates for the historical photographs and postcards are approximate.



A Special Thanks to the Town of Andover, “The Public Realm” Park Playstead and Municipal Complex Plan (2015) for selected use of an abridged history of the PPMC which acknowledged the following for their contributions:

Bill Dalton, Jim Batchelder, Julie Pike, Cal Deyermond, Mike Burke, Christine Metzemaekers, Mary Montbleau, staff at the Andover Historical Society, members of The Center at Punchard, the book “A Century of Change” by Eleanor Richardson, numerous Articles in the Andover Townsman, Lawrence Registry of Deeds and past planning documents.

Timeline images are individually referenced, with many courtesy of the Andover Historical Society and the Andover Engineering Division. Many thanks to those staff for information and assistance in generating this Illustrative Time-line.

2.2 SITE CONTEXT

Currently the PPMC is not in-itself a regional destination, nor is it a part of a larger path network. Designated bike routes do border the site on Bartlet and Chestnut streets, offering some connection to the Bay Circuit Trail, but there is no designated bike lane or wayfinding.

The Park and The Playstead is well known and used by members of the community, however as a visitor to Andover, the PPMC is easy to miss as it is located off the main roads.

The site does have some regional significance as visitors come to the PPMC during events like Clown Town, or to the playing fields for a game.



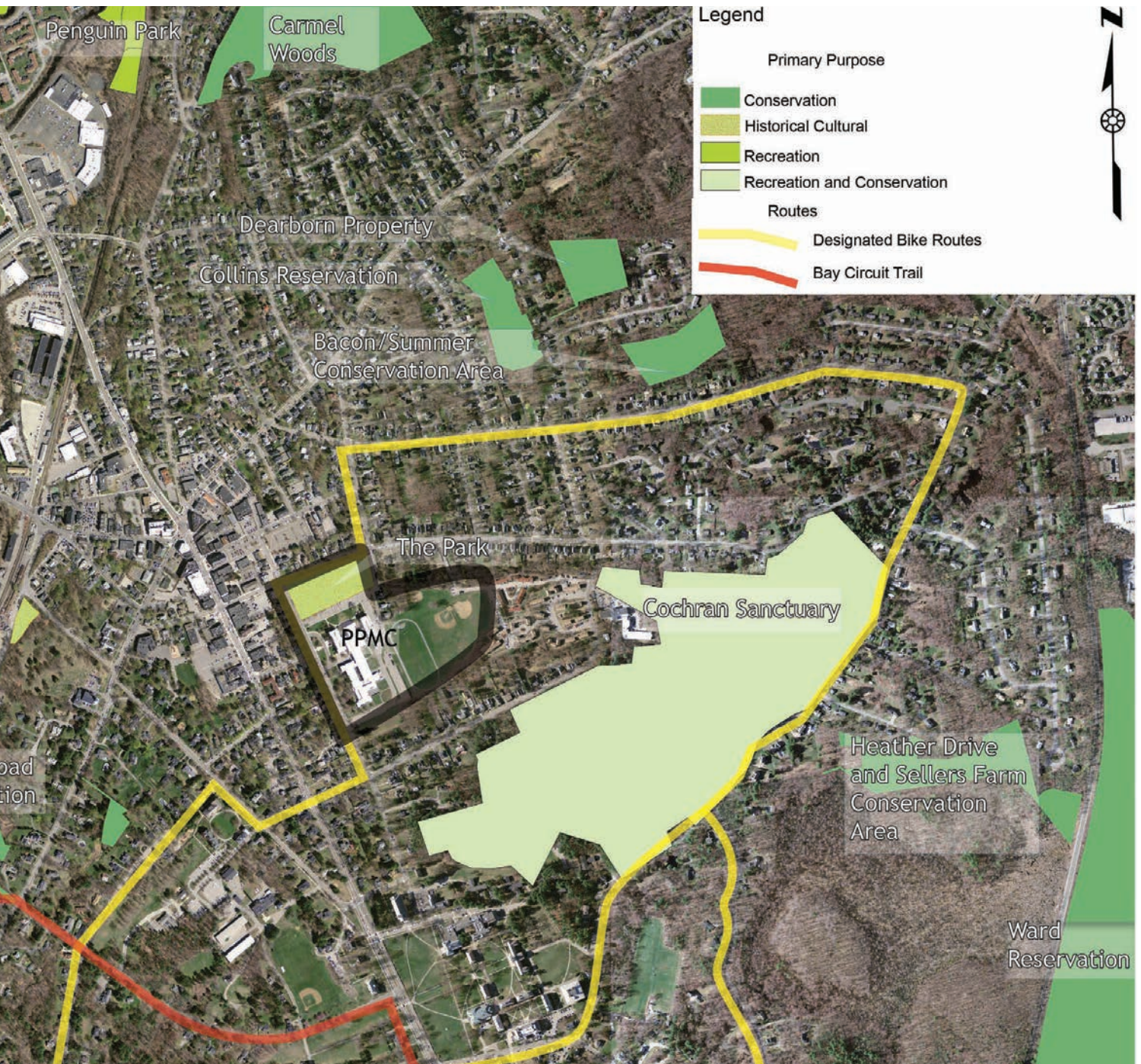


Figure 30. Protected Open Space w/ bike routes.

Credit: GPI

Open Space

The Park is the only protected open space area within a 1/4 mile of downtown. The Cochran sanctuary is within close proximity to the PPMC and is geographically connected to it via Rogers Brook. The Park serves as Andover's central park and was developed with that use in mind.

Open Space Comparison

Towns with similar populations were roughly measured to determine the public open space within a half mile of the center of town (identified as a point in the commercial district near town hall, and or a major intersection). Cemeteries, and Playing fields belonging to schools were omitted.

The results of this brief study show that Andover is soundly in the middle of the comparison with its downtown open space. The Park and Playstead are comparable to the population. This suggests that increasing downtown open space is not a priority, however removal of the current open space would negatively impact the ratio of open space to the town.

Most of these other towns have various parks and fields within the half mile radius, Andover is unique that all its open space is concentrated to one general location.

Town	Population	Open Space Acres	People per acre of Downtown open space
Shrewsbury	35,608	79.1	450
Randolph	32,112	29.1	1104
Watertown	31,915	22.8	1400
Franklin	31,635	19.43	1628
Lexington	31,394	12.06	2603
Andover	33,201	12.42	2673
Braintree	35,744	12.9	2771
Falmouth	31,531	10.17	3100
Chelmsford	33,802	8.81	3837
Natick	33,006	7.69	4292
Amherst	37,819	8.55	4423

Legend



The Playstead is a large land area and plays an important role as the only downtown playfields. Despite this role, the Playstead is not classified as protected open space.

Figure 31. Comparison of downtown open space to similar towns.
Credit: GPI

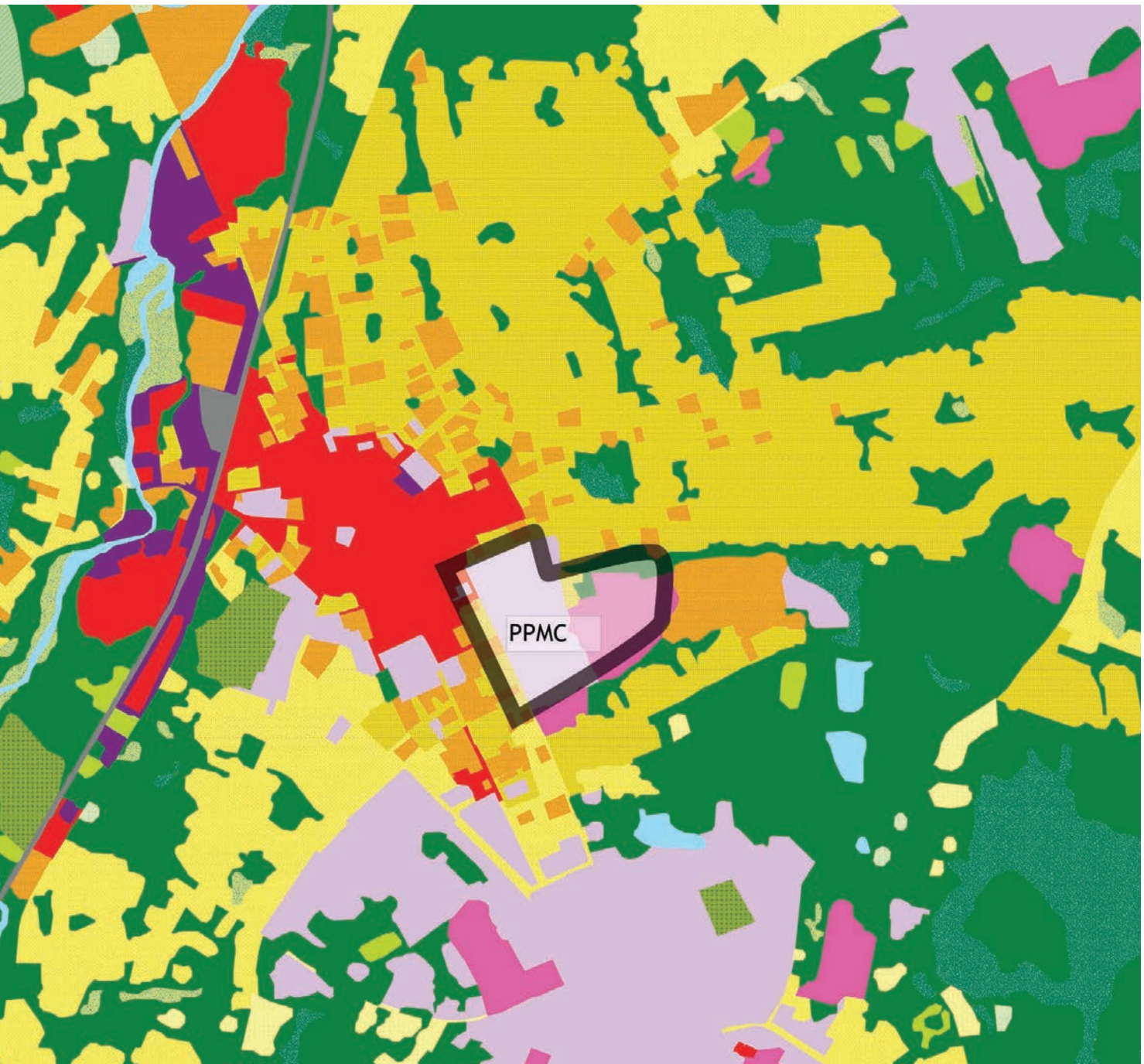


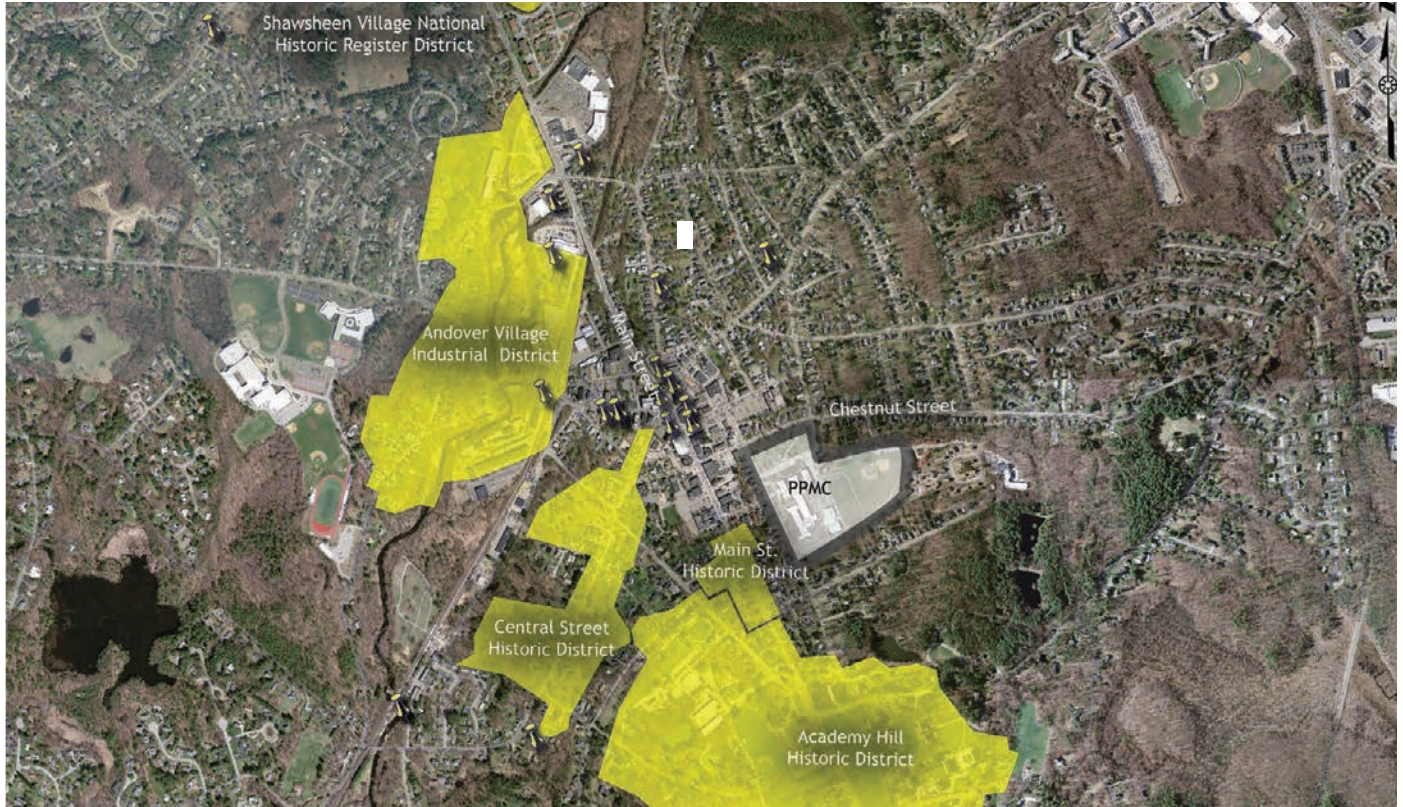
Figure 32. Land Use Map.

Credit: GPI

Land Use

The landuse of the site shows an almost equal distribution between Urban Public/Institution and Recreation. Areas along Rogers Brook are forested while there is a small section of medium density residential to the East.

The Analysis of this map reveals how the location of the site interacts with the towns' larger landuse. The PPMC is situated between downtown, the neighborhood and the forest. It is an appropriate location and surrounding landuse for the main town park.



Historic Districts

The PPMC is not located in a historic district but closely abuts the main Street historic district and other historic properties downtown. Although the Punchard School and the Park have long histories in the town, the site has constantly changed through the centuries and was never legally recognized for its historical significance.

Figure 33. Historic Districts.

Credit: GPI

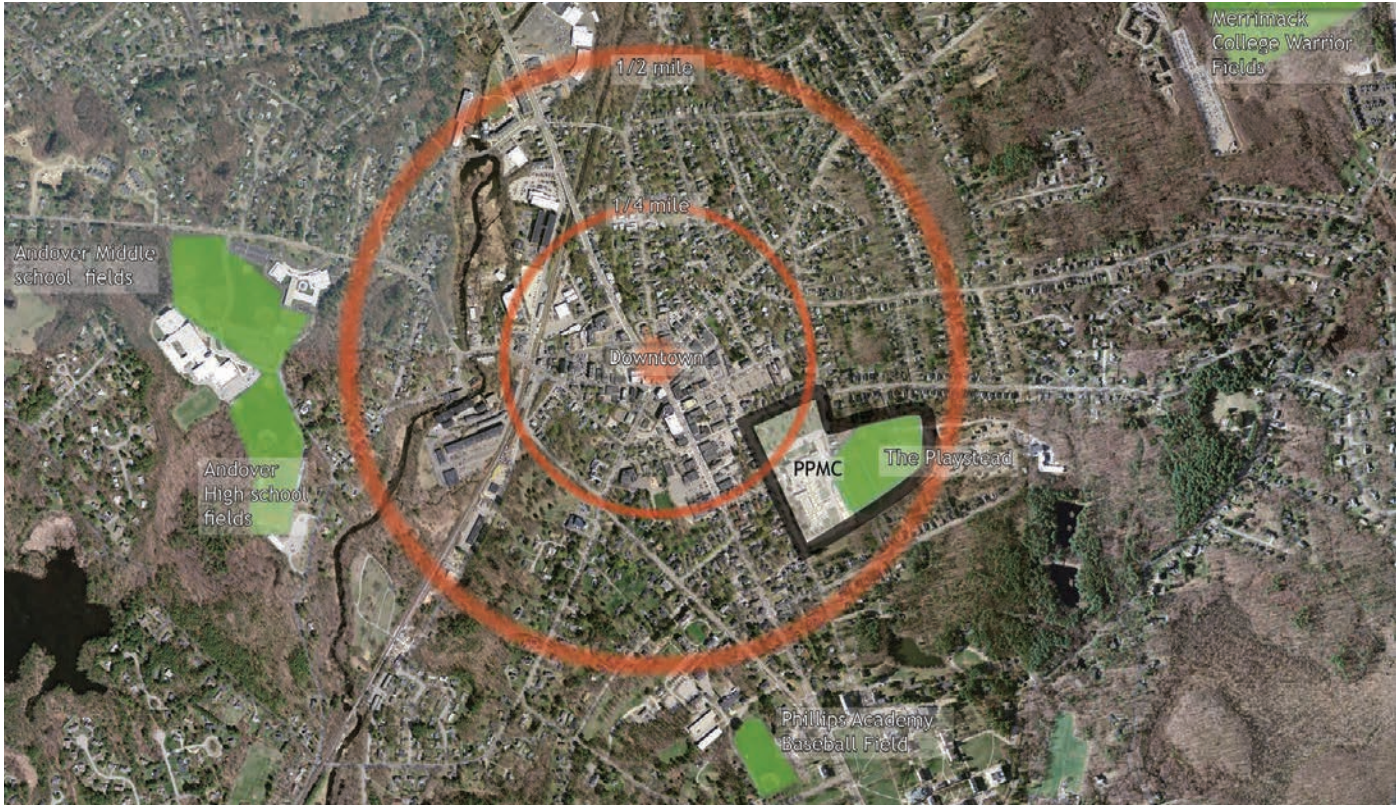


Figure 34. Playing fields.

Credit: GPI

Sports Facilities

The Playstead is the only sports fields within the downtown area. The Activitas report identified that the Playstead contains the only 90' baseball diamond available to the general public.

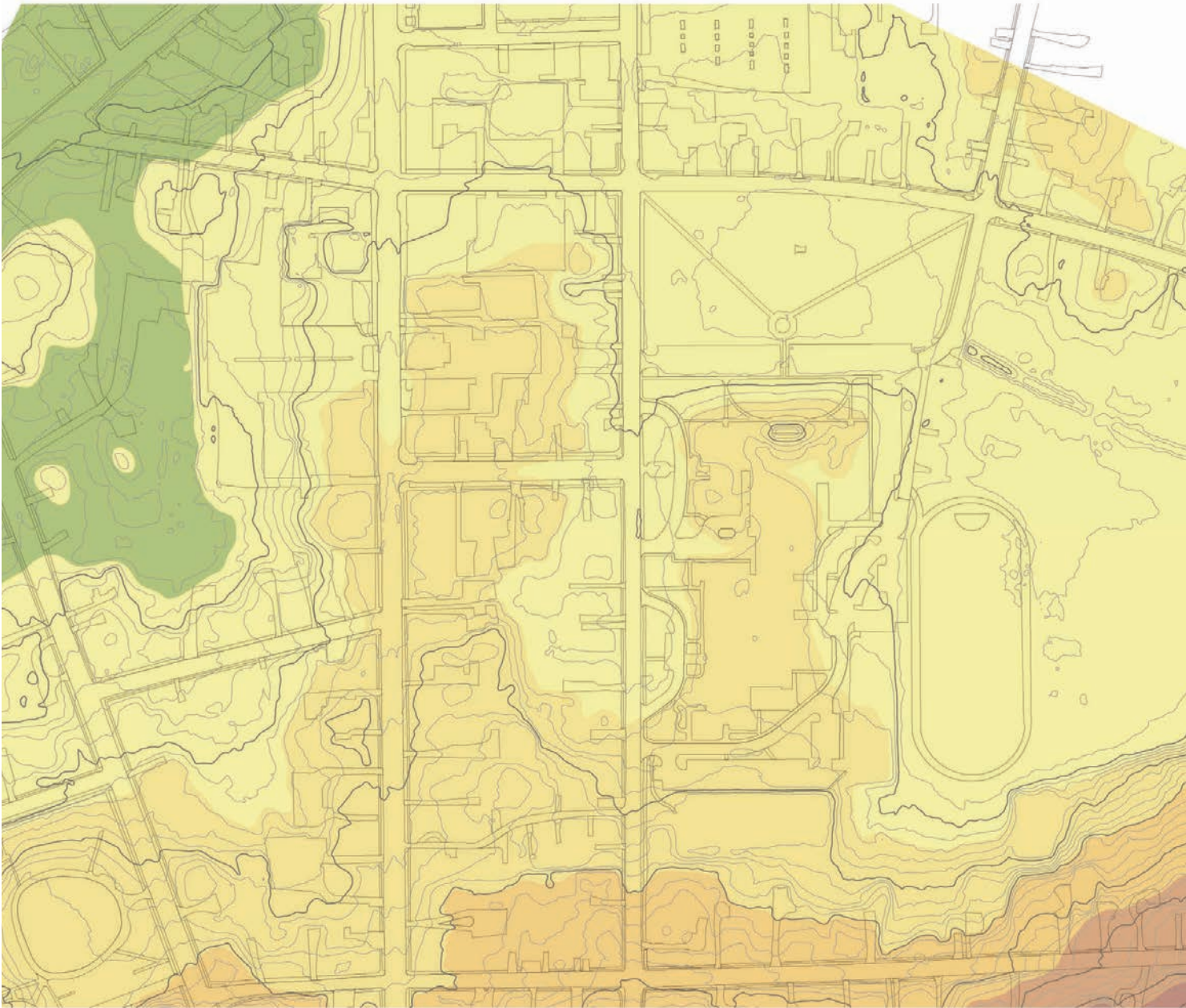
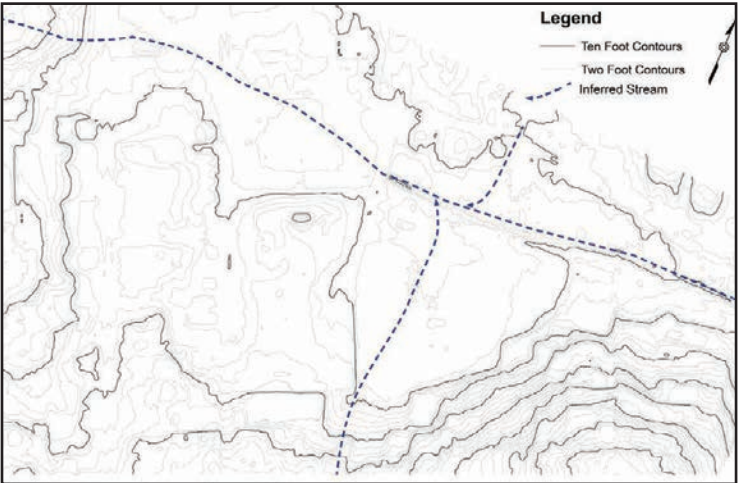
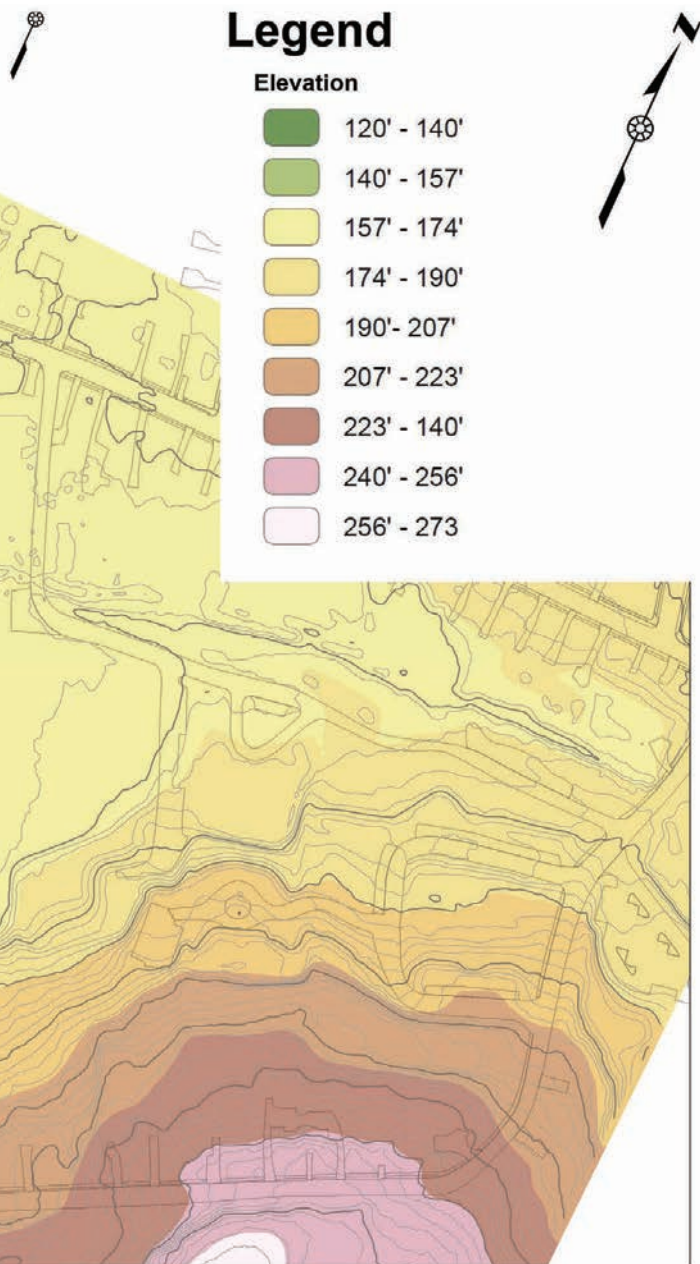


Figure 35. Elevation map.
Credit: GPI





2.3 SITE GEOGRAPHY

Topography

The PPMC developed within the valley of the surrounding hills, where the lands would have been flat and fertile, with ample water found in the nearby brook. The attributes of the area would seemingly make the land attractive for agricultural use, except that this area is prone to seasonal runoff and inundation. The waters that shed from the local hills would surely have made the area mucky and difficult to farm in the Spring, and likely explains why the surrounding street grid never fully developed through here. Perhaps this also explains why much of the land use, perhaps through a process of elimination, was ultimately dedicated for park and recreational use. Wet conditions are still found along the southern edge of the Playstead where the flank of Academy Hill directly abuts the fields.

