

5.8 SURVEY RESULTS

An on-line survey was developed and consisted of 21 questions ranging from a person's interest in the PPMC, as well as support for various proposed improvements. The on-line survey was posted on 6/12/18 and ran until the last day of July. A total of 557 responses were received by the survey's closing on July 30th, 2018.

The following table summarizes the results of the survey. Green shows a majority support, yellow is roughly split, and red has about 50% opposed.

A full copy of the survey results is provided in Appendix I of this report.

















Item	Description	Recommended Action	Notes
Q 6	Re-Open Whittier Street		Strong support
Q 7	Perimeter Path around Park		Strong support
Q 8	Shift Parking on Chestnut St. to Park Side		Not supported by Neighbors
Q 9	Add Parking on Chestnut St. to Park Side		50/50
Q10	Reduce Parking on Bartlet St. Intersection		50/28
Q11	All future plantings to Support Open Space		Strong support
Q12	Chevron or Loop Path		50/50
Q13	Improve Play Space at Middle School		Strong support
Q14	Close Road Completely or Daily		65/35
Q15	Keep Sprint Track but Remove Oval		48/19
Q16	Add Parking at Playstead		Strong support
Q17	Add Restroom at Playstead		Strong support
Q18	Create a Path along Rogers Brook		Strong support
Q19	Perimeter Path around Playstead		Strong support
Q20	Bandstand Modification		Mixed
Q21	Other		Various

Figure 137. Overview of survey results
Credit: GPI

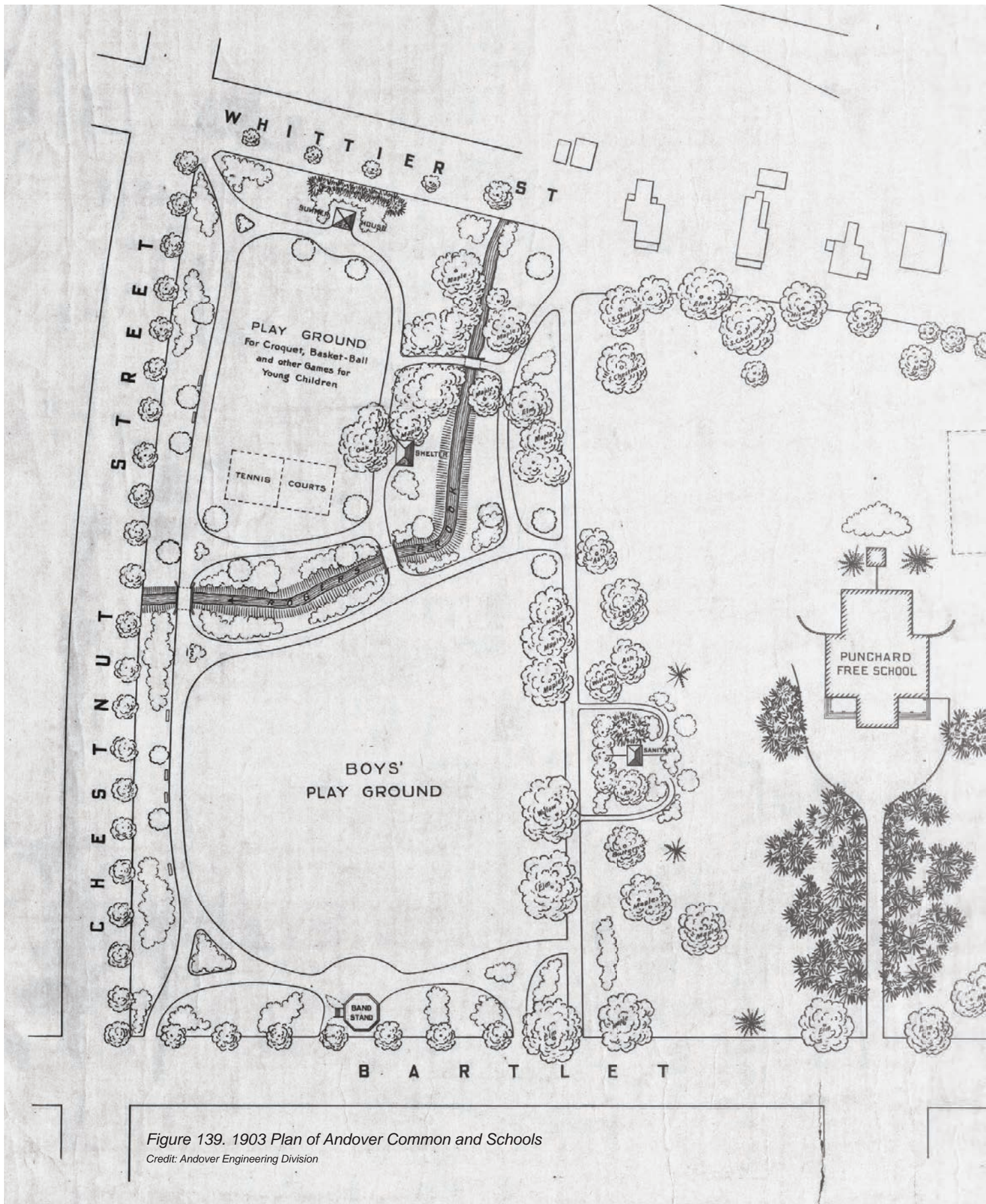


Figure 139. 1903 Plan of Andover Common and Schools

Credit: Andover Engineering Division

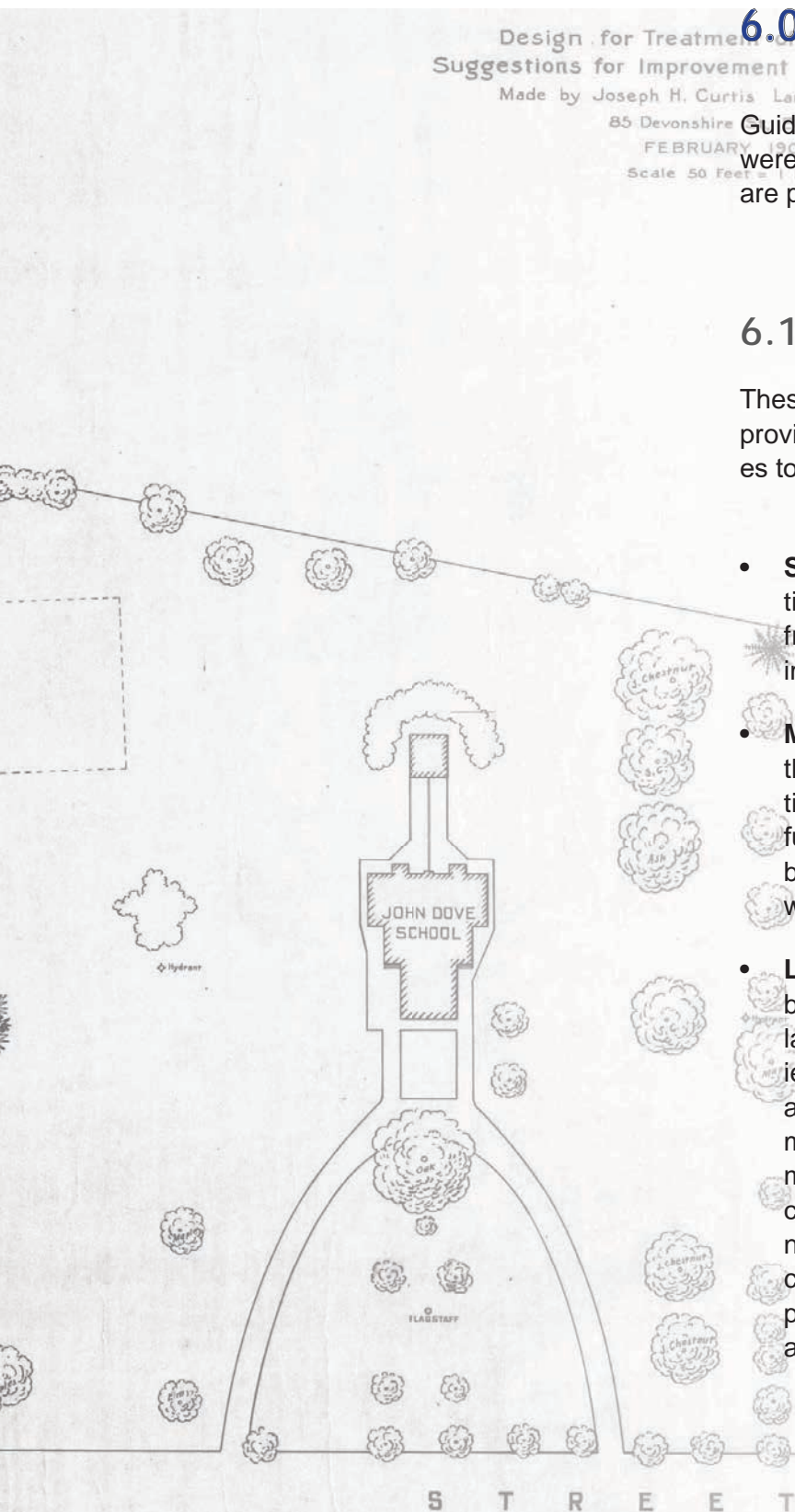
6.0 ALTERNATIVES CONSIDERED

Guided by public input and study, five major concepts were developed for the second public meeting and are presented in this chapter.

6.1 ALTERNATE CONCEPTS

These concepts have been intentionally developed to provide an incremental approach from smaller changes to larger wholesale reconfigurations as follows:

- **Short-Term Fixes** – Option 1 focuses on corrective measures that work within the current PPMC framework. These improvements would be likely implemented within a 2 to 4-year time frame.
- **Mid-Range Adaptations** – Still working within the confines of the current PPMC context, Option 2 builds on improvements from Option 1 and further solidifies operational changes supported by physical improvements. These improvements would likely occur with a 5 to 10-year window.
- **Long-Range Visions** – Options 3 to 5 look beyond the current PPMC framework to explore larger structural changes to the roads, boundaries, and brook. These concepts contain visionary ideas, that while not immediately implementable, are intended to guide future decision making. Unlike the first two concepts, these concepts compare and contrast different avenues of development. Ultimately, the town must choose which course – if any – to follow. Implementation of one of these concepts may take anywhere from 10 to 30-years to fully implement.



Concept 1: Short Term Fixes

This first concept looks to address or “fix” some of the issues that have been brought forth. These fixes are generally small in nature and can readily be accomplished within 2-4 years.

Key elements of this plan include the following:

- **Restore Whittier Street/Slow Traffic** - Re-open Whittier Street through the middle to restore historic connection and to improve access. Incorporate a raised crosswalk to control vehicle speeds and improve pedestrian crossing. With Whittier Street reopened, the MVRTA bus does not have to circulate through the entirety of the MC site as it can now pull up along the park side of the complex and load/unload passengers.
- **Establish Perimeter Sidewalk** - Complete the sidewalk structure around the perimeter of The Park to allow a complete walking circuit. This is considered long overdue and anticipated to be immediately used by visitors, employees, and local residents.
- **Add Parallel Parking along Park** - Consider adding parallel parking on the park side along Chestnut Street (or perhaps shift the existing parking over?). This will help separate pedestrians from traffic and “activate” the northern edge of the park.
- **Central Gathering Space** - Design all future plantings to leave a large open space within the chevron walking path that is available for larger gatherings. New trees would be predominantly placed around the edges and outside the chevron.
- **Memorial Connections** - Provide accessible connecting paths to the memorials that meet the requirements of ADA/AAB requirements
- **Consolidate Driveways** - Connect the two drops along Bartlet Street to restore the integrity of the landscape buffer and to reduce the number of curb cuts along the street
- **Parental Drop-off** - Move all parental drop-off to the longer drop-off area. This would remove some of the traffic off Bartlet Street during school drop-off and pick-up.

LEGEND

- Reconnect street/add raised Crosswalk 1
- Park perimeter sidewalk 2
- Add parallel parking 3
- Gathering space 4
- Connecting paths to memorials 5
- Link drop-offs 6
- Parental drop-off 7
- Plaza improvements 8
- Second gate 9
- Improved walkways 10
- Sprint track (no oval) 11
- Playstead perimeter path 12
- Boardwalk 13
- Brook side path connection 14
- Senior garden 15
- Restrooms 16



- **Middle School Plaza** - Continue to allow school buses to circulate around the complex, but change the character of the recess area to suit as a play space (i.e. a plaza).
- **Access Control Gate** - Add a second gate to secure the space on both ends for the mid-day period.
- **Improved walkways to auditorium** - Re-work the walking paths in front of Memorial Hall to better address desire lines and improve grades to meet accessibility standards.
- **New Sprint Track / Eliminate Oval** - Keep the sprint track portion of the track, but eliminate the track oval. This removes the track from the outfield of the 90' baseball field.
- **Playstead Perimeter Path** - Develop a perimeter path around the Playstead for walking/ jogging, as well as to provide accessible connections between various programmatic elements in and out of the Playstead. This perimeter path in a small way helps to address the lack of public border roads around the playstead.
- **Raised Boardwalk** - A portion of the perimeter path at the Playstead crosses through a wetland – utilize a raised boardwalk in this area to minimize impacts – seek Conservation Commission approval.
- **Roger's Brook Path** - Provide a brook side path connection from the Park to the Playstead.
- **Senior Garden** - Enhance the existing senior garden.
- **Restrooms** - Locate restrooms near ballfields. Consider enhancements.
- **Playstead Parking** - Improve upon existing parking conditions.



Figure 141. Example of a Raised Crosswalk

Credit: <http://seattlegreenways.org/blog/2016/04/29/raise-the-crosswalks/>



Figure 142. Example of a Raised Boardwalk

Credit: https://photonaturalist.files.wordpress.com/2015/07/brokenhead-bog-boardwalk-selkirk-manitoba-img_0475.jpg

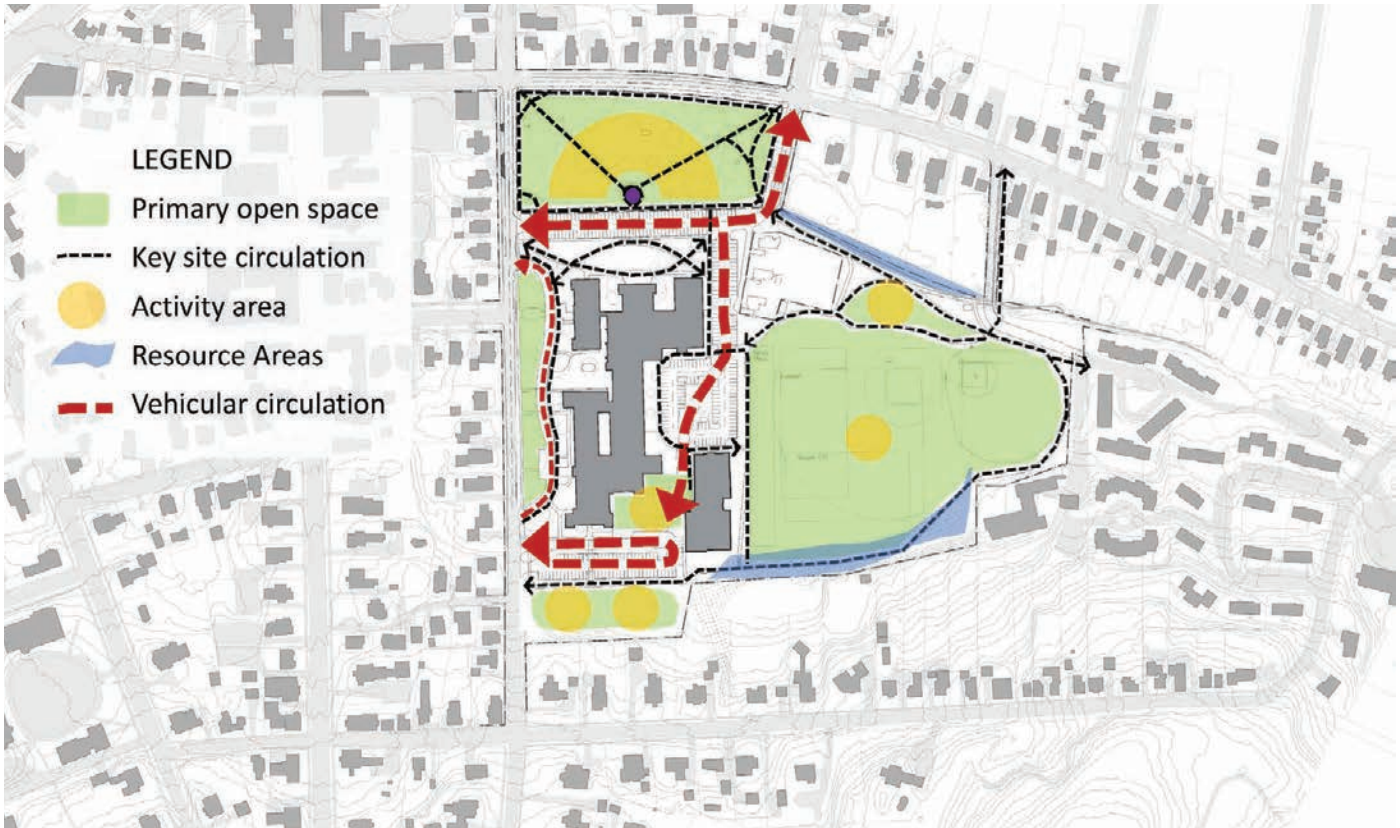


Figure 143. Concept 1 - Functional Diagram

Credit: GPI



SIDEWALKS FOR ACCESS AND FOR PASSIVE ACTIVITY

The simple addition of sidewalks around the perimeter of The Park would not only fulfill accessibility requirements, but would greatly increase the use on the park on a daily basis.

Figure 144. Sidewalk with grass verge.

Credit: https://en.wikipedia.org/wiki/File:Massachusetts-devils_strip.JPG

Concept 2: Mid-Range Adaptations

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

Key elements of this plan include the following:

- **Pedestrian Plaza** - Make the space between the Middle School and the Youth Center pedestrian space only.
- **Relocated School Bus Staging Area** - Move all school buses to the drop-off area along Bartlet Street.
- **Parental Drop-off** - Move all parental drop off to curb side along Bartlet and/or in the parking to the rear of the school.
- **Park Circulation Loop** - Replace the chevron walking path in the Park with an circulation loop that allows people to sit and gather along the edges of the park. Design the path to connect to the existing memorials and the footbridge.
- **Playstead Parking** - Consider adding a designated parking area in close proximity to the Playstead fields.
- **Restrooms/concessions** - restroom/concession stand at the Playstead.

LEGEND

- Reconnect street/add raised Crosswalk 1
- Park perimeter sidewalk 2
- Add parallel parking 3
- Gathering space 4
- Connecting paths to memorials 5
- Link drop-offs 6
- Parental drop-off 7
- Plaza improvements 8
- Reconfigured parking / drop-off 9
- Improved walkways 10
- Eliminate track 11
- Playstead perimeter path 12
- Boardwalk 13
- Brook side path connection 14
- Senior garden 15
- Restrooms 16
- Add Playstead parking 17





Figure 146. Example of a lawn space defined by a perimeter path.
Credit: GPI

PERIMETER PATH

The addition of perimeter paths to both the Park and the Playstead will better define spaces and provide greater opportunities for access and use. Connection of programmatic elements with accessible paths is required by law.

A PLAZA FOR BOTH PLACE MAKING AND FOR PLAY

Both the Doherty Middle School and the Cormier Youth Center lack functional outdoor areas. This concept builds on the notion of creating a flexible, well designed outdoor space that will serve both facilities. Designed as an urban plaza, this space would contain linear strips of planting and seating that offer shade and social spaces - see examples below and to the right.



Figure 147. Example of a plaza made for play.
Credit: <http://www.riverparks.org/things-to-do/41st-street-plaza-river-west-festival-park/>

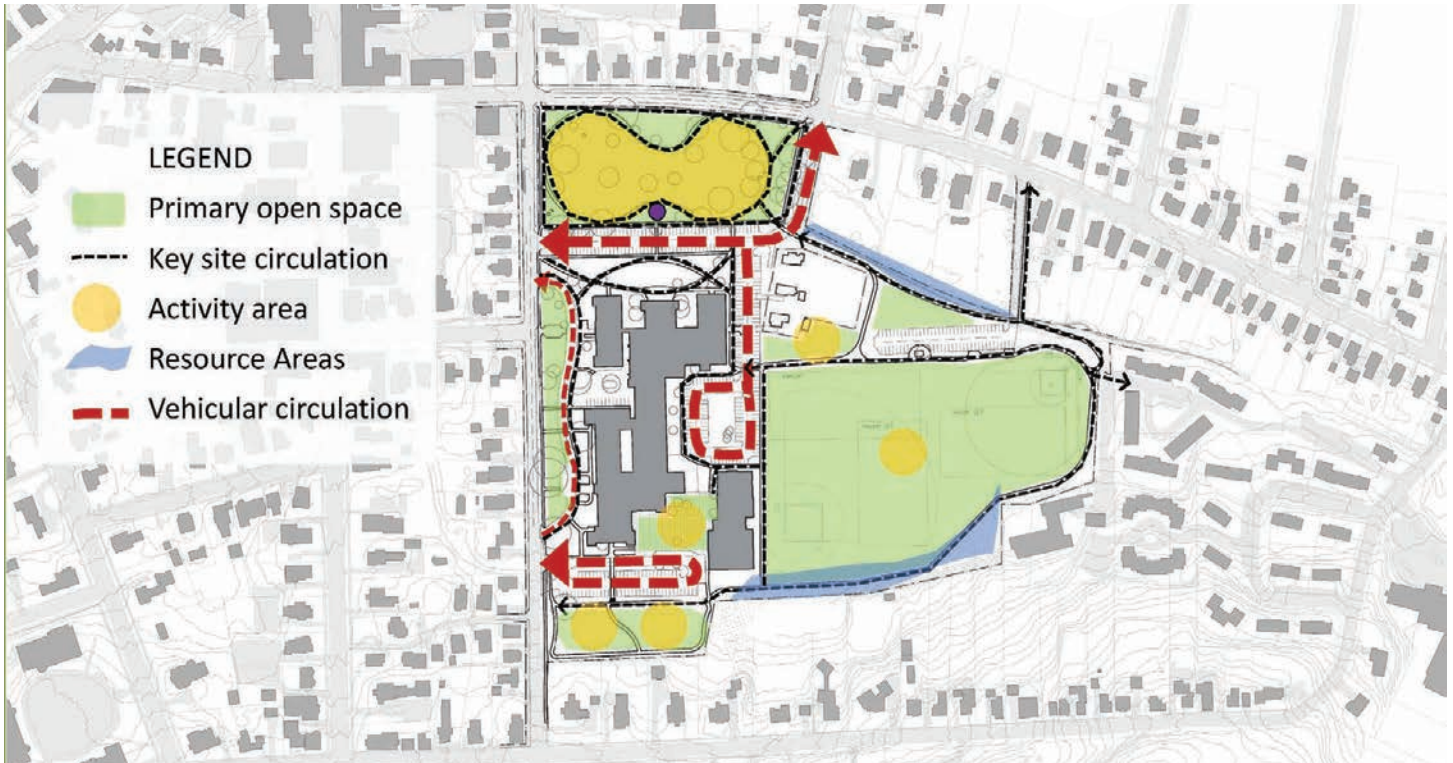


Figure 148. Concept 2 - Functional Diagram

Credit: GPI



Figure 149. Example of a well designed pedestrian plaza.

Credit: <http://www.landezine.com/index.php/2011/10/boston-landscape-architecture/mikyoung-kim-landscape-architecture-levinson-plaza-10/>

Concept 3: Long Range – Brook Restored

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

Key elements of this plan includes the following:

- **Roger's Brook Restored** - As the concept name implies, this scheme considers daylighting Roger's Brook through the park. The park would be lowered through the middle of the park to form a natural channel (and flood plain) where it would be visible to the public for the first time in almost 60 years. The stream would be natural in appearance with shallow pools, riffles, boulders and vegetation. The banks of the brook would be contoured to form tiers of seating and plantings.
- **Farewell Gate** - At the western end of the park, the brook would go back into the large conduit it currently runs through, but not as a utilitarian structure. This inlet, sentimentally named the "farewell gate", would be a design feature with a stepped basin, a decorative iron grating, and perhaps some appropriate expression – a place to see the stream depart.
- **Walking Paths** - The walking paths in the park would now form around the brook channel, taking the park focus off the bandstand and placing it on the stream.
- **Civic Gatherings** - The activities and gatherings that occur in the park are shifted slightly south, making greater use of the parking area. Incorporation of circular walking paths and decorative pavement would be a way of making the space more inviting when the street is closed for events.
- **Bandstand** - The bandstand would be repurposed to act as both a bandstand but also as an overlook to the brook - akin to its original setting.
- **Middle School Replacement** - This scheme predicts future replacement of the middle school with a new building that has a more efficient foot print - perhaps 3 stories in height.

LEGEND

- Roger's Brook Restored ①
- Reconfigured walkways along brook ②
- Farewell Gate ③
- Civic gathering Space ④
- Bandstand ⑤
- Middle School Replacement ⑥
- New school bus drop-off ⑦
- School / Youth Center parking ⑧
- Parental drop-off ⑨
- View / access corridor to Playstead ⑩
- Whittier Court retired / improved access ⑪
- Playground and Senior Garden ⑫
- Playstead perimeter path ⑬
- Playstead parking ⑭
- Boardwalk ⑮
- Brook side path connection ⑯
- Restrooms ⑰



- **View Corridor to Playstead** - The concept suggests with the middle school relocation, that a view corridor is opened to allow views into the playstead for the first time since the early 50's.
- **School Bus Circulation** - With the new school construction, vehicle accommodations and drop off are rearranged. A central parking area and bus drop-off connects off Bartlet Street.
- **Whittier Court Residences** - This scheme also predicts the procurement of the three "island" properties located along Whittier Court. This allows elimination of the existing awkward intersection and a new alignment that provides a four way intersection and senior center drop off.
- **Brookside Path and Gardens** - Procurement of the 3 lots also frees up land along the brook that allows for a senior garden, playground space, and a brook side path.



Figure 151. Photo of existing culvert inlet.

Credit: GPI

THE FAREWELL GATE

The notion of a "Farewell Gate" would be an appropriately detailed public works element of the park that celebrates the streams departure to the Shawsheen River.

The image above shows the current utilitarian gate, while the images below conjure visions of a possible stone and grate design that would restrict access yet compliment the overall park setting.



Figure 152. Example of a "farewell gate".

Credit: <https://blog.bibleplaces.com/2014/04/water-system-and-tunnel-at-khirbet.html>



Figure 153. Example of a "farewell gate".

