VISTA DESIGN INC. Landscape Architects • Land Planning Consultants • Engineers • Surveyors

Berlin Parks

Executive Summary

Final Recommendations and Conceptual Design Report

The Task

Working closely with the Town, Vista generally followed a five-step process toward the creation of a Comprehensive Park(s) and Recreation Plan for the three parks located in the Town.

Step I

This step considered all available background data/information relevant to the creation of a plan in order to establish an overall context for public discussion concerning open and green space linkage, possible preservation of sensitive lands and appropriate potential uses for the three parks. The analysis considered some or all of the following:

- Town of Berlin Comprehensive Plan
- Worcester County Comprehensive Plan
- Recent aerial photography
- Topographic information
- Wetlands mapping
- Critical areas or sensitive areas
- Railroad property ownership (or abandonment)
- Town of Berlin owned property
- Safety issues
- Maintenance issues
- Existing Town of County recreation programs
- Other on-going recreation programs

Goal - To build upon past work by the Town toward the establishment of a fully integrated open space/green space network that will form the framework for public discussion concerning proposed uses for the three parks.

Results - No reasonable possibility exists to establish a connected open space/green space network at this time due to the lack of either "paper road" rights of way to link the parks or any interconnectivity between the

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parks in the form of either Town-owned property or waterways, wetlands, etc. However, other possibilities did suggest themselves as a result of this analysis such as:

- Characteristics of the downtown area that could be used to thematically link all three parks.
- Storm water management needs that could translate into interesting and useful people spaces.
- Characteristics of existing terrain that can be taken advantage of in park design.
- Identification of "desire lines" or pedestrian access ways that should be improved to enhance the walking and biking experience and make "way-finding" easier.
- Physical safety issues that can be addressed, in part, through site design.

Step 2

Vista conducted a physical survey of the three parks including the following:

Survey of Existing Facilities including:

- Structures, Utilities, Equipment
- Boundary and Easements survey
- Survey of existing vegetation
- Topography
- Drainage paths
- Storm Water Management potential

Goal - To establish base plans for the Parks and associated facilities, equipment, etc., that will serve their purpose for the Parks Plan as well as to serve as bases for future design work and the management process for the Parks.

Results - The base plans are complete.

Step 3

Vista presented the findings from Steps 1 and 2 to the Parks Commission. This meeting served as a discussion of "Context", meaning a discussion of such topics as:

- Effect of Comprehensive Plans on Green Space/Open Space interconnectivity and Parks.
- The inventory of existing facilities and ideas about them.
- Existing status of Green Space/Open Space linkage and the positioning of the Parks and other Town-owned land.
- Meaning of the drainage analysis vis-à-vis its effect on the Parks or surroundings.
- Meaning of the storm water management analysis on the use of Parks property.
- Possible questions for the upcoming public survey/questionnaire.

Goal - To ensure that all due consideration has been given to all information found including historic information such that a clear framework of regulatory, physical and political issues can be clearly stated.

Results - Park Commission issues and ideas resulting from the analysis were carefully considered and new ideas, concerns and approaches were discussed both in general terms as well as specifically related to each park all of which form the basis for the Citizen survey and later conceptual design plans.

Step 4

Vista Design met with the Parks Commission to present the findings of the work, analysis and discussions from Steps 1 through 3. This meeting was intended to convey a regulatory, physical and political framework from which to discuss possibilities for the uses and conceptual designs for the Parks.

At the conclusion of the meeting, it was determined that a questionnaire/public survey concerning possible uses for the parks, awareness of all three parks and public concerns would be appropriate. The survey was mailed to citizens of the Town who were asked to complete the survey and return it within a stipulated time frame.

Upon receipt of all completed questionnaires, results were tallied, the information analyzed against the framework of earlier analysis and discussion and the results were synthesized into preliminary recommendations regarding potential development/use of park lands/facilities and potential areas for future development of new park facilities.