Over time, improvements to the PPMC have altered the course of the brook, and no doubt filled areas beneath the Playstead to improve the playing fields. In support of this, conversations with maintenance staff suggest the presence of building debris below the track and field.

As shown in Figure 35, the topography within the project area ranges in elevation from 150-feet to 180-feet above sea level. A majority of the area is flat in nature, with the municipal complex located on a small knoll. Project high points (El. 178+/-) are found at the Memorial Auditorium and at Stowe Field. The lowest point within the project area is found where Roger's Brook passes into an underground conduit (El. 158+/-).

Figure 36. Contours map.
Credit: GPI

The contours and water flow lines illustrates the present-day topography minus buildings and roads - with the original brook and tributaries interpreted. Despite human alterations to the brook

Hydrology

Current drainage patterns within the project area suggest the following:

- The Park – water moves from the edges towards the center. The general flat and low point of the park causes seasonal flooding.
- The Municipal Complex – Water sheds from the buildings toward the roads, predominantly in an east/west fashion. Most of the runoff is caught in catch basins and piped into Roger's Brook. (See more under "2.5 SITE UTILITIES" on page 54)
- The Playstead – water moves to the center in a northerly direction towards a low point behind the houses on Whittier Court. The Playstead receives a great deal of natural runoff from the north flank of Academy Hill, which contributes to the wetland status of that area.

Flooding

Flooding in the area is now a once in 500 years chance. Figure 39 provides the FEMA flood maps which show the potential flood limits occurring along Roger's Brook. However, where the brook enters a conduit under the park, it is quite likely the stream piles up, creating localized flooding of The Park and the Playstead.

The Park and Playstead were not developed historically due to this fact that this area's chronically wet. While placing Roger's brook underground changed the hydrology significantly, much of the area still exhibits seasonal wetness. Particularly the wetland bordering the Playstead to the south.



Figure 37. Historic Flood of Roger's Brook.

Credit: Andover Historical Society



Figure 38. Localized ponding in The Park.

Credit: GPI

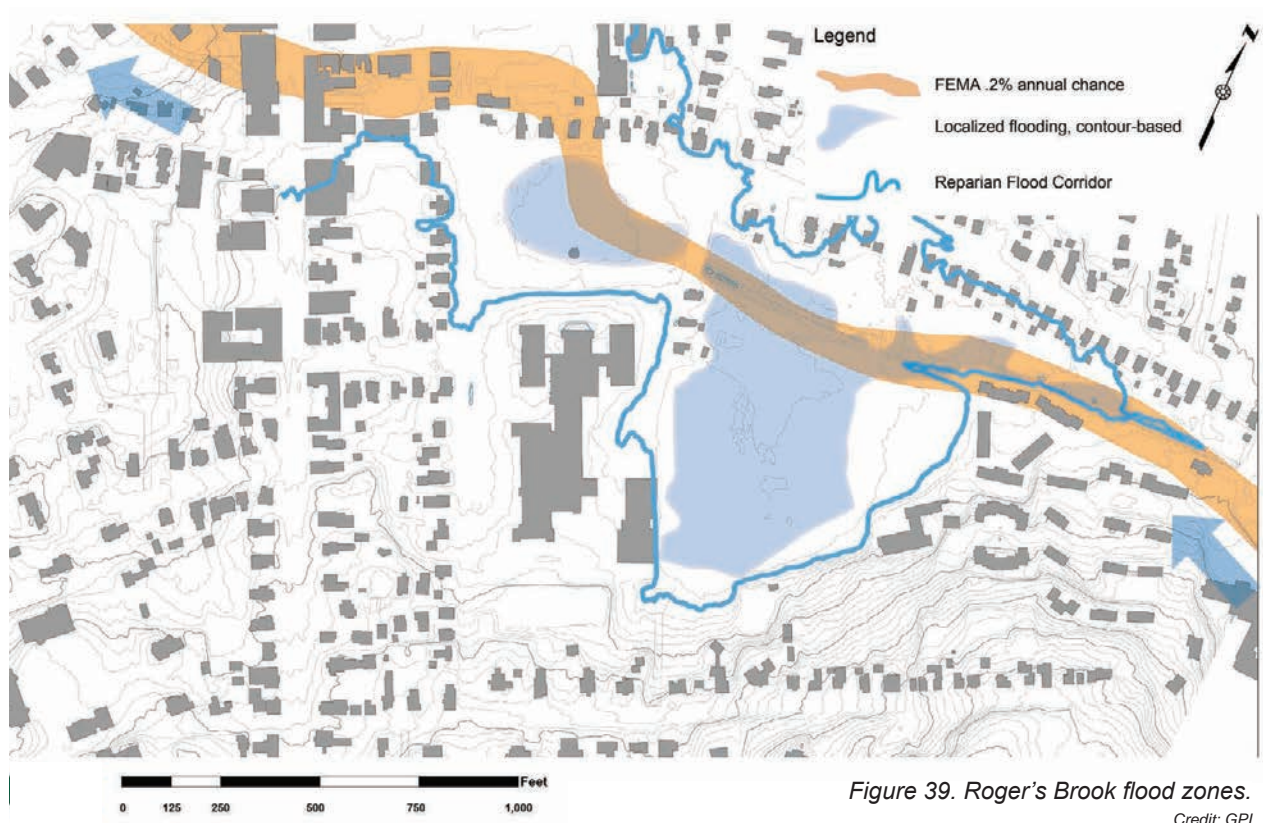


Figure 39. Roger's Brook flood zones.

Credit: GPI

Note how the bold blue contour forms a shallow basin that receives surface runoff from much of the surrounding area, before it daylight out through the end of the park towards Main Street.

Roger's Brook

Roger's Brook is a 1.5-mile perennial stream that flows from an area behind the present-day Phillips Academy campus, down through the town center. The brook is one of a number of significant tributaries to the Shawsheen River, which has a watershed of approximately 78 square miles, with suburban residential as the primary surrounding land use.¹

The watershed of Roger's Brook is estimated to be 2.14 square miles.² In addition to its headwaters behind the Phillips campus, the brook is fed by two major tributaries that originate in the Bacon-Summer Conservation area to the north, and at Rabbit Pond to the south.

Unfortunately, a number of human activities have historically impacted the brook, including the following:

- Multiple dams built across the Shawsheen River in the 18th and 19th century curtailed the ability of migrating fish to reach Roger's Brook.
- Roughly 50% of the natural brook corridor has been eradicated, with the entire section throughout the downtown area placed into underground conduit. As such, most younger residents are likely unaware of the stream, as it disappears at Whittier Street just before the Park and doesn't reemerge until west of the railroad line, where it joins the Shawsheen River in a remote area just upstream of Dundee Park. Similar piping has impacted large portions of its north and south tributaries.
- Portions of the remaining brook have been marginalized and lack a wide riparian vegetative zone that would provide shading, contain nutrients and sediment, and serve as a food and cover source for the stream and wildlife.³

But stream impacts are not only a thing of the past. In 1998, the Shawsheen River along with three tributaries to the river (Vine Brook, Elm Brook and Rogers Brook) were placed on the State of Massachusetts' 303(d) list of water quality impaired water bodies for bacteria. The applicable State standards specify that

the maximum allowable concentration of fecal coliform bacteria shall not exceed a geometric mean of 200 organisms per 100 ml in any representative set of samples, nor shall more than 10% of the samples exceed 400 organisms per 100 ml. Water quality data collected in the watershed show that bacteria concentrations routinely exceed the State water quality



Figure 40. Rogers Brook in it's natural condition.

Credit: GPI

¹ Bacteria TDML for the Shawsheen River Basin, Report MA83-01-2002-24, August 2002, pg. 1

² Shawsheen River Watershed Assessment Report 2002-2007, July 2003, pg. 12.

³ Shawsheen River Watershed Assessment Report 2002-2007, July 2003, pg. 22.



Figure 41. The channelized portion of Rogers Brook.

Credit: GPI

standard.⁴ Fecal coliform bacteria are used as indicators for pathogenic microorganisms which can cause gastrointestinal illness through ingestion or by entering through broken skin.

Section 303(d) of the Clean Water Act and EPA's Water Quality Planning and Management Regulations (40 CFR Part 130) require states to develop Total Maximum Daily Loads (TMDLs) for water bodies that are not meeting designated uses under technology-based controls. The TMDL process establishes the maximum allowable loading of pollutants or other quantifiable parameters for a water body based on the relationship between pollutant sources and in stream conditions. By following the TMDL process,

States can establish water quality-based controls to reduce pollution from both point and non-point sources and restore and maintain the quality of their water resources (USEPA, 1999).⁵

Current bacterial source categories addressed in the TMDL include: 1) illicit sewer connections, 2) sewer line leaks, 3) septic systems, and 4) urban stormwater runoff. Illicit sewer connections, and sewer line breaks were determined to be the source components of greatest significance during dry weather, low flow conditions. Urban stormwater runoff was determined to be the source component of greatest significance during high flow conditions.⁶

There may yet be hope for Roger's Brook - recent

⁴ Bacteria TDML for the Shawsheen River Basin, Report MA83-01-2002-24, August 2002, pg. 2.

⁵ Bacteria TDML for the Shawsheen River Basin, Report MA83-01-2002-24, August 2002, pg. 2.

⁶ Bacteria TDML for the Shawsheen River Basin, Report MA83-01-2002-24, August 2002, pg. 1.

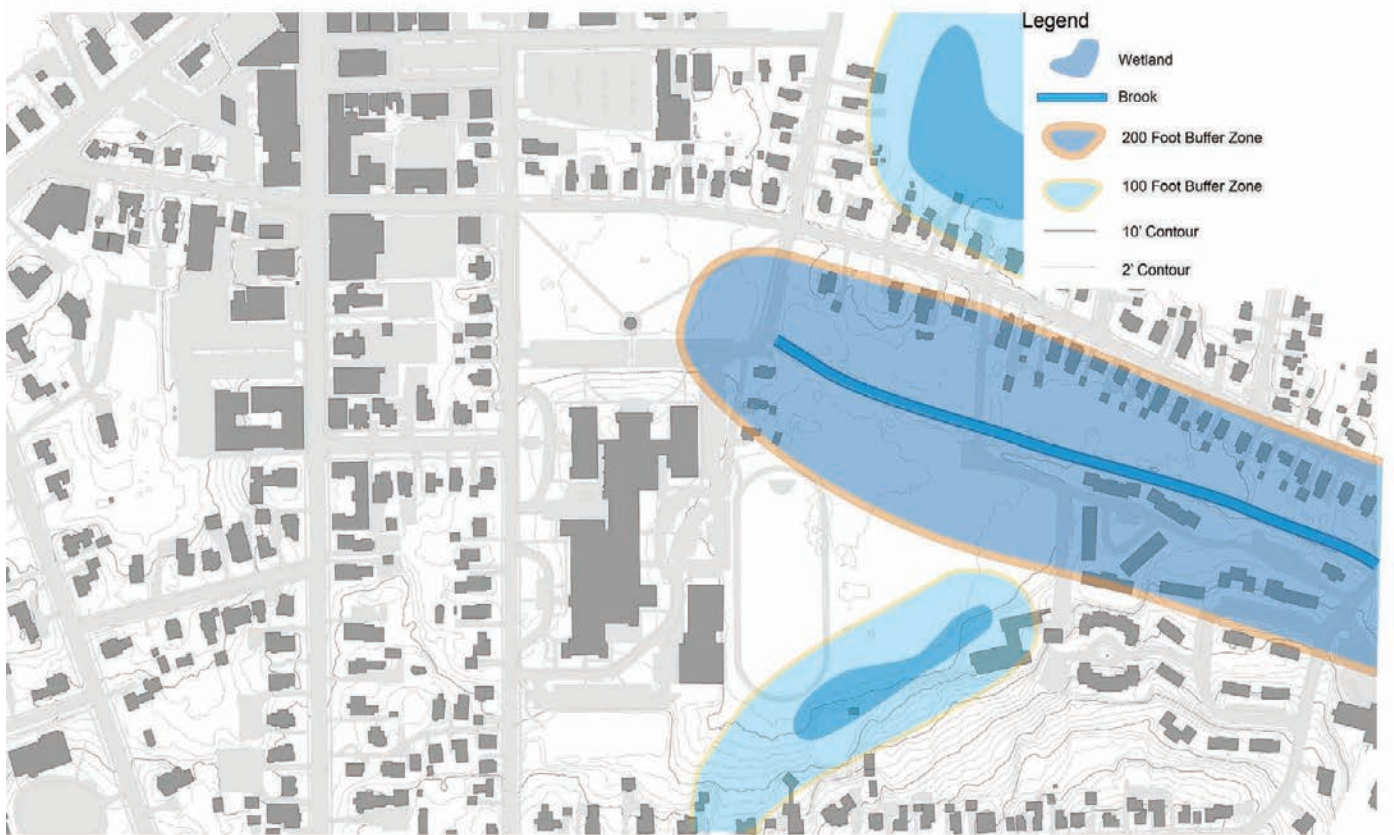


Figure 42. Wetland Protection Act Map.

Credit: GPI

Above:

A 100' Buffer was applied to the wetland areas on the South side of The Playstead, and a 200' buffer was applied to Roger's Brook.

removal of the Marland Place Dam (originally built in the 1700s) and the Balmoral Dam (originally built in the 1920s) allowed alewife and bareback herring to breed upstream as far as the Ballardvale Dam in the spring 2017, for the first time in 200 years.⁷

Wetland Protection Act

Rogers Brook along with the wetland bordering the south side of The Playstead are protected by the Wetlands Protection act (Massachusetts General Laws (MGL) Chapter 131, Section 40). This Act is enforced by the local conservation commission which ensures that proposed activities will not negatively alter resource areas and the public interests they provide by reviewing projects on a case-by-case basis. Specifically; this regulates many types of work within 100 to 200 feet of the resource areas, including: vegetation removal, regrading, construction (all types), driveways, and commercial or industrial buildings.

When this buffer is applied to the brook and the wetland, much of the open space is affected.

⁷ <http://www.shawsheengreenway.org/news>



Figure 43. Wetland to the South of the site.

Credit: GPI



Figure 44. Pond Spillway within Cochran Sanctuary.

Credit: GPI

Soils

The soil classification from the USDA web soil survey classifies The Park and Playstead as 'Udorthents, smoothed.' Udorthents are soils which have been disturbed; either excavated or filled by human alterations. Slopes generally range from 0 to 8 percent. Plants associated with this type of soil are sparse, due to the fact that they normally have poor organic matter. Typical plants include; sweet fern, pitch pine saplings, and scrub oak.

The area of the Municipal Complex is classified as Urban Land which is not rated by the USDA for soil health or drainage properties.

Soils Tests

The Activitas study completed soil testing on The Playstead. Findings included a low Soil pH and low potassium levels; but good levels of organic matter. Based on these tests, the report is calling for increased fertilizer and field treatments for existing conditions and use on the field.

Doherty 1 field

- Limestone 110 lbs/1000 SF
- Phosphate 5 lbs/1000 SF
- Potash 3lbs/1000 SF

Doherty 2 Field

- Limestone: 90 lbs /1000 SF
- Potash 4 lbs/ 1000 SF

The Activities study also suggested that the field use could be increased by almost 50%. However, an increase in field use or an expanded layout of the fields means further amendments for the soils. As the fields drain almost directly into Roger's Brook, this has the potential to negatively affect the brook.



Figure 45. USDA Soil map of the site.

Credit: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

The Udorthents (red) is associated with poor organic matter and previously disturbed soils.



Figure 46. USDA Water Table map of the site.

Credit: <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

On the majority of the site (blue), the water table is more than 200 centimeters under ground.



Figure 47. Young Red Maple in The Park.

Credit: GPI

2.4 VEGETATION

Canopy Trees

The Majority of The Park is covered by large canopy trees. Many of the larger trees are in poor condition, and recent winter storms destroyed a number of the older trees.

Looking at the pattern of the trees in plan view, they seem to be planted in a random, scattered manner. Besides the allée of the Crab Apples at the Twinning garden (which are in very poor condition), there is no larger organizing principal for these trees. It appears that there used to be a grid or orchard of apple trees in the southeast corner of the park, but these have declined to where there are only three left, in poor condition with a concrete ring around them. The scattered nature of the trees impacts the spatial configuration of The Park with no main lawn or open space.

A noteworthy tree is the large Tulip Tree (*Liriodendron*) in the north center of the park. This tree is in very good condition and could be an example of a canopy tree suitable for increased use within this area. In addition to this, there are a few large maple trees in the east side of The Park that create a continuous canopy or ceiling.

To the West of the Municipal Complex and Doherty Middle School there are a few large canopy trees. Unfortunately, the large canopy trees in the front of the school are in decline, most likely due to root damage caused during the recent addition of the circular driveway and stormwater areas.

In the Playstead, there are two canopy trees to the north of the 90' Diamond. These trees are beloved as they offer shade in the middle of the large field, but they also restrict the play space of the Little League field to the northwest.

Tree Condition

A survey was taken of all the trees on site and their conditions and diameter of trunk. Figure 49 illustrates the estimated size of the canopy using a tree size illustrator equation developed by John J. Sabuco from Good Earth Company.¹

Assessing the condition of the trees, aspects such as disease, infestation, incised bark, canopy die off, trunk damage, and missing limbs were taken into account. From a management perspective, any tree which is rated “fair” or showing up as yellow on the map may die off, or decline further in health in a short amount of time. This condition and lower should not be a constraint for new design ideas. The trees rated, “very poor” should be removed as soon as possible, and may be dangerous if they are large trees.

The trees rated in “Excellent” condition are trees in which extra precautions should be taken not to disrupt their environment, as they are the next landmark trees in the site.

Trees which remain which are in poor condition include a group of trees in front of the Bartlet Street Entrance of the Doherty Middle school. These trees have been in decline following installation of the drop-off circle and the rainwater basins (see figure 48).

¹ <https://www.ces.ncsu.edu/fletcher/programs/nursery/metria/metria09/sabuco.html>



Figure 48. Dying Katsura tree in front of the Middle School.

Credit: GPI

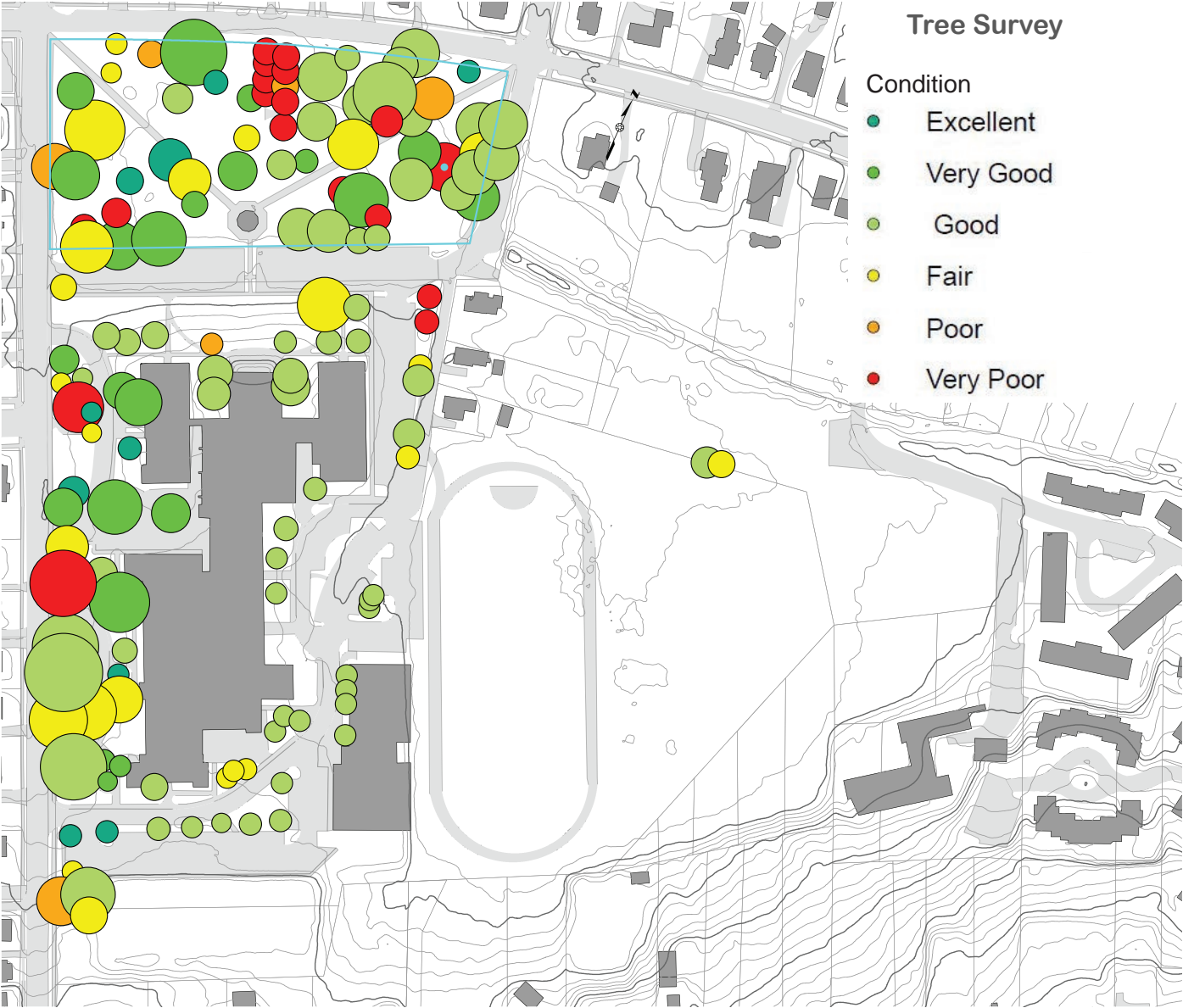


Figure 49. Tree Size and Conditions Survey Results.
Credit: GPI



Figure 50. Two canopy trees in the Playstead.
Credit: GPI



Figure 51. Storm damage in The Park, 2018.
Credit: GPI



Figure 52. Current Twinning Garden.