Credit: <https://www.nationalforests.org/blog/restoring-native-fish-in-utahs-mill-creek>

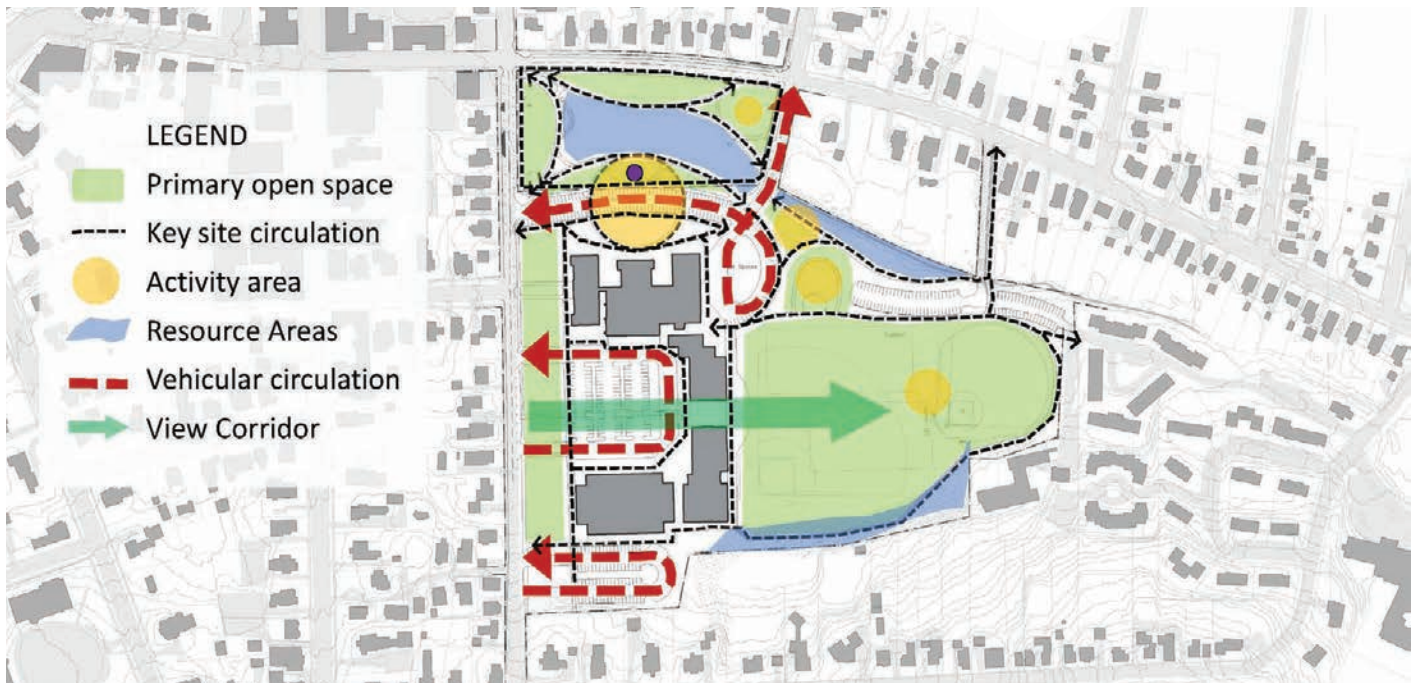


Figure 154. Concept 3 - Functional Diagram

Credit: GPI

ROGER'S BROOK AS AN URBAN STREAM

As currently arranged, Roger's Brook disappears from view well before most residents even realize it exists. The concept of daylighting the stream into the park would be a grand jester towards reintroducing the brook into the minds of Andover Residents.

Examples like the one to the right show ways of integrating natural systems, people, and water in an attractive manner. Contouring of the banks into tiers of landscaping and seating would accommodate both park use and flooding.

This of course would have profound changes on the park, changing it from a public gathering ground back to its roots as a public park setting.



Figure 155. Example of a urban stream concept.

Credit: <https://www.wired.com/2016/08/7-cities-transforming-rivers-blights-beauties/>

Concept 4: Long Range – Campus Plan

Concept 4 is another long-range vision, that embodies many of the elements of Concept 3. However, this concept contemplates a campus style plan, that maximizes green space by eliminating internal public streets and decentralizing parking.

Key elements of this plan include the following:

- **Middle School Replacement** - This concept predicts replacement of the middle school and new parking and circulation arrangements. In contrast to Concept 3, this scheme decentralizes the parking, spreading it out in smaller groups around the site. Consequently, the visual impact is less dominant.
- **View Corridor** - As an opportunity provided by the Middle School replacement, this scheme also opens a view corridor to the playstead.
- **Elimination of Whittier Court** - This concept again predicts procurement of the three residences on Whittier Court. These residences are removed making way for park expansion.
- **Elimination of Whittier Street** - This concept explores the possibilities of eliminating Whittier Street through the PPMC to create a campus experience. This allows expansion of the green space within the park. A site road now connects off Chestnut Street into the site.
- **Park Expansion** - With the increased green space, the gathering area within the park grows in size. A multitude of walking paths provides different social spaces, areas for small and large gatherings, and places for memorials and public art.
- **Relocated Bandstand** - This concept replaces/ relocates the existing bandstand to an underutilized area on the opposite side of the park. This would allow for music/entertainment away from other programmatic areas of the park.

LEGEND

- Whittier Street Removed 1
- Park perimeter sidewalk 2
- Add parallel parking 3
- Central gathering space 4
- Connecting paths to memorials 5
- Amphitheater 6
- Relocated bandstand 7
- Link drop-offs 8
- School bus drop-off 9
- Parental drop-off 10
- Plaza improvements 11
- Improved walkways 12
- Parking 13
- Track removed 14
- Playstead perimeter path 15
- Boardwalk 16
- Brook side path connection 17
- Senior garden 18
- Restrooms 19



- **Amphitheater** - Incorporation of tiered seating on the hill in front of Memorial Hall would offer increased seating/viewing/programmatic space.
- **Access & Parking** - The access/parking gently reflects around a new large green space created as the bridge between the park and the playstead.
- **Central Garden** - Envisioned as a large senior garden, this space allows for many possibilities next to the brook.



Figure 157. Example of a multi-generational garden

Credit: https://commons.wikimedia.org/wiki/File:Barack_Obama_President_Barack_Obama_and_his_senior_advisors_meeting_in_the_Rose_Garden.jpg

A MULTI-GENERATIONAL GARDEN

Seen as a major focal space that would link the Park, Playstead and Roger's Brook - the development of a central garden would be a programmatic element designed to bring generations of Andover residents together. The design and care for this garden would be a combination of seniors and youth - see above and below.



Figure 158. Example of a multi-generational garden

Credit: <https://www.pinterest.com/pin/458030224576771024/>



Figure 159. Example of a multi-generational garden

Credit: <http://goldencc.co/grandpa-garden/grandpa-garden-grandpa-les-his-lovely-garden-theshadamyartistto10-on-deviantart/>



Figure 160. Concept 4 - Functional Diagram

Credit: GPI



Figure 161. Example of a grass amphitheater.

Credit: <https://www.plano.gov/Facilities/Facility/Details/Amphitheater-at-Oak-Point-Park-Nature-Pr-24>

AMPHITHEATER

Similar to the above image, an amphitheater situated on the slope in front of Memorial Hall would expand the Park space and provide a variety of performance and seating options.

Concept 5: Long Range - Neo-Traditional Street Grid

Traditional Neighborhood Design (TND) (also called “New Urbanism” and “Neo-Traditional Neighborhood Design”) is a town planning principle that has gained acceptance in recent years as being one solution to a variety of problems in suburban communities throughout the country. Traditional neighborhoods are more compact communities designed to encourage bicycling and walking for short trips by providing destinations close to home and work, and by providing sidewalks and a pleasant environment for walking and biking. These neighborhoods are reminiscent of 18th and 19th century American and European towns.

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

- **Complete Missing Street Grid** - This “new-old” idea of street grids offers a number of benefits such as improved access, connectivity, visibility, and housing density. The street grid provides multiple directions of travel, thereby dispersing traffic more readily.
- **Building Demolition** - The construction of new roads will require a number of land transactions and suggests that several structures be removed. As such the negotiations and arrangements will require some heavy lifting and coordination – but there are large benefits.
- **Playstead Expansion** - The playstead is increased in size by phasing out several of the housing units that occupies the southeast corner of the playstead. This would also take a great deal of coordination between multiple divisions within the town to execute – perhaps as part of a overall plan to systematically upgrade the aging housing units to more contemporary village style units.

LEGEND

- Reconnect street/add raised Crosswalk 1
- Park perimeter sidewalk 2
- Add parallel parking 3
- Restored Roger’s Brook 4
- Farewell Gate 5
- Gathering space 6
- Connecting paths to memorials 7
- Link drop-offs 8
- School bus drop-off 9
- Parental drop-off 10
- Plaza improvements 11
- Improved walkways 12
- Expanded Playstead 13
- Playstead perimeter path 14
- Boardwalk 15
- Brook side path connection 16
- Restrooms / concessions 17
- Affordable housing upgrades 18
- Potential new housing opportunities 19

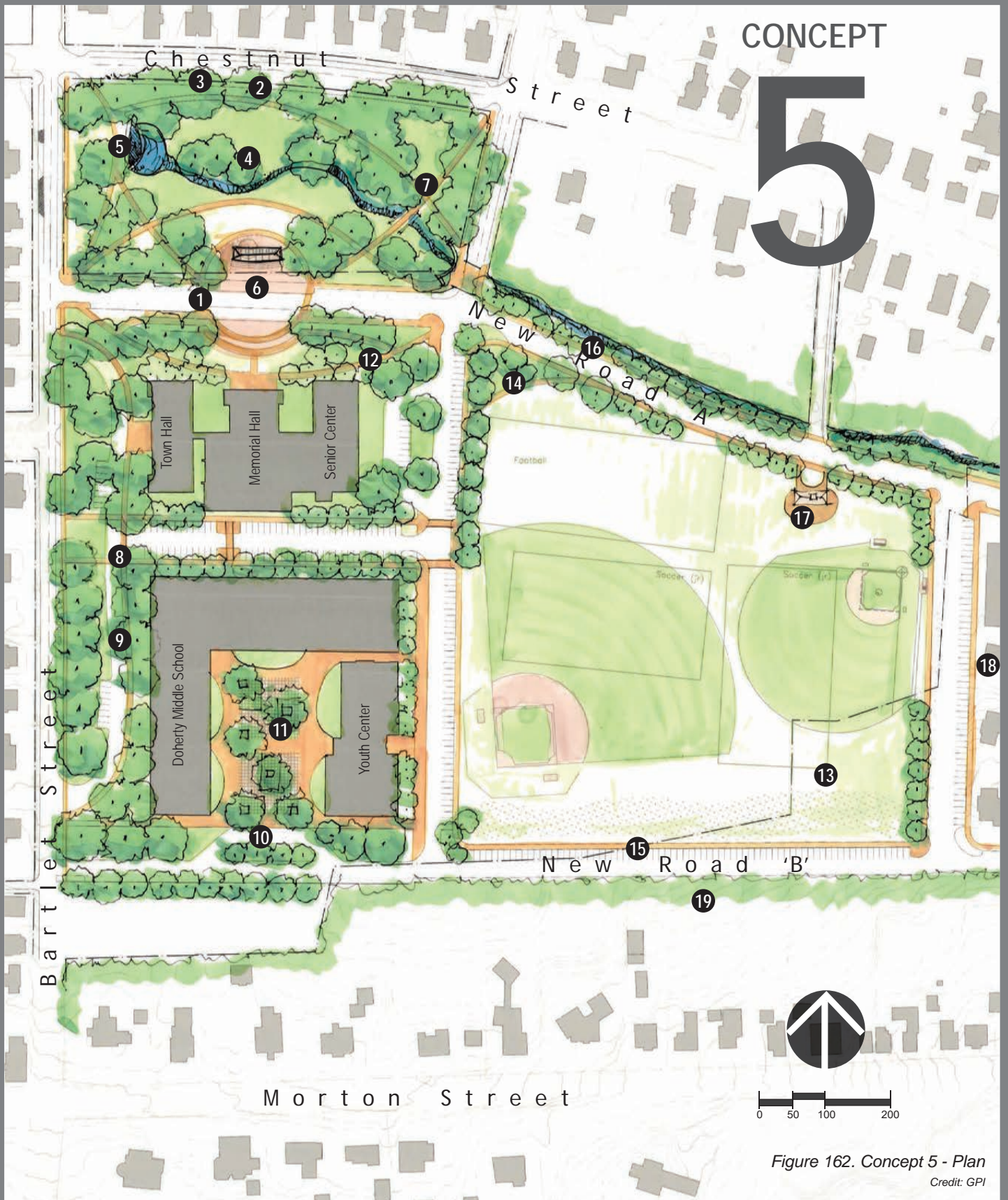


Figure 162. Concept 5 - Plan
Credit: GPI

- **Roger's Brook** - In addition to the playstead benefits, the new northerly road provides public access along a good portion of Rogers Brook, where a brook side path is envisioned. This would promote both visibility and stewardship of the brook. As this work is within the 200' regulated area, significant coordination with the local conservation commission will be required – as such, daylighting of the brook within the park concept is paired with this concept as a proposed mitigation measure.
- **Brook Path** - Future connections could run the brook path to the Cochran Bird Sanctuary at Phillips Academy. Only 0.3-miles up the brook, this property offers 65-acres of open space and trails.
- **Middle School Replacement** - This scheme also predicts replacement of the middle school.
- **Memorial Circle Housing** - Improvement of the street grid also increases visibility and access to the existing affordable housing. Future



Figure 163. Example of traditional city street grids.

Credit: <https://geoffboeing.com/2017/01/square-mile-street-network-visualization/>

NEO-TRADITIONAL STREET GRID

Implementation of a traditional street grid would significantly improve the visibility and public access to the Playstead and Roger's Brook – something that is currently lacking. The inclusion of good border roads would surround the Playstead with parking and make it approachable from 4 sides. Both the Playstead as well as adjoining spaces would find their full potential in the public realm.



Figure 164. Example of context sensitive affordable housing.

Credit: <https://www.ida-architects.com/our-work/projects/paradise-pond-residences-transitional-housing>

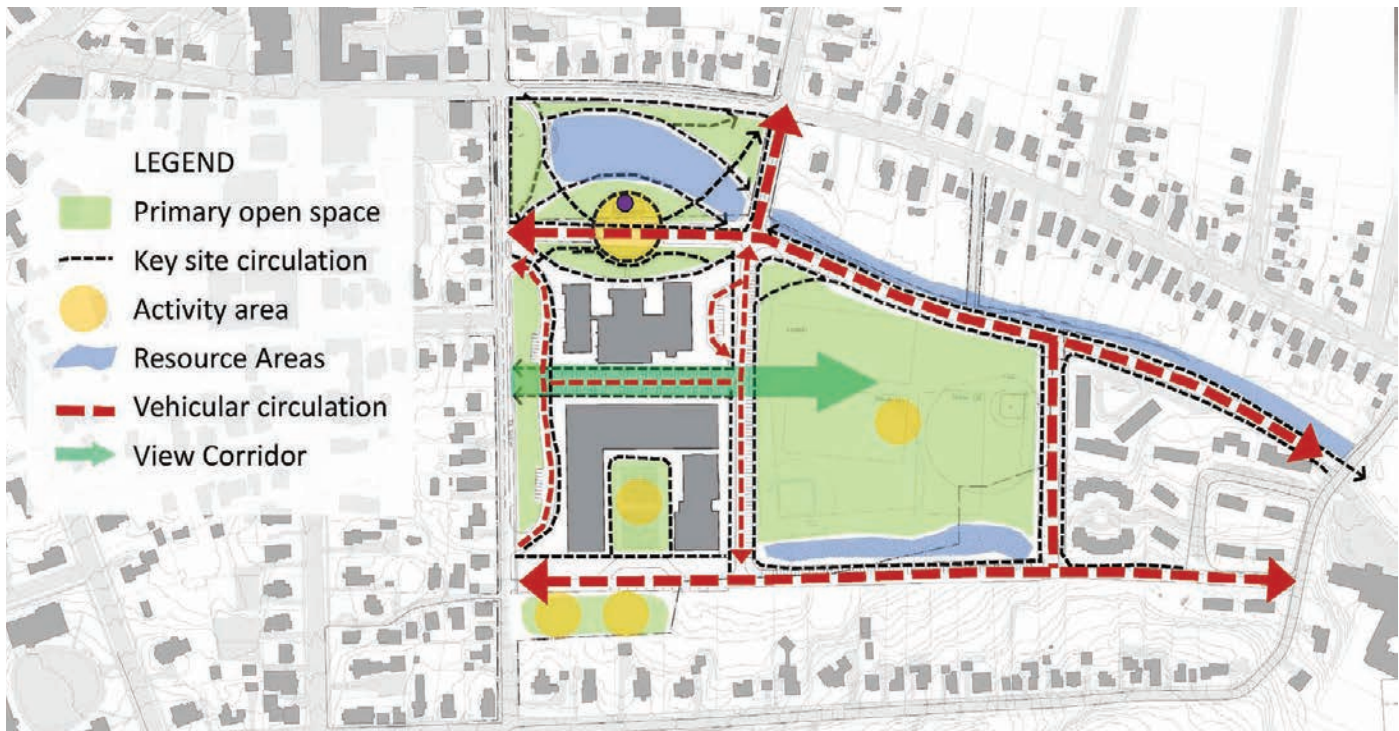


Figure 165. Concept 5 - Functional Diagram

Credit: GPI

WALKABLE STREETS

All streets would include accessible provisions for pedestrians and bicycles. A brookside path would be a likely component.

UPDATED AFFORDABLE HOUSING

As part of a long-term vision, this plan envisions fuller inclusion of Memorial Circle into the neighborhood pattern. Systematic replacement of the housing stock with attractive, context sensitive units that promote modern ideas of ownership and defensible space.



Figure 166. Example of a grass amphitheater.

Credit: <http://www.tndpartners.com/portfolio/fix-the-loop>

6.2 DESIGN PRINCIPLES

Drawing from the key observations and the design alternatives, the following design principles were extracted.

❖ Public Edges

Reinforce the public edges of the PPMC, to support access and visibility, and to minimize trespass.

As explained in section 3, the PPMC offers both good and bad examples of public edges. Future improvements should strive to strengthen the public edges of the PPMC in support of greater access, better functionality, and visibility.

❖ The Brook

Restore Roger's Brook as a natural feature that enhances the ecology and park setting of the PPMC.

Long treated as an inconvenience to the town's development, Roger's Brook is but a memory for most. This second principle supports stream restoration to whatever measure the town can muster, as the brook offers tremendous opportunities for recreation, cleaner water, wildlife, and as a visual asset. Responsible design practices will respect the needs of the stream by incorporating adequate flood plain and an understanding of stream morphology.

❖ Scenic Views

Maintain and restore key views into and within the PPMC.

The Playstead is currently hidden by the Municipal Complex and the three houses on Whittier Court. Historic views that have been modified or lost over time should be restored when and where possible. In particular, views to the Brook and views into the public realm of the Playstead are highly desirable.

❖ Landscape Setting

Maintain a 100-foot wide landscape buffer within the Municipal Complex along all public ways.

Historically, the PPMC enjoyed a spacious and bountiful landscape buffer along Bartlet Street and Whittier Street. This buffer should be kept free of buildings and parking, and access aisles should be minimized as much as possible.

❖ The Open Lawn

Keep the “open” in Open Space.

Andover is replete with conservation land thanks to AVIS and others, but lacks large open park space. A large open lawn should be at the center of both the Park and the Playstead. These spaces can be used in a multitude of ways, with the general understanding that the Park is mostly for passive uses, and the Playstead for active uses.

❖ Pedestrian Connections

Strengthen the connections within the PPMC and to the surrounding town fabric.

Although many of the existing sidewalks within the PPMC have been updated to be ADA compliant with detectable warning pads and ramps with curb cuts, there has been little attempt to complete a full pedestrian network of pathways. All future improvements should seek to connect as many elements within the PPMC as possible, using principles of Universal Design - that is “the design of products and environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design.”¹ They benefit people with disabilities, the elderly, parents with baby strollers, delivery workers, and others.

1 <https://www.washington.edu/doit/what-difference-between-accessible-usable-and-universal-design>

❖ Activity Spaces

Provide a variety of flexible spaces for programming needs.

Within the large open areas as well as the smaller spaces, there should be a variety of programmed activities attuned to the town and its needs. Some of these areas should be devoted to seniors and young adults, and at least one might consist of a garden area. In designing programmed areas, avoid tall fences or other features that would break up open space.

❖ Continuity of Design Elements

Unify the PPMC with common elements that reinforce and support the historic importance of the PPMC.

All elements within the PPMC should reflect a common palette of materials. One such material is the field stone used in the bandstand, footbridge, and the retaining walls around the CYC. Design elements such as benches and light standards should be based on a design style that works with both the old and new architecture of the MC.

❖ Future Memorial / Artwork Process

Establish a design process and guidelines for new memorials in the PPMC.

A process to implement new memorials is needed, as there were considerable comments from residents about the impact of memorials on the park. While it was widely recognized that there is a need for memorials, many felt that better public input and a defined design process would greatly improve the look and acceptance of any new memorials.

6.3 IMPLEMENTATION STRATEGY

As noted at the beginning of this section, the five concepts presented were developed to provide short-, mid-, and long-range improvements.

Short- to Mid-Range Improvements

Short term fixes were selected for further screening through the survey and for inclusion in the Master Plan.

Short- to mid-range improvements seek to address current conditions and do not substantially deviate from the constraints of the project's area land ownership, street structure, and infrastructure.

Long-Range Visions

While the long-range options offers solutions to broader issues, they are considered visions for future planning on a different timeline. Such visions include the following:

- Whittier Court Homes – The purchase and removal/relocation of 3 homes would allow for expansion of open space and connectivity improvements along Roger's Brook. The town should determine if obtaining right of first refusal from owners for purchase is in the best interest of the town.
- Public Border Roads – Town should determine if improving road network around the Playstead is in the best interest of the town.
- Doherty Middle School – Consider replacement of existing building with a more concise footprint.
- Roger's Brook - Daylighting of the brook is a significant goal that would require coordinated planning and engineering.



7.0 ILLUSTRATIVE MASTER PLAN

7.1 PREFERRED PLAN

The following section describes a preferred concept that is built upon components taken from each of the five concepts developed in Section 6.0. This Master Plan was guided by both town departments and public input.

The overall Master Plan is shown on the following page (Figure 168).

7.2 TARGETED RECOMMENDATIONS

The Master Plan is followed by a total of thirty priority areas noting the opportunities & challenges, as well as the recommended improvements.

While the preferred concept works within the existing PPMC framework, it either builds towards, or at the very least, does not prohibit future adoption of other long term measures discussed within this document.



Figure 167. Roger's Brook in The Park.

Credit: Andover Historical Society





LEGEND

- 1 Bartlet Street - parking adjustments
- 2 Chestnut Street - shift parking and improve tree belt
- 3 Whittier Street - reopen w/ raised crosswalk
- 4 Whittier Court - realign to eliminate through-traffic
- 5 Roger's Brook - add brook path, BMPs for water quality
- 6 Chestnut Court - add sidewalk
- 7 Perimeter fences - temporary repairs, long term upgrades
- 8 Andover Housing - perimeter improvements
- 9 Cormier Youth Center - strengthen programmatic uses
- 10 Park loop - complete perimeter sidewalk
- 11 Park circulation - reconfigure path network
- 12 Planting framework - support paths and open space
- 13 Bandstand - add two-sided stage
- 14 Footbridge - restore footbridge, interpret brook
- 15 Lighting - upgrade lighting to new energy efficient standard
- 16 Memorials - integrate with new paths, develop review process
- 17 Field use & configuration - realign for optimal support of use
- 18 Running Track - improve or retire
- 19 Playstead loop - add path/boardwalk perimeter path
- 20 Playstead parking - add approximately 50 spaces
- 21 Playstead restrooms / pavilion - insure accessibility
- 22 Playstead plantings - provide shade trees, support open space
- 23 Playstead - open space protection
- 24 Senior garden - improve accessibility and sense of place
- 25 Municipal Complex vehicular circulation - minimize site impacts
- 26 Municipal Complex pedestrian circulation - barrier free
- 27 Pedestrian plaza - add play space for school and CYC
- 28 Drop-offs - improve operations, minimize impacts
- 29 Landscape buffer - improve and protect historic setback
- 30 Parking - improve efficiencies, maintain or improve quantities

Figure 168. Master Plan

Credit: GPI



Figure 169. The PPMC Edges - Plan Enlargement
Credit: GPI

The PPMC Edges

The PPMC is bounded by a variety of conditions including public streets, Roger's Brook, public housing, private residences, and fencing. Each of these edges influences the character, use and functionality of the PPMC.

Recommendations 1-9 relate to edge improvements around the PPMC.



LEGEND

1. Bartlet Street - parking adjustments
2. Chestnut Street - shift parking and improve tree belt
3. Whittier Street - reopen w/ raised crosswalk
4. Whittier Court - realign to eliminate through-traffic
5. Roger's Brook - add brook path, BMPs for water quality
6. Chestnut Court - add sidewalk
7. Perimeter fences - temporary repairs, long term upgrades
8. Andover Housing - perimeter improvements
9. Cormier Youth Center - strengthen programatic uses

OPPORTUNITIES & CHALLENGES:

At 1,300 linear feet, Bartlet Street represents the longest public edge to the PPMC, and interfaces with both the Park and the Municipal Complex. Bartlet Street is important to both the access and visibility of the Park and the Municipal Complex. As such, the provision of ample curb side parking and accessible sidewalks is needed to convey a welcome and “open for business” impression, and to accommodate short-term visits (15 to 30 minutes) as well as long-term parking to the PPMC and the neighborhood.

Currently, a large section of curbside parking in front of the Middle School is restricted from 7am to 4pm during weekdays for parent drop-off. This signage overly restricts parking and appears to impact use of the parking even during non-school months.

Conversely, residents have expressed a concern that the intersection of Bartlet Street and Chestnut Street is too narrow. This is the lone location on Bartlet Street where there is parking on both sides of the street. The residents have asked that parking be eliminated from one side or the other.

During large events (particularly road races) Bartlet Street and Chestnut Street are cordoned off to vehicles for safety. Unfortunately, this negates use of parking at the PPMC and can impact neighbor’s access/egress from their homes.



Figure 170. Parking restrictions on Bartlet Street.
Credit: GPI

Existing regulations along Bartlet Street overly restrict parking. Consider revising signage to allow parking during the middle of the day.

