

Friends of McKinney Park
Primary Contact Person-Francis X. Hughes
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Key Personnel Involved:

Paul McCaffery, Boston Parks and Recreation
Sgt. Mike O'Hara, Boston Police Department
Ruth Stone, Faneuil Tenants Association
John Reen, Brighton Little League
Frank Hughes, Boston Police Department

Partner Organizations:

Boston Parks and Recreations
Boston Police Department
Brighton Little League
Boston P.A.L.
Faneuil Tenants Association
Allston Brighton Soccer Association
St. Columbkille Elementary School
Oak Square YMCA

The "friends of McKinney Park" does not have a 501C3. The group was just formed by the organizations that are primary utilizers of the park. After careful considerations and because each organization associated with the "Friends" the group has determined that it is not necessary for it to obtain a tax exempt status as the funds if and when they are granted will be directed toward the Boston Parks and Recreation Department for use at McKinney . The Parks and Recreation Department fully supports this application and has agreed to accept the funds if awarded.

The proposed project will involve some specific improvements to McKinney Park. McKinney Park is located on Faneuil Street in Allston and is utilized by a number of different organizations in the Allston Community. The park itself is showing some definite signs of wear and is in desperate need of renovations. The renovations being requested by the "Friends of McKinney Park" (FMP) are part of a larger renovations that the group is requesting from the City of Boston in order to update the park and make it even more utilized. Currently the field is set up as 3 Baseball/Softball fields. One of these fields is primarily used by Brighton Little League and also by the Brighton High Women's Softball Team. The field is also lined for soccer during the Fall for P.A.L. Youth Soccer. During the day St. Columbkille's Grammar School also utilizes the park for recreation and physical education for their students. There are also numerous other groups that use other parts of the park on day permits or just by using the basketball court and/or the playground equipment. The major renovation for the park has been already been proposed for the park and the City has already budgeted for a design review of the park. The hope

Budget numbers for McKinney new electrical service and new basketball lights:

New services: \$20,000.

Demolition (old poles, fence enclosure,

shed, etc.): \$5,000.

New Court Lights (Musco): \$20,000. (Based on Roberts Playground quote from Musco.)

New Electrical Cabinet: \$ 5,000.

Trenching: \$ 8,000.

Electrical Engineer (Zade) \$ 3,000.

CBA fee: \$ 5,000.

Total Needed: \$66,000.

We are requesting \$70,000 in order to cover any unexpected cost over-runs.

The Friends of McKinney look forward to hearing from you in the near future.

McKinney Park

Brighton, Boston, MA

Community Meeting 3: August 9, 2016, 6:30pm

Location: Columbkille School Library

Introductions : Cathy Baker-Eclipse, BPRD Project Manager
Clara Batchelor, CBA Landscape Architects, LLC, Principal
Megan Tomkins, CBA Landscape Architects, LLC, Principal
Jessica Choi, CBA Landscape Architects, LLC, Designer

Project Schedule and Overview

BPRD Design Principles

Meeting 1 & 2 Recap - Context, Existing Conditions, Site Analysis, 3 Options

Final Plan

Community Input and Feedback

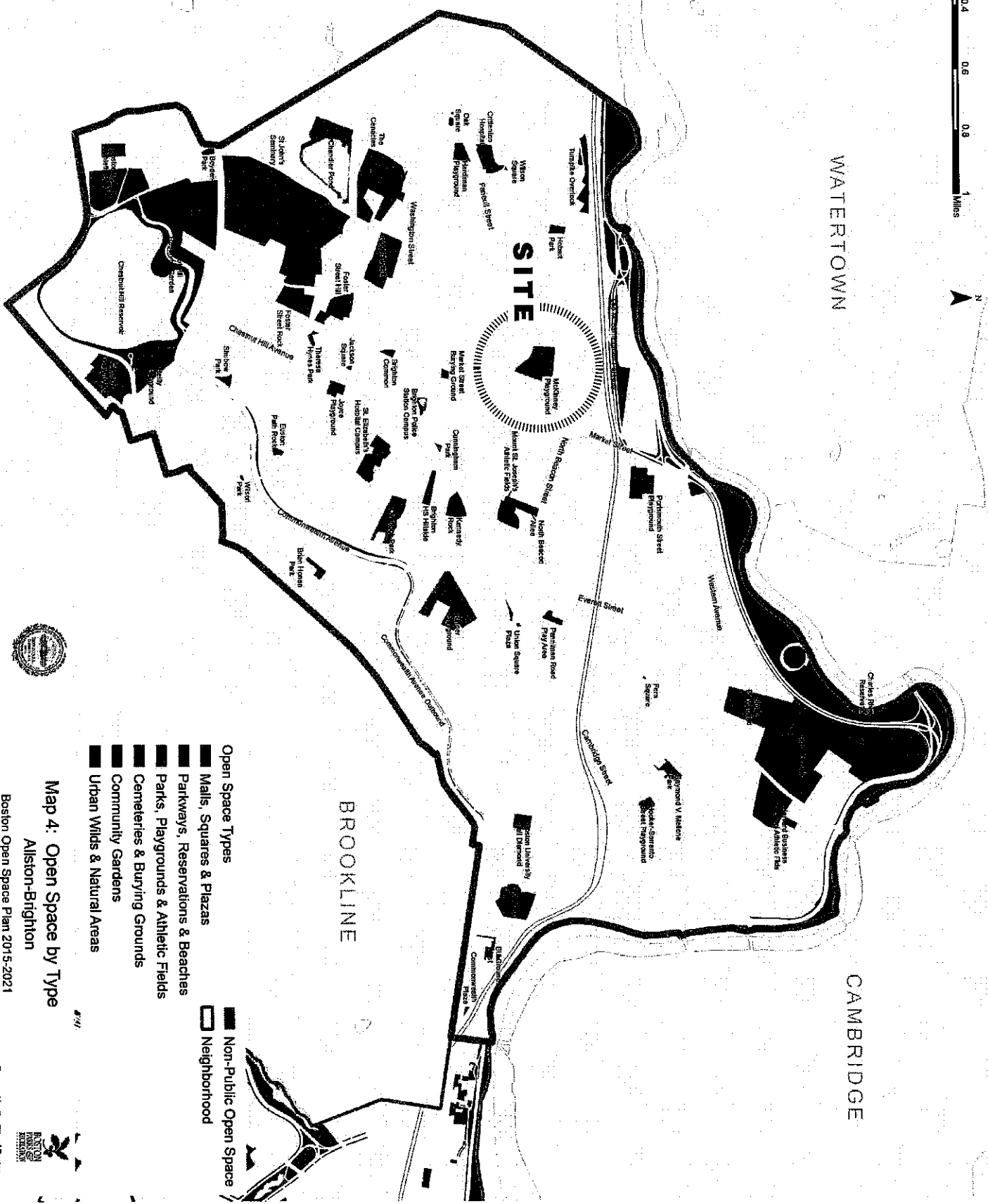
BPRD PARK DESIGN PRINCIPLES

- Preserve and protect existing trees; expand tree canopy where feasible to increase shade (3.1b)
- Expand usable park area where feasible and appropriate; reclaim park lands that have been turned over to non-public park uses
- Improve universal access; incorporate inclusive design principals where appropriate (1.1e, 2.1c)
- Enhance park visibility
- Improve park access (this can be about ADA access, safe routes to parks, visible entries, adding entries, providing pedestrian access where we have previously only accommodated vehicles) (1.1e, 2.4 d)
- Preserve and enhance existing active recreation spaces (ballfields and courts take up a lot of space and they are valuable recreational assets)
- Design flexible, multi-functional park spaces that serve park users of all ages (1.1b)

ADDITIONAL OUTWARD IMPACTS OF PARKS

- Increase property values
- Reduce crime
- Provide spaces for physical activity, which has positive health impacts
- Provide mental health benefits and stress reduction
- Can host events and gatherings, which foster community

CONTEXT



- Open Space Types**
- Malls, Squares & Plazas
 - Parkways, Reservations & Beaches
 - Parks, Playgrounds & Athletic Fields
 - Cemeteries & Burying Grounds
 - Community Gardens
 - Urban Wilds & Natural Areas
- Non-Public Open Space**
- Neighborhood

Map 4: Open Space by Type

Allston-Brighton
Boston Open Space Plan 2015-2021

Martin J. Walsh, Mayor



Prepared by the City of Boston
Parks & Recreation Department

NEWTON

WATERTOWN

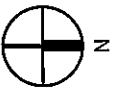
CAMBRIDGE

BROOKLINE



LEGEND

- PARKS
- 1. McKinney Playground
- 2. Birmingham Parkway
- 3. Portsmouth Playground
- 4. Ringer Playground
- 5. Fidelis Way Park
- 6. Brighton High Park
- 7. Cunningham Park
- 8. Rogers Park
- 9. Hobart Park
- SCHOOL
- HOSPITAL



LEGEND

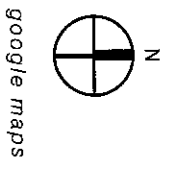
- Park
- Residential
- Commercial
- Institutional
- ▲ Entry Point
- ↔ Circulation

