

Design Process & Timeline

2020

Town of Swampscott
CBA Landscape Architects LLC
Hancock Associates (Consulting Civil Engineer)

1 Site Analysis & Schematic Design
Using information collected from the Tufts Report, Community Tabling Session and any additional info provided by the Town and residents, CBA will develop 2-3 schematic designs.

2 Online Survey
In the online survey, CBA will show the schematic design options and collect additional input about priorities for the park and how it is used.

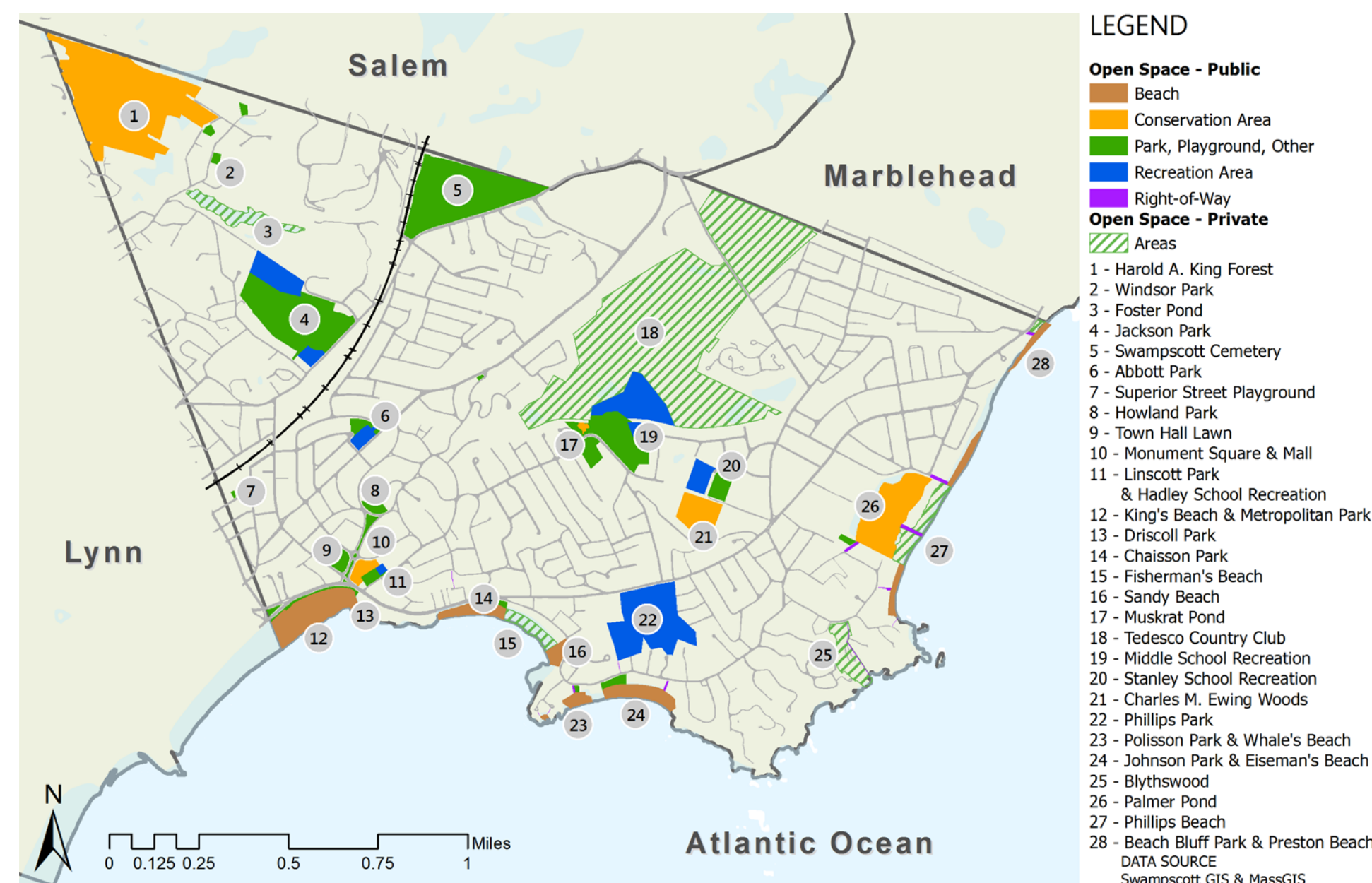
3 Design Development & Permitting
• Present Preferred Design at a Select Board Meeting (late September)
• Conservation Commission Hearing
• Permit Site Plan with Civil Engineer

