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# Preservation Through Design: Reclaiming Franklin Park's Place in the Future of Boston

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BOSTON COMMON

COMMONWEALTH AVE

CHARLESGATE

BACK BAY FEN

RIVERWAY  
(MUDDY RIVER CORRIDOR)

BROOKLINE

OLMSTED PARK  
(LEVERETT PARK)

JAMAICA POUND

ARNOLD  
ARBORETUM

JAMAICA PLAIN

EGLESTON SQ

FOREST HILLS

NORTH END

SOUTH END

SOUTH BOSTON

ROXBURY

# PRESERVATION THROUGH DESIGN

## RECLAIMING **FRANKLIN PARK**'S PLACE IN THE FUTURE OF BOSTON

JUNZHI (JASON) YU'S MLA MASTER PROJECT  
ADVISORS: ETHAN CARR, JANE THURBER  
MAY 2015

DORCHESTER

FRANKLIN FIELD









# **PRESERVATION THROUGH DESIGN**

## **RECLAIMING FRANKLIN PARK'S PLACE IN THE FUTURE OF BOSTON**

**Master Project Presented By Junzhi (Jason) Yu, MLA**

**LA&RP**



**Department of Landscape Architecture and Regional Planning  
University of Massachusetts Amherst**

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**Committee Chair: Ethan Carr**

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**Committee Member: Jane Thurber**

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**Department Head: Patricia McGirr**



# ACKNOWLEDGMENTS

The completion of this master project gives highest respect, appreciation and thanks to all of those who provided support and help, which include my program director, committee chair member and life-time mentor, Ethan Carr, who has been always patient, gracious and affirmative to my academic and professional growth. Without Ethan, this project would not exist. Special thanks to Jane Thurber, my committee member who also guided and mentored me on improving design decisions and presentation skills. I also thank Professor Frank Sleeper, Professor Xiaofei Xue (visiting scholar from Beijing Forestry University) and Marion Pressley, who all contributed time and critiques on the project and have given valuable advice. Graceful thanks to my family for their financial and spiritual support. A special grace to my mother, who could not foresee the day of my graduate degree achievement but surely shall be proud of me in heaven.



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# ABSTRACT

This project is a demonstration of heritage landscape preservation done through a new design for Franklin Park in Boston, Massachusetts. Design from a preservation perspective requires sensitivity to the interacting forces between site history, existing conditions, and future needs, especially when engaging a historical landscape that was designed by a renowned figure like Olmsted. The goals of this project are to rehabilitate the Franklin Park site, securing its integrity and historical value, while allowing changes and future growth to take place.

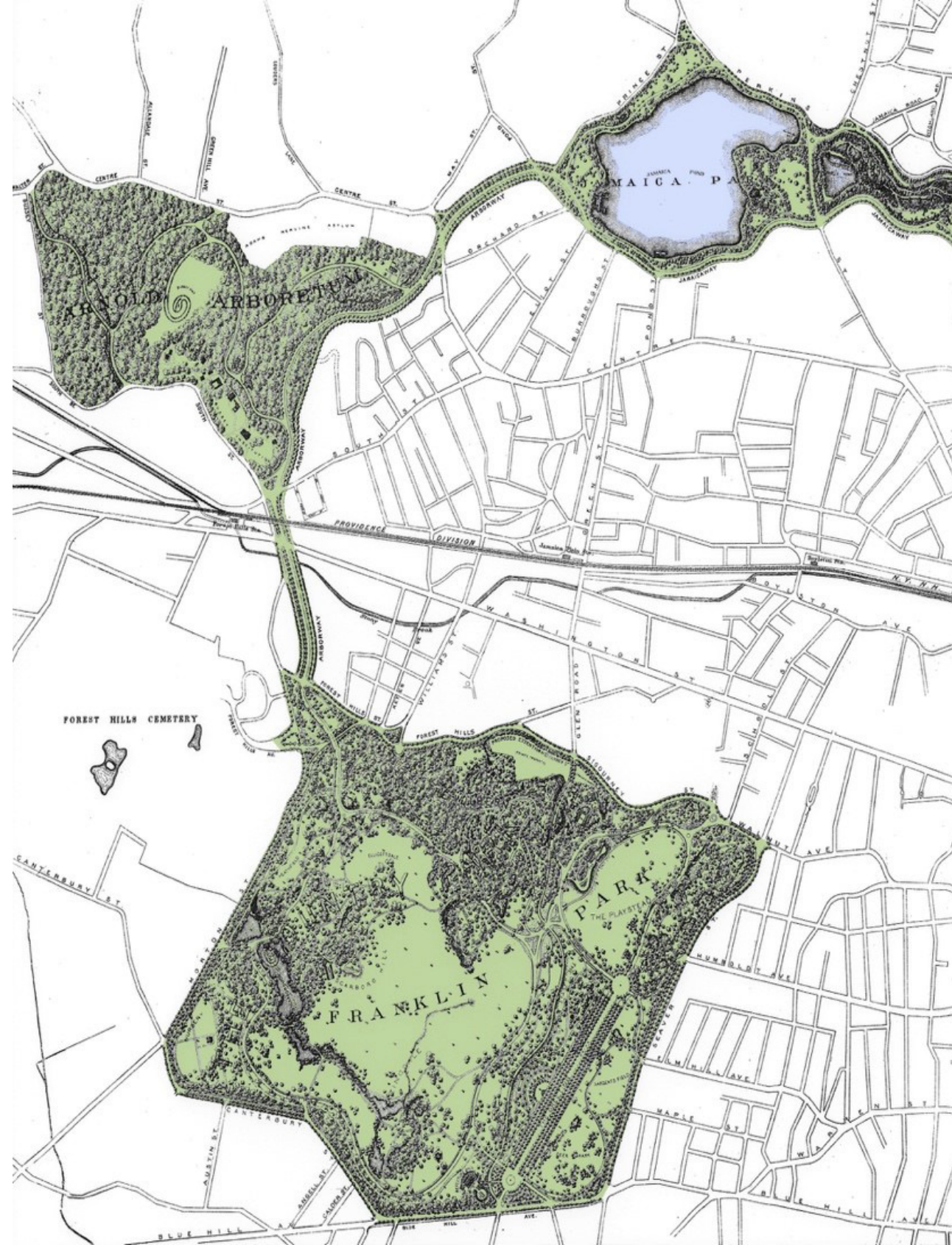
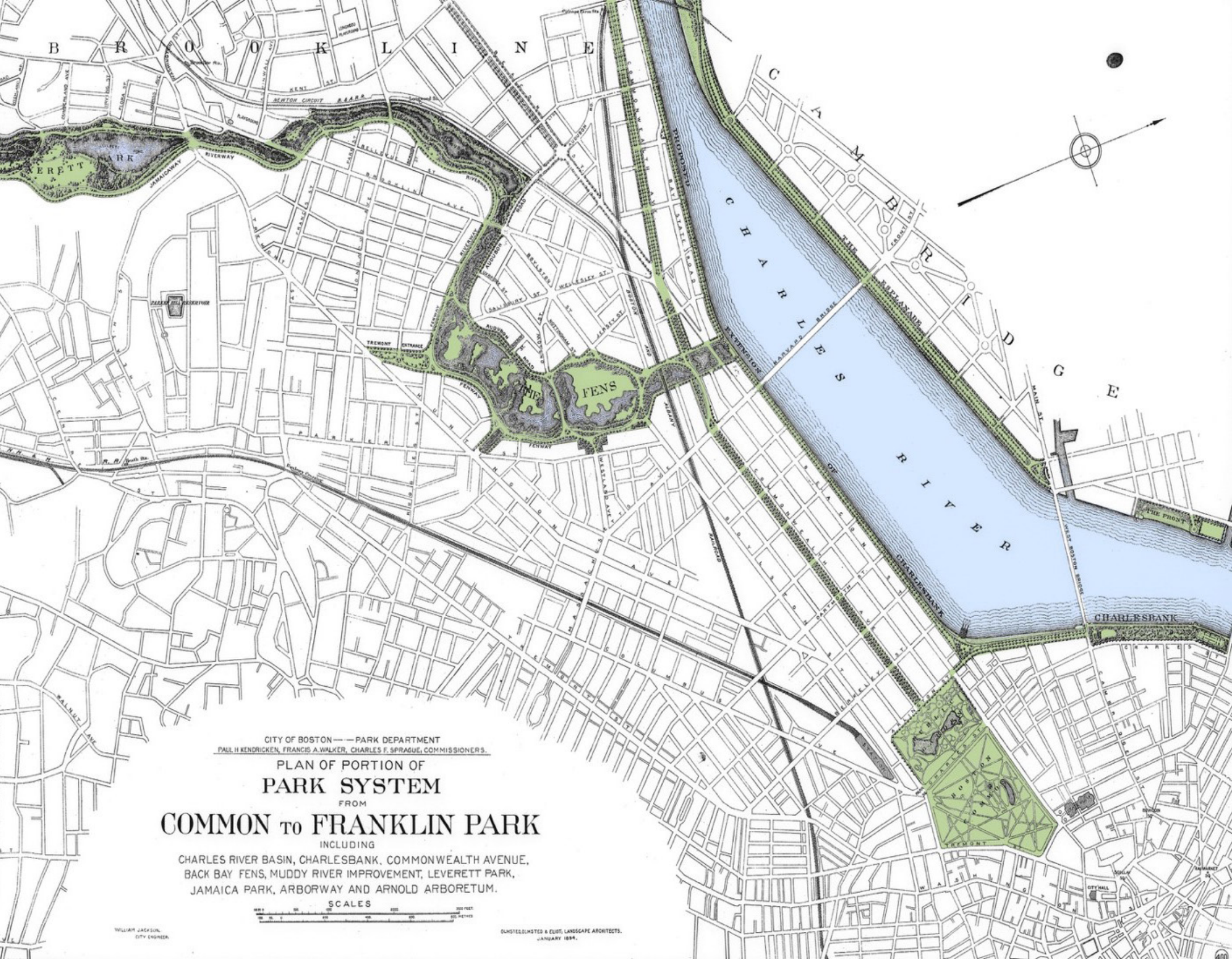


Figure 1: Plan of the Boston park system, 1894.