Credit: GPI



Figure 53. Historic Photo of Rogers Brook.

Credit: GPI

The Twinning Garden

The Twinning garden was constructed in 2000 to commemorate the twinning agreement with Andover MA and Andover UK.

The aim of the Andover UK Twinning Association is to promote friendship between the residents of Andover and District and any other overseas towns, particularly those with whom a formal twinning agreement has been made.

The garden is planted over Rogers Brook which was buried due to flooding in 1968. The concept of the garden is that a planted dry river bed is meant to symbolize the Test River in Andover UK.

Currently the garden is overgrown and the trees are in poor condition. In Figure 52, the photo of the current condition of the garden is taken roughly in the same location as the historical photo in Figure 53.

The Trees along the edge of the garden should be replaced or removed as their condition is failing. The azaleas planted in the center of this garden do not accurately reflect a river, and obstruct the view of the historic bridge.

New concepts for a twinning garden which provide tribute to the bed of Roger's Brook and the River Test are explored in the recommendations section of this master plan.

Invasive Plants

Norway Maples have been planted in the park and at the time of the survey it was not identifiable whether or not they were the invasive strand, or the benign cultivar. Other invasive species on the site are mostly concentrated around the unmanaged areas adjacent to the brook, and wetland to the south east of the site. Prolific invasive plants around the brook include: Oriental bittersweet, Japanese knotweed and Honeysuckle. Although it is native, Poison ivy was also noted along the borders of the Playstead.



Figure 54. Invasive Species.

Credit: GPI



Figure 55. Courtyard area for Senior Center use.
Credit: GPI

Garden & Courtyard Areas

The Courtyard between the Town hall and the senior center was recently improved as an outdoor gathering space. Hostas, arborvitaes and other small shrubs decorate the area (see Figure 55). Although supplied with benches and accessible tables this space is rarely used - likely due to a lack of sun in this north facing courtyard.

Other courtyards created by the buildings geometry are primarily for viewing, or paved over for parking and entrance areas.



Figure 56. Senior Center Garden.
Credit: GPI



Figure 57. Rainwater basin drain.

Credit: GPI



Figure 58. Record Plan - Playstead underdrains.

Credit: Andover Engineering Division

2.5 SITE UTILITIES

Drainage and Sewerage

Drainage within the Park consists of a single storm inlet located just north of the bandstand. This inlet connects to the 6-foot diameter conduit that carries Roger's Brook diagonally beneath the park.

The Playstead contains a network of drainage systems underground. Based on historical plans retrieved from the Andover Engineering Division, it appears these were designed in 1926.

Utility Poles/Water Mains

All utilities serving the PPMC are located underground. Electrical service is fed from street poles, while water mains are located within Bartlet and Chestnut Street.

Lawn Irrigation

Although no record plans were found, a majority of the PPMC is reportedly irrigated with automated sprinkler systems. This includes the Park, the Playstead, and the lawn areas of the Municipal Complex. Upon close inspection, one can generally see the exposed valve box covers. If necessary, location of the retractable irrigation heads can be located when the system is operational.

These systems are typically blown free of water in the Fall to protect them from ice damage.

2.6 SITE AMENITIES

Site Furnishings

The Park, Playstead and Municipal complex have a variety of site furnishings including benches, trash receptacles, bike racks, and monuments.

A variety of wood, metal, stone and plastic (or composite) benches are used. The seating in the park is dominated by the wood benches which are placed along the diagonal walkways; all of which are in poor condition. The stone benches are typically associated with a monument of some kind. Closer to the Municipal Complex, there are black metal benches and plastic benches. The Playstead is lacking in seating options. The only movable benches are two long benches along the 90' diamond.

Two bollards are used throughout the site. One Type is for the connection to the Municipal complex and The Park, another as a lighting fixture towards the south of the site in front of the Doherty School.

Trash receptacles are concentrated around the building, there are a couple trash containers toward the north of The Park and there are plastic containers (non-permanent) placed around the Bandstand.

Legend










-  Monument
-  Bollard
-  Post Box
-  Metal Bench
-  Plastic Bench
-  Stone Bench
-  Wood Bench
-  Trash Receptacle
-  Fence / Wall



Figure 59. Site amenities map.

Credit: GPI

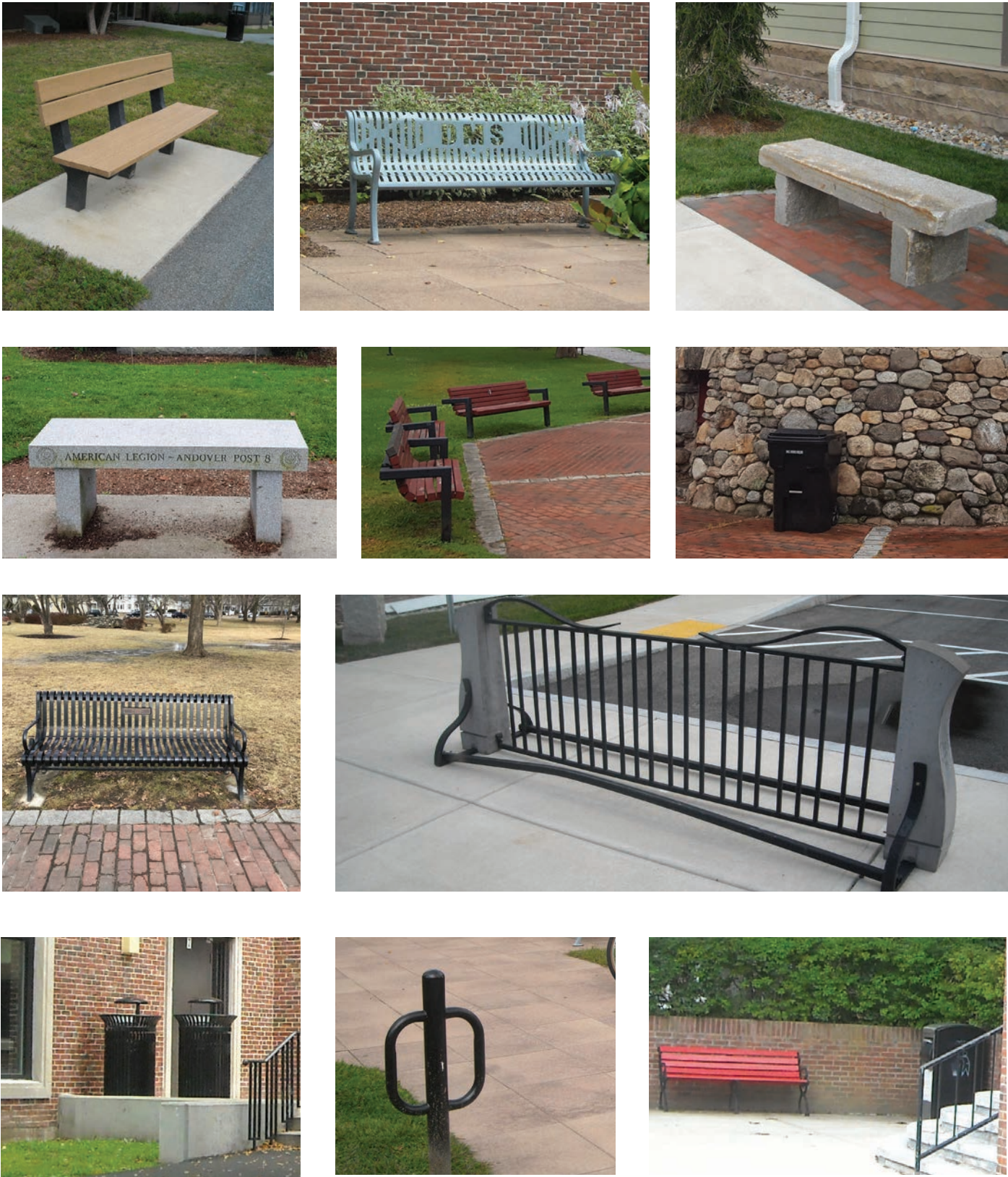


Figure 60. Various furnishings around the PPMC.
Credit: GPI

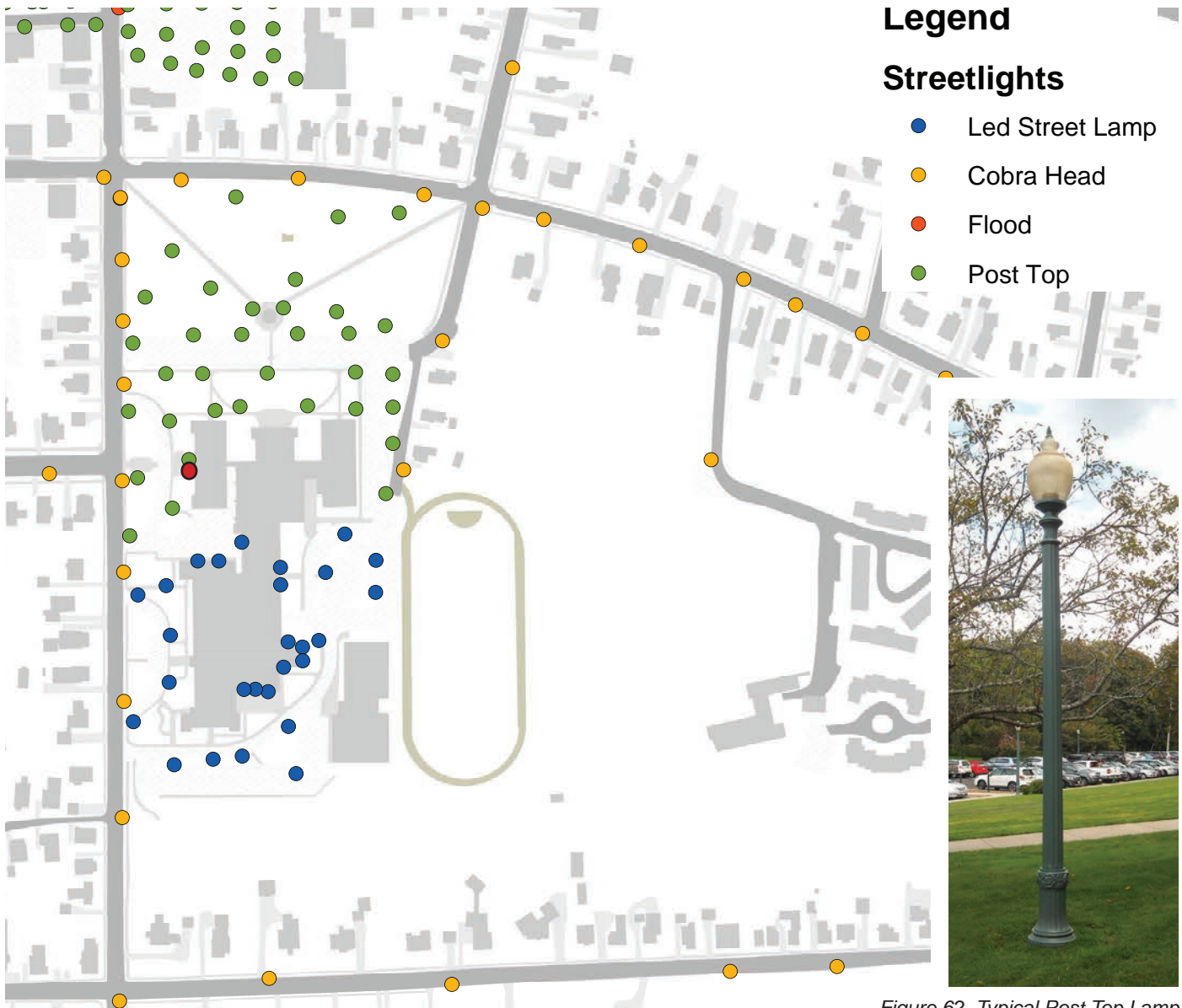


Figure 61. Map of lighting types across the PPMC.

Credit: GPI

Figure 62. Typical Post Top Lamp.

Credit: GPI

Lighting

As shown in Figure 61, there are four major types of lights used within the PPMC.

Street lights along the PPMC edge are Cobra Head type. Around The Park and the north of the Municipal Complex, there are slightly different variations of the Post Top Lamp. The layout of these street lamps don't appear to follow any recognizable pattern to The Parks current layout and could be remnants from an older path layout and design. Most of these lamps are in very poor condition, but the style is reminiscent of a classic streetlight.

The lighting which was recently reintroduced to the Park has had a positive effect on the park with increased use during the evening. A LED street-lamp which has a more modern look and minimalist design was introduced around the Doherty Middle school and the Youth Center.

The Playstead is lacking in adequate lighting particularly around the edges where there is cover from the trees and vegetation. The lack of lighting restricts visibility and can promote illicit activities.



2.7 CIRCULATION & PARKING

Vehicle Circulation

As shown in Section 2.1 of the report, the site has changed drastically since construction of the original Punchard School. The Circulation has been reactionary to the changing needs of the site and the result is roadways which bisect parking areas, one way streets, and dead end roads. Each of these conditions presents a challenge for vehicles to navigate the site.

Whittier Street

Whittier Street previously circled around the park connecting to Chestnut and Bartlet streets. During the 1980's it was closed off as a road and the segment between The Park and the Municipal Complex was transformed into a parking lot. This cut the public way into a small two-way street which borders the park only on the eastern side until it transitions into a one way street at Whittier Court.

Part of the justification of closing off the street was for reducing speeding or drag-racing around The Park. Similarly today, Andover residences still consider speeding as a top priority for lawmakers.

Whittier Court

Whittier Court originally was a small short dead end street which serviced the houses to the east of the Punchard High School. As the schools grew, Whittier Court connected to a parking lot south of the Punchard school and north of the Jackson and John Dove Schools. This parking lot was then connected to Bartlet street. This Bartlet street entrance was moved South with the construction of the Doherty Middle School.

The change in the parking and circulation pattern after the construction of the Youth Center further complicated the alignment with a three pronged split in the circulation road.

Figure 63. Access walk at Whittier Street.

Credit: GPI



Parking

The 2015 Downtown Andover Parking Study prepared by Nelson\Nygaard Consulting Associates suggests that the parking in downtown Andover is adequate. Even at peak demand, large numbers of spaces are available. Parking is busiest at 2 p.m. on a weekday at 69% full.

This is in contrast to a survey published in the 2012 Andover Master Plan, where 50% of respondents reported parking as fair or poor. However this is an increase of 12% from a previous survey, meaning that parking perceptions have gotten better.

Looking closer at the parking facilities near the PPMC, the parking spaces that serve the Town Offices are some of the busiest with 91-100% occupancy. The parking density at 9 am likely reveals the employee parking around the PPMC. Besides the North West Lot (formerly Whittier Street), the parking for the PPMC employees appears adequate, according to this study.

The parking gets most congested around the Municipal Center and the Park at 11 AM. It is assumed that the parking congestion is from people coming to visit the Municipal Center or the Senior Center. Resolving parking for these uses in this area appears to be the priority.

The Whittier Street lots are particularly inefficient to park in because they lack a turn around area. Driving into this lot, and not finding a space to park may result in the driver having to awkwardly make a 3 or 4 point turn, or back out of the lot completely. This could add to the parking frustration significantly as it would require additional time to finding a space to park.

Legend

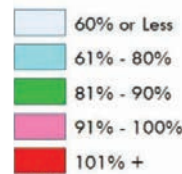


Figure 64. Parking Study.

Credit: Nelson/Nygaard Report

Maps From Andover Parking Study of a typical Tuesday.

According to the Nelson\Nygaard Parking Study, the parking around the PPMC, including the northwest Whittier Street Lot begins to dissipate at 1 pm and continues to lessen until 5 pm when it is less than 60% occupied.

The reduction in parking in the afternoon indicates there is no need for additional parking for the Youth Center or other after-school or after hours programs.

With the construction of the Youth Center, the road was reconfigured again. In this current configuration, an inefficient row of parking was added along the curve of Whittier Court, occupying previous lawn space. Whittier Court also moved closer to the complex to the south of the site to allow for a larger parking lot area. This last change reduced the landscape and pedestrian area around the school by almost half, from approximately 2.32 acres to 1.15 acres. This parking lot redevelopment did increase the total number of spaces.

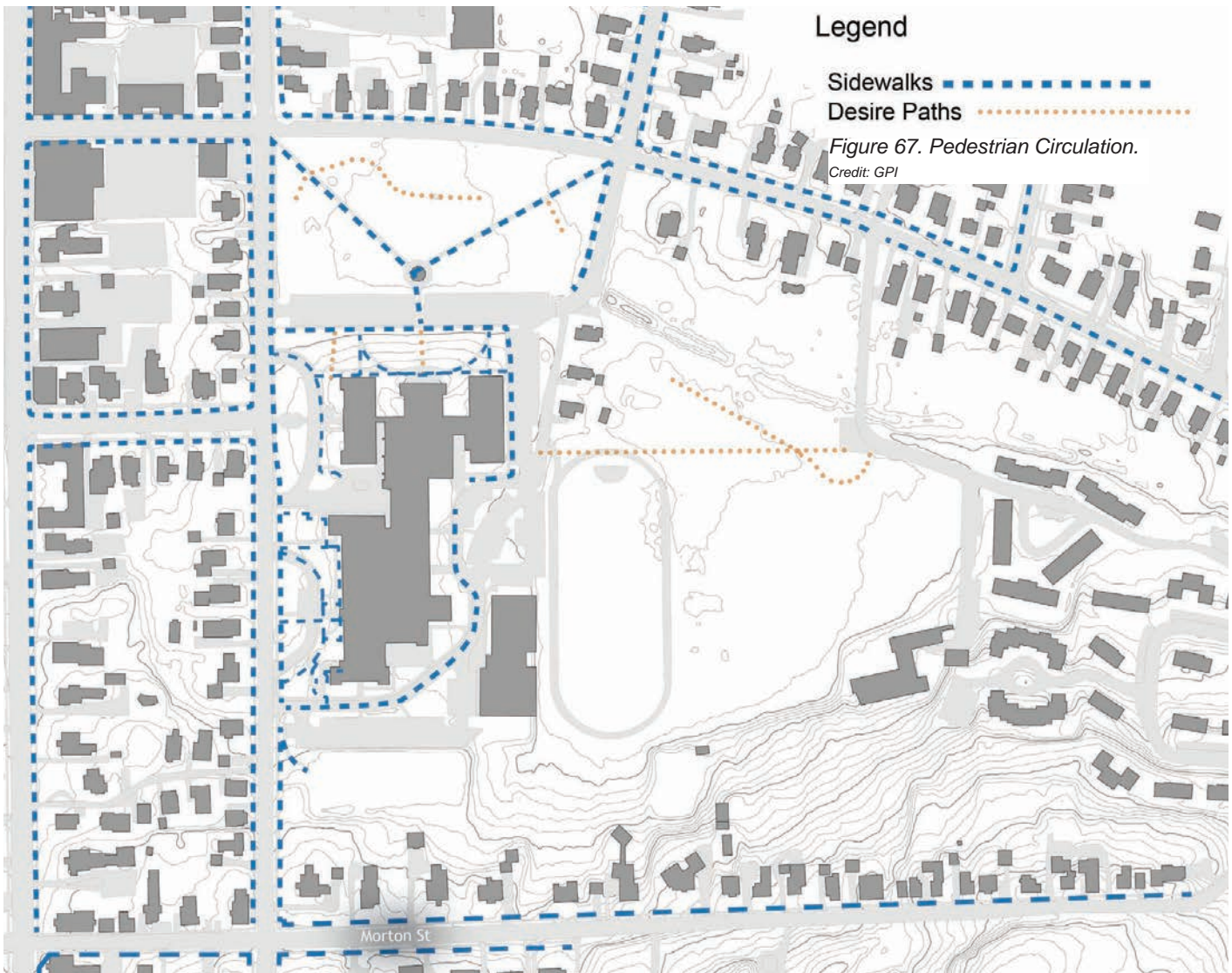
The MGT facilities report also assessed public opinion in parking with 53% rating access to parking at town facilities as excellent or good, and 43% as fair or poor. They received comments that parking should be abundant and at no cost. For some, parking was cited as a deterrent to accessing town services.



Figure 65. Middle School parking area.
Credit: GPI



Figure 66. Access control gate at Middle School.
Credit: GPI



Walks & Pathways

Sidewalks have been rated on the fairer side in the recent town survey. Furthermore, 'The Andover Vision' repeatedly lists walkability and sustainable transportation as priorities for the town as walking and cycling are the most sustainable forms of transportation. The close proximity of the PPMC to the downtown also includes it in the downtown walkability goal. Therefore, improving the walkability in the PPMC would be a great milestone in achieving these goals.

The parking has created a barrier from the PPMC to the Playstead and the Park. There is currently only one path that leads from the Municipal Center to the Park, and only one that leads (via crosswalk) to the Playstead. Primarily the walkways around the Municipal Center serve to guide parking into the building.

The Park does not have a sidewalk on the north and the south sides of the park. Considering that this park was a full block (before the closure of Whitter Street), it is surprising that it does not follow the sidewalk pattern of the rest of the downtown which offers sidewalks circling all blocks.

There is currently no pathway into the Playstead, and no pathway to connect to the senior housing and family housing to the east of the site.

The interior walkways in the Park bisect the park and lead from the corners of Chestnut & Bartlet and Chestnut & Whitter Streets to the Bandstand which has seen no active use since 1941. The paths are constructed with brick and offer an historical looking character. Various desire lines and worn down grass lead to the memorials, bridge, and across the front lawn.



Figure 68. Walkway to Auditorium.
Credit: GPI



Figure 69. South Side of the Doherty School.
Credit: GPI

Showing the inconsistency with ADA access

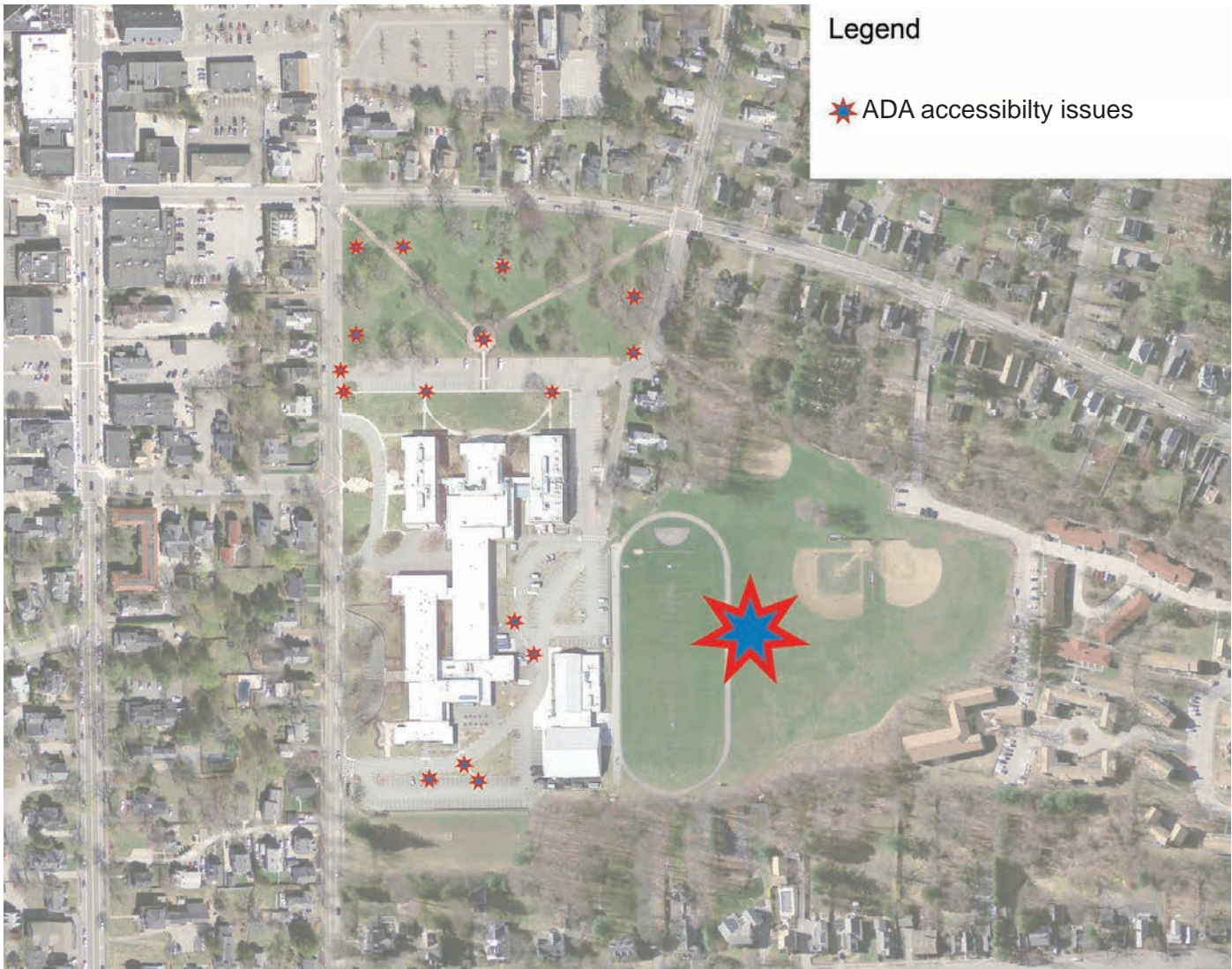


Figure 70. ADA Issues map.

