

TOWN OF **READING**

Birch Meadow Park Master Plan

Select Board Meeting | 2 February 2021



ACTIVITAS
landscape architecture | civil engineering





AGENDA

1. **Birch Meadow Planning**
 - History
 - Process
2. **Community Engagement**
 - Needs Assessment
 - Community Presentation
 - Community Q&A
3. **Birch Meadow Master Plan**
4. **Potential Phasing Options**
5. **First Implementation Project**



The Process



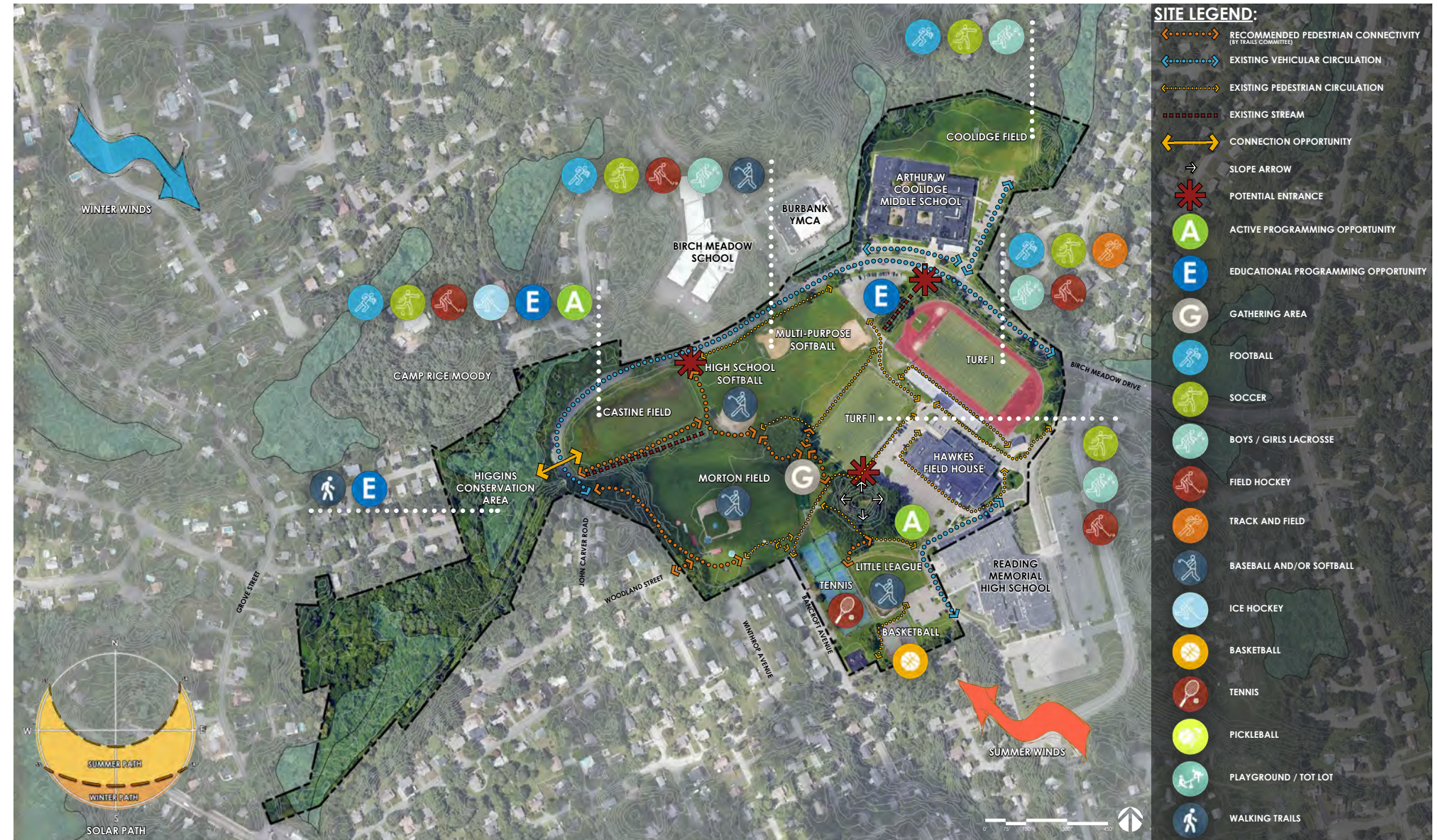
Town of Reading

Birch Meadow Park Master Plan



SITE ANALYSIS INFORMATION

- Resource Areas
- Vehicular/Pedestrian Circulation
- Access Points
- Parking
- Athletic Fields and Courts
- Walking Trails
- Existing Topography
- Handicap Accessibility