EDGE CONDITION

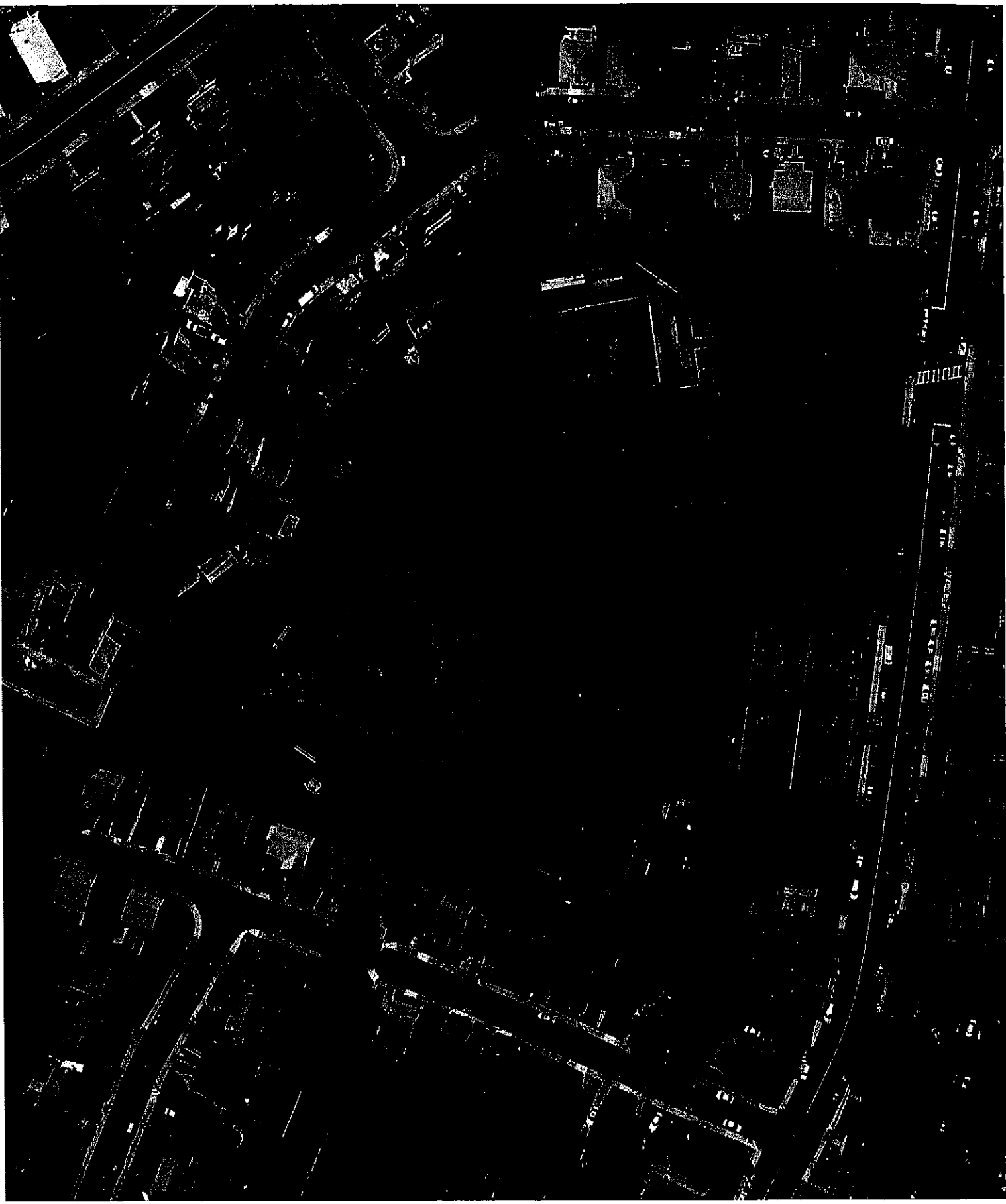
- Wall or Dead-end
- ▬ Fencing

KEY SITES/BUILDINGS

1. Faneuil Gardens (Boston Housing Authority Residences)
2. Saint Columbkille Partnership School and Church



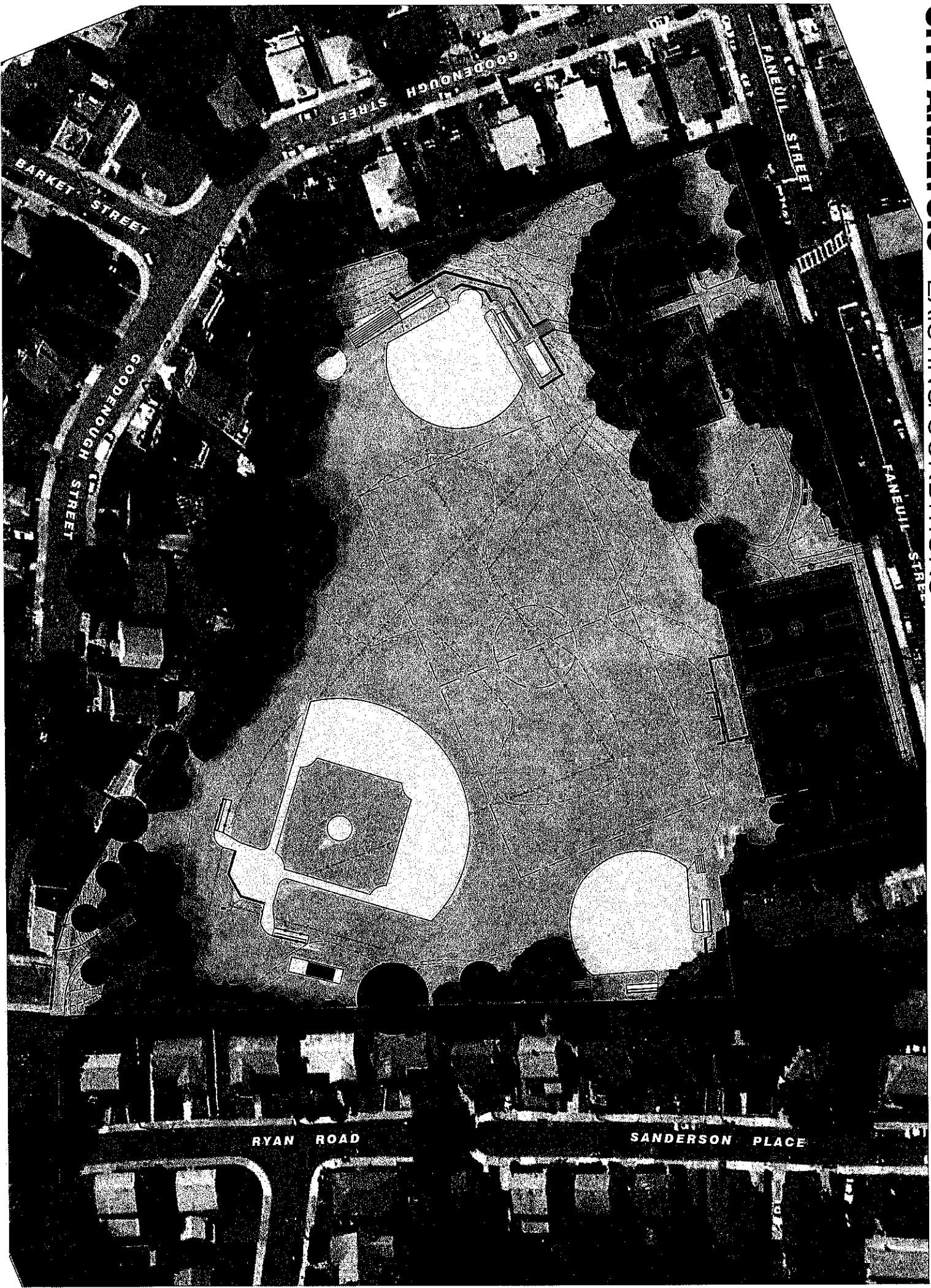
THE SITE



MCKINNEY PLAYGROUND

SITE ANALYSIS

SITE ANALYSIS EXISTING CONDITIONS



MCKINNEY PLAYGROUND

SITE ANALYSIS OVERALL (A)

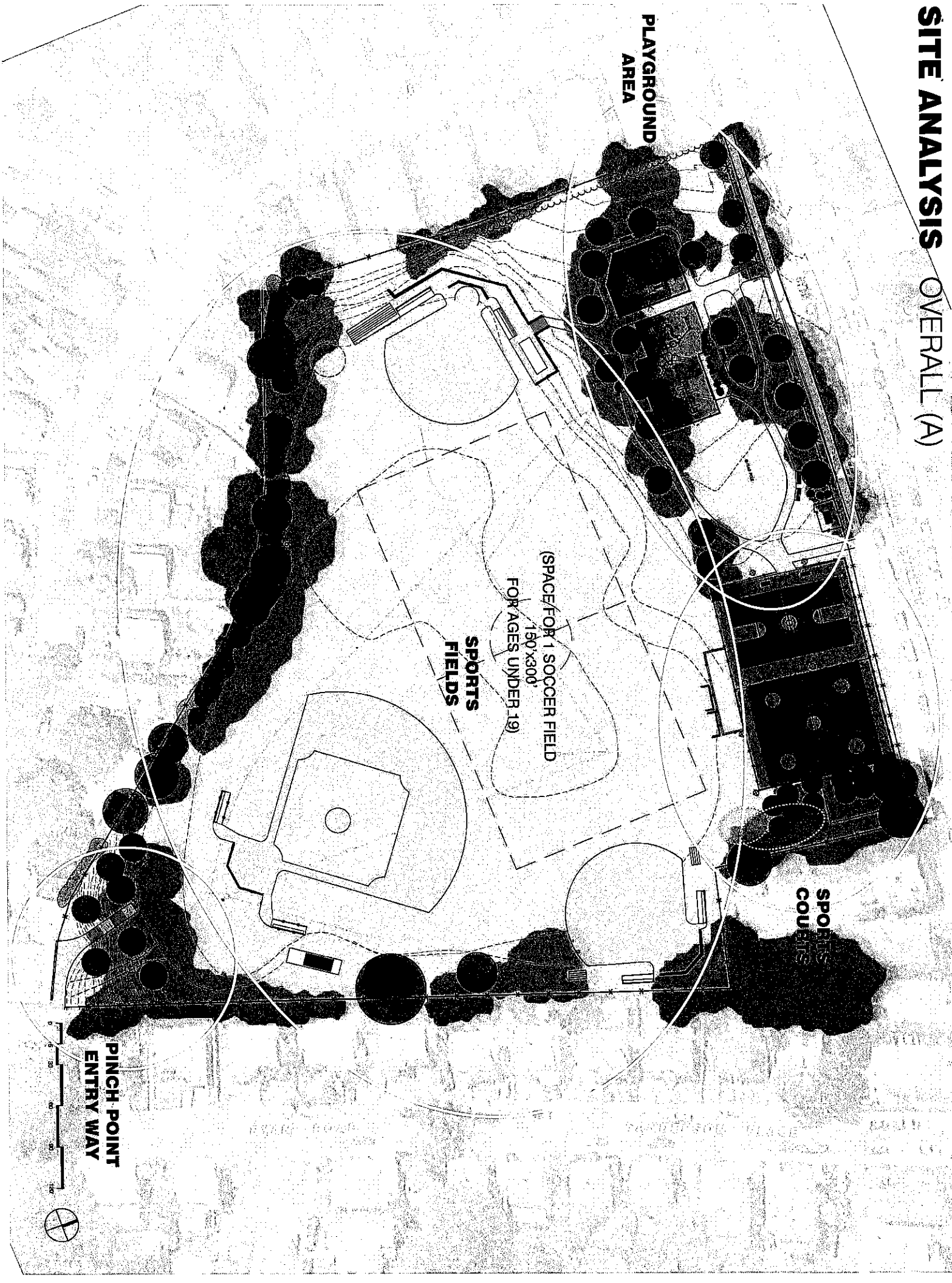
PLAYGROUND
AREA

SPORTS
COURTS

(SPACE FOR 1 SOCCER FIELD
150'x300'
FOR AGES UNDER 19)

SPORTS
FIELDS

PINCH-POINT
ENTRY WAY



SITE ANALYSIS OVERALL (B)