THE PPMC EDGES:

1. Bartlet Street

RECOMMENDATIONS:

Short-range:

- Re-sign curb side parking in front of middle school to relax parking restrictions to a more reasonable timeframe (i.e. 7-9 am and 2-4 pm). Use conventional red/white “no parking” signage for familiarity.
- Reduce parking on north end of Bartlet Street at Chestnut Street to allow parking only on one side of street.
- In advance of future school or town hall renovations, establish a setback requirement for all new buildings to protect the existing 110-foot landscape buffer. Refer to Recommendation #29.
- Initiate resident notification for street closures, provide alternate parking options.

Mid-range:

- Minimize curb-cuts and pavement within the landscape buffer as feasible – refer to the Municipal Complex Recommendations #28 regarding drop-off modifications.

Long-range:

- Seek to restore a view corridor from Bartlet Street into the Playstead.

OPPORTUNITIES & CHALLENGES:

The northern side of the Park sees very little activity even during large events. This edge of the park lacks lighting, sidewalks or benches. The incorporation of an accessible sidewalk, benches, and even parallel parking stalls is viewed as a means to “activate” this edge of the park, making it more inviting and useful.

Results of the project survey showed 82% of respondents expressed strong support for the addition of a sidewalk along the Chestnut Street side of the Park – this was the second highest ranked improvement in the survey. It was apparent to many meeting participants that the addition of a perimeter sidewalk around the park would be well used by both residents and visitors alike.

Survey respondents showed slightly less support (76%) for shifting parking along Chestnut Street to the park side of the street. The results were even less favorable (42%) for adding a second row of parking to the park side of the street. Neighbors along Chestnut Street liked having parking on their side of the street as a buffer to traffic, and in particular expressed concern and opposition to any impacts to the park edge.

To address the concerns of residents, any parking changes along Chestnut Street should be accompanied by the addition of a tree belt along the residential side to buffer homes.



Figure 171. Example of a well designed tree belt.

Credit: <https://dnrtreelink.wordpress.com/2012/09/07/planning-for-planting-realistic-budgets/young-street-trees-3/>

THE PPMC EDGES:

2. Chestnut Street

RECOMMENDATIONS:

Short-range:

- Install a 5' sidewalk with grass strip along Chestnut Street. Locate sidewalk to account for potential on-street parking additions or to allow curb side trees.

Mid-range:

- Replace parking along the residential side of Chestnut Street with a widened tree belt to serve as a buffer.
- Shift parallel parking to the Park side of Chestnut Street. In conjunction with the tree buffer described above, this would require pushing the curb within the public right-of-way towards the park approximately 5-feet.

Left:

Tree plantings in a tree belt enhance the public realm and buffer abutters from street traffic.

OPPORTUNITIES & CHALLENGES:

Over the years, the function of Whittier Street as a public street has been diminished by the sharp turn and poor intersection with Whittier Court, it's closure in the middle (reportedly to address speeding), and the incorporation of perpendicular parking along both sides of the street. All of these measures work to decrease the “publicness” of this important street – that is to say it looks and functions very much like a parking lot.

Whittier Street bounds the park on two sides and provides essential parking for both town hall and the school administration offices. However, the closure in the middle creates a difficult parking configuration. Users can only determine available parking upon entering the lot, and then there is no easy way to turn around if the parking is full.

Re-opening the street will allow through access for parking. Also, opening Whittier Street would allow the MVRTA bus to circulate around the park where it can pull up along the park side of the complex and load/unload passengers. This would eliminate the need for this regional bus to navigate around the entirety of the Municipal Complex site, thereby reducing traffic past the middle school.

The closed section of Whittier Street was excavated to create an accessible sidewalk connection from the park to the parking area, however this is generally regarded as a poor design. Re-opening the street will require a reconfiguration of the the accessible connection to the park.

During large events, this section of Whittier Street along the park is frequently cordoned off and used for event staging or as a public concourse for rides and events. Potential improvements include: 1) elimination of curbing (trip hazard) , 2) substitution of decorative pavement in place of asphalt, and 3) addition of placemaking elements (i.e. art) that make this a space unique to Andover.

Results of the project survey showed 75% of respondents expressed strong support for reopening Whittier Street to two-way traffic.

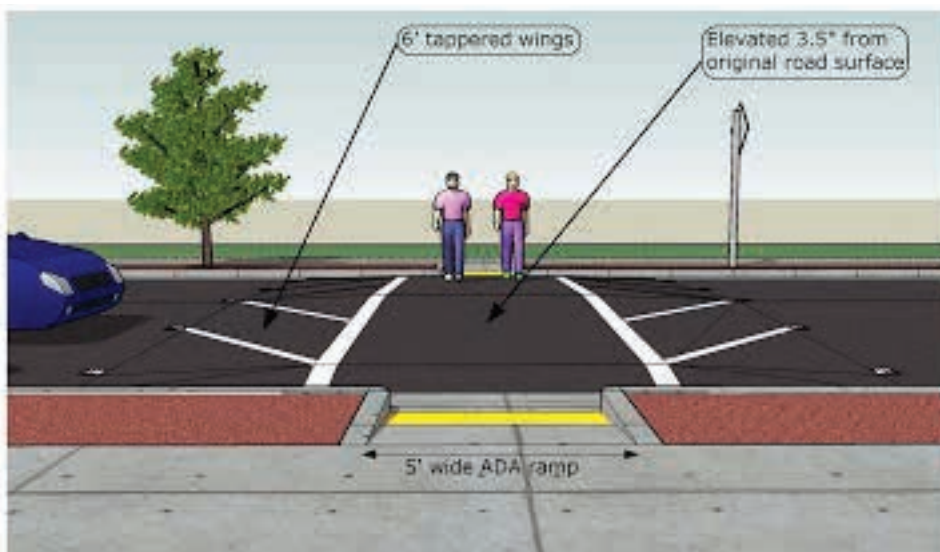


Figure 172. Raised crosswalk Diagram.

Credit: <http://civilsketchup.blogspot.com/2008/04/raised-crosswalk.html>

Diagram illustrating the details of a raised crosswalk - to promote pedestrian access and safety, and to slow vehicle speeds.



Figure 173. Plaza example.

Credit: <https://www.andropogon.com/work/academic/thomas-jefferson-university-lubert-plaza/>

Example of an attractive paver plaza designed with a strong sense of place with multiple options for use and seating.



Figure 174. Plaza example.

Credit: <http://www.hickoryhardscapes.com/portfolio.php?section=permeable-pavers-commercial>

Example of an attractive paver plaza designed to handle vehicle traffic as well as accommodate events and gatherings.

THE PPMC EDGES:

3. Whittier Street

RECOMMENDATIONS:

Short-range:

- Re-open Whittier Street to through-traffic to improve circulation throughout the site.
- Incorporate a raised crosswalk to maintain a mid-block crossing from the Park to the Municipal Complex.
- Incorporate a new sidewalk along the Park side of Whittier Street that provides an accessible connection from the parking to the park.
- Improve the Whittier Court/Senior Center intersection – refer to recommendations for Whittier Court and the Senior Center parking.

Mid-range:

- Modify the design of Whittier Street to better accommodate large pedestrian events by creating a central point of celebration that reduces foot traffic impacts to the park.

OPPORTUNITIES & CHALLENGES:

Whittier Court is a private road that has become entangled in the operations of the Municipal Complex. This road is substandard in width and has an awkward alignment to both Whittier Street and the Senior Center parking.

The three houses located on Whittier Court are island parcels, surrounded on all sides by public land. As such, they are both subject and contribute to conflict and trespass. Acquisition of these parcels would not only eliminate the potential for conflicts, but would also allow greater connectivity between the Park and the Playstead.

The Town should seek to obtain a Right of First Refusal (RFR) on the three parcels. An RFR is a mechanism that gives a specific party the right to be the first allowed to purchase a particular property if/when it's offered for sale. An RFR is a future right, and it is contingent on the property being put on the market. This would allow current owners to sell on their timeline. The terms of an RFR should likely be based on an agreement to sell and buy at a price based on one or more appraisals when the RFR is invoked or as a percentage of the current value as agreed to by the parties when they negotiate the RFR.

Right:

Concept sketch illustrates potential improvements. Acquisition of the Whittier Court parcels would allow stronger connections between the Park and the Playstead, as well as the Senior Center and Roger's Brook.



Figure 175. Whittier Court acquisition example

Credit: GPI

THE PPMC EDGES:

4. Whittier Court



Figure 176. Whittier Court modifications
Credit: GPI

Above:

Master Plan showing short-range modifications to Whittier Court that separate access to the residential homes from the public realm.

RECOMMENDATIONS:

Short-range:

- Reconfigure Whittier Court to prevent thru traffic by disconnecting the connection to the Senior Center parking.

Mid-range:

- The Town should acquire a right of first refusal (RFR) on the three properties on Whittier Court.

Long-range:

- Acquire the properties along Whittier Court in order to expand open space and to improve the connection Between the Park and the Playstead, as well as the visibility of Roger's Brook.
- Implement a plan that provides for enhanced connections and recreation.

OPPORTUNITIES & CHALLENGES:

Once a defining element of the Park, Roger's Brook is an important perennial stream that is a tributary to the Shawsheen River. Unfortunately, approximately 50% of this 1.5 mile stream has been placed underground and the stream is currently listed as an impaired water body - in large part owing to sewer breaks, illicit sewer connections, and urban stormwater runoff.

The Town should continue to meet the requirements of the State's TMDL process to improve water quality. Immediate efforts should be devoted to eliminating continuous sources that have the greatest impact during dry weather. Urban stormwater runoff is much more difficult to control, so additional monitoring is recommended to pinpoint urban stormwater runoff sources before implementing controls. There are a number of "good housekeeping" type practices that can be followed, such as proper pet waste removal, street sweeping, and the reduction in runoff volumes through diversions of impervious areas to pervious areas. In addition, consider sound measures that would improve the natural systems of the stream banks and flood plain adjacent to the Playstead, as well as reduce fertilizer and herbicide use on playing fields.

The stream is a visible edge adjacent to the Playstead, where there is opportunity to showcase the brook. Improving public awareness of the brook and its plight will hopefully encourage greater stewardship and interest in future restoration measures. Interpretive/educational exhibits would provide both an historic accounting of the brook, and an understanding of the importance of stream systems for flood protection, water quality, wildlife and recreational offerings.

Historically, there was a path that went along Rogers Brook from Whitter Street to Morton Street, whereas the town owns land along the brook that it is currently not utilized. The Brook is an asset to the park, and there is a great opportunity to create an experience along the brook to enjoy this natural feature.

Long range, foster a vision to restore Roger's Brook as an intergral feature of the downtown that consists of the stream threading through an open space corridor complete with adequate flood plain and walking paths. The development of a linear greenway along the brook would provide a rich counterpoint to the many offerings of Main Street, further enhancing the livable qualities throughout the downtown.



Figure 177. Stream restoration example.

Credit: <http://www.rondoutneversink.org/2014/>

Left:

Example of a stream restoration corridor.

Right:

The concept of a restored brook corridor that provides a linear greenway from the bird sanctuary, through the downtown, to the Shawsheen River.

Far right:

Example of a Storm Drain Marker that can be used as part of a Public Education and Outreach Program.

THE PPMC EDGES:

5. Roger's Brook

RECOMMENDATIONS:

Short-range:

- Improve visibility and stewardship of brook.
- Continue to adopt and follow BMPs that address illegal connections and address water quality issues.
- Introduce “Don’t Dump” plaques on all storm drains connecting to the brook.

Mid-range:

- Implement stream bank and flood plain improvements.
- Provide invasive species management measures.

Long-range:

- Foster a vision that restores sections of Roger’s Brook along a recreational green-way to the Shawsheen River.



Figure 178. Roger's Brook linear corridor concept.
Credit: GPI

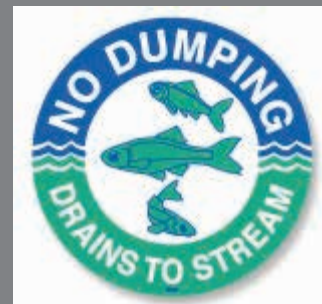


Figure 179. Storm drain marker example.
Credit: http://www.dasmanufacturing.com/storm_drain.html

OPPORTUNITIES & CHALLENGES:

Chestnut Court is a semi-public street that serves as a second means of access to the Memorial Circle Housing complex. As such, it lacks many of the qualities of a proper public thoroughfare - it is narrow, with poor alignment, and no curbing or sidewalks. The road crosses over Roger's Brook via a small non-descript bridge, which further limits width and alignment.

As designed, the street intrudes into the Playstead but offers little in the way of parking or access. Rather, the road separates a portion of the Playstead from Roger's Brook.

The purpose of this road should be reassessed to determine its essential functions as access to the Andover Housing and/or as access to the Playstead. Depending on its primary purpose, there are several options that might include the following:

- Refurbishment - improve the road alignment, add sidewalk to at least one side. Analyze making this a one-way street with the addition of parallel parking to one side.
- Repurposing - consider an option that makes this Playstead access only.
- Removal - evaluate how removal could benefit stream corridor quality and the development of a brook path.



Figure 180. Chestnut Court.

Credit: GPI

THE PPMC EDGES

6. Chestnut Court

RECOMMENDATIONS:

Short-range:

- Additional study to review purpose and need for Chestnut Court.
- Establish design parameters and preferred design.

Mid-range:

- Implement improvements based on either refurbishment, repurposing, or removal.

OPPORTUNITIES & CHALLENGES:

The PPMC has approximately 2,560 linear feet of chain link along its edges, 80% of which is found within the Playstead. This fencing separates Stowe Field and the Playstead from adjacent residential properties and is an important element of being a “good neighbor”, as it prevents short cutting and trespass.

Much of the fencing has been in place for decades and is showing it's age. This includes extensive rust cover over most of the fabric, posts and rails. There are also a number of locations where the fencing is damaged or broken.

Recommended improvements include spot repairs to correct damaged areas and to eliminate potential hazards.

Long range, consider a systematic replacement of all fencing with a black vinyl coated chain link fencing.



Figure 181. Black vinyl coated chain line fence example.

Credit: <https://www.pinterest.com/pin/523895369127690015/?lp=true>

THE PPMC EDGES

7. Perimeter Fences

RECOMMENDATIONS:

Short-range:

- Make temporary repairs to fencing immediately adjacent to playing fields, including repair or replacement of top rails, and refastening of chain link fabric.

Long-range:

- Replace all aged chain link fencing with new black vinyl coated fencing. Black vinyl coated fencing resists rusting and visually blends better than galvanized fencing. Insure all fencing is specified as 6 gauge fabric (before vinyl coating) to withstand the rigors of public use.

Left:

Example of a typical black vinyl coated chain link fence. The black color blends into the landscape far better than traditional galvanized fencing.

OPPORTUNITIES & CHALLENGES:

Although located adjacent to the Playstead, the housing complex lacks connections and shares no relation to the PPMC.

Built in the 1950's, the Memorial Circle Housing is a 70-year old complex that is nearing the end of its useful life cycle. Based on an out-of-date model, the units are randomly sited with little regard to their relationship with the public realm or their context within the surrounding neighborhood. With minimal landscaping and no differentiation in public/private space, they appear to be intentionally standoffish.

Units poorly sited along the brook and near the Playstead limit the ability for 1) natural stream processes of migration and flooding, 2) creation of a brook path connecting the Playstead to the Bird Sanctuary and 3) expansion and/or reorientation of the Playstead.

Consider increased density to support neo-traditional design ideas. Current trends in housing recommend creating units that encourage pride in living, that enhance the quality of life, that fit their context, and that provide public/private separation such as porches, dooryards, and decks/patios. Studies shows that all of these foster pride in ownership, which encourages better living conditions.



Figure 182. Affordable housing example.

Credit: <http://unionstudioarch.com/projects/trinity-princeton-place/>



Figure 183. Affordable housing example.

Credit: <http://unionstudioarch.com/projects/cottages-on-greene/>

Above:

Example of a well designed unit that includes a modicum of private space, where residents are provided outdoor opportunities for relaxation, cooking, and gardening.

Left:

Example of well designed affordable units that are bright and cheerful, with a design style that would make a complimentary edge to the Playstead. These units offer both repetition and individualism.

THE PPMC EDGES

8. Andover Housing

RECOMMENDATIONS:

Short-range:

- Enhance boundaries between housing and Playstead with decorative fencing and landscaping.
- Provide accessible pathway connection from housing to PPMC.

Mid-range:

- Retire units that impact the brook and/or the potential for a brook path.

Long-range:

- Retire units to enlarge Playstead.
- Upgrade housing based on improved program and current trends.

OPPORTUNITIES & CHALLENGES:

The Cormier Youth Center functions as a physical and programmatic edge to both the Playstead and the Municipal Complex. The architecture of the facility brings new form and materials, and provides a dynamic facility that offers greater use and care of the Playstead.

Opened in 2015, this new facility increases operational stresses on the PPMC. It has limited parking and storage, and vies for outdoor recreational space with the Middle School and other town recreation leagues.

The Playstead is clearly an exceedingly important part of the Andover Youth Center's outdoor programming, and these needs are likely to increase in the future. Given the investment to date, it would seem a foregone conclusion that the town should support improvements to the Playstead that enhance the success and effectiveness of the CYC. At the very least, any modifications that detract from their mission and services should be avoided.

However, this does not mean that growth of CYC should be allowed to go unchecked, least the open space of the Playstead be lost.



Figure 184. Climbing boulder image.

Credit: GPI



Figure 185. Proposed shed addition.

Credit: GPI

Above:

Master Plan showing short-range shed addition at youth center.

Left:

Example of a climbing boulder tucked into the green space between the track and the CYC. One of many programmatic elements the youth center would like to add to their repertoire.

THE PPMC EDGES

9. Cormier Youth Center

RECOMMENDATIONS:

Short-range:

- Incorporate a shed for storage.
- Additional study of field arrangements to allow maximum flexibility and use, while addressing user scheduling.

Mid-range:

- Refer to recommendations 17 and 18 regarding improvements to the track and fields.
- Refer to recommendations 24 and 27 regarding improvements to the senior garden and the addition of a pedestrian plaza.
- Permit programmatic additions that support greater activities with minimal impacts to the Playstead.

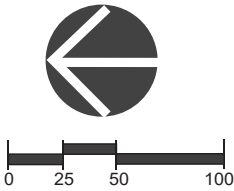


Figure 186. The Park - Plan Enlargement
Credit: GPI

The Park

The Park is Andover's major outdoor gathering space, as well as a passive recreation area. The design and layout of this space should improve upon its park-like setting, while providing accommodations for major civic events.

Recommendations 9-16 relate to improvements to The Park.



LEGEND

- 10. Park loop - complete perimeter sidewalk.
- 11. Park circulation - reconfigure path network.
- 12. Planting framework - support paths and open space.
- 13. Bandstand - add two-sided stage.
- 14. Footbridge - restore footbridge, interpret brook.
- 15. Lighting - upgrade lighting to new energy efficient standard.
- 16. Memorials - integrate with new paths, develop review process.

OPPORTUNITIES & CHALLENGES:

The Park currently lacks sidewalks along Chestnut Street and a majority of Whittier Street. This incomplete sidewalk network prohibits access along the park's perimeter and discourage access into the park. Other local town greens in Lawrence and North Andover have complete perimeter walks and walkers can be seen morning to night.

83% of survey respondents agree or strongly agree with this modification. Of people who use the park once a week or more, this increases to 87% in favor.



Figure 187. Sidewalk with grass verge/tree belt.

Credit: <http://www.leonpenny.org/?project=sidewalks-2>

THE PARK

10. Perimeter Sidewalk

RECOMMENDATIONS:

Short-range:

- Install a 5' sidewalk with a grass strip along Chestnut Street. Locate sidewalk to account for potential on-street parking additions or to allow curb side trees.
- Install a 5' sidewalk with a 3' grass strip along Whitter Street.

Left:

Example of a well conceived sidewalk that includes a grass strip for snow storage and tree planting.

OPPORTUNITIES & CHALLENGES:

The current path network within the park's interior consists of two wide brick paths set in a chevron shape on axis with the bandstand. While these pathways move people through the park, they do very little to support full use and enjoyment of the space.

Pathways guide people where to walk and can create an experience. They allow for universal access, passive recreation, as well as protect people from the elements (mud, puddles, snow). They can also create a framework for future planting as they help define spatial edges (i.e. outdoor rooms).

Most of the memorials and the north side of the park are notably under served by the current path arrangement. The Park is frequently used by Andover residents for civic events and is close to the senior center. As such, the provision of universal access to the park and memorials is seen as a responsible improvement to accommodate wheelchairs, baby strollers, etc. The Town is obligated by law to correct accessibility issues as non-compliance leaves the Town open to liability and law suits.

The current path system was implemented in the 80's without consideration of the original design intent and should not be mistaken as a historic design. Keeping the chevron while adding small connective paths to make the memorials accessible would create an even more disjointed design of the park.

A new path system would better support an open space in the center and provide guidance for future vegetation management. Paths set in a circular, naturalistic fashion would provide greater access within the park, and pay homage to the original design of the park.



Figure 188. Curvilinear walking path example.

Credit: <https://www.flickr.com/photos/rodionquidam/8113874637/>



Figure 189. View of public park, Andover, Mass.
Credit: Andover Historic Society

Above:

Historic image of circulation path within the Park.



Figure 190. Curvilinear walking path example.
Credit: <http://sca-larc.blogspot.com/>

Left & above:

Examples of curvilinear walking paths that support outdoor space.

THE PARK

11. Circulation Path

RECOMMENDATIONS:

Short-range:

- Consider the implementation of temporary pathways to the memorials to provide barrier free access.
- As the responses to this question were roughly split, we would advocate the need for additional design and public process to further study the pathways within the park. This process should compare and contrast the historic path design, the current design, and the recommended design.

Mid-range:

- Implement a new path layout that supports the park's spatial design, provide greater access and use of the park, and provides barrier free access to all existing memorials.

OPPORTUNITIES & CHALLENGES:

Currently the Park does not have a large open space as newer tree plantings have been haphazardly placed in the open space. The provision of a larger open space would provide a programable space for concerts and other larger events. This improvement would realize the full potential of the site and make the park feel much larger than the current planting configuration allows.

Design all future plantings to leave a large open gathering space. Current large trees would be phased out over time, and designated areas close to the perimeter planted more heavily to support the edges and provide opportunities for seasonal shade.

Incorporate a holiday tree within the planting framework.



Figure 191. Planting framework within The Park.

Credit: GPI

THE PARK

12. Planting Framework

RECOMMENDATIONS:

Short-range:

- Establish a planting strategy that reinforces open space and provides perimeter shade trees.
- Incorporate a new holiday tree.
- Coordinate planting strategy with sidewalk and circulation path improvements.

Mid-range:

- Phase out small trees that violate the planting strategy.

Long-range:

- Phase out large trees that violate the planting strategy.

Left:

Master Plan showing planting framework concept.

OPPORTUNITIES & CHALLENGES:

The Bandstand is an interesting historical architectural element in the park but does not serve any program or function. Much of this has to do with the scale and accessibility of the bandstand. Several modifications or retrofits are possible including adding a stage around the bandstand, raising the ground level around the bandstand, lowering the bandstand, or replacing it entirely.

This element was perhaps the most controversial question that we posed, do to the impact of the character it would have on The Park. 45% of survey respondents agree with the need to create a stage or raise the ground to make the bandstand accessible while a lot of folks thought it should just be left alone.

Replacing or removing the bandstand is not recommended, and not necessary. More options on how the bandstand could be lowered, modified with a stage, or a combination of both needs to be explored. However, leaving the bandstand alone does not meet ADA accessibility standards. While current laws may grandfather this inaccessible bandstand in the park, it is not an inclusive approach.

A well thought out, historically respectful plan for the bandstand to be functionally incorporated into the park is the suggested approach. However, greater design concepts should be explored as to what that would look like.

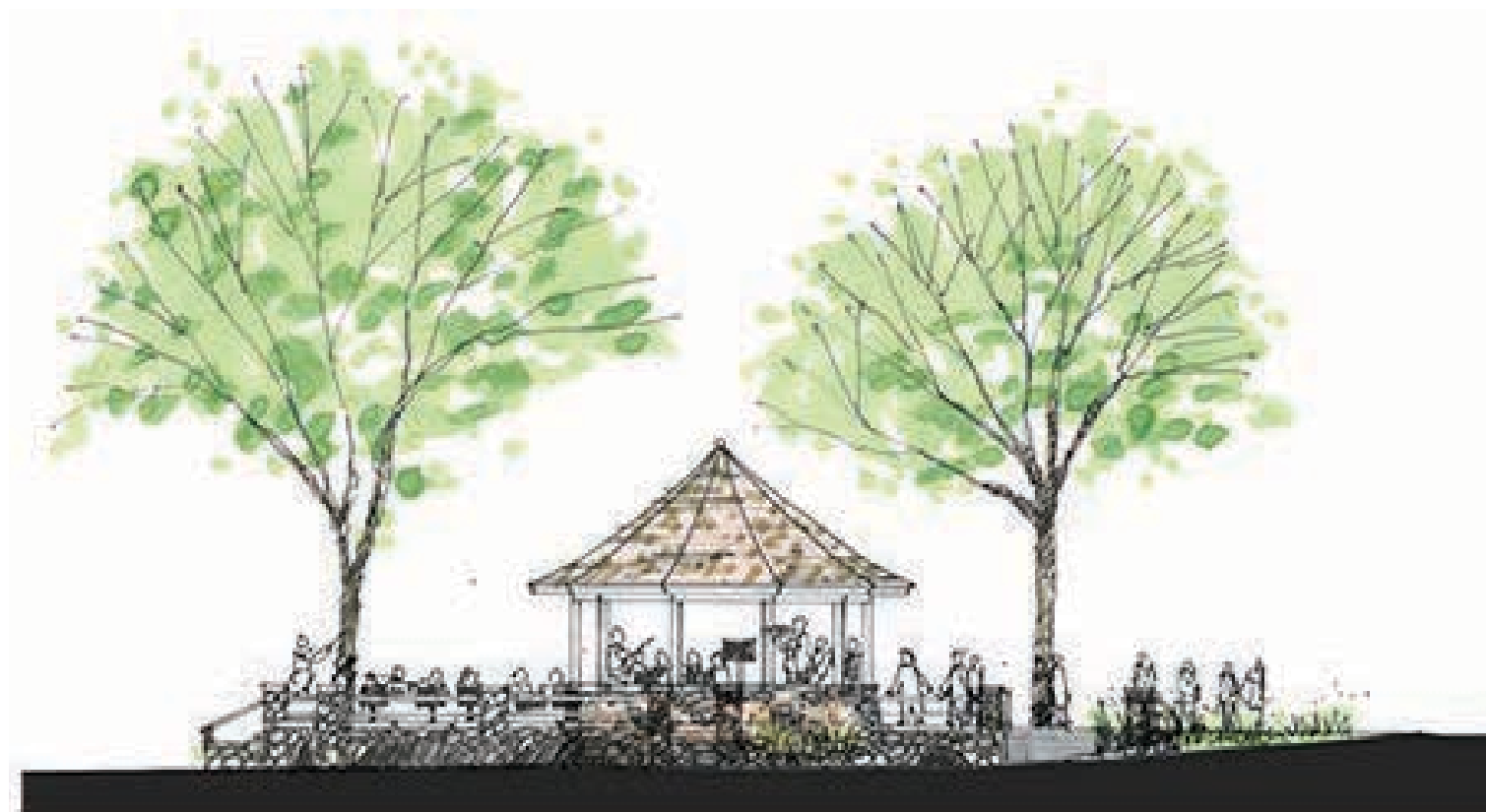


Figure 192. Section-Elevation showing bandstand with a stage addition.