Result - The survey produced some surprising results which is typical of this process. The issues and concerns expressed by the public ranged from attitudes about the parks and their condition to outright importance of certain uses in the parks, safety issues, need, etc. The results have been taken into consideration in the production of conceptual designs to the greatest degree possible. The survey itself and the results are included herein.

Step 5

Conceptual designs for each park were developed based on the site analysis and the survey results mentioned above. It is important to note that these designs were not intended to be "The" park designs but, rather, "A" design for each park that would serve to inspire new thinking and facilitate future plans for all of the parks. Suggestions are contained in the plans and were discussed with the Parks Commission made concerning:

- Existing and new uses
- Organization of uses
- Re-organization of parking areas
- Theming/place-making elements
- Creative use of Storm water management as natural areas
- Shelter
- Lighting
- Landscaping
- Signage
- Safety

John Howard Burbage Park

Concept
Create a clear sense of place and identity as an inviting, recognizable, urban municipal, Town park.

Methodology
Visual containment of the site.

- Edge treatment
- Buffering of power plant
- Removal of driveway into power plant
- Addition of columns, hedges and signage along street frontage

Use of "Themed Elements" taken from Downtown cues signaling "Public Space" and creating continuity between the three parks and Downtown

- Brick columns added to metal fencing
- Brick columns along Williams Street frontage and in identification signage
- Use of brick paving for park walk ways
- Use of standard municipal street lights, benches, trash receptacles from Downtown
- Addition of Bandstands/Pavilions to bracket park space, provide shelter, strong architectural theme and place to feature John Howard Burbage educational memorial.
- Continuation/reorganization of municipal recycling on site to reinforce the site as a "public place".

Spatial Treatment

- Separation of parking/recycling area from park uses through use of landscape and architectural features
- Containment of the park space
- Maintain ability to see into the space from Williams Street
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signals "Park"
- Careful placement of benches, walks, lighting, etc. generates inviting, useful public space

Dr. William Henry Park

Concept
Create a clear sense of place and identity as an inviting, recognizable, recreational municipal park.

Methodology
Visually define the Park site.

- Clearly defined edges
- Buffering of neighboring properties
- Clearly defined entrances/exits
- Clearly defined and organized parking area
- Addition of themed columns, fencing and signage along all edges, especially street frontage
- Maintain site lines into Park from Flower Street and Rt. 113

Use of "Themed Elements" taken from Downtown cues signaling "Public Space" and creating continuity between the three parks and Downtown

- Brick columns added to metal fencing
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- Use of brick paving for park walk ways
- Use of standard municipal street lights, benches, trash receptacles from Downtown
- Addition of Bandstands/Pavilions to bracket open recreational space, provide shelter, strong architectural theme and place to feature Dr. William Henry educational memorial and to reinforce the site as a "public place".

Spatial Treatment…..Organize, define and separate functions

- Separation of parking area from park uses through use of landscape/hardscape features
- Containment of the park space with edge landscape treatment
- Maintain ability to see into the space from Flower Street and Rt. 113
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signals "Park"
- Careful placement of benches, walks, lighting, etc. generates inviting, useful public space
- Clear definition/separation of children's play area, active basketball court area, open park area and created wetlands/storm water management/nature trail area
- Addition of interconnected walkways linking seating areas and other functions
- Use of natural terrain to create "amphitheater-like" open space and created wetland/storm water management/natural area

Stephen Decatur Park

Concept

Create a clear sense of identity as an inviting, recognizable, recreational municipal park; a park with a philosophical heart that serves as an organizing element, sense of place and arrival while calming cut-through traffic.

Methodology

More clearly define the Park site.