Credit: GPI

ADA Access

The Institute for Human Centered Design completed an ADA assessment of The Park. The Key issues identified were:

- The major issue is the lack of accessible routes to the World War II Memorial, Korean War Memorial, Vietnam War Memorial, canon memorial and amenities (e.g. benches).
- The stair at the bandstand had handrails mounted higher than 38 inches and the handrails lack extensions at the bottom.
- 4 of the 14 benches should provide a clear floor space of 36" wide min. by 48" deep min. companion space.

2.8 BUILDINGS



Figure 71. Center at Punchard front entrance.

Credit: GPI

The PPMC houses two separate buildings, the Cormier Youth Center and the large Municipal Complex Building which includes the old Punchard High School and the Doherty Middle school. These structures share six major functions including the senior center, a middle school, an auditorium, town offices, school administration, and the youth center. Careful planning on the shared outdoor space between these uses is lacking which has been brought to the forefront with the challenges in parking and the Assessment by MGT of America Consulting, LLC. (MGT), who developed a ten-year master plan to address the facility and schools needs of the town. This report researched projected needs, prioritized and set a timeline, with a projected budget to make the changes over the next ten years. This report did not assess any design standards, rather it looked at condition of the buildings and the availability of technology and other resources. The Doherty Middle School and the Center at Punchard have some of the lowest facility scores in the town.

MGT conclusions on historical data and future projections:

- Census Bureau population counts show an increase in the overall population but a decrease in population as it relates to the population segments which impact K-12 enrollment.
- The general population and demographics of the Andover Public Schools are changing and getting older, which could lead to fewer students in some areas of the district.
- Housing units will continue to increase but the rate of increase is speculative and dependent on the economy and the growth policies of the county.
- The aging population, which often moves out of single family homes and into group homes, will free up some housing stock for families that are migrating into the district.

This projection effects the PPMC particularly when concerning the senior center. As the aging population grows; Andover currently does not have the space at the Municipal Complex to accommodate additional seniors.

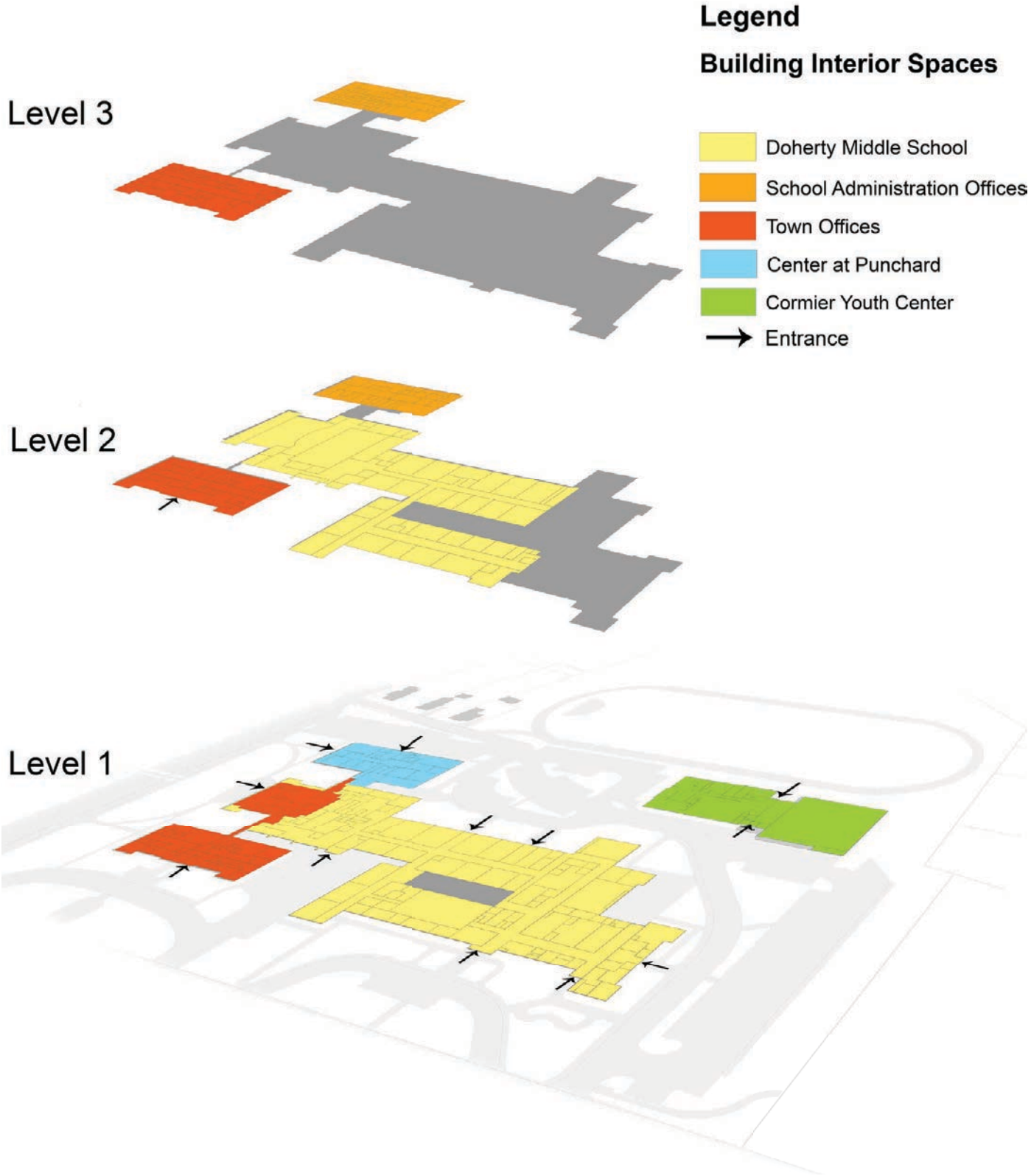


Figure 72. Diagram of the current uses of the building.
Credit: GPI

Municipal Complex

The Municipal Complex houses the Senior Center, the School Administrative offices and the Town Offices. Half of the building is housed in the Historical 1915 Punchard High School which is the oldest part of the building.

This building received a 60.45 (very poor) score for the grounds assessment by MGT. The Suitability of the Center at Punchard was also one of the lowest in the assessment, most likely due to a lack of space.



Figure 73. Town Offices west side entrance.

Credit: GPI

Memorial Auditorium \ Gymnasium

Opened in 1936, the auditorium serves the Doherty Middle School as their school auditorium, and is also a WWI (1917-1918) monument. Town meetings were held in the auditorium until 1983, at which time they were moved to the new high school.

In 2011, three restoration projects consisting of interior restoration, roof work, and exterior building repairs were completed for a cost of \$1.3 million.



Figure 74. Memorial Hall facade.

Credit: GPI

Doherty Middle School

The first part of this school was built in 1952 as an Elementary school separate from the Punchard Buildings. Building renovations in 1984 connected the two complexes.

The Doherty Middle school is projected to have growth; in 2015 it was at 93% utilization of their facilities, in 2025 they are predicted to be at 103%. The MGT rated the Doherty school building environment at 63.91.

The facility has numerous problems meeting the needs of the educational/governmental program and needs significant remodeling, additions, or replacement. However, the grounds for the Doherty Middle school received a 100 since they are new. Since the grounds are adjacent to the Municipal Complex grounds; it is speculative that the assessment only considered the new parking.



Figure 75. Doherty Middle School Patio

Credit: GPI

Cormier Youth Center

The Cormier Youth Center is a youth development facility that was overwhelmingly approved by the voters at the 2011 Special Town Meeting. The facility was funded by over \$5 million dollars in private donations, \$2 million dollars in town funds and \$700,000 from the William M. Wood Memorial Trust. The Cormier Youth Center is a Town owned facility operated by the Andover Youth Services division of the Community Services Department.

The Cormier Youth Center is a proactive environment of learning, connection, collaboration and youth empowerment. The youth-driven opportunities have built the foundation for a dynamic revival of the community and neighborhood. This facility will enhance partnerships with other town divisions and organizations within Andover interested in developing positive connections with young people.



Figure 76. Youth Center Main Entrance

Credit: GPI

2.9 PARK FEATURES

Memorials

Seven of the ten Veterans Memorials in downtown are in the PPMC. The Andover Veterans' office outlined a tour around these memorials beginning at the Memorial Auditorium. The volume of Memorials in this area is significant and raises the question on whether or not this park should be the Memorial park in Andover. Currently, the memorials are arranged much like the trees and lamps in the park. There is no distinguishable pattern between them. In addition to the Veterans memorials, there is an Andover timeline mounted on rocks, and numerous benches, trees and other small monuments dedicated to individual people throughout the PPMC.

Notable memorials include:

Memorial Auditorium

(World War I, 1917-1918)

Memorial Auditorium was dedicated in 1935 "in honor of those who served and in proud memory of those who died" in World War I. 584 residents of Andover served in the War, and fourteen residents were killed. Some of the first women accepted into the Army were nurses from Andover.

Vietnam Monument

(Vietnam War, 1962-1975)

Dedicated on Memorial day, 2006, this monument honors those "who served, fought and fell" from Andover in the Vietnam War. 1004 residents served and six died in this war.



Figure 77. Punchard High School WWI plaque.

Credit: <https://andoverma.gov/240/Town-Offices>



Figure 78. Mermoial Hall.

Credit: GPI



Figure 79. Vietnam Memorial

Credit: GPI

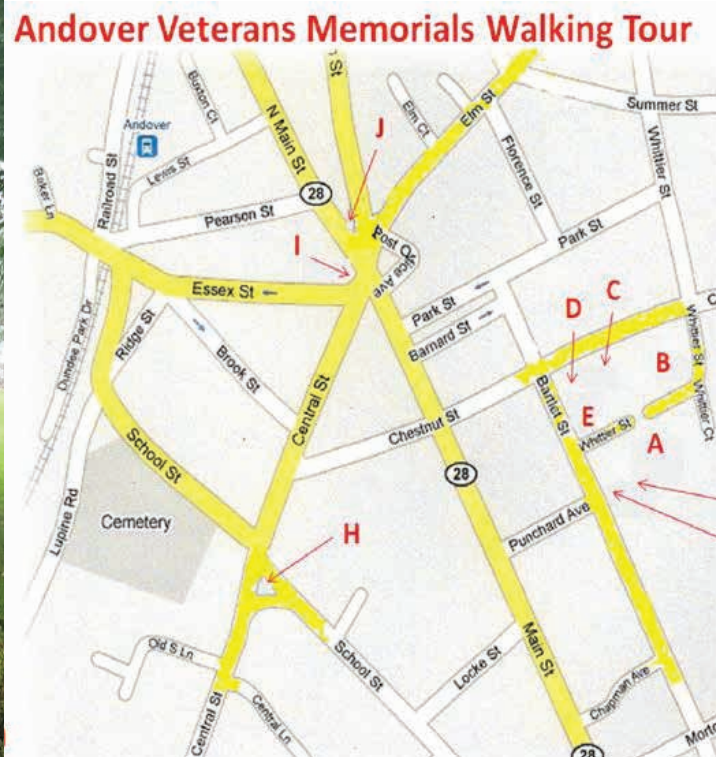


Figure 80. Andover Memorials Walking Tour.

Credit: <http://www.andoverma.gov/DocumentCenter/View/428/Memorials-Walking-Tour-PDF?bidId=>



Figure 81. WWII Cannon Trophy

Credit: GPI

German Cannon

(World War I, 1917-1918)

This Howitzer Cannon is the oldest of the monuments, although ironically it has no direct connection to Andover. It was captured by American forces and donated to the town as a War Trophy. The Cannon was restored in 2009.

World War II Monument

(World War II, 1941-1945)

Dedicated in 2004 to the more than 2200 Andover residents enlisted in WWII; “Who served their country and this community with honor, courage and pride.” 60 men from Andover were killed in WWII and are listed here.



Figure 82. WW II Memorial

Credit: GPI



Figure 83. Korean War Memorial

Credit: GPI

Korean War Monument

(Korean Conflict, 1950-1954)

An estimated 1200 Andover residents served in the Korean War. This monument was dedicated to them “and those who did not return” in 2008.

Andover Timeline

Historical events are recorded on plaques embedded in rocks within The Park. Some of the elements have been controversial as to whether they should be included (i.e. “First White Child Born in Andover.”).



Figure 84. Andover Time-line.

Credit: GPI



Figure 85. Bandstand

Credit: GPI

The Bandstand

The proliferation of bandstands in America can be traced to the Victorian era following the end of the Civil War. Inspired by technical advances in wind instruments and the British brass band movement, the American brass band became a stalwart of military events during the Civil War, and subsequently social and civic events following the war.¹ Accomplished composers such as John Philip Sousa made brass and marching band music a centerpiece of American civic celebration.

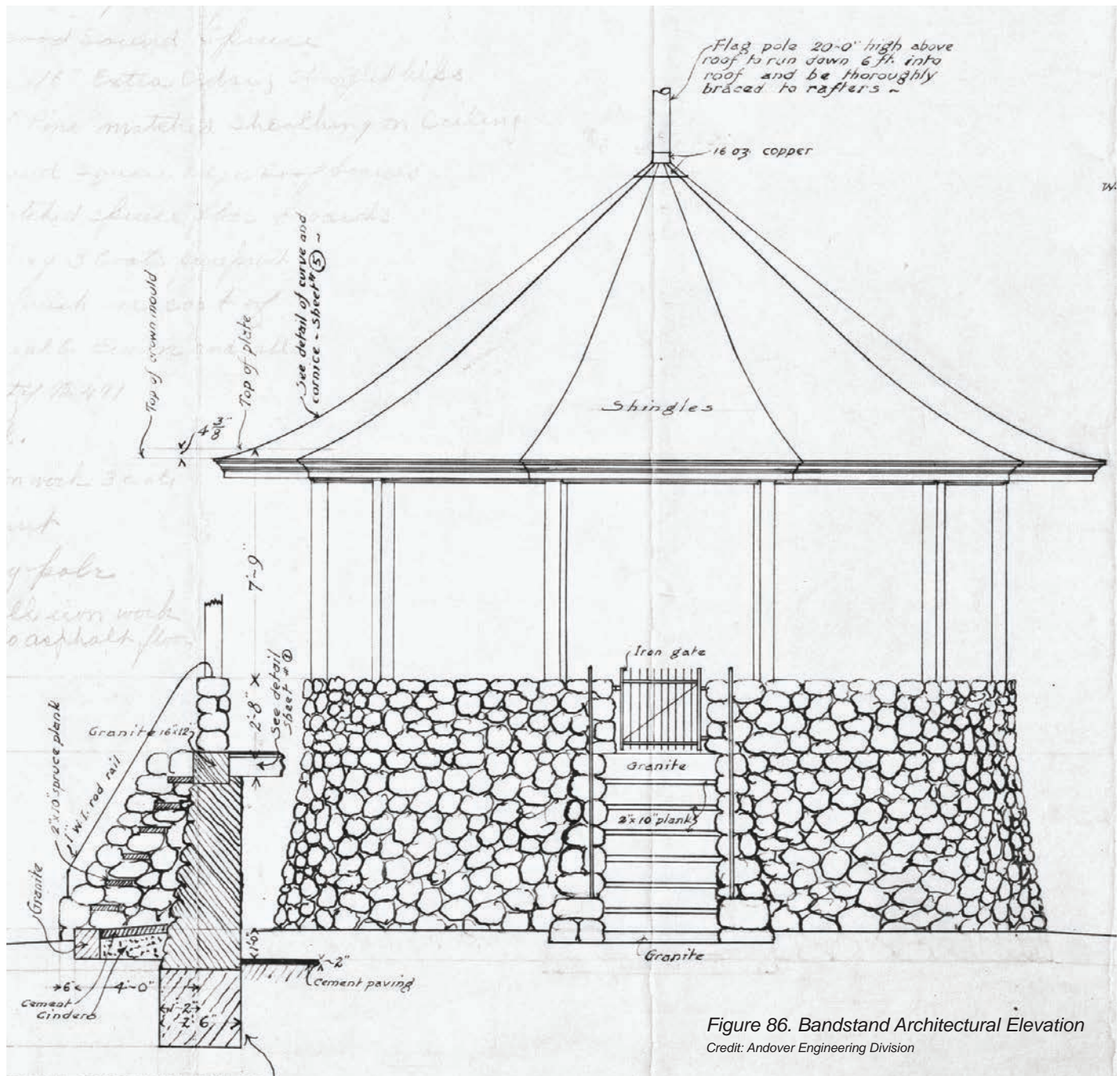
Bandstand design typically consisted of a circular or semicircular structure set in a park or a garden, where they could accommodate musical bands performing outdoor concerts. Bandstands were often located to create an ornamental focal point, as well as to accommodate large crowd gatherings. They generally consisted of a simple construction that included a platform protected by a roof, with open sides. Quite often, the floor level of the structure was elevated like a stage to improve viewing and acoustics.²

The Andover bandstand was designed circa 1910 by a noted local architect named Perley F. Gilbert. Born 1868, Gilbert graduated from the Punchard Free School, Phillips Academy, and MIT.³ In addition to the bandstand, other notable commissions of his included the Orlando Cottage (Lanam Club) in 1916, and the Memorial Auditorium and new Junior High School Wing (Senior Center/School Administration) in 1934.

¹ <https://www.loc.gov/collections/civil-war-band-music/articles-and-essays/the-american-brass-band-movement/band-instruments/>

² <https://www.revolvvy.com/page/Bandstand>

³ <https://preservation.mhl.org/115-main-street>



Based on archival photos and plans, the original bandstand design consisted of a circular fieldstone base, with a 10-sided pitched asphalt shingle roof. The stage was accessed by a set of steep timber steps set in stone, while a short plank door provided access under the stage. Handrails, window bars, and a gate at the top of the stairs were all done in black iron. The floor consisted of spruce planks covered with an asphalt coating, and the steeply pitched roofline was punctuated by a central flag pole.

The Andover Brass Band reportedly used the bandstand, where it routinely played Sunday afternoons in the Park. This continued up until 1941, when the band was forced to disband due to World War II. The popularity of bandstands waned after the second world war, as the advent of cinemas and later television offered other forms of entertainment.



Figure 87. Bandstand with new steps

Credit: GPI

In the decades following the war, the bandstand sat idle and slowly fell into disrepair. By the early 1980's, the original stairs were gone, the fieldstone base was disintegrating, and the structure reeked of rotting wood and mold.⁴ In an effort to save this iconic landmark, a number of modifications were made to the structure in 1984. This included replacement of the timber flooring with concrete, removal of a fieldstone parapet, the addition of metal stairs and railings, elimination of the flag pole, replacement of the roof structure and columns, and the addition of a false ceiling and lighting. Despite these improvements, the bandstand still does not receive any regular use.

In March of 2018, a winter storm caused the old Beech tree near the bandstand to fall, damaging the buildings roof and crushing the existing steel steps.

A new set of double steps were constructed, with the steps centered on the bandstand face, which awkwardly places a post directly in the middle of the top step. The placement of the new steps further isolates the bandstand from the park.

⁴ Andover Public Realm - The Park, Playstead, and Municipal Complex

The Footbridge

A small stone structure divides the park nearly at the midpoint. Disconnected from any current path network, this fieldstone structure is actually an arched footbridge that is a relic of the earliest known park design. Clearly shown on plans prepared in 1903 by Joseph H. Curtis, Landscape Gardener, the bridge is one of three referenced by the designer to connect either side of the park over Rogers Brook. Although no visible signs of the other two bridges remain today, they are captured in several early photographs of the area (see figure 88 background).

The remaining bridge was functional up until the 1960's, at which time Rogers Brook was rerouted diagonally through the park in a large buried conduit towards Bartlet Street. The original stream, which had become a narrow-walled channel was subsequently filled and the space below the bridge was backfilled up to the bottom of the arch. As such, the footbridge floats in the middle of a green lawn as a quizzical element to be visited and pondered. Based on archival images, the bridge has lost some of the upper stones off the parapets

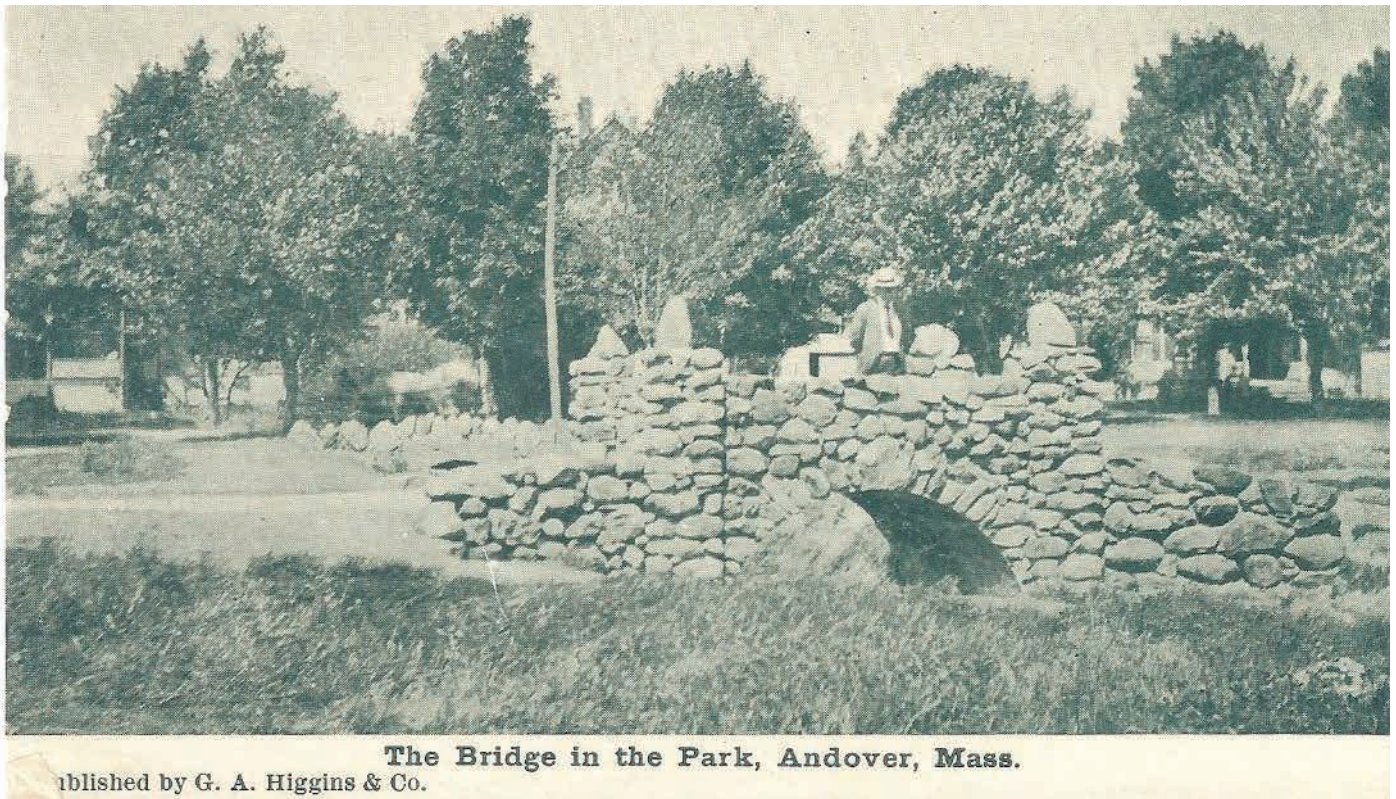


Figure 88. Postcard Image of the Stone Bridge in the Park.

