

**To:** Nathan Frazee, Boston Parks & Recreation Dept.      **Date:** January 21, 2022  
**From:** Tanya Pande + Monique Hall, BSC Group      **Proj. No.** 23263.31  
**Re:** Winthrop Playground, Roxbury

**Date of Meeting:** January 19, 2022      **Time:** 6:00pm – 7:30pm

**Place of Meeting:** Virtual Zoom Meeting

**Purpose:** Winthrop Playground improvements

**Project Team Attendees:** Boston Parks & Recreation Department:  
 Nathan Frazee, Project Manager  
 Christine Brandao: Outreach Coordinator, External Affairs

BSC Group:  
 Monique Hall, Landscape Architect  
 Sing-Ning Kuo, Landscape Architect  
 Tanya Pande, Landscape Designer

Item	Discussion
Project Team Introduction + Attendees	18+ people attended the meeting outside of the project team. The meeting started at 6:00 pm with Nate introducing the project team to the meeting attendees.
Project Overview	<ul style="list-style-type: none"> <li>• Design and construction documents in spring 2022, construction in summer 2022, and park opening in early fall 2023.</li> <li>• The park's design will encompass the City of Boston initiatives, safety guidelines and environmental regulations, Parks &amp; Recreation goals, and community input.</li> <li>• Boston Initiatives include: Inclusion, shade, access to the parks, drinking/water bottle filling stations, water play and climate resiliency.</li> <li>• The 5 Elements of Play: Examples of the 5 elements of play were given. New playgrounds shall seek to incorporate as many differing play elements as possible as each type provided different benefits.</li> </ul>
Site Analysis & Existing Conditions	Site Analysis – presented by BSC Group: <ul style="list-style-type: none"> <li>• <b>Site Diagram:</b> Reviewed project limits, existing park program, fencing, lighting, sun and wind diagram.</li> <li>• <b>Circulation:</b> Reviewed park access points, accessible routes, non-</li> </ul>

**ACCURACY NOTICE**  
 We have sought to record accurately the minutes of this meeting. If any of the above items do not agree with your understanding, please contact us within seven (7) days from the date of this document.

Item	Discussion
	accessible routes, and school access routes were shown.
Schematic Design Plans	<p>Scheme A – Central Sports Court</p> <ul style="list-style-type: none"> <li>• <b>Guiding Principle:</b> Multi Courts are central to the Playground scheme around which all other activities take place.</li> <li>• <b>Multi- courts:</b> Scheme incorporates two courts, the one on the west side has a net in the center and fence on the north and south side. The other court on the east side closer to Danube street is without a net and fence.</li> <li>• <b>Multi-Use Lawn:</b> The south side incorporates a 16,500 SF lawn to accommodate other sport activities.</li> <li>• <b>Outdoor Fitness:</b> South west corner has area dedicated to fitness equipment.</li> <li>• <b>Fencing &amp; Site Lines:</b> Fencing has been kept to a minimal for clear site lines from Danube street. The Multi-court on the west utilizes two fences and a guardrail on the edge of the playground and Danube Street sidewalk. There is a picket fence surrounding the site on the south side and west side.</li> <li>• <b>Perimeter Path:</b> Perimeter path of approximately 1/8 mile</li> <li>• <b>Seating:</b> Wheelchair accessible seating spread across the park. Design includes card tables, game table, accessible game tables, picnic tables, benches. The courts are surrounded with seating on both sides and in the middle of the two courts.</li> <li>• <b>Toddler, School-age Playground and Splash Pad:</b> They remain in the same existing location with approximately the same footprint.</li> <li>• <b>Trees:</b> New shade and ornamental trees are incorporated all throughout the playground. Row of trees on the south and east side of the site. Linden Trees near the school-age playground have been removed in the design for clear site lines, maintenance issue and will be replanted with new trees.</li> <li>• <b>Circulation:</b> The design makes the playground accessible from Dacia street which is at 53' elevation to elevation 63' at Danube street.</li> </ul> <p>Scheme B – Central Lawn</p> <ul style="list-style-type: none"> <li>• <b>Guiding Principle:</b> Large central lawn with tyke/ toddler track around it.</li> <li>• <b>Multi- courts:</b> Scheme incorporates two courts on the south side, the one on the west side has a net in the center and fence on the north and south side. The other court on the east side closer to Danube street is without a net and fence.</li> <li>• <b>Multi-Use Lawn:</b> A large central lawn defines the site design and can be used for different activities including soccer, larger events, classes etc. The scheme provides a secondary lawn situated in between the multi-court with net and central lawn with smaller/ intimate activities, classes etc.</li> <li>• <b>Outdoor Fitness:</b> Located on the east side of the courts with buffer planting between the fitness area and sidewalk on Danube street side.</li> </ul>