- Clearly identify edges with variety of appropriate techniques
- Buffering of neighboring properties
- Clearly defined entrances/exits
- Clearly defined and organized and better distributed parking area
- Addition of themed columns, fencing and signage along all edges, especially street frontage
- Maintain site lines into Park from Rt. 113
- Use of perimeter ditching as reclaimed wetland/waterway/natural area
- Enhance street tree planting along entry road to enhance park drive experience

Use of "Themed Elements" taken from Downtown cues signaling "Public Space" and creating continuity between the three parks and Downtown

- Brick columns with metal fencing added along some portions of perimeter
- Themed identification signage at both entrances
- Use of brick paving for certain park walk ways

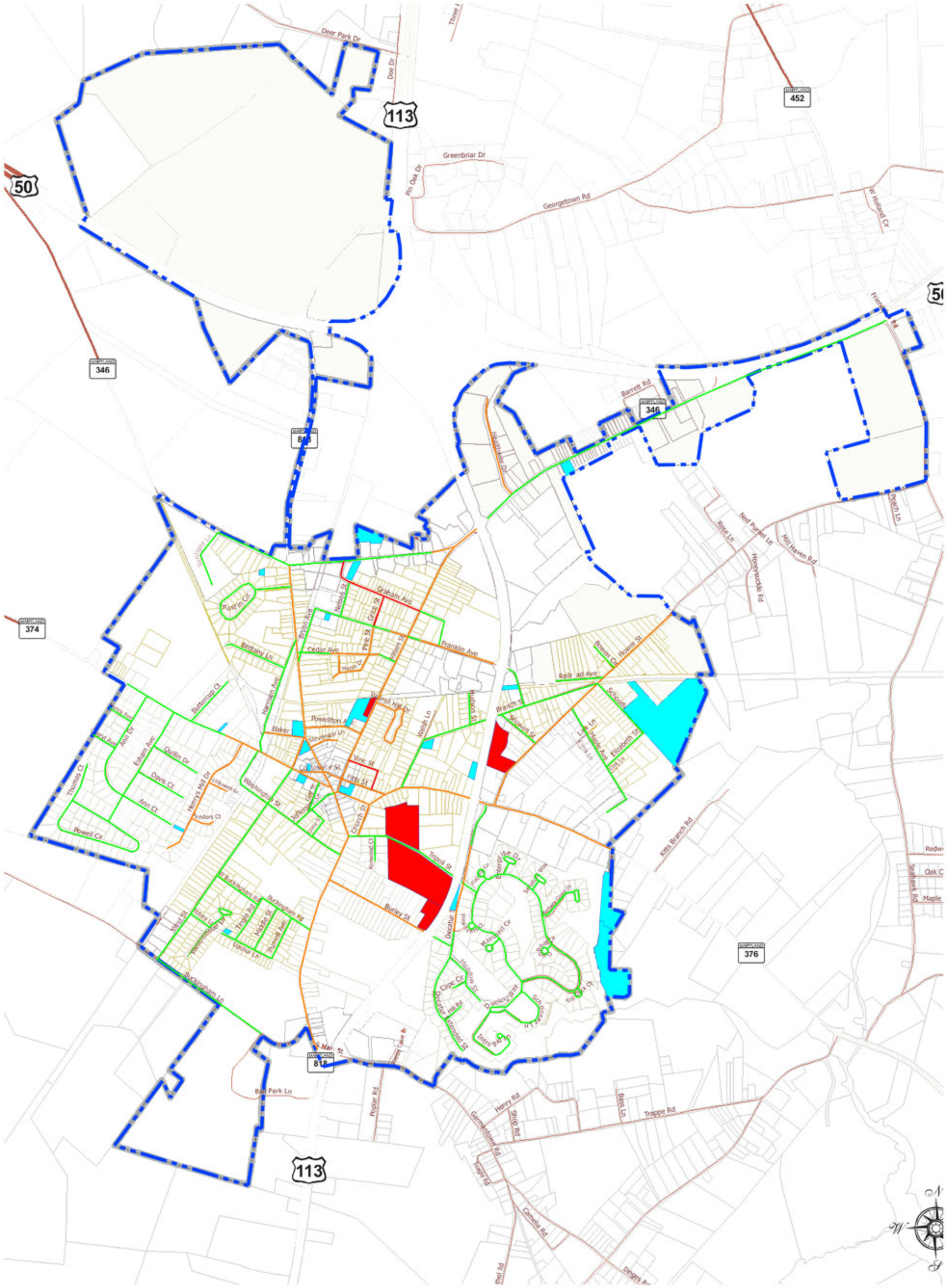
- Use of standard municipal street lights, benches, trash receptacles from Downtown
- Addition of Bandstands/Pavilions to bracket open recreational space, provide shelter, strong architectural theme and place to further feature Stephan Decatur educational memorial
- Relocation of existing memorial features to new park center

