The Park, The Playstead and the Municipal Complex Master Plan

AGENDA

1. Introductions
2. Work to date
3. Major project components
4. Workshop
6. Summations
7. Next steps

Here is tonight's agenda.

The plan is to spend about 20 minutes going through the presentation, which will provide some background information and explain tonight's workshop format.
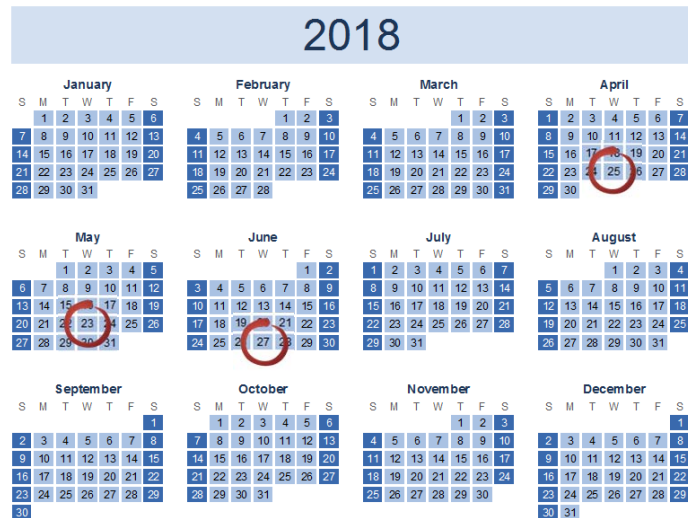
We are allocating 45 minutes for the workshop

1 | INTRODUCTIONS

Welcome!

- First of 3 planned meetings
  o Wed. April 25
  o Wed. May 23
  o Wed. June 27

WELCOME!

To what is the first of three planned meetings for :

THE PARK, PLAYSTEAD, and MUNCIIPAL COMPLEX MASTER PLAN
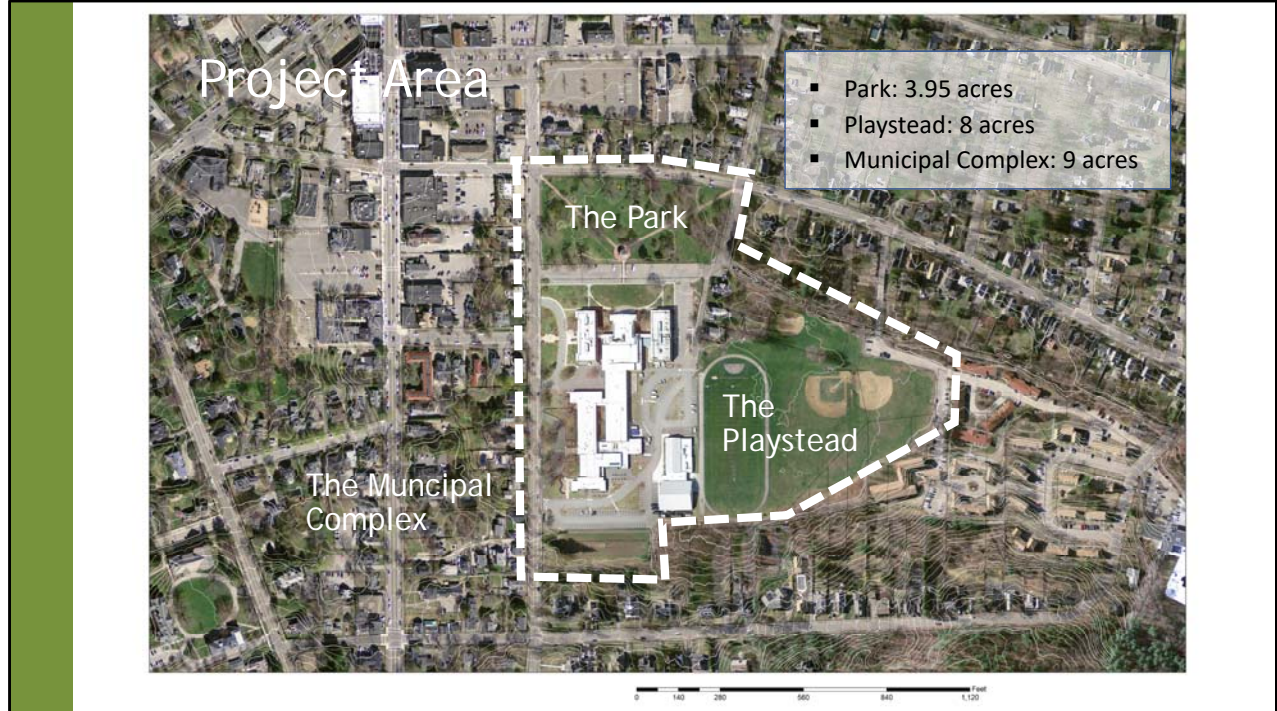
Or

P P MC   for short.

Project Goals

- Create and maintain a welcoming multi-use space that encourages people of all ages and abilities, and supports a sense of community (i.e. a multi-generational community campus).

- Create a space that promotes a healthy and active way of life.

- Preserve dignity of existing veteran memorials and plan for future dedications.

- Provide continuous stewardship of the public realm and plan for the future.

Specific	S	
Measureable	M	
Attainable	A	
Relevant	R	
Time Based	T	

This master plan effort builds on a planning study that was completed by your local planning staff in 2015. This study culminated in the development of a document entitled:
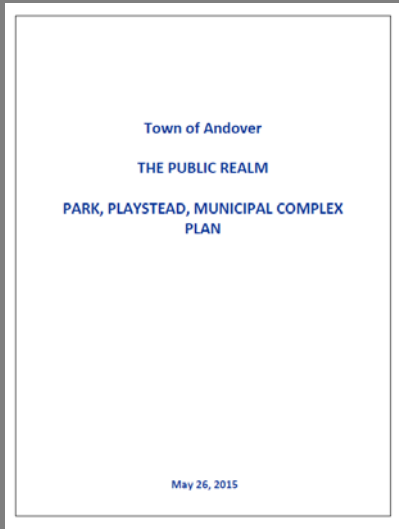
THE PUBLIC REALM – PARK, PLAYSTEAD, MUNCIPAL COMPLEX PLAN

From that study, the following goals were developed:

Project Area

- Park: 3.95 acres
- Playstead: 8 acres
- Municipal Complex: 9 acres

The Park

The Playstead

The Muncipal Complex

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

The total project area is 20.4 acres of municipal land.