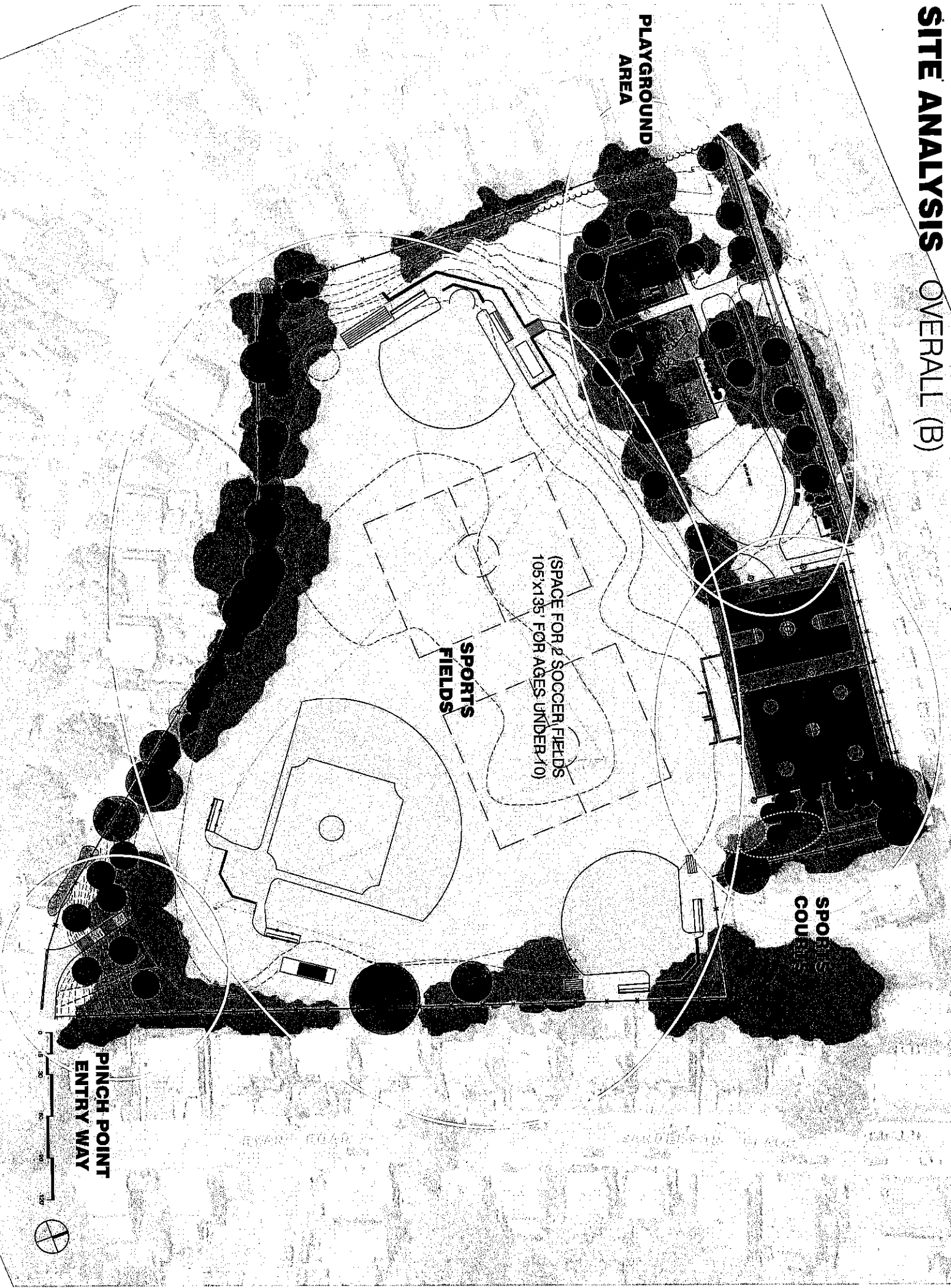
PLAYGROUND
AREA

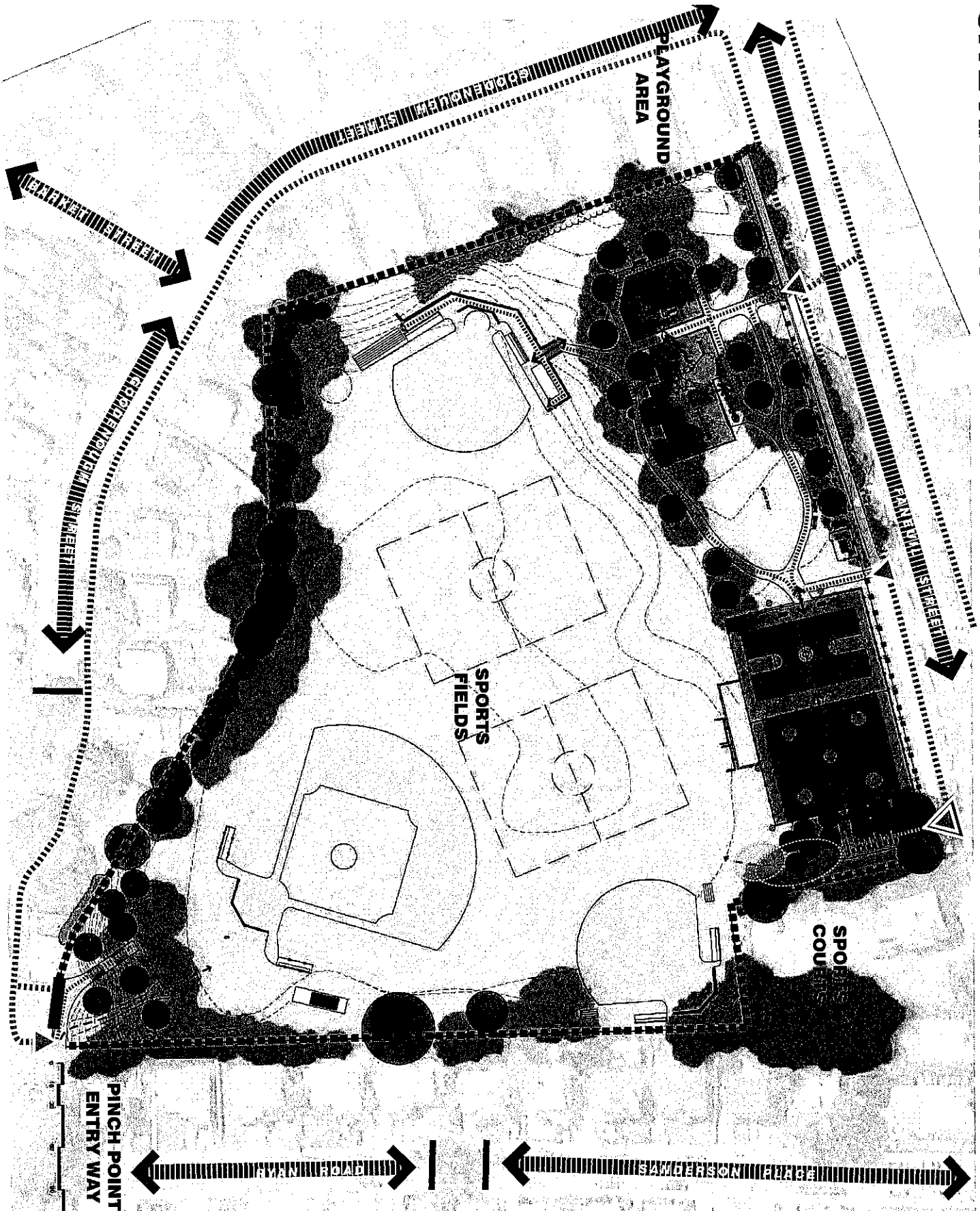
SPORTS
COURT

(SPACE FOR 2 SOCCER FIELDS
105'x135' FOR AGES UNDER 10)







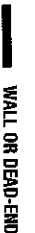

SPORTS
FIELDS

PINCH POINT
ENTRY WAY

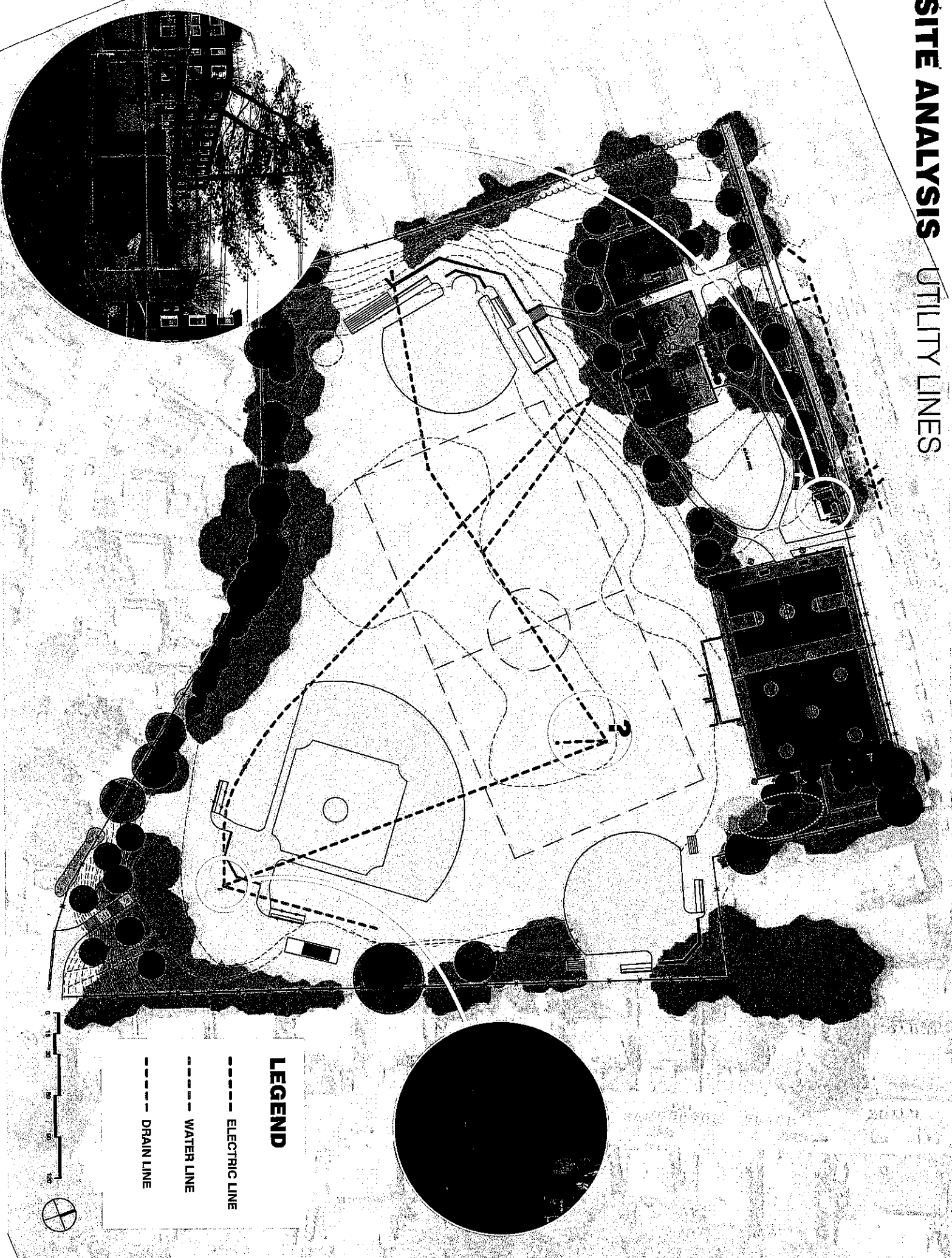




LEGEND

-  PEDESTRIAN ENTRY POINT
-  DEFINED PEDESTRIAN CIRCULATION
-  INFORMAL PEDESTRIAN CIRCULATION
-  VEHICULAR ENTRY POINT
-  VEHICULAR CIRCULATION
-  ACCESS THROUGH
-  WALL OR DEAD-END
-  FENCING

SITE ANALYSIS UTILITY LINES



LEGEND

- ELECTRIC LINE
- WATER LINE
- DRAIN LINE



SITE ANALYSIS OVERALL (A)