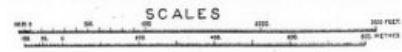
(Lithograph, Olmsted, Olmsted and Eliot. From Olmsted National Historic Site)





CITY OF BOSTON — PARK DEPARTMENT  
 PAUL H. KENDRICKEN, FRANCIS A. WALKER, CHARLES F. SPRAGUE, COMMISSIONERS.

PLAN OF PORTION OF  
**PARK SYSTEM**  
 FROM  
**COMMON TO FRANKLIN PARK**  
 INCLUDING  
 CHARLES RIVER BASIN, CHARLESBANK, COMMONWEALTH AVENUE,  
 BACK BAY FENS, MUDDY RIVER IMPROVEMENT, LEVERETT PARK,  
 JAMAICA PARK, ARBORWAY AND ARNOLD ARBORETUM.



WILLIAM JACKSON,  
 CITY ENGINEER.

DANIELS, LINDSEY & CLUTE, LANDSCAPE ARCHITECTS.  
 JANUARY 1894.



# INTRODUCTION

Franklin Park, designed by the American landscape architect Frederick Law Olmsted, is considered a masterpiece of American landscape design. Franklin Park is one of three great, large municipal parks designed by Olmsted, the others being Central Park in Manhattan and Prospect Park in Brooklyn. Two essential components of Franklin Park reflect the fundamental value Olmsted's design philosophy placed on pastoral tranquility and on social equity through municipal park creation. The "Country Park," making up approximately two-thirds of the acreage of the park, was intended to be solely used for the enjoyment of natural scenery. Its "gentle valley nearly a mile in length" and nearby rocky wooded hills serve as a fitting visual statement of Olmsted's belief in pastoral tranquility. Olmsted's vision of social gathering and equity in municipal parks is represented by the active open space known as "The Greeting," an equivalent to the Mall in Central Park. It constitutes a half mile long promenade available to pedestrians, horse riders, and horse and carriage travelers. Franklin Park was designed and built with specific intent to be integrated with the rest of the Olmsted-designed "Emerald Necklace" 19th century greenway park system (Boston Park System). To serve carriages Franklin Park was made to join hands with Arnold Arboretum to its southwest through a connection with the Arborway.

First presented by Olmsted in 1885, the park's pre-condition was known as West Roxbury Park along with several farmlands. Olmsted's first masterplan shows careful design decisions that transform the landscape into a new park feature while still respecting and utilizing the existing topography. However, soon after Olmsted's death, the plan was revised dramatically. A revised plan of 1899 by Olmsted Brothers shows total removal of "The Greeting" as the Boston Park Commission suffered a financial crisis and had no money to fully carry forward Olmsted's original intent. As a result, the "Country Park" was built, but "the Greeting" never materialized. A few years later, in 1914, Franklin Park Zoo took over and sealed off from public access a region encompassing most of what originally was meant to be the Ante-Park. After that, the park received minimal daily maintenance and little protection from losing additional public acreage to appropriated land. The gentle pastoral valley of the "Country Park" was soon transformed into the William J. Devine Golf Course. In the 1940s, the

TOPOGRAPHY



CIRCULATION: VEHICULAR



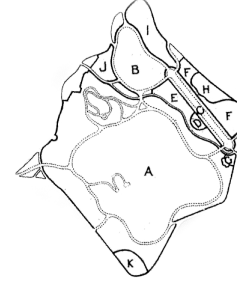
CIRCULATION: PEDESTRIAN



OPENNESS / ENCLOSURE



PROGRAMMING



- A THE COUNTRY PARK
- B THE PLAYSTEAD
- C THE GREETING
- D THE MUSIC COURT
- E THE LITTLE FOLK'S FAIR
- F THE DEER PARK
- G REFECTORY HILL
- H SARGENT'S FIELD
- I LONG CROUCH WOODS
- J THE STEADING
- K THE NURSERY
- BORDER GROUNDS

LONG CROUCH WOODS  
(NATIVE FAUNA IN NATURALISTIC DISPLAY)

THE OVERLOOK

SARGENT FIELD

DEER PARK

SCHOOLMASTER HILL

SCARBORO HILL

NURSERY

### PLAYSTEAD & OVERLOOK

Active Recreation  
Open Playfield

### THE WILDERNESS

Urban Wilderness and Ecology

### THE GREETING

Park Entrance  
Social Gathering  
Activities/Orientation

### COUNTRY PARK

Pastoral Scenery  
Landscape Tranquility  
Drive Around Experience  
Adapt Existing Landform

### CIRCUIT DRIVE

Carriage Drive Destination  
Loop Circulation  
Connection to Emerald Necklace





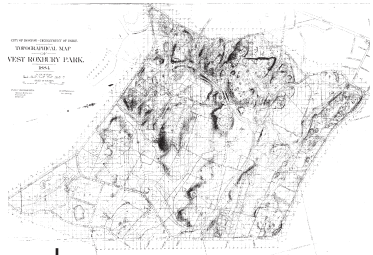
“Overlook” pavilion at “Playstead” burned by accident and has never been recovered, though the sight saw another large structure; namely a White Stadium built by 1949, and appropriated nearly half of the original “Playstead” open field. During the 1950s, as many of Boston’s parkway boulevards were being adapted to fast automobile traffic, the looping circulation of “Circuit Drive” was divided by a cut-through traffic road that further segregate the park. Some fragments of roads remained, either sealed by restricted access or an underutilized dead end. When Casey Overpass was built in 1955, the pedestrian linkage between the Arboretum and Franklin Park was lost, leaving Franklin Park disengaged with the rest of the Emerald Necklace. The adding of Lemuels Shattuck Hospital and Correction Unit to the southwest of the park in 1979 further clouded the park in misperceptions of it being an unsafe place.

After more than a hundred years of social interaction, the park today is at risk of losing its identity and integrity as a public park. People know Franklin Park Zoo, the golf course, but are unaware of their linkage as part of a whole public park. The increasing demographic segregation of surrounding neighborhoods and its misperception as unsafe makes Franklin Park less attractive to diverse regional citizens. These social issues cause more difficulties for the park’s survival while it continues to suffer from issues such as the loss of publicly accessible land, a circulation system that is falling apart, a lack of a pedestrian entrance and gathering spaces, and poorly managed stewardship and maintenance.

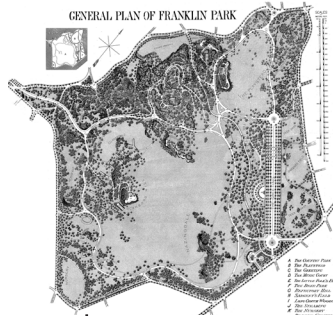
Undoubtedly an important part of Olmsted’s legacy, Franklin Park is worth saving. But the inescapable question for a preservation design action is: How? And what to preserve? Design from a preservation perspective requires sensitivity to the interacting forces between site history, existing conditions, and future needs. This case in particular, by engaging a historical landscape that was designed by a famous historical figure such as Olmsted, requires consideration of how to rehabilitate the site to secure its integrity and historical values while still allowing changes and future growth to take places. The challenge goes to the heart of is what it truly means to enact a heritage landscape preservation.



