



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

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 I 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
- Brick columns along Flower 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 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

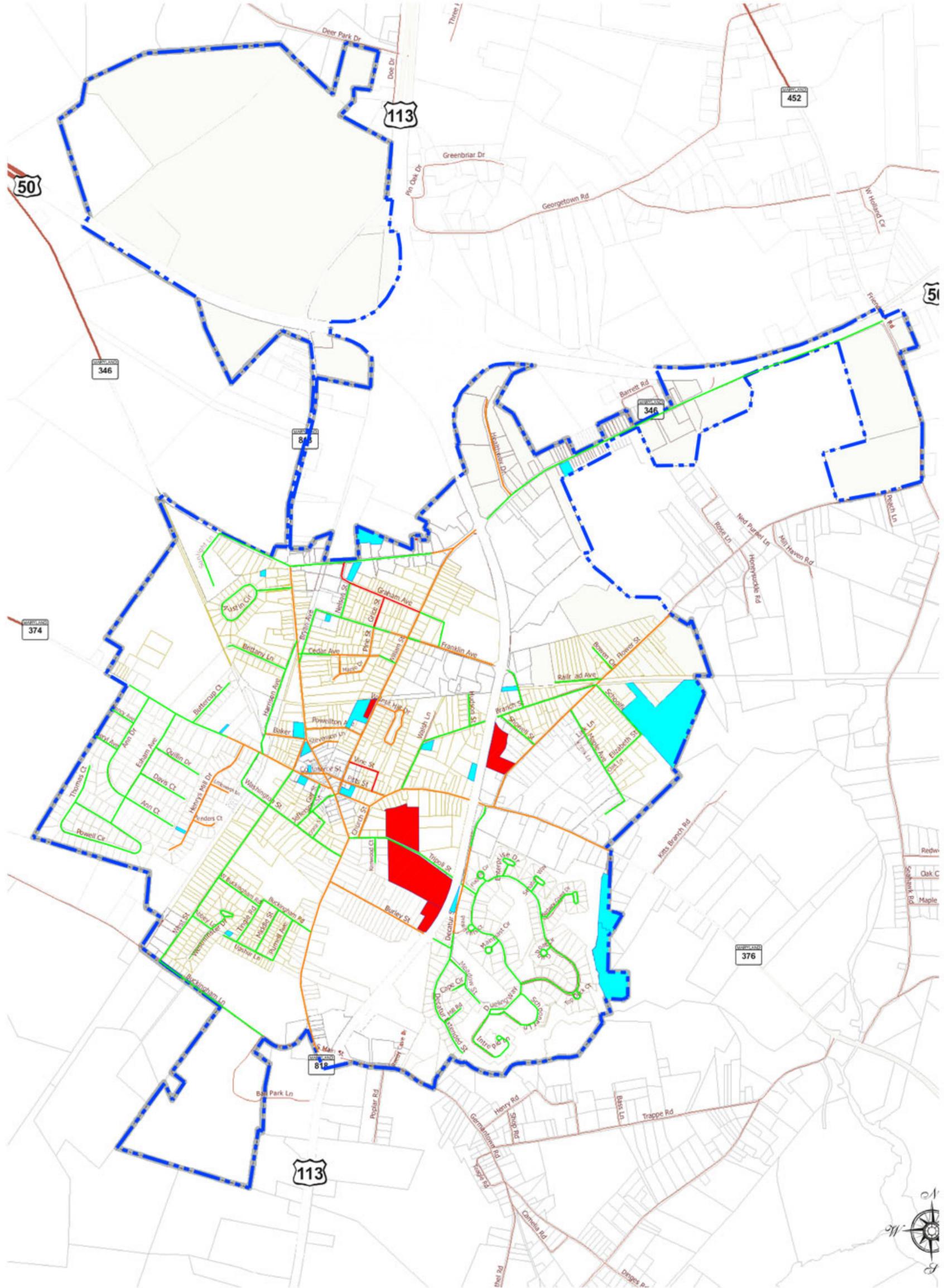
- Use of standard municipal street lights, benches, trash receptacles from Downtown
- Addition of Bandstands/Pavilions to bracket open recreational space, provide shelter, strong architectural theme and place to further feature Stephan Decatur educational memorial
- Relocation of existing memorial features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