Credit: Andover Historical Society

2.10 PLAYSTEAD FEATURES

Running Track

The existing oval running track predates the Doherty Middle School and is a left-over facility of the former High School/Junior High School complex. This facility consists of an aging asphalt track that is 10' wide and has a circumference that measures approximately 1/4-mile in length. The track surface is un-even and the lanes are un-marked.

The proper length of the 1st lane of a modern competitive running track is 400 m (1,312.3 ft). The Playstead track represents a legacy track that was built prior to the 1979 rule change, and as such is built to an imperial distance of 440 yd (402.3 m). As the track is not used for competitive events in years, this has not been an issue.

Any attempts to improve the track in the future should meet the requirements of the Massachusetts Interscholastic Athletic Association (MIAA), an organization that sponsors activities in thirty-three sports, comprising 374 public and private high schools in the U.S. state of Massachusetts. The MIAA is a member of the National Federation of State High School Associations (NFHS), which writes the rules for most U.S. high school sports and activities.

Football Field

Similarly, the multi-use field located within the oval track is the former High School/Junior High School football field. However, unlike the track, the field is regulation size (160'x360') and still actively used as both a football field by the AJFL, and as a lacrosse/rugby field. This field has a north-northwest to south-southeast orientation (A north-south orientation is considered optimal).



Figure 89. Football scoreboard.

Credit: GPI

Baseball Field

This field is referred to as the Doherty Baseball Field, or sometimes as Boudreau Field. The existing baseball field consists of a 90-foot diamond with a grassed infield, which serves high school age programs ages 13-18 (American Legion, Babe Ruth level baseball, etc). The diamond includes a backstop and protected team bench areas, but lacks bleacher seating for spectators. Aside from the high school facility (which is reserved solely for the High School team), the Doherty Baseball Field is reportedly the only full-size baseball field within the town available to the public.

The field measures 360-feet to left field and center field. Unfortunately, the right field line is limited to 250' by the paved oval track, which presents a hazard to both right and center field players. The orientation of the field from home plate through the pitcher's mound to second base is south-southwest. This orientation is considered acceptable, although an east-northeast orientation is considered optimal.

Softball/Little League Fields

There are two existing 60-foot diamonds with skinned infields, which are appropriate for softball and/or Little League play. Both fields include backstops, but lack team benches. Weed control in both infield areas is needed.

The larger of the two fields has a large skinned area that appears to be oversized to also accommodate a 90' diamond. The outfield measures 240-feet down the left field line, 270-feet to center, and 280-feet down the right field line. The solar orientation of this field from home plate to the pitcher's mound is east-southeast.

The second softball field, often referred to as the "Water Field" due to its proximity to Roger's Brook, has a conventional skinned area that will fit a 60-foot diamond. The right and left field lines measure about 200-feet, while the distance to center field is limited to just under 200-feet by a small copse of shade trees. The orientation of this field is southwest.



Figure 90. Water Field with the Football Field in the Background

Credit: GPI

Playstead Use

Schedules for the Playstead from 2017 were obtained and analyzed to ascertain what levels of seasonal use occur at the athletic fields. This information indicated that the all fields within the Playstead are scheduled throughout the Spring-Summer-Fall. The following charts illustrate a typical week within the schedule for Spring and Fall.

According to an athletic fields study prepared by Activitas in 2017, the actual hours of use at both the multi-use field and the baseball field greatly exceed the recommended hours of use for the fields – refer to Figure 93. This conclusion is based on the annual hours (adjusted by a wear factor) compared to the recommended hours for facilities that receive a medium level of maintenance. The study goes on to note that the current maintenance practices do not meet the recommended practices (i.e. aeration, top dressing, and over seeding).

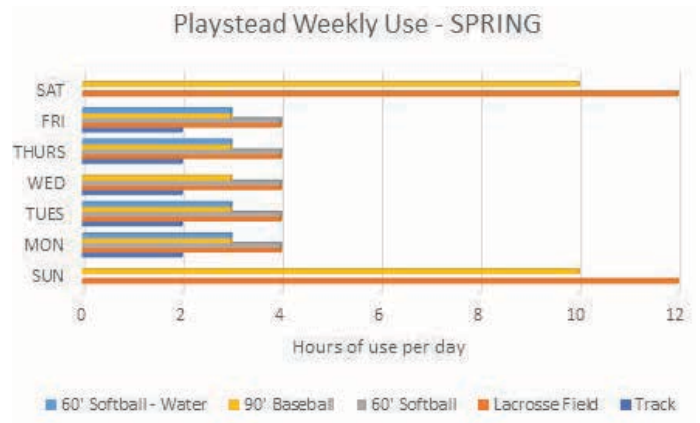


Figure 91. Weekly Playstead use in the Spring

Credit: GPI

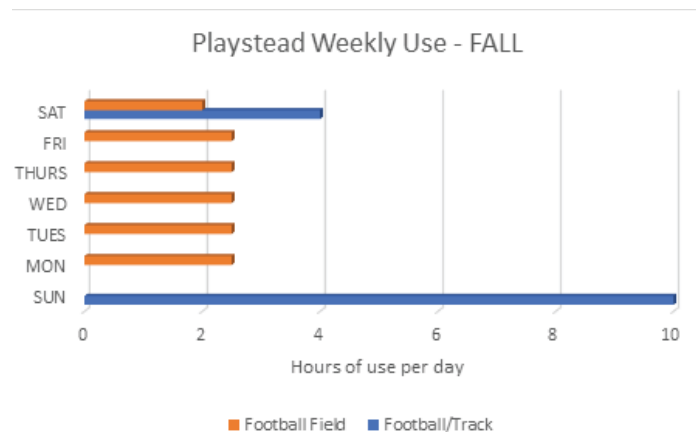


Figure 92. Weekly Playstead use in the Fall

Credit: GPI

Town-wide Condition Ranking (28 total)	Field Name	Yearly Scheduled Hours of Use	AWIV multiplier* (per STMA)**	AWIV Hours	Falling within Hours for Medium Maintenance (301-350 hrs AWIV)
3	Doherty Multi-use	710	2.5	1775	No
4	Doherty Baseball	440	2	880	No
9	Doherty Softball	173	1.25	216	Yes
10	Doherty Little League	120	1.25	150	Yes

Figure 93. Chart of Hours of Use for Playing Fields

Credit: 2017 Athletic Fields Needs Analysis, Activitas



Figure 94. Clown Town Event at The Park, 1989.
Credit: Andover Historical Society



3.0 CURRENT USE, CONTROL & CARE

3.1 PPMC USERS

The Park

While Andover is replete with recreation and conservation land, the Park represents one of Andover's few "picturesque" parks (Wood Park being the other). Located in the heart of the downtown, The Park (a.k.a. Central Park or Andover Common) is Andover's equivalent of a New England town green, serving as both a passive open space as well as a public stage. The Park is used daily by residents of all ages for informal gatherings and quiet relaxation. On an annual basis, the park is scheduled for a series of major town events that include but are not limited to the following:

Run for the Troops 5K

2018 marked the 8th year for this event, which was established to honor local veterans and raise awareness of the needs of soldiers. The event includes the 5K race, as well as a community dinner and silent auction.

The event is sponsored by Run for the Troops 5K, a tax exempt 501c(3) not-for-profit corporation located in Andover, MA. This organization was initially formed by a veteran to honor his parents service and to help Homes for our Troops - a nonprofit organization that builds and donates specially adapted custom homes nationwide for severely injured post – 9/11 Veterans – with a focus on the specific local needs of severely injured soldiers. In addition to raising funds to benefit Homes for Our Troops, the mission for Run for the Troops 5K has expanded to support other veteran services including Ironstone Farms, Brides Across America and Veterans Northeast Outreach Center.

The road race starts at the Park on Whittier Street, and proceeds along portions of Elm Street, Pine Street, Summer Street, Applecrest Street, Downing Street, Highland Road, Chestnut Street, Morton street, and finally Bartlet Street. The race finish line is positioned behind the middle school.

Step Up for Colleen

2018 marked the 5th year of this 5K walk/run, which was established to celebrate the life of Colleen Ritzer and her commitment to help and inspire others. Through the Step Up for Colleen event, organizers hope to enhance a sense of community and overall goodwill. The net proceeds from the Step Up for Colleen 5K Walk/Run benefit the Colleen E. Ritzer Memorial Scholarship Fund. The Scholarship fund was established by Colleen's family to benefit Andover and Danvers High School seniors who demonstrate a passion for teaching, academic excellence, love of family, and who will pursue a degree in education.

The race starts on Bartlet Street, at the parking lot right before town hall. Runners proceed up Bartlet Street and wind their way through the Philips Academy Campus and Cochran Bird Sanctuary, before reemerging out onto public streets. The route then tracks along Highland Road, Summer Street, Stratford Street, Chestnut Street, Pasho Street, Summer Street and then a final left onto Whittier Street back towards The Park. The course finishes on Whittier Street along the east side of The Park.

Setup in the park includes food and water tables for runners, as well as event sponsor booths within the park. Portions of the local roads are closed during the event. The adjacent parking along Whittier Court is reserved for unloading and an array of portable toilets.



Figure 95. 2018 Step Up for Colleen Race

Credit: GPI



Figure 96. 2017 Clown Town

Credit: https://www.andovertownsmen.com/news/clown-town-returns-for-st-year/article_620b09f0-fb16-5593-925a-4d1caad8c00f.html

Clown Town

2018 marks the 62nd consecutive year for Clown Town, typically set on a Friday and Saturday in the third week of May. Clown Town was started by Andona, a group of Andover women who formed the group in 1952 with the spirit of giving to various causes in greater Andover. Its name combines “An” for Andover with “dona,” the Latin word for gift. Since its inception, Andona has raised more than \$1 million for Andover families.

Clown Town, which the nonprofit organization has been running since 1956, is the group’s signature event. What started as a little fair has grown into a two-day, fun-filled event that nets about \$35,000 yearly, with all proceeds going back to the children of Andover. The funds benefit various youth programs in town, as well as \$10,000 worth of annual

scholarships to local teens.

Among the attractions are 15 amusement park rides for smaller children, carnival games, a hair glitter station, candy/snack booths and a DJ to entertain the crowds both days. Face painting, arts and crafts, toddler/preschool games and more get added to the mix on Saturday as well. The event offers free admission, with charges for rides, games, food, and some activities.

During this event, carnival rides are set up in the adjacent parking area, while the park area is used for other games and activities.

Crafts in the Park

2018 marks the 43rd year of this event, which is put on by the Christ Church of Andover. Proceeds from Crafts in the Park is used to support the church's mission and outreach to the local community, including Habitat for Humanity, Esperanza Academy, Bread and Roses, Neighbors in Need, Lazarus House, and the Merrimack Valley Project. The proceeds also help to sponsor The Christ Church Children's Center preschool program, the Andover Thrift Shop, and to provide a diverse and enriching music program with scheduled events open to the public.

The event showcases a wide range of crafts including woodworking, pottery, jewelry, toys, art, photography, glassware, personal care, pet products, home and garden items, clothing and accessories, edible treats, and candles.

The event includes over 100 craft tents arrayed around The Park, along with face painting stations, flower sales, and food vendors. Bathrooms in the Municipal Complex are opened for the event from 7-5.

Art in The Park

Sponsored by the non-profit Andover Artists Guild and the Town of Andover, proceeds in part go to their local scholarship program to support students wishing to pursue a degree in the arts. In 2016 it was held the third weekend in September and showcased 80 artists and received thousands of visitors. Although Art in the Park ran for 40 consecutive years up through 2016, the event unfortunately failed to materialize in 2017 and 2018 due to a lack of help and volunteers. The event organizers aim to reopen the event in 2019.

DCS Concert Series

Approximately six concerts are held on Wednesday evenings in the park in the months of July and August. These events are sponsored by Andover Recreation, which is a division of the Department of Community Services. The concerts are set up on the brick plaza adjacent to the Bandstand.

Andover Cares Community Block Party

2018 marks the 4th year of this annual event, which will be held on a Saturday in mid-September. Co-sponsored by the Rotary Club of Andover and the Town of Andover's Department of Community Services, this block party features music, a dog parade and best trick contest, competitive family games (tug of war, balloon toss, pie eating contest, talent contest, and more) and food.

Andover Cares "A fight against addiction" is aimed at raising awareness, hosting educational events, and supporting great work in Andover to tackle drug addiction in the local community. 100% of the funds raised support grants that address Andover's multi-tiered approach to the addiction crisis that includes education, prevention, intervention, and enforcement.

Lazarus House Hike for Hope

The Hike for Hope 5K walk brings together friends, families, co-workers, schools, civic and faith-based organizations. The event is organized by the Lazarus House, a 501(c) nonprofit organization who provides a continuum of care for Lawrence residents that includes food, shelter, clothing, advocacy, education, work preparation, a listening ear, a welcoming heart and the restoration of dignity and self-respect to people who are poor and in dire need. Since opening its doors as an emergency homeless shelter in 1983, Lazarus House has been breaking the cycle of poverty in the Merrimack Valley region. Their food and clothing programs assist families by stretching their dollars so they can afford rent, heat and utilities. Housing provides a safe haven for homeless families and individuals.

Under the direction of Dave McGillivray, President, DMSE Sports, Inc. and Race Director of the Boston Marathon, this family and community-focused fall event is a celebration of music, entertainment, food and the goodness of people coming together to help those in need among us.

The walk begins and ends at The Park.



Figure 97. Carnival rides for the 2018 Clown Town event.

Credit: GPI



Figure 98. A drum circle on the Playstead at the 2018 Andover Cares event.

Credit: http://www.eagletribune.com/news/lifestyles/check-this-out-pooches-pie-eating-add-to-andover-cares/article_ae3ef9ce-1002-525b-a41f-7ab950ed9f74.html

Andover High School Amnesty International Club

The local Amnesty International Club held a vigil in the park after the Paris terrorist attacks that claimed 130 victims in 2015. Last year, the club held another vigil to promote “peace, acceptance, and unity locally and internationally”. While the organization typically focuses on human rights issues around the world, the local group at AHS has recently chosen to focus on “how we interact and treat each other on a daily basis.” Another event is planned in 2018 just prior to Thanksgiving.



Figure 100. Flier for Children's Events in the Park

Credit: <https://patch.com/massachusetts/andover/fire-engine-day>

Andover Recreation Children Events

The department holds a number of smaller morning activities in The Park, that includes the following:

- **Farm Day** - This one day event provides a fun filled morning where children ages 1-6 can enjoy making their way through a hay bale obstacle course, meeting goats and bunnies at Animal Craze's traveling petting zoo, and catching floating ducks in a "duck pond." Face painting along with fun arts & crafts is also available.
- **Fire Engine Day** – This one day event offers kids ages 1-6 the chance to see the ins and outs of Andover Fire Engines. Children can explore the trucks, meet real fire fighters and enjoy fun arts & crafts projects. Games and activities include running through a fire hose spray.
- **Truck Day** - The Police and Public Works Departments make their vehicles and trucks available to view and explore for a morning. Fun activities like block building, arts & crafts as well as an obstacle course are available for participants ages 1-6 to enjoy.
- **Teddy Bear Picnic** – This one day event encourages kids ages 1-6 to bring a picnic along with their favorite teddy bear or stuffed animal and enjoy the festivities, including arts & crafts, games, and a teddy bear parade. Face painting and pictures with Teddy the Andover REC Bear also take place!
- **Tot-Tastic**. – A recent addition, this is a week-long morning program for children ages 3-5. The group starts at the bandstand in The Park at 9:00 am and enjoys the first half of this program outside, playing games and fun activities. The second half of the program moves over to the Old Town Hall at 10:30 am where they have a snack, story time and create art projects.

Miscellaneous

The Park is available for rental and is used by a variety of other groups including such things as church picnics and weddings.

The Playstead

Andover Youth Services

Use of the football/lacrosse field is heavily scheduled by the Cormier Youth Center for the following activities:

- Lacrosse – Clinics to improve stick skills, passing, shooting, team play and mental toughness. Clinic is run by Andover High School Coach Wayne Puglisi and Andover Youth coaches. Season runs April to June.
- Rugby - Rugby came to Andover has a high school club opportunity just a short while ago, but it has fit right in with students of all athletic backgrounds. The Youth Services has teamed up with coaches and players of the ARU to introduce middle and high school students to this unique sport. A 4-day instructional clinic covers everything you'll need to know to hit the ground running on the rugby pitch! No experience necessary. Open to students who have completed the 6th- 10th grades.
- Girls Field Hockey & Lacrosse - Skill work and fundamentals will be the focus of the clinics in a fun atmosphere offering more than just field hockey and lacrosse. Leadership skills and team building will be achieved through traditional camp games while field hockey and lacrosse skills are improved through stations and game play. The clinics are run by the Director of the Andover Girls Youth Field Hockey and Lacrosse programs and current college lacrosse players. Open to grades 3-8, the season runs September to November, but clinics are held in the summer.
- Football Clinic – A 3-day clinic that gives athletes the opportunity to increase their football IQ, footwork, throwing accuracy, route running, catching, man & zone defense, play recognition, proper tackling technique as well as overall speed and strength. Coach Dawon will lead the charge with other former College and High School athletes and coaches.
- Middle School Ultimate Frisbee – Teaches the different throws; backhands, forehands, hammers, and more. Once the basics of defense and offense are covered, we'll have tons of scrimmages. Open to all boys and girls in 6-8th grades. Practices are held on the fields behind the Cormier Youth Center from 2:30-4:00pm.

Players participate in a few games against neighboring middle schools and play in the Amherst Tournament.

- Middle School Cross Country - The 8th season of this popular program offers participants the opportunity to train with AYS Coaches and current AHS runners. All athletes are dropped-off and picked up at the Cormier Youth Center. Throughout the season athletes participate in home and away meets with neighboring towns, as well as a season ending cross-country state championship. August-October.

Andover Soccer Association

The ASA includes both Intown teams (kindergarten through 4th grade, 5th grade option) and Travel teams. The league fields include: Andover High School, Bancroft Elementary, Bowling Green/Shawsheen Square, Deyermond Park, Greater Lawrence Technical School, High Plain Elementary/Wood Hill Middle School, Lower Shawsheen Field, New England Bible Church, Phillips Academy, Pike School, Sanborn Elementary; Shawsheen School, South Elementary, Stowe Field (Doherty Field), Upper Shawsheen Field, and West Elementary. ASA does not play any games at Doherty Field, but they do use it for practice as there is a bottleneck for weekend practice space.

Seasons are typically 8 weeks as follows:

- Spring Season – early April through mid-June
- Fall season – Labor Day to beginning of daylight savings.

The fields at the Playstead are used by a variety of youth sport leagues, including the following:

Andover Girls Softball League

Andover Girls Softball League (AGSL) has approximately 100 players in spring, and 100 players in summer. According to their web site, players are ages 4-20. Fields used by the AGSL include AHS JV and Varsity fields, West Middle School, Doherty Middle School, and West Elementary.

Seasons are as follows:

- AGSL Spring softball – Runs 4/10 through 6/19
- Summer Travel Softball – Runs 6/11 through 8/9

Andover Little League

Andover Little League (ALL) makes use of both the 90' diamond for older kids, as well as the small Water Field. The ALL offers three programs, including summer and fall seasons, as well as a Challenger Division.

Summer teams are for ages 6 through 16. The number of teams, game and tournaments vary depending on the number of players registered and the age group.

Fall Baseball League is for players ages 6-18. Last year's league expanded to over 35 teams with games played in Salem, NH, Methuen, Haverhill, Lawrence, Derry, Amesbury, Greater Nashua, Andover and other nearby towns. The league plays on weekends from September through October. Games are Saturday for 6-15 year olds and Sunday for 16-18 year olds. Practices are one day per week Monday through Friday from 6-7:30pm.

The Challenger division of Andover Little League, established in 2001, enables special needs children to play organized baseball. The program is open to boys and girls between the ages of 5 and 18, with physical and/or emotional disabilities. The children are able to participate regardless of their abilities and receive on-field support in all aspects of the game - including batting, fielding, running, and just having fun playing baseball. The program utilizes a "buddy system" at the games to assist the Challenger players.



Figure 99. Historic photo of football being played in The Playstead.

Credit: Andover Historical Society

Andover Junior Football League

The Andover Junior Football League (AJFL) was founded in 1960. The purpose of the League is to conduct a season of football play for youngsters in the 9-14 year old age bracket under conditions which will foster the spirit of competition and enhance the physical and moral training of the youngsters. The league offers the following:

- In-town Football – This program is open to kids that are 9 years old through 7th grade.
- Middle School Football – This program is a travel league that is open to 7th and 8th grade players. There is a registration cap of 60 players.
- Cheerleading – This includes an In-town Cheer-ing program that is open to kids from 2nd-5th grade and a Middle School Cheering program that is open to kids in 6th, 7th, and 8th grade. There are two ways to be a part of the AJFL Middle School Travel Cheer Program – via a Game Team and a Competition Team. 6th grade students are only assigned to the JV team games during the travel football season.

Based on the 2017 schedule, practices are held at Doherty Middle School Monday through Friday, while games are held at Andover High School (or elsewhere for the travel team). According to the league website, B-Level games are played at the Doherty Middle School field on Saturdays.



The Municipal Complex

The Municipal Complex is comprised of five distinct buildings. Within these buildings are housed the following:

- Andover Town Offices - located within the former Punchard High School, a wide array of town services are represented including:
 - > Board of Selectmen
 - > Town Manager's office
 - > Department of Community Development & Planning
 - > Department of Community Services
 - > Department of Finance & Budget
 - > Human Resources
 - > Information Technology
 - > Public Information Management
 - > Town Clerk's office
 - > Plants & Facilities
- Memorial Auditorium – The auditorium is considered an adjunct to the Middle School, providing both an auditorium as well as a small gymnasium. The basement level is utilized by the Town Offices for record storage.
- Senior Center/School Administration – located within the former Junior High School, the first floor serves as the Senior Center, while the upper two floors are occupied by the School Administration.
- Doherty Middle School – Serving ages 10-14, the schoolhouse is comprised of approximately 560 middle school students and 90 faculty and support staff members. The Doherty Middle School district is comprised of most of the area east of the MBTA Haverhill commuter line.
- Cormier Youth Center - Memberships are for middle and high school students. Non-members are welcome to visit the CYC drop in programs for a \$10 daily fee/\$5 daily for high school evenings.



Figure 101. Doherty Middle School outdoor area

Credit: GPI



Figure 102. Storm damage to the old beech tree, March 2018.

Credit: GPI

3.2 CARE & CONTROL

Care and control of the PPMC is divided among the following town departments:

- The Park is a town owned facility and its use gets scheduled through the Department of Municipal Services Fields and Rentals Coordinator.
- The Playstead is predominantly owned by the School Department. All scheduling of the fields before 5pm on weekdays is through the Middle School Principal, who has first refusal on the scheduling of events. Activities after 5pm and on weekends are coordinated through the Department of Municipal Services via the Fields and Rentals Coordinator.
- Andover fields are available for use in the spring and fall, although they are routinely at capacity as Andover Little League, Andover Girls Softball league, and the Andover Youth Services all have exclusive leases that gives them first right of refusal during non-school hours.
- The Municipal Complex is split between the Town and the School Department.