4 Construction Documents
• Complete Drawing Set with which Town can apply for funding

Background

2013

Town of Swampscott Open Space & Recreation Plan



Open Space & Recreation Goals

- Maintain Open Spaces and Recreation Facilities
- Improve Public Access and Awareness
- Expand and Improve Open Spaces and Recreation Facilities
- Preserve the Scenic Character of the Town
- Strengthen Environmental Protection

2018 Swampscott Harbor & Waterfront Plan

Goals

- Amplify the Town's focus on the waterfront as a community asset.
- Ensure that necessary infrastructure improvements are made to protect the harbor and waterfront.
- Eisman's Beach/Johnson Park: provide a bathhouse and snack shack.

2016

Tufts University, Dept. of Urban + Environmental Policy + Planning
Reimagining Johnson Park: A Design Proposal for Swampscott, MA



Goal

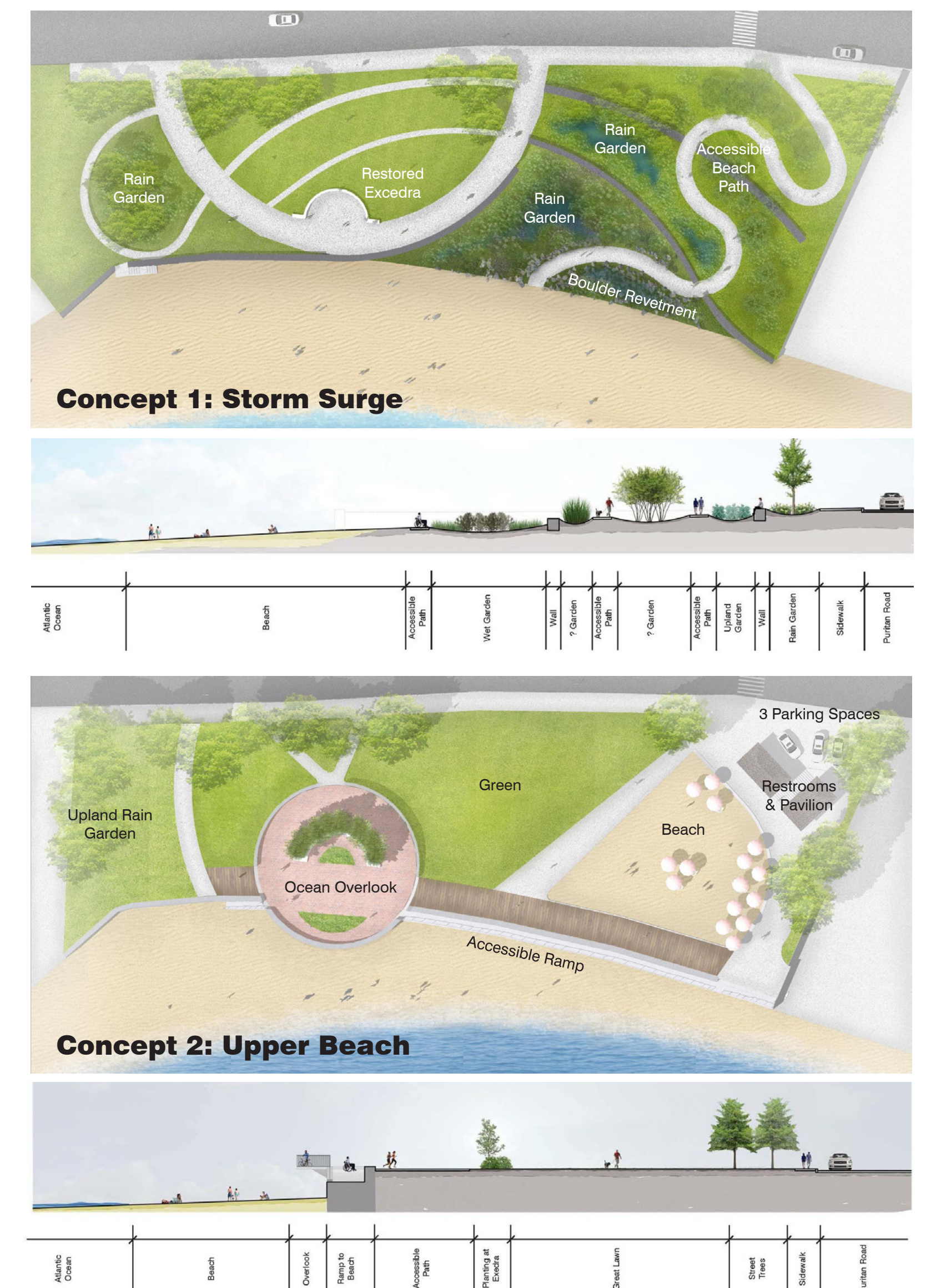
- to develop a park design proposal based on neighborhood desires/needs, environmental context, coastal park design precedents, and the Town's Open Space & Recreation goals.

