

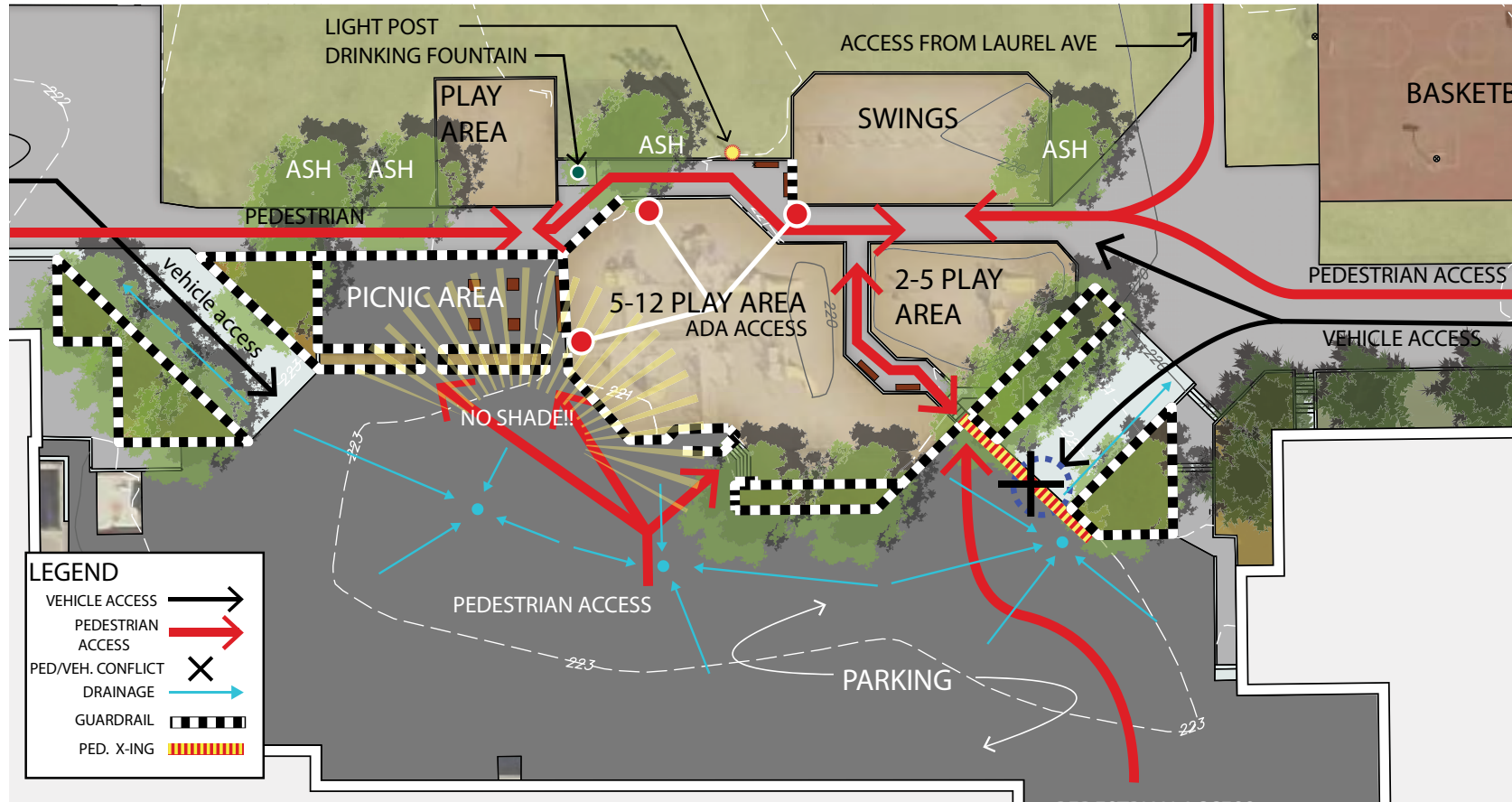


existing conditions

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NOTES

- Play area is accessible from both upper and lower levels.
- Guard rail limits access to play area, and hinders circulation.
- ADA Access to the play area from 2 locations on upper level.
- PIP rubber surfacing provides ADA access to equipment.
- Upper level access requires navigating the large parking lot.
- No ADA access to 2-5 yr. play area
- Potential pedestrian/vehicle conflicts resulting from traffic to and from the upper level parking area
- Shared access vehicle/ pedestrian access from Grotto St. and St. Albans St.
- POOR CIRCULATION!!
- Need for more shade.
- Play Areas are large and takes advantage of small
- Parking lot stormwater appears to be well contained.