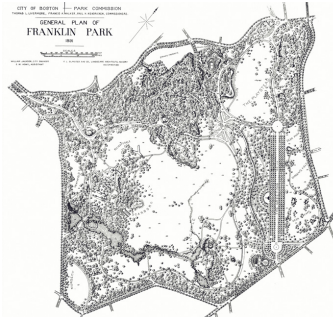




**SITE SURVEY  
1884**



**GENERAL PLAN BY OLMSTED  
1885**



**REVISED PLAN  
1891**

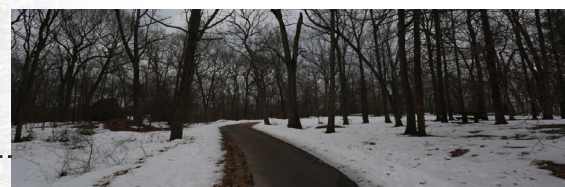
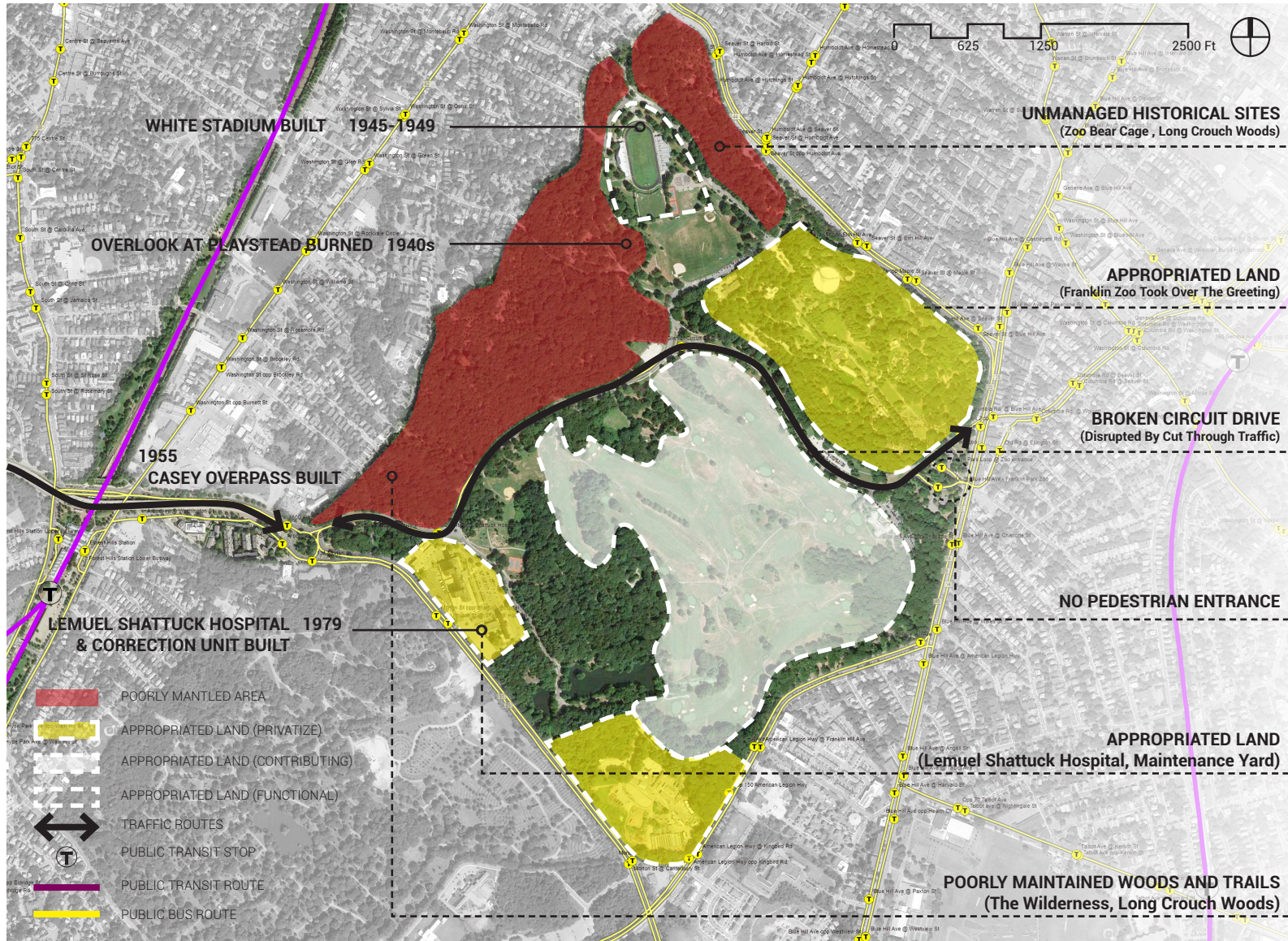
**FRANKLIN PARK GOLF CLUB BUILT  
1896**



**REVISED PLAN BY OLMSTED BRO  
1899**



**FRANKLIN PARK ZOO BUILT  
1914**





# LITERATURE REVIEW

## Olmsted's Design Philosophy in Franklin Park

To understand matters related to Franklin Park, it is inevitably necessary to analyze and understand clearly the values of Franklin Park as a historical park of Olmsted's legacy, a public park that serves local and regional urban residences, and a large component of a functional green infrastructure beneficial to the future of Boston. By discovering what historians and scholars have to say on the subject of Franklin Park, the full context of the park's creation will be appreciated. What was Olmsted's intent? How does his design reflect the social and cultural context of Olmsted's time? What related factors influenced Olmsted in the forging of his vision?

Cynthia Zaitzevsky, a Harvard historian and Olmsted expert, devoted a whole chapter to discuss matters relating to Franklin Park within her book *Frederick Law Olmsted and the Boston Park System*. She expressed her full understanding of Olmsted's design philosophy through a comprehensive study and analysis. Comparing it with Central Park in Manhattan and Prospect Park in Brooklyn, Zaitzevsky points out that all three parks share the common purpose designed by Olmsted to primarily provide city dwellers with the physical and psychological benefits that he felt could be gained only from contemplation of scenery (Zaitzevsky, p73). This is a key idea in Olmsted's design philosophy. Zaitzevsky described three major pieces written by Olmsted for clues to further understand his emphasis on factors such as scenery effects as critical for dealing with urban sociological issues. The first is *Public Parks and the Enlargement of Towns*, a paper Olmsted delivered to the American Social Science Association at the Lowell Institute in Boston in 1870. Here Olmsted predicted the inevitable growth of towns, identified the problems and issues of a crowded urban life, and concluded that the problem could be addressed through the placement of a large space, the Country Park. The second, a pamphlet on *Mont Royal* published in 1881, is a plea from Olmsted to his Canadian clients to follow through with his plan. This provides Olmsted's fullest statement about landscape architecture as an art dedicated to leveraging the "restful, soothing and refreshing influence" of naturalistic scenery, in this case, the beauty of Mount Royal (modern day Montreal). The Third,

Figure 2:  
General Plan of Franklin Park  
by F. L. Olmsted, 1885

# GENERAL PLAN OF FRANKLIN PARK

OBSERVATIONS. Divisions of the plan are outlined in the adjoining diagram, which for convenience of reference are lettered as follows:

- A THE COUNTRY PARK
- B THE PLAYSTEAD
- C THE GREENING
- D THE MESS COURT
- E THE LITTLE PARKS PLAZA
- F THE DEER PARK
- G RECREATORS' HILL
- H SAUGERTY'S FIELD
- I LOSS COCKER WOODS
- J THE STRAVIDGE
- K THE VINCENNY
- L BORDER GROUNDS

**A THE COUNTRY PARK.** The entire property has been bought by the city because of its special advantages for one purpose. That purpose is to provide opportunity for a form of recreation to be obtained only through the influence of pleasing natural scenery upon the sensibilities of those quietly contemplating it. The larger part of the property being the division designated, "The Country Park," is proposed to be set apart with absolute exactness for this purpose. That is to say, it shall occur but incidentally, and at no appreciable sacrifice of advantages for the quiet enjoyment of natural scenery. The division is a mile long and three quarters of a mile wide. Natural scenery of much value for the purpose stated cannot be permanently secured but it is essential that the best of such scenery be divided, belittled, diluted, or put out of maintenance by artificial objects at all more than is necessary to its protection and to the reasonable convenience of those seeking the special benefits offered. The plan proposes, therefore, that nothing shall be built, nothing set up, nothing planted as a decorative feature nothing for the gratification of vanity, nothing for the advancement or popularization of science. These objects are provided for suitably in the Public Garden, the Arboretum, and other public grounds. To sustain the classed character of the Country Park, the urban elegance generally desired in a small public or private pleasure ground is to be meticulously guarded against. First, the access is to be in most parts, protected against sheep, rather than by lawn mowers; well known and long tried trees and bushes to rare ones; native and some handsome ferns to hardy and green ferns; to blackberry, spotted and fretted leaves. There, all cheap, lowly, rocky garden weeds are to be excluded. But a poor, shabby, worn, patchy or in any way untidy turf is to be avoided. The site of the Country Park is in most parts rugged, uneven, where undulating. There are no water-carrying ledges, solid rock is seen above the surface of water, there are many places almost a pavement of boulders (compared with that of most public parks, the surface soil is poor, while the subsoil is stony, compact and hard. For these reasons, when the natural surface is much trampled and used for recreation on level ground, it is necessary to prepare it so that it cannot be prepared to resist the wear of athletic sports without undue expense. Under wise regulations and with conservative customs of use, for the establishment of which the good will of the people must be engaged, the site of the Country Park will be found to be well adapted to its special classed purpose. But it can be wisely used for no recreations which would tend to the destruction of its verdant elements; for none, not of the class of those in which women and children may not, and do not, customarily take part. The plan looks to its being maintained in quietness, quietness both to the eye and the ear. A general quietude may be enjoyed in it by many thousand people at a time if they are not drawn into there by spectacular attractions, but allowed to distribute themselves as they are otherwise likely to do.

The intention of the plan of the Park as a whole, is that from no part of this Country Park of observation of it shall anything in any other of its divisions be visible, or at least, be noticeable, except rock, turf and trees, and these harmoniously composing with the natural scenery of the Country Park. The fitting of other divisions for the several purposes to be mentioned, or rather to be desired, is to be done in a way that will not unduly and disharmoniously preserve the Country Park for its classed purpose. A large part of the Country Park is to be wooded, and adapted to the use of picnic and basket parties, especially small family parties. Various conveniences for these are to be provided. Tennis Courts, Croquet Grounds, and other sports and amusements are to be provided in near connection with the various picnic grounds.

**B THE PLAYSTEAD.** This is a field of about thirty acres in extent (the most nearly flat ground on the property, little broken by rock), to be used for the athletic, recreation and other sports and amusements, and for various other recreations and exhibitions. The overlook on its left, is an elevated platform for spectators. It is eight hundred feet long covering a barren ledge which would otherwise be disagreeably prominent. It is built of boulders obtained in clearing the Playstead, which are to be mainly arranged in a line along the side and under the structure, adapted to harmonize it with the natural scenery, and make it unobtrusive. In its rear covered by existing trees, is to be a large low roof for the shelter of visitors during showers. The overlook will be in the shade of existing trees during the afternoon.