ACTIVITAS



INTERVIEWS & FOCUS GROUPS



Activitas conducted individual interviews with the following user groups/stakeholders:

- TOWN ADMINISTRATION
- READING PUBLIC WORKS
- READING PUBLIC SCHOOLS
- READING COMMUNITY SERVICES
- READING RECREATION
- READING UNITED SOCCER CLUB
- READING LACROSSE ASSOCIATION
- READING LITTLE LEAGUE
- READING SOFTBALL LITTLE LEAGUE
- READING BABE RUTH LEAGUE
- READING HIGH SCHOOL ATHLETICS
- VARIOUS TOWN BOARDS & COMMITTEES

STRENGTHS

- Central location
- Stadium
- Proximity to surrounding schools
- Existing tennis courts

CHALLENGES

- Drainage issues site-wide
- Castine has extremely short window of effective use during summer
- Inadequate storage for all teams
- Parking is an issue for bigger games and when park is in full use
- Older field lighting
- Lack of formal entrances
- Wayfinding signage for both vehicular and pedestrian circulation
- Trails conditions and access points at Higgins Conservation Area
- Circulation and access from neighborhood

KEY FOCUS AREAS

- **More lighting**
- **More passive recreation opportunity**
- **Restrooms/concessions building**
- **More turf**
- Lacrosse wall
- More storage throughout complex
- More pickleball courts
- Make the park more inviting
- More defined team areas
- More landscaping for park like feel
- Better maintenance plan by Town or others
- Scoreboards and PA systems with modern technology capabilities