Credit: GPI

THE PARK

13. Bandstand

RECOMMENDATIONS:

Short-range:

- Further study is required to determine the preferred design approach to make the bandstand more viable.

Mid-range:

- Implement improvements that increase the bandstand's place as both a key visual and programmatic element of the Park.

Long-range:

- Integrate the bandstand into future plans.

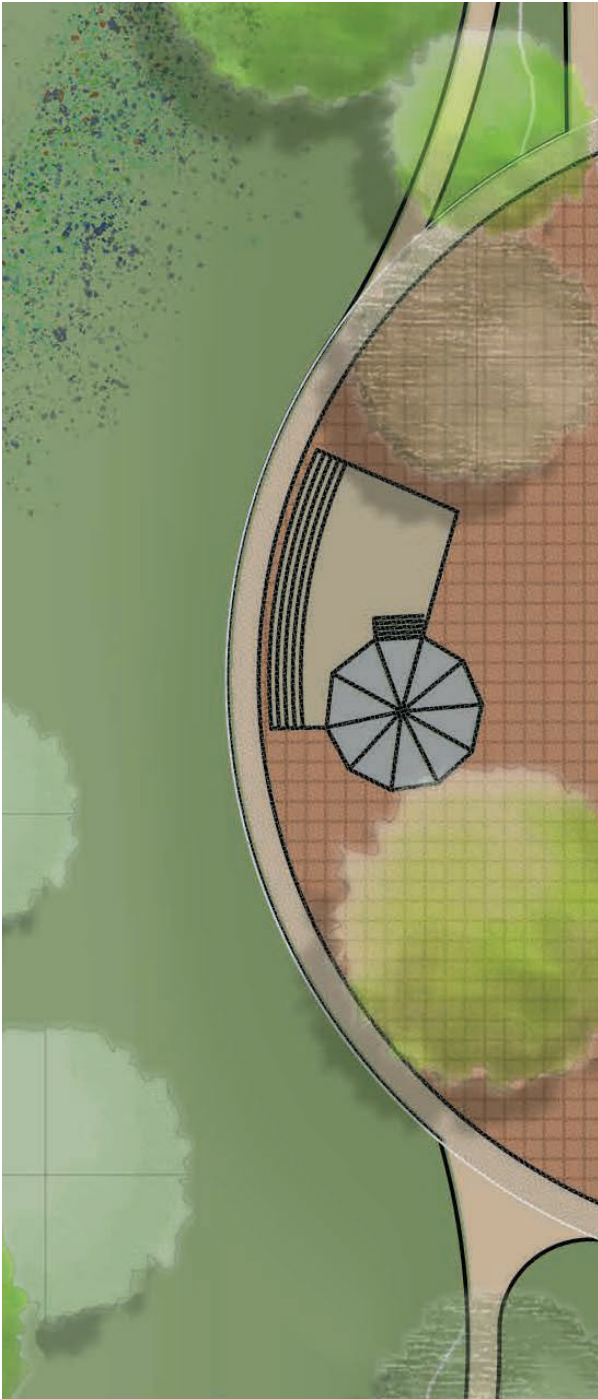


Figure 193. Plan view of bandstand with a stage addition.

Credit: GPI

Above & right:

Concept illustrating the addition of a stage adjacent to the bandstand. This concept would leave the bandstand as an architectural feature of the new performance area.

OPPORTUNITIES & CHALLENGES:

The existing footbridge is an extant element of the original 1930's park design. With the brook now underground, the footbridge lacks context and is a disconnected element that floats in the middle of the park lawn. Most park visitors have no understanding of the bridge history or function.

The 2000 Twinning Garden attempted to recreate the impression of the former brook, but only divides the park down the middle. The incorporation of design elements that suggest the context and former use of the footbridge without the divisive nature of the Twinning Garden is recommended.

The use of a subtle feature that suggests or “ghosts” the path of the former stream is recommended.



Figure 194. Lawn full of Siberian squill.

Credit: <https://hortnews.extension.iastate.edu/2016/04-08/squill.html>

Above & right:

The planting of blue crocus or Siberian squill would be a way of providing seasonal “echoes” of the former brook location. This in turn would provide greater context for the remaining footbridge.



Figure 195. Lawn with ribbon of purple crocus flowers.

Credit: Public domain

THE PARK

14. Footbridge / Brook



*Figure 196. Postcard image of footbridge over Roger's Brook.
Credit: Andover Historical Society*

Above:

Historic image of footbridge - note open arch and standing capstones on bridge parapets - features that are now hidden or missing.

RECOMMENDATIONS:

Short-range:

- Remove aging Twinning Garden and replace with a new version consisting of perennial flowers that echo the former brook.
- Incorporate interpretive features that explain the footbridge and the plight of the brook.

Mid-range:

- Continued maintenance of footbridge and perennial plantings.

Long-range:

- Refer to recommendation #5 for long term visions related to Roger's Brook.

OPPORTUNITIES & CHALLENGES:

Despite recent upgrades to the light source, most of the lights within the Park are aging and will eventually require replacement. This will be especially true as any walkway modifications are made.

Consider a mid-range plan of action to upgrade the lighting to a new standard that is in keeping with other styles used within the downtown.

Right:

An image of one of the most common light standard found within the downtown.

THE PARK

15. Lighting

RECOMMENDATIONS:

Short-range:

- Maintain current lighting through design life.

Mid-range:

- Upgrade light poles and luminaires as dictated by park modifications.
- Coordinate lighting upgrades with path and sidewalk improvements.



Figure 197. Typical light pole and luminaire at the park.

Credit: GPI

OPPORTUNITIES & CHALLENGES:

The war memorials within the PPMC take the form of traditional monuments, as well as dedicated spaces, buildings, and plaques. However, war memorials can take a variety of other forms including, but not limited to, commemorative gardens, plazas, gateways, fountains and/or pools of water.

Recommendations:

Design Guidelines

Each memorial has the task of being an independent entity while fitting in with the PPMC surroundings. In general, the development of design guidelines should include the following:

1. The Purpose of The Park is a place to take a walk, have a picnic, enjoy outdoor passive recreation activities, and to hold events. New memorials should not interfere with this purpose.
2. Keep all new memorials to the outside of the park, not to impede on the usefulness of the open space.
3. Do not obstruct views from within the park to the main features of the park (bandstand and memorial Hall), or 'upstage' other memorials or works of art in the park. Upstaging can include placing the memorial near or behind another memorial in a way that detracts from the original setting or intention.
4. If the people or the town decide it's in the best interest to move a memorial or artwork to better suit the needs of the town and the space, the new location should be accessible and meet the same needs of the original placement (shade, visibility).



Figure 198. Example of a non-traditional war memorial.
Credit: GPI

Above is an example of a memorial that easily fits within a park setting - where geese are used as a metaphor to represent the remembrance of service personnel who leave - while others wait for their return.

The five geese represent the five branches of the military (Army, Navy, Air Force, Marines and Coast Guard). Geese fly in formation and are also known for their fierce loyalty, characteristics common to the military.

THE PARK

16. Memorials

RECOMMENDATIONS:

Short-range:

- Integrate accessible paths from memorials to existing or new walking paths.

Mid-range:

- Implement town-wide process and design guidelines for the design and placement of all future memorials.

Long-range:

- Never forget the sacrifice of our Veterans.

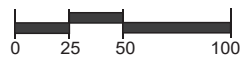


Figure 199. The Playstead - Plan Enlargement
Credit: GPI

The Playstead

The Playstead was conceived as a central active recreation area - a place of play. Although the town's arsenal of play fields has greatly expanded since its inception, the Playstead is still an important space - particularly as it relates to the mission and services of the Cormier Youth Center.

Recommendations 17-23 relate to improvements to the Playstead.



LEGEND

- 17. Field use & configuration - realign for optimal support of use
- 18. Running Track - improve or retire
- 19. Playstead loop - add path/boardwalk perimeter path
- 20. Playstead parking - add approximately 50 spaces
- 21. Playstead restrooms / pavilion - insure accessibility
- 22. Playstead plantings - provide shade trees, support open space
- 23. Playstead - open space protection
- 24. Playstead - senior garden

OPPORTUNITIES & CHALLENGES:

The Playstead is home to three ball diamonds (baseball, little league, and softball), a football field, and a running track. These facilities support three major user groups including the middle school, town youth sports, and the Cormier Youth Center.

Although heavily used, the existing facilities have a number of constraints and deficiencies that will make upgrades and/or modifications challenging. This includes the following issues:

- **Resource buffers** - the Playstead is sandwiched between Roger's Brook and a bordering vegetated wetland along the southern edge. As such, much of the play field area is subject to review and approval by the Andover Conservation Commission and the State Department of Environmental Protection.
- **Care and Control** - much of the Playstead is under the jurisdiction of the Andover School Department.
- **Wet conditions** - The Playstead is built over fill, and was historically a wet area. The fields continue to experience wet conditions at both the little league and baseball fields, as well as issues with poor fill at the football field.
- **Oval Track** - the track is an underused facility that is in desperate need of improvements. However, use and need of this facility should be weighed against the costs to repair it and its impact on other facilities.
- **Facility overlaps** - there are a number of unadvisable overlaps between facilities that create risks for both players and spectators. The outfield of the base ball field overlaps both the oval track/football field. Also, there is insufficient foul ball territory between the baseball field and the softball field. These overlaps restrict the ability to have simultaneous play on adjoining facilities.
- **The Water Field** - The field is situated immediately adjacent to Roger's Brook where balls are routinely lost in the stream.

Any attempts to improve upon the current conditions will likely result in the loss of at least one field, and possibly further loss of simultaneous play. This condition is further complicated by the presence of the CYC, whose programming and needs are much different than the traditional sport facilities that are offered - they would benefit from mostly large open space that has no backstops, benches or bleachers.

Based on the school department ownership and the recent investment and siting of the CYC at the Playstead, it would seem logical that these facilities would carry greater weight in terms of their needs.

THE PLAYSTEAD

17. Field Use & Configuration

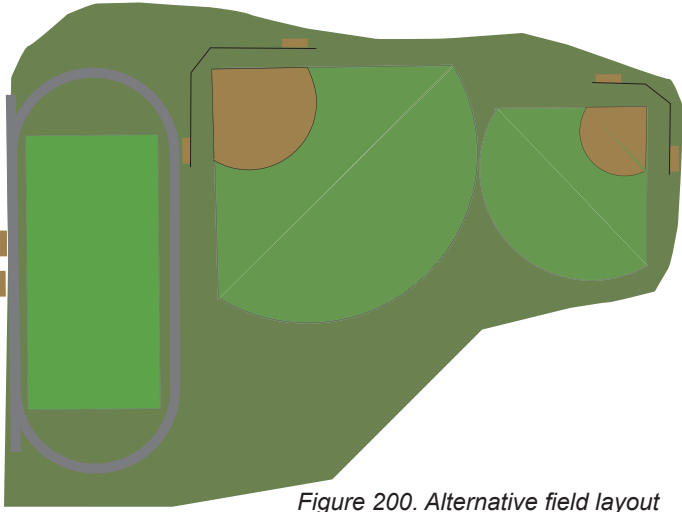


Figure 200. Alternative field layout
Credit: GPI

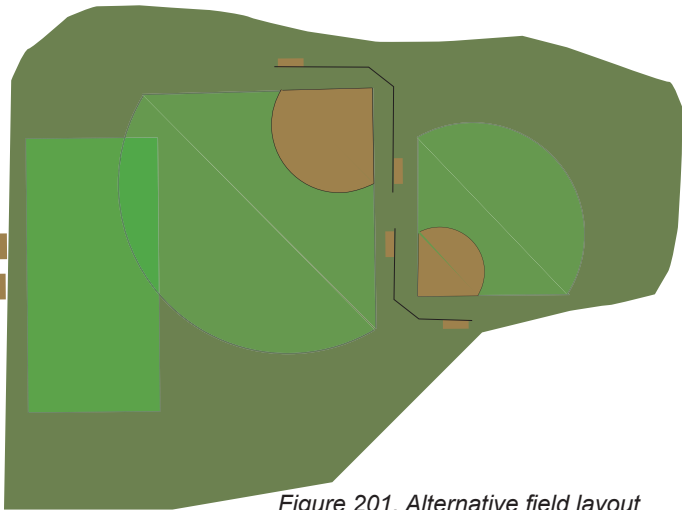


Figure 201. Alternative field layout
Credit: GPI

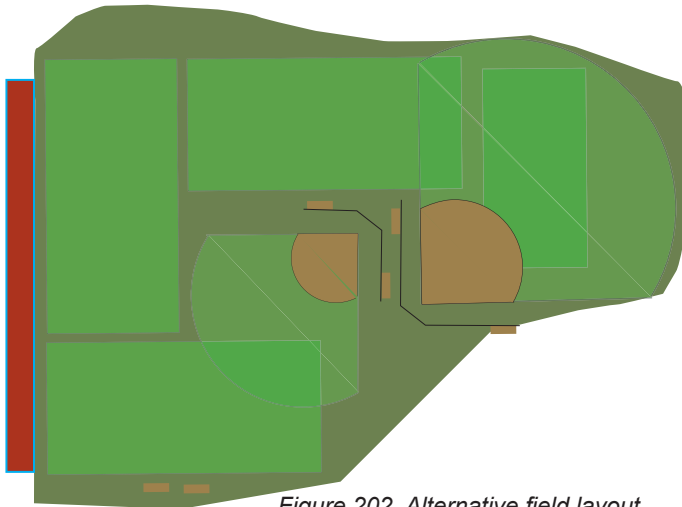


Figure 202. Alternative field layout
Credit: GPI

RECOMMENDATIONS:

Short-range:

- Further study is needed to determine the optimal mix and quantity of fields.

Mid-range:

- Refurbish track and relocate baseball field

OR

- Eliminate oval track and refurbish baseball field.

OPPORTUNITIES & CHALLENGES:

The existing asphalt track does not meet current standards and needs repair. The oval portion of the track runs through the outfield of the baseball field, creating a hazard to players as well as a limitation on simultaneous play.

Removal of the oval track would improve the 90' diamond baseball field. Retention of the straight sprint portion of the track would maintain some level of track use for middle school activities, while longer track activities could use the proposed perimeter path, which can be marked for distance.



Figure 203. Track Layout

Credit: <http://www.farsportscars.com/track-around-field-diagram.html>

THE PLAYSTEAD

18. Running Track



Figure 204. Athletic Track.

Credit: <https://talk.brooksrunning.com/blog/2017/12/13/key-workout-800m-intervals/>

RECOMMENDATIONS:

Short-range:

- Further study is required to determine the need to upgrade or remove the track.

Mid-range:

- Refurbishment of oval track.

OR

- Retain sprint lanes portion of the track, remove oval.

OPPORTUNITIES & CHALLENGES:

The Playstead currently lacks any formalized pathways and does not comply with accessibility requirements. Incorporation of a perimeter path would provide accessible routes to sports facilities and active/passive recreation. The perimeter path would also help to bolster public access and visibility to the Playstead. Opportunities for different experiences with a boardwalk through an adjoining wetland, and a walk along Roger's Brook would make this a valuable addition to the PPMC.

80% of survey respondents supported the incorporation of a path along the brook, while 85% were in support of a perimeter path around the Playstead.



Figure 205. Example of a nature trail.

Credit: <http://www.sewanee.edu/features/story/perimeter-trail.html>



Figure 206. Example of perimeter path.

Credit: <https://www.geograph.org.uk/photo/4793521>

Above:

Example of a nature path along a stream, where visitors can connect with nature within walking distance of town hall.

Left:

Example of a perimeter path that provides both connectivity and recreation.

THE PLAYSTEAD

19. Perimeter Path

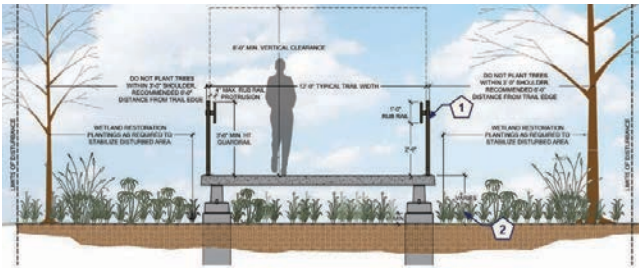


Figure 207. Example of a low boardwalk.

Credit: <https://greatriversgreenway.org/design-guidelines/trail-design/boardwalk/>



Figure 208. Example of a low boardwalk.

Credit: https://photonaturalist.files.wordpress.com/2015/07/brokenhead-bog-board-walk-selkirk-manitoba-img_0475.jpg

Above:

Examples of a low boardwalk construction over wetland.

RECOMMENDATIONS:

Short-range:

- Design, permit, and install a perimeter path around the Playstead for walking/jogging, as well as to provide accessible connections between various programmatic elements in and out of the Playstead. Complete first phase component along north side of Playstead.

Mid-range:

- Complete second phase component consisting of a boardwalk along southern side of Playstead. Connect to existing path.

OPPORTUNITIES & CHALLENGES:

The Playstead lacks a designated parking area, consequentially visitors must find parking either along Chestnut Court or within the PPMC. The provision of additional parking would serve the Playstead as well as provide overflow parking for the PPMC. Adding designated parking is also recommended if an artificial turf surface is installed at the Playstead, as this would increase seasonal demands. This recommendation would help to alleviate the general needs of parking in the area and to promote better visibility to the Playstead.

Despite the fact that it would take up some of the available open space, 65% of survey respondents were in favor of adding parking to the Playstead. Portions of the proposed parking area are necessarily located within the 200-foot riverfront area to Roger's Brook, and will require local conservation commission coordination and approval. Probable conditions of approval will include use of a pervious surface, as well as stormwater treatment prior to discharge.

THE PLAYSTEAD

20. Parking



Figure 209. Playstead - proposed parking totals
Credit: GPI

PARKING TOTALS

Existing Proposed		
84	87	Town Offices
65	74	School Administration
79	71	Doherty Middle School
73	80	Senior Center
19	19	Youth Center
65	127	General Public Parking

RECOMMENDATIONS:

- Short-range:**
- Coordinate parking concept with Conservation Commission to determine feasibility.
 - Design and permit.
- Mid-range:**
- Implement parking improvements that incorporate stormwater treatment and floodplain accommodations.

OPPORTUNITIES & CHALLENGES:

The Playstead is currently served by a single standard portable toilet. By law, 5% of all bathrooms on site must be wheelchair accessible.

A typical handicap portable toilet is completely wheelchair accessible with an enlarged cabin width of 67" and a depth of 86.5". This is roughly 25 square feet larger than a standard porta potty unit and allows easy maneuvering of wheelchairs within them.

Consider adding a permanent restroom with the potential of a concession stand at the Playstead. A restroom would be useful as an independent structure from the Municipal Complex. The Playstead is operated during the weekend and evenings when the MC is closed. The restroom structure would be closer to playfield activities and could be designed to accommodate a small concession stand to be operated during games.

70% of survey respondents were in favor of adding a concessions facility to the Playstead.

Permanent structures will need to respect flood zones and wetland boundaries.



Figure 210. Example of a park pavilion.

Credit: <http://www.gulfshoresal.gov/993/Meyer-Park-Pavilion>

Figure 211. Example of a portable toilet enclosure.

Credit: <https://www.poligon.com/products/ple-standard-eave/>

Above:

Example of a open air pavilion for gathering and events.

Left:

Example of a decorative enclosure to enhance portable toilet installations.





Figure 212. Example of an accessible unit.

Credit: <https://www.rentnational.com/portable-toilets/ada-unit>

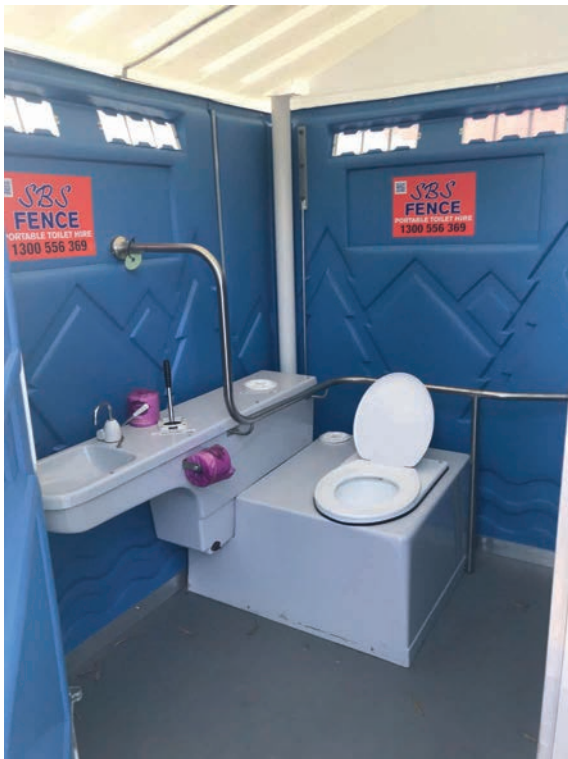


Figure 213. Interior of an accessible unit.

Credit: <https://www.sbsfence.com.au/toilet-hire/disabled-accessible-toilet-hire/>

Above:

Examples of an accessible portable toilet. By law, all locations that provide toilets must have at least one of these units.

THE PLAYSTEAD

21. Amenities

RECOMMENDATIONS:

Short-range:

- Replace the seasonal portable toilet with a handicap portable toilet.

Mid-range:

- Add a permanent station with three-sided enclosure.
- Incorporate a shelter/pavilion.

Long-range:

- Consider development of a permanent facility that provides restrooms and concessions.

OPPORTUNITIES & CHALLENGES:

Recreational fields require large open spaces, and must be flexible to allow field rotation and flexibility. As such, the Playstead is a wide open space with a mere two trees. Consequently, there are very few places to escape from the sun, and the space lacks definition and interest.

The few existing trees are located between fields, where they both define the playable area of the field and buffer it from the adjacent baseball field. Many dismiss these trees as inconsequential to the overall function of the Playstead. However, careful placement of small groupings of tree within the Playstead are an important and effective way to provide shade, soften the visual effects of backstops, and to arrest errant fly balls.

Done appropriately, a stand of trees similar to the existing can reflect the powerful qualities of a copse - a small isolated grove of trees - often seen as an island of green in an agrarian landscape where they provide firewood or refuge for livestock. A feature that is both singular and plural in nature.

Incorporation of a copse of trees would provide a subtle metaphor to Andover's agricultural past.



Figure 214. Example of a copse of trees.

Credit: <http://www.capturedcornwall.co.uk/pages/gallery17.html>

THE PLAYSTEAD

22. Tree Plantings

RECOMMENDATIONS:

Short-range:

- Preserve and reinforce existing stand of trees.

Mid-range:

- Add small groupings of shade trees for comfort and to improve spatial definition around Playstead edges.
- Recreate copse of trees where feasible.



Figure 215. Existing trees in Playstead.

Credit: GPI

Above:

Existing stand of trees within the Playstead.

Left:

A famous copse of trees located in Cornwall, England.

Below:

Example of livestock seeking shade under a lone tree.



Figure 216. Example of shade cover in a pasture.

Credit: <http://blogs.nottingham.ac.uk/newsroom/files/2015/07/Cattle-under-old-pollard-oak-Comp.jpg>

OPPORTUNITIES & CHALLENGES:

The Playstead is an important open space within the downtown, but it appears to lack the Article 97 protection that is afforded to the Park. Although wetland resource areas and wet conditions limit the potential for development in certain areas, there are currently no measures that would restrict building development within large areas of the Playstead.

The school department is the primary holder of the Playstead.

Town Council should research the status of the Playstead, which reportedly has memorial status.

The town should weigh the pros- and cons- of placing some type of protective measure to protect this space in perpetuity.

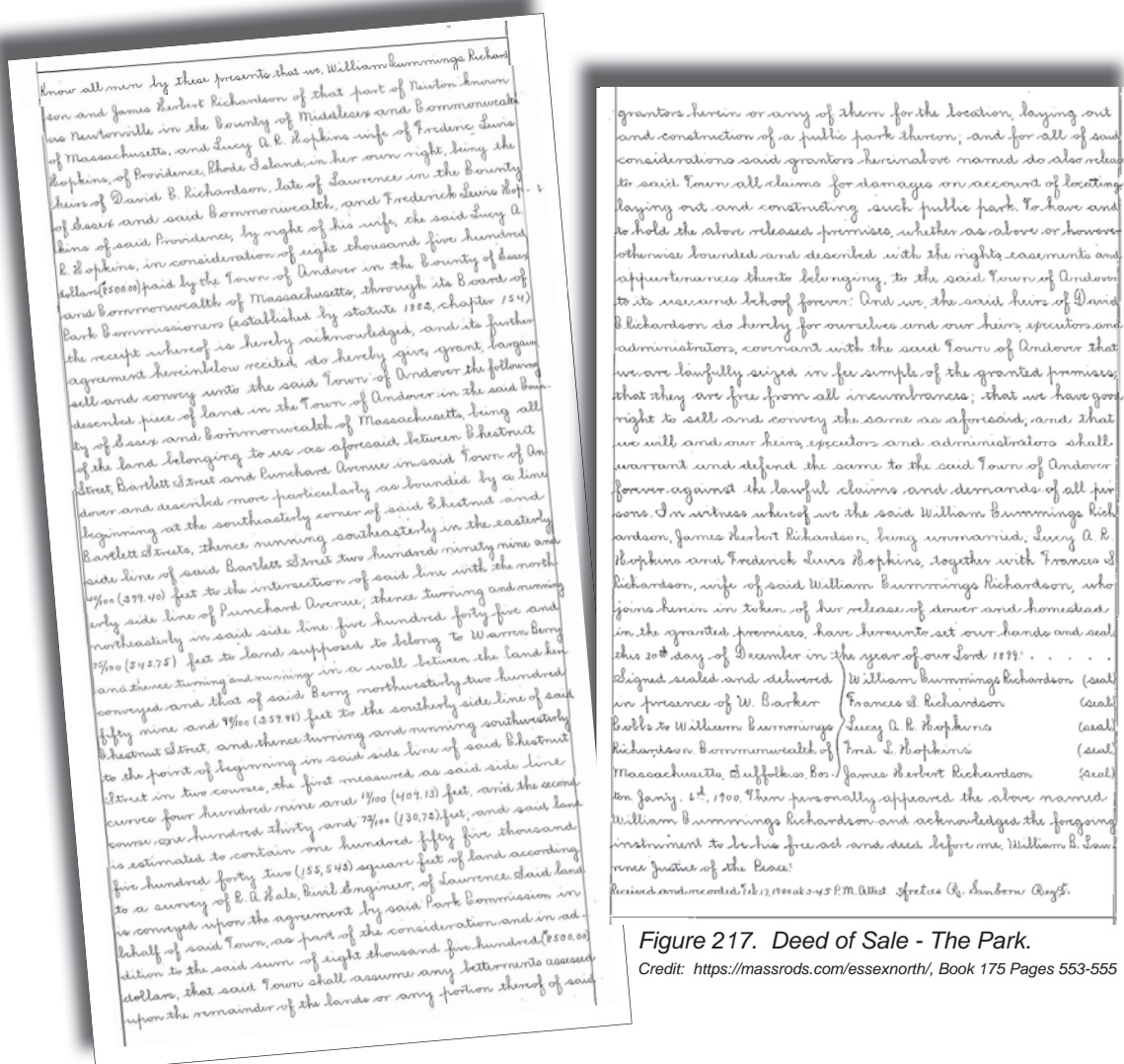


Figure 217. Deed of Sale - The Park.