**C THE GREENING.** Broad and contiguous drives, drives with walks, runs of trees, lawns, a Promenade or Meeting Ground in the Manned type, half a mile in length. Monumental, architectural and various decorative adjuncts are here admissible but not essential. The Playstead and the Greening are to be within under wood, and adapted with electric lighting for night use, so that on a fine night they will form an unobscured ground reaching across the Park, a mile in length.

**D THE MESS COURT.** A sylvan amphitheatre adapted to concerts.

**E THE LITTLE PARKS PLAZA.** A division for children's entertainments, to be furnished with Stools, Seesaws, Swing Benches, Flying Kites, Toy Boats, Merry-go-rounds, and other amusements. Drives, Drives with walks, and other amusements and exhibitions, mostly to be provided by lawns and licensed purveyors.

**F THE DEER PARK.** Range for a small herd, to be seen from the Greening. Most of the ground, owing to the thinness of the soil over a flatish ledge, is little adapted to other Park uses.

**G RECREATORS' HILL.** Refreshments to be principally served out of doors, under a large pergola or vine clad trellis, upon a terrace formed in the manner of the Playstead overlook. Horse Sheds on the east side. Extended sylvan prospects from the terrace.

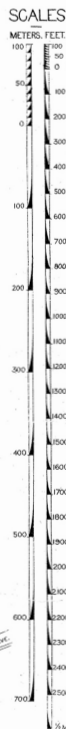
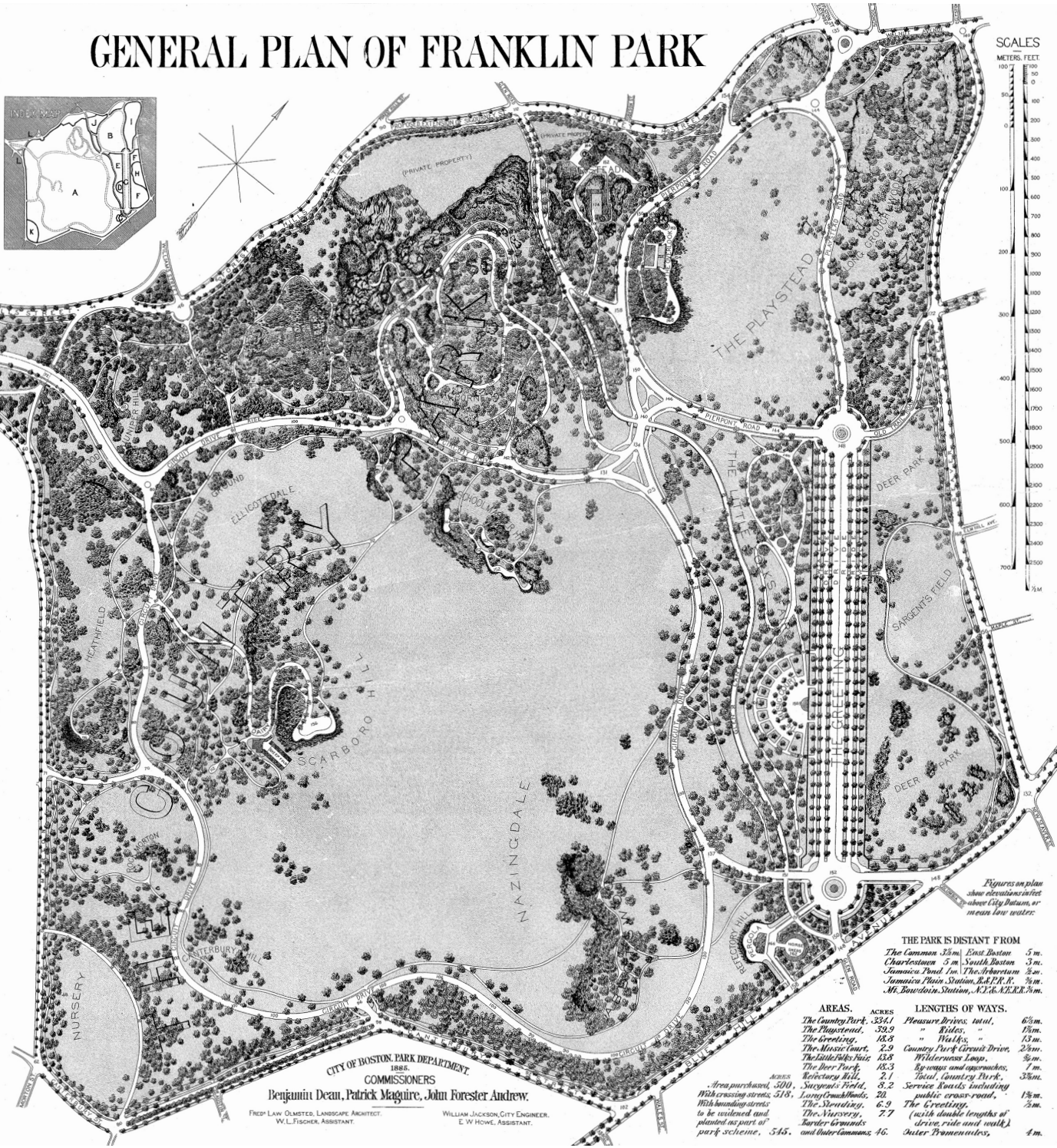
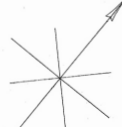
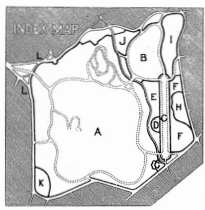
**H SAUGERTY'S FIELD.** Ball and Tennis Courts.

**I LOSS COCKER WOODS.** A rambling ground, with sheltered southwestern slopes, to be held subject to lease to a suitable organization, for a Zoological Garden.

**J THE STRAVIDGE.** A rocky, sterile ground reserved for the Commissioners' offices.

**K THE VINCENNY.** A grassy ground, to be reserved when adequate drainage outlets for this part of the city shall have been provided, for a service garden.

**L BORDER GROUNDS.** Boundary streets are generally laid out on this plan as if moderately enlarged from the present thoroughfares; but at various points are but narrow lanes and with a sidewalk on the Park side, of sufficient width to be necessary to avoid a crowding them, the distribution of fine trees and excessive grading. This arrangement is made practicable by setting back Park fences and other obstructions fully to the right of the wheelways. Thus, also, a much larger widening of the wheelways than is suggested by the drawing can be made whenever public conveniences will be served by it, without encroachment on the Park side. A short new street in extension of Signbury Street is suggested, to facilitate passage around the park, around corner of road is proposed to be laid into the Park at the corner of Signbury Street, in view of several complications. The level proposed is much higher than that to be subsided. Other roads within the Park being intended only for pleasure travel and their work one road is carried across it for the passage day and night, of common street travel. It follows the line between the Country Park and the adjoining districts on the east, which is nearly the line of the present Glen Road.



Figures on plan show elevations in feet above City Datum, or mean low water.

THE PARK IS DISTANT FROM  
 The Common 3 1/2 m. East Boston 5 m.  
 Charlestown 3 m. South Boston 3 m.  
 Jamaica Plain Station, B. & M. R. R. 3 m.  
 Mt. Bowdoin Station, N. & A. R. R. 7 m.

AREAS.	ACRES.	LENGTHS OF WAYS.
The Country Park	339.1	Pleasure Drives, total, 6 1/2 m.
The Playstead	32.9	" Rides, " 1 1/2 m.
The Greening	16.8	" Walks, " 13 m.
The Mess Court	2.9	Country Park Ground Drive, 2 1/2 m.
The Little Parks Plaza	13.8	Wideroads Lanes, 3 m.
The Deer Park	18.3	By-ways and approaches, 7 m.
Recreators' Hill	2.1	Total Country Park, 339 m.
Signbury Street	8.2	Service Roads including
With crossing streets, 51.8	2.0	public cross-roads, 1 1/2 m.
With bounding streets	6.9	The Greening, 3 m.
The Straividge	7.7	(with double lengths of
Border Grounds	4.6	drive roads and walks)
Outer Promenades,	4 m.	

CITY OF BOSTON PARK DEPARTMENT  
 1888.  
 COMMISSIONERS  
 Benjamin Dean, Patrick Maguire, John Forester Andrew.

FRED LAW OLMSTED, LANDSCAPE ARCHITECT.  
 W. L. FISCHER, ASSISTANT.  
 WILLIAM JACKSON, CITY ENGINEER.  
 E. W. HOWE, ASSISTANT.



and most closely linked to our subject, is Olmsted's Notes on the Plan of Franklin Park and Related Matters, a compact book of 115 pages illustrating Olmsted's key concept behind the General plan of Franklin Park. In Section II of its Second Part, "The Purpose of the Plan," Olmsted again reinforces his belief in the harmful effect on the mental and nervous system of exclusive association with artificial elements from urban conditions. He concedes the possible use of several types of recreation to mitigate the harm, but emphasizes only the enjoyment of rural scenery as the most effective antidote to the matter.