Spatial Treatment…..Organize, define and add new functions

- Use of new parking areas to further define public street, better distribute parking, separate moving vehicles from park uses and slow pass-through traffic
- Addition of "traffic circle" calms pass-through traffic while serving as an organizing focal point for the park. The resulting urban space anchored with a significant bandstand-like park building signals the municipal character of the space while adding a functional gathering and event space
- Containment of the park space with edge landscape/hardscape and natural landscape treatment
- Maintain ability to see into the space from Rt. 113 and down Tripoli Street
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signals "Park"
- Careful placement of benches, walks, lighting, etc. generates inviting, useful public space
- Clear definition and organization of children's play areas with associated adult space and seating areas
- Addition of shelter at tennis court area to invite more use
- Relocation of parking creates more uninterrupted open park area
- Reclamation/reformation of existing ditches as wetlands/storm water management areas for better site drainage while adding variation to the natural environment
- Addition of interconnected walkways linking seating areas and other functions
- Use of new, open water wetland/storm water management/natural area to enhance drainage and further add to park experience
- Refine and enhance the existing pond adding depth and wetland edges for water quality and support of aquatic life while also enhancing the user's experience.
- Add other kinds of pathway/seating areas such as sun and shade gardens for a variety of user experience

TOWN OF BERLIN

City limits & sidewalk access map
Connectivity Analysis



TOWN OF BERLIN PARKS
TOWN OF BERLIN PROPERTY
STREETS WITH SIDEWALKS
STREETS WITH OUT SIDEWALKS

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JOHN HOWARD BURBAGE PARK

Town of Berlin, Maryland

LEGEND

- Existing 1x Contour
- Existing 5x Contour
- Existing Vegetation Line
- Existing Edge of Pavement
- Existing Curb Line
- Existing Property Line
- Existing Stormwater Pipe
- Adjacent Property Line
- Existing Utility Pole
- Existing Signage
- Existing Light Post
- Existing Fire Hydrant
- Existing Water Meter
- Existing Sewer Manhole
- Existing Sewer Cleanout
- Existing Gas Valve
- Existing Tree/Shrub
- Existing Chain Link Fence
- Existing Trail/Walk
- Existing Flood Zone

NORTH
SCALE 1"=20'
JUNE, 2009

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DR. WILLIAM HENRY PARK

Town of Berlin, Maryland

LEGEND

- Existing 1x Contour
- Existing 5x Contour
- Existing Vegetation Line
- Existing Edge of Pavement
- Existing Curb Line
- Existing Property Line
- Existing Stormwater Pipe
- Adjacent Property Line
- Existing Utility Pole
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- Existing Tree/Shrub
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- Existing Trail/Walk
- Existing Flood Zone

VISTA DESIGN, INC.

Landscape Architects, Land Planning Consultants and Engineers

JUNE, 2009
SCALE 1" = 40'

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STEPHEN DECATUR PARK

Town of Berlin, Maryland

VISTA DESIGN, INC.