Credit: <https://massroads.com/essexnorth/>, Book 175 Pages 553-555

THE PLAYSTEAD

23. Open Space Protection

Article XCVII.

Article XLIX of the Amendments to the Constitution is hereby annulled and the following is adopted in place thereof: - The people shall have the right to clean air and water, freedom from excessive and unnecessary noise, and the natural, scenic, historic, and esthetic qualities of their environment; and the protection of the people in their right to the conservation, development and utilization of the agricultural, mineral, forest, water, air and other natural resources is hereby declared to be a public purpose.

The general court shall have the power to enact legislation necessary or expedient to protect such rights.

In the furtherance of the foregoing powers, the general court shall have the power to provide for the taking, upon payment of just compensation therefor, or for the acquisition by purchase or otherwise, of lands and easements or such other interests therein as may be deemed necessary to accomplish these purposes.

Lands and easements taken or acquired for such purposes shall not be used for other purposes or otherwise disposed of except by laws enacted by a two thirds vote, taken by yeas and nays, of each branch of the general court.

Figure 218. Article 97 Text.

Credit: <https://www.farmlandinfo.org/sites/default/files/Article%2097.pdf>

RECOMMENDATIONS:

Short-range:

- Town Council to research protection status and provide opinion.

Mid-range:

- Determine possible protective measures and requirements to implement.

Long-range:

- Preserve open space for active recreational use.

OPPORTUNITIES & CHALLENGES:

The current senior garden lacks both an accessible path, as well as a sense of place.

An improved garden space is seen as an appropriate component of the PPMC that would not only improve the offerings of the Playstead, but one that would greatly advance the “multi-generational” nature of the facility. This space could be programmed for maintenance and care through the senior center, youth center, and the middle school.

The ideal facility will consist of an attractive layout, some measure of focal point (i.e. fountain, garden structure, sculpture, etc.), accessible paths, benches, and a framework of perennial plants enhanced yearly with annual plantings.



Figure 219. Example of a well designed sitting space.

Credit: <https://www.pinterest.com/pin/378935756117322965/>

THE PLAYSTEAD

24. Senior Garden

RECOMMENDATIONS:

Short-range:

- Provide an accessible path to the existing senior garden.
- Improve upon the garden's sense of place by creating exterior rooms or alcoves.

Mid-range:

- Integrate an enhanced/enlarged garden into any Playstead improvements.

Long-range:

- In conjunction with possible future acquisition of the Whittier Court block (#4), develop an expanded garden as a means to link the Park, the Playstead, and Roger's Brook.

Left:

Example of a small space with a strong sense of place created by the creation of sitting spaces or "rooms".



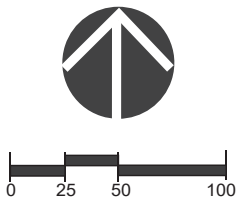
The Municipal Complex

The Municipal Complex is the heart of Andover's government, as well as a center for both youth and seniors. The design and layout of this space should improve upon its multi-generational qualities, while providing accommodations for major functions.

Recommendations 25-30 relate to improvements to The Municipal Complex.

Figure 220. The Municipal Complex - Plan Enlargement

Credit: GPI



LEGEND

- 25. Municipal Complex vehicular circulation - minimize site impacts
- 26. Municipal Complex pedestrian circulation - barrier free
- 27. Pedestrian plaza - add play space for school and CYC.
- 28. Drop-offs - improve operations, minimize impacts.
- 29. Landscape buffer - improve and protect historic setback.
- 30. Parking - improve efficiencies, maintain or improve quantities.

OPPORTUNITIES & CHALLENGES:

Currently, one-way access around the rear of the Municipal Complex requires that all auto and bus traffic coming to the senior center, youth center, and middle school must circumnavigate the complex in a clockwise direction. As such, each facility is unnecessarily exposed and subjected to the traffic of other facilities.

These impacts are especially acute at the middle school, which has little in the way of exterior space adjacent to the building. To offset this impact, the middle school closes a gate in the circulation road to stop traffic from entering the area behind the middle school so students can have a place to spend outdoors after lunch (i.e. recess). The gate is a stop-gap measure that does not work fully as people enter the space frequently from the wrong direction.

Reconfiguration of the circulation system should seek to mitigate the impact of school bus, senior shuttle, and regional service access on the municipal complex. Implement one of the following improvements:

- The Preferred Option would be to create a play space between the school and the youth center where traffic no longer traveled. This would be accomplished by closing the loop road and making access/egress for the senior center/school administration off Chestnut Street, and access/egress for the youth center and middle school off Bartlet Street. To accommodate school bus staging, the two drop off areas on Bartlet Street would be combined to create a space suitable for buses to pick up and drop off students. Parental drop-off would remain on Bartlet Street where it is today.

OR

- The Secondary option would be to continue to allow school buses to circulate around the complex but change the character of the recess area to better reflect a play space (i.e. a plaza). The plaza would be designed to handle the weight of buses.



Figure 221. Access gate at Doherty Middle School.

Credit: GPI

THE MUNICIPAL COMPLEX

25. Vehicular Circulation



Figure 222. Regional bus exiting the PPMC.

Credit: GPI

Above:

Photograph of the MVRTA bus leaving the PPMC at the Bartlet Street exit. The current circulation patterns require that all traffic travel past the middle school - including the MVRTA which makes 20 trips through the PPMC on a daily basis.

Left:

Existing road closure gate and section of circulation drive used by middle school children during recess.

RECOMMENDATIONS:

Short-range:

- Add a second gate to the access drive to prevent vehicle encroachment into the designated recess space during the mid-day period.

Mid-range:

Implement one of the following improvements:

- Completely close the loop road and make access/egress for the senior center/school administration off Chestnut Street, and access/egress for the youth center and middle school off Bartlet Street.

OR

- Continue to allow school buses to circulate around the complex but change the character of the recess area to better reflect a play space (i.e. a plaza). The plaza would be designed to handle the weight of buses.

OPPORTUNITIES & CHALLENGES:

The Municipal Complex has been updated to provide a modicum of accessible compliance, including wheelchair ramps and accessible routes from parking space to door.

Future improvements should be designed to provide universal design - the design of environments to be usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. This includes improvements for mobility, sight and hearing impairments, as well as for everyday users such as people with baby strollers and bikes.

With good design, access improvements can be integrated seamlessly into the landscape in a manner where all users, regardless of abilities, have equal access.



Figure 223. Stairs and ramp at Cormier Youth Center.
Credit: GPI

Above:

Example of a poorly conceived connection to the Playstead. No attempt is made to quietly integrate accessibility, which results in both stairs and ramps that are unwelcoming.

THE MUNICIPAL COMPLEX

26. Pedestrian Circulation



Figure 224. Sidewalk at Memorial Hall.

Credit: GPI

Above:

Steep sidewalk in front of Memorial Hall. Reconfigure existing walks to address major desire lines and to improve (lessen) path gradients.

Below:

Existing barrier curb in pedestrian route. All facilities should be designed above the minimum requirements, with universal design principles in mind.



Figure 225. Crosswalk at Doherty Middle School.

Credit: GPI

RECOMMENDATIONS:

Short-range:

- Maintain minimal compliance.

Mid-range:

- As part of any site improvements, seek to better intergrade access improvements, and integrate universal design principles.

OPPORTUNITIES & CHALLENGES:

The landscape of the Municipal Complex is dominated by parking and circulation features. The middle school has lost much of its historic connection to the Playstead, and the students have little space for recess. Recapturing the space between the middle school and the youth center would address this issue.

This suggestion embraces what the middle school already does by creating a stronger outdoor connection for the students at the middle school where they are not in conflict with traffic. The area between the middle school and the youth center could be redesigned to suit as a play space. This area would benefit both the Middle School and the CYC.

73% of survey respondents agreed that some type of physical change around the middle school was needed. 65% of respondents preferred to close the road completely, while 34% prefer to keep the road open during non-recess times.

The recommended approach would be to develop a plaza behind the school that is transversal, allowing emergency vehicles and possible traffic during school pick up and drop off. Traffic would be limited with retractable or removable bollards, or an attractive gate.



Figure 226. Pedestrian plaza example.

Credit: <http://1hg.net/tag/pedestrian-plaza/>



THE MUNICIPAL COMPLEX

27. Pedestrian Plaza

RECOMMENDATIONS:

Short-range:

- Add a second gate to protect students at recess in accordance to Municipal Complex Recommendation #25.
- Apply a tactical design approach to employ temporary measures that explore the success of potential long term measures.

Mid-range:

- Coordinate with Municipal Complex Recommendation #25.
- Design and implement a pedestrian plaza with or without vehicle passage.

Long-range:

- Incorporate outdoor space/classroom space into any future school plans.



Figure 227. Pedestrian plaza example.

Credit: <http://lbcivil.com/projects/completed/maple-street-pedestrian-plaza/>

OPPORTUNITIES & CHALLENGES:

Passenger drop-offs are important programatic elements within the Municipal Complex. They provide access and accessibility to each facility for Town Hall patrons, seniors, students, and youth center visitors. However, the requirement for so many drop-offs greatly impacts open space.

The master plan seeks to maintain or enhance drop-off functions. This includes the following improvements:

- Middle School / Town Hall - consolidation of curb cuts reclaims landscape space, and it reduces driveways along Bartlet which would reduce traffic congestion and increase parking.
- Senior Center - shift of parking and drop off away from the building to restore green space adjacent to the building.
- Cormier Youth Center - refer to Recommendation #25 regarding the creation of a pedestrian plaza in front of the CYC. Drop-off is restricted to provide passenger unloading with access off Bartlet Street.

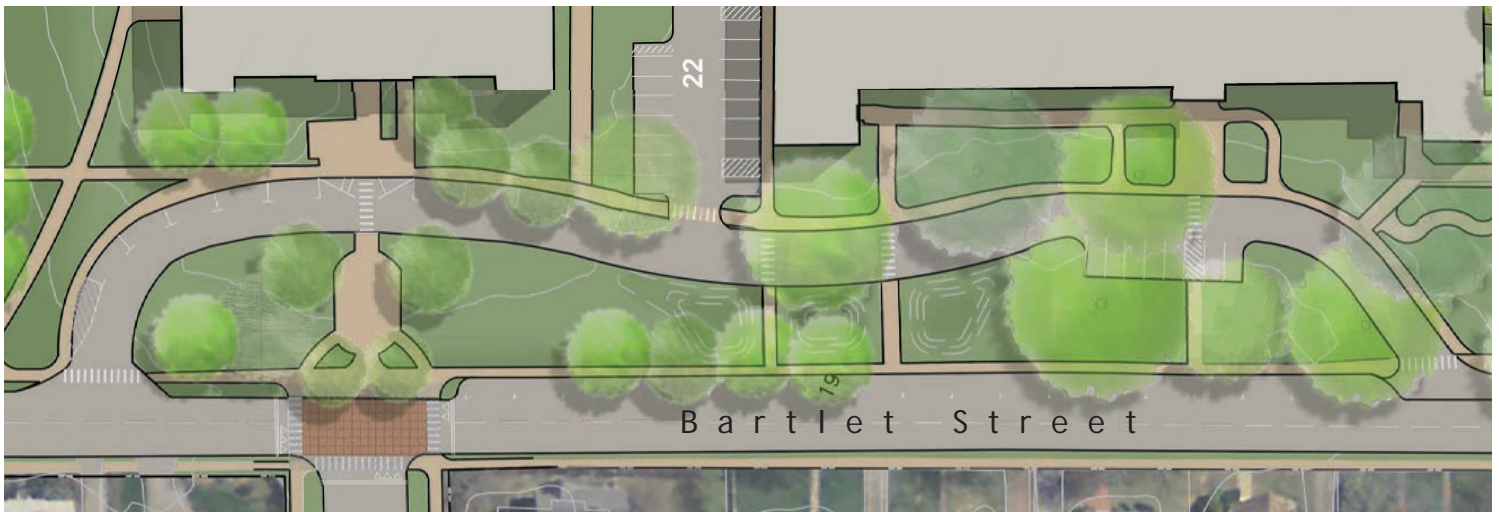


Figure 228. Combined Town Hall and Middle School Drop-off

Credit: GPI

THE MUNICIPAL COMPLEX

28. Drop-offs

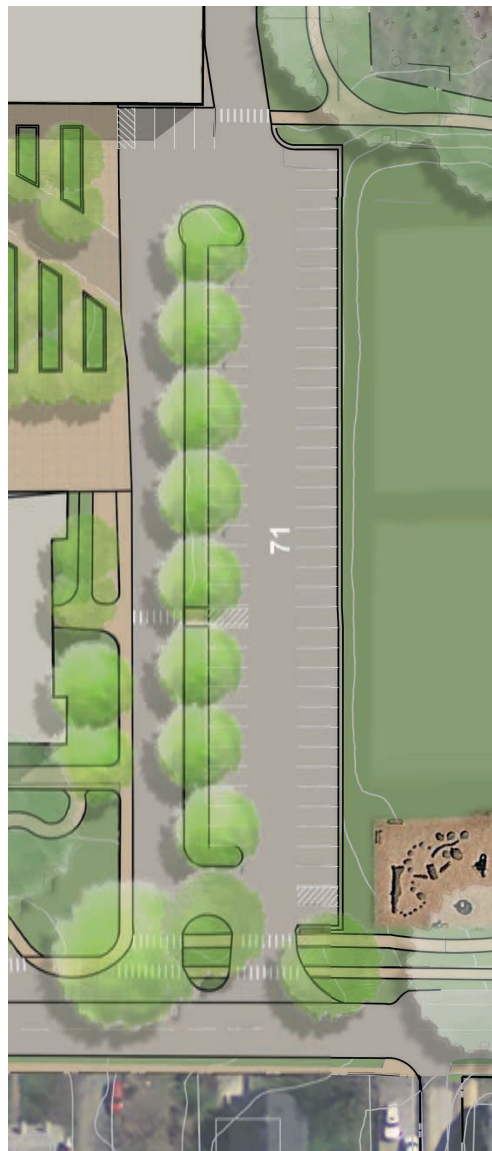


Figure 229. Reconfigured Drop-off at the Youth Center.

Credit: GPI

RECOMMENDATIONS:

Short-range:

- Shift Parking and drop off at Senior Center to improve green space and parking efficiencies.
- Combine Town Hall and Middle School Drops off to reduce curb cuts.

Long-range:

- Any future redevelopment should incorporate drop-off(s) that are functional but respectful of the PPMC setting.

OPPORTUNITIES & CHALLENGES:

All buildings within the Municipal Complex are currently set back in-excess of 100-feet from Bartlet Street. While this edge has historically enjoyed an expansive landscape buffer, recent circulation additions and stormwater treatment areas have increased the number of curb cuts and severely impacted trees within the buffer.

This landscape buffer is viewed as a unique feature of the Municipal Complex, and a remaining vestige of the original school house row that consisted of the Punchard, Dove, and Stowe schools.

The potential for future development or expansions threatens the integrity of the landscape buffer. The Town should adopt measures to protect this landscape legacy.



Figure 230. Image of landscape buffer.

Credit: Andover Historical Society



THE MUNICIPAL COMPLEX

29. Landscape Buffer

RECOMMENDATIONS:

Short-range:

- In advance of future school or town hall renovations, establish a setback requirement for all new buildings to protect the existing 110-foot landscape buffer.

Mid-range:

- Minimize curb-cuts and pavement within the landscape buffer as feasible – refer to the Municipal Complex Recommendations #28 regarding drop-off modifications.



Figure 231. Image of landscape buffer circa 2018

Credit: GPI

OPPORTUNITIES & CHALLENGES:

The lack of adequate parking was a common concern expressed during the development of the master plan. This especially applies to the middle school, youth center, and the senior center. Ongoing needs and planned expansions will clearly continue to exert pressures for additional parking within the Municipal Complex, and possibly within the Playstead.

As such, parking has become a very territorial component, with each entity within the PPMC vying for their share of the parking. Current designation of parking is based on imperfect divisions that are not always readily perceptible to visitors.

Any short term improvements to the PPMC would do well to add parking, or at the very least hold the current quantities.

Long range improvements to the middle school should explore more efficient footprints - potentially three floors in height - or parking decks that consume less of the site.

The town should implement measures that protect the Playstead from non-recreational oriented development. This will require coordination with the school board as they are the primary owner of the Playstead.

THE MUNICIPAL COMPLEX

30. Parking



Figure 232. Municipal Complex - proposed parking totals
Credit: GPI

RECOMMENDATIONS:

Short-range:

- Hold the number of parking spaces within the Municipal Complex close to existing.
- Seek layout efficiencies to implement proposed recommendations.

Mid-range:

- Explore ways to sensitively add parking without consuming more of the open space within the Municipal Complex.

Long-range:

- Consider future building plans that consume less open space (i.e. smaller footprint).

PARKING TOTALS

Existing Proposed		
84	87	Town Offices
65	74	School Administration
79	71	Doherty Middle School
73	80	Senior Center
19	19	Youth Center
65	127	General Public Parking



Figure 233. Tree damage at The Park.
Credit: GPI

8.0 CAPITAL IMPROVEMENT PLAN

The following tables summarizes the Capital Improvement Plan (CIP) allocated over a 15 year period. Figure 234 provides a summary of costs per fiscal year, while Figures 235 to 238 provide a breakdown by PPMC area.

	THE PPMC EDGES	THE PARK	THE PLAYSTEAD	THE MUNICIPAL COMPLEX	TOTALS
Fiscal Year 1	\$23,700	\$110,000	\$120,000	\$103,000	\$356,700
Fiscal Year 2	\$62,000	\$110,000	\$170,000	\$18,000	\$360,000
Fiscal Year 3	\$60,000	\$100,000	\$14,000	\$180,000	\$345,000
Fiscal Year 4	\$81,000	\$0	\$270,000	\$0	\$351,000
Fiscal Year 5	\$65,000	\$0	\$304,000	\$0	\$369,000
Fiscal Year 6	\$55,000	\$0	\$263,000	\$0	\$318,000
Fiscal Year 7	\$0	\$0	\$308,000	\$0	\$308,000
Fiscal Year 8	\$65,000	\$0	\$250,000	\$0	\$315,000
Fiscal Year 9	\$65,000	\$20,000	\$216,000	\$0	\$301,000
Fiscal Year 10	\$170,000	\$40,000	\$110,000	\$0	\$320,000
Fiscal Year 11	\$0	\$300,000	\$0	\$0	\$300,000
Fiscal Year 12	\$260,000	\$40,000	\$0	\$0	\$300,00
Fiscal Year 13	\$260,000	\$0	\$0	\$45,000	\$305,000
Fiscal Year 14	\$280,000	\$0	\$0	\$38,000	\$318,000
Fiscal Year 15	\$0	\$50,000	\$0	\$259,000	\$309,000
Subtotals=	\$1,446,700	\$770,000	\$2,025,000	\$643,000	\$4,884,700

Figure 234. Summary breakdown per fiscal year.

Credit: GPI

	FY1	FY2	FY3	FY4	FY5	FY6	
THE PPMC EDGES							
1. Bartlet Street							
Re-sign drop-off area ¹	\$200						
Reduce parking at ChestnutStreet intersection ¹	\$1,000						
Establish setback ²							
2. Chestnut Street							
Shift parking only	\$20,000						
Parking along Park / North side tree belt improvements				\$60,000			
3. Whittier Street							
Re-open street / Raised crosswalk		\$17,000					
Central celebration plaza							
4. Whittier Court							
Reconfigure to prevent thru traffic			\$20,000	\$20,000			
Acquire Right of First Refusal (RFR) ³					\$25,000	\$25,000	
5. Roger's Brook							
Improve visibility and stewardship		\$10,000	\$10,000				
Continued TMDL compliance / BMPs ⁴							
"Don't Dump" plaques within PPMC	\$2,500						
Stream bank / flood plain improvements ⁵							
Invasive species management measures							
6. Chestnut Court							
Study/design improvements ⁶					\$40,000		
Street improvements - sidewalk						\$30,000	
7. Perimeter Fences							
CLF - Spot repairs ⁷		\$10,000					
Full replacement w/ black vinyl CLF ⁷							
8. Andover Housing							
Boundary enhancements			\$30,000				
Accessible connection to Playstead				\$1,000			
9. Cormier Youth Center							
Storage shed		\$25,000					
Add programmatic elements ⁸							
Remarks	Subtotals=	\$23,700	\$62,000	\$60,000	\$81,000	\$65,000	\$55,000

1. DPW staff action
2. Planning staff action
3. Legal Council action
4. From operational budget
5. Coordinate w/ Recommendation #20
6. Consultant
7. Fence supplier
8. CYC Fundraising

	FY7	FY8	FY9	FY10	FY11	FY12	FY13	FY14	FY15	Subtotals
										\$200 \$1,000 N/A
										\$20,000 \$60,000
						\$260,000	\$260,000	\$280,000		\$17,000 \$800,000
										\$40,000 \$50,000
										\$20,000 N/A \$2,500 \$80,000 \$50,000
		\$40,000 \$25,000	\$40,000 \$25,000							
										\$40,000 \$30,000
				\$170,000						\$10,000 \$170,000
										\$30,000 \$1,000
										\$25,000 N/A
	\$0	\$65,000	\$65,000	\$170,000	\$0	\$260,000	\$260,000	\$280,000	\$0	\$1,446,700

Figure 235. CIP breakdown for The PPMC Edges.
Credit: GPI

	FY1	FY2	FY3	FY4	FY5	FY6	
THE PARK							
10. Perimeter Sidewalk							
Add 5' sidewalk along Chestnut Street	\$50,000						
Add 5' sidewalk along Whittier Street ¹							
11. Circulation Path							
Temporary paths to memorials	\$10,000						
Study/design of path improvements ²	\$30,000						
Pathway improvements		\$110,000					
12. Planting Framework							
Study/design of planting improvements ²							
Tree/shrub improvements							
13. Bandstand							
Study/design of bandstand/stage improvements ²	\$20,000						
Bandstand/stage improvements			\$60,000				
14. Footbridge / Brook Interpretation							
Remove aging Twinning Garden			\$10,000				
New Twinning Garden/interpretive features			\$30,000				
Annual maintenance ³							
15. Lighting							
Annual maintenance ³							
New lighting							
16. Memorials							
Temporary paths to memorials ¹							
Implement town-wide process ⁴							
Remarks	Subtotals=	\$110,000	\$110,000	\$100,000	\$0	\$0	\$0

1. Refer to Recommendation #11
2. Consultant
3. From operational budget
4. Planning staff action

	FY7	FY8	FY9	FY10	FY11	FY12	FY13	FY14	FY15	Subtotals
										\$50,000
										-
										\$10,000
										\$30,000
										\$110,000
									\$10,000	\$10,000
									\$40,000	\$40,000
										\$20,000
										\$60,000
										\$10,000
										\$30,000
										\$0
										\$0
			\$20,000	\$40,000	\$300,000	\$40,000				\$400,000
										-
										\$0
	\$0	\$0	\$20,000	\$40,000	\$300,000	\$40,000	\$0	\$0	\$50,000	\$770,000

Figure 236. CIP breakdown for The Park.
Credit: GPI

	FY1	FY2	FY3	FY4	FY5	FY6	
THE PLAYSTEAD							
17. Field Use & Configuration							
Study/permitting/design of field improvements ¹				\$70,000			
Field improvements ²					\$220,000	\$220,000	
18. Running Track							
Study/permitting/design of track improvements ¹	\$10,000						
Track removal	\$80,000						
Track improvements ³		\$120,000					
19. Perimeter Path							
Study/permitting/design of perimeter path ¹	\$30,000						
Path improvements		\$50,000					
Boardwalk improvements				\$168,000	\$84,000	\$28,000	
20. Parking							
Study/permitting/design of parking improvements ¹				\$32,000			
Parking improvements							
21. Amenities							
Accessible portable toilet unit - annual ⁴							
Portable toilet enclosure							
Shelter/pavilion							
22. Tree Plantings							
Perserve existing trees ⁴							
Add shade trees							
23. Open Space Protection							
Research & recommendations ⁵			\$14,000				
24. Senior Garden							
Add accessible path connection						\$5,000	
Enhance garden						\$10,000	
Remarks	Subtotals=	\$120,000	\$170,000	\$14,000	\$270,000	\$304,000	\$263,000

1. Consultant
2. Three fields
3. Sprint track only
4. From operational budget
4. Legal Council action

	FY7	FY8	FY9	FY10	FY11	FY12	FY13	FY14	FY15	Subtotals
	\$308,000	\$110,000	\$132,000	\$110,000						\$70,000 \$1,100,000
										\$10,000 \$80,000 \$120,000
										\$30,000 \$50,000 \$280,000
		\$140,000								\$32,000 \$140,000
			\$14,000 \$60,000							N/A \$14,000 \$60,000
			\$10,000							N/A \$10,000
										\$14,000
										\$5,000 \$10,000
	\$308,000	\$250,000	\$216,000	\$110,000	\$0	\$0	\$0	\$0	\$0	\$2,025,000

Figure 237. CIP breakdown for The Playstead
Credit: GPI

Remarks

1. DPW staff action
2. Consultant
3. Planning staff action
4. Refer to recommendation #28

	FY7	FY8	FY9	FY10	FY11	FY12	FY13	FY14	FY15	Subtotals
										\$3,000
										-
										-
							\$40,000	\$8,000 \$13,000	\$32,000 \$7,000	\$80,000 \$20,000
							\$5,000	\$17,000	\$220,000	\$5,000 \$17,000 \$220,000
										\$100,000 \$12,000 \$70,000
										N/A -
										\$6,000 \$110,000
	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$38,000	\$259,000	\$643,000

Figure 238. CIP breakdown for The Municipal Complex.
Credit: GPI

APPENDIX I - SURVEY RESULTS

The following summarizes the results of an on-line public survey posted from 6/12/2018 through 7/31/2018. The survey included 21 questions and received a total of 557 responses.