Conceptual Master Plan



COPY ALL THE SAME ROAD/STREET PARKING LINEWORK FROM OPTION 1

SAME LINEWORK BEHIND SCHOOL FROM OPTION 1

SAME LINEWORK FROM TURF II / OPTION 1

SAME PARKING + ENTRANCE LINEWORK FROM OPTION 1

REMOVE 2-3 SPACES TO ACCESS NEW PARKING LOT ADDITION

SUBSILE WOMEN'S PLAZA TURF II

ACTIVITAS

MAASTER PLAN



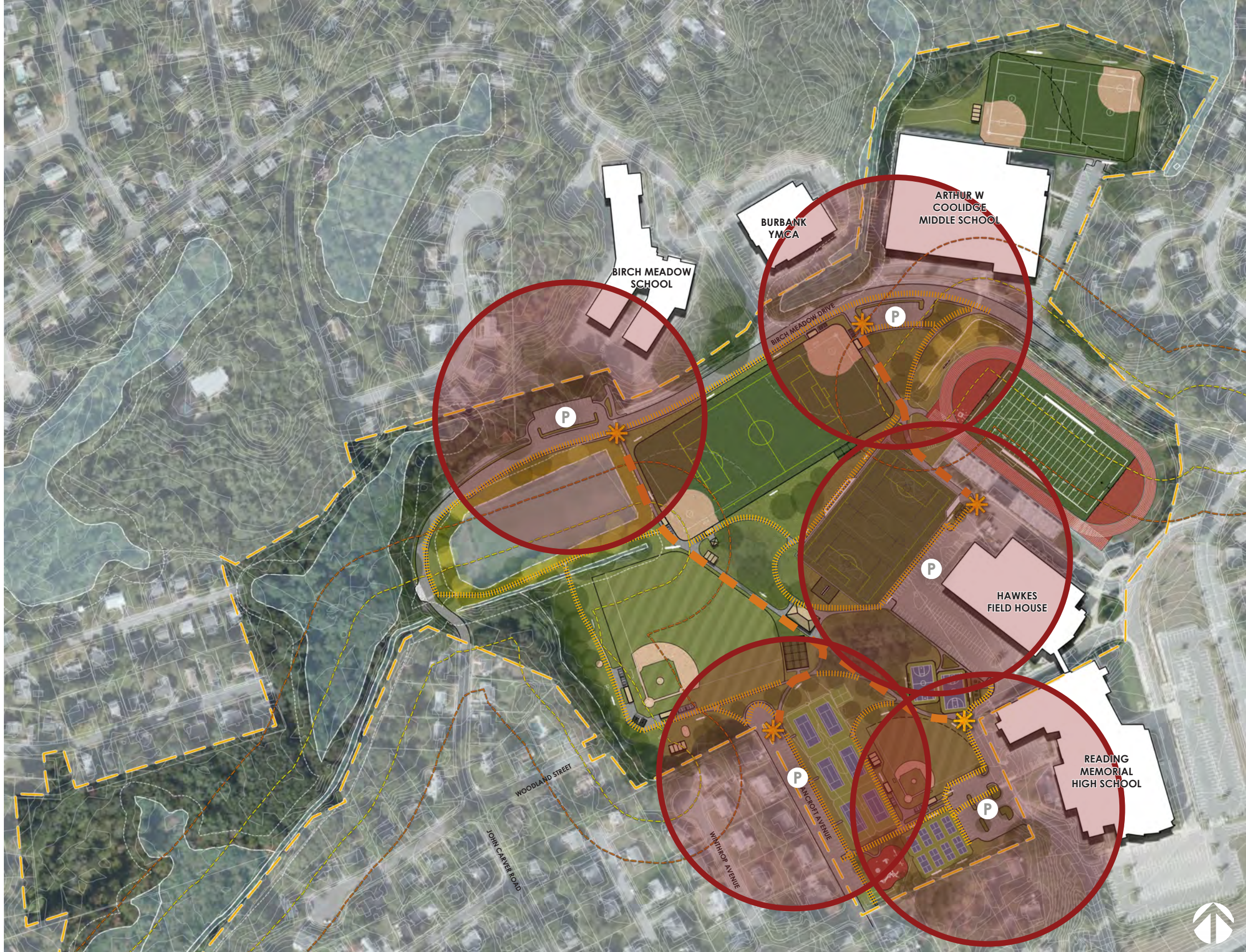
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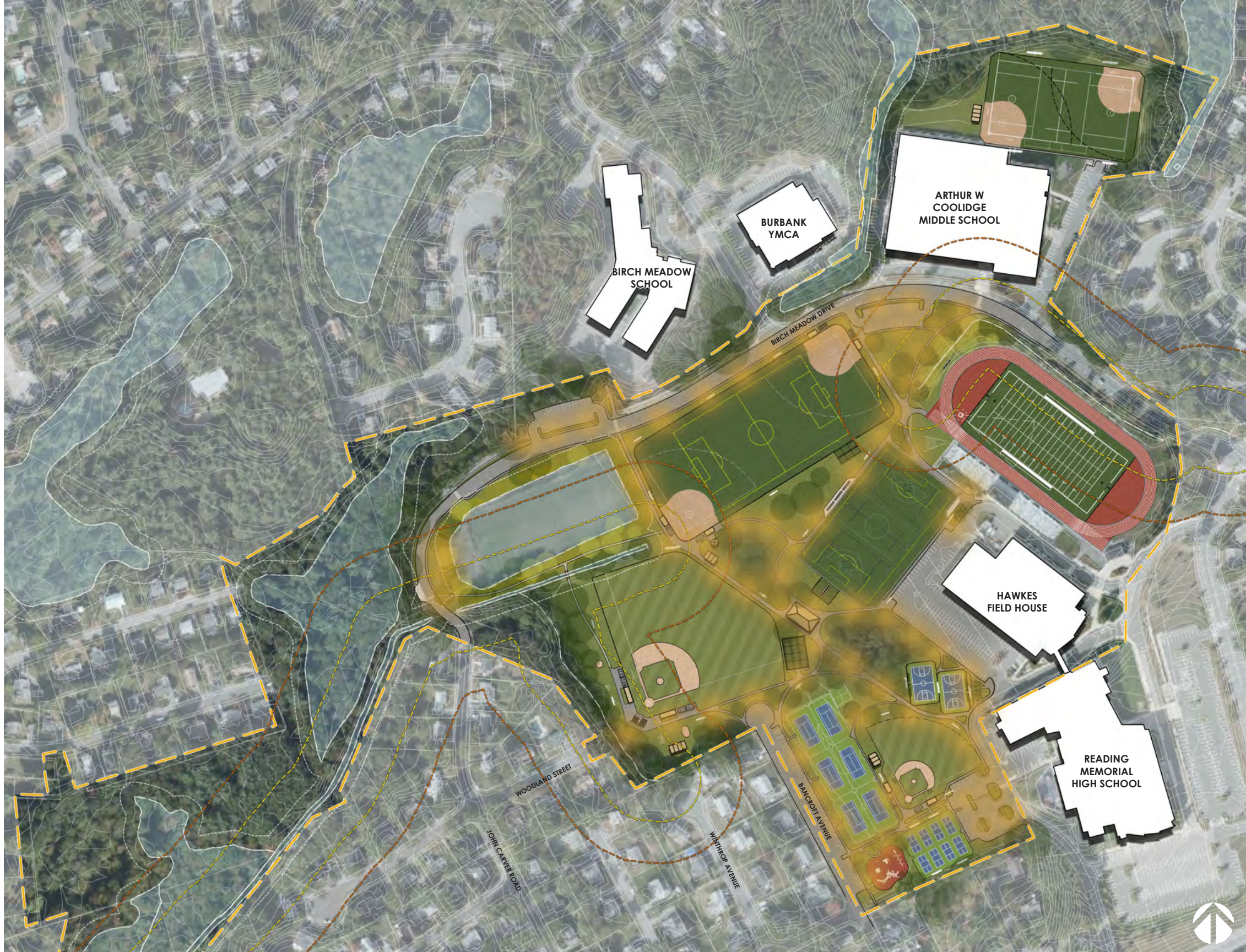
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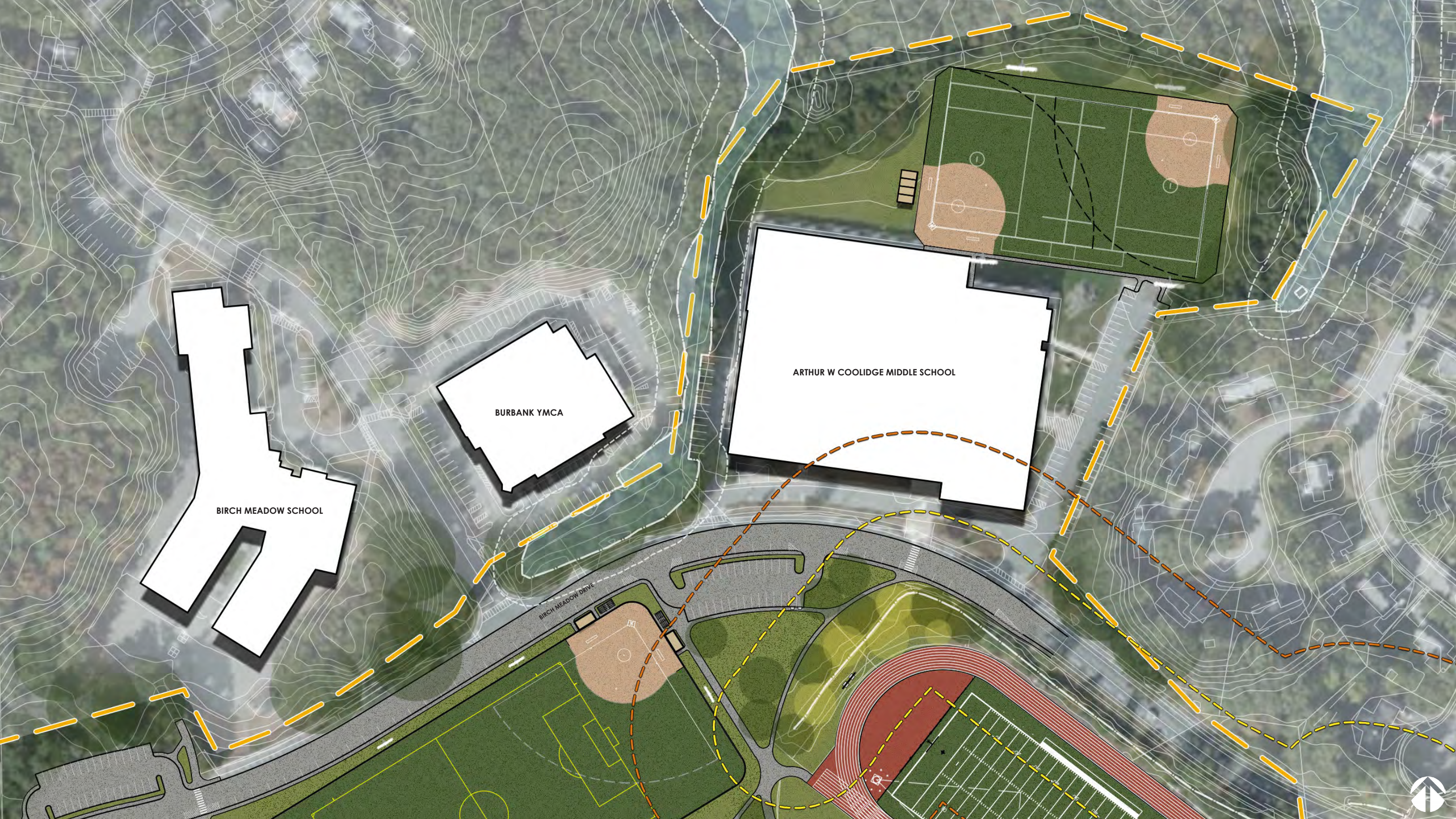