Andover Public Schools are available for use Monday through Friday from approximately 4 p.m. to 10 p.m. Scheduling of the school building or auditorium before 5pm on weekdays is through the Middle School Principal. Activities after 5pm and on weekends are coordinated through the Department of Municipal Services via the Fields and Rentals Coordinator.

Rooms at the Senior Center can also be rented after 4pm through the Department of Municipal Services via the Fields and Rentals Coordinator.

Town of Andover facilities and fields are available for use by non-profit groups, private organizations, individuals, and town and school groups.

Parking Allocation

The following figure shows the current allocation of parking between the various departments within the PPMC. Any modifications to the site arrangement will need to consider this balance of parking.

- 84

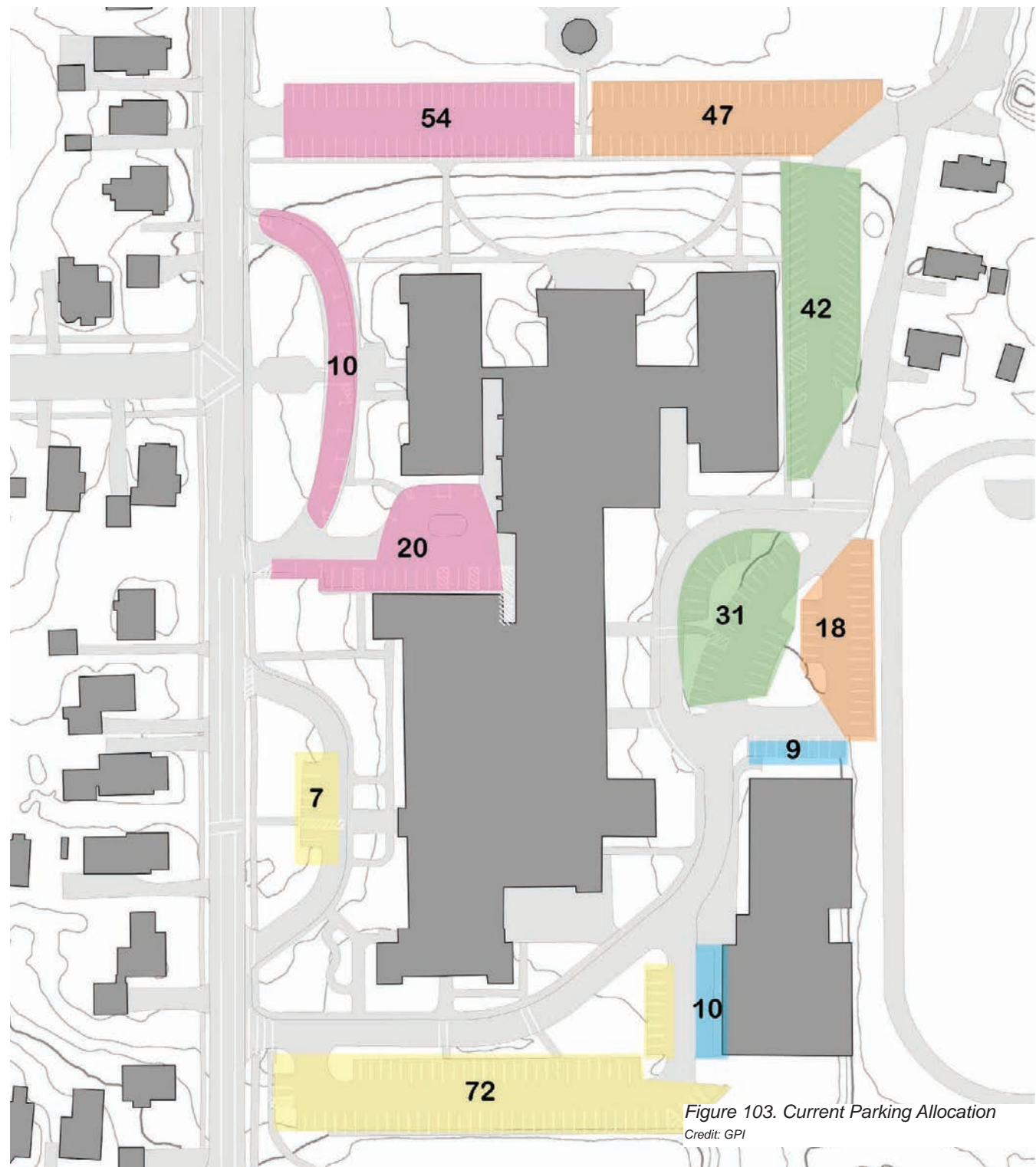
Andover Town Offices
- 65

School Administration
- 79

Doherty Middle School
- 73

Senior Center
- 19

Youth Center Parking



Restroom & Trash Provisions

Use of the Park requires the provision of trash collection and restrooms. Event sponsors can provide their own services, or they can be provided by the town for a fee. Weekend use of the school facilities is permitted, but requires the hiring of a custodian for restroom and trash usage, as the schools are normally closed.

Exterior Maintenance

The Park, The Playstead, and PPMC grounds are maintained by the Parks and Grounds Division of DPW. This division maintains more than 2.75 million square feet of ball fields and 1.4 million square feet of lawn areas located on all School and Town building sites and other Town properties including Ballardvale Playground, Upper and Lower Shawsheen, the Bowling Green, Town-owned parks, playgrounds, Lovely Field (the new artificial turf field located at the

High School), and other parcels throughout the Town.

Ball fields are prepared (groomed and lined) for all secondary school athletic events. Turf maintenance consists of mowing, aerating, watering, over-seeding, liming, fertilizing and weed and insect control. This division also maintains small trees, shrubs and shrub beds on Town property and is responsible for snow removal at all Town buildings.

The Forestry Division is responsible for the care and maintenance of all public shade trees (those within the public right-of-way) and roadside vegetation maintenance. There are approximately 200 miles of roads in Andover. Annual roadside mowing is done on approximately 75 miles of roadways. This would include those trees lining the public streets, including Bartlet Street, Chestnut Street, and Whittier Street.



Figure 104. Maintenance shed and Port-a-John

Credit: GPI



Figure 105. Lawn area at Memorial Hall.
Credit: GPI



4.0 PROJECT AREA ANALYSIS

This section analyzes the various components of the project area to determine the conditions and issues for a wide variety of assets. For the purposes of this study, five major components were identified within the project area and consist of broad terms or categories that are used to consolidate and organize what would otherwise be an unwieldy list of topics. These five major components include:

- **Open space** – those areas left open for the use of the public, such as park and plaza space, courtyards, natural areas, and sometimes streets. The benefits of public open space provide for recreational opportunities, conservation of nature, and aesthetic enjoyment.
- **Activities** – those actions or events that may occur within the open space. These activities primarily include recreation and civic gatherings.
- **Connectivity** - refers to the state or extent of being connected or interconnected. Within the PPMC, there are numerous areas of activity and operations that are enhanced by connectivity, but there is also recognition that some areas should be segregated for reasons of safety, function, or aesthetics.
- **Operations** – the active process or manner in which the site functions. This includes such things as assembly, busing, code compliance, parking, storage, and maintenance.
- **Elements** – those features or objects located within the project area that support the other major components.

The following subsections discuss and assess each of the major components in greater depth. Ideally, all items associated with the project should fit under one (or more) of these headings.

4.1 OPEN SPACE

The PPMC contains approximately 18-acres of open land that is undeveloped and accessible to the public. This includes land that is covered with grass, pavement or vegetation. Considerations of effective and well-conceived open space include the overall character, visual distinction, and edge conditions.

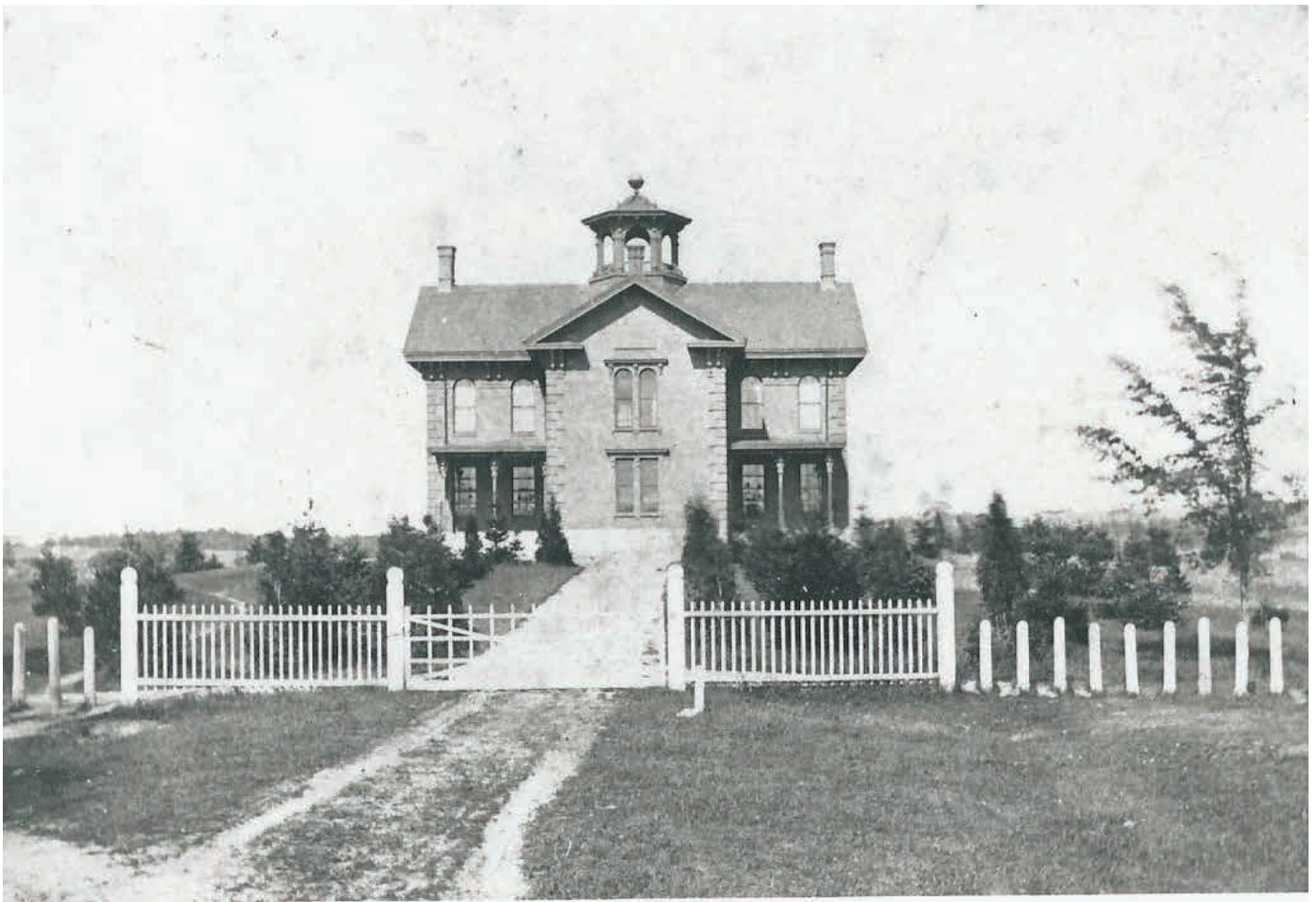


Figure 106. The Punchard Free School

Credit: Andover Historical Society

Landscape Character

The PPMC was for many years a bucolic landscape, consisting of open agricultural fields, a stream corridor, stands of stately trees, and small school buildings neatly aligned in a row along a low hill. Plans developed in the early 1900's by the landscape designer Joseph Henry Curtis for the park and school grounds suggest a civic push to enhance the school grounds and the "common" area. These improvements included the creation of gathering spaces, curvilinear walking paths, footbridges, planting material, and the bandstand. Groupings of trees and understory plantings were carefully placed to frame buildings, but still allowed sweeping views beyond the buildings to the surrounding hillsides (refer to Figure 106). The culmination of this early landscape design appears to have peaked around 1930.

Beginning in the mid-1930's and spanning the next forty years, a series of dramatic changes would notably alter the PPMC's appearance and visibility. These changes included the following:

- 1936 – the original Punchard School was replaced by the Memorial Auditorium and Junior High wing. These additions began a transformation in scale from the original single lot buildings to the current multi-building complex.
- Post WWII - with a shift away from city living, many of the local farms were bought up and the

open fields subdivided into house lots for returning soldiers. As surrounding neighborhoods flourished, trees began to reclaim the former farm fields, sprouting along the edges of backyards and in open lots. Gradually, the open views of an agrarian landscape began to close in.

- 1952 – in this year, the Central Elementary School (now Doherty Middle School) replaced the older Dove School. Not only did this larger building reduce the open space between the buildings, but it substantially blocked views from Bartlet Street into the Playstead.
- 1968- after a series of historic floods, Rogers Brook was permanently placed below ground throughout the downtown. Consequently, this erased the original organizing thread that much of the park was laid out around. What results is a flat, featureless lawn with crisscrossing pathways.

What these changes brought was an evolution from a first visual order to a second – simple buildings to campus style architecture, park setting to common ground, open space to athletic fields. Aside from improvements in the 1980's that brought the strong axial walks to the Park, there has been little attempt to holistically redefine the campus landscape. Subsequent expansions of the municipal complex have resulted in less and less open space, much to the detriment of the existing vegetation and visual cohesion.

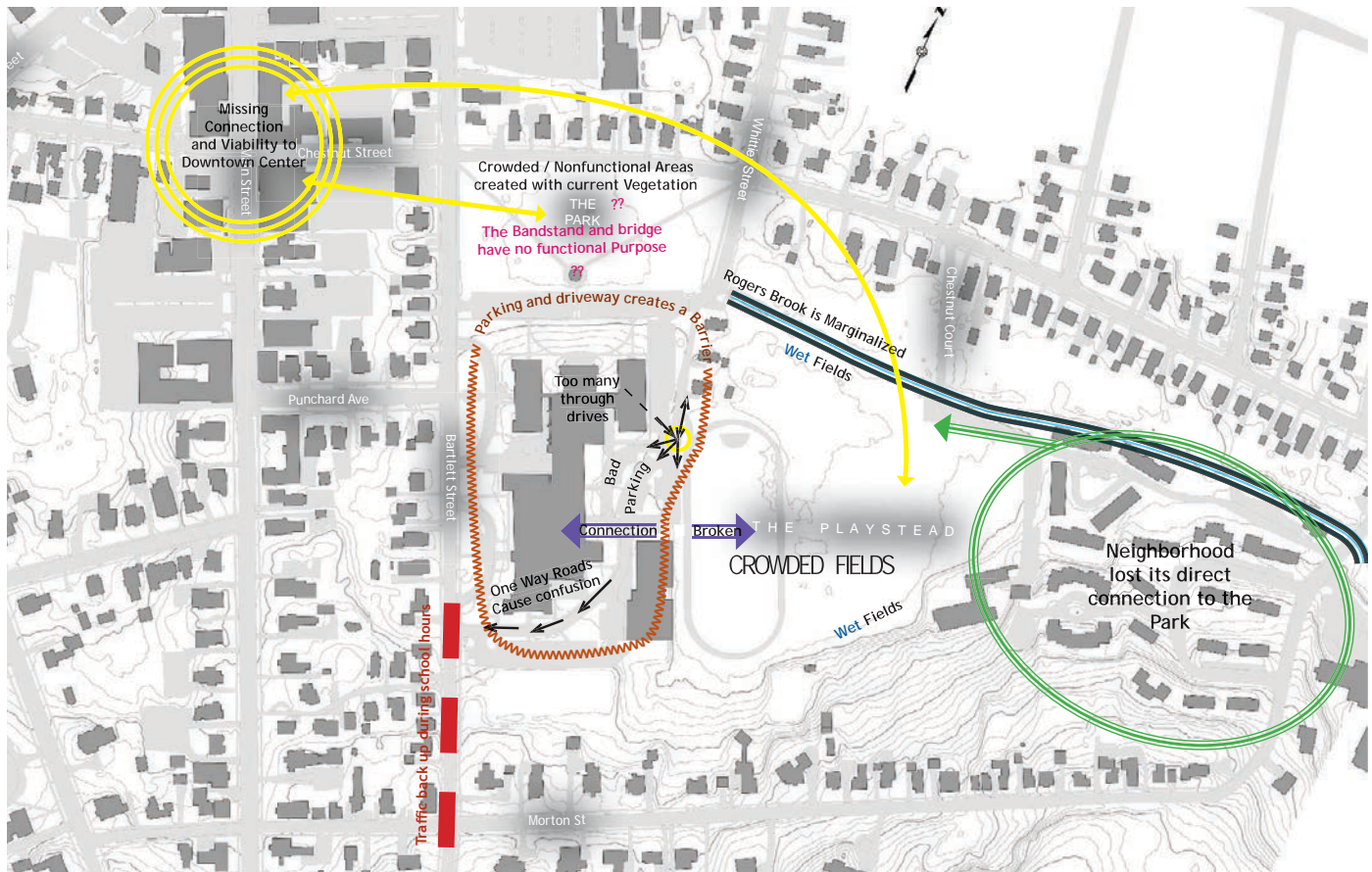


Figure 107. Spatial Challenges Diagram

Credit: GPI

Spatial Patterns

The 18-acres of open space within the PPMC reflect various spatial patterns and forms. As the perception of open space is very much determined by the arrangement of objects and space, it is important to understand the underlying patterns.

Existing Spatial Patterns

Spatial patterns consist of the perceivable arrangement or placement of objects on earth, and can be either natural or manmade in origin. As they relate to the design of open space, spatial patterns include not only the placement of objects, but the formation of the spaces in between those objects.

The PPMC site can be described predominantly in terms of the overlying human spatial patterns that have been superimposed on the site. In fact, beginning with the establishment of land parcels and the development of the street grid, human activity has

so significantly altered the site's more delicate natural features, that one can scarcely perceive much of the original micro-topography or drainage patterns that once existed. As a point of interest, one of the few natural features that still stubbornly remains is a small rocky ledge that peaks out from a traffic island in front of the Senior Center.

The imposition of rectilinear patterns (i.e. lot lines, streets) define the outward boundaries of much of the current project area. But curiously, as altered has the site has been, we note that the downtown's prominent street grid was never fully executed through the PPMC. One might ask why does Whittier Court not connect to Morton Street? And why does Whittier Street turn northward and not parallel Chestnut Street to the east. Surely this "lack of pattern" is an indication of how wet and ill-suited for development prior generations found this area, so much so that they avoided it.

Spatial Design

Designers have long recognized and practiced giving form to outdoor space through the arrangement of the space between objects. Outdoor spaces can take many forms - from urban plazas lined by buildings, to tree lined streets and pedestrian malls. Unfortunately, the spatial side of design is often either poorly defined or compromised – either by a lack of skill or by a lack of concern. A great deal of thought is given to the shape and massing of the building, but sadly outdoor space is often viewed as that portion of a site that is “not building”.

Much of the PPMC suffers from poorly defined outdoor space. Examples include the following:

- The Park – the interior of the park is poorly defined with random placement of objects and trees that do not support spatial use.
- The Playstead – field placements are poorly arranged and do little to support the space. Back-stops and infield diamonds break up open space into smaller spaces.
- The Municipal Complex – the buildings have slowly filled the open space around them, leaving small, poorly shaped patches of unusable green space.

The arrangement of the spaces in between objects is a key component of spatial design, and preferably should be done in a manner that creates “rooms” of varied size and shape that support activities and socializing.

Visual Distinction

To be effective and distinct, spaces must consider their overall shape – as a rule of thumb, they should be distinct and describable spaces (i.e. rectangular, circular, ovoid, linear, winding, etc.). The more distinct the space, the more understandable and memorable it will become.

As a famous example of shape perception, the “face-vase” drawing (fig. 108) popularized by the Danish psychologist Edgar Rubin illustrates that the mind has the ability to perceive shapes in multiple ways. “In fact, it exemplifies one of the key aspects of figure-ground organization, which is edge-assignment and its effect on shape perception.”¹ That is to say, good spatial patterns should reflect both sides of the mass-space relationship, where one can readily comprehend the space they occupy as much as the edges that define the space.

¹ [https://en.wikipedia.org/wiki/Figure%E2%80%93ground_\(perception\)](https://en.wikipedia.org/wiki/Figure%E2%80%93ground_(perception))

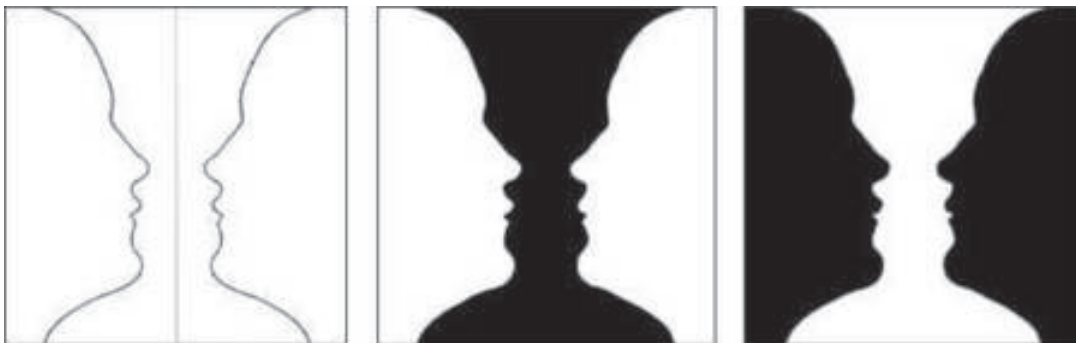


Figure 108. Figure-Ground Image by Edgar Rubin

Credit: <http://www.draw-paint.com/p/4015573575/2014/02/08/faces-and-a-vase-drawing-tutorial>

Edge Conditions

As public realm, the PPMC belongs to the people of Andover and is outdoor space that is open to everyone for use. To improve upon the existing conditions requires looking at both the physical and visual access to the PPMC.

Visibility

The PPMC is located a block off Main Street, where it suffers from a lack of public celebration - a condition that certainly stems from the fact that this was not intended as the original seat of government. Andover out grew its 1858 building situated at 20 Main Street, and moved to its current location in the old Punchard High School in 1984. And while many New England greens are found at the community crossroads, Andover's common (i.e. The Park) is a replacement of the one lost after the north parish broke away to form North Andover. As such, the PPMC does not maximize its potential for involvement in the daily life of the downtown, nor achieve its ultimate role in the public realm.

Even still, situated at the intersection of Bartlet Street and Chestnut Street, the Park and the adjacent Municipal Complex are favorably positioned along public roads that afford good access and visibility.

Conversely, the Playstead feels secluded and unwelcoming to many with only minor frontage along the lesser Chestnut Court. Without the supporting street grid bounding it, the Playstead is best characterized as an interior "super lot", which is far larger than most of the surrounding single-family lots and with minimal street frontage. As such, it suffers both visibility and access issues.

Public Border Roads

The ability to see and access open space from the public realm offers visibility, awareness, stewardship, and promotes defensible spaces. The boundary conditions of the PPMC are highly varied and impact the manner in which the current open space is used.

In a 1907 report regarding public improvements for the Metropolitan District of Boston, the visionary consultants to the Metropolitan Improvements Commission (Shurtleff, et al) wrote that "the majority of the greater parks and reservations are also provided with complete systems of border roads, the purpose of which is to connect, in a workmanlike manner, local streets which abut upon the park and which without a boundary road would terminate in dead ends. The border roads also simplify the control of trespasses and nuisances affecting private property as well as parks upon park boundaries."¹ This text was accompanied by several figures illustrating examples of both good and bad street arrangements – refer to Figure 109.