Summary of Design Recommendations

- Incorporate green infrastructure design techniques, including a vegetated berm and rain garden, to mitigate coastal flooding.
- Conduct a soil analysis to determine the best vegetation options.
- Incorporate flood- and salt-tolerant vegetation to improve the park's aesthetics, mitigate flooding issues, reduce pollution, improve road safety, create a cohesive space, and lessen maintenance.
- Connect and improve the pathways to facilitate access and improve circulation for all park users.
- Restore the Half-moon Bench and historic tile paving from the New Ocean House Resort Hotel.
- Include removable tensile structures, reminiscent of the pergola from the New Ocean House Resort Hotel, over the Eastern Path to provide shade.
- Provide restrooms and changing areas for beachgoers.
- Maintain open lawn space for recreational and aesthetic purposes.
- Incorporate formal and informal seating areas for picnicking and view-gazing.

2017

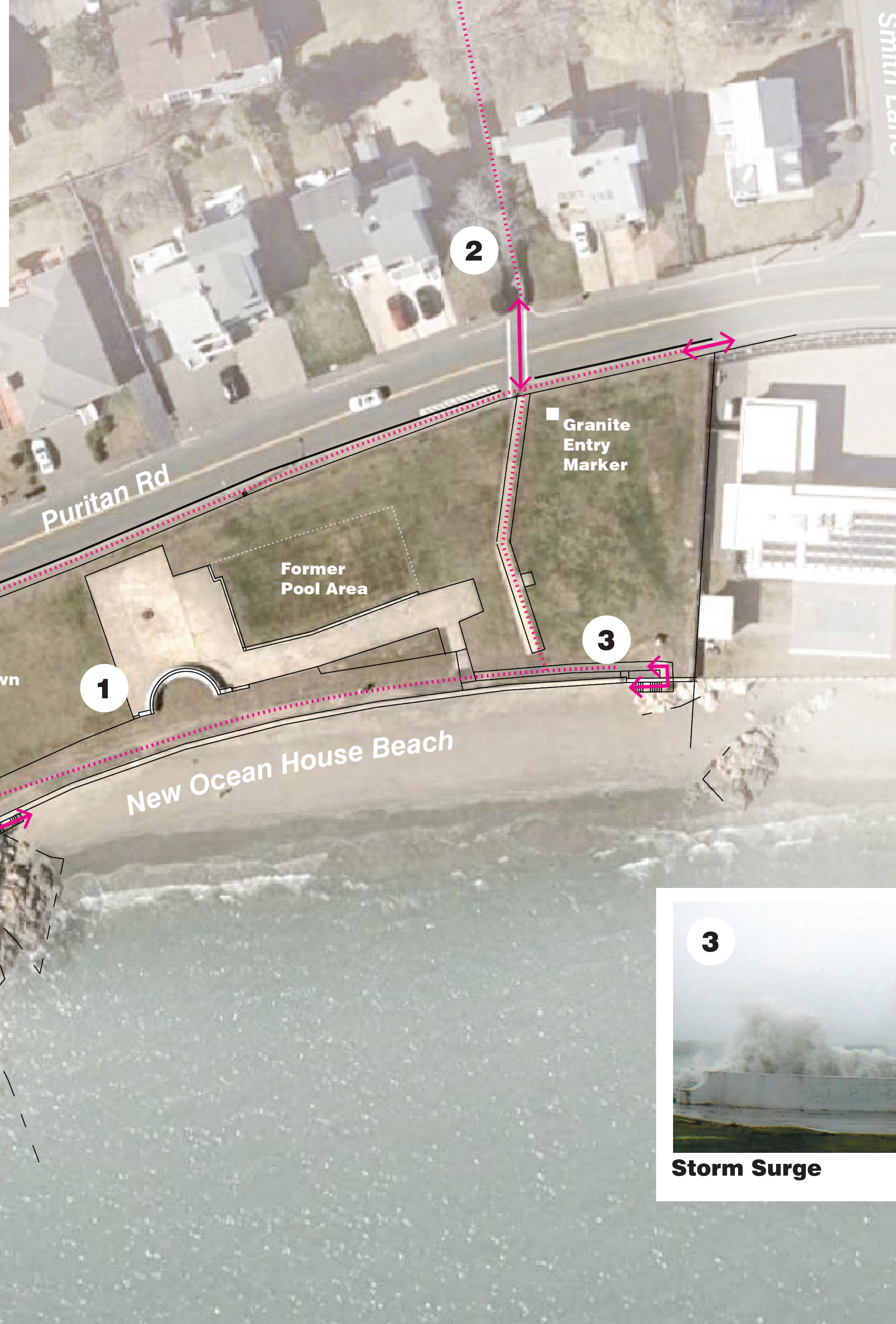
Gregory Lombardi Design Concept Plans



Johnson Park Preliminary Site Analysis



Historic Remnant Half-moon Bench **Oceanfront Views**



biking, jogging,
walking, picnicking,
dog walking,
viewing



Access Path to/from Phillips Park Parking Lot



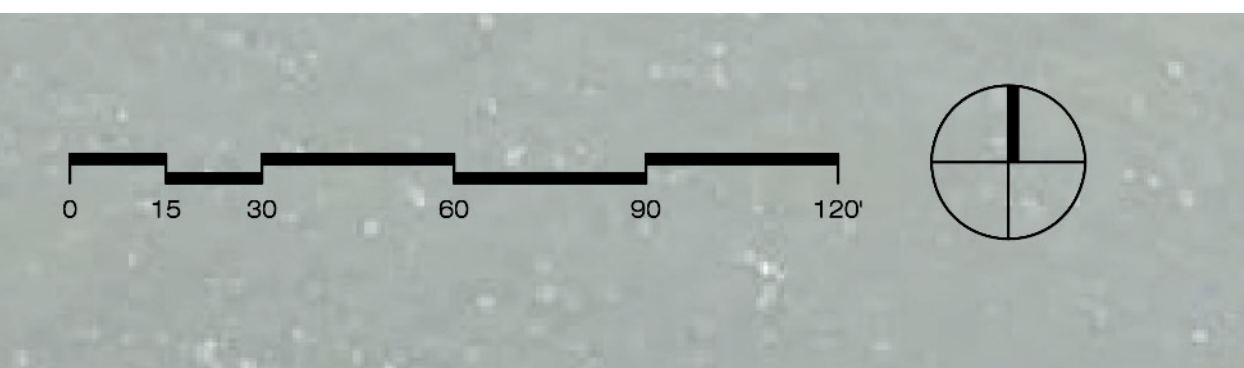
Historical New Ocean House Hotel c.1930-1945



Storm Surge



Sea Wall



Historic Significance



Half-Moon Bench Restoration, Ground Markers, Signage

Entry Experiences



Entry Marker, Sidewalk Plantings, Decorative (seat) walls

Circulation & Access



universal access and pathway system for walkers, wheelchair users, joggers, bicyclists, baby strollers, and other neighborhood park users

Signage



Educational Signage
history, key views, coastal ecological interventions, coastal habitat

Message Board
Town notices, tide chart
Wayfinding towards Phillips Park parking lot