WMASTERS PLAN



MAASTER PLAN





BIRCH MEADOW SCHOOL

BURBANK YMCA

ARTHUR W COOLIDGE MIDDLE SCHOOL

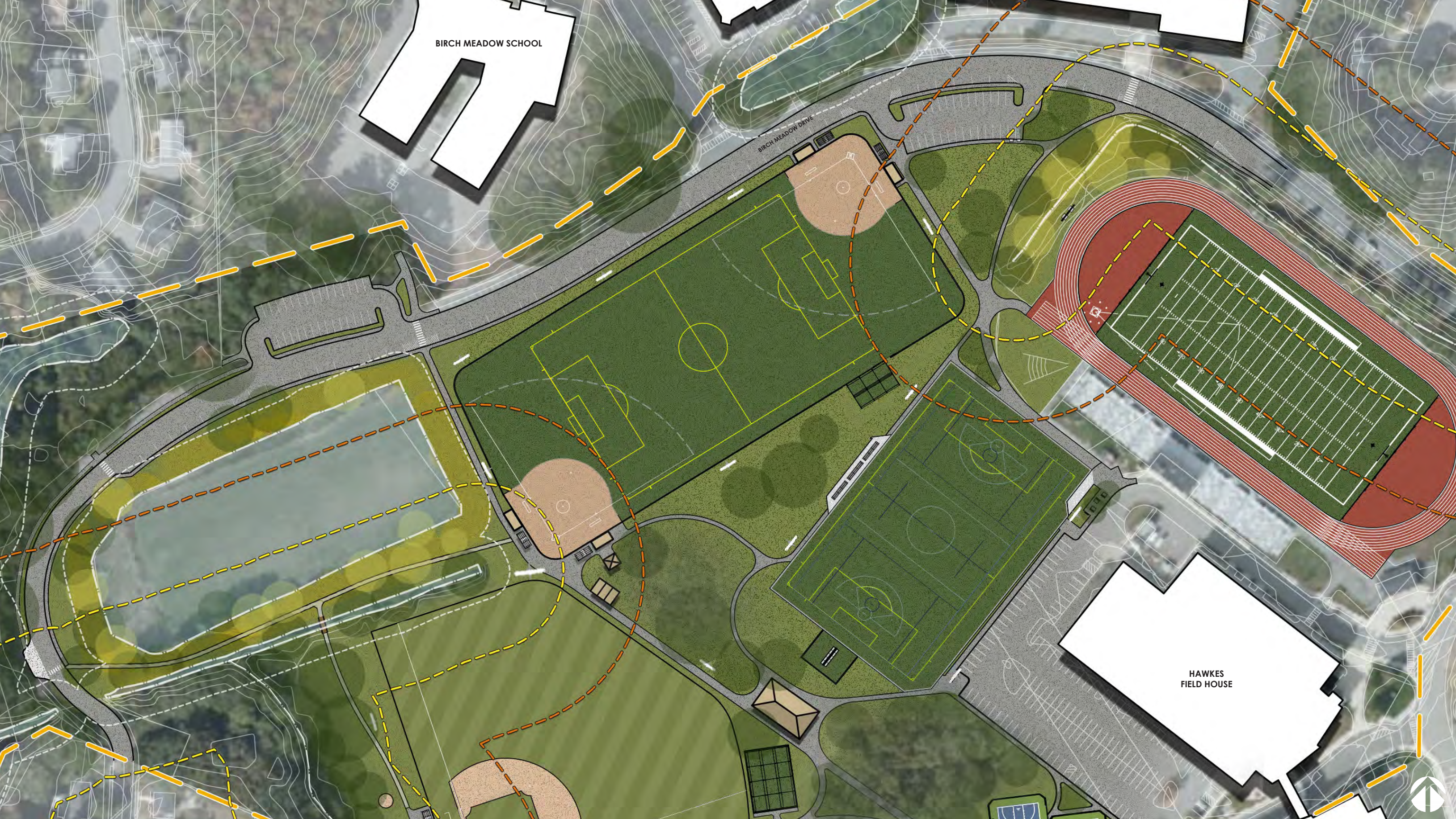
BIRCH MEADOW DRIVE



BIRCH MEADOW SCHOOL

BIRCH MEADOW DRIVE

HAWKES FIELD HOUSE





HAWKES
FIELD HOUSE

WOODLAND STREET

JOHN CAYNE ROAD

WINTROP AVENUE

BANKCROFT AVENUE

READI



Town of Reading

Birch Meadow Park Master Plan



STORMWATER MANAGEMENT & RESOURCE AREA RESTORATION

Restoration of Imagination Station parking lot adjacent to the Aberjona River





SUMMARY OF FEATURES

ATHLETIC CAPACITY/AMENITIES	EXISTING	PROPOSED
SYNTHETIC TURF FIELDS	2	4
NATURAL GRASS FIELDS	4	2
FOOTBALL	1-2	2-3
SOCCER	1-3	2-3
BASEBALL	1	1
SOFTBALL	3	4
BATTING TUNNELS	2	5
YOUTH BASEBALL	1	1
BOYS LACROSSE	3	3
GIRLS LACROSSE	1	2
LACROSSE WALL	✘	✓
FIELD HOCKEY	2	3
BASKETBALL COURTS	1	2
PICKLEBALL COURTS	3	8
TENNIS COURTS (EXISTING TO REMAIN)	6	6