We note that the PPMC reflects examples of both the good and bad arrangements. In fact, the two examples shown share striking parallels to the PPMC and could be labeled accordingly:

- **The Park - Well Arranged Borders:** Bounded on all four sides by public streets similar to the Washington Park example, the Park has a complete system of border roads making the edges of the park clear, readily perceptible, and publicly accessible.
- **The Playstead – Poorly Arranged Borders:** The borders of this area reflect all of the shortcomings of the Library Park example, where the boundaries are ragged and interrupted by a stream, dead end streets, and adjacent private lands. This makes for poor public access, ragged edges, and points of poor functionality and conflict.

Recognition of the effect of these conditions on the public use of the PPMC should guide future recommendations.

¹ <https://archive.org/details/publicimprovement00mass/page/205>

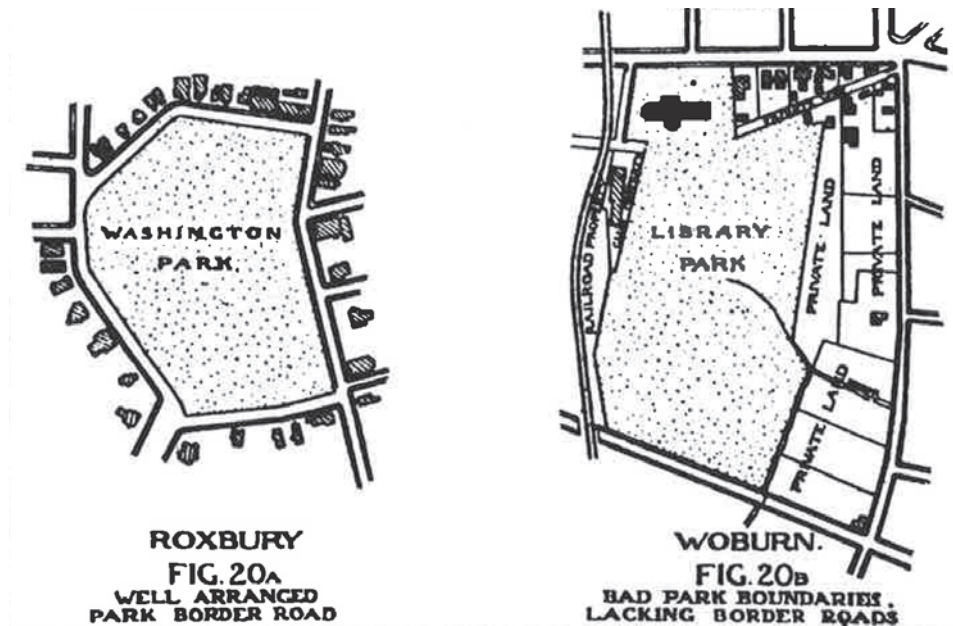


Figure 109. Examples of Good and Bad Park Edges

Credit: <https://archive.org/details/publicimprovement00mass/page/n239>

Protection & Threats

According to the 2012 Master Plan, 25% of the town's 8,068 acres of open space is considered permanently protected conservation and passive recreation land.

Preservation of 18-acres of open space in the downtown shows incredible foresight by the town. These important spaces offer numerous benefits to Andover residents. However, looking to the future, the PPMC faces a number of challenges that threaten the integrity of the open space.

Maximum Build-out

The municipal complexes capacity to handle multiple buildings and associated parking has all but reached maximum horizontal build-out. Within this 9-acre complex, the open space ratio has dramatically reduced from 8 acres in 1910, to a dispersed 2.5 acres in 2018. The assemblage of so many town functions in one location, creates numerous operational pressures and conflicts on the site.

Erosion of Open Space

As development needs within the municipal complex increase to meet changing demands, the pressure to push beyond the current edges of the Municipal Complex will only grow. This has already manifested itself to an extent in several locations including:

- **The Park** - where the addition of perpendicular parking and partial closure of Whittier Street has diminished the "publicness" of this edge. No longer a through street, this parking has all the earmarks of reserved parking. A lack of public access around the Park diminishes the usefulness of this open space.
- **The Playstead** - where the youth center has pushed right to the edge of the fields, and the construction of a stone retaining wall has severely restricted pedestrian access to the fields. Already lacking public points of entry, these recent improvement further isolate this internal space.



Figure 110. Parking along The Park on Whittier Street
Credit: GPI

Trespass and Nuisance

As noted earlier, the current irregular boundaries of the Playstead create numerous places where trespass between private/public lands can occur. Notable examples include the following:

- Whittier Court – the potential conflicts with the three residential houses along this small street include noise, trespass, and blocked driveways. These homes are also subject to foul balls from the fields. Conversely, a section of town owned land along Roger’s Brook is currently blocked by a privately owned fence and driveway.
- Chestnut Court – adjacent housing units along this street are closely situated to the ball fields and likely subject to noise, foul balls, and parking conflicts. The continuous lawn between these two entities blurs the property lines. The edge of the Playstead in this location feels like private space, belonging to the residents of Chestnut Court.

Private space in close proximity either leads to avoidance of use, or conflicts. Planned improvements should consider these incongruities.

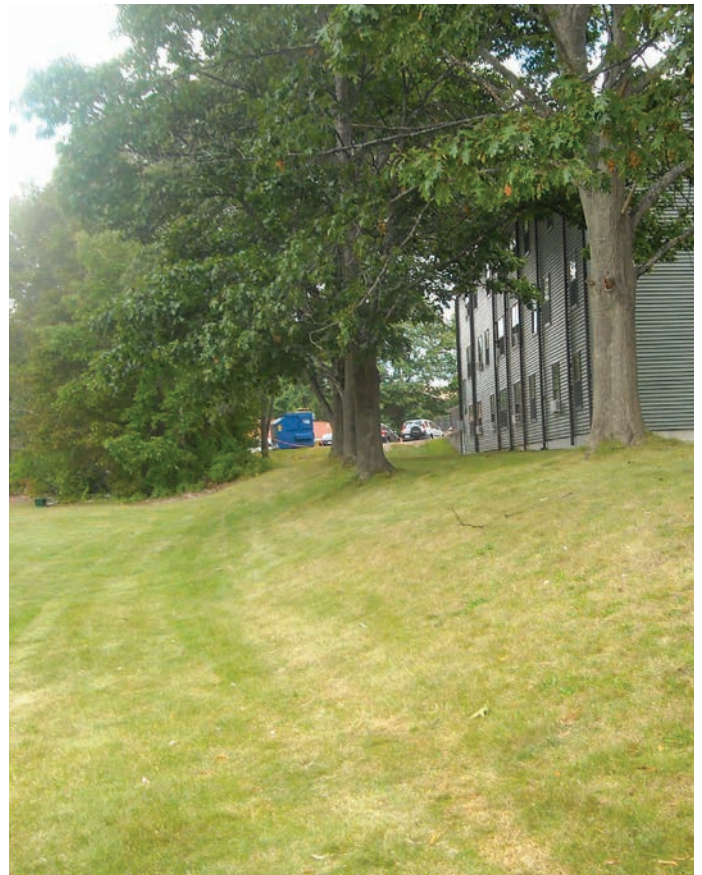


Figure 111. Chestnut Court Housing Adjoining the Playstead
Credit: GPI

Trees/Vegetation

Trees are an undeniable element of good open space, as they offer shade, beauty, wildlife habitat, vertical scale, and a sense of enclosure. Vegetation, whether natural occurring thickets or ornamental shrub plantings, reinforces all of the above, and supports circulation patterns. However, the use of dense understory plantings in urban settings must always consider best practices for visibility and defensible spaces.

Edge Definition

Successful open space must have limits that create a sense of enclosure. As much as we crave open space, it is also well documented that people seek the edges of open space to stop and rest. Within the Park and the Playstead, trees are the predominant defining edges of the open space. As such, they are important elements of the spatial design, and require special attention as to how they are placed and maintained.

Canopy Trees

Within the PPMC, there are approximately 141 individual trees inventoried, located as follows:

- The Park – 61 trees
- The Municipal Complex – 78 trees
- The Playstead – although bounded on two sides by wooded lots, there are a mere two individual trees found within the Playstead. Located as a cluster between two ballfields, this small grouping of trees offers a focal point within the Playstead, as well as a respite from the sun for visitors. Seemingly incidental to the recreational purposes that surround it, this copse of trees evokes images of agricultural pasture lands, and preservation or replacement of this feature in future designs would be an important consideration.

A significant number of older trees (those remaining from the early 1900's) are in decline and require replacement. There are also a number of lesser trees that have been placed haphazardly within the Park.



Figure 112. Canopy Trees in the Park

Credit: GPI

A comprehensive plan should define locations in support of open space.

Stream Corridor

Roger's Brook is an important natural resource that has largely been marginalized over the course of the Town's development. Severely channelized with significant encroachments along its flood plain, the natural systems of the remaining brook are in dire need of protection.

And while subterranean piping and filling have triumphed over the natural conditions within both the Park and Playstead, we must recognize that the brook is not gone - it is simply hidden from view - waiting to reappear at such times the weather swells the water volume beyond the capacity of the conduit in which it has been placed.

Changing trends in water quality protection and increasing efforts to restore rivers and streams suggest that the potential restoration of missing portions of the brook may someday unfold - although realistically, this may be generations in the making. Initially, greater public awareness and appreciation of the stream should be the first considerations of the master plan.

4.2 ACTIVITIES

Public spaces influence the form and function of the town and the daily interactions that take place at the community level. They support a variety of activities that bring people together for work, recreation, and leisure.

Building Use

Town Services

Town services are predominantly contained within the town hall offices. Aside from the formal flag pole with seating and entry along the Bartlet Street side, there is no outdoor usage associated with the town hall.

Senior Center

Use of the outdoor areas around the senior center includes the following:

- Courtyard – there are two courtyard areas associated with the senior center, located both north and south of the buildings central hall-way. The southerly area is paved and used for building services, with a small sitting area. Previous attempts to convert the northerly area into a seating terrace has been largely unsuccessful - perhaps in part because this area is heavily shaded by the building. Both of these areas are currently planned as building expansion space.



Figure 113. Punchard Center Southern Courtyard
Credit: GPI

- Senior garden – this small garden is located just within the northwest corner of the Playstead. The garden was planted and is maintained by the Andover Garden Club. While the garden has a wide array of plants and a granite bench, it lacks connectivity and a sense of place.

Middle School

The Middle School makes significant use of the outdoor space surrounding the building. These uses include gathering during daily arrivals and departures, recess, and some gym related activity.

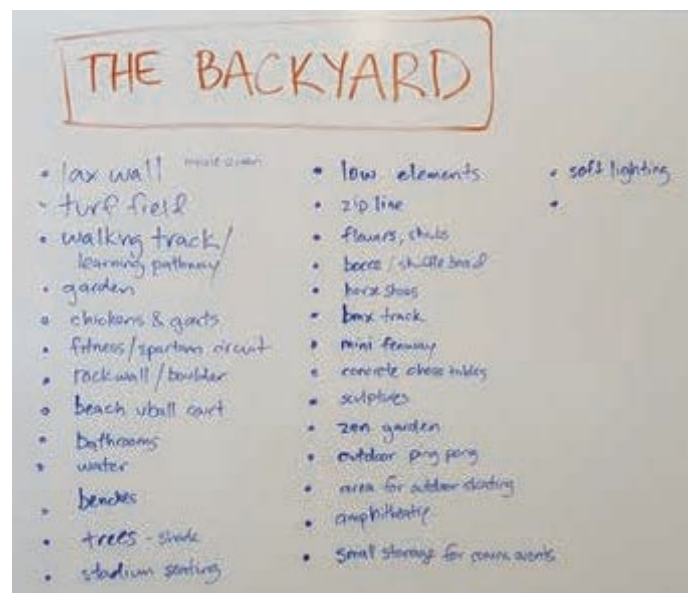


Figure 114. CYC wish-list for the Playstead.
Credit: GPI

Cormier Youth Center

The Cormier Youth Center (CYC) is the new kid on the block, and it comes with tremendous energy and enthusiasm. This new facility offers middle school aged kids numerous avenues of recreation, education, socialization, and support services. Outdoor use at the CYC includes football, lacrosse, rugby, and ultimate frisbee. The staff of the CYC has a long wish list of facilities that they would like to add and its obvious the ambitions of this venue cannot be fully contained within the walls of the building. Examples cited to the design team are included in Figure 114. While its unlikely that the Playstead will hold all of these features, it is conceivable that some of them can be placed around the perimeter where they will not conflict with the existing athletic fields.

Civic Gatherings

Passive Gathering

The Park is the predominant stage for passive recreation as it offers walking paths and benches. With good visibility from the surrounding streets, this space feels comfortable, safe, and inviting to residents. Numerous examples were given of how people gather in small groups during the week, particularly after school hours. It was also noted by workshop participants that at one time the park was lined with shrubs along Chestnut Street, but these were removed as they obscured views into the park.

Currently, the walking paths within the park are incomplete, and do not offer even a simple circuit loop to navigate the exterior of the park.

The main axial paths that diagonally crisscross the center of the park are more akin to a campus quad rather than a park setting. These visually dominant walkways feel as if they are rushing visitors through

the park, thereby abbreviating the overall experience. Furthermore, they bring you to a central gathering point at the bandstand, an element as previously noted that lacks function.

Civic Events

Throughout the season, roughly 10 major civic events are held in the park, which include road races, hikes, children's events, craft fairs, and concerts. The various events are well attended and bring a large crowd to the park. Each of these events uses the park in slightly different ways, but generally they tend to coalesce around the bandstand, which despite its poor functionality, serves as a visual focal point.

One unintended consequence of these events is that the grounds within the park experiences compaction, which the DPW is concerned impacts the health of both the grass and the trees.

Refer to page 112 for event requirements related to traffic control.



Figure 115. Sketch of an expanded gathering space at The Park.

Credit: GPI



Figure 116. Memorial stone placed under a tree.

Credit: GPI

Remembrance

Much of the PPMC is designated as war memorial space, including the Memorial Auditorium, the Playstead, and the Park. Recognition of historical conflicts and the individual's that served their country comes in the form of the larger war memorials as well as the WWI trophy cannon. However, there are also smaller boulders, bench placards, and ground placards that honor civilian residents. There is also the "Twining Garden", which recognizes the relationship between the town and Andover, United Kingdom.

Recognition and protection of these memorials is important as we owe it to those who made incredible sacrifices and/or contributions to their community and country. However, there is also recognition that a more thoughtful approach should be given to how and where memorials are placed, least they overwhelm the usefulness of the space they occupy.

Refer to pages 192-193 for recommendations regarding the incorporation of future memorials.

Recreation

Recreational opportunities within the PPMC includes active recreation consisting of organized sports and playground activities, as well as passive recreation that includes enjoyment of nature and walking.

Sports Facilities

Predominantly found in the Playstead, active recreation within the PPMC includes baseball, football, softball, lacrosse, track, and soccer. These team sports are highly organized and scheduling of the facilities are reserved through the town. Use of the Playstead is from a broad cross section of town organizations as well as traveling teams.

Although the middle school has the first right of refusal over a majority of the Playstead, the school's use of the track and field appears to be fairly limited. The school curriculum offers a limited track program.

Sadly, the middle school requires a viable location for student recess yet finds the Playstead too remote for use. As such, the school currently gates the existing access road during the middle of the day to provide activity space adjacent to the lunch room. The students literally play in the road.

Instead, the youth center has taken on a number of programs that make use of the Playstead on a daily basis, including rugby, lacrosse, track, etc.

Andover Center (Stowe Field) Playground

In recent years, a children's playground was added just south of the middle school within a portion of Stowe Field after a heated debate about including a playground within the Park. Placement of a playground within the park was vigorously opposed by many residents, but especially by the local veterans. The clear message was to keep the park as a formal space for remembrance and civic events, clear of recreation equipment.

Placement of the playground near the Middle School would seem to be an ideal asset for the student population. Unfortunately, the selected equipment is only for younger aged children, and does not serve the needs of the student population of the middle school.

The addition of a playground in the Playstead would seem to be a natural fit, but limited space and the secluded nature of this space hampers placement.

4.3 CONNECTIVITY

When thinking about the PPMC, the term connectivity is the degree to which the site circulation facilitates or impedes movements amongst various uses or activities within the overall complex. These impediments may be caused by physical arrangements or by functions that are considered to be incompatible. The need for connectivity needs to be evaluated based on the adjoining functions and the inter-relationship of the functions.

Existing Circulation

Vehicular

While the Park is well served on four sides by vehicular access, the Municipal complex is limited to two functional edges along the west and north sides. This limitation complicates access, and in conjunction with multiple functions, requires that all traffic circulate around the site. This compounds traffic and conflict points. As noted previously, the Playstead has very limited access.

Pedestrian

The street grid around the PPMC has a relatively complete sidewalk network. But while the Municipal Complex is reasonably served by sidewalks, the Park and Playstead both lack accessible routes and comprehensive walking paths.

Bicycle

With the exception of bicycle racks at the Middle School and CYC, there are no bike routes or other bike accommodations within the PPMC.

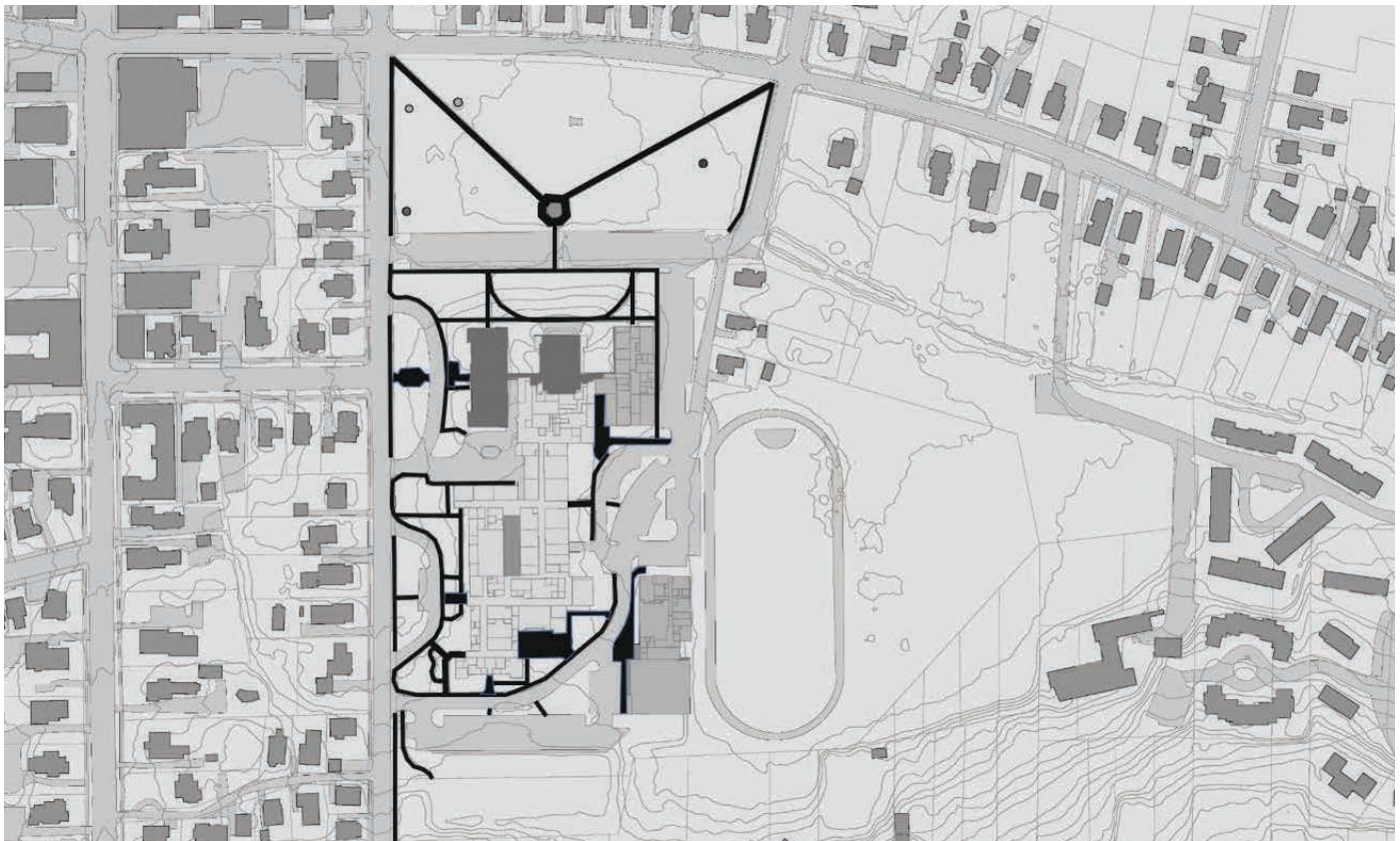


Figure 117. Existing Sidewalks

Credit: GPI

Shared Uses

Current shared uses found within the PPMC include activities at the Park, the athletic fields within the Playstead, and of course the access roads. However, there is tremendous potential for greater integration of programs that include use of active and passive recreation areas, educational opportunities, and gardening. A good example is the Senior Garden, which could be jointly maintained and used by seniors, youth center programs, and even middle schoolers.

The PPMC offers a unique opportunity to create a physical representation in the form of an intergenerational campus that integrates all ages within the community. With the recent hire of a new director to lead the combination of senior, youth, veterans and community under the umbrella of the Community Services Division; this new department indeed promises to strengthen the bonds of the community found within the Municipal Complex.

Missing Connections

Internal

Located to the back of the PPMC, the Playstead has limited public presence or access. This shortcoming of the site location is further exacerbated by a notable lack of internal pathways. Not only does this deter use of the space, but it does not comply with accessibility requirements. This also applies to the Stowe Playground, which has access only to the playground.

Both the public realm study and the public hinted at the desire to better connect the Park and the Playstead. However, 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 Roger's Brook, Whittier Street, and Whittier Court.

To make this union truly successful, some type of “bridge” or “knuckle” is needed (represented by blue circle in figure 118).

The question has been asked, what would be the benefit of acquiring the private properties along Whittier Court. Buying out the properties would allow the development of the bridge.

External

The PPMC lacks a number of important connections to surrounding entities.

- Visibility/direct access to Main Street
- Pedestrian connections to Memorial Circle
- Pedestrian/bike connections to the Cochran Sanctuary.
- Pedestrian/bike connections to the East Coast Greenway.

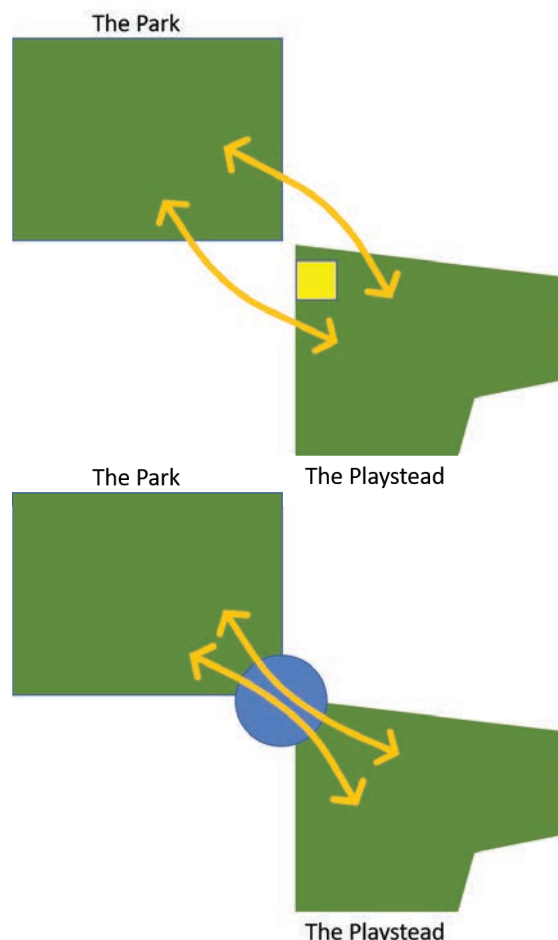


Figure 118. Diagram of the Park/Playstead Connection
Credit: GPI

Programmatic Conflicts

With so many functions in a limited area, the Municipal Complex inevitably suffers from a variety of programmatic conflicts. To illustrate this point, Figure 119 provides a simple diagram showing how the functions of a typical building might be arranged around the building perimeter, with a public entry or “public face” on one side and a connection to outdoor activity on another. The two remaining sides are dedicated to service/loading and employee entry.