Landscape Architects, Land Planning Consultants and Engineers

JUNE, 2009
SCALE 1" = 80'

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STEPHEN DECATUR PARK

Town of Berlin, Maryland
Enlargement of Childrens Play Area

① 4 PERSON SWING SET W/ ONE TODDLER SWING

② 4 PERSON SPRING

③ FIRE TRUCK JUNGLE GYM

④ TWO SINGLE PERSON SPRING APPARATUS & ONE 4-WAY TEETER TOTTER

⑤ TWO TODDLER SWINGS

⑥ ARCH CLIMBER

⑦ MULTI-USE PLAYGROUND APPARATUS WITH SLIDES, CLIMBING, AND GAMES

⑧ 3-LEVEL HORIZONTAL BARS

⑨ 4 ANIMALS SPRINGS AND 2 VEHICLE SPRINGS

⑩ MULTI-USE FITNESS CENTER WITH CLIMBING, BALANCE AND STRENGTH TRAINING

⑪ CATERPILLAR CLIMBING AND BALANCE APPARATUS

⑫ MULTI-LEVEL CLIMBING APPARATUS

⑬ COVERED PAVILION WITH PICNIC TABLES

BICYCLE RACKS

⑭ VOLLEYBALL NET

⑮ FENCED-IN PLAY EQUIPMENT WITH MULTIPLE SLIDES AND FEATURES

⑮ MULTIPLE DIGGING TOYS

⑮ MULTIPLE SEATING AREAS WITHIN FENCED AREA

⑮ VISUAL LEARNING/PLAY EQUIPMENT

NORTH
SCALE 1"=30'
JUNE, 2009

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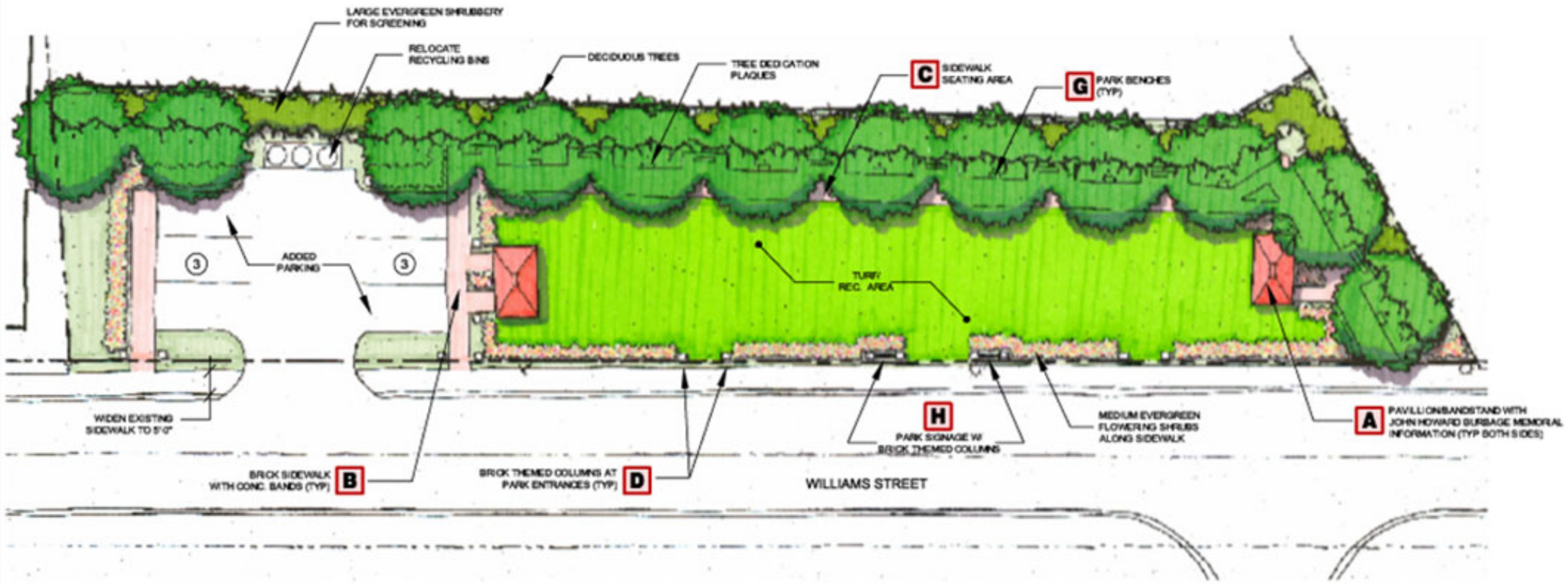
John Howard Burbage Park

Berlin Parks, Blue Print for the Future



CONCEPT
Create a clear sense of place and identity as an inviting, recognizable, urban municipal park.