ROPES COURSE (UPGRADE/CERTIFY EXISTING)	✓	✓
SPORTS LIGHTING* (# OF LIGHTED FIELDS)	3	6
SCOREBOARDS*	4	7

SITE AMENITIES	EXISTING	PROPOSED
SPECTATOR SEATING**	389	478
STORAGE***	826 SF	1,663 SF
RESTROOMS/CONCESSIONS	✘	3,024 SF
PLAYGROUND/TOT-LOT	5,024 SF	7,624 SF
MEASURED WALKING PATH	✘	1 MILE
ADDITIONAL PARKING	N/A	87
PARK "GATEWAY" ENTRANCES	2	5
PICNIC/GATHERING SPACE	✓	✓

* Includes existing elements/fixtures at Stadium and Turf II

** Not including existing Stadium Seating

*** Not including existing storage at Stadium





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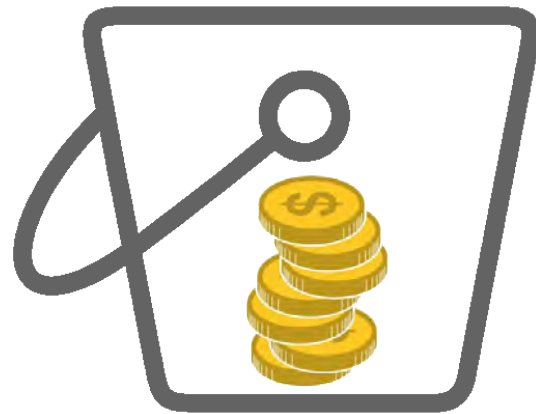
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UNDERSTANDING COST "BUCKETS"

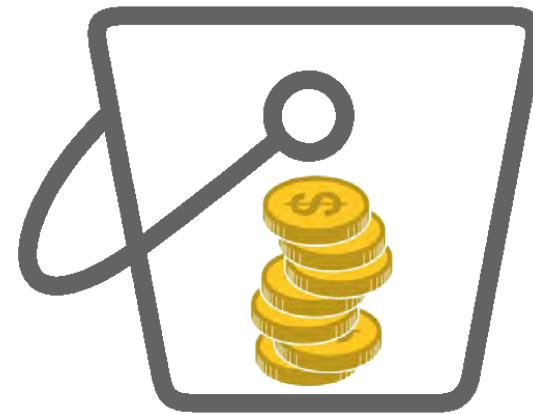
BUCKET 1



CRITICAL

\$ For critical maintenance and safety projects (life-cycle replacement & repair of existing facilities)