Webster Play Area Improvements

site analysis

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Play Area



- Play area is out of date and needs to be updated to meet CPSC Standards for safety and accessibility.
- Despite some rough areas, the concrete wall separating the play area from the parking lot is in good condition.

Furnishings



- Benches and picnic tables are in rough condition. Need updating.
- Drinking Fountain in good condition, but would benefit from a touch-up.
- Trash receptacles are in good condition
- Picnic area is a nice amenity. How much is it used?

Plantings



- Trees within the planting beds are in good condition.
- Planting areas in need of maintenance.
- Guard rail in rough condition in some spots.
- Is ALL the guardrail around the planting beds necessary?

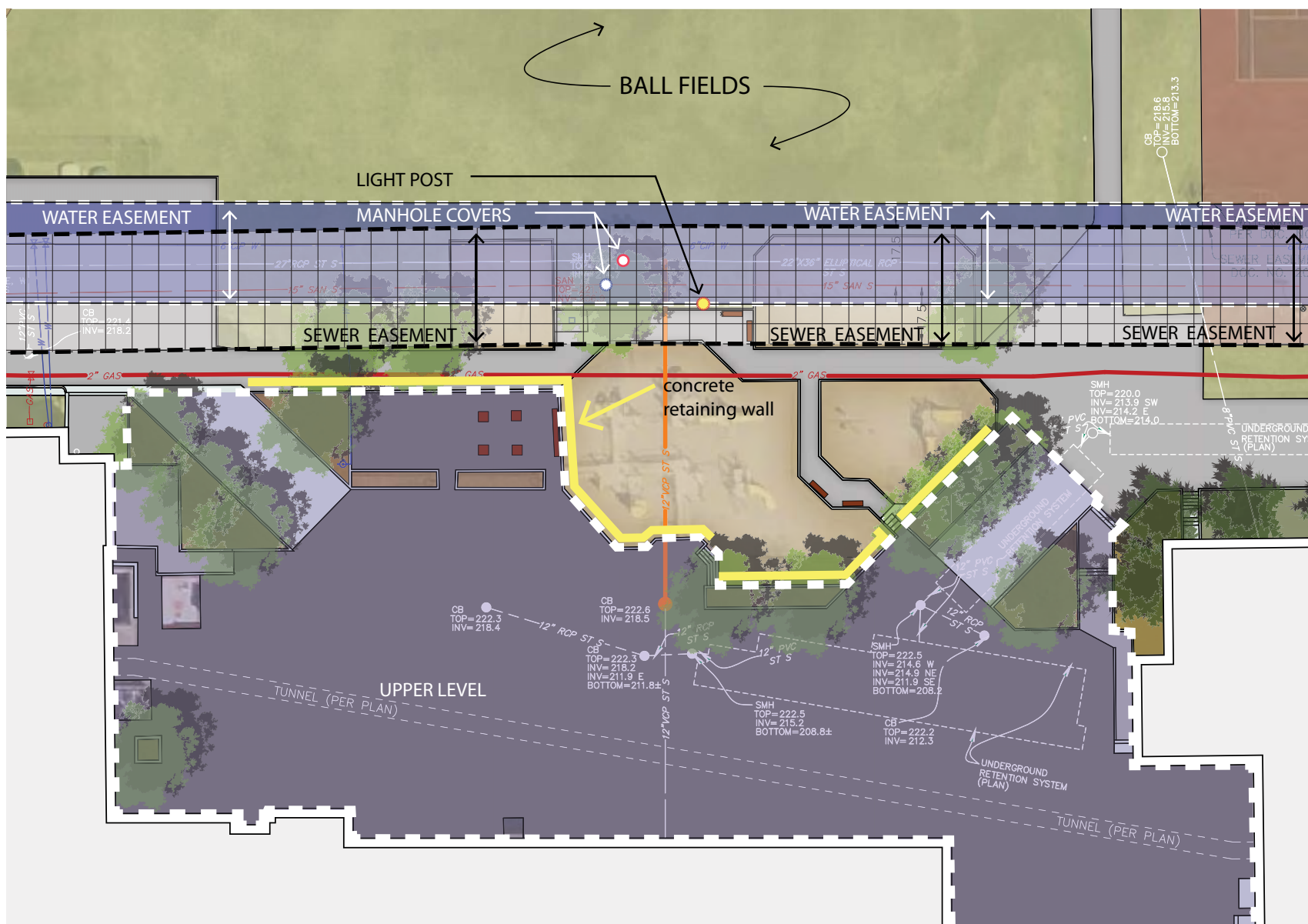
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existing photos