Zaitzevsky calls particular attention to Olmsted's own words as a window to understanding his perspective. The following is essential for explaining why Olmsted preferred the Pastoral to the Picturesque:

The Park should, as far as possible, complement the town. Openness is the one thing you cannot get in buildings. Picturesqueness you can get. Let your buildings be as picturesque as your artists can make them. This is the beauty of a town. Consequently, the beauty of the park should be the other. It should be the beauty of the fields, the meadow, the prairie, of the green pasture, and the still waters. What we want to gain is tranquility and rest to the mind (p.75)

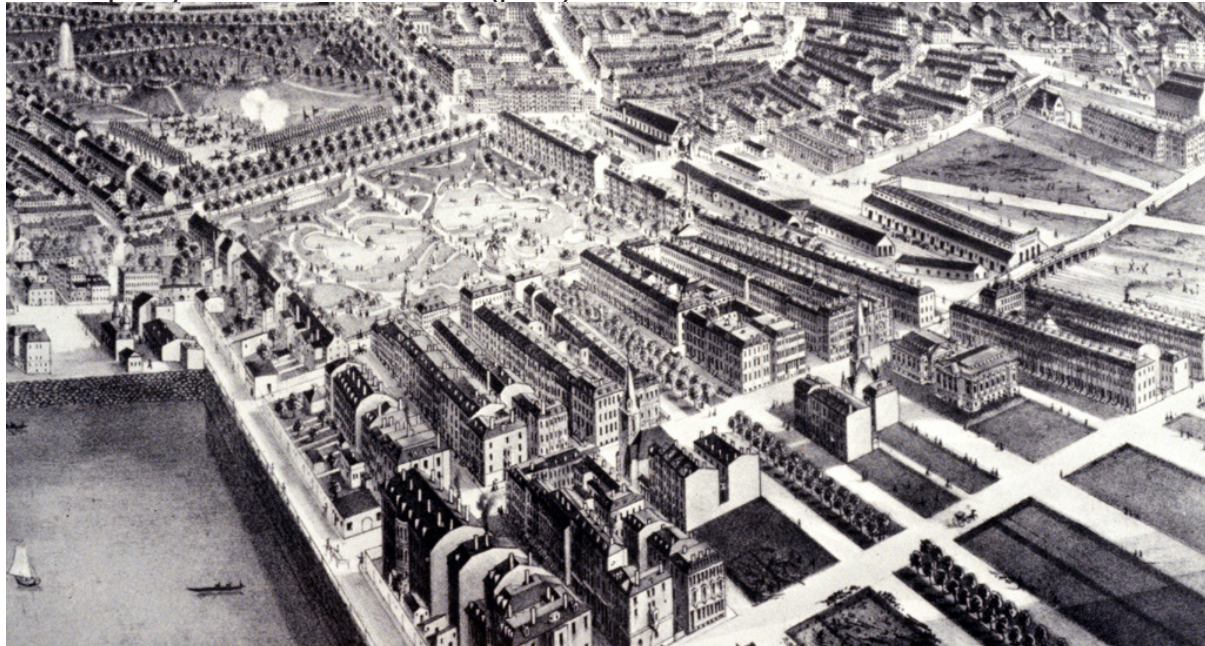


Figure 3:  
Bird's-eye view of Boston by F. Fuchs,  
July 4, 1870.

Here, Zaitzevsky summarizes the reason for clearly favoring the Pastoral “because such scenery was more likely to produce the desired tranquilizing and restorative effect on city dwellers.”

In addition, Olmsted also described the social ideal embedded in his pastoral landscape and country parks. These could gather all classes of people together “communicatively,” without the veiled hostility and wariness that mark most business and social encounters:

Consider that the New York Park and the Brooklyn Park are the only places in those associated cities where, in the eighteen hundred and seventieth year after Christ, you will find a body of Christians coming together, and with an evident glee in the prospect of coming together, all classes largely represented, with a common purpose, not at all intellectual, competitive with none, disposing to jealousy and spiritual or intellectual pride toward none, each individual adding by his mere presence to the pleasure of all others, all helping to the greater happiness of each. You may thus often see vast numbers of persons brought closely together, poor and rich, young and old, Jew and Gentile (p. 76)



Figure 4:

The Country Park: view across Nazingdale looking northeast toward Schoolmaster Hill, 1904

Zaitzevsky speaks of several influences in Olmsted's thought. They are rooted in Olmsted's youth in Connecticut, in the vacations with his family in New England and New York, and in his explorations of Price, Gilpin and other authors at the Hartford Public Library (p.74). Travel in 1850 to England and Europe also plays an essential role in forming Olmsted's vision. Zaitzevsky argues that the plan of Franklin Park, especially its road and pathway system, has more than a casual resemblance to that of the Birkenhead Park near Liverpool, which so amazed Olmsted upon his visit (p73). Clearly, the countryside and the picturesque effect of an eighteenth century English garden landscape made imprints in Olmsted's mind. Yet Zaitzevsky also recognized that Olmsted's turning to rural scenery and an appreciation of its restorative value have much in common with the writings of the major literary figures of his time, including Wordsworth and Emerson (p75-76).

Andrew Menard, from another perspective, talks about the "sense" and "freedom" that Olmsted would seek to liberate in his essays. Menard uses Edgar Allan Poe's stealthy and frenetic "man of the crowd" to portray conjured images of urban existence with which Olmsted would agree. And Olmsted would always return to the idea that cities commonly "give the human senses not enough room." Yet, drawing from the same Public Parks and the Enlargement of Towns paper, Menard argues that such reservations would hardly seem significant had Olmsted not also seen the city as one of the most positive and liberating forces in human history. In hoping to enhance this "strong drift townward," while also alleviating its ill effects, Olmsted became an advocate of a fully-engineered landscape that is "organized, systematized and public"(Menard, p 508-509). Menard too recognized the influence of Olmsted's early life experience towards the design of Central Park and the Emerald Necklace in Boston. Menard highlights Olmsted's obsession with the condition of drainage systems as certainly an expression of "utter want of system and order." Yet, this was not an order that favored slavery. Instead, the orderly and systematic public sphere Olmsted pursued was a model of enlarged freedom—with public parks (p 510).

Menard traces Olmsted's social ideals further into the philosophical literature of the eighteenth century. He (Menard) looked to Thomas Hobbes and John Locke to explore the interrelationship between "sense" and "experience," and further towards their effects on social and political aspects of society (p 510-513). Then, from this foundation, Menard made a connection to Andrew Jackson Downing and the origin





Figure 5:  
Bridge and Pantheon from Stourhead,  
England, 2014



Figure 6:  
Sheep bound for home near scarboro  
Pond, circa 1916.



of American public parks. Yet, Olmsted chose to turn Downing's pronouncements against Downing by concluding that Downing's plans for buildings and grounds were "far less excellent with reference to their ostensible ends, than they were with reference to the purpose of stimulating the exercise of judgment and taste in the audience addressed" (p513). Furthermore, Menard mentioned a lifelong friend of Olmsted's, Horace Bushnell, as a significant source of influence to Olmsted. Menard then reinterpreted Olmsted's solution to the illness of city through utilize public parks is a reflection of "the law of humanity", which parks regulates the city as a hardened institution (p. 517). Olmsted's work essentially became a plan to turn the nearly barren and shanty-strewn site into a model of pastoral freedom. Menard commented that nothing comes closer to defining Olmsted's philosophy of design than the idea that freedom was enlarged, not diminished, by calculated, systematic, restrained improvement. And this enlarged freedom was an expansion of the liberal value of Olmsted's birthplace, New England (p538).

## **Problems and Issues of Franklin Park**

If the public truly appreciated the potential beauty offered in Olmsted's vision of rural scenery in an urban space, and agreed with him that it is both essential and urgent to implement, then Franklin Park would receive a destiny even better than Central Park and Prospect Park. After all, John C. Olmsted considered the original Franklin Park design to be probably his "best piece of work." (Zaitzevsky, p73) However, history has given the park a far different story than Olmsted would have expected. The 1885 General Plan was not executed to exact specification, As revisions were made in 1891 by the Olmsted firm, Franklin Park served the purposes its designers intended only briefly, and only in part. Due to many factors, especially the financial issues faced by the city of Boston during the depression of 1893-1897, some parts of the park were never completed according to the plan, including the aforementioned Greeting entry to the park. Then, almost immediately, the undesirable activities that Olmsted had feared began to encroach upon the park. The issues were numerous: the turf Playstead was overused; the Boston Natural History Society wanted more space for a zoo; the mayor

Figure 6:  
Golf in the Country Park, 1903



wanted more bridle paths; and golfers began to use the Country Park “experimentally” in the eighteen nineties. Today, Franklin Park has been taken bit by bit by several individual institutions: Lemuel Shattuck Hospital is on Morton Street near the Forest Hill entrance; further to the south towards Canterbury St, the Boston Park Service has acquired a large area of the park to become their maintenance ( while maintenance service for the Park has declined); the White Schoolboy Stadium was built right after the Overlook burned down, preempting a large part of the Playstead; the Franklin Park Zoo took over the area reserved for the Greeting, completely sealed itself off with fences, and effectively prevented the Park from having a major pedestrian entrance since the Forest Hill entrance was altered to a pedestrian unfriendly automobile roundabout; the Franklin Golf Club formally established their permanent occupancy of the Country Park, a change that perhaps has relatively fewer side effects for the original character of the Park, and even may preserve it from further heavy abuse, and its parking area completely cuts off the circulation around the Country Park, and the increased automobile traffic from Forest Hill to Blue Hill Avenue it adds further breaks the park into two divisions (Zaitzevsky, p78-79).