NOTE:
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- 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 Churnout
- Existing Gas Valve
- Existing Tree/Shrub
- Existing Chain Link Fence
- Existing Trail/Path
- Existing Flood Zone

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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	T
Existing Signage	o
Existing Light Post	o
Existing Fire Hydrant	o
Existing Water Meter	o
Existing Sewer Manhole	o
Existing Sewer Checkout	o
Existing Gas Valve	o
Existing Tree/Shrub	o
Existing Chain Link Fence	---
Existing Trail/Path	---
Existing Flood Zone	---

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JUNE, 2009
SCALE 1" = 40'

STEPHEN DECATUR 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 Pipe
- Existing Signage
- Existing Light Post
- Existing Fire Hydrant
- Existing Water Meter
- Existing Sewer Manhole
- Existing Sewer Churnout
- Existing Gas Valve
- Existing Tree/Shrub
- Existing Chain Link Fence
- Existing Trail/Path
- Existing Flood Zone

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VISTA
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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 FENCED-IN PLAY EQUIPMENT WITH MULTIPLE SLIDES AND FEATURES



9 3-LEVEL HORIZONTAL BARS



10 4 ANIMALS SPRINGS AND 2 VEHICLE SPRINGS



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



12 CATERPILLAR CLIMBING AND BALANCE APPARATUS



13 MULTI-LEVEL CLIMBING APPARATUS



14 COVERED PAVILION WITH PICNIC TABLES



15 VOLLEYBALL NET



BICYCLE RACKS



16 MULTIPLE DIGGING TOYS



17 MULTIPLE SEATING AREAS WITHIN FENCED AREA



18 VISUAL LEARNING/PLAY EQUIPMENT

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NORTH
SCALE 1"=30'
JUNE, 2009

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 confinement of the site.

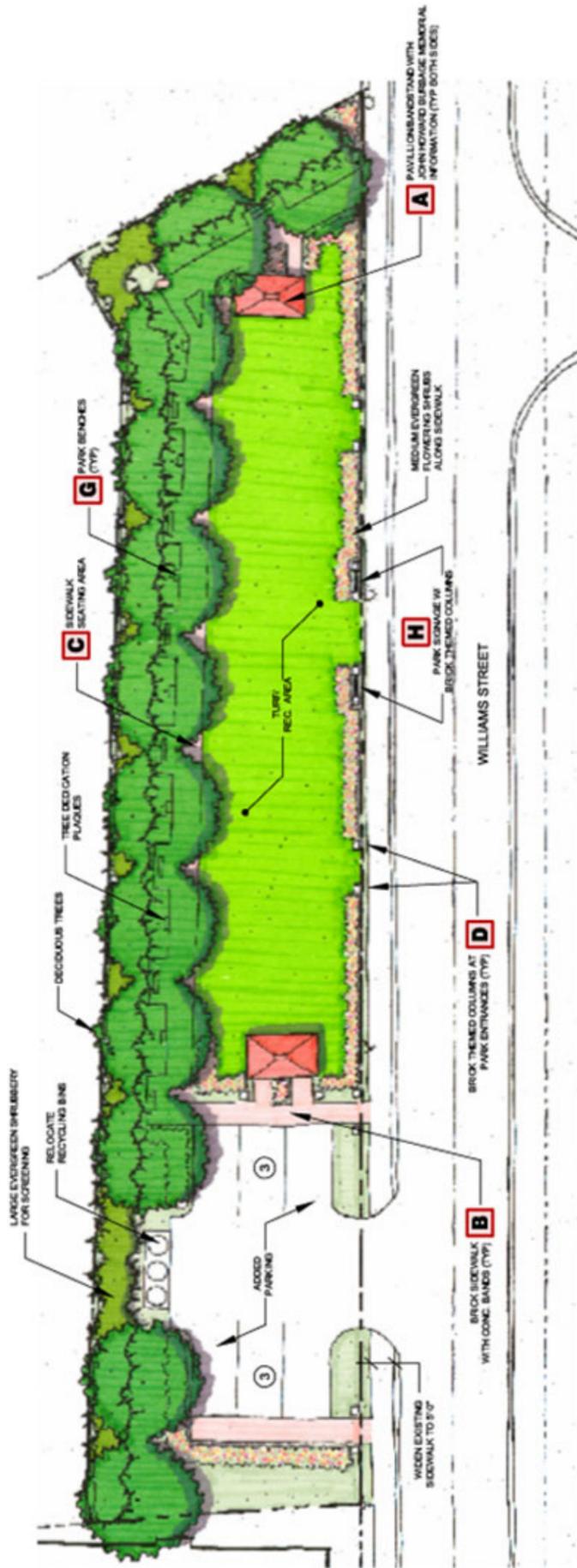
- Edge treatment
- Buffering of power plant
- Removal of driveway into power plant
- Addition of columns, hedges and signage along street frontage