PLAYGROUND AREA

SPORTS COURTS

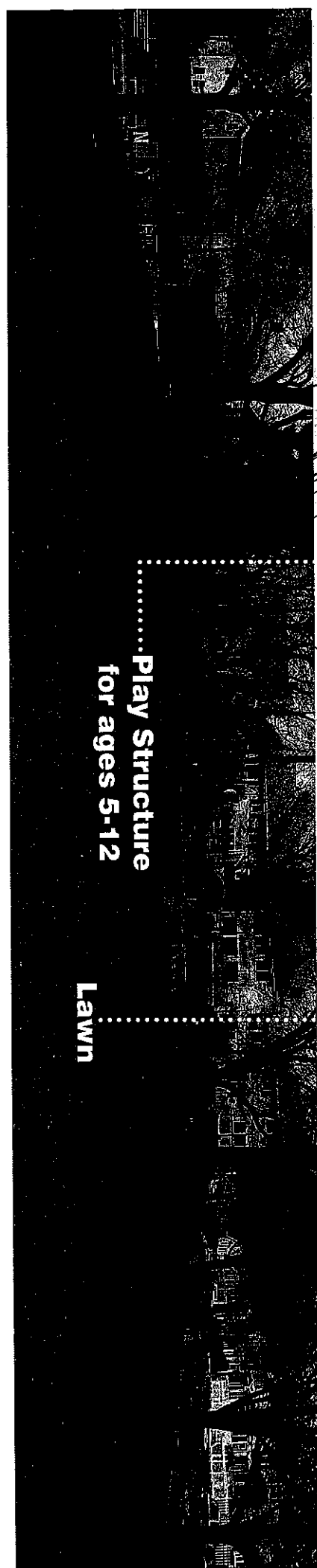
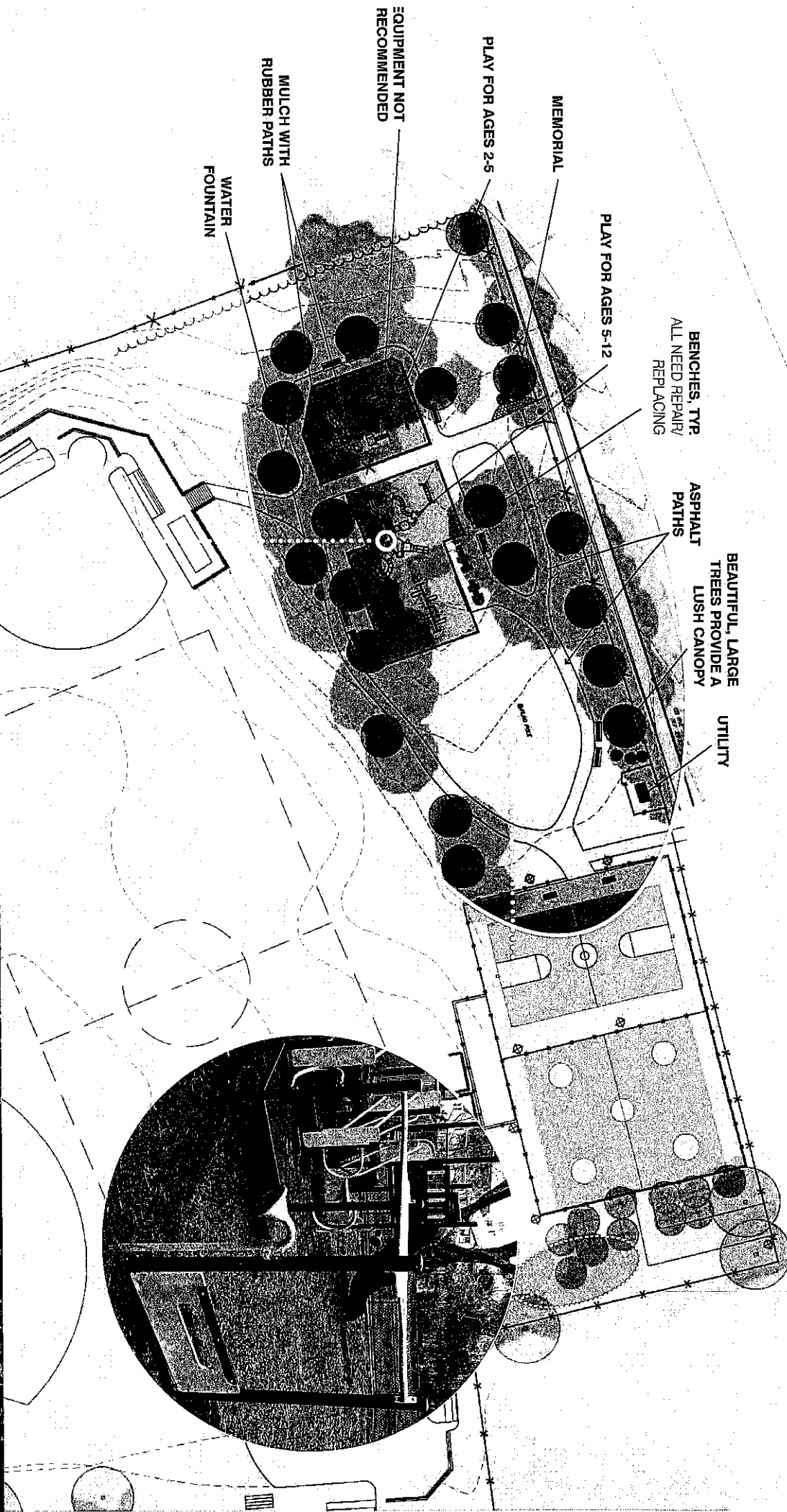
SPORTS FIELDS

PINCH POINT ENTRY WAY



SITE ANALYSIS PLAYGROUND AREA

MCKINNEY PLAYGROUND



.....Play Structure
for ages 5-12

Lawn

SITE ANALYSIS SPORTS COURTS

MCKINNEY PLAYGROUND

BASKETBALL
 EX: 50' x 84'
RECOMMENDED:
 50'x84' (highschool);
 50'x94' (college)

LIGHT
 OBSCURED
 BY TREE

ASPHALT
 DRIVEWAY

HOCKEY
 EX: 75' x 84'
RECOMMENDED:
 65'-100' x 130'-200'