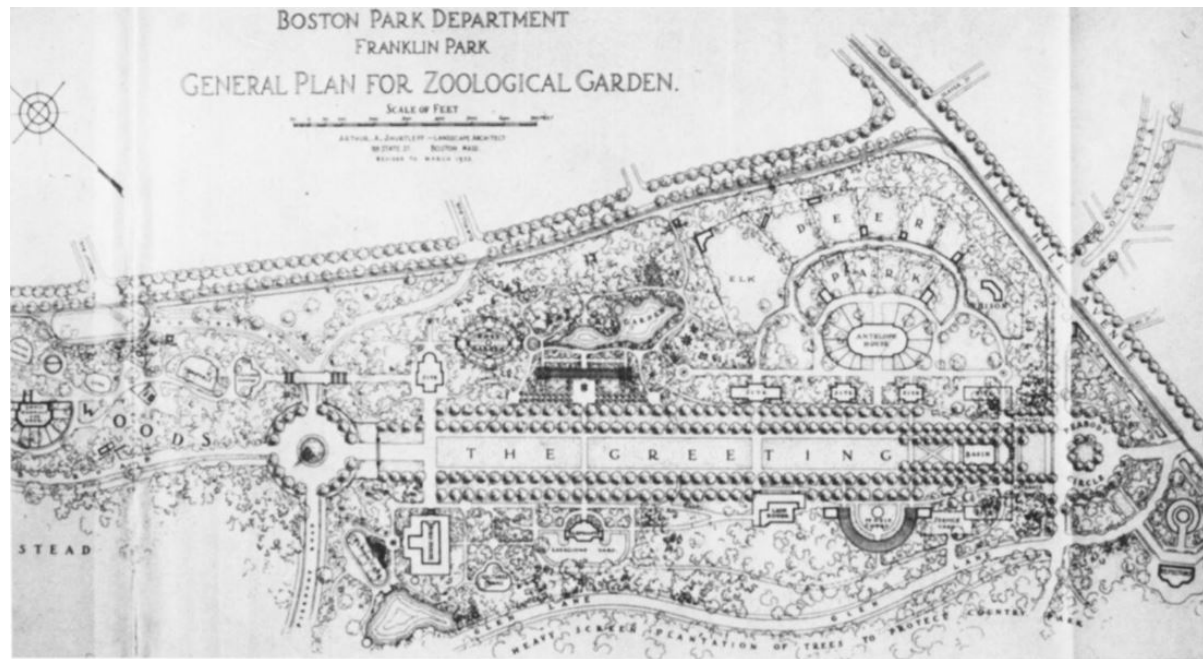


Figure 7:  
Arthur A. Shurtleff, General Plan  
for Zoological Garden, Franklin  
Park, 1925  
(Special Report of the City of  
Boston Park Department, 1925;  
Boston Parks Department).

Zaitzevsky considers the failure of Franklin Park, in part, to be a problem endemic to large city parks. Citing August Heckscher's comparative study about "every city's central park," Zaitzevsky identifies a site's proximity to an urban center park as posing the disadvantage of overshadowing it: "People feel intensely about these parks, which have tended to become stages for major events in the city's history and the scenes of public protests, demonstrations, and outdoor oratory." In this case, Franklin Park has had to contend with the symbolic significance attached by most Bostonians since the Revolution to Boston Common. By contrast, Franklin Park has maintained a negative image as being remote and dangerous.

Over time large-scale, specialized recreational facilities have been built in the Park, and have in turn created more difficulties for its maintenance and policing. As the site has become shabbier and more dangerous, and less popular, the city has been even less willing to invest money to improve it (p78-79). Zaitzevsky argues that most of the failures over time have been due to mismanagement rather than to weakness in Olmsted's concept. For Franklin Park the problems came early and were particularly acute because of its relative distance downtown and the fact that it had so much competition from other parks of the park system.

In his essay "Of Greater Lasting Consequence: Frederick Law Olmsted and the Fate of Franklin Park, Boston," Alexander Von Hoffman provides an alternate perspective that highlights park management and users' preference. Hoffman, another senior research fellow from Harvard, argues that it was in fact Olmsted's design, predicated upon his concept of the large urban park, which left Franklin Park vulnerable to alternative uses. Hoffman maintains that it was groups of middle-and upper-middle-class citizens,-not members of the working class,-who subverted Olmsted's purposes at Franklin Park (Hoffman, p341). In his narrative of the history of Franklin Park uses, Hoffman illustrates a quite dramatic change in public attitudes toward the use of the park. At first, almost from the day that the public was allowed to enter the new park ground, Bostonians created their own centers of interest and intensive use amidst pleasant, but empty-looking majority spaces. In the mid-1880s, before the landscaping had been completed, the public flocked to the park to play baseball and lawn tennis, attend large school and charity picnics, and enjoy a Fourth of July celebration that included a military display put on by a local artillery company. In 1885 park police calculated the average Sunday attendance at the park to be 11,000; one day they counted 20,000 visitors (p.345). In response to these over-concentrated pockets of park space, the park commissioner established a series of policies in favor of the original concept to govern the use of the park. Yet despite the park commissioners' policy enforcement, Franklin Park was still heavily invaded on a regular basis during 1890s.

Then, in 1910, after years of struggling with the demand for more active use of Franklin Park, the commissioners decided to revise Olmsted's concept of an open landscape. By failing to draw its share of the system's visitors, in terms of cost the park was by far the most expensive of Boston's public grounds to maintain; They concluded the park needed "some center of attraction to interest those to whom loveliness of the landscape is not an adequate lure." In time individual urban institutes gradually established their grounds in Franklin Park and proposed alternative uses that conveying the original concept of park theme (pp347-348).

Looking at the history of park use, Hoffman has noted the impact of increasing public interest in the uplifting effects of physical exercise. He argues that Olmsted's believe in Franklin Park's educational and restorative powers failed to meet the needs of this trend. If it was true that city life was the cause of mental distress or illness, the citizens of Boston were turning to remedies other than rural scenery. Shifts in park policy were simply a consequence of changing tastes for more active recreation





Figure 8:

Lawn tennis in Ellicottdale, 1903

during the 20th century than had been popular in Olmsted's day. Hoffman further claims that the love of nature was by no means dead in late 19th- and early 20th-century Boston. The increasing ease of travel facilitated by public transportation (e.g. railroads) and automobiles served people willing to travel long distances from the city in order to commune with sublime and picturesque forms of nature well beyond city boundaries. At the other extreme, even within the city perimeters, Hoffman challenges Olmsted's preference for rural scenery as too exclusive to meet diverse tastes for other dramatic features associated with picturesque landscapes, such as forests, hills, cliffs, streams and caves (p349). He pointed out that it was Olmsted's empty looking meadow and the policies limiting park activities that had discouraged visitors from coming to Franklin Park. Only when the spaces were redefined to accommodate more popular uses did visitors return in large numbers. In the end, Hoffman concludes that Olmsted's artistic accomplishment in Boston was a product of asocial philosophy and a landscape strategy that was at odds with the developing recreational preferences of urban residents (p350).

## Do We Need Olmsted Again?

Is it true that Olmsted's philosophy is totally outdated? How should we respond to Olmsted's legacy as embedded in Franklin Park? Restore? Disregard? Or perhaps somewhere in between? What could we extract from Olmsted's design philosophy that is relevant, beneficial and inspiring to us, within the profession of landscape architecture which he pioneered, to carry out the best solutions for dealing with the new "illness" of our cities? Many scholars have expressed their common concerns in these areas.

John Emerson Todd, an English scholar from City University of New York, made an early summary of the legacy of Olmsted in 1982. In his biography book of Frederick Law Olmsted, Todd explained the paradoxical position of Olmsted today. While recognizing his well-deserved reputation and the significance of his achievements, we must also see that most of his creations have over time resulted in disastrous neglect, blight, and municipal encroachment. Even during Olmsted's own lifetime, his work was seldom treated with the respect he would have liked. However, along with his own mixed expressions of pride and regret, Olmsted also clearly recognized the prophetic nature of his mission, and pioneered a new profession to suggest the potential for urban design in America. Todd, describing himself as a twentieth-century man who missed the distinctive character of Olmsted's achievements, sees Olmsted as a true nineteenth-century man whose romantic point of view about comprehensive landscape pleasures – or "existential pastoralism" – would be impossible to bring to the present. Todd argues that Olmsted in a way was something of an elitist, and that he was limited by his age's assumptions of benign paternalism. Even though Olmsted believed wholeheartedly in political and social democracy, his belief was tempered by the proviso that democracy should always be responsive to a trained and enlightened leadership. Therefore, it is considered somewhat naive today, in the wake of the "aggressive thrust of American pluralism" in the twentieth century, that Olmsted's social idealism would be the effective platform for a serious reform (Todd, p 178-179).

Todd too points out Olmsted's failure to anticipate the growing popularity of sports and the increasingly physical character of recreation; Olmsted only provided few opportunities for vigorous, organized recreation, the majority of his designs offering



instead pleasure through viewing a landscape (p 180). However, regardless how "barbarously" most of Olmsted's works were treated during and after his lifetime, Todd still remains optimistic about the real contemporary use of what Olmsted cherished, i.e., "civilizing" values. He believes that Olmsted's philosophy of leisure, the occasion for putting the daily routine into perspective, the transcendent value that man can experience by immersing himself in the natural scene, is more necessary with the increasing pace of urban life in a computerized age than ever. Despite the dilapidation and ill-use of Olmsted's parks today, the link to the natural forces that would ensure mental health and emotional stability is still very much in evidence. Todd takes Central Park as an example. For him the Park represents a kind of salvation for New York City in helping to humanize the city's hardness. "On any pleasant Sunday, thousands of New Yorkers shake off their paranoia and enjoy themselves in the park in a multitude of ways. The steady stream of bicyclists and joggers found on the park drives represent a cross section of the city's classes, races, and cultures and provides a concrete image of what a truly democratic community might be like. The urban tensions of which Olmsted spoke so often seem to be diminished, whether through the tranquility of a picnic on the grass or through the rough-and-tumble of an organized athletic contest in which racial and ethnic differences seem magically to dissolve for the moment." (p 183).