Use of "Themed Elements" taken from Downtown cues signaling "Public Space"

- Brick columns along Williams Street frontage and in identification signage
- Use of elevated municipal street lights, benches and trash receptacles from Downtown
- Addition of Bandstands/Pavilions to bracket park space, provide shelter, strong architectural frame and place to feature John Howard Burbage educational message
- Continuation/reorganization of municipal recycling on site to reinforce the site as a "public place".

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

- Separation of parking/recycling area from park uses through use of landscape and architectural features
- Confinement of the park space
- Maintain ability to see into the space from Williams Street
- Use of recognizable, urban, themed elements, landscaping and hedges clearly signals "Park"
- 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



EXAMPLE OF DOWNTOWN COLUMN DETAIL



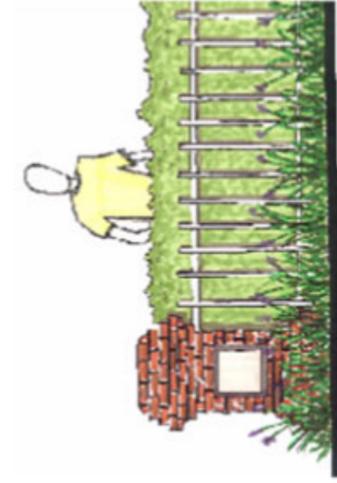
E PARK LIGHTING
Same as Used Throughout Town



F THEMED TRASH RECEPTACLES
Should be Same Throughout Town & Pans



G THEMED PARK BENCHES
Should be Same Throughout Town & Pans



H PARK SEATING WITH BRICK THEMED COLUMNS

Dr. William Henry Park

Berlin Parks, Blue Print for the Future



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

METHODOLOGY
Visually define the park site.

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

Use of "Themed Elements" taken from Downtown cues signifying "Public Space"

- Brick columns added to metal lighting
- Brick columns along Flower Street frontage and in identification signage
- Use of brick paving for park walkways
- Use of standard municipal street lights, benches and trash receptacles from Downtown
- Addition of Bandstand/Pavilion to bracket park space, provide shelter, strong architectural frame and place to feature Dr. William Henry educational memorial and to reinforce the site as a "Public Space"

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

- Separation of parking area from park uses through use of landscape/landscape features
- Containment of the park space with edge landscape treatment
- Maintain ability to see into the space from Flower Street and RL 113
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signifi "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/water management/infrastructure area
- Addition of interconnected walkways linking seating areas and other functions
- Use of natural terrain to create an "amphitheater-like" open space and created wetland/water management/infrastructure area



A HISTORIC BRICK / MASONRY BANDSTAND / PAVILION



A HISTORIC BRICK / MASONRY BANDSTAND / PAVILION



A HISTORIC METAL BANDSTAND / PAVILION



F TREE LINED WALKING TRAIL



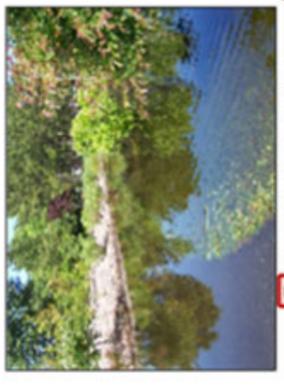
E PARK LIGHTING
Same as Used Throughout Park