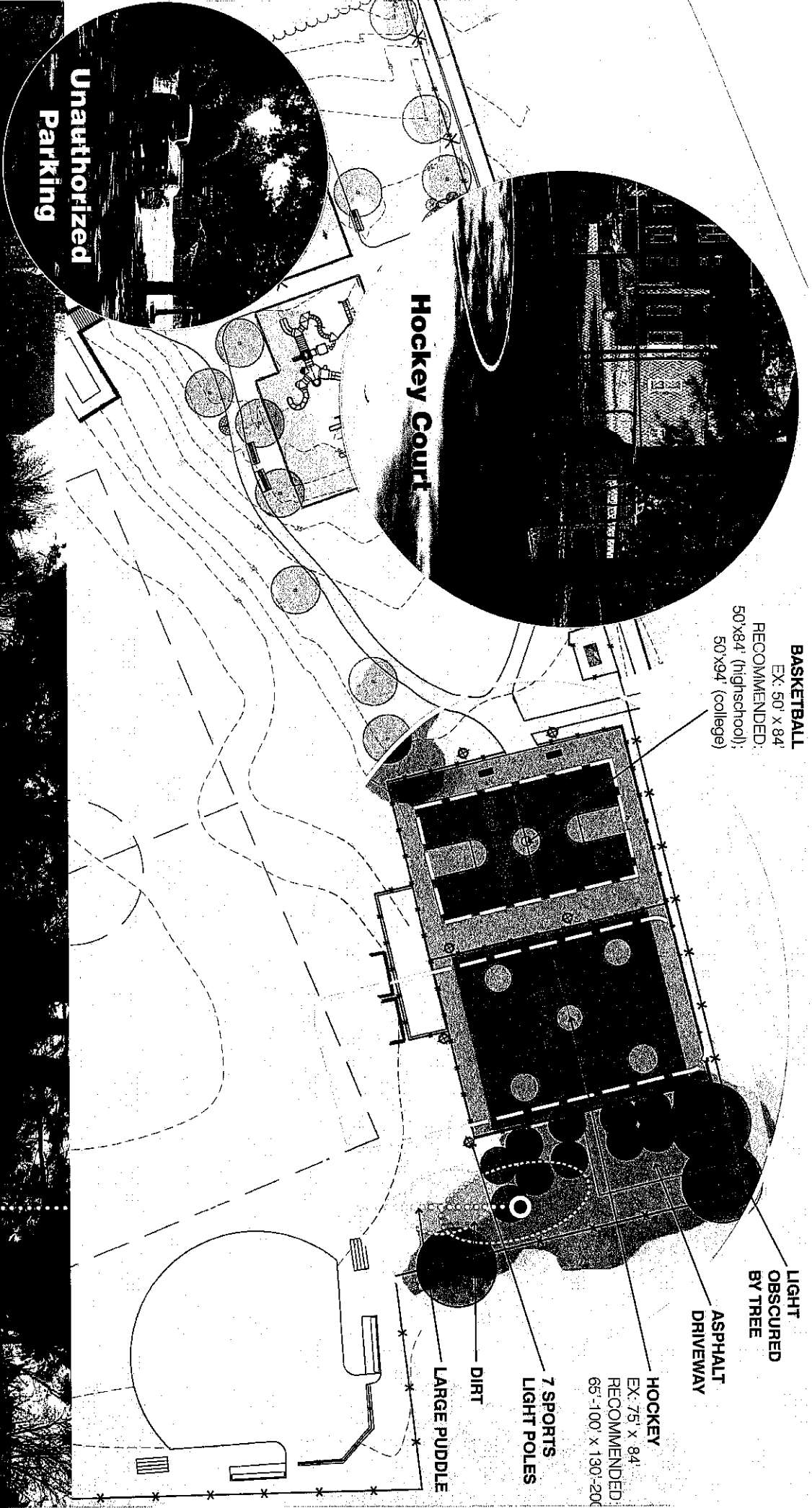
7 SPORTS
 LIGHT POLES

DIRT

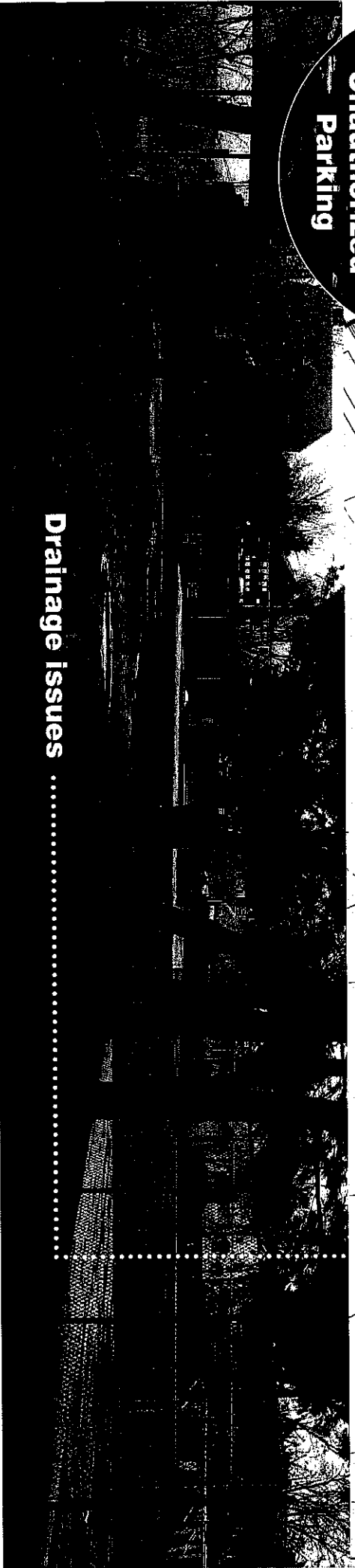
LARGE PUDDLE

Hockey Court

Unauthorized
Parking

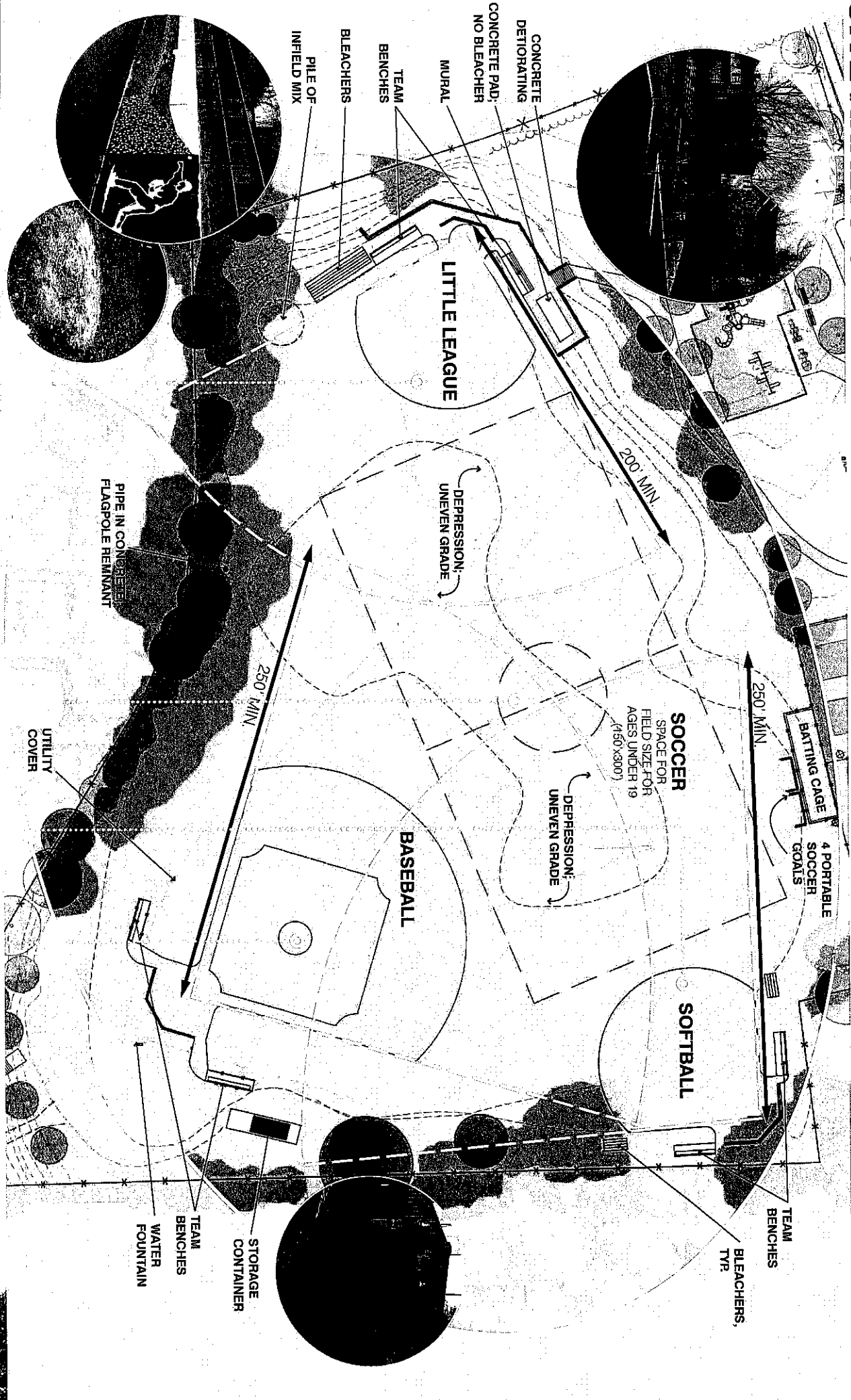


Drainage Issues



SITE ANALYSIS SPORTS FIELDS

MCKINNEY PLAYGROUND

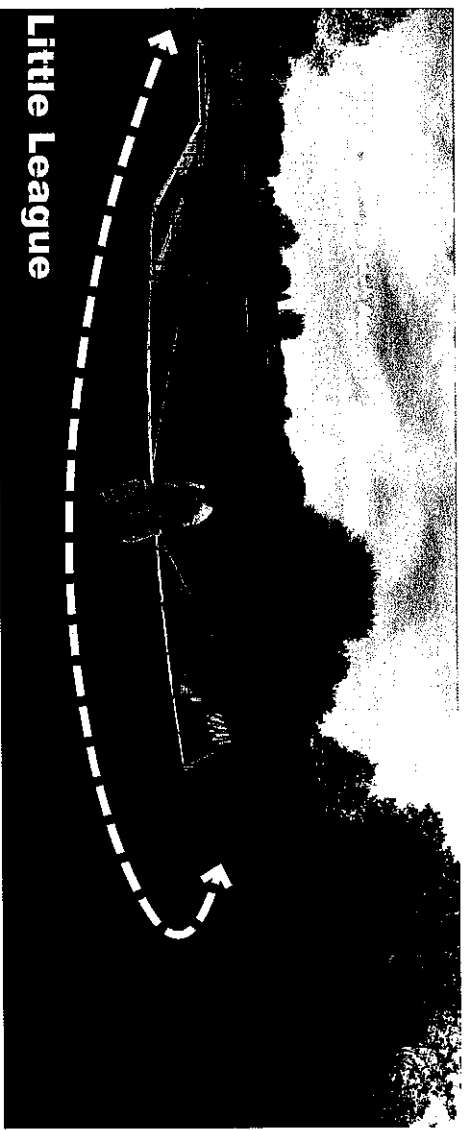


Little League

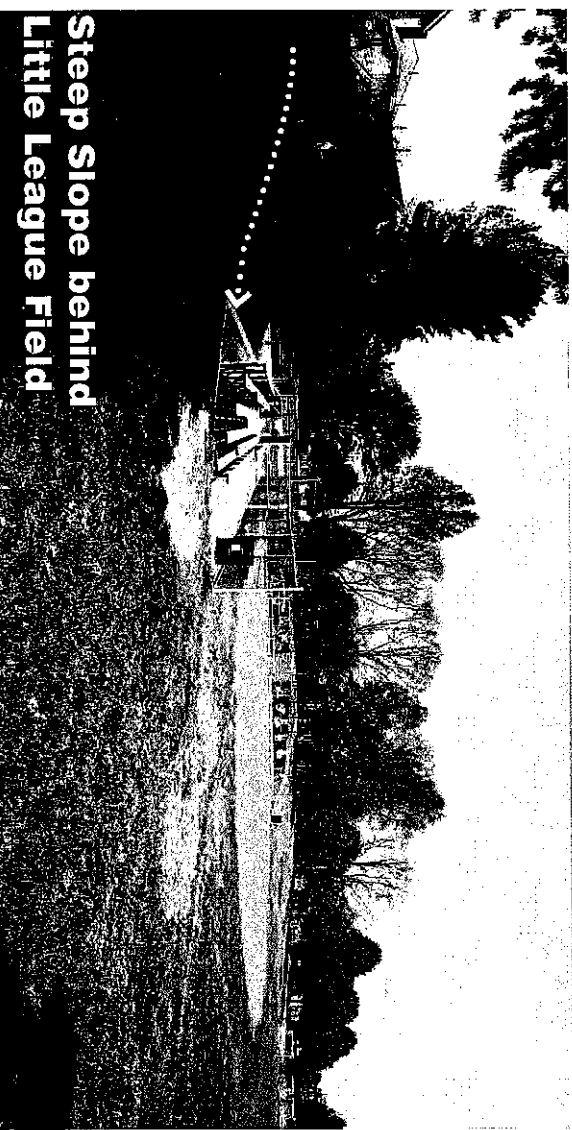
Soccer

Softball

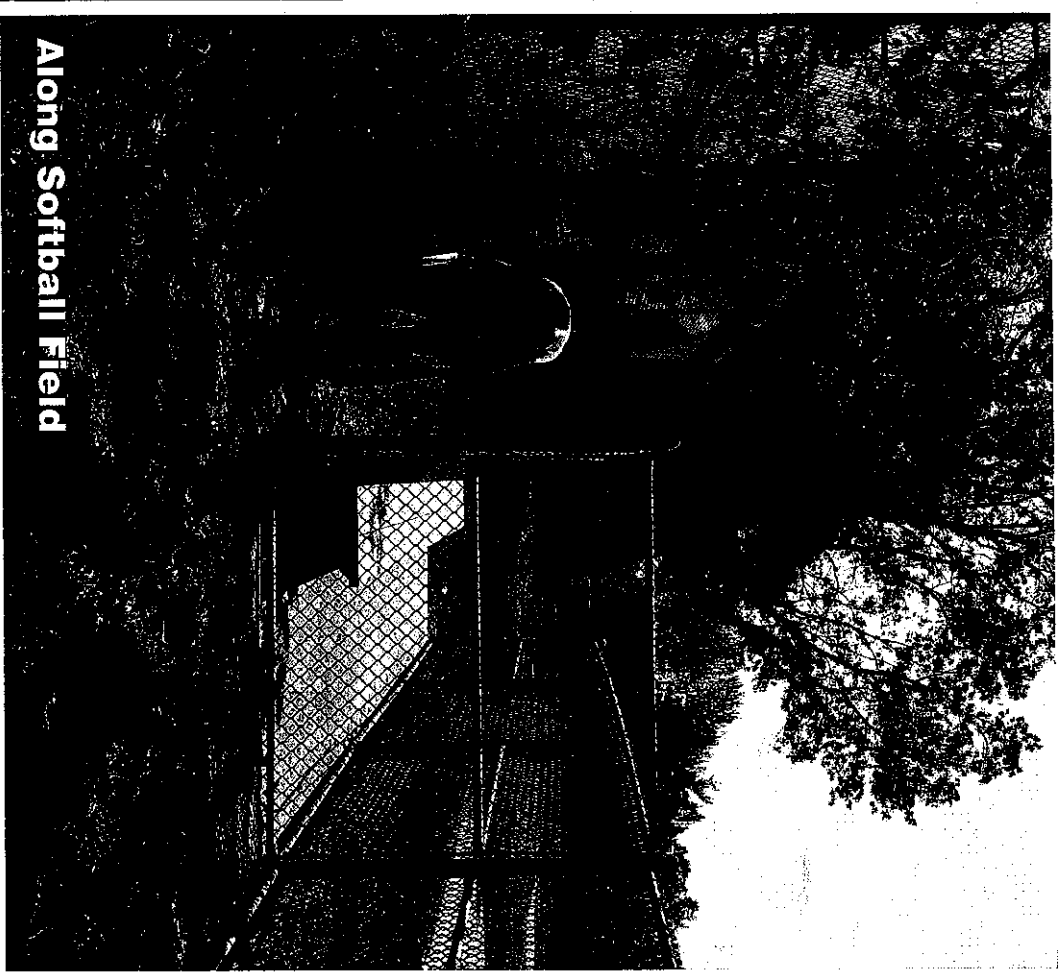
Baseball



Little League