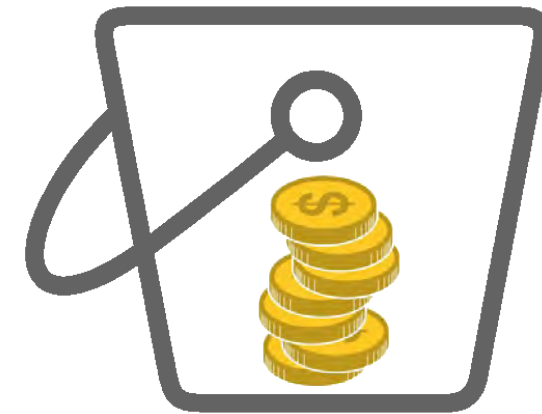
BUCKET 2



SUSTAINABLE

\$ For sustainable projects (strategic changes to park facilities)

BUCKET 3



VISIONARY

\$ For complete facility renovation

CRITICAL

PROJECT	COST	POTENTIAL FOR PHASING	POTENTIAL FOR OUTSIDE FUNDING
Central Spine & Restrooms <i>Circulation Improvements and New Support Structure</i>	\$\$	YES	YES
Lacrosse Wall <i>New Wall and Site Improvements</i>	\$	NO	YES
Imagination Station Parking Lot <i>Parking Renovation and Wetland Restoration</i>	\$\$	YES	YES
Stadium <i>Track and Field Renovations</i>	\$\$\$\$	NO	YES

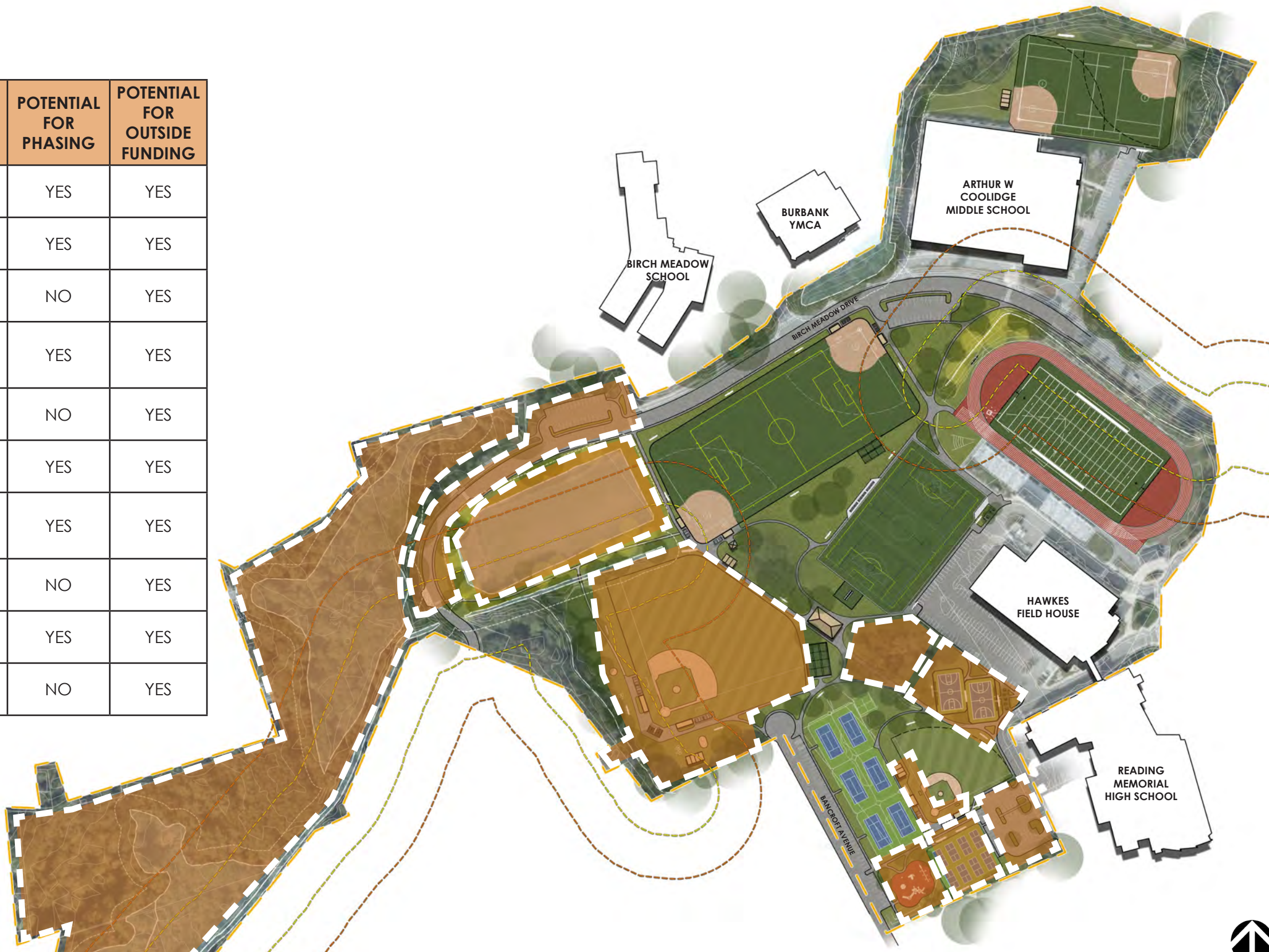
\$ Low Cost (\$0 - 250K)
 \$\$ Low to Moderate Cost (\$250K - 750K)
 \$\$\$ Moderate Cost (\$750K - 1.5M)
 \$\$\$\$ Moderate to High Cost (\$1.5M - 2.5)
 \$\$\$\$\$ High Cost (\$2.5M +)