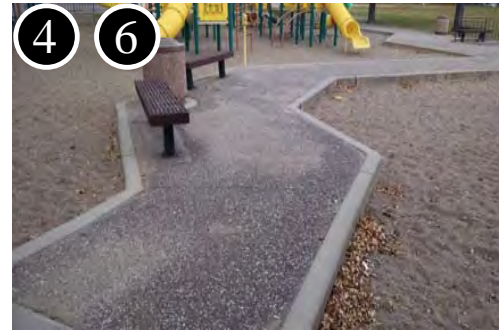
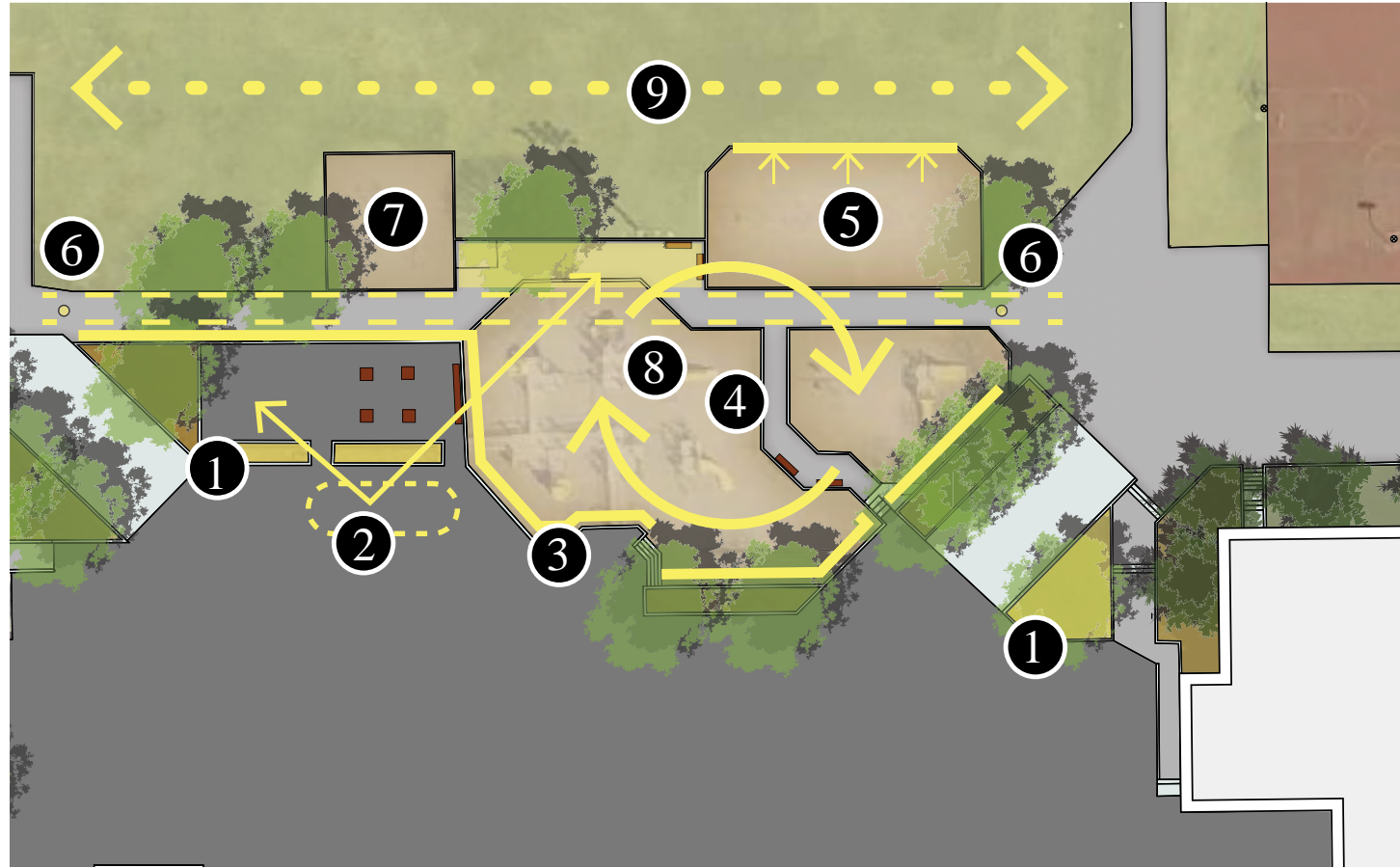
CONSTRAINTS

- Concrete retaining wall prevents expansion to the south.
- Easements from vacated Ashland Ave. limit expansion to the north.
- Consider existing utilities running through the site. Gas, Water, Sewer.
- Limited opportunities for plantings due to easement and confined planting beds
- Budget limitations.