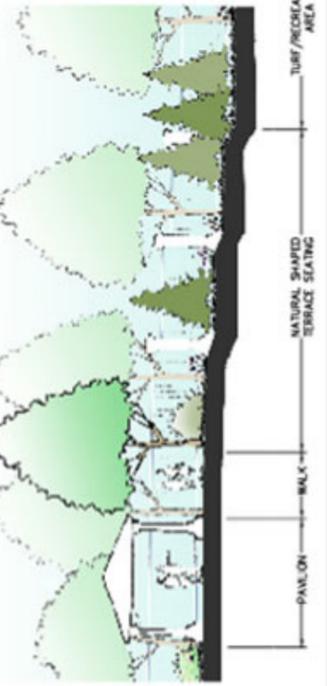
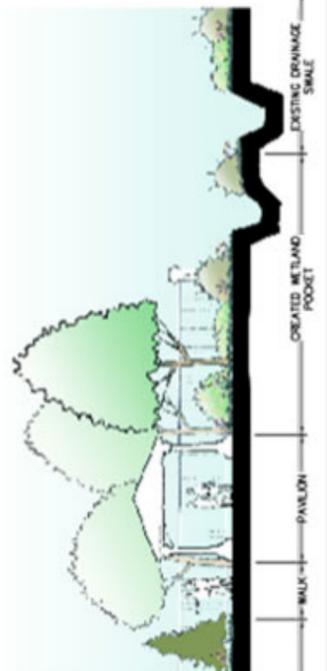
D EXAMPLE OF DOWNTOWN COLUMN DETAIL



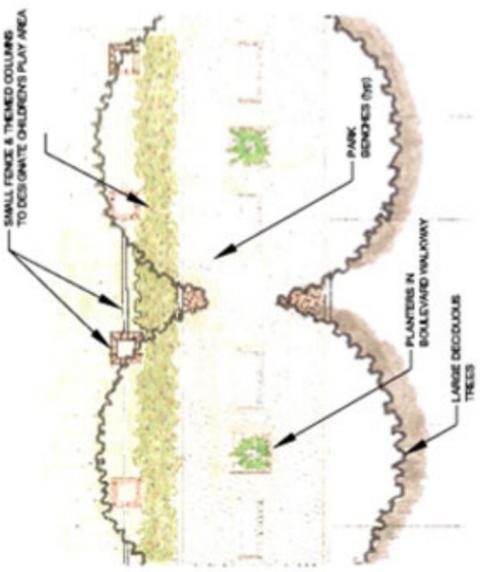
C THEMED TRASH RECEPTACLES
Should be Same Throughout Park



B CREATED WETLAND POCKETS



H SECTION OF TERRACED LEVELS SEATING & CREATED WETLAND POCKETS



G BOULEVARD WALKWAY WITH DECIDUOUS TREES & SHRUBS

Stephen Decatur Park

Berlin Parks, Blue Print for the Future

CONCEPT

Creates 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 catering out through traffic.

METHODOLOGY

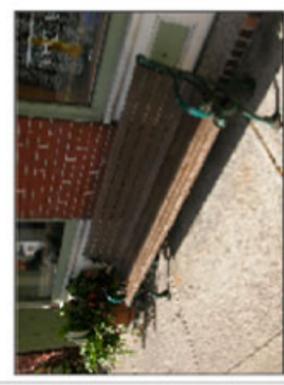
- More clearly define the Park site.
- Clearly identify edges with variety of appropriate techniques.
- Buffering of neighboring properties.
- Clearly defined entrances/exits.
- Addition of themed columns, fencing and signage along all edges, especially street frontage.
- Maintain site lines into Park from RL 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 signifying "Public Space".
- 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 and trash receptacles from Downtown.
- Addition of Bandstand/PAVILION to bracket open recreational spaces, provide shelter, strong architectural theme and place to further feature Stephen 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 use and slow pass-through traffic.
- Addition of "traffic circle" curves pass-through traffic, while serving as an organized focal point for the park. The resulting urban spaces anchored with 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 landscaping/natural and natural landscape treatment.
- Maintain ability to see into the space from RL 113 and down Tipton Street.
- Use of recognizable, urban, themed elements, landscaping and hardscape clearly signal "Park".
- Careful placement of benches, walkways, lighting, etc. generates inviting, useful public space areas.
- Clear definition and organization of children's play area 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/formation of existing ditches as wetland/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-leading areas such as sun and shade gardens for a variety of user experience.