Purpose and Need

Town of Andover

THE PUBLIC REALM

PARK, PLAYSTEAD, MUNICIPAL COMPLEX PLAN

May 26, 2015

Why are we doing this ?

So one of the frequent questions we get asked, is why are we doing this project?
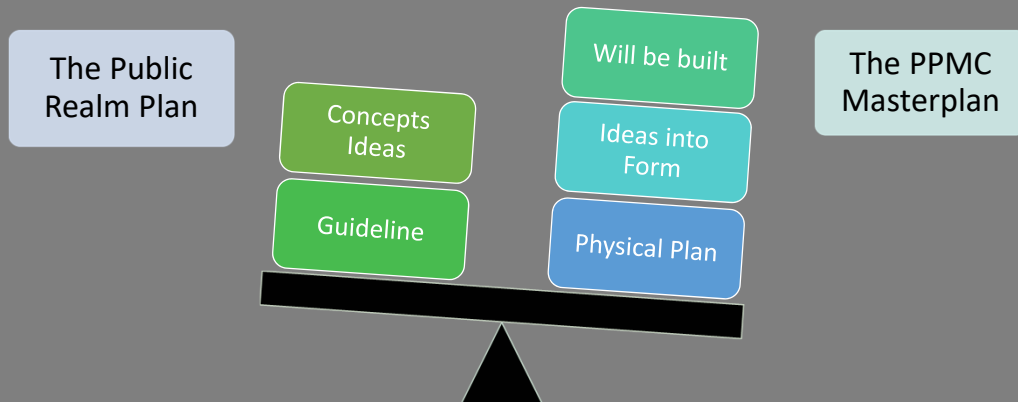
Purpose & Need

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

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

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

But people ask, wasn't this done already?

The public realm document went through the initial motions towards developing a master plan, but stopped short of developing a physical plan.
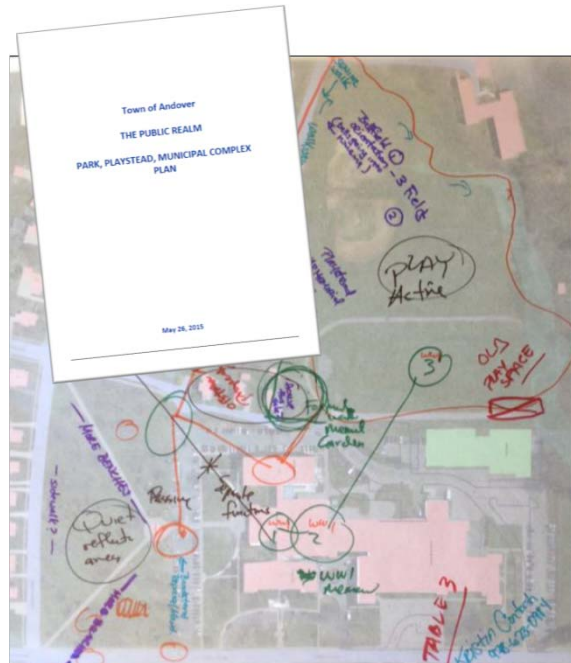
The PPMC master plan will turn ideas into form, resulting in a blueprint of proposed improvements.

2 | WORK TO DATE

Public Realm Plan

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

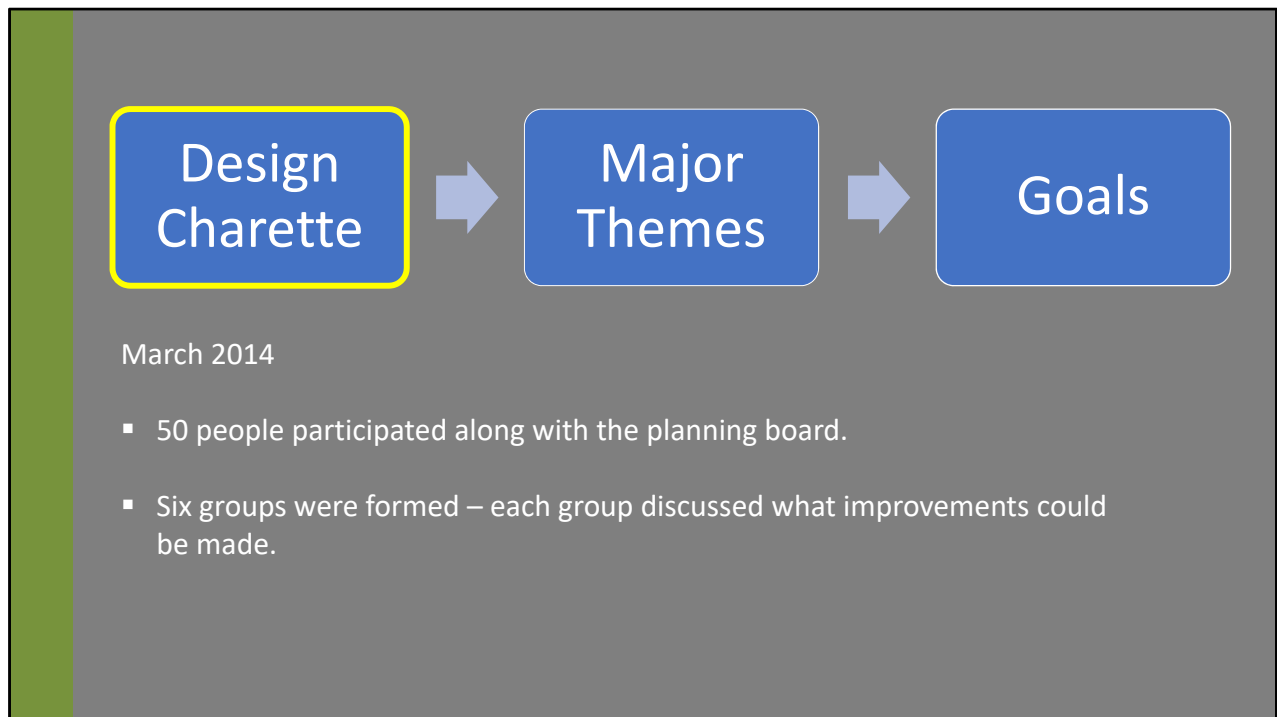The Public Realm Plan is an excellent document that reached out to numerous stakeholders and the public.