Coastal Resiliency



permeable pavers, bioretention/ buffer plantings

Native Plantings



coastal, salt- and flood-tolerant

Johnson Park Possible Design Elements

Furniture



sculptural benches/lounges, picnic tables, moveable chairs/tables

Shade



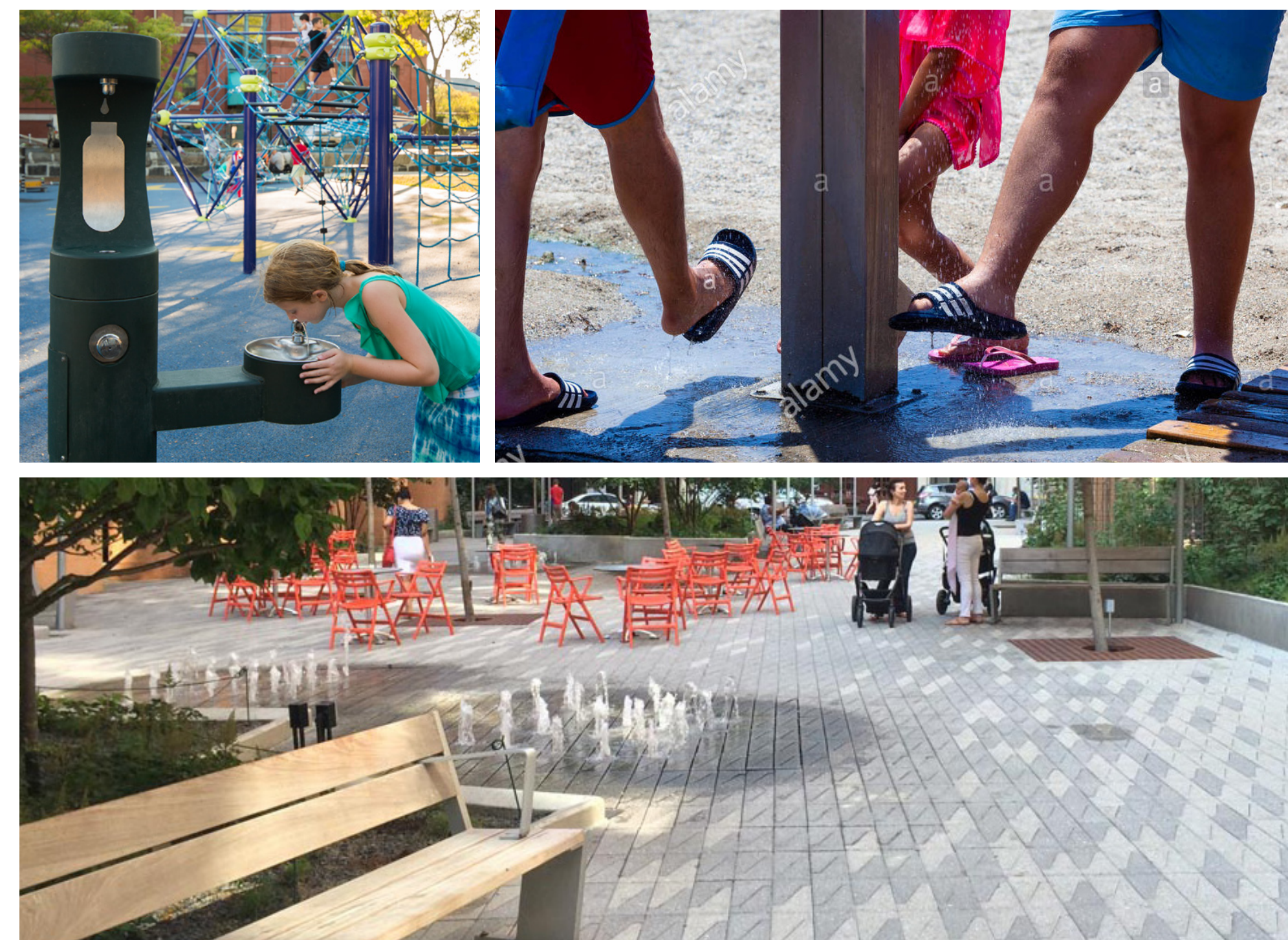
small shade structure or pergola, wind-resistant umbrellas, strategically located shade trees to frame (vs. block) views