A HISTORIC METAL BANDSTAND / PAVILION



B SUNGARDEN



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



C POND ENHANCEMENTS & WETLAND CREATION



G CREATED WETLAND POCKETS



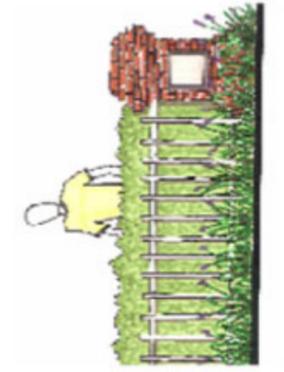
C POND ENHANCEMENTS & WETLAND CREATION



H THEMED TRASH RECEPTACLES
Should be Same Throughout Town & Parks



I PARK LIGHTING
Should be Same Throughout Town & Parks



D BRICK THEMED COLUMNS & LOW FENCE ALONG PROPERTY FRONTAGE



J EXAMPLE OF DOWNTOWN COLUMN DETAIL



BUSINESS USE OF PARK APPLICATION



Name of Business: _____ Agent/Responsible Party: _____
(Individual Person must be identified)

Address _____ Phone #: (W) _____ (C) _____
_____ Email: _____

Purpose of Facility Use: _____

Requested Days/Times of Use: _____

of Persons Expected to participate in activity/event _____

List all individuals/employees who may/will conduct the business activity:

1)	6)
2)	7)
3)	8)
4)	9)
5)	10)

FACILITY REQUESTED-Check all that apply

Dr. William Edward Henry Park, Flower Street: Full Use _____ Partial Use _____

Basketball Courts #1 _____ #2 _____ #3 _____ Pavilion _____

Picnic Tables _____ # of Tables Needed _____ Play Equipment _____

Notes/Comments: _____

Stephen Decatur Memorial Park, Tripoli Street: Full Use _____ Partial Use _____

Tennis Courts #1 _____ #2 _____ #3 _____ #4 _____ Pavilion _____

Picnic Tables _____ # of Tables Needed _____ Play Equipment _____

Nature Trail/Pond Area: _____

Notes/Comments: _____

Please add any other information relevant to this application: _____

AGREEMENT

The agent/responsible party understands that, until approval by the Mayor and Council, this form is an application for use of the parks for the aforementioned purposes, and not a permit for use. He/She further assumes full responsibility for complying with the rules and regulations set forth in the Town of Berlin Code of Ordinances and, specifically, Chapter 22, "Parks and Recreation", Sec. 22.48-50, as well as any additional terms and conditions imposed by the Mayor and Council of the Town of Berlin. I understand that failure to comply may result in:

1. The imposition of limitations to this permit; and/or
2. Withdrawal of this permit; and/or
3. Refusal by the Mayor and Council to authorize future use by the entity.

A copy of this permit must be in the possession of the person conducting the business activity and shown upon request.

I, further acknowledge and agree to the following:

- 1) The Mayor and Council of the Town of Berlin reserves the right to refuse approval of any permit for any reason at their discretion.
- 2) I am responsible for application for and payment of a Town of Berlin Business License Fee or Vendor Permit as applicable under the Code of the Town of Berlin, Chapter 8.
- 3) If the nature of the business activity involves the sale or provision of food or drink to be prepared on site and/or prior to sale and to be sold to and/or consumed by the public, I am responsible for obtaining any and all applicable permits from any other agencies including, but not necessarily limited to, agencies of Worcester County and the State of Maryland. The Mayor and Council of the Town of Berlin reserves the right to deny approval of this permit pending verification of appropriate permits obtained from any other agency as applicable. Alcohol sales are prohibited under any circumstance.
- 4) That, if applicable, I am responsible for completion and submission of road closure permit forms to the State Highway Administration.
- 5) The Town of Berlin is in no way responsible for my adherence to the above conditions and that any fees associated with this permit, including the Town of Berlin Business License Fee and/or Vendor Permit, paid to the Town of Berlin, are separate from and unrelated to any fee charged for any other purpose by any other agency.
- 6) I will maintain insurance appropriate to the activity proposed.
- 7) If appropriate to the activity proposed, I will have my customers/clients sign documents acknowledging that the Town of Berlin holds no responsibility for any loss/injury/damage incurred by their participation in my business activity.
- 8) I will be responsible for any damage to Town of Berlin property incurred as a result of my use of the facility under this permit.
- 9) Under no circumstance are motorized vehicles permitted on parks' grounds.

Signature of Permittee: _____ Date: _____

Position with Group/Organization: _____

Office Use Only: Date Rec'd: _____ Initials: _____ Date Application Reviewed by Mayor and Council: _____ Mayor & Council Approval _____ Yes _____ No By a Vote of _____ For to _____ Opposed with _____ Abstaining Additional Conditions/Notations: _____ _____
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