METHODOLOGY
Visual containment of the site.
- Edge treatment
- Buffering of power plant
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- Addition of columns, hedges and signage along street frontage

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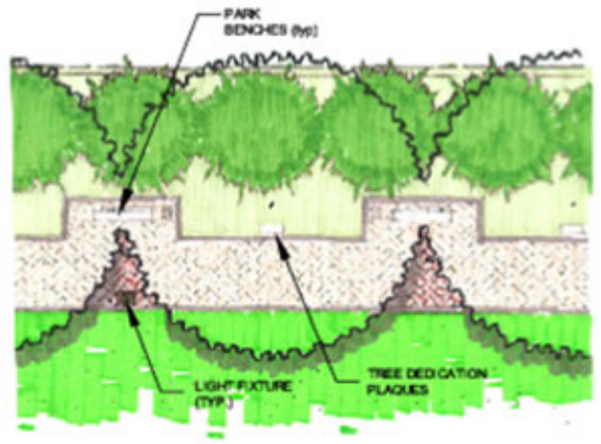
- Careful placement of benches, walks, lighting, etc. generates inviting, useful public space

A HISTORIC METAL BANDSTAND / PAVILION

A HISTORIC WOOD BANDSTAND / PAVILION

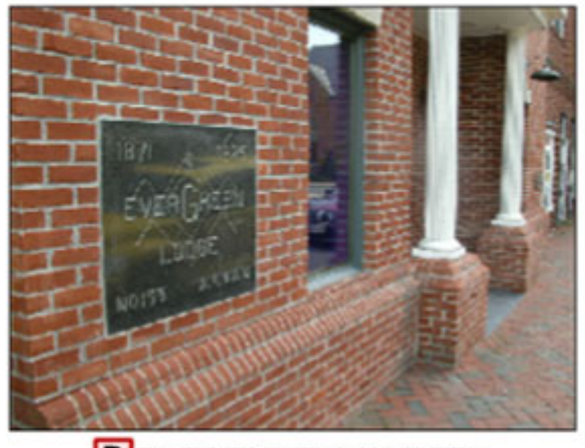
A HISTORIC BRICK / MASONRY BANDSTAND / PAVILION