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

Strengths	Weaknesses
- Location - Beautiful - Walk-ability - Tranquil - Weekend/Evening parking - Actively used - Multi-use - A park in downtown - People love it - Gathering place	- Daytime parking - Lack of trash collection at events - Teens at night/security - Capacity issues at events - Monitoring - Signage from downtown - Lack of play area for kids
Opportunities	**Threats**
- Create better way-finding/signage - Improve existing fields - Add more amenities (garden, trees, bike racks, playground, trash containers etc) - Improve lighting (low level lighting) - Access to utilities and bathrooms - Diversity of trees - More park volunteers - Organization of events - Improve benches - Improve track - Create story signage or dedication signage	- Funding for improvements - Funding for maintenance - In time improvements decline - Too much light for neighbors - Brook under the Park - Water is still an issue - Added impervious area - Night concerts

SWOT Analysis

- A strategic planning technique used to help a organization identify the Strengths, Weaknesses, Opportunities, and Threats related to project planning.
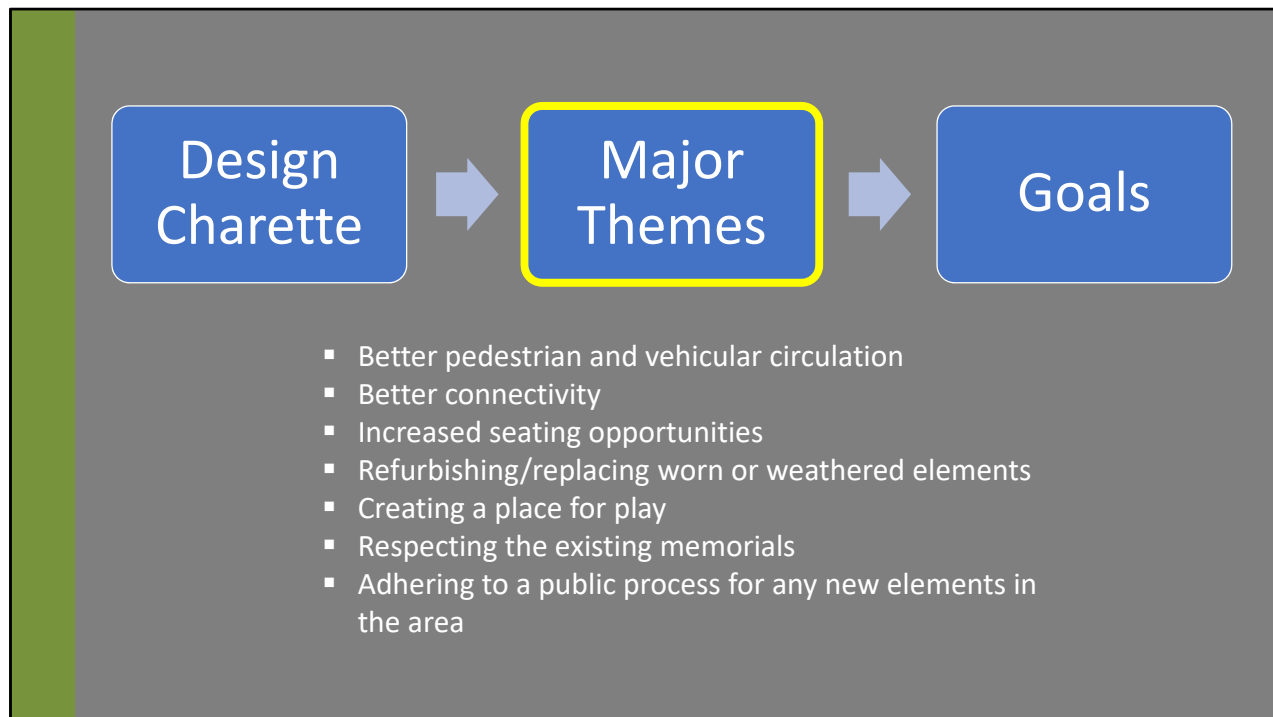
This included the SWOT analysis.

For those not familiar with this term, it is an acronym for Strengths, Weaknesses, Opportunities and Threats.

It's simply a framework used to help begin to sort through the various planning issues.

Design Charette	→	Major Themes	→	Goals

March 2014

- 50 people participated along with the planning board.

- Six groups were formed – each group discussed what improvements could be made.

In March of 2014, after being rescheduled by a snow storm, the town held a public design charette where 50 people broke into 6 groups and held discussions on potential improvements.

The summary of this event is documented in the Public Realm Plan.

| Design Charette | → | Major Themes | → | Goals |

- Better pedestrian and vehicular circulation
- Better connectivity
- Increased seating opportunities
- Refurbishing/replacing worn or weathered elements
- Creating a place for play
- Respecting the existing memorials
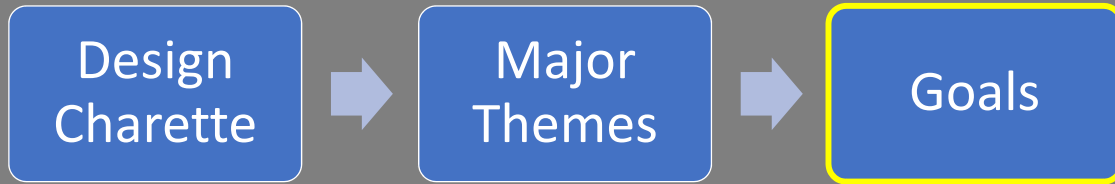- Adhering to a public process for any new elements in the area

From the public charette, a number of themes were identified.