SUSTAINABLE

PROJECT	COST	POTENTIAL FOR PHASING	POTENTIAL FOR OUTSIDE FUNDING
Higgins Farm Conservation Area <i>Trail and Wayfinding Improvements</i>	\$	YES	YES
Birchmeadow Drive <i>Parking and Accessibility Improvements</i>	\$\$	YES	YES
Castine Field <i>Wetland Restoration</i>	\$	NO	YES
Morton Field <i>Fencing, Circulation, Team Areas, Lights, and Accessibility Improvements</i>	\$\$\$	YES	YES
Adventure Ropes Course <i>Equipment and Safety Improvements</i>	\$	NO	YES
Basketball Courts <i>New Courts and Lighting</i>	\$\$\$	YES	YES
Little League Field <i>Lights, Storage, and Team Area Improvements</i>	\$\$	YES	YES
Playground <i>Equipment and Safety Improvements</i>	\$\$	NO	YES
Pickleball Courts <i>New Courts and Lighting</i>	\$\$\$	YES	YES
Administration/Rise Parking Lot <i>Expansion and Improvements</i>	\$	NO	YES

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VISIONARY

PROJECT	COST	POTENTIAL FOR PHASING	POTENTIAL FOR OUTSIDE FUNDING
Softball/Multi-Purpose Field <i>New Synthetic Turf Field, Lights, Team Areas, Storage, and Site Improvements</i>	\$\$\$\$\$	YES	YES
Coolidge Middle School Field <i>New Synthetic Turf Field, Lights, Team Areas, Storage, and Site Improvements</i>	\$\$\$\$	YES	YES

\$ Low Cost (\$0 - 250K)
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KEY FOCUS AREAS

- 1. More fields with lighting
- 2. More passive recreation opportunity
- 3. Restrooms/concessions building
- 4. More turf
 - Lacrosse wall
 - Make the park more inviting
 - Better maintenance plan by Town or others
 - More storage throughout complex
 - More pickleball courts
 - More defined team areas
 - More landscaping for park like feel
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MAASTER PLAN



POTENTIAL FIRST IMPLEMENTATION PROJECTS

- Aligns with conceptual master plan design generated by Activitas
- Prioritizes 2 projects that improves infrastructure and safety that were of the highest priority to the Reading community
- Move forward to secure Capital Funding (current placeholder of \$1 million)
- Project concept has been approved by the Recreation Committee



POTENTIAL FIRST IMPLEMENTATION PROJECTS

- Approximately 1140 feet long walkway
- Pedestrian scale lighting and connections to secondary pathways
- Support structure in area between Morton Field, Turf II and softball fields
- Structure includes lighting, storage, two restrooms and an open air pavillion with picnic seating



POTENTIAL FIRST IMPLEMENTATION PROJECTS

- Outdoor company to clean restrooms and picnic tables 2x per week (approx. \$300/mo per All Clean, Beverly, MA)
- Timed locks on restrooms to lock at close of park (10pm)
- Potential for standing seam metal roofs and solar panels on structure:
 - Sustainable
 - Reduced energy costs
 - Increased longevity
 - Low maintenance