Q1 Are you a resident of Andover?

Answered: 557 Skipped: 0



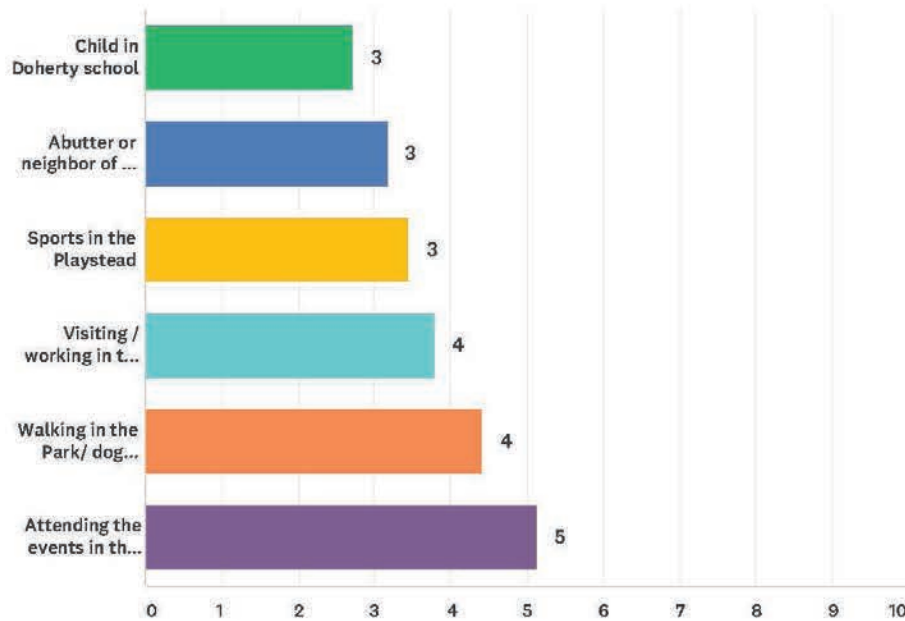
ANSWER CHOICES	RESPONSES	
Yes	90.84%	506
No	9.16%	51
TOTAL		557

PPMC Master Plan design decisions

SurveyMonkey

Q2 What is your primary interest or use in the Park, Playstead, and Municipal Complex (PPMC) ? (Rank: 1 = Top, 6 = last) (Leave blank / do not rate if: "Does not Apply")

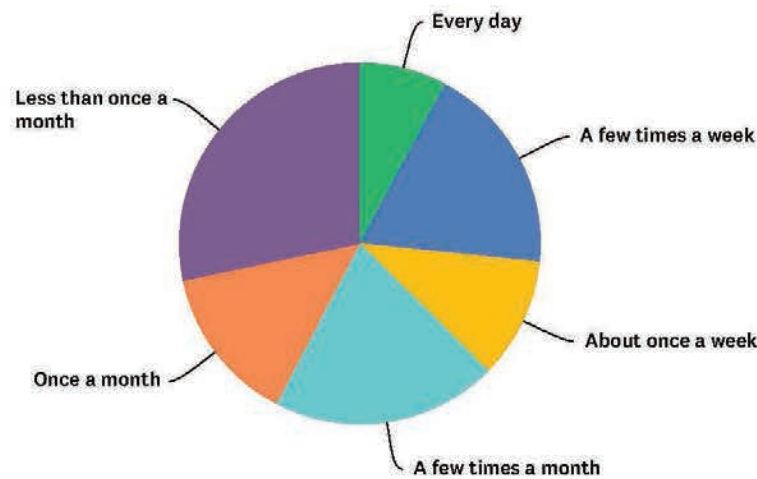
Answered: 541 Skipped: 16



	1	2	3	4	5	6	TOTAL	SCORE
Child in Doherty school	9.48% 22	10.78% 25	13.79% 32	9.48% 22	21.98% 51	34.48% 80	232	2.73
Abutter or neighbor of the property	21.81% 53	9.05% 22	9.47% 23	12.76% 31	18.11% 44	28.81% 70	243	3.17
Sports in the Playstead	5.33% 16	20.00% 60	20.00% 60	31.33% 94	16.00% 48	7.33% 22	300	3.45
Visiting / working in the PPMC (Town offices /Senior Center/ Auditorium)	20.33% 85	13.64% 57	25.12% 105	18.66% 78	10.29% 43	11.96% 50	418	3.79
Walking in the Park/ dog walking / visiting memorials	24.71% 107	31.18% 135	21.71% 94	10.16% 44	8.31% 36	3.93% 17	433	4.42
Attending the events in the park	47.37% 216	28.95% 132	15.57% 71	5.04% 23	2.19% 10	0.88% 4	456	5.12

Q3 How often on average do you or your family use The Park?

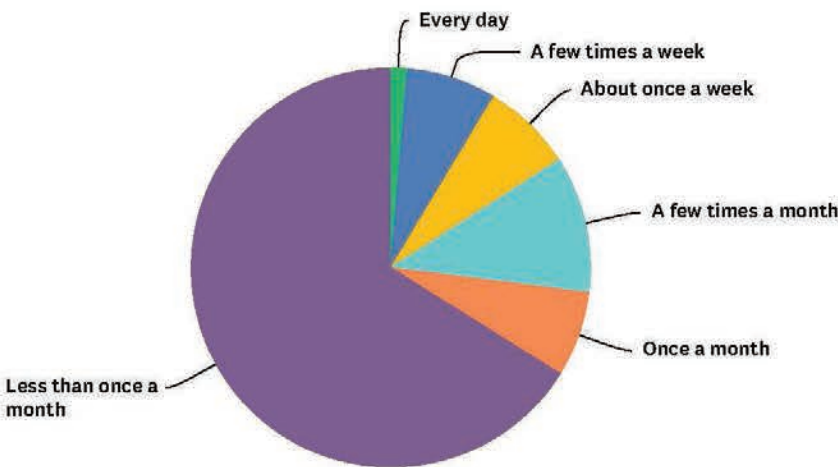
Answered: 548 Skipped: 9



ANSWER CHOICES	RESPONSES	
Every day	7.85%	43
A few times a week	18.80%	103
About once a week	10.77%	59
A few times a month	20.26%	111
Once a month	14.05%	77
Less than once a month	28.28%	155
TOTAL		548

Q4 How often on average do you or your family use the Playstead (sports fields)?

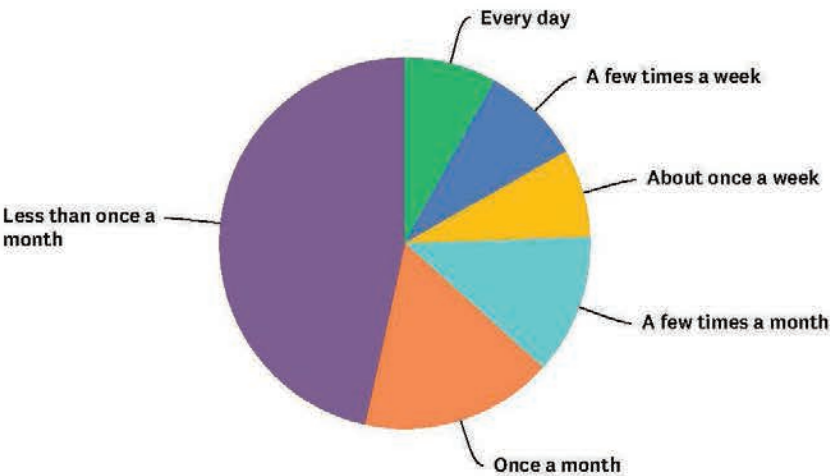
Answered: 534 Skipped: 23



ANSWER CHOICES	RESPONSES	
Every day	1.31%	7
A few times a week	7.30%	39
About once a week	7.30%	39
A few times a month	11.05%	59
Once a month	6.93%	37
Less than once a month	66.10%	353
TOTAL		534

Q5 How often on average do you or your family use the municipal Complex (town offices, senior center) ?

Answered: 548 Skipped: 9



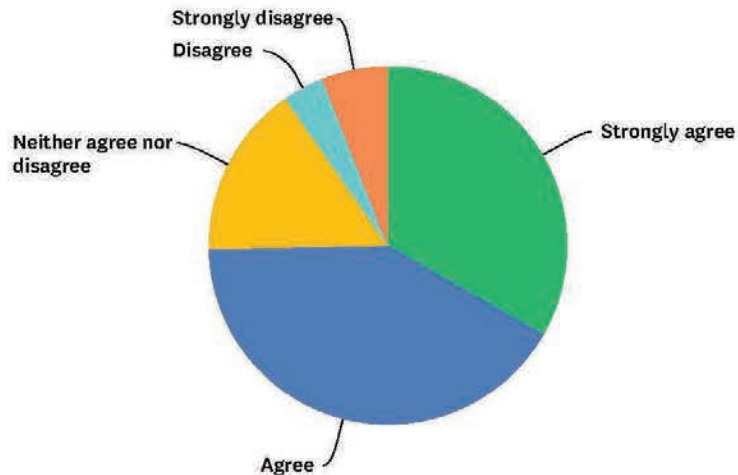
ANSWER CHOICES	RESPONSES	
Every day	8.03%	44
A few times a week	8.76%	48
About once a week	7.66%	42
A few times a month	12.23%	67
Once a month	16.79%	92
Less than once a month	46.53%	255
TOTAL		548

PPMC Master Plan design decisions

SurveyMonkey

Q6 Re-open Whittier Street though the middle. Incorporate a raised speed table to control vehicle speeds.Reasoning: Improve circulation throughout the site. This closed street creates a difficult parking configuration. Users cannot determine if there is available parking, and upon entering the lot, there is no easy way to turn around if the parking is full. Opening the road will allow through access for parking.Also, with Whittier Street reopened, the MVRTA bus does not have to circulate through the entirety of the Municipal Complex site as it can now pull up along the park side of the complex and load/unload passengers reducing traffic near the middle school.

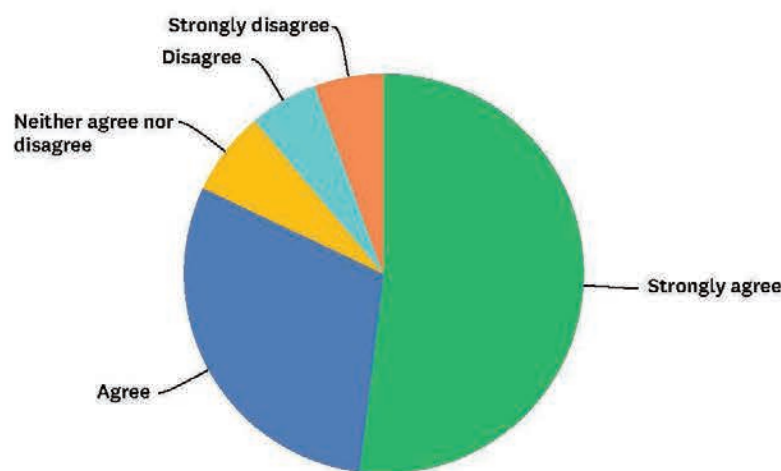
Answered: 454 Skipped: 103



ANSWER CHOICES	RESPONSES	
Strongly agree	33.26%	151
Agree	41.41%	188
Neither agree nor disagree	15.64%	71
Disagree	3.74%	17
Strongly disagree	5.95%	27
TOTAL		454

Q7 Complete the sidewalk around the perimeter of the Park to allow walking
Reasoning: Sidewalks guide people where to walk and can create an experience. They allow for universal access, passive recreation, as well as protect people from the elements (mud, puddles, snow). They also can create a guide for future planting as they help define spatial edges, (i.e. outdoor rooms).

Answered: 468 Skipped: 89

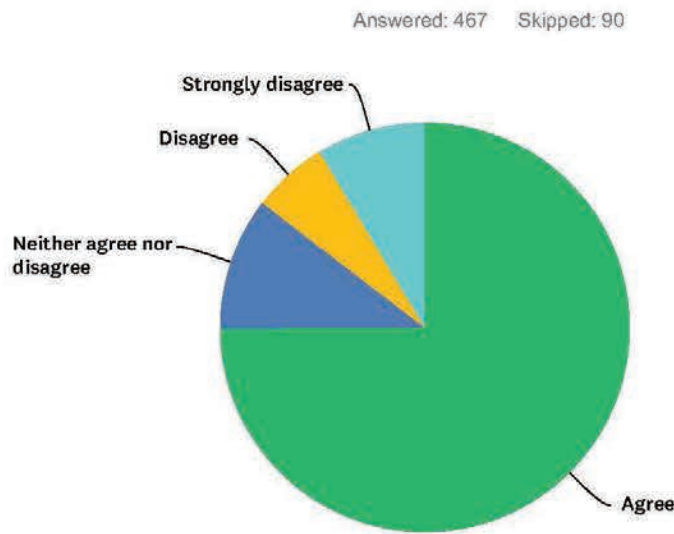


ANSWER CHOICES	RESPONSES	
Strongly agree	51.92%	243
Agree	30.13%	141
Neither agree nor disagree	6.84%	32
Disagree	5.56%	26
Strongly disagree	5.56%	26
TOTAL		468

PPMC Master Plan design decisions

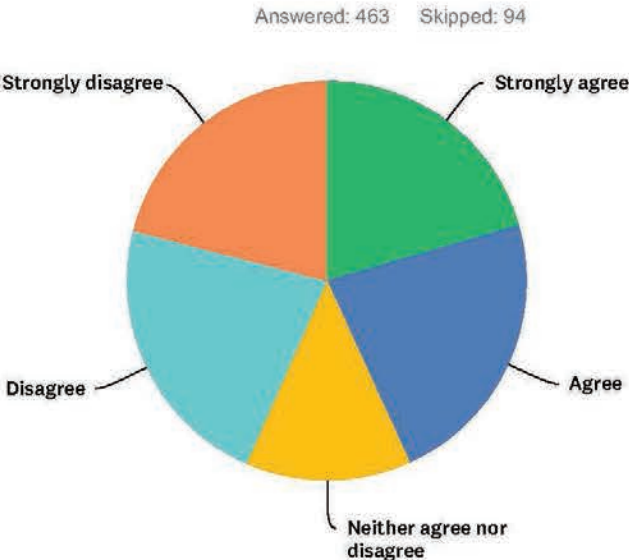
SurveyMonkey

Q8 Move the parallel parking on Chestnut Street from the north side of the street to the south side. Reasoning: Currently the parking on this street is along the residence's side of the street, which has 9 driveways and approximately 20 parallel spaces. Moving the parking to the southern side of the road along The Park would add about 5 spaces without changing the overall width of the road. This would activate the north side of the park, and separate pedestrians from traffic.



ANSWER CHOICES	RESPONSES	
Agree	74.95%	350
Neither agree nor disagree	10.49%	49
Disagree	6.00%	28
Strongly disagree	8.57%	40
TOTAL		467

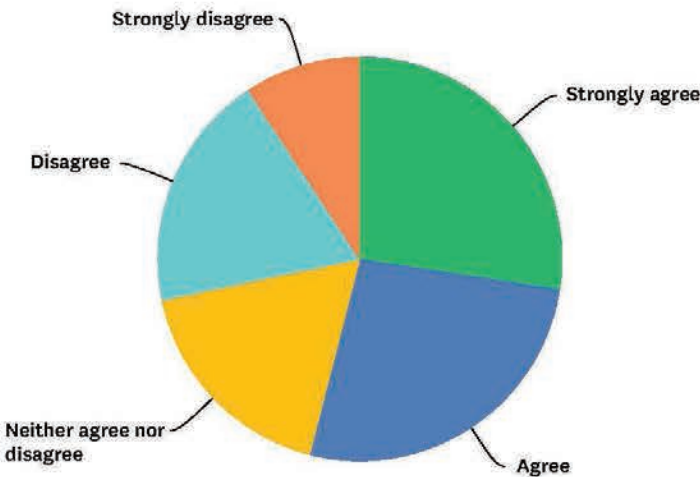
Q9 Add parallel parking on both sides of Chestnut Street. Keep parking on the north Side and add Parking on the south side of Chestnut Street.
Reasoning: This would add up to 25 spaces to the current parking for downtown and would activate the north side of the park. The addition of parking on the north and south side of Chestnut would separate pedestrians from traffic and would act as a traffic calming measure. This would widen Chestnut Street and move the lawn back in the park. The right of way for Chestnut Street currently is not fully utilized and extends into the park more than 10 feet.



ANSWER CHOICES	RESPONSES	
Strongly agree	20.52%	95
Agree	22.68%	105
Neither agree nor disagree	13.39%	62
Disagree	22.46%	104
Strongly disagree	20.95%	97
TOTAL		463

Q10 Reduce parking on the north end of Bartlet Street to allow parking only on one side of the street. Reasoning: The intersection on Bartlet Street and Chestnut Street is currently very busy, and residents find it narrow with the on-street parking 14 spaces would be lost in the north end of Bartlet Street at the intersection of Chestnut Street.

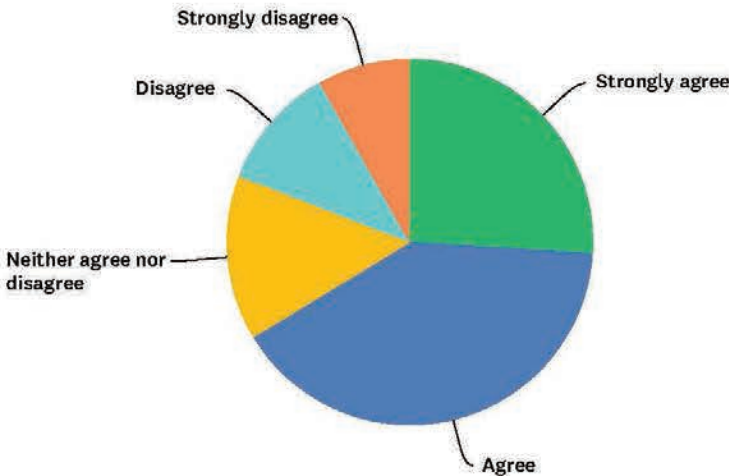
Answered: 463 Skipped: 94



ANSWER CHOICES	RESPONSES	
Strongly agree	27.43%	127
Agree	26.57%	123
Neither agree nor disagree	17.71%	82
Disagree	19.01%	88
Strongly disagree	9.29%	43
TOTAL		463

Q11 Design all future plantings to leave a large open gathering space. Current trees remain, and designated areas close to the perimeter will be planted more heavily with trees. Reasoning: Currently the Park does not have a large open space, newer tree plantings are haphazardly placed in the open space that is there. Providing a larger open space would allow for more programable space for concerts and other events. This improvement would realize the full potential of the site and make the park feel much larger than the current planting configuration.

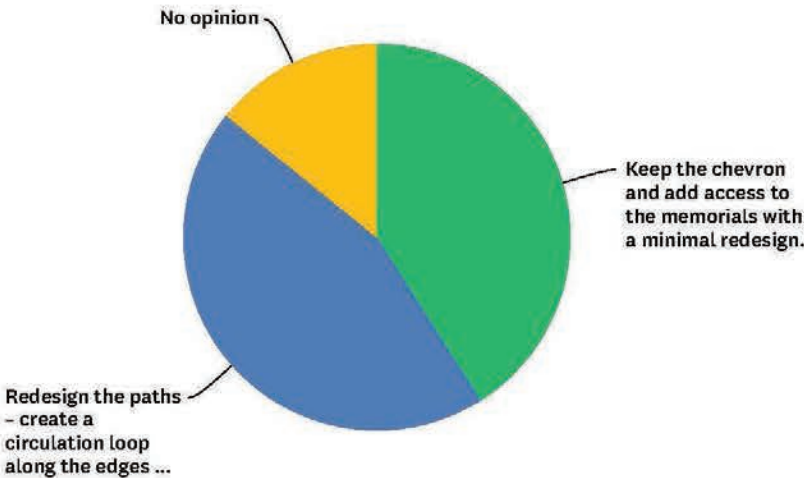
Answered: 466 Skipped: 91



ANSWER CHOICES	RESPONSES	
Strongly agree	25.97%	121
Agree	40.34%	188
Neither agree nor disagree	14.59%	68
Disagree	10.94%	51
Strongly disagree	8.15%	38
TOTAL		466

Q12 Provide connecting loop paths to the memorials within the park OR replace the chevron walking path in the Park with a circulation loop that naturally connects to the memorials and allows people to sit and gather along the edges of the park. Reasoning: The Town is obligated by law to correct accessibility issues. Non-compliance leaves the Town open to liability and law suits. Regardless of this, The Park is frequently used by Andover residents for civic events, and is close to the senior center. The provision of universal access to the park and memorials is seen as a responsible improvement to accommodate wheelchairs, baby strollers, etc.

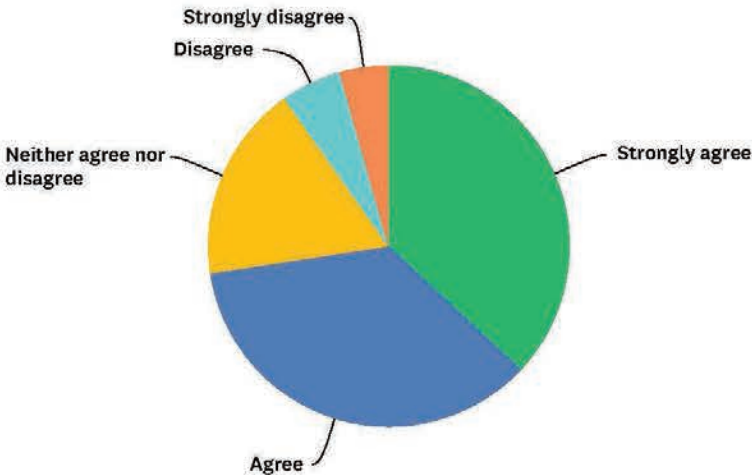
Answered: 466 Skipped: 91



ANSWER CHOICES	RESPONSES	
Keep the chevron and add access to the memorials with a minimal redesign.	40.99%	191
Redesign the paths – create a circulation loop along the edges of the park that offers perimeter seating and connects the memorials in a “naturalistic” fashion.	44.85%	209
No opinion	14.16%	66
TOTAL		466

Q13 Make the space between the Middle School and the Youth Center pedestrian space primarily. Reasoning: Currently, the school closes a gate in the circulation road to stop traffic from entering the area behind the middle school so students can have a place to spend outdoors after lunch (i.e. recess). They literally play in the road. The gate is a stop-gap measure that does not work fully as people enter the space frequently from the wrong direction. This suggestion embraces what the middle school already does by creating a stronger outdoor connection for the students at the middle school where they are not in conflict with traffic. The area would be redesigned to suit as a play space.

Answered: 460 Skipped: 97



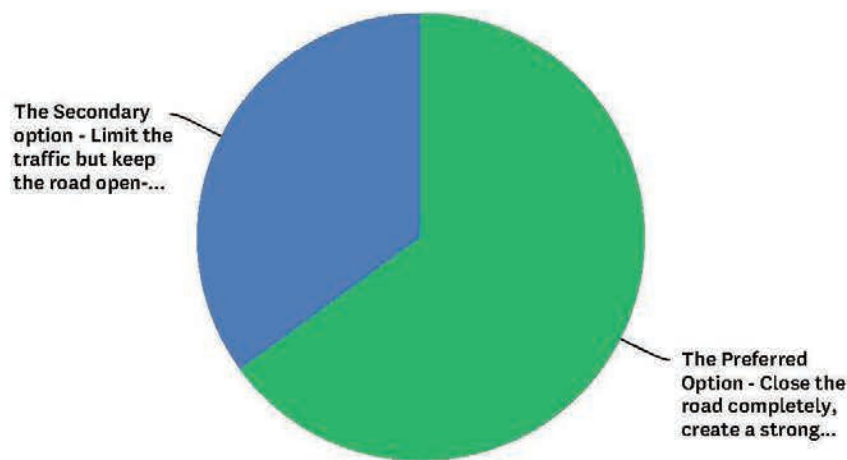
ANSWER CHOICES	RESPONSES	
Strongly agree	36.96%	170
Agree	35.65%	164
Neither agree nor disagree	17.61%	81
Disagree	5.43%	25
Strongly disagree	4.35%	20
TOTAL		460

PPMC Master Plan design decisions

SurveyMonkey

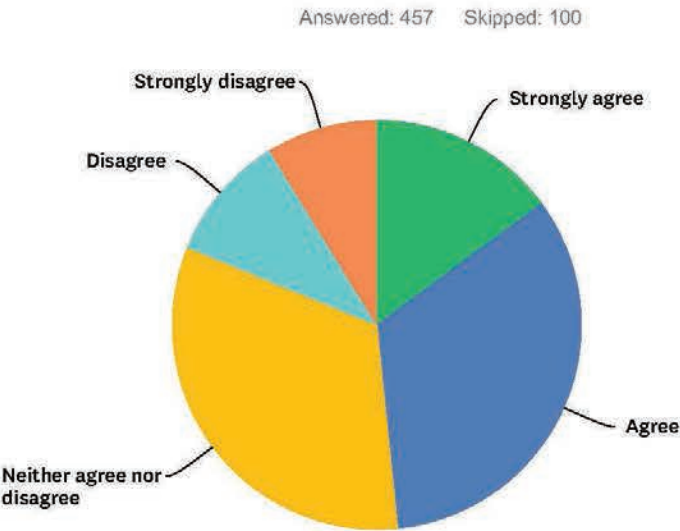
Q14 Stop traffic behind the Municipal Center completely or allow busses to circulate through. The Preferred Option would be to create a play space behind the school, where traffic no longer traveled. This would be accomplished by combining the two drop off areas on Bartlet Street; where there is the opportunity to create a space suitable for busses to pick up and drop off students. This reclaims landscape space and it reduces driveways along Bartlet, which would reduce traffic congestion. The Secondary option would be to Continue to allow school buses to circulate around the complex but change the character of the recess area to suit as a play space (i.e. a plaza). Add a second gate to secure the space on both ends for the mid-day period.