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	<ul style="list-style-type: none"> <li>• <b>Fencing &amp; Site lines:</b> Fencing has been kept to a minimal for clear site lines from Danube street. Low fence (4' ht) incorporated in front of the lawn on the Danube street side. There is a picket fence surrounding the site on the south side and west side.</li> <li>• <b>Tyke/Toddler Track:</b> 450 LF colorful track around the central lawn</li> <li>• <b>Seating:</b> Seating is mostly spread around the central lawn in this scheme. It incorporates card tables, game table, accessible game tables, picnic tables, benches. The courts have seating on the west side and in the middle of the two courts.</li> <li>• <b>Splash Pad:</b> The Splash pad moves to the west side abutting the School age playground.</li> <li>• <b>School-age Playground:</b> This scheme allows for a reasonably large sized playground allowing for more play equipment and swings.</li> <li>• <b>Toddler Playground:</b> It remains in the same existing location with approximately the same footprint.</li> <li>• <b>Trees:</b> New shade and ornamental trees are incorporated all throughout the playground. Row of trees on the south and east side of the site. Linden Trees near the school-age playground have been removed in the design for clear site lines, maintenance issue and will be replanted with new trees.</li> <li>• <b>Circulation:</b> The design makes the playground accessible from Dacia street which is at 53' elevation to elevation 63' at Danube street.</li> </ul> <p>Scheme C – Relocate Play Areas</p> <ul style="list-style-type: none"> <li>• <b>Guiding Principle:</b> This scheme combines school age and toddler play areas together and relocating it to the west of the playground.</li> <li>• <b>Multi- courts:</b> Scheme incorporates two courts on the south side with a different orientation. The one on the west side has a net in the center and a north south orientation. The other court on the east side closer to Danube street is without a net and has a east west orientation.</li> <li>• <b>Multi-Use Lawn:</b> two reasonably sized multi-use lawns on the Danube Street side.</li> <li>• <b>Outdoor Fitness:</b> Located on the south side of the court without the net is fairly large and can incorporate the most amount of fitness equipments compared to the other schemes.</li> <li>• <b>Fencing &amp; Site lines:</b> Fencing has been kept to a minimal for clear site lines from Danube street. Low fence (4' ht) incorporated in front of the lawn on the Danube street side. There is a picket fence surrounding the site on the south side and west side.</li> <li>• <b>Tyke/Toddler Track:</b> 450 LF colorful track around the central lawn</li> <li>• <b>Seating:</b> Wheelchair accessible seating spread across the park. Design includes card tables, game table, accessible game tables, picnic tables,</li> </ul>

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	<p>benches. The courts have seating incorporated.</p> <ul style="list-style-type: none"> <li>• <b>Multi-use Splash Pad &amp; Plaza:</b> This scheme has the largest of Splash pad and Plaza area compared to the other schemes.</li> <li>• <b>School-age &amp; Toddler Playground:</b> This scheme has a combined playground with a large footprint to incorporate more equipments.</li> <li>• <b>Trees:</b> New shade and ornamental trees are incorporated all throughout the playground. Row of trees on the south and east side of the site. Linden Trees near the Splash Pad remain in the design.</li> <li>• <b>Circulation:</b> The design makes the playground accessible from Dacia street which is at 53' elevation to elevation 63' at Danube street. The accessible ramp is located adjacent to the school.</li> </ul>
Play Equipment	<p>Different options were presented within a type of a play equipment based on different engagement opportunity, difficulty levels and sensory, motor involvements, accessibility etc.</p> <ul style="list-style-type: none"> <li>• <b>Spinners:</b> Different options were presented for this - Multi-User Spinner, Single Spinner, Supernova (Balance + Spinning), Multi-User Spinner With Center Wheel</li> <li>• <b>Swings:</b> Face Me Swing With Bucket Seat (2-5 Years /Toddler Range), Face Me Swing With Inclusive Seat, Traditional Single User Swing, Nest Swing (Multiple Users)</li> <li>• <b>Slopes &amp; Slides:</b> Traditional (Single User) Slide Built Into Slope, Wide Embankment Slide. Color schemes for these could be varied.</li> </ul>
Park Amenities	<ul style="list-style-type: none"> <li>• <b>Playground Equipment:</b> The project team showed inclusive playground equipment for 2-5 years and 5-12 years age group with a variety of play elements.</li> <li>• <b>Splash Pads:</b> 4 images were presented for the splash pad area, which explores spray head options, surfacing and interactive play with the water</li> <li>• <b>Playing Courts:</b> Multi-sport courts allow for maximum usage</li> <li>• <b>Track:</b> Idea of having a toddler/tike track was presented which could run around the park's perimeter.</li> <li>• <b>Fitness Equipment:</b> Fitness equipment options at Mary Hannon were shown. Individual pieces were shown along with alternate options.</li> <li>• <b>Seating:</b> Team presented bench seating option with arm, backrests and side tables, wheelchair accessible table seating and game table options.</li> <li>• <b>Park Edge Delineation:</b> Team discussed different fence and bollard options, and potential and ways of softening park edges.</li> </ul>