These included:

- Better pedestrian and vehicular circulation
- Better connectivity
- Increased seating opportunities
- Refurbishing/replacing worn or weathered elements
- Creating a place for play
- Respecting the existing memorials
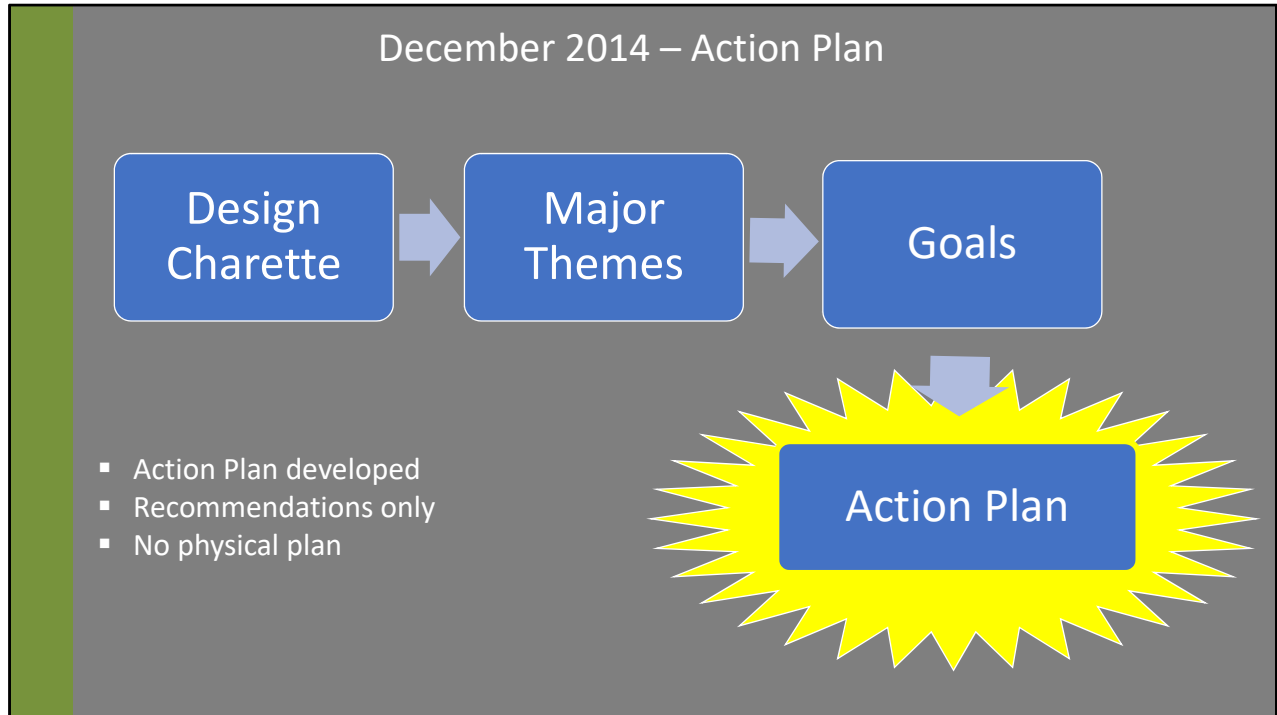- Adhering to a public process for any new elements in the area

June 2014 – Goals drafted

| Design Charette | → | Major Themes | → | Goals |

- Create and maintain a welcoming space that encourages people of all ages and abilities, and supports a sense of community (a multi-generational community campus).

- Create a space that promotes a healthy and active way of life.

- Preserve dignity of existing veteran memorials.

- Provide continuous stewardship of the public realm and plan for the future.

From the Study, four major goals were identified.

These are the same that I already read through.

December 2014 – Action Plan

Design Charette → Major Themes → Goals → Action Plan

- Action Plan developed
- Recommendations only
- No physical plan

All this resulted in an action plan, which we are building on tonight.

Action Plan: The Playstead

The Playstead

Issue	Recommendation	Short-term	Long-term	Level of complexity*
· Lack of play structure in the area	Locate a play structure or play ground within the Playstead	Hold a public meeting to discuss design concepts. Involve Department of Municipal Services and the Patriotic Holiday Committee	Design, Fundraise, Capital Improvement Plan and Install	4
· Circulation	Create a trail loop to create connectivity	Identify location and route	Fundraise and Install	3/4
· Condition and orientation of the playing fields	Study field layout and use programming	Department of Municipal Services to discuss with town sport organizations and schools	Create a plan for the Playstead area after Youth Center is complete	4
· Drainage	Along with field layout study, review current drainage issues		Include on plan	4
· Parking	Combine with play structure and playing field discussions		Include on plan	4
· Lighting, artificial turf, seating, restrooms and concessions	Combine with play structure and playing field discussions		Include on plan	4/5