**Steep Slope behind
Little League Field**



Along Softball Field



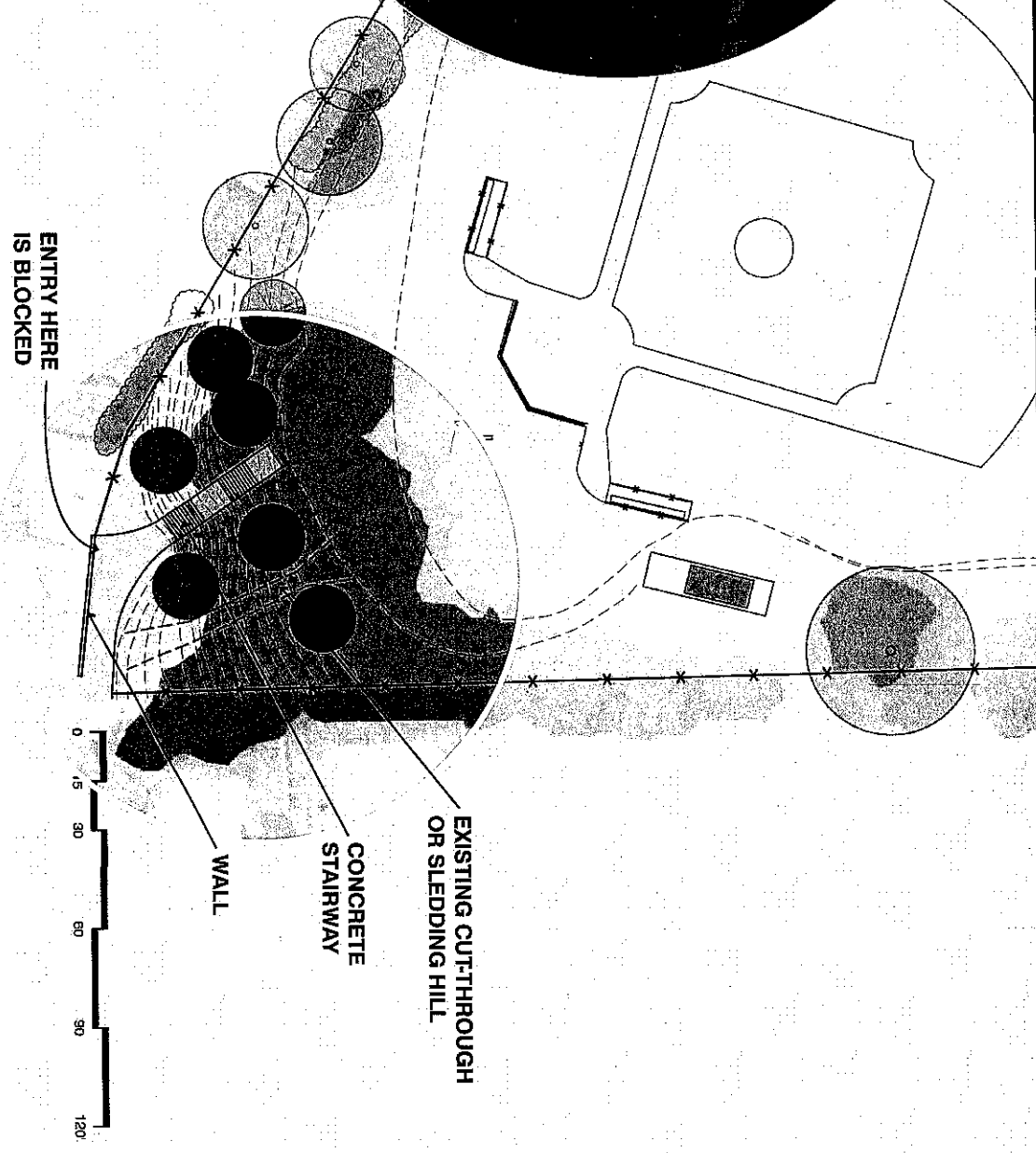
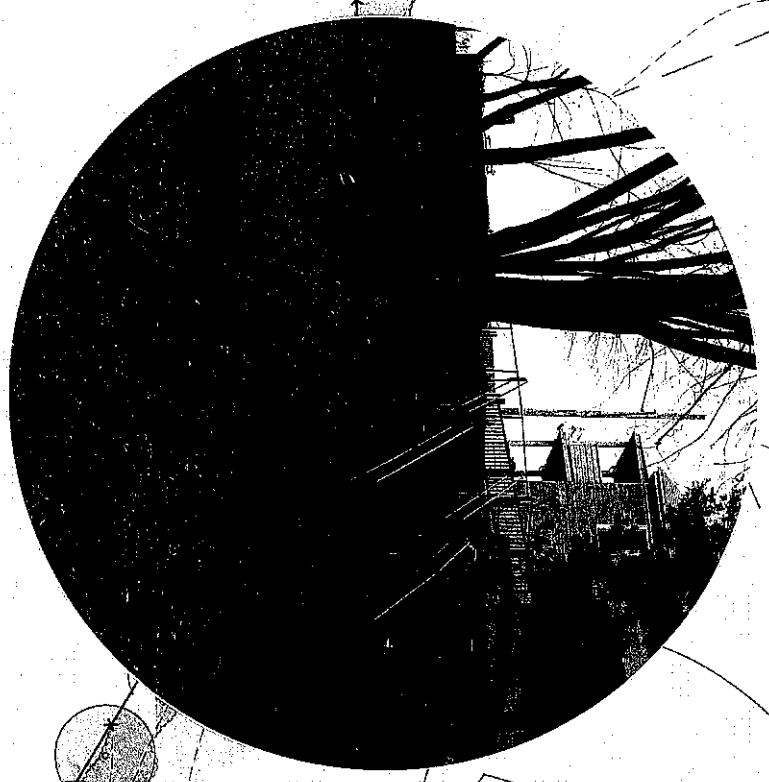
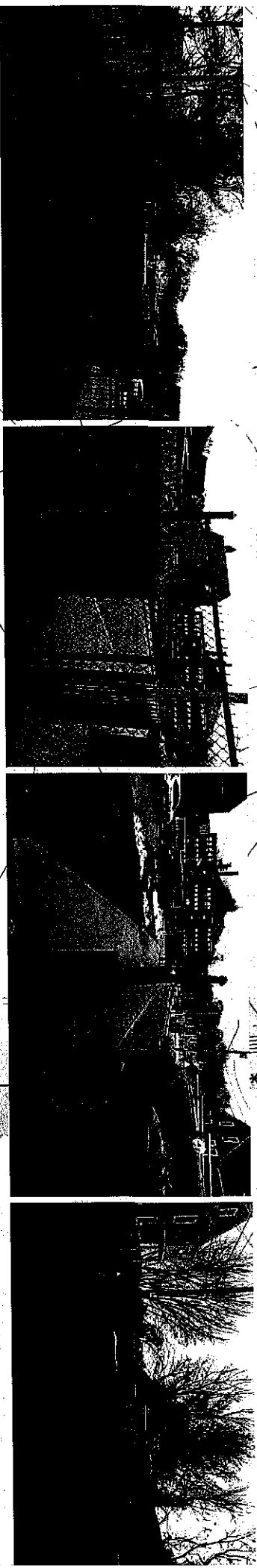
Courts

Soccer

Softball

SITE ANALYSIS SOUTHERN ENTRY "PINCH POINT"

MCKINNEY PLAYGROUND

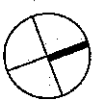


EXISTING CUT-THROUGH
OR SLEDDING HILL

CONCRETE
STAIRWAY

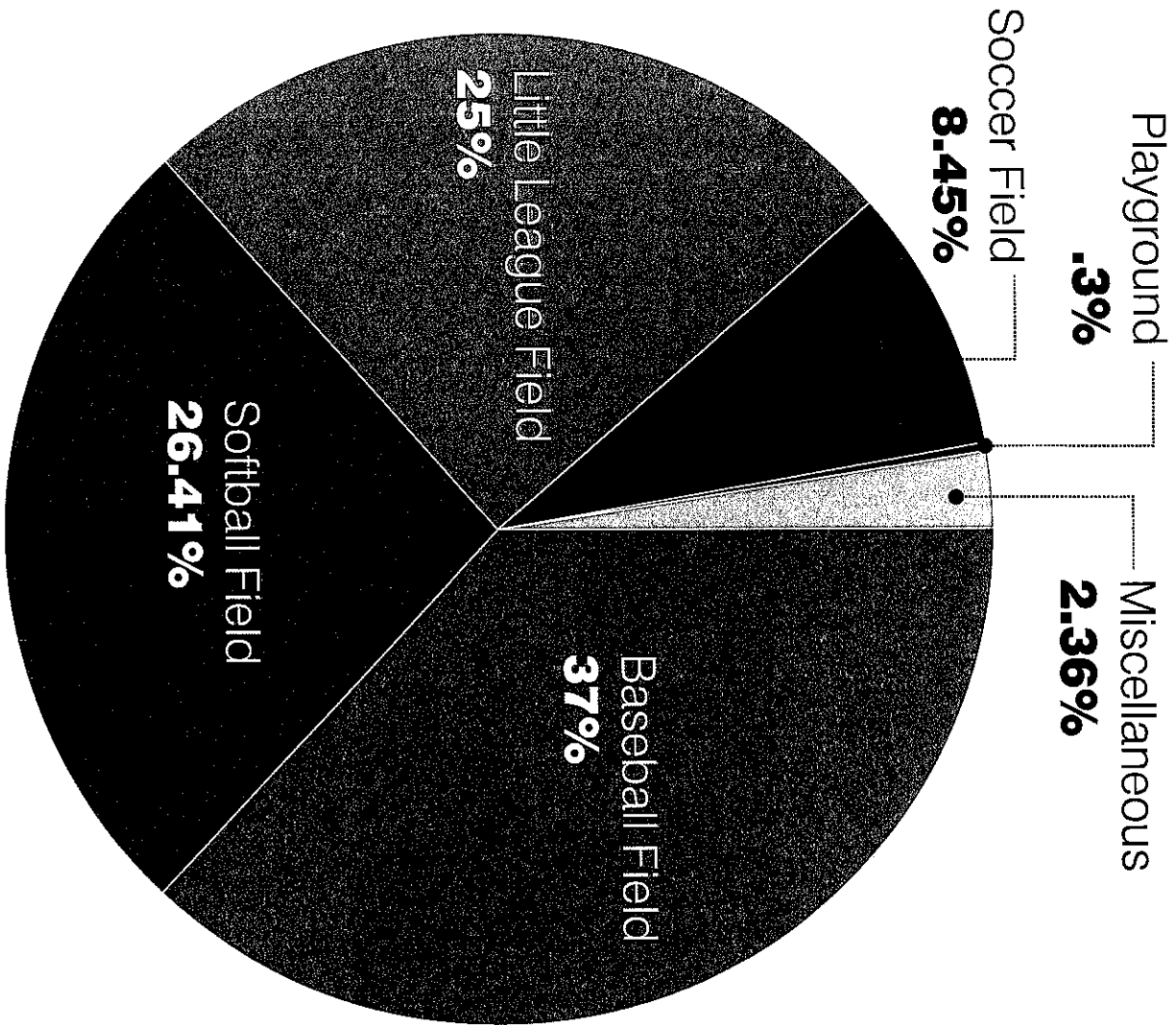
WALL

ENTRY HERE
IS BLOCKED



SITE ANALYSIS - PARK USAGE (2013 - PRESENT)