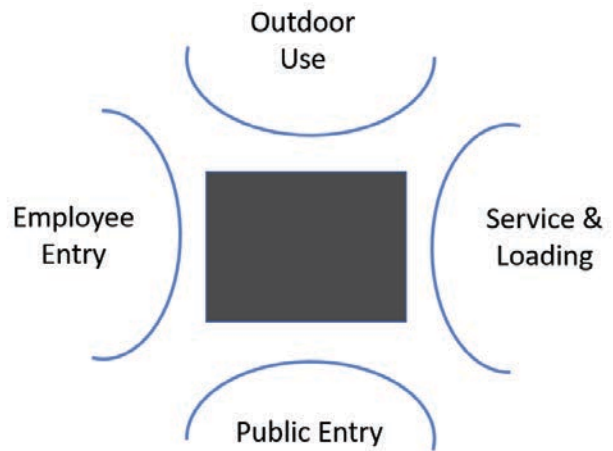


Figure 119. Diagram of desired program/space correlation

Credit: GPI

Figure 120 illustrates what happens when you begin to group multiple functions into a confined space. Functions begin to overlap and conflict in multiple ways. This situation is further complicated by the fact that the entire facility only has street frontage on two sides.

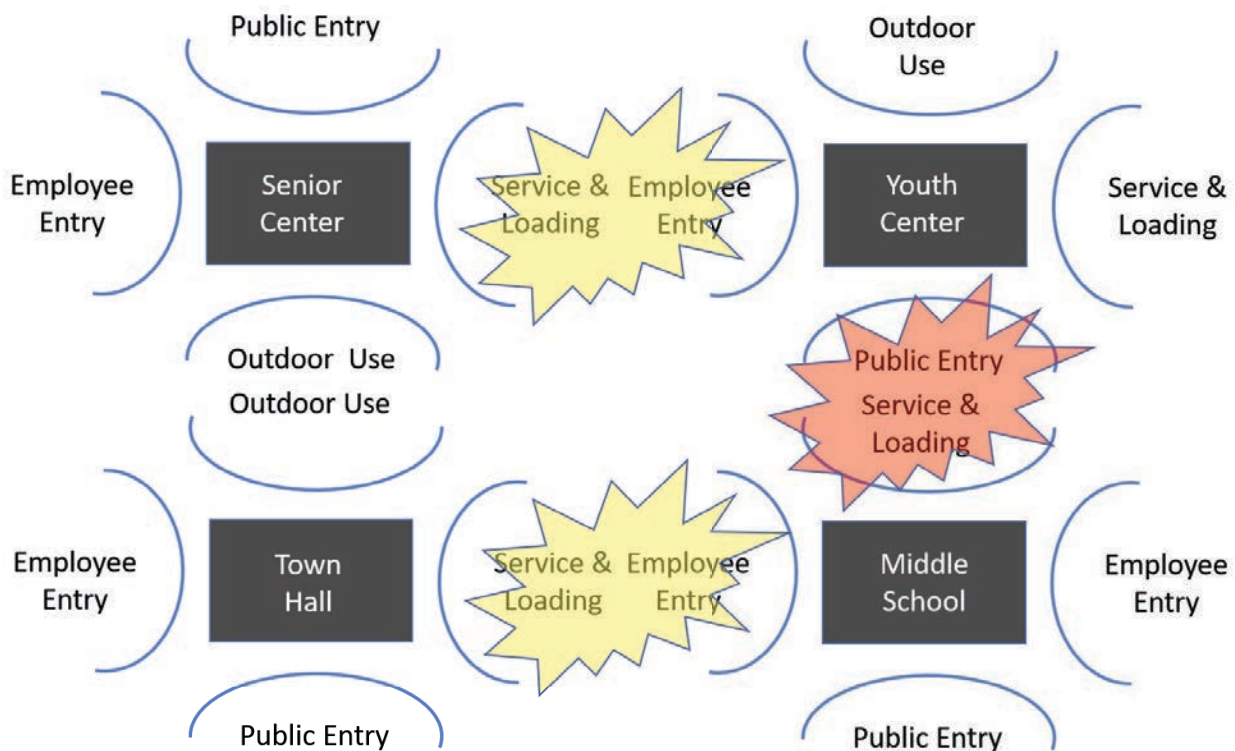


Figure 120. Diagram of Programmatic conflicts

Credit: GPI

4.4 OPERATIONS

As touched upon in the previous section, there exists a complexity of operations due to multiple functions (See figure 120.) The multiple programs create multiple points of conflict with circulation, and parking. This is in addition to the general upgrades and up-keep which are necessary for the evolving population.

Regulatory Compliance

Accessibility

Some of the sidewalks within the PPMC have been recently updated; however many of them have not. The GPI team inventoried approximately 17 specific locations where ADA access needed to be amended with proper curb cuts, ramps, detectable warning strips, and/or a suitable paving surface. (See Figure 70 for ADA Issues; Section 2.7)

Environmental

Roger's Brook from its headwaters to its confluence with the Shawsheen River is listed for pathogen violations. Section 2.3 of this report outlined the issues with the water quality in the brook. It has been identified as an impaired waterway since 1998.

In addition to the environmental benefits of cleaner tributaries of the Shawsheen River, it has been shown that property values decrease an average of 10% as a result of being close to polluted water ways. Rehabilitation to the Playstead is an obvious opportunity to begin to address the water quality in this area. For example, the simple inclusion of a path next to the brook will increase awareness that the brook is in fact there.



Figure 121. Loading area at the Middle School.

Credit: GPI

Bus/Shuttle

The PPMC is served by numerous buses and shuttles. These include:

- Student transportation – the Middle School operates a fleet of school buses, that drop off and pickup students on a daily basis during the school season (September to May).
- MVRTA Route 21 – this regional bus provides ten daily trips to and from the Senior Center, and makes stops at Doctors Park, YMCA, Shawshen Plaza, Downtown Andover, Rte 114 Plaza, Town Offices, Andover Commons, Frye Circle, and Andover Housing/Morton Street. On each visit, the bus circulates through the site twice.
- Senior Center Shuttle – this shuttle is available to Andover seniors for events at the Senior Center for a cost of \$2 each way.

Under the current circulation pattern, all buses and shuttles enter the PPMC via Chestnut Street and circulate behind the Doherty Middle School.

Drop Off/Pickup

Much of the Municipal Complex perimeter is occupied by curbside drop-off and pickup areas. This includes separate facilities for the town office, the middle school, the senior center, and the youth center. These important but redundant facilities - with nearly identical features - occupy a great amount of the landscape of the complex.

Under the present building arrangement, little can be done to consolidate these areas.



Figure 122. Vehicle control gate at Middle School.

Credit: GPI

Recess Area

The Middle School has requirements for an area for student recess. Currently, the space used by students is the area directly adjacent to the cafeteria and within the perimeter road where kids have room to run around.

A steel gate is closed each day to prevent traffic from traveling through the recess area. This requires all cars, shuttles, busses, and trucks to route past the entrance of the youth center and through the middle school parking area.

Muster Areas

Each facility within the complex has requirements for exterior muster space for building evacuation.

These areas are generally fairly flexible, as long as they are out of fire lanes and away from the building.

Parking

Middle School circulation and parking issues.

Although the Nelson/Nygaard report indicates available parking throughout the day, there is a general perception that there is a parking shortfall at town hall.

The Doherty Middle School and Senior Center also report that they routinely experience parking shortages.

Maintenance

According to the MGT report, the Doherty Middle School is due for a major renovation. This presents potential opportunities to address site problems, including parking and access issues.

Storage

Memorial Auditorium lacks storage and the gymnasium is undersized. The middle school gym was created by taking part of the auditorium storage and there is a clear need to construct a larger gym and restore function to the auditorium storage.

The Middle School also reports storage issues. Some of the existing storage is poorly located as it can only be accessed by going outside and entering from the exterior of the building.

Although relatively new, the Youth Center is already experiencing storage needs, including the need for a safe space to store such things as paints and solvents.



Figure 124. Example of access control during a major event.
Credit: GPI

Event Requirements

There are a number of event requirements that effect the local roads. This includes the following:

- Already blocked at its mid-point, Whittier Street typically sees restricted access or is closed completely to provide for event loading and staging. During Clown Town, a series of carnival rides are positioned in the parking area. In essence, the parking area becomes a complimentary con-course to the park.
- Six to seven events per year require that adjacent streets gets blocked for security. The DPW will position dump trucks to restrict access.
- Restroom and trash collection are required – refer to section 3.2.



Figure 123. Restrooms at an event.
Credit: GPI

4.5 ELEMENTS

Historic

Bandstand

- Built in 1910, the bandstand is one of the most iconic structures in the downtown area. The bandstand is well positioned to serve as a focal point and destination within the park.
- Unfortunately, the structure lacks purpose, has limited accessibility, and serves very little function within the current park.

Foot Bridge

The following issues are noted with the footbridge:

- No clear purpose, interrupts open space.
- Lack of connection - floats within the park.
- Archway of bridge is nearly buried.
- The profile of the bridge does not lend itself to an accessible path.
- Some of the stones are missing.

Memorials

There are numerous memorials of many types within the PPMC. These lack consistency and are often disconnected from the pedestrian pathway network.

Furnishings

Benches

Benches are limited and generally placed along the main circulation path with limited opportunities where one can comfortably observe activity within the park from a quiet place. A majority of the benches are positioned directly off the main paths, or staring straight at the base of the bandstand.

Lighting

Multiple light styles are confusing and detract from the overall cohesiveness of the PPMC. A systematic upgrade to a common style would bring greater cohesion to the PPMC.



Figure 125: PPMC public meeting.
Credit: GPI

5.0 PUBLIC PARTICIPATION AND GUIDANCE

A robust series of meetings and public outreach were performed over the spring and summer of 2018. This included public meetings, steering committee meetings, a public website, and an on-line survey.

This section summarizes the public participation program, as well as the public input that was received.



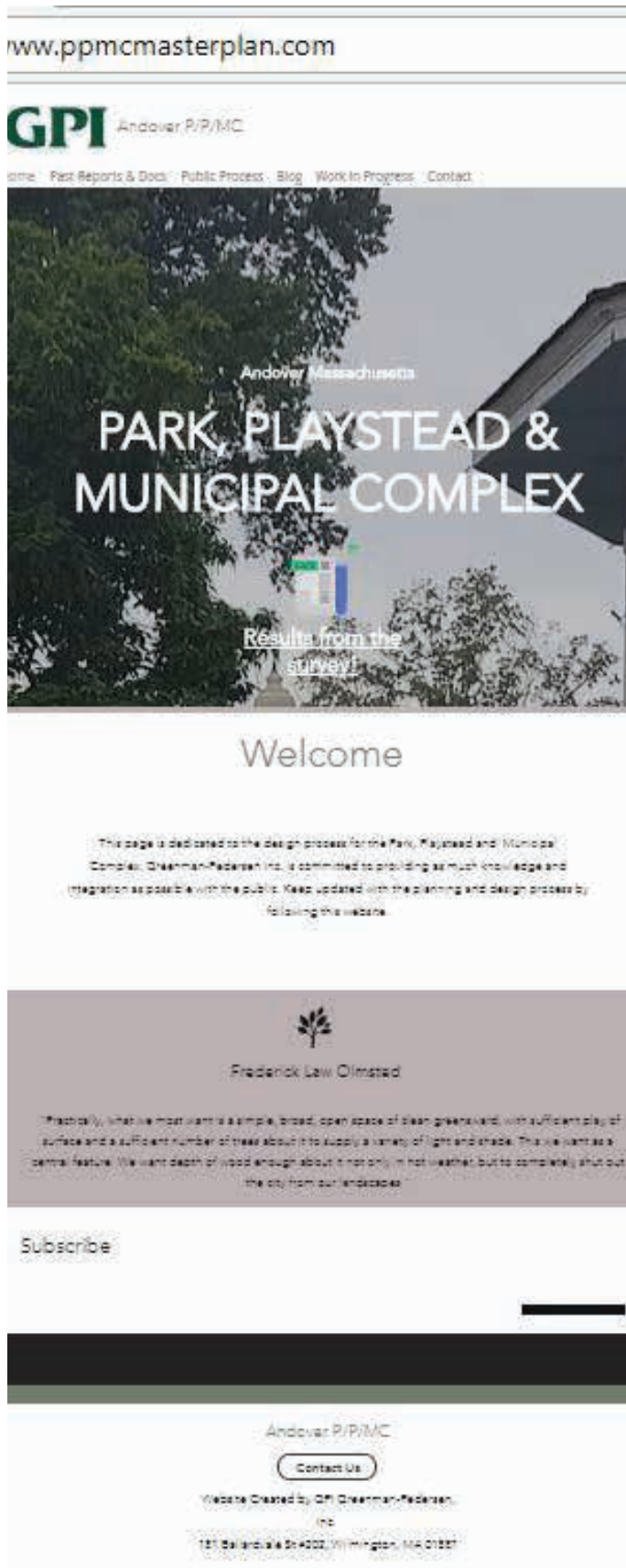


Figure 126. Project web page site.

Credit: GPI

5.1 PROJECT WEBSITE

A project website was maintained throughout the life of the project. The purpose of this page was to provide a centralized location for people to get updates and background information on the project. The address for this website is: www.ppmcmasterplan.com. Visitors to this website could subscribe for updates or explore one of the pages:

Past Reports and Documents - A collection of all the related reports to The Town of Andover, the Municipal Complex, The Park, and The Playstead were placed here as a reference.

Public Process - Notices on future meetings, as well as results from previous meetings were posted here. Presentations and the results from the surveys taken were also posted. During the first Public meeting, comments were taken on sticky notes, then they were transcribed here on a google map.

A Forum was added in the beginning of the project, the idea of this was to offer an online publicly available location for people to have a discussion, post comments, and ask questions. A few discussion topics were posted, however after several months, it was decided that that element was not being used for discussion.

Blog - Our Blog served as a timeline of our progress of work.

Work in Progress - As we developed the project, drafts of different elements were uploaded here including: the site analysis and inventory, the historical timeline, and design concepts and development.

Contact - This project was a collaboration between the town of Andover and GPI. The main contacts for each entity were provided here, as well as the names of the members of the steering committee

5.2 STEERING COMMITTEE MEETINGS

Throughout the course of the project, the design team attended a series of coordination meetings with the Steering Committee to provide a forum for updates, input, and discussion. Approximately six meetings were held.

5.3 STEP UP FOR COLLEEN

GPI was a sponsor during the 5th annual Step Up For Colleen race, which was held this year on May 6th. Setting up a tent and table allowed us to access the public in another way besides the traditional town meeting. Informational fliers were handed out about the project with free water bottles and granola packs to participants.

5.4 COORDINATION WITH BOARDS & COMMISSIONS

Subsequent to the public process, meetings were held with the following boards and commissions:

- School Committee - The draft master plan was presented to the Andover School Committee on October 4th. Despite some technical challenges with the projector system, the team was able to update the Committee on the overall project components and the proposed improvements.
- Board of Selectmen - Pending.



Figure 127. GPI at 2018 Step up for Colleen Race.

Credit: GPI

5.5 WORKSHOPS

Workshop #1

The first meeting was held on April 25th at the Andover Senior Center. Approx. 20 people attended a workshop meeting to discuss the project.

The first event was based around the “Major Project Components”. These were:

- Broad headings or categories that were 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 ideally fit under one (or more) of these headings.

Workshop #2

The second meeting was held on May 23rd at the Senior Center. Approx. 20 people attended a workshop meeting to discuss the project.

Five concepts were presented that illustrate an incremental approach to solving the problems and achieving the goals of the project. These concepts ranged 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 the concepts represent significant changes, but these show the potential of the PPMC in different ways.

The concepts included short term, mid-range, and long-range options.

PARK, PLAYSTEAD & MUNICIPAL COMPLEX MASTERPLAN

ANDOVER MA

Last Meeting!

Please join us to discuss the planning and design of The Park, The Playstead, and the Municipal Complex in Andover

It's an Ice Cream Social!

30 Whitter Court, Andover

6:00 to 7:30 pm

Final Meeting Agenda

1. Introductions
2. First & Second Meeting Recap
3. On-Line Survey Results
4. Short Term improvements
5. Summations

✓ Wednesday, April 25th

✓ Wednesday, May 23rd

□ **Wednesday, July 18th**

GPI



www.ppmcmasterplan.com



Figure 128. Flier for the PPMC final meeting

Credit: GPI

Workshop #3

The third public workshop, originally scheduled for June 27th, was rescheduled for July 18. The later date was advantageous for a few reasons, including less conflict with end of the school year activities; and it allowed more time for the survey to be responded to. This was the most well attended workshop in the series.

Prior to the presentation, there was an open house style meeting where past and present design concepts and research were posted on the wall. Ice-cream was also offered at this time.

This meeting lasted over three hours. The majority of the time was spent reviewing the results of the Online survey. Each survey question was shown with the responses from the community. After each proposal element in the survey, a discussion followed.

There was a single plan presented with the proposed design changes favored by the majority of the community.

5.6 KEY OBSERVATIONS

The following key observations were compiled from the public process and Design Team analysis of the project area.

Open Space

- The PPMC contains roughly 18 acres of open space – that’s significant!
- Public sentiment seems to favor the park as passive recreation, and the Playstead as active recreation – this seems in keeping with original intent.
- Park appears to be protected by Article 97, not clear if Playstead is protected.
- 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.
- Park has good public boundaries – although closure of Whittier Street and large parking area diminished the “publicness” of this edge.
- Playstead has very poor boundaries – very little public access, ragged edges, poor functionality, and numerous conflict points with abutters.
- Open space around MC has been severely eroded and lacks functional use – landscape areas are mere window dressing.
- MC pressure to expand threatens surrounding open space – especially the Playstead.
- Numerous trees in decline. Trees lack structure/ relation to open space.

Activities

- Park serves as a civic gathering space, but lacks everyday interest.
- Park and Playstead lack walking paths.
- Only southern half of park sees use.
- Playstead is set up for team sports only– is it intended to be used by the public?
- Middle School uses track but doesn’t seem to use fields.
- Middle School lacks a place for muster and recess.
- Playground is for younger kids (2-5). No playground for 11-14 age kids?
- Gatherings in Park impacts the health of grass and trees.
- Stream corridor is a major untapped natural/recreational resource.

Connectivity

- PPMC lacks connectivity to Main Street – lack of awareness.
- Playstead has a serious visibility issue and lacks a public face.
- Major disconnect between Doherty Middle School and it's open space - The Playstead.
- Vehicular circulation dominates MC landscape.
- Middle School recess occurs in access road.
- Current bus routing runs senior center shuttles, MVRTA buses, and school buses all through the site.
- 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.

Elements

- Memorial locations are disconnected – need a path system that “naturally” integrates them.
- Bandstand is iconic element – but lacks function & use.
- Footbridge is historic element – but lacks function or setting.
- Historic context of brook and footbridge not well understood – opportunity for interpretation.
- Benches throughout the PPMC need upgrade.
- Lighting style needs to be coordinated for consistency and efficiency.

Operations

- Complexity of operations due to multiple functions.
- Memorial Auditorium lacks storage. Theater costumes are currently stored in main entrance hall as the middle school gymnasium took over the original back stage storage.
- Middle school gym is undersized and remote to school – clear need to replace gym and restore function to auditorium.
- Multiple points of conflict with circulation and functions, parking and functions, etc.
- Middle School due for a major upgrade – opportunity to fix numerous site problems?
- Middle School circulation and parking issues.
- Perception of parking shortfall at town hall – increase curbside parking around park?
- Accessibility – move towards using principles of universal design.
- Memorial Hall has accessibility challenges due to placement on hill.

5.7 SIMILAR REFERENCED EXAMPLES

Ipswich River Park

Ipswich River Park is a 49 acre site located at 5 Central Street in North Reading, Massachusetts. The park was frequently cited as an example to emulate - including sports field, perimeter paths, restrooms, pavilions, river access, and much more.



Figure 129 to 135. Various images of Ipswich River Park

Credit Clockwise from top:

<https://patch.com/massachusetts/northreading/north-reading-farmers-market-opens-wednesday>

https://classroom.uml.edu/art/webart0201/f11/mprince/NRPR/ipswich_Park.html

https://classroom.uml.edu/art/webart0201/f11/mprince/NRPR/ipswich_Park.html

<https://photos.northofboston.com/Magazines/The-Readings/Summer-2016-The-Readings/North-Reading-Farmers-Market/i-srBVQgw>

<https://www.ipswichriver.org/swimming/>

<https://www.gettyimages.dk/photos/ipswich-river-park?sort=mostpopular&mediatype=photography&phrase=ipswich%20river%20park>

<https://goo.gl/images/vFwQmu>



Greater Lawrence Technical High School

Located at 57 River Road in Andover, the Greater Lawrence Tech was cited as an example of a planned synthetic turf field that includes turf infields.

This approach reduces daily maintenance and allows both baseball and turf fields to occupy the same space without the complications of the skinned infield.

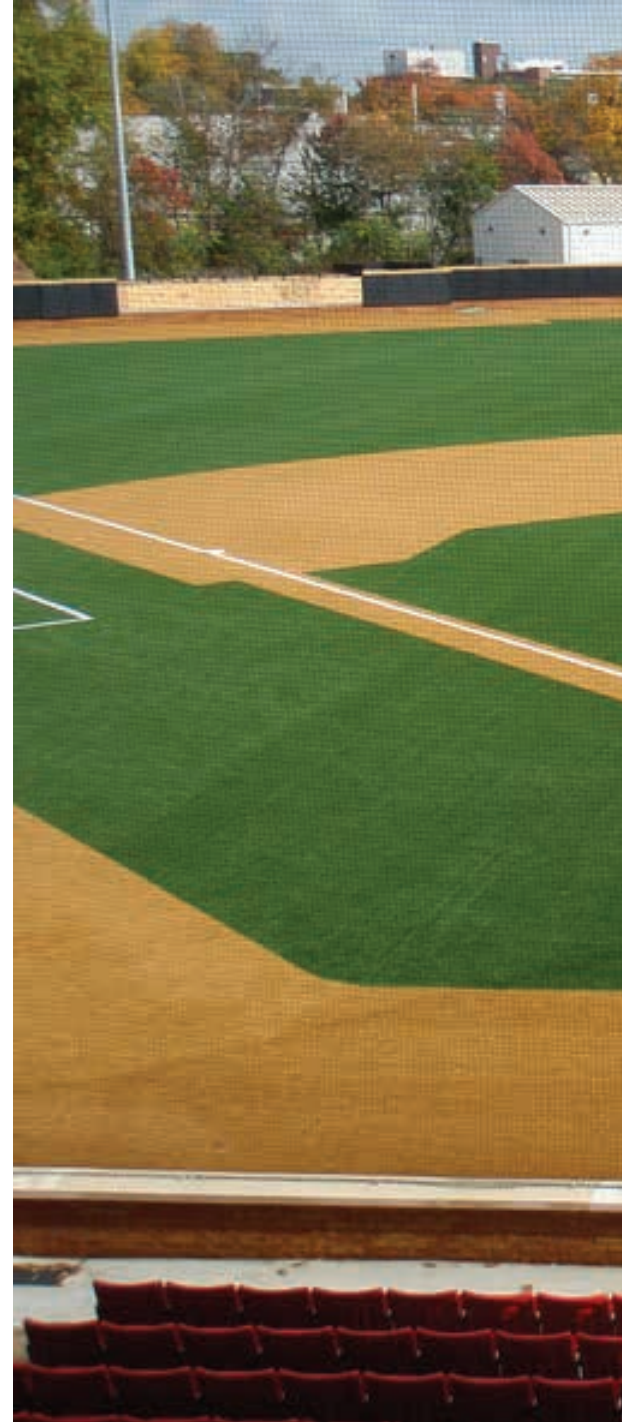


Figure 136. Example of a synthetic turf infield.

Credit: <http://www.cgfields.com/carolinagreensyntheticurf.asp>