OPPORTUNITIES

- 1 Planting beds. Explore options for plantings
Remove unnecessary guardrail
- 2 Move pavement games, out of the parking area
to avoid conflicts with vehicles
- 3 Refinish concrete wall, provide opportunity for
public art mural.
- 4 Update Play equipment and Surfacing. Improve
circulation within the play area. Make 2-5 play
area ADA accessible.
- 5 Move back curb a few feet to accomodate new
swings, if desirable.
- 6 Straighten out walkway to improve circulation
and provide potential space north. Install
collapsible bollards to aid maintenance vehicles,
but prevent unauthorized traffic.
- 7 Existing play area. Explore options for additional
recreational space such as sand volleyball,
badminton, etc.
- 8 Play Area sees heavy use and covers a large
space. Goal: Make the most out a limited area by
focusing on play equipment.
- 9 Plant trees along edge of easement to set edge
of play space.



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opportunities



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bubble concept

Misc. Equipment



Spinning
Ages 5-12



Swinging/Rocking
Ages 5-12



Climbing
Ages 5-12



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components



TRADITIONAL PLAY

Advantages

- Familiar to most users
- Provides for a variety of age groups
- Tend to provide shade, defined spaces
- Provides resting, hang-out points
- Large variety of play opportunities

Disadvantages

- Impedes visibility
- Common
- High amount of plastic leads to colors fading
- A lot of flat surfaces

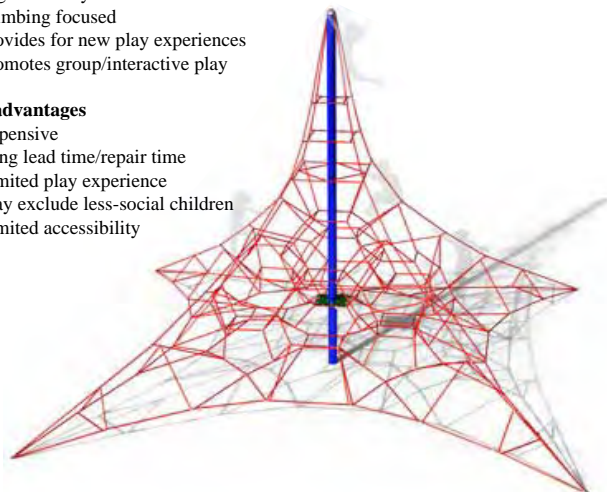
NET CLIMBERS

Advantages

- Minimal flat surfaces
- High visibility
- Climbing focused
- Provides for new play experiences
- Promotes group/interactive play

Disadvantages

- Expensive
- Long lead time/repair time
- Limited play experience
- May exclude less-social children
- Limited accessibility



MODERN

Advantages

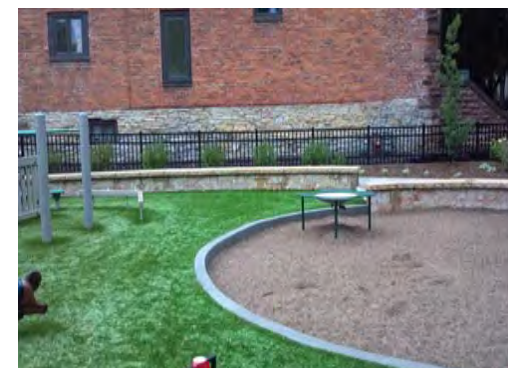
- High volume of users
- Works upper body and core, develops coordination
- High visibility (can see through the equipment)
- Provides for new play experiences
- Helps develop coordination

Disadvantages

- Unfamiliar to many users
- May not provide for all strength levels, limits accessibility
- A lot of the play features are similar
- May require a lot of space



POURED IN PLACE RUBBER



PLAY TURF



RUBBER TILES

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