Todd would argue that Central Park still possesses qualities ingenious and flexible enough to accommodate the changing nature of recreational activities through the years. And beyond Central Park, Todd expands his argument to other Olmsted Parks that today show the strains of adapting to new conditions due to over-development or, as in the case of Franklin Park, a serious falling off in use. In Todd's eyes, it seems significant that, in no case involving an Olmsted park, has there been serious discussion of giving up the park land altogether; instead, citizen advisory groups working closely with professionals have to put effort into improving these parks to accommodate modern conditions according to a nineteenth-century philosophy. (p 184).

Unlike Todd, who offers multiple and paradoxical interpretations of Olmsted, a decade later Witold Rybczynski remained rather convinced in his belief that many of Olmsted's design philosophies, as well as his professional character at work, would become once again examples to inspire contemporary professional practice to deal

with today's rising outcry over urban sprawl. Rybczynski explains how unusual it is that Olmsted's park designs have made an exception out of the classical American city planning story, full of private accomplishments and private monuments. Although Olmsted loved the countryside and nature, he well understood the attractions of city life –cultural as well as commercial, social as well as economic – and Rybczynski never suggests that urbanization could,-or should be, curtailed (Rybczynski, p15-16). In Rybczynski's view defending Olmsted's ideal and precise in details Olmsted's approach could be dictatorial. Olmsted himself rather purposely avoided trying to control everything. "He understood that the city was too volatile, too changeable, to be easily tamed. The parks and parkways were big enough to hold their own; in between, he left the ebb and flow of city life largely to its own devices. In suburban plans, while Olmsted laid down certain broad rules governing public areas, he left individual homeowners room for individual expression and liberty." From this point of view, Olmsted took a peculiarly American approach to planning, which was open-ended, pragmatic, and tolerant (p.20).

Figure 9:  
Bethesda Fountain in Central Park,  
2015



Rejecting the idea, then, that Olmsted is the Godfather of Sprawl even though Olmsted was responsible for several planned subdivisions, Rybczynski recognized Olmsted's emphasis on the railroad or trolley link to downtown in his designs, for he considered suburb and city to be inseparable. In the end, Rybczynski, taking Olmsted's position, expresses a disappointment in today's decline of the urban center. "As a 19th-century gentleman, he would probably be appalled at our consumer society. 'More barbarism and less civilization,' he would say". Rybczynski suggests that our current planning profession could learn from Olmsted's wisdom ; it should take up his advice to think big and to feel obliged to create public places amidst private expansion. Rybczynski seems to place greater faith in Olmsted's legacy than many others in his profession. (p.21).

A more recent study of Olmsted by Theodore S. Eisenman establishes a contemporary approach by translating Olmsted's concepts into a language that is quite popular and more apparent to today's planners, a language of green infrastructure. Eisenman argues that the idea of green infrastructure planning serves as an organizing framework for urban form and growth. It accords natural lands the same status as other physical urban elements, namely, to be protected, managed, and restored in concert with, or before, land development. Yet this is not a new discussion. Significant elements of the green infrastructure concept can be traced to the work of Frederick Law Olmsted, Sr. in the nineteenth century. To illustrate his point, Eisenman frames several aspects of Olmsted's written and built work within contemporary green infrastructure theory and practice: ecosystem services and human well-being; environmental restoration; and comprehensive planning (Eisenman, p. 288).

Eisenman realizes that Olmsted's notion regarding an intuitive understanding of the link between nature and human well-being essentially underpins what we today know as ecosystem services. A growing body of research now largely substantiates the designer's early intuitions regarding cultural ecosystem services and the salutary effect of nature contact upon mental health and social cohesion, Eisenman sees as a value shared in common with contemporary planning Olmsted's insight that, in addition to physical health risks associated with industrial urbanization, city living can compromise mental health and social bonds (p. 290).

Using the Back Bay project of the "Emerald Necklace" in Boston as an example,



Eisenman quotes landscape historian and Olmsted scholar Anne Whiston Spirn recognition that it was “the first attempt anywhere, so far as I know, to construct a wetland.” Similarly Cynthia Zaitzevsky’s states that “The rationale behind the plan was very far from what was commonly understood as a park. The design was primarily a sanitary improvement, the main feature of which was a storage basin for the storm waters of the Stony Brook. A second aim was to restore the salt marsh to its original condition.” Together, Eisenman defined Back Bay Fen as a practice of environmental restoration. He further recognized the seven-mile long Olmsted-designed Boston park system as providing important cultural services, including recreation, education, natural scenery, potential mental health and social cohesion benefits; as well as service as an urban wildlife habitat. Today, eastern red fox, white-tailed deer, muskrats, snapping turtles, an occasional coyote, and some 250 birds make their home in the Emerald Necklace system of parks (pp 293-295).

Eisenman notes Olmsted's ability to foresee the expansion of cities and the need to plan ahead for such growth. Planning needed to be “put into the hands of somebody who is able to take hold of them comprehensively as a matter of direct, grave, business responsibility.” (Eisenman p. 275) Olmsted's early advocacy foreshadowed expert analysis and visioning regarding long-term future land use, circulation, and open space accountability incorporated into over 100 municipal comprehensive plans developed in the first three decades of the twentieth century (p. 295). Eisenman uses the green infrastructure concepts of “hubs” and “links” to examine Olmsted's comprehensive planning of the park system in Buffalo and Boston. A “hub” can come in various shapes and sizes, and may include large parks, preserves, and working lands, while “links” are the vegetated corridors connecting hubs, and serve as biological conduits for wildlife and ecosystem processes such as flood management in riparian areas; they also provide opportunities for outdoor recreation. The hub and link concepts are clearly traceable in Olmsted's masterplan proposals (p. 298).

# METHODOLOGY

## Goals and Objectives

Franklin Park represents more than just an opportunity to preserve a piece of Olmsted's legacy. To its neighborhood residences, it serves as a shared backyard, and to the city of Boston and the region, it offers a large municipal green space with potential ecological, cultural and economic benefits. Therefore, the intent of this design research is to explore a preservation and rehabilitation action that redesigns and plans Franklin Park in a way that would secure its place in Boston's future through a vision that of a new large municipal park true to Olmsted's design philosophy. The park will serve both local residents and regional visitors who could enjoy shared social gathering spaces, the beauty of pastoral tranquility, and active recreation. If successful, this project could be an example of a creative preservation design plan that demonstrates how Olmsted's legacy could still be inspirational for contemporary design practices. To achieve such a vision, the following objectives must be met to ensure a successful historical preservation design that connects with the past while serving the future:

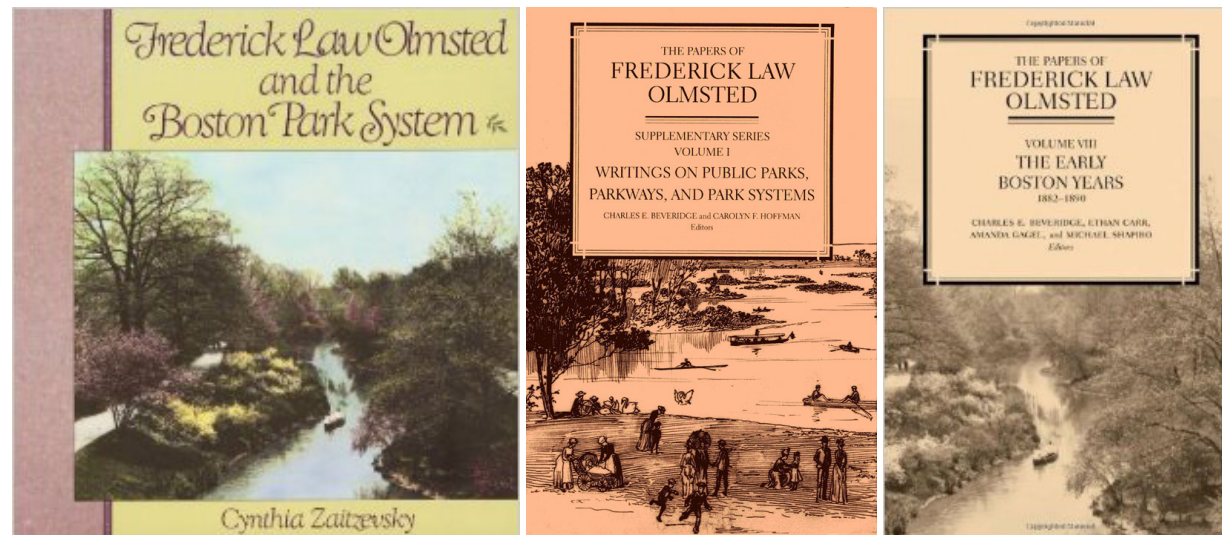
1. Preserve and reinforce the overall integrity of Franklin Park as a whole;
2. Restore or rehabilitate historical and existing features of the park with respect to both Olmsted's design intent as well as local needs, including recreation and amenities;
3. Enhance existing site programs and introduce new park features consistent with a growing trend of urban park appreciation;
4. Establish connections across varied scales of context, from local to regional. This includes the connection with the rest of the Emerald Necklace.