B BRICK SIDEWALK WITH CONCRETE BAND



C SIDEWALK SEATING AREA

EXAMPLE OF DOWNTOWN MASONRY DETAIL

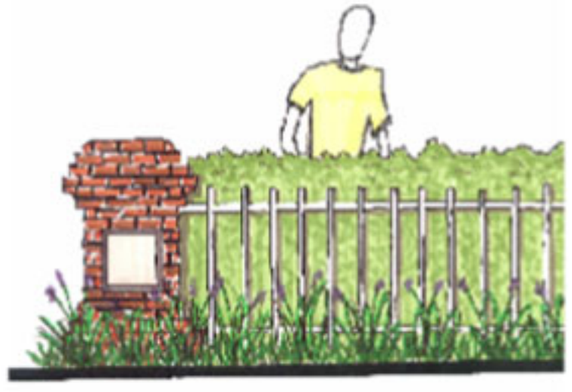


D EXAMPLE OF DOWNTOWN COLUMN DETAIL

E PARK LIGHTING
Same as Used Throughout Town

F THEMED TRASH RECEPTACLES
Should be Same Throughout Town & Parks

G THEMED PARK BENCHES
Should be Same Throughout Town & Parks


H PARK SIGNAGE WITH BRICK THEMED COLUMNS

Dr. William Henry Park

Berlin Parks, Blue Print for the Future

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METHODOLOGY
Visually define the park site.
- Clearly defined edges
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- Containment of the park space with edge landscape treatment
- Maintain ability o see into the space from Flower street and Rt. 113
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signals "Park"
- Careful placement of benches, walks, lighting, etc. generates inviting, useful public space
- Clear definition/separation of children's play area, active basketball court area, open park area and created wetland/stormwater management/nature trail area
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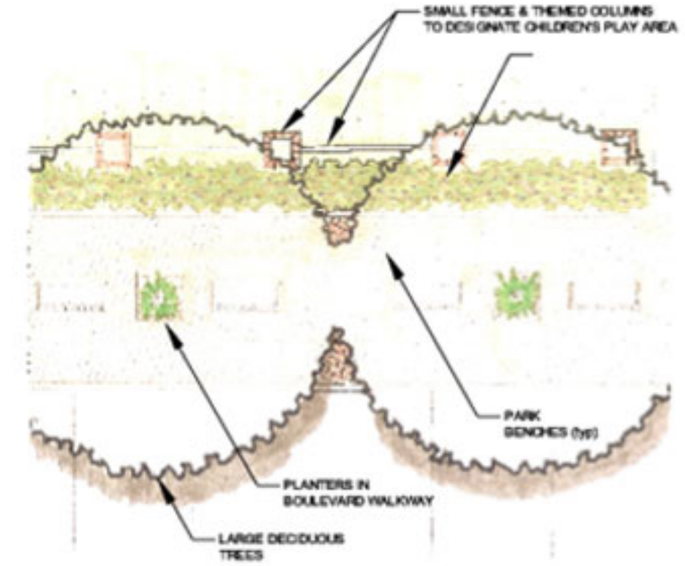
- Use of natural terrain to create an "amphitheater-like" open space and created wetland/stormwater management/natural area

A HISTORIC METAL BANDSTAND / PAVILION

A HISTORIC BRICK / MASONRY BANDSTAND / PAVILION

A HISTORIC BRICK / MASONRY BANDSTAND / PAVILION



G BOULEVARD WALKWAY WITH DECIDUOUS TREES & SHRUBS

B CREATED WETLAND POCKETS

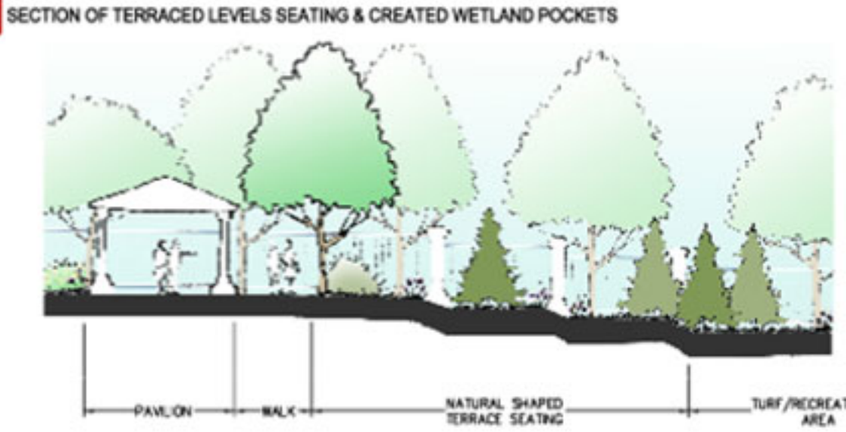
C THEMED TRASH RECEPTACLES
Should be Same Throughout Town & Parks