Answered: 428 Skipped: 129



ANSWER CHOICES	RESPONSES
The Preferred Option - Close the road completely, create a strong safe play space and reroute busses to the front of the complex.	64.95% 278
The Secondary option - Limit the traffic but keep the road open- create a plaza, introduce a secondary gate.	35.05% 150
TOTAL	428

Q15 Keep the sprint track portion of the track but eliminate the oval.Reasoning: The existing asphalt track does not meet current standards and needs repair. The oval portion of the track runs through the outfield of the baseball field. Removal of the oval track would improve the 90' diamond baseball field, while keeping the sprint portion for middle school activities. Longer track activities can be substituted using a perimeter path, which can be marked for distance.



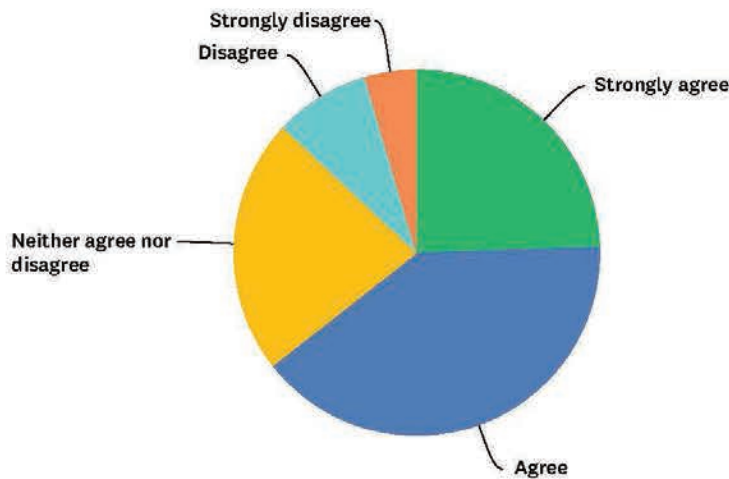
ANSWER CHOICES	RESPONSES	
Strongly agree	14.88%	68
Agree	33.48%	153
Neither agree nor disagree	32.82%	150
Disagree	10.07%	46
Strongly disagree	8.75%	40
TOTAL		457

PPMC Master Plan design decisions

SurveyMonkey

Q16 Consider adding a parking area at the Playstead. Reasoning: The Playstead does not have any designated parking area for itself. Providing parking would help alleviate the general complaint that there is not enough parking in the area. Adding designated parking for the Playstead would also be highly recommended if an artificial turf surface for the Playstead is installed. This parking area would also complement a restroom / concession stand nearby.

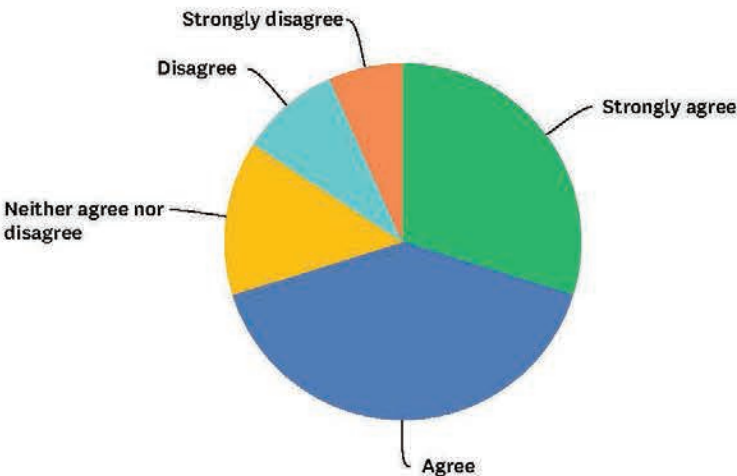
Answered: 461 Skipped: 96



ANSWER CHOICES	RESPONSES	
Strongly agree	24.51%	113
Agree	39.91%	184
Neither agree nor disagree	22.56%	104
Disagree	8.46%	39
Strongly disagree	4.56%	21
TOTAL		461

Q17 Consider adding a restroom with the potential of a concession stand at the Playstead. Reasoning: A restroom would be useful as an independent structure from the Municipal Complex. The Playstead is operated during the weekend and evenings when the MC is closed. The restroom structure would be closer to playfield activities and could be designed to accommodate a small concession stand to be operated during games.

Answered: 463 Skipped: 94



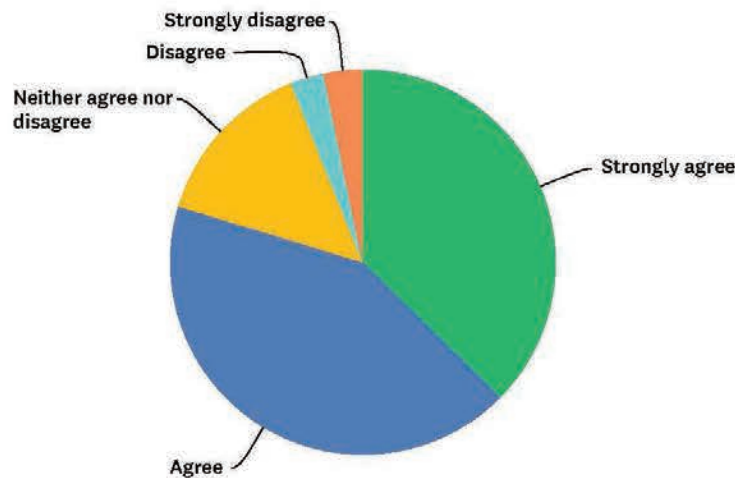
ANSWER CHOICES	RESPONSES	
Strongly agree	29.81%	138
Agree	40.39%	187
Neither agree nor disagree	14.04%	65
Disagree	9.07%	42
Strongly disagree	6.70%	31
TOTAL		463

PPMC Master Plan design decisions

SurveyMonkey

Q18 Provide a brook side path connection from the Park to the Playstead.Reasoning: Historically, there was a path that went along Rogers brook to the Playstead from Whitter Street to Morton Street. The town owns land along the brook that it is currently not utilized. The Brook is an asset to the park, and there is a great opportunity to create an experience along the brook to enjoy this natural feature.

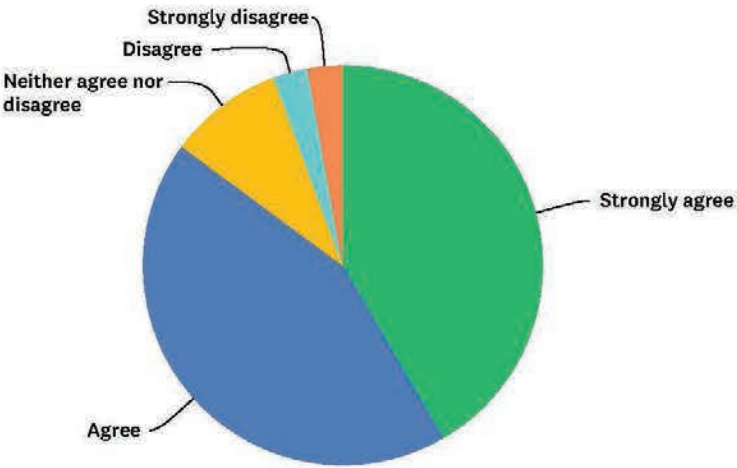
Answered: 463 Skipped: 94



ANSWER CHOICES	RESPONSES	
Strongly agree	37.37%	173
Agree	42.33%	196
Neither agree nor disagree	14.25%	66
Disagree	2.81%	13
Strongly disagree	3.24%	15
TOTAL		463

Q19 Develop a perimeter path around the Playstead for walking/jogging, as well as to provide accessible connections between various programmatic elements in and out of the Playstead. Reasoning: For accessibility to sports facilities and active/passive recreation. The perimeter path would also help to address the lack of public access around the Playstead. Opportunities for different experiences with a boardwalk through an adjoining wetland, and a walk along Roger’s Brook.

Answered: 464 Skipped: 93



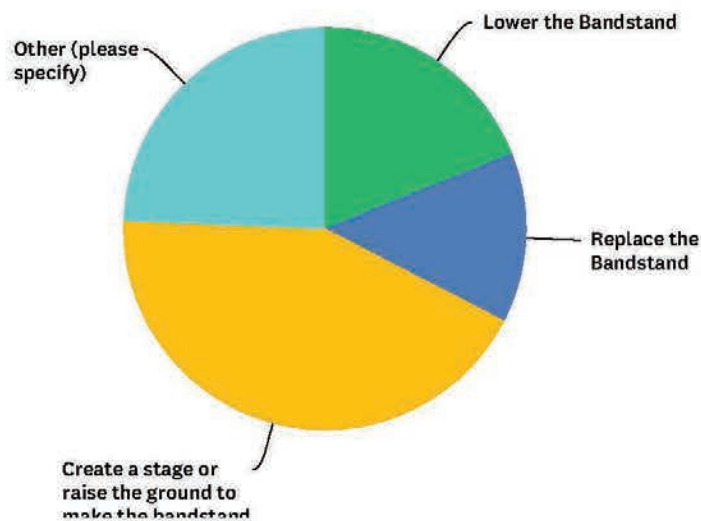
ANSWER CHOICES	RESPONSES	
Strongly agree	41.59%	193
Agree	43.53%	202
Neither agree nor disagree	9.27%	43
Disagree	2.80%	13
Strongly disagree	2.80%	13
TOTAL		464

PPMC Master Plan design decisions

SurveyMonkey

Q20 Modify Bandstand Reasoning: The Bandstand is an interesting historical architectural element in the park but does not serve any program or function. Much of this has to do with the scale and accessibility of the bandstand. Several modifications or retrofits are possible including adding a stage around the bandstand, raising the ground level around the bandstand, lowering the bandstand, or replacing it entirely.

Answered: 439 Skipped: 118



ANSWER CHOICES	RESPONSES
Lower the Bandstand	18.91% 83
Replace the Bandstand	13.67% 60
Create a stage or raise the ground to make the bandstand accessible	43.05% 189
Other (please specify)	24.37% 107
TOTAL	439

#	OTHER (PLEASE SPECIFY)	DATE
1	New steps have just been added. They make the bandstand very accessible.	7/20/2018 6:17 PM
2	Size of existing bandstand too small for most performances currently booked suggest redesign, stand or covered stage, of sufficient size to support current and future performances	7/19/2018 10:08 PM
3	leave it alone--remnant of historic structure.Has nice new stairs--and was perfectly OK for small band concerts etc. in yrsrs past!!	7/15/2018 1:56 PM
4	There should be other option in all questions that are asked on this survey. This survey is very disappointing and the results should be thrown out. Garbage in garbage out. You want to take away parking on both sides of Bartlett but add it to both sides of chestnut? All you are doing for all of this is moving a problem from one place to another at the expense of taxpayer pocketbook. The space is too small. Make town employees park somewhere else and increase green space. Cldow	7/13/2018 8:25 AM
5	Leave it as is	7/11/2018 9:14 AM

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6	Leave it and add a ramp matching the style of the stairs	7/10/2018 8:28 AM
7	Wheel chair elevator	7/7/2018 8:13 PM
8	Leave as is. I've enjoyed it for 77 years (so far.)	7/7/2018 3:30 PM
9	Leave the bandstand	7/5/2018 3:37 PM
10	leave it as it is please.	7/4/2018 8:12 PM
11	if there's no purpose for the bandstand, remove it or leave it as is	7/4/2018 6:01 PM
12	Leave it as is, with the stairs that have been recently added.	7/4/2018 11:31 AM
13	I like what's pictured under the title "Creating accessibility"	7/4/2018 11:19 AM
14	do not modify original structure	7/2/2018 4:36 PM
15	please leave as is and conserve our precious tax money	7/2/2018 2:29 PM
16	Leave it.	7/2/2018 11:32 AM
17	fine as it is	7/2/2018 11:08 AM
18	No change	7/1/2018 11:39 PM
19	keep as is	7/1/2018 8:07 PM
20	Leave it alone	7/1/2018 7:32 PM
21	leave it as is	7/1/2018 5:40 PM
22	whatever you do: make it a safer place, and eliminate it as an area to do drugs	7/1/2018 4:39 PM
23	Put in an amphitheater, ideally with multi-use pavillion type space. Current bandstand is not functional.	7/1/2018 4:24 PM
24	Leave as is	7/1/2018 3:56 PM
25	If the bandstand is replaced, it might be useful to consider moving the structure to another location in the park where it can be larger and more accessible	7/1/2018 2:37 PM
26	The Bandstand is lovely. Keep it or, if for some reason I do not know about, replace it with something EXACTLY LIKE IT. Make sure there is an attractive flat area surrounding it and that there are acoustical outlets and limited storage space underneath it. Also put a rest room underneath it. Do not lower the Bandstand. I personally see no need to raise the ground to make the bandstand accessible.	7/1/2018 11:37 AM
27	Leave it alone	7/1/2018 11:23 AM
28	need more information and \$\$\$\$ fro ALL the work	7/1/2018 9:21 AM
29	Leave as is	7/1/2018 9:19 AM
30	Leave it as is and continue use of the area consistent with the current practices.	7/1/2018 9:16 AM
31	Don't change it. It is an interesting element reflecting the time of its creation. It should remain.	7/1/2018 9:11 AM
32	Leave the Bandstand as is.	7/1/2018 8:39 AM
33	Simply schedule programming designed for the bandstand	7/1/2018 8:30 AM
34	Leave it the way it is	6/30/2018 12:52 AM
35	Leave it alone	6/29/2018 7:35 PM
36	no opinion	6/29/2018 3:21 PM
37	Leave as is. I believe the higher bandstand is a stage	6/29/2018 1:36 PM
38	Keep as is	6/29/2018 12:05 PM
39	leave it as it is.	6/29/2018 10:08 AM
40	Why don't you just leave it alone, it's pretty as is. There is a typo in the above diagram. (Englarge)!	6/29/2018 9:24 AM
41	Keep existing and integrate an accessible lower level deck/stage.	6/29/2018 9:16 AM
42	Leave as is. It is a beautiful bandstand.	6/28/2018 3:38 PM

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43	With recent renovations to the bandstand, it does not make sense to alter it at this time.	6/28/2018 1:15 PM
44	Do not make any changes to the Bandstand	6/28/2018 12:16 PM
45	enlarge with stage or do nothing	6/27/2018 4:40 PM
46	leave as a historical element	6/27/2018 4:30 PM
47	Lower it a bit to keep about a 3' stone foundation and re-do columns to match original	6/27/2018 1:16 PM
48	Leave the band stand as is.	6/26/2018 4:14 PM
49	Leave it alone	6/26/2018 2:03 AM
50	Be careful with this. The bandstand has always been a hang-out for local youth.	6/24/2018 7:54 PM
51	No Change	6/24/2018 7:22 PM
52	Leave the bandstand alone.	6/24/2018 3:28 PM
53	Leave it alone!!	6/24/2018 10:55 AM
54	Do nothing to the bandstand	6/24/2018 5:54 AM
55	Leave alone	6/23/2018 5:54 PM
56	This is historical, it should remain as is.	6/23/2018 1:29 PM
57	leave it	6/23/2018 10:06 AM
58	Leave it alone. Stopping spending	6/23/2018 10:02 AM
59	Leave it as it is!	6/23/2018 8:05 AM
60	No changes, stop wasting money	6/23/2018 7:57 AM
61	do nothing leave it.	6/23/2018 7:50 AM
62	Leave as it is!! It is a piece of history!	6/23/2018 7:18 AM
63	remove it	6/23/2018 7:12 AM
64	Touch it and die, are you kidding?! This is ridiculous!! Leave it alone!	6/23/2018 12:02 AM
65	Leave as is. Stop modifying everything. Keep it the way it was intended	6/22/2018 11:22 PM
66	Eliminate the Bandstand	6/22/2018 11:22 PM
67	If the bandstand is re-built (preferred) or lowered, would there still be space for storage under the building? It is a convenient area for storage needs.	6/22/2018 10:58 PM
68	Leave it alone!	6/22/2018 10:28 PM
69	Rebuild with exact design but on a larger scale	6/22/2018 10:08 PM
70	Do nothing	6/22/2018 9:49 PM
71	leave as is.	6/22/2018 9:43 PM
72	Lower bandstand and create a stage	6/22/2018 8:35 PM
73	Leave it alone.	6/22/2018 5:28 PM
74	Rejuvenate the present bandstand.	6/22/2018 4:47 PM
75	Leave it as is	6/22/2018 1:52 PM
76	Lower definitely and in doing so replace and add a stage	6/22/2018 1:51 PM
77	Leave it alone	6/22/2018 1:44 PM
78	Need more info before making decision	6/22/2018 1:38 PM
79	Undecided	6/22/2018 1:25 PM
80	leave it as is	6/22/2018 1:12 PM
81	leave as is	6/22/2018 12:57 PM
82	No opinion	6/22/2018 12:56 PM

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83	Keep the Bandsland as it is. Not every element in the Park needs to be perfectly functional. This is an historical feature that should be preserved.	6/22/2018 8:46 AM
84	leave it alone! it has histoical significance.	6/21/2018 8:37 PM
85	Take down and create amphitheater	6/21/2018 3:33 PM
86	Leave it alone	6/21/2018 5:48 AM
87	Nothing, leave as is	6/19/2018 9:11 AM
88	leave it alone	6/18/2018 5:45 PM
89	leave it as is	6/17/2018 8:27 AM
90	Leave it as is.	6/16/2018 6:11 PM
91	Leave it alone	6/15/2018 12:18 PM
92	an enlarged stage area that is close to the ground, not more that 3 feet is much better for performances and can be used for more than music. a viable stage area can and will also produce quality stage/play performances. im sure schools and private groups would make use of the area if it was done with more than a place for a small musical group to perform. if you build it well with quality and the needs of plays and musicals in mind, they will come. lets make that area the envy of the Merrimack Valley.	6/15/2018 9:56 AM
93	What did we just spend on the new stairs??	6/15/2018 9:10 AM
94	Leave it alone	6/15/2018 8:48 AM
95	create a ampitheatre w/stage	6/15/2018 8:43 AM
96	Stop changing the town. Fix it and leave it alone	6/15/2018 8:16 AM
97	nothing done	6/15/2018 8:06 AM
98	Please leave as is	6/14/2018 10:07 PM
99	Keep the design of the bandstand, by fixing or replacing it.	6/14/2018 10:06 PM
100	Leave it as it is	6/14/2018 9:48 PM
101	create a slightly raised stage on one side of the bandstand to preserve historic architecture while providing useable performance and event space, allow busking with access to electrical outlets when not being used for prescheduled events	6/14/2018 5:16 PM
102	keep the bandstand high and add a stage...	6/14/2018 3:56 PM
103	Please leave this historic bandstand be... It is a bandstand, it is meant to be up high. It is not meant to be a gazebo.	6/14/2018 3:05 PM
104	Leave it alone!	6/14/2018 2:51 PM
105	do nothing	6/14/2018 2:49 PM
106	leave it as it	6/14/2018 2:48 PM
107	Eliminate bandstand and create ampitheatre	6/14/2018 2:38 PM

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Q21 Do you have any other comments, questions, or concerns?

Answered: 142 Skipped: 415

#	RESPONSES	DATE
1	I lived on Bartlet Street from age 6 (1947) to 20. I spent a lot of time playing in the park, climbing on the cannon, and scaling the walls of the bandstand. I have a personal interest in the changes proposed and some of the sketches of changes aren't that clear to me.	7/20/2018 6:17 PM
2	The improvements in the school play areas and increases in accessibility and parking seem like essential changes for a healthy and sustainable future of the park/complex and of Doherty Middle School.	7/18/2018 3:49 PM
3	-	7/18/2018 11:01 AM
4	I found it quite difficult to decipher the maps in several cases, so that I wasn't sure what I was voting on. Having an arrow for North would have helped. I general I want The Park to stay the way it is, especially not to have any more pieces carved out of it, not to have any more memorials or other things added to it. It's our only real park (not counting the one in Ballardvale) and we need it as a place to relax, read, walk around, meet friends, NOT as a place for town gatherings or playgrounds etc. In particular, don't sacrifice any of the park for the almighty car.	7/17/2018 1:19 AM
5	I recently moved to Summer Street and the close proximity to the park was one of the many reasons I fell in love with the neighborhood. Any enhancements to the park would have my support and I look forward to continuing to utilize it in the future.	7/16/2018 10:22 PM
6	In general I am uncomfortable with turning a lovely serene green space into an "event space". The Park has already been whittled down drastically for expanded parking on south side, certainly does not need to lose any area on Chestnut for parking-- (would be OK if Park is untouched and trees not traumatized, street not widened overall.) Events (craft show, concerts, pancake breakfast etc) seem to have plenty of space as it is; ephemeral productions after all. Remember, this is Green Space, of which there is already too little in town center!! Please do not get carried away with fancy plans and diagrams and lose sight of the history and comfort of a place many of us grew up with and cherish.	7/15/2018 1:56 PM
7	prohibit dogs	7/15/2018 8:27 AM
8	The Park is a vital part of this town. If it is updated or changed slightly BUT it needs to stay and be enjoyed!	7/13/2018 10:01 AM
9	Per above. This survey does a very poor job of asking the right questions and allowing for any response other than your choices. It is not valid.	7/13/2018 8:25 AM
10	Do not cut down any trees. I sunburn very easily, and the sporadic shade trees are the only way I can walk across the park on sunny days, by going from shadow to shadow. If you make a big open area, it will keep people like me from enjoying the park.	7/10/2018 8:28 AM
11	Please leave as many trees in front of Doherty Middle school as possible because I live across the street.	7/7/2018 8:13 PM
12	Concerns around financing. Money is tight and there are more pressing needs, like the unfunded pension liability.	7/7/2018 7:02 AM
13	The current, shady, look of the park is one of its most appealing features. I am not in favor of opening up additional park space for public gatherings--plenty of other locations exist for that. No additional walks or redesign are needed. I would not like to see any reduction of green area for additional sidewalks or street widenings. The brook path (No. 18) and the proposed perimeter walk for the Playstead (No. 19) seem unnecessary. The brook is nearly dry and unappealing for most of the summer, anyway.	7/5/2018 7:01 AM
14	I think the park is fine the way it is. Save the money. I don't think proposed plans enhance the park and will actually detract from it.	7/4/2018 8:12 PM
15	Get rid of the stone bridge in the park that has not served any purpose, for over fifty years, since Rogers Brook was piped underground.	7/4/2018 12:18 PM

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16	Thanks to everyone involved in the project! We enjoy being part of the downtown community. I would ask that you please leave as many trees in place as possible when making changes to the front of the Doherty school area. Also, would it be possible to change the parent drop-off area to the south side of the school? It's dangerous to exit driveways along Bartlet St. in the morning. Those are my suggestions. Thanks!	7/4/2018 11:19 AM
17	Regarding question #15, just remove the track entirely, including the sprint portion. I think you honestly don't gain much by keeping the sprint portion only and you don't really need a track for short distance running.	7/4/2018 10:09 AM
18	No	7/3/2018 11:03 AM
19	I think improvements are definitely needed to improve the access and enjoyment of the park and playing fields. But they should be done in a way as to not harm the charm and history of the park.	7/2/2018 9:19 PM
20	no	7/2/2018 4:36 PM
21	Please try to spend as little of our precious tax money as possible. I like it the way it is.	7/2/2018 2:29 PM
22	Please consider adding a really nice public playground to the Park area. There are no high quality public playgrounds for children in Andover that include more sophisticated structures for older kids aged 9-11. A beautiful playground would draw families (including out of town families) to the center of town. Something akin to The Field of Dreams in Salem, NH.	7/2/2018 11:52 AM
23	The park is already small. Adding parking, pathways, and staging has the potential to make the green space smaller. We prefer maximizing the green space.	7/2/2018 11:32 AM
24	parking along Chestnut should not be along park side to allow for open views into/out from park. Street parking on Bartlett and Chestnut should be on residential side as there are marked crosswalks to facilitate street crossing. A block or two walk to find parking is not a burden and there is plenty of accessible parking in lots.	7/2/2018 8:28 AM
25	No	7/1/2018 11:39 PM
26	the area doesn't "feel safe" so emphasize paths to create a safer place (especially after dark) with better visibility and lighting	7/1/2018 4:39 PM
27	-These are all great ideas. The park needs a serious refresh, and it's currently a shadow of it's potential. With everyone glued to a phone, let's create a space to re-engage our community with human interactions. - Need Picnic tables. There is nowhere for my family to eat during the summer. Having picnic tables will encourage more people to get take out at local businesses and eat in park. -Ensure large cross walks, pedestrian signs or lights, and large side walks around all streets surrounding the parks. Additionally - everywhere should be a 4 way stop. Intersection of Whittier and Chestnut is dangerous right now as a two way stop with the volume of foot traffic. - Single side parking on Bartlet and Chestnut. Double side is a cluster, and people will get hurt with the traffic coming down those roads and impaired visibility from all the cars when crossing. - Permanent Trash cans. I know it's easier for the maintenance people to have the rolling ones, but it's not functional, and not pretty. Lots of trash and recycling cans around the park would be great. -More park clean up on the weekends. Teenagers and other people are leaving trash or cigarette butts around the park on the weekend. Can someone from the town pick up on Saturday / Sunday Morning? -The park should have a playground, even if it's a small one. or even a splash pad. Kids are still going to be jumping on the cannon if there isn't a kids space put in. There is clearly enough room for something, now is the time to do it. Maybe make it geared for 5-10? since the other playground on Bartlett is for little kids. -More gardens, flowers. Make it a pretty space. -The new oval configuration is the way to go. Let's make the path super wide to accommodate walkers, kids on bikes, runners. -If whittier is opened up - please make sure large sidewalks on both sides. Currently it is hard to get to the fields from the park. -Combining whatever new bandstand / theater space with tables in the back would be great for people to eat meals during the events. Additionally - the space should be multi-purpose - say to host events for kids and crafts in the summer, or music, or adult events. -Better lighting would be nice - both landscape lighting for atmosphere or overhead lights for events. -Security Cameras throughout. It's 2018, lets make sure the park doesn't get messed up.	7/1/2018 4:24 PM
28	How will this be paid for? It all sounds wonderful, but with taxes increasing significantly year after year, this isn't really what I think we should be spending money on!	7/1/2018 3:56 PM
29	What about a playground/splash pad for little kids in the park?	7/1/2018 12:51 PM