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<p>Listening and Discussion</p>	<ul style="list-style-type: none"> <li> <p>• <b>Park Layout Options:</b></p> <ul style="list-style-type: none"> <li>- Scheme C: Many people were inclined towards Scheme C for its large play areas, a larger splash pad, many activities, and seating options. According to some people, Scheme C benefits all age groups with more seating, more tables for interaction and conversation, but it also gives the children more activities and more interaction with each other. also, the more activities, the more their gross motor skills are enhanced</li> <li>- Scheme B: Many other people were inclined towards Scheme B because it has the court further away from school and has a large school-age playground with topographic change creating an exciting play space for children and unused grass space. People liked the central lawn in this Scheme for their larger events and Thanksgiving games.</li> </ul> </li>   <li> <p>• <b>Play Equipment:</b></p> <ul style="list-style-type: none"> <li>- Slope + Slides: People liked the Idea of the slope and slide, which was presented and incorporated in Scheme B as per the design.</li> <li>- Inclusive Play: A person pointed out that they like the Hybrid play equipment and said their child prefers to be on a height and asked if the playground could get a high slide or a swirly slide, a lookout space, and monkey bars. Many people preferred the post and platform play equipment with Hybrid elements for the 5-12 age group; they liked the height and challenge provided.</li> <li>- Person Suggested a Zipline. The Design team pointed out that the schemes restricted that amount of space availability, or something similar. A person suggested a zip line-like feature in Scheme C since there was a grade change. Design team advised that zip lines require a lot of space and could be installed at the sacrifice of other play equipment.</li> <li>- Balancers &amp; Spinning: Many people were inclined towards the Supernova play equipment. A Person pointed out that they love the group spinner.</li> <li>- Swing: Many people voted towards having swings and therefore preferred Scheme B &amp; C. People liked the Face me swing as it is suitable for caregivers, engaging multiple ages, and allows parents to interact with the child.</li> <li>- Sensory Panels: Person asked if they could get sensory panels on play equipment.</li> </ul> </li>   <li> <p>• <b>Dog Park:</b> People pointed out that this area doesn't have a dog park, and it would be great if the park can incorporate one. The Design team noted it and informed that the dog park has not been budgeted as part of this playground but could be looked into.</p> </li> </ul>

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	<ul style="list-style-type: none"> <li>• <b>Trash Receptacles:</b> Some people were concerned that there are not enough trash cans in this area especially for bigger events. People also pointed out that the trash cans could be colorful. Boston Parks advised that there is a City standard that is also being looked at to incorporate recycling.</li> <li>• <b>Tyke Track:</b> A few attendees pointed out that they liked Scheme C but requested to have a little more of the track space like Scheme B. The design Team suggested that the Scheme C incorporate one enclosed track enclosed with the Play areas and one outside within Scheme C. People liked the idea of having a colorful track.</li> <li>• <b>Seating:</b> Some attendees requested for a grilling section for cookouts. The Design team suggested expanding the plaza area in Scheme C, getting a grill there, and getting grilling stations near the entrance. People like the double-sided seating option for the court areas. People like the coated metal seating the design team proposed for its durability, vibrant &amp; light colors, etc. People liked the idea of a variety of seating spread across the park. A person pointed out about having a garden area with seating that elders could use for knitting and for passive recreation.</li> <li>• <b>Safety &amp; security:</b> A person suggested having an emergency call box in the playground, to which the team responded that they could check with the police department since it is under their jurisdiction. In general, safety is a concern inside the park as well as getting to the park.</li> <li>• <b>Fencing:</b> people liked the wire fence with yellow posts.</li> <li>• <b>Splash Pad:</b> In general, everyone is excited for a new splash pad with multiple spray features. This amenity is great for both kids and adults alike. A person requested if there could be a water spinner, but the design team was quick to point out that this would be a safety hazard.</li> <li>• <b>Multi Courts:</b> people preferred the court to be away from the school as represented in Scheme B &amp; Scheme C.</li> <li>• <b>Outdoor Fitness:</b> People requested to have more stepping equipment. One person requested rowing equipment. Team pointed out that mechanical equipment that needs continuous maintenance (such as greasing gears) tends to fail but could incorporate other dynamic equipment like magnetic bells and core twist. One person suggested having an extra pull up bar. Another suggested having exercise equipment that is age inclusive, including</li> </ul>

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	<p>the elderly.</p> <ul style="list-style-type: none"> <li>• <b>Power Outlet:</b> Many people requested to have power outlets for the playground, especially for bigger events. They have to get a generator for bigger events, so having a power outlet would solve that problem. Boston Parks advised that charging stations on other projects tend to get vandalized.</li> <li>• <b>Landscaping:</b> People asked if some flower beds could be incorporated in the site design. The team pointed out that they would require a Friends group to maintain those. The design team also pointed out that the designs have not incorporated flower beds as things could be hidden in them for safety.</li> <li>• <b>Water Station:</b> Team pointed out that this playground will have a water fountain and a bottle filling station.</li> <li>• <b>Other:</b> Some people requested if there could be a book/magazine stand in the playground.</li> </ul>
Closing Remarks & Next Steps	Nathan Frazee wrapped up the meeting with contact information to be found in the meeting agenda and informed people about the follow-up meeting with scheduled for March 9, 2022.