Action Plan: The Park

The Park

Issue	Recommendation	Short-term	Long-term	Level of complexity*
· Lack of designated play area for small children	Create a focal intergenerational passive gathering space	Hold a public meeting to discuss design concepts	Design, Fundraise, and Create	3/4
· Lack of continuous sidewalk around the Park	Continue sidewalk for a continuous loop around Park	Department of Municipal Services review	Design, Capital Improvement Plan, Build	3/4
· Lighting and Seating	Unify lighting system	Department of Municipal Services review	Replace	1/2
· Accessibility to memorials and monuments/dedicated spaces in the Park (Playstead and Town Offices)	Make memorials accessible with path ways Note: Do not move or remove existing war memorials	No new memorials or monuments without a Selectmen approval	New memorials/ monuments must be approved by the Selectmen. Selectmen will allow for public input New war memorials/ monuments must include the Patriotic Holiday Committee and allow for public input	3/4
· The Bandstand	Consider reorientation, reconstruction or removing bandstand	Discuss options	Plan for improvements when needed	4/5
· Trees in Park	Adopt and follow a management plan to plant diverse native trees to replace dead, dying or diseased trees	Implement management plan for trees		2
· Prevent too many obstacles in the Park	Maintain open spaces within the Park	Commitment to keeping open spaces in the Park		2
· Poor utility connections in Park	Improve utilities within the Park	Department of Municipal Services review		3/4
· Year-long activities	Continue winter activities such as ice skating in the Park	Discuss options		2
· Lack of cultural amenities	Add visual or interpretive art	Discuss options		3/4

Action Plan: Municipal Complex

The Center at Punchard

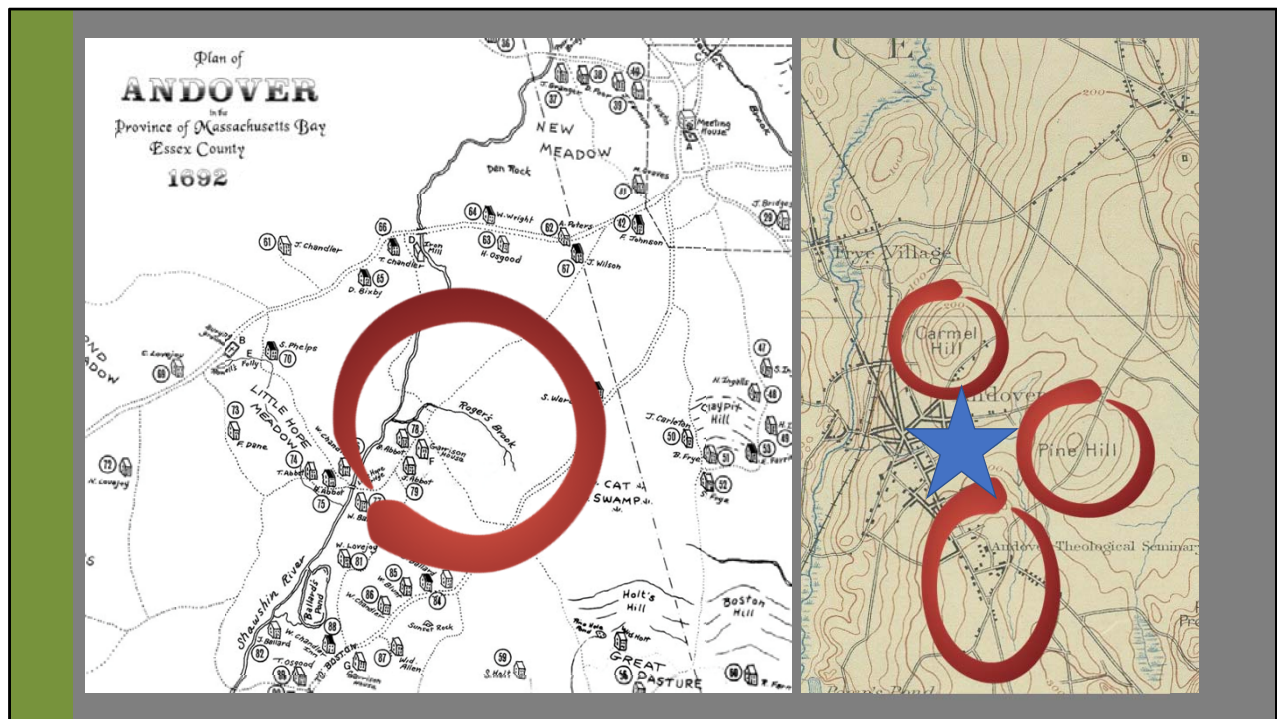| Issue	Recommendation	Short-term	Long-term	Level of complexity*
· Unappealing and uninviting entrance way.	Create a more appealing "user-friendly" entrance.	Hold a public meeting to discuss design concepts Involve Department of Municipal Services	Design, Fundraise, Capital Improvement Plan and Renovate	3/4
· Isolated center.	Create better connections for the center to connect to the rest of the public realm.	Should be part of the larger schematic plan to connect the area		2
· Uninviting landscaped areas.	Reinvigorate the "Senior Garden" and surrounding landscape. Create an inviting area between the Center and the Auditorium – possibly include sculpture, seating, a garden, etc. This could be a nice outside inviting space	Hold a public meeting to discuss design concepts "Involve Department of Municipal Services "	Create an implementation plan	3/4
· Bricks and veneer are deteriorating.	Make capital improvements to the exterior of the building.	Involve Department of Municipal Services and study solutions	Capital Improvement Plan	4
· Parking constraints and lack of connectivity to area.	Revise street and parking pattern and include a sidewalk or pathway to connect the Park, Center and the Playstead. Purchase homes along Whittier Court to provide additional land for connections, green space and vehicular and pedestrian movement.	Hold a public meeting to discuss design concepts "Involve Department of Municipal Services Should be part of the larger schematic plan "	Design, Fundraise, Capital Improvement Plan and Construct	4/5