MCKINNEY PLAYGROUND



Activity Permits per Park Area

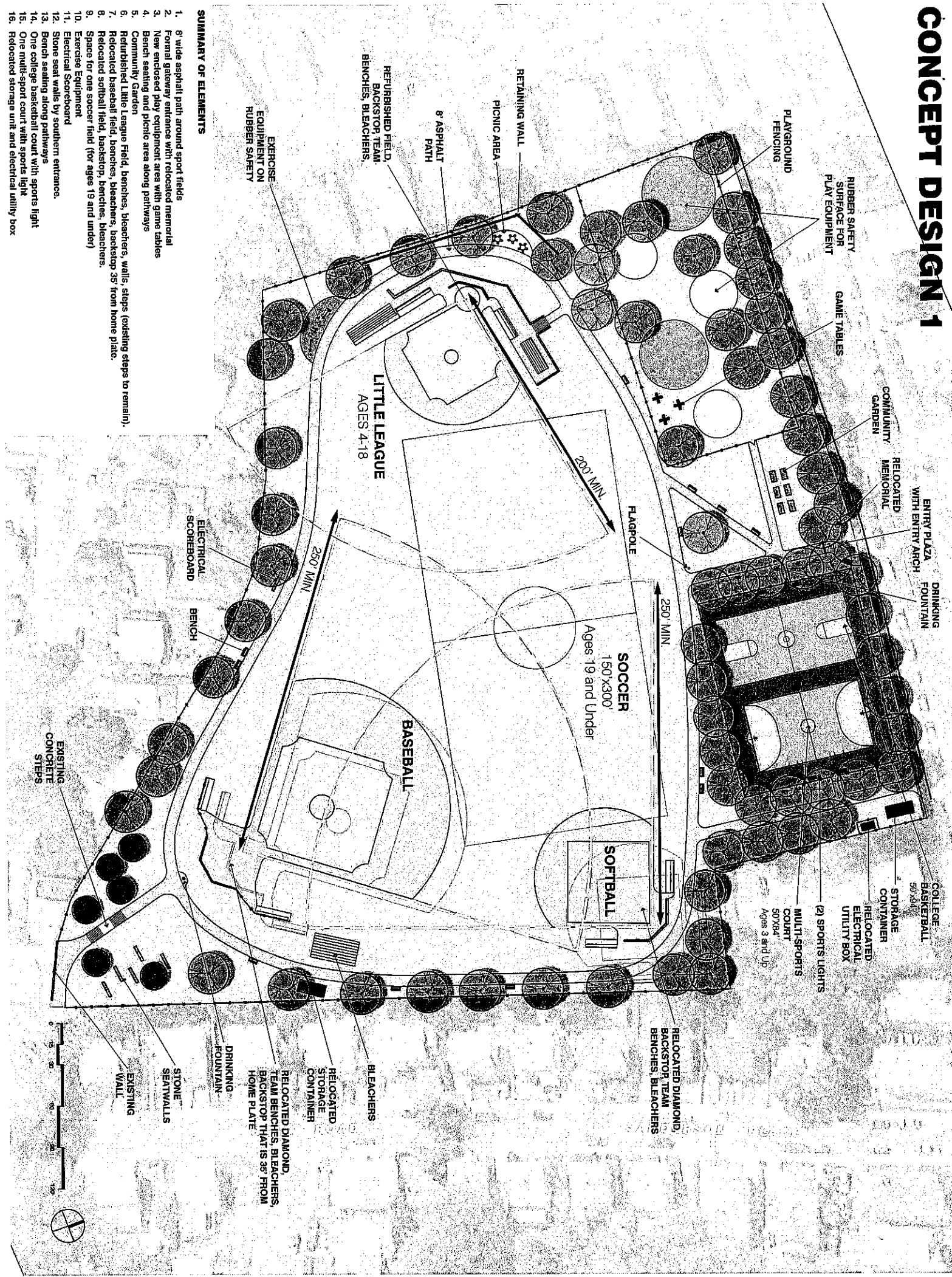
- BASEBALL**
 737 for Baseball
- SOFTBALL FIELD**
 524 for Softball
 1 for Kickball
- LITTLE LEAGUE FIELD**
 505 for Little League
- SOCCER FIELD**
 152 for Soccer
 16 for Field Hockey
- PLAYGROUND**
 6 for Artists in Residence Workshops
- MISCELLANEOUS**
 30 for "Sports"
 8 for "Summer Sports"
 4 for "Field Day"
 3 for "Family Fun Day"
 1 for "Boston UPC's Community Block Party"
 1 for "Customer Operation Event"

MCKINNEY PLAYGROUND
COMMUNITY DISCUSSION: MEETINGS 1 & 2 TAKEAWAYS/GOALS

- Provide Circulation (Perimeter Path) Around the Park.
- Provide Benches Along the Path (no Picnic Tables).
- Provide an Entry Plaza on Faneuil Street with Seating.
- Include a Flag Pole.
- Create a Passive Space for:
 - Chess Tables.
 - Multi-Purpose Tables/Picnic Tables.
 - Community Gardens.
- Provide Adult Exercise Equipment Along the Path.
- Provide a Basketball and Multi-Sport Court with Athletic Lights.
- Provide 3 Ball Fields (Little League, Baseball and Softball) that do not Overlap, and a Ages Under 19 Soccer Field.
- Could the Ball Fields Have Athletic Lighting? (BPRD to investigate)
- Could the Ball Fields be Artificial Turf? (BPRD to investigate)
- No Car Parking in the Park.
- Replace/Center the Monumental Concrete Steps into the Park from Leicester Street.

REVIEW OF MEETING 2 DESIGN OPTIONS

CONCEPT DESIGN 1

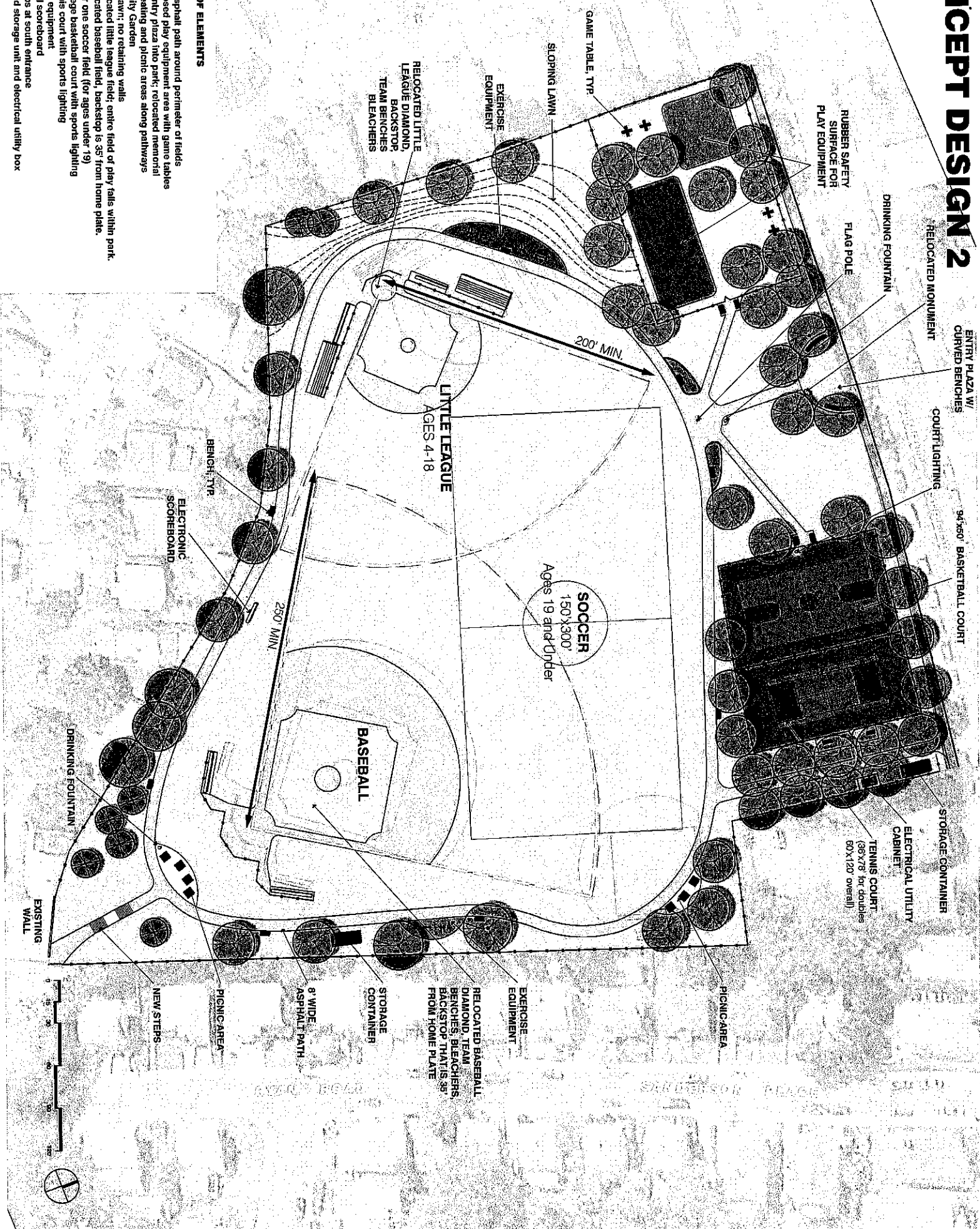


SUMMARY OF ELEMENTS

1. 8' wide asphalt path around sport fields
2. Formal gateway entrance with relocated memorial
3. New enclosed play equipment area with game tables
4. Bench seating and picnic area along pathways
5. Community Garden
6. Relocated Little League field, benches, bleachers, walls, steps (existing steps to remain).
7. Relocated baseball field, backstop, benches, bleachers, backstop 35' from home plate.
8. Relocated softball field, backstop, benches, bleachers.
9. Space for one soccer field (for Ages 19 and Under)
10. Exercise Equipment
11. Electrical Scoreboard
12. Stone seat walls by southern entrance.
13. Bench seating along pathways
14. One college basketball court with sports light
15. One multi-sport court with sports light
16. Relocated storage unit and electrical utility box