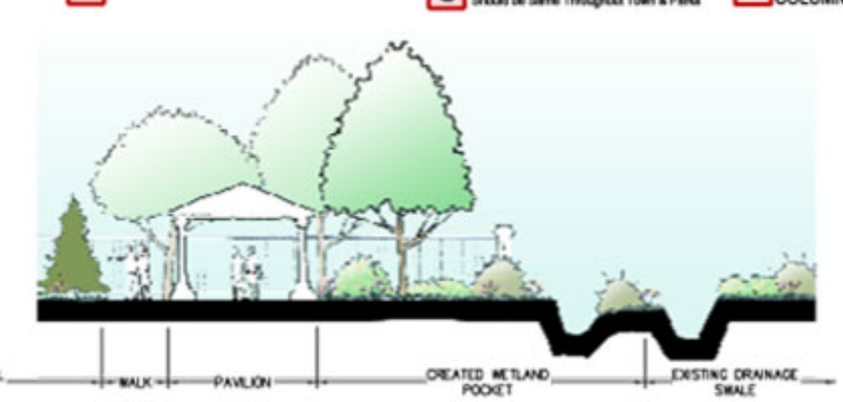
D EXAMPLE OF DOWNTOWN COLUMN DETAIL

E PARK LIGHTING
Same as Used Throughout Town

F TREE LINED WALKING TRAIL

H SECTION OF TERRACED LEVELS SEATING & CREATED WETLAND POCKETS





Stephen Decatur Park

Berlin Parks, Blue Print for the Future

A HISTORIC METAL BANDSTAND / PAVILION

CONCEPT

Create a clear sense of identity as an inviting, recognizable, recreational municipal park; a park with a philosophical heart that serves as an organizing element, sense of place and arrival while calming cut-through traffic.

METHODOLOGY

- More clearly define the Park site.
- Clearly identify edges with variety of appropriate techniques
- Buffering of neighboring properties
- Clearly defined entrances/exits
- Clearly defined and organized and better distributed parking area
- Addition of themed columns, fencing and signage along all edges, especially street frontage
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- Relocation of existing memorial features to new park center

Spatial Treatment...Organize, define and add new functions

- Use of new parking areas to further define public street, better distribute parking, separate moving vehicles from park uses and slow pass-through traffic
- Addition of "traffic circle" calms pass-through traffic while serving as an organized focal point for the park. The resulting urban space anchored with significant bandstand-like park building signals the municipal character of the space while adding a functional gathering and event space
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- Maintain ability to see into the space from Rt. 113 and down Tripoli Street
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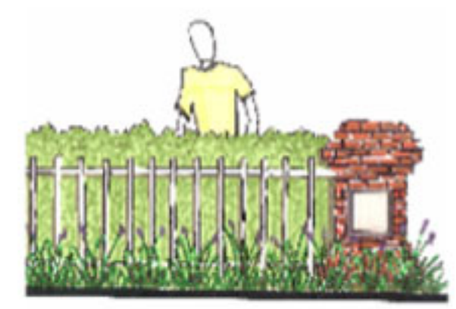
- Relocation of parking creates more uninterrupted open park area
- Reclamation/reformation of existing ditches as wetlands/storm water management areas for better site drainage while adding variation to the natural environment
- Addition of interconnected walkways linking seating areas and other functions
- Use of new, open water wetland/storm water management/natural area to enhance drainage and further add to the park experience
- Refine and enhance the existing pond adding depth and wetland edges for water quality and support of aquatic life while also enhancing the users experience
- Add other kinds of pathway/seating areas such as sun and shade gardens for a variety of user experience

B SUNGARDEN

C POND ENHANCEMENTS & WETLAND CREATION

C POND ENHANCEMENTS & WETLAND CREATION



D BRICK THEMED COLUMNS & LOW FENCE ALONG PROPERTY FRONTAGE

E THEMED PARK BENCHES
Should be Same Throughout Town & Parks

F EXAMPLE OF STREET TREES ALONG ENTRANCE DRIVE

F EXAMPLE OF STREET TREES ANGLED PARKING

G CREATED WETLAND POCKETS

H THEMED TRASH RECEPTACLES
Should be Same Throughout Town & Parks

I PARK LIGHTING
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J EXAMPLE OF DOWNTOWN COLUMN DETAIL