Site Walk, Research, Interviews

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

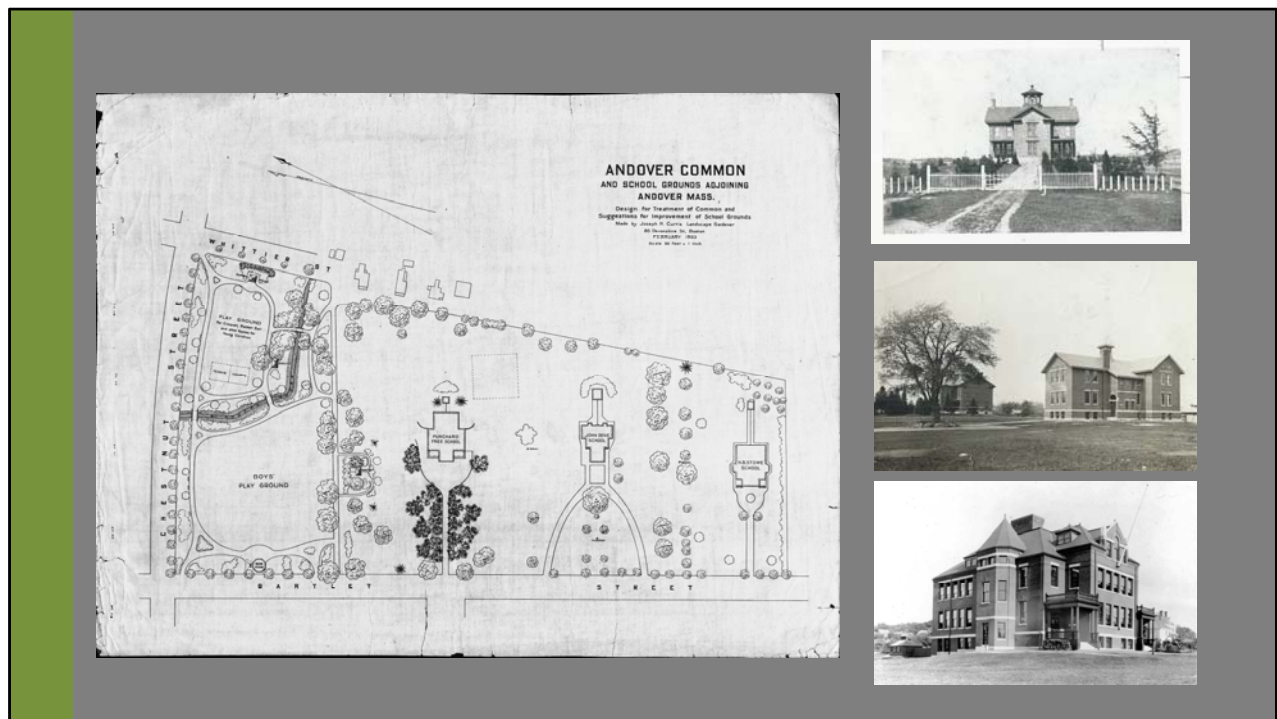The project team has accomplished a number of task to date:

These include:

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

From the historical research and site analysis, we have learned a lot about the project history and its locations.

This includes a greater historical, cultural and natural understanding.

We have retrieve plans and photos.

We have seen the early beginnings and evolution of education in Andover.

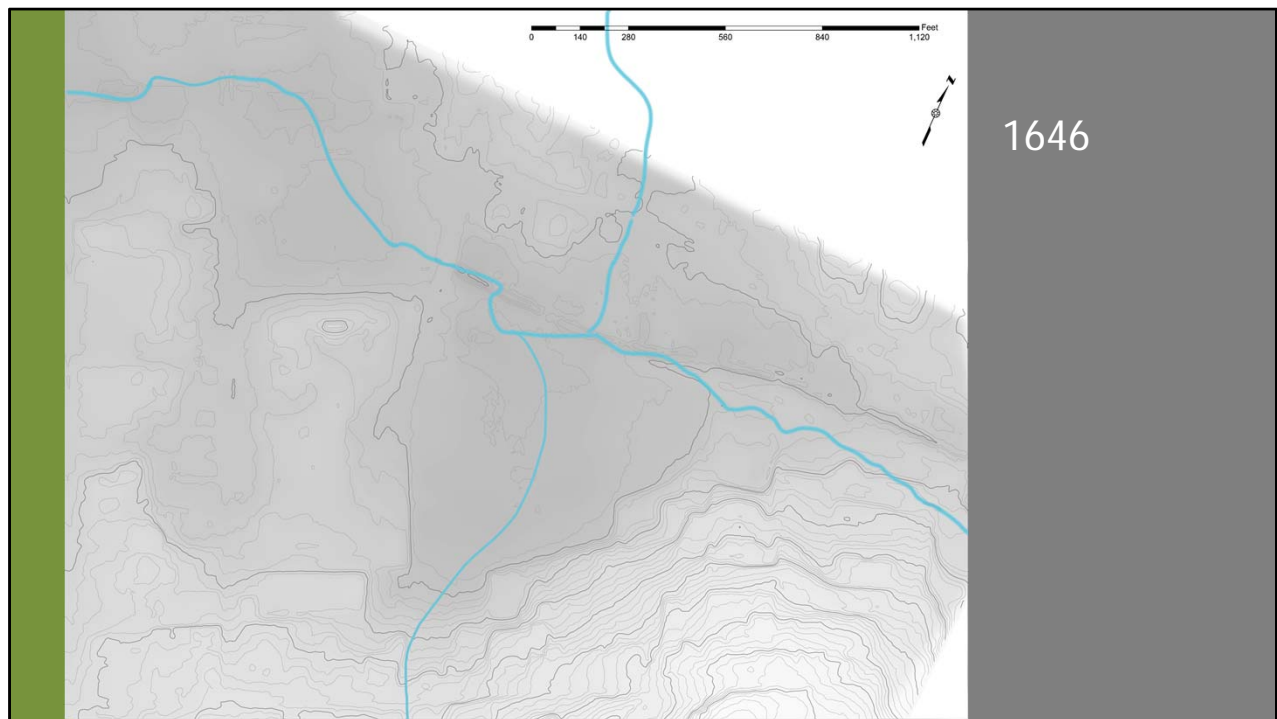We have seen fascinating old images of the park.

This include the Rogers Brook..