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30	I think the Park around the Bandstand should largely remain the way it is. I can see the need for a sidewalk around it and I can see opening Whittier Street IF you put in a speed bump near the Bandstand. I can see moving parking on Chestnut Street to the other side of the street but think the street is too narrow for parking on both sides of it. Although I am very patriotic and have had many family members in the service - I think the number of memorials is overdone and creating paths around them is totally unnecessary. Our park is not the Washington Mall. The park as it is can easily accommodate the events which take place there. Additional plantings should have the capacity to grow into large trees not tiny little trees some of which have been planted on High Street. Big trees do not interfere with the concerts - people like to sit under them for the shade. A rest room is the biggest need for events which take place in the park - If you can't place a really attractive rest room space in the park graft one onto the outside of one of the municipal buildings to be opened up for events. I am a 74 year old woman who does not use the Playstead - so I have real opinions about how it improve it. I think the input of Doherty administrators and teachers and Youth Center folk and perhaps some input from the Senior Center folk are the important opinions here. It does not seem smart to have cars going behind Doherty - but I don't know how cars will get out of Senior Center Parking if you eliminate being able to drive through the area. Keep it simple.	7/1/2018 11:37 AM
31	more parking is needed around the whole municipal complex. Sr.s often are shut out of the Center due to heavy use of school facilities.	7/1/2018 11:14 AM
32	Cost. Property taxes are already astronomically high. School fees are high for sports programs and bus fees. These renovations are smart and well thought out. I hope the management of town funds will also be thoughtful and economical.	7/1/2018 11:10 AM
33	Parking at senior center terrible. Sign designating spaces are a joke. Ignored by visitors to town offices.	7/1/2018 10:56 AM
34	would be useful if diagrams in the survey had street names to quickly identify orientation/ location	7/1/2018 10:19 AM
35	Make available more eating options around the park - concessions, food trucks etc.	7/1/2018 10:06 AM
36	Any of these options should be brought to town meeting for votes once \$\$ are known	7/1/2018 10:05 AM
37	Balance green space with parking. Some items seems to contradict each other. The SENIORS MUST have more parking or at least get respect for the "dedicated" space we now have.	7/1/2018 9:21 AM
38	What are the costs of these various options? What is the impact on tax rates? Why not improve the sidewalks on North Main Street which are in a terrible condition? Why not spend the money to improve the condition of the wall on North Main Street below Enterprise bank?	7/1/2018 9:19 AM
39	Modifications to make the park more accessible and useful is fine, but not at the expense of the taxpayers. I suggest the changes made be minimal to accomplish the task but not excessive at a great cost.	7/1/2018 9:16 AM
40	Thank you for the survey. It is intelligent.	7/1/2018 9:11 AM
41	No	7/1/2018 9:08 AM
42	The renderings were very confusing. The Whittier at was so inaccurate for me to visualize.	7/1/2018 8:59 AM
43	Looking forward to seeing the improvements.	7/1/2018 8:56 AM
44	Please add picnic tables to the park and permanent trash barrels at more locations. Parking on both sides of Chestnut st will cause too uhc congestion and be dangerous to children and pedestrians. A 4 way stop sign should be added at intersection of chestnut st and Whittier. There should be a playground in the park.	7/1/2018 8:54 AM
45	I like all of these proposed changes. Good work on your part, and good survey. Please publish results in Andover Townsman and online .	7/1/2018 8:44 AM
46	Update the benches with a consistent design for the overall vibe of the park. Lighting, landscaping materials, etc. Keep this as a venue for ALL demographics - including seniors.	7/1/2018 8:30 AM
47	Are the funds for these proposed already approved or are all these ideas just ideas that need funding?	7/1/2018 8:20 AM
48	n/a	7/1/2018 8:15 AM
49	planning for connectivity should b broaden to include pedestrian connections to adjoining areas as proposed by Margaret Pustell and realized by her between Bartlet and Chestnut streets.	6/30/2018 3:28 PM
50	I would like to see some semi-enclosed, shady spaces around the park (presumably near the periphery) to encourage sitting and eating lunch, conversing, or reading.	6/29/2018 3:43 PM

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51	None	6/29/2018 1:36 PM
52	Thank you for your creative thoughts, hard work and for offering us the ability to answer these questions.	6/29/2018 10:20 AM
53	Leaving the plantings as they are is important. For Concerts and other events (art, crafts & yard sale) the trees offer relief from the sun and is more calming. Adding parking along Chestnut doesn't make the park & senior center etc more accessible. During the week will be used by businesses. Also adding a side walk looses park area and there is already an sidewalk just a few feet away.	6/29/2018 10:08 AM
54	Do we get to discuss this at town meeting?	6/29/2018 9:58 AM
55	Would love to know what all of this costs!	6/29/2018 9:24 AM
56	Does the town have a long term management plan for all the parks? There needs to be an online town tool listing all the parks and features. All parks should have an area to get drinking water. What about under used parks. For example town owns land on Iceland ave off Lowell street near north main st. At one point this was a children's park.	6/29/2018 9:22 AM
57	Thank you for the opportunity to provide feedback	6/29/2018 9:16 AM
58	It was very difficult to assess the designs as there were no street names making it hard to orient. While it would be nice to have an open area for events, all the designs have it in the middle with a thin row of trees on the edge. Seating on the edge would be exposed to traffic noise/exhaust. Better would be to have the open area on the edge with denser canopy in the middle and benches - so you can imagine being away from it all (so to speak).	6/29/2018 9:15 AM
59	No....keep up the good work re-looking at what has been there for a long time!	6/29/2018 8:32 AM
60	Thanks for asking my opinion on this. My biggest complaint with Andover is the lack of parking around the Commuter Rail station, but that's another story...	6/29/2018 8:21 AM
61	No	6/29/2018 6:39 AM
62	Only that the bandstand is an important historic element of the park (if not the most important historic element). In my opinion, every effort should be made to retain it, going with the options that do so would be very preferable. Thank you.	6/28/2018 2:09 PM
63	I am disappointed that most of the plans not focus on care and maintenance of the grass, plants and trees of the park, and is more parking sidewalks and traffic flow. If the park is not cared for or reduced in size for parking there is no reason to visit. The new proposed plan of shrubs and trees around the perimeter should be discussed with the police dept. as the had the previous planting removed so that they could police and see into the park. If you do need more parking for the town office, senior center and park why not remove more of the hill in front of the auditorium and the half circle in front of the town offices. Chestnut street is too far of a walk to the municipal complex and no planned paths to the complex in the current plans.	6/26/2018 4:14 PM
64	Thanks for the opportunity to partake in a survey.	6/24/2018 1:49 PM
65	The timeline on the rocks is outdated and inaccurate. Should be revised/replaced	6/24/2018 12:15 PM
66	Where do we to keep updated?	6/23/2018 10:21 PM
67	N/A	6/23/2018 9:05 PM
68	Upgrade the track. Our household uses it all the time.	6/23/2018 8:04 PM
69	Thank you for looking at this. The park is currently incredibly under-used and it's such a good location for more interesting activities.	6/23/2018 3:16 PM
70	There was no option to repair the track. The track is an excellent unique opportunity / resource. It should be repaired. Many residents agree.	6/23/2018 2:58 PM
71	Improve, but let's keep as much of the character that represents Andover, including thebandstand and the trees in the park.	6/23/2018 1:29 PM
72	No	6/23/2018 11:40 AM
73	I would like to see better maintenance of the trees around town.	6/23/2018 11:13 AM
74	Andover says it's a family town. It's time to improve our athletic fields and conditions. It's embarrassing what our fields look like.	6/23/2018 10:02 AM

PPMC Master Plan design decisions		SurveyMonkey
75	Adding more trash and recycling bins in the park area. Enforce those snobby parents to pick up trash after themselves and their kids after using the park or play stead.	6/23/2018 8:05 AM
76	Reopen the brook through the park itself	6/23/2018 8:01 AM
77	Please add a street lights to Newport Circle, or at least one. We have nothing on or even near our street. This is a safety concern.	6/23/2018 7:50 AM
78	No	6/23/2018 7:18 AM
79	No, thanks for your research and work!	6/23/2018 7:12 AM
80	This all sounds like a RIDICULOUS WASTE OF MONEY!! Please stop. Leave it how it is. Need to work on sensible financial planning and maybe revisit some of these ideas after taxes have stabilized and we see improvement from local government. Absolutely gross to think this is even on the list when so much needs to be addressed and should be prioritized. Many folks are finally reaching the breaking point with all this nonsense, you should listen to what the people really want.	6/23/2018 12:02 AM
81	The Memorial park is just that, a memorial park, stop trying to make it into something it is not. You people come to town for 1 years and try to change everything. How about keeping the memorial park as it has been.	6/22/2018 11:22 PM
82	1. Engage actual baseball people before configuring the new fields. 2. Need a comprehensive plan for waste management (here and in other outdoor public spaces).	6/22/2018 11:22 PM
83	Make VERY CERTAIN that everything is bicycle accessible also.	6/22/2018 11:16 PM
84	The bandstand should be about 1/2 of it's present height. High enough for people sitting in the park to see and hear speakers or performers. It would be low enough so that it doesn't present issues for individuals with disabilities or for those moving equipment or other items on and off the stages. There should be a ramp for easier access to all levels.	6/22/2018 10:58 PM
85	Need to do more research before offering any other comments	6/22/2018 10:28 PM
86	Thanks for asking!	6/22/2018 10:08 PM
87	This all seems relatively unnecessary and all the ideas seem to be a great expense to the town. This type of input is not appropriate for a survey, it needs to be at town meeting.	6/22/2018 10:02 PM
88	Where is money coming from?	6/22/2018 9:49 PM
89	Play structure for children in the Park! It would be really lovely if kids had something to do with their energy while their parents try to enjoy the music in the park, etc.	6/22/2018 8:35 PM
90	Will our taxes increase as a result of these suggested changes? If so, will we be able to vote on the increase?	6/22/2018 8:22 PM
91	How much is all of this going to cost??? We have a high school to replace and it seems like that is a much bigger priority than any of these "nice to do" projects.	6/22/2018 6:11 PM
92	The town is in shambles with a serious leadership problem from the top down and it reflects poorly on the guys trying to do their job.	6/22/2018 5:28 PM
93	no	6/22/2018 3:33 PM
94	No.	6/22/2018 3:27 PM
95	Let's develop a masterplan and work on it iteratively. This is a nice-to-have that must be balanced with other parks and open spaces.	6/22/2018 3:02 PM
96	We've enjoyed concerts in the Park during the Summer. Please do not remove the central trees because they provide much needed shade for concert goers. They also provide shady picnic areas for other visits to the park. I oppose eliminating these central trees, and relying on only perimeter trees.	6/22/2018 2:02 PM
97	How about addressing the town's chronic field shortage by putting in a turf field complex behind the youth center instead of stopgap measures.	6/22/2018 1:54 PM
98	Better communication regarding downtown business development and timeline	6/22/2018 1:51 PM
99	No	6/22/2018 1:44 PM
100	Concern is town budget. Where are the funds being pulled from to complete numerous significant improvements?	6/22/2018 1:38 PM

PPMC Master Plan design decisions

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101	Question 19 graphics appear to show the Playstead with just 2 baseball fields, I think currently there are 3. I would worry about losing one as after old Chandler roads fields closed we seem to be a little short of fields.	6/22/2018 1:25 PM
102	We hardly use this area. There are plenty of other spaces so hopefully this is not going to be an expensive project.	6/22/2018 1:12 PM
103	Spend wisely - taxpayers don't have endless cash	6/22/2018 12:57 PM
104	Add another playground to the play stead or expand the one next to Doherty. The new Drummond Playground in North Andover is amazing. We should have something like this- interesting to kids of all ages.	6/22/2018 12:56 PM
105	It was disappointing to see the band stand rebuilt without accessibility. It would be great to add an accessible feature to it. Also, I would love to see water bottle filling stations. And a permanently planted town Christmas tree- it is more environmentally friendly to use one that grows with us. Thank you for your hard work looking at this space!	6/22/2018 12:46 PM
106	taking away the outside edge of park on chestnut st. to accommodate 2-side parking is a good idea. re-exposing roger's brook is a BAD idea. flooding issues should be recorded from the past. fyi... I have lived here for 67 years.	6/21/2018 8:37 PM
107	Remembering that the Playstead itself is a memorial - designed for playing. The front Park (also part of the memorial) should be kept essentially as it is now. Additional memorials may be appropriate there, however.	6/21/2018 2:47 PM
108	Long distance running is as important as sprinting at the middle school and in the community. If you are going to add it to the perimeter path, than the path needs to be wide and standardized in width to accommodate races.	6/21/2018 12:52 PM
109	Please do not remove the cannon	6/21/2018 5:48 AM
110	The park itself is fine as it is. Please do not chip away at the edges with a walkway. I have been going to functions there for over 40 years and have never heard anyone complain. These changes were originally proposed by people that had just moved here. Keep it as is.	6/19/2018 9:11 AM
111	Re-opening Whittier St is a Really Bad idea!!!	6/18/2018 5:45 PM
112	I have safety concerns over moving chestnut street parking to the south side of the street. this would bring traffic closer to the residences and existing sidewalks. I am strongly against this move. Also consider making the intersection of Whittier and Chestnut street a 4-way stop. I've witnessed many near accidents while waiting for the school bus with my children on this corner.	6/18/2018 2:44 PM
113	money could be used in better way	6/17/2018 8:27 AM
114	Removal of the track is a great idea as long as a long walking path is offered. Good luck	6/16/2018 10:31 PM
115	How much will these changes cost. Taxes are out of control. These changes are nice but cost must be primary	6/16/2018 6:54 PM
116	Believe that change is good when needed, but also have to keep in mind those things that have historical significance that made Andover so attractive to the people that have been here in town for 10 minutes and want to make dramatic changes. We need to honor and respect the generations that went before and made this town such a great place to live and grow up in.	6/16/2018 6:11 PM
117	I have some other additional ideas, better written separately, to enhance the experience of the area. The survey is a wonderful idea.. Access and parking for seniors is not sufficient and discourages attendance and association. Many seniors, not currently involved, are a valuable asset to the town. Thank you for your work developing "community".	6/16/2018 12:19 PM
118	What is the history of the stone "bridge" in the park?	6/15/2018 2:17 PM
119	Leave the track as is. Plenty of people use the track to ride bikes, walk the track etc. Adding parking on Chestnut St. is a bad idea. When you drive down Whittier St to Chestnut t St you can't see anything on the right when you reach the intersection. With parking on both sides you won't be able to see anything on both sides. It's an accident waiting to happen.	6/15/2018 12:18 PM
120	I did not see anything about improving the fields at the playstead. If you plan to make all these changes it would make sense to add fencing for the fields and grow some real grass. Also I am not sure you need to take out the track. I was there last night and it seems that adding a fence would help delineate the track and ball field.	6/15/2018 10:34 AM

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121	Expenses for accomplishing the proposed modifications are of course paramount. The survey should be reissued with dollar amounts for each proposal.	6/15/2018 10:05 AM
122	The Bandstand is now 105 years old, an important landmark in the park. The field stone base is unique and a nod to the Craftsman style as is the roof. Lowering the stone foundation to stage level and keeping the original canopy roof would be the best Preservation approach to solving the one access flaw of the design is by far the option.	6/15/2018 9:39 AM
123	I'm concerned about the lack of parking in the vicinity, but probably more concerned about the residents in the immediate area. Please don't make it any harder for them to get in and out of their driveways. Parking immediately across from a driveway makes it very hard to navigate in and out.	6/15/2018 9:10 AM
124	Leave the park the way it is and focus on the play stead fields with artificial turf and create a series of sports fields that can be used 9-10 months a year- stop wasting money on the park renovation - it's "fine" and used adequately today by so many. The fields will touch thousands every week from Andover and visitors to Andover and be a huge asset to downtown business. Overthinking the whole thing- use the youth center commercial kitchen as the concession- and have run by kids at CYC-	6/15/2018 8:48 AM
125	The diagram and text in #15 do not seem to match, or I don't see the relation between them.	6/15/2018 8:43 AM
126	circulation: take into consideration that people want a direct (shortest) path to the town offices from parking behind old town hall. so when creating circuitous pathways, make sure they have connections to the rectilinear paths around the park for maximum flexibility. I think it is good to keep the bandstand raised and enlarge it to accommodate a more functional presentation space. That is assuming the current bandstand is in good repair.	6/15/2018 6:41 AM
127	I think the park should pretty much stay just like it is. I think big changes should be avoided. Maybe some new trees and then put the money into maintaining it.	6/14/2018 10:07 PM
128	I don't know why the students need more recess space. There is an empty youth center that residents paid millions for. They should use that, rather than spend more of the town's money.	6/14/2018 10:06 PM
129	Would prefer that the trees and shrubs were the priority over sidewalks, parking, traffic flow etc.	6/14/2018 9:48 PM
130	Preserve the memorial aspect of the Park.	6/14/2018 7:26 PM
131	Remove the WW1 canon, send it to a museum or turn it into scrap metal. It is an obsolete relic designed to kill people and cause destruction. I don't like children playing on this weapon of war. There are much better ways to memorialize our veterans, let's not do it with weapons.	6/14/2018 6:30 PM
132	Consider partnering with community sports organizations to fund enhancements to Playstead, including artificial turf field.	6/14/2018 5:16 PM
133	The area around the center lacks sufficient parking and is not safe in its present lay out.	6/14/2018 4:57 PM
134	I live on Chestnut St across from the park. Moving the parking to the other side of the street will make it even harder for me to pull out of my driveway. Also, cars will be driving much closer to the pedestrians on the sidewalk, with no buffer. The pedestrians that walk on this sidewalk are often children. If the town better managed the downtown parking situation there would not be a problem with parking around the park.	6/14/2018 4:53 PM
135	Add even more decorative lighting at Christmas/Holiday time !	6/14/2018 3:20 PM
136	Make sure that there is sufficient parking for the Senior Center	6/14/2018 3:11 PM
137	There is no question in the usage section about use of the new playground for young children. Is that because you are not thinking of any changes? That reason is fine with me.	6/14/2018 3:00 PM
138	Remove the memorials or place them in a central area instead of all around the park	6/14/2018 2:53 PM
139	DO NOT DISTURB THE WAR MEMORIALS!!!	6/14/2018 2:51 PM
140	Do not spend money on "improvements" when it is not needed other than to look better/more pleasing. There are more pressing needs in the schools and town. Stop spending so freely!!	6/14/2018 2:49 PM
141	Add playground to Common.	6/14/2018 2:46 PM
142	The bandstand needs to be eliminated because it is mostly used as a covert area for drug use and sales. The Park area also needs additional lighting to make it safer. Limiting parking to one side of Bartlet Street is a fantastic idea, however it should be changed to the residential side of the street. Cars pulling out of the municipal lot cannot see down Bartlet because of the parked cars and people often drive at excessive speeds once they clear the 4 way stop.	6/14/2018 2:38 PM

APPENDIX II - TREE INVENTORY

The following tree inventory was prepared during the summer of 2018 by staff of GPI.





OBJECTID_1	NAME	GENUS	SPECIES	TRUNK DIA (IN.)	CONDITION
4	Little Leaf Linden	Tilia	cordata	36	Very Good
5	Honey-Locust	Gleditsia	triacanthos	20	Very Good
6	Honey Locust	Gleditsia	triacanthos	12	Good
7	Linden	Tilia	sp.	42	Very Good
8	Linden	Tilia	sp.	48	Good
9	Red Maple	Acer	rubrum	2	Excellent
10	Red Maple	Acer	rubrum	28	Fair
11	Red Maple	Acer	rubrum	40	Fair
12	Sugar Maple	Acer	saccharum	40	Fair
13	River Birch	Betula	nigra	2	Very Good
14	Red Maple	Acer	rubrum	48	Good
15	River Birch	Betula	nigra	2	Very Good
16	Flowering Dogwood	Cornus	florida	8	Good
17	Little Leaf Linden	Tilia	cordata	30	Very Good
18	Japanese Zelkova	Zelkova	serrata	8	Excellent
19	Honey-Locust	Gleditsia	triacanthos	18	Very Good
20	Honey-Locust	Gleditsia	triacanthos	28	Very Good
21	Flowering Crabapple	Malus	sp.	8	Good
22	Flowering Crabapple	Malus	sp.	8	Good
23	Bradford Pear	Pyrus	calleryana	16	Good
24	Norway Maple	Acer	platanoides	24	Good
25	Apple	Malus	sp.	10	Very Poor
26	River Birch	Betula	nigra	36	Very Good
27	Apple	Malus	sp.	7	Very Poor
28	Zumi Crabapple	Malus	× zumi var. calocarpa	5	Very Poor
29	Flowering Crabapple	Malus	sp.	4	Fair
30	Honey-Locust	Gleditsia	triacanthos	12	Good
31	Red Maple	Acer	rubrum	12	Good
32	Red Maple	Acer	rubrum	8	Fair
33	Honey-Locust	Gleditsia	triacanthos	12	good
34	Flowering Crabapple	Cornus	florida	4	Fair
35	Flowering Crabapple	Cornus	florida	4	Good
36	Honey-Locust	Gleditsia	triacanthos	30	Good
38	Sugar Maple	Acer	saccharum	8	Poor
39	Katsura Tree	Cercidiphyllum	japonicum	1	Fair
40	Flowering Crabapple	Malus	sp.	8	Very Poor
41	Tuliptree	Liriodendron	tulipifera	48	Very Good
42	American Elm	Ulmus	americana	5	Excellent
43	Pin Oak	Quercus	palustris	36	Very Good
44	Silver Maple	Acer	saccharinum	30	Very Poor
45	Sugar Maple	Acer	saccharum	24	Very Good
46	Sugar Maple	Acer	saccharum	24	Good
47	Sugar Maple	Acer	saccharum	32	Fair
48	Norway Maple	Acer	platanoides	22	Good
49	Bradford Pear	Pyrus	calleryana	24	Poor
50	Honey-Locust	Gleditsia	triacanthos	17	Good
51	Norway Maple	Acer	platanoides	45	Good
52	Sugar Maple	Acer	saccharum	30	Good
53	Sugar Maple	Acer	saccharum	24	Fair
54	Sugar Maple	Acer	saccharum	28	Very Good
55	Flowering Crabapple	Malus	sp.	5	Good
56	Flowering Crabapple	Malus	sp.	6	Good
57	Norway Maple	Acer	platanoides	36	Fair
58	Red Pine	Pinus	resinosa	24	Good
59	Northern Whitecedar	Thuja	occidentalis	24	Good
60	River Birch	Betula	nigra	20	Good
61	Pin Oak	Quercus	palustris	24	Excellent
62	Northern catalpa	Catalpa	speciosa	24	Fair
63	Crimson King Maple	Acer	platanoides 'Crimson King'	20	Very Good
64	Flowering Dogwood	Cornus	florida	20	Good
65	Norway Maple	Acer	platanoides	42	Fair
66	Flowering Crabapple	Malus	sp.	7	Good
67	Bradford Pear	Pyrus	calleryana	16	Good
68	Flowering Dogwood	Cornus	florida	3	Good
69	Sugar Maple	Acer	saccharum	16	Good

OBJECTID_1	NAME	GENUS	SPECIES	TRUNK DIA (IN.)	CONDITION
70	Sugar Maple	Acer	saccharum	26	Good
71	American Sycamore	Platanus	occidentalis	30	Good
72	Red Maple	Acer	rubrum	3.5	Excellent
74	Downy Serviceberry	Amelanchier	arborea	12	Very Poor
75	Red Maple	Acer	rubrum	4.5	Very Good
76	Apple	Malus	sp.	7	Fair
77	Sugar Maple	Acer	saccharum	7	Very Good
78	Weeping Mulberry	Morus	alba	8	Very Good
79	Tri-Color European Beech	Fagus	sylvatica	10	Good
80	American linden	Tilia	americana	27	Poor
81	Sugar Maple	Acer	saccharum	30	Very Good
82	Apple	Malus	sp.	10	Very Poor
83	Apple	Malus	sp.	8	Very Poor
84	Red Maple	Acer	rubrum	34	Fair
85	Flowering Crabapple	Malus	sp.	8	Very Poor
86	Flowering Crabapple	Malus	sp.	8	Very Poor
87	Flowering Crabapple	Malus	sp.	8	Very Poor
88	Flowering Crabapple	Malus	sp.	8	Very Poor
89	Flowering Crabapple	Malus	sp.	8	Poor
90	Flowering Crabapple	Malus	sp.	8	Very Poor
91	Flowering Crabapple	Malus	sp.	8	Very Poor
92	Flowering Crabapple	Malus	sp.	8	Very Poor
93	Maidenhair	Ginkgo	biloba	7	Fair
94	Flowering crab Apple	Malus	sp.	8	Good
95	Flowering Dogwood	Cornus	florida	3	Poor
96	Paper Birch	Betula	papyrifera	14	Good
97	Flowering Crabapple	Malus	sp.	5	Very Poor
98	Flowering Dogwood	Malus	sp.	7	Good
99	Kousa Dogwood	Cornus	kousa	7	Good
100	Crimson King Maple	Acer	platanoides 'Crimson King'	11	Good
101	Star magnolia	Magnolia	stellata	18	Very Good
102	Cherry	Prunus	sp.	10	Very Good
103	Flowering Dogwood	Cornus	florida	1	Good
104	Flowering Dogwood	Cornus	florida	1	Fair
105	White Ash	Fraxinus	americana	32	Very Poor
106	Linden -dwarf	Tilia	sp.	1	Excellent
107	Linden -dwarf	Tilia	sp.	1	Fair
108	Japanese Zelkova	Zelkova	serrata	4	Excellent
109	Bradford callery Pear	Pyrus	calleryana	12	Excellent
110	Linden	Tilia	sp.	20	Very Good
111	Linden	Tilia	sp.	24	Fair
112	Red maple	Acer	rubrum	48	Very Poor
113	Flowering Dogwood	Cornus	florida	6	Good
114	American Hornbeam	Carpinus	caroliniana	60	Good
115	River Birch	Betula	nigra	2	Very Good
116	Red Maple	Acer	rubrum	3	Excellent
117	Red Maple	Acer	rubrum	2	Fair
118	Red Maple	Acer	rubrum	30	Poor
119	Norway Spruce	Picea	abies	36	Good
120	Norway Spruce	Picea	abies	18	Fair
121	Red Maple	Acer	rubrum	3	Excellent
122	American Elm	Ulmus	americana	4	Good
123	American Elm	Ulmus	americana	2	Good
124	American Elm	Ulmus	americana	3	Good
125	American Elm	Ulmus	americana	3	Good
126	Red Maple	Acer	rubrum	3	Good
127	Red Maple	Acer	rubrum	2	Good
128	Cherry	Prunus	sp.	2	Fair
129	Cherry	Prunus	sp.	2	Fair
130	Cherry	Prunus	sp.	2	Fair
131	Cherry	Prunus	sp.	2	Good
132	Cherry	Prunus	sp.	2	Good
133	Cherry	Prunus	sp.	2	Good
134	Red Maple	Acer	rubrum	5	Good
135	Red Maple	Acer	rubrum	2	Good

OBJECTID_1	NAME	GENUS	SPECIES	TRUNK DIA (IN.)	CONDITION
136	Red Maple	Acer	rubrum	2	Good
140	London Plane	Platanus	acerifolia	2	Good
141	Columnar Norway Spruce	Picea	abies	2	Good
142	London Plane	Platanus	acerifolia	2	Good
143	London Plane	Platanus	acerifolia	2	Good
144	Katsura tree	Cercidiphyllum	japonicum	24	Poor



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