CONCEPT DESIGN 2

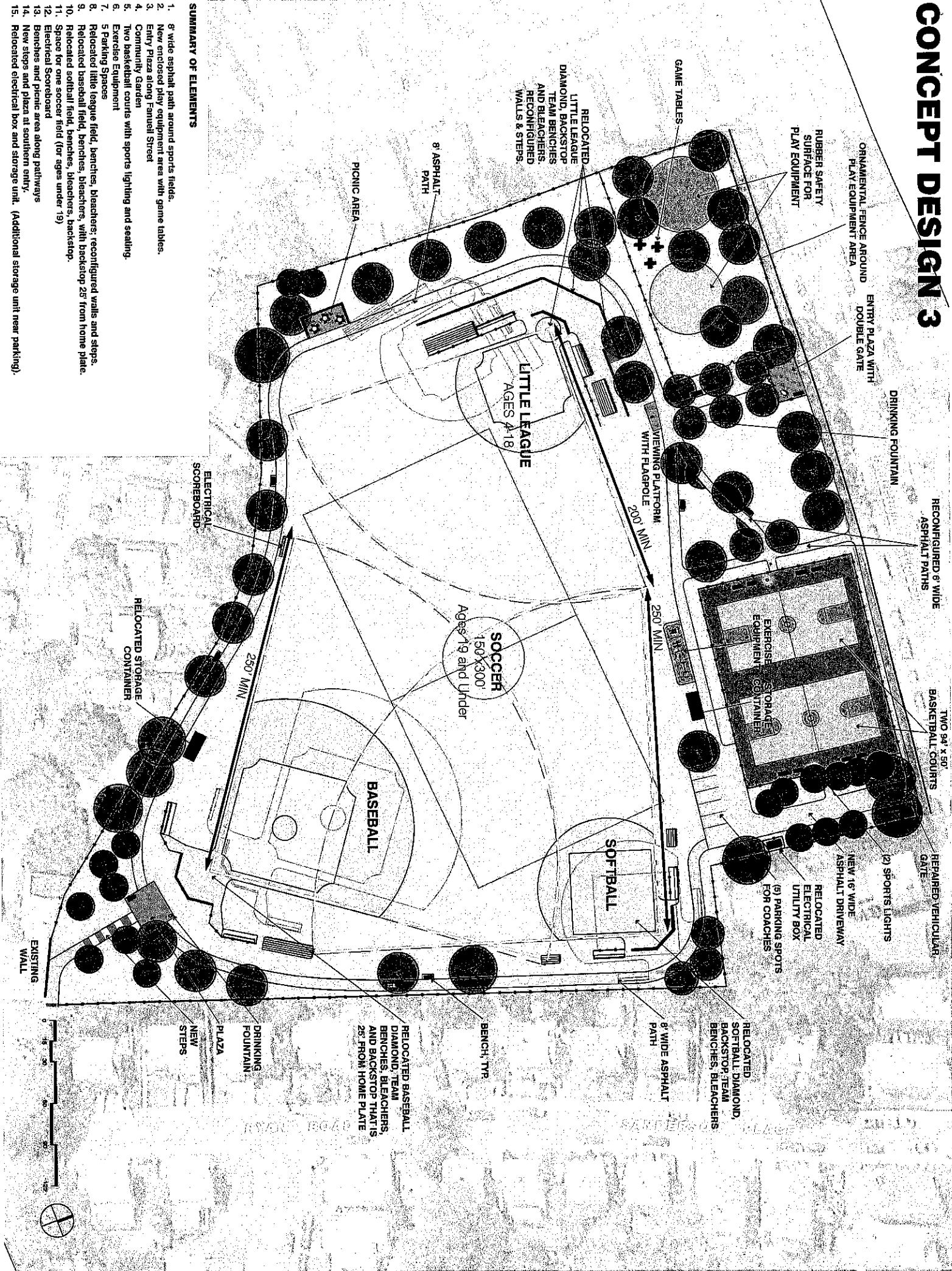


SUMMARY OF ELEMENTS

- 8' wide asphalt path around perimeter of fields
- New enclosed play equipment area with game tables
- Formal entry pizza and park; relocated memorial
- Bench seating and picnic areas along pathways
- Community Garden
- Sloping lawn; no retaining walls
- One relocated little league field; entire field of play falls within park.
- One relocated baseball field; backstop is 35' from home plate.
- Room for one soccer field (for ages under 19)
- One college basketball court with sports lighting
- One tennis court with sports lighting
- Exercise equipment
- Electrical scoreboard
- New steps at south entrance
- Relocated storage unit and electrical utility box



CONCEPT DESIGN 3



SUMMARY OF ELEMENTS

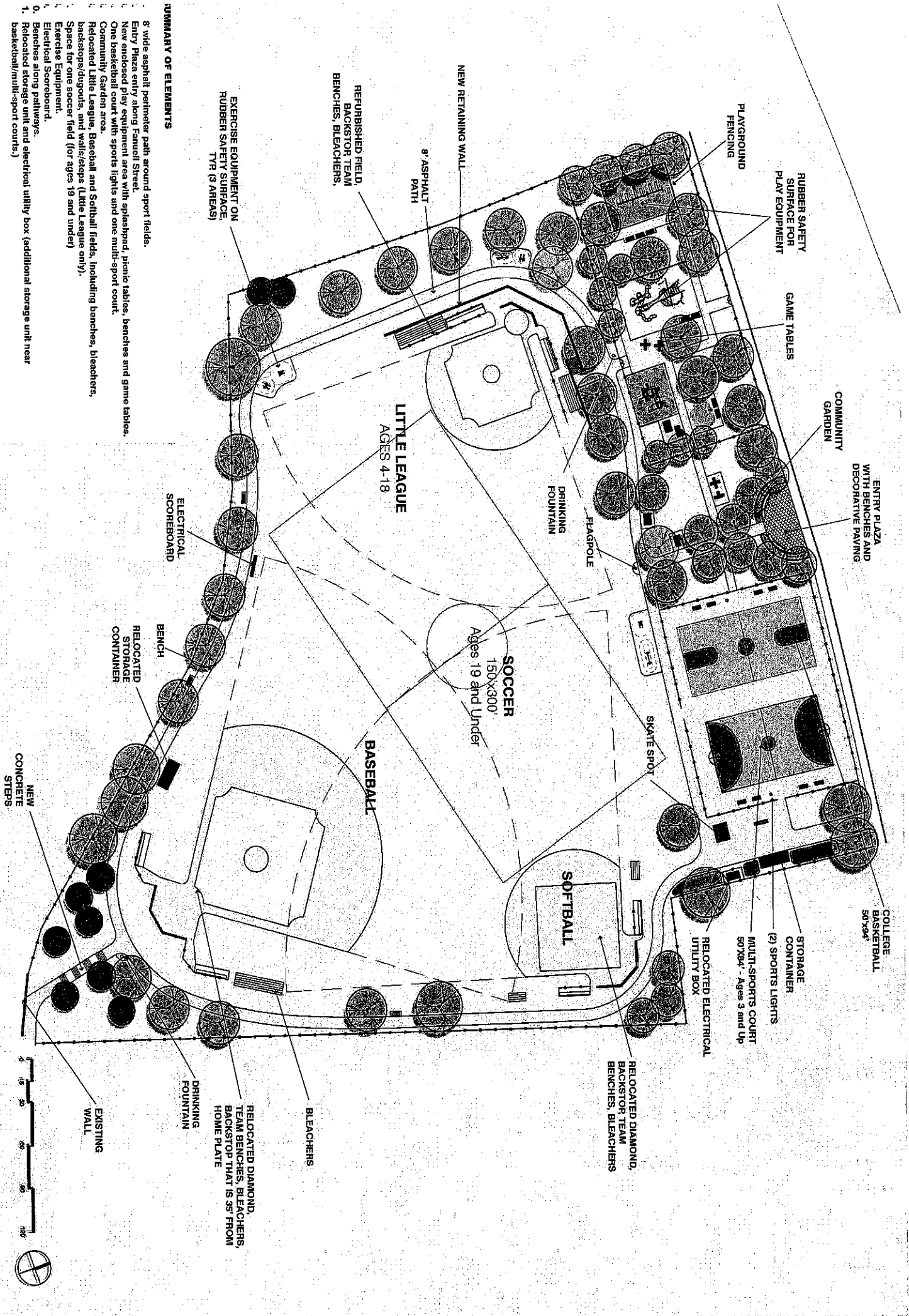
1. 8' wide asphalt path around sports fields.
2. New enclosed play equipment area with game tables.
3. Entry Plaza along Fannell Street
4. Community Garden
5. Two basketball courts with sports lighting and seating.
6. Exercise Equipment
7. 5 Parking Spaces
8. Relocated Little League field, benches, bleachers; reconfigured walls and steps.
9. Relocated baseball field, benches, bleachers, with backstop 25' from home plate.
10. Relocated softball field, benches, bleachers, backstop.
11. Space for one soccer field (for ages under 19)
12. Electrical Scoreboard
13. Benches and picnic area along pathways
14. New steps and plaza at southern entry.
15. Relocated electrical box and storage unit. (Additional storage unit near parking).



FINAL MASTER PLAN DESIGN

FINAL MASTER PLAN DESIGN

MCKINNEY PLAYGROUND



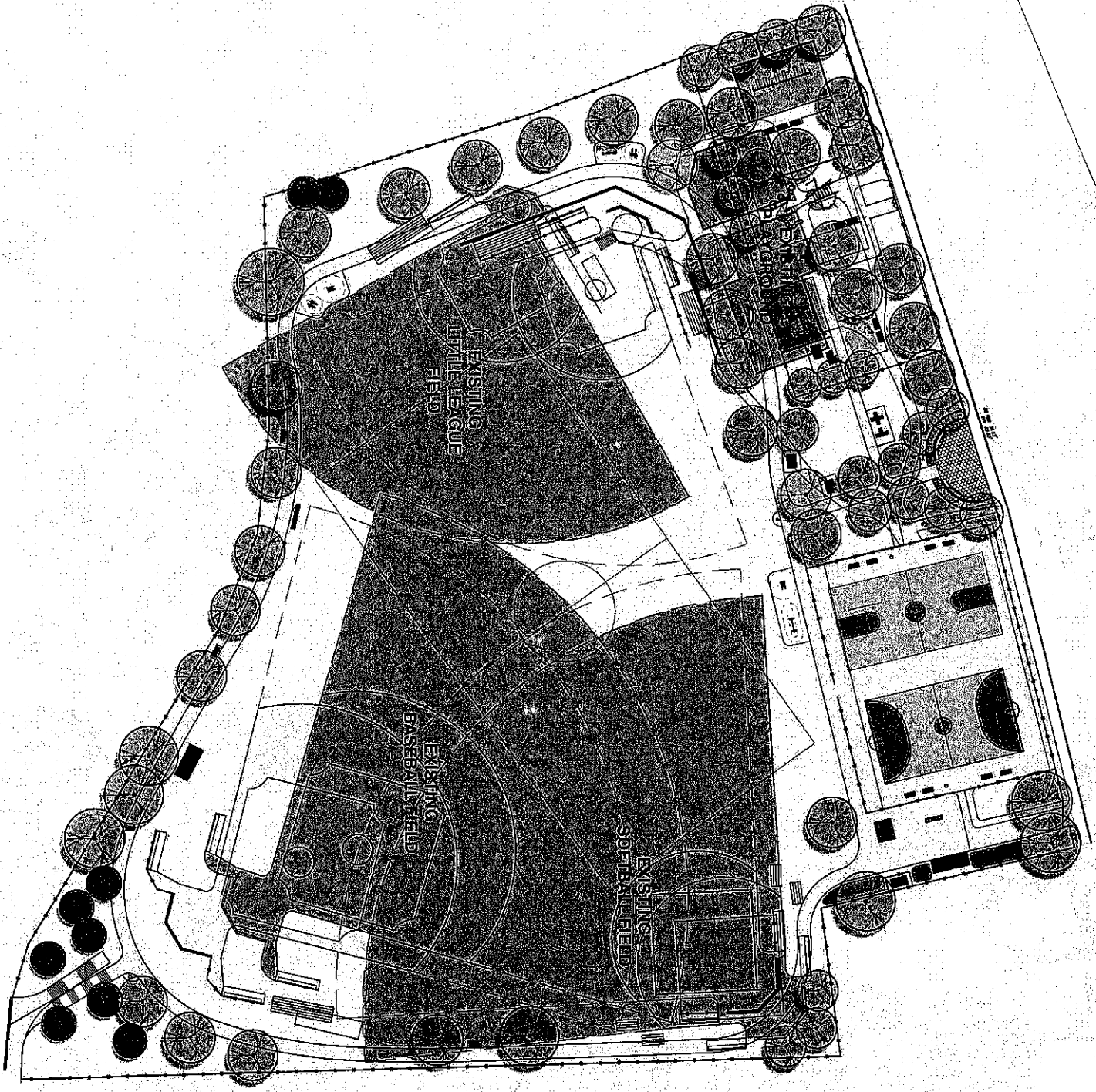
SUMMARY OF ELEMENTS

- 8' wide asphalt perimeter path around sport fields.
- Entry Plaza entry along Farnell Street.
- New enclosed play equipment area with splashpad, picnic tables, benches and game tables.
- One basketball court with sports lights and one multi-sport court.
- Community Garden area.
- Relocated Little League, Baseball and Softball fields, including benches, bleachers, backstops/dugouts, and walls/steps (Little League only).
- Space for one soccer field (for ages 19 and under).
- Exercise Equipment.
- Electrical Scoreboard.
- Benches along pathways.
- Relocated storage unit and electrical utility box (additional storage unit near basketball/multi-sport courts).



FINAL DESIGN SHOWN WITH EXISTING CONDITIONS

MCKINNEY PLAYGROUND



COMMUNITY FEEDBACK