And the growth of the Municipal Complex.
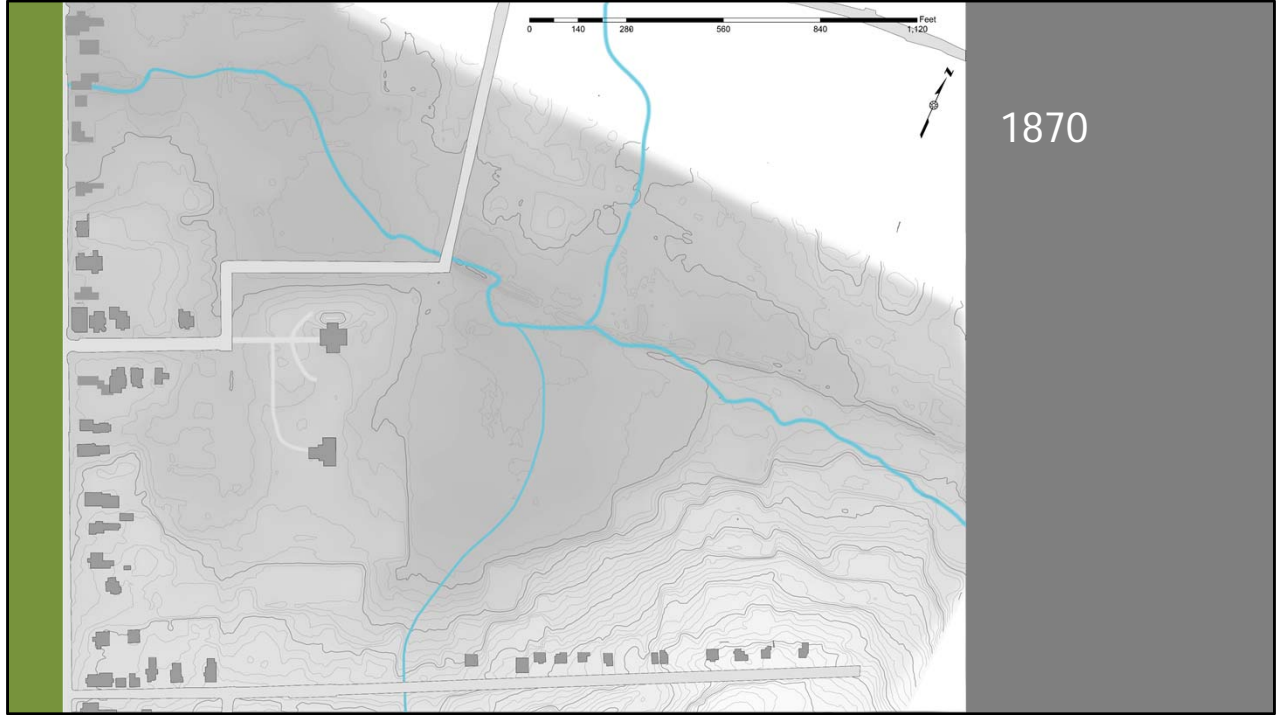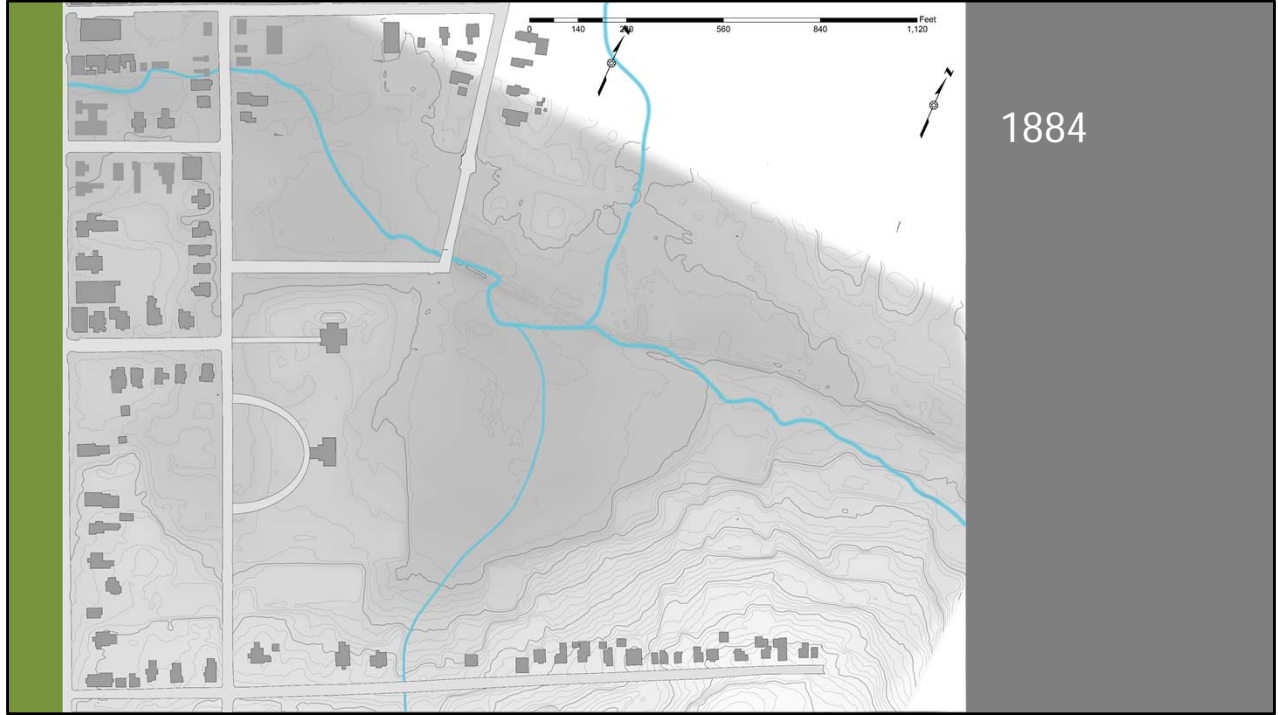
And of the Playstead.

1646

From all this, we were able to develop an historical timeline, which you will see on the wall tonight,

But we were also able to create a series of maps showing the evolution of the project area by deconstructing current mapping.