Light



Pedestrian scale bollard and/or path lighting

Water



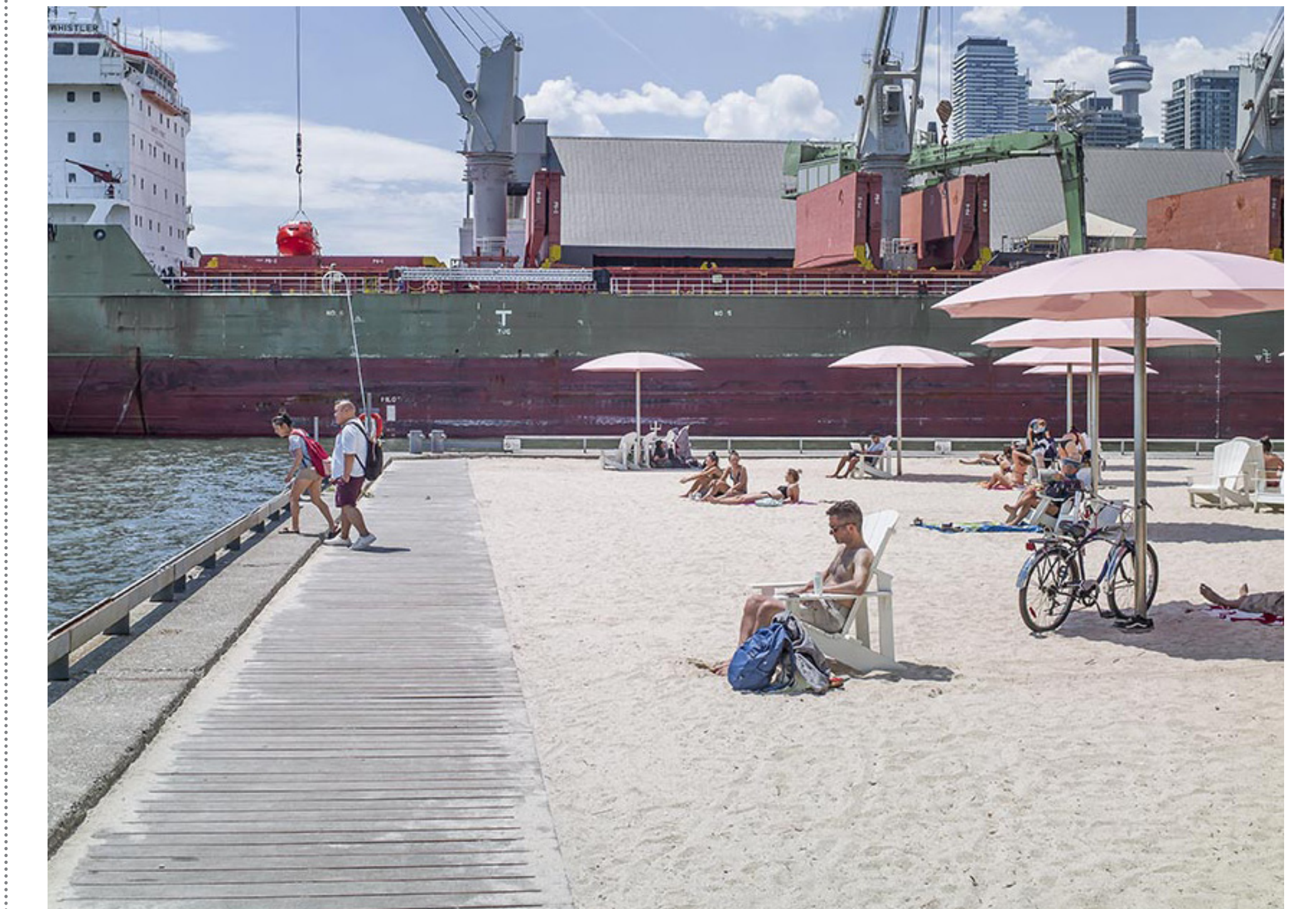
Drinking fountain/bottle filler, foot wash station, small splash pad

Lawn



open views, games, picnics, and other flexible open-space programming

High-Tide Beach



Sugar Beach, Toronto ; Usable beach space during high-tide