I going to show you 350 years in about 20 seconds.

1850

1870

1884

31

1888

32

1900

1904

1910

1913

1915

1926

1936

39

1938

40

1940

1951

1957

43

1972

44

1982

1990

2012

47

Project Website

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

And finally, we have created a project web page to provide information and project updates.
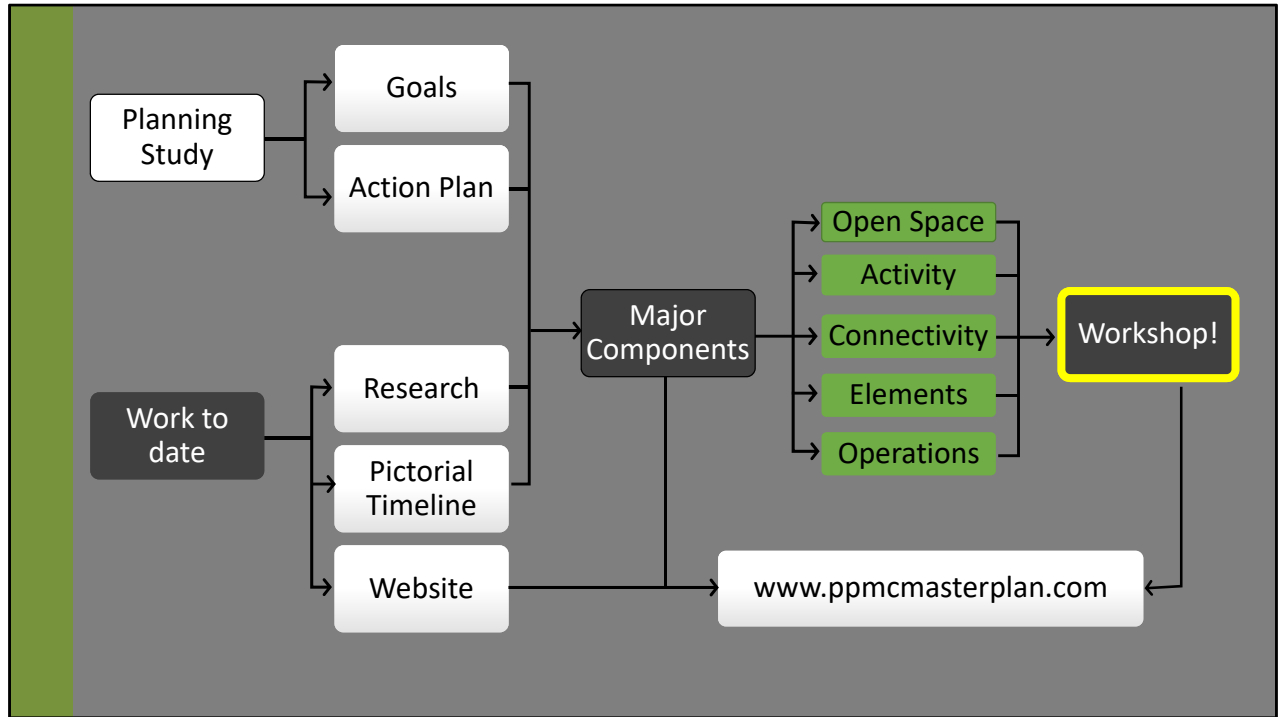
You can find this one of two ways.

By going to www.ppmcmasterplan.com

Or

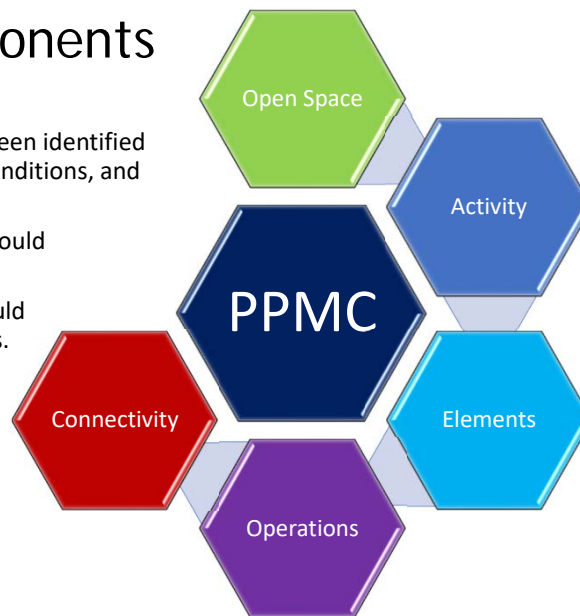Go to the Town web page to project information, and you will find a link there.

3 | MAJOR PROJECT COMPONENTS

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

Major Project Components

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

So tonight's event is based around what we are calling "Major Project Components".

These are:

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

Open Space:
- Landscape Character
- Trees / Vegetation
- Stream Corridor
- Threats / Protection

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

Activity:

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

Activities are the things we use the open space for.

Connectivity

- Existing Circulation
  - Vehicular
  - Pedestrian
- Missing Connections
  - Internal
  - External

Connectivity is the state of being connected or interconnected.

Elements:

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

Elements are those features or objects within the project area.

Operations:

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

Operations is the active process or manner of functioning.

4 | WORKSHOP

Public input and guidance/participation

- Information Tables
  - 5 tables correspond to Major Project Components
  - Plans, reports, aerials, etc.
  - Historical timeline
- Handouts
  - Provide comments
  - Hand in before you leave
- Staff
  - Available for questions
- Website
  - Track project
  - Post summary of meeting

5 | SUMMATIONS

Summary of workshop

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

www.ppmcmasterplan.com

https://andoverma.gov/325/Project-Information

6 | NEXT STEPS

Next Steps

- Analyze workshop input
- Develop responsive concepts
- Second public Workshop
  - May 23rd
  - Conceptual options development

We hope you enjoyed tonight's event!

GPI **Many Talents** One Firm