# Research Methods

## Literature Review

This project will review historic literature, including summaries and analyses of Olmsted's legacies. This helps us to better understand matters related to Franklin Park: Why is Franklin Park significant in relation to Olmsted's design philosophy? What historical assets are worth preserving? Why has Franklin Park failed to fulfill its original function? What factors have contributed to its current condition? How should we define preservation of the Park in the context of current trends and social change? This diverse literature, some of which has already been touched upon, includes: Olmsted's own writing, from *The Papers of Frederick Law Olmsted*; the research of other historians and scholars, such as Cynthia Zaitzevsky, Andrew Menard, John Emerson Todd; as well as criticism or alternative approaches from Alexander Von Hoffman, Witold Rybczynski, and Theodore Eisenman. A thorough review of these sources shall provide the necessary background knowledge about Franklin Park aid in forging a design strategy and concept to engage such a complex matter.



## **Data Collection and Site Analysis**

All the basic graphic and analytical information to initiate the analysis process and prepare the stage for design solutions will be collected. Data are available mostly from MassGIS online database, historical maps scanned from libraries and archives and other academic sources. This information includes, but is not limited to:

- Detailed topographical contour maps, parcel maps, open space maps, road maps, and public transit maps building foot prints.
- Demographic information including median household income, gender, and race.
- Historical maps including an 1884 pre-design survey, an 1885 General Plan of Franklin Park, and all revised plans by the Olmsted Brothers, a Franklin Park Zoo plan of 1914 and a Plan of Franklin Park in 1920s.
- Site images and photos, which are helpful to determine key assets of the park, recording key landscape features, and identifying historical footprints to develop sensitivity to views in historical contrast.

The analysis will focus on investigating the transformation of Franklin Park over time, from its pre-design condition through various plans, and identify significant changes up to its current status. The analysis shall pay attention to many aspects of the park, from circulation, entrances, spatial quality, and vegetation, to land use, site programming, and demographic context. These will be compared with the results of the literature search, and broaden awareness of factors that have affected the condition of Franklin Park.

## **Public Meeting and Expertise Consulting**

In addition to researching literature and obtaining graphic data, it is necessary to obtain first-hand information about Franklin Park from the community. Contacting local organizations like the Franklin Park Conservancy and attending public meetings will provide good opportunities for better understanding the concerns of local residents and their attitudes towards the Park. These interactions and conversations will help to establish a personal awareness of the place and role of Franklin Park in its neighborhood.

On the other hand, it will also be beneficial to consult with professionals, expert





Figure 10:  
Foam digital cut model of Franklin Park topography  
(1:1.5 exaggerated, 1st year MLA Studio GSD, 2015)



consultants, and dedicated scholars. As the New England region has many professional Olmsted scholars and practitioners who have years of experiences working with heritage landscapes, many candidates are available for consultation, including Marion Pressely, Patricia McDowell, and resources from Friends of Fairstead.

On the other hand, it is also beneficial to consult with professional experts and dedicated scholars for consulting. As New England region has many professional Olmsted scholars and practitioners who have years of experiences work with heritage landscape, many candidates are worth to be consulted with, including Marion Pressely, Patricia McDowell, and resources from Friends of Fairstead.

## Case Study

The matter of Franklin Park is unique for several reasons. Although it is a municipal park, it is not located within a conceived urban neighborhood like Manhattan. It is a large park with its own circulation system, but it was also designed mostly for the carriage transport experience with the rest of Boston Parks System. The social challenges of Franklin Park also differ from other Olmsted parks such that it is difficult finding good cases that might offer inspirational guidance. However, best design practices for various municipal parks, urban institutions and programs can be referenced for good examples and can provide mature precedence for successful park experiences, management and programing, qualities with which Franklin Park certainly needs help.

### Central Park, New York

Central Park in New York is the first and most successful landscape park designed and managed by Olmsted, and very much sets the precedent for all municipal park creations across the American continent at the time. Many features of Central Park, physically or conceptually, demonstrate clearly Olmsted's design techniques and principles, which he later also implemented in the process of designing Franklin Park. "The Greeting" in Franklin Park may be compared with "The Mall" in Central Park; and the "Valley Gate" represents a stage of combining various programs and a transformation of spatial quality, as does "Bethesda Terrace". Paralleling the history of Franklin Park, Central Park in the 1960s-70s was also subject to heavy abuse and

Figure 11:  
Biking Trials, Central Park, 2015

Figure 12:  
Ice skating rink, Central Park,  
2015

Figure 13:  
Trails in the Ramble, Central Park,  
2015

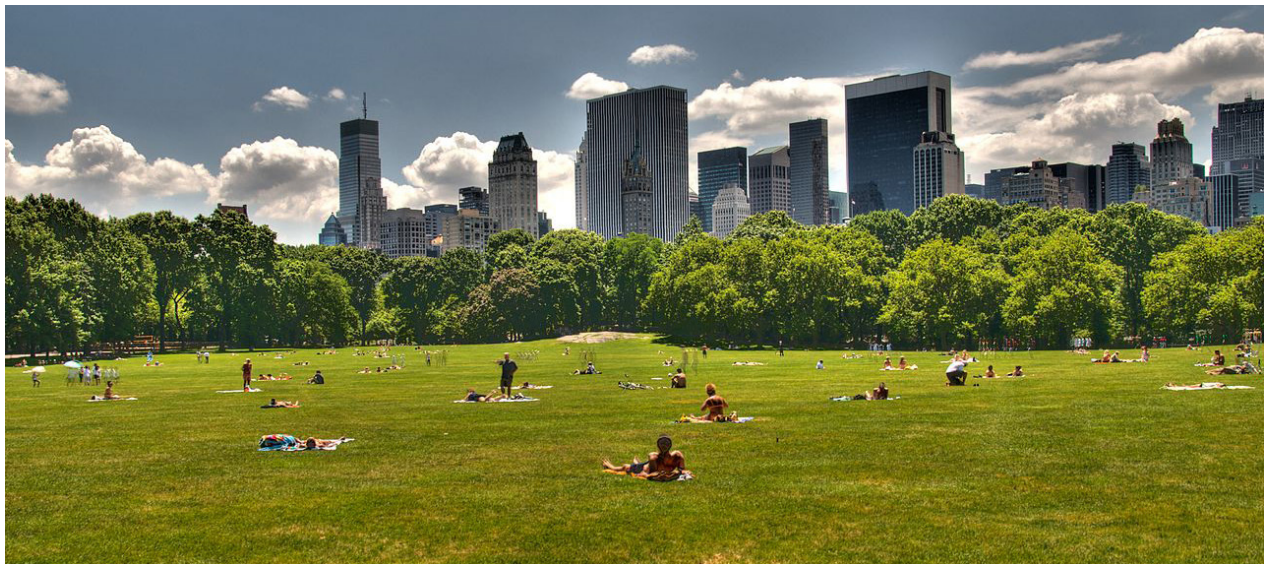
Figure 14:  
The Mall, Central Park, 2015

Figure 15:  
Outdoor Theater at the Mall,  
Central Park, 2015

Figure 16:  
Sheep Meadow, Central Park,  
2015

[https://commons.wikimedia.org/wiki/File:HDR\\_in\\_Sheep\\_Meadow,\\_Jul\\_2009\\_-\\_02.jpg](https://commons.wikimedia.org/wiki/File:HDR_in_Sheep_Meadow,_Jul_2009_-_02.jpg)







suffered from insufficient maintenance. The recovery and restoration for Central Park could be a reference for Franklin Park. Some modifications and additional features could also be an inspiration for event programming in Franklin Park, such as the ice skating rink, open meadow ball field, outdoor theater, etc.

### **Central Park Zoo, New York**

The Central Park Zoo is a small 6.5-acre (2.6 ha) zoo located in Central Park in New York City. It is part of an integrated system that includes four zoos and the New York Aquarium, all managed by the Wildlife Conservation Society (WCS). The zoo began in the 1860s as a menagerie, although it never was planned by Olmsted as a part of the Central Park plan. It was the first official zoo to open in New York. The zoo was modified in 1934 to include many new buildings that were arranged in a quadrangle around the sea lion pool (The zoo from this era had been commonly known as the "1934 Zoo" or "Robert Moses Zoo"). Finally, the zoo was renovated in the mid-1980s and reopened in 1988. Old-fashioned cages were replaced with naturalistic environments. Most of the large animals were rehoused in larger, more natural spaces at the Bronx Zoo, and the Central Park Zoo remained as an animal exhibit and educational urban zoo park.

### **Urban Ecology Center, Milwaukee, WI**

The Urban Ecology Center in Milwaukee Wisconsin is a private non-profit organization that focuses on fostering ecological understanding as an inspiration for change on a neighborhood and city-wide basis. From an innovative approach to environmental education to community festivals that engage neighborhoods across all constituencies, the Center is a proven model for transforming communities by revitalizing urban green space. The Urban Ecology Center currently supports three neighborhood-based sites: Riverside Park, Washington Park and Menomonee Valley. These program support the following functions, include:

- Provide Environmental Education to Urban Youth
- Protect Urban Nature
- Promote Community
- Preserve Land and Water
- Practice Environmental Responsibility

Figure 17:  
Plan of Central Park Zoo,  
Central Park, 2015

Figure 18:  
Animal Exhibits, Central Park  
Zoo, 2015

Figure 19:  
Entrance, Central Park Zoo, 2015

Figure 20:  
Urban Ecology Center Facility at  
Riverside Park, 2015

Figure 21:  
Healing the land program, 2015

Figure 22:  
Outdoor Observatory Tour, 2015

Figure 23:  
Soil-sleuthing, 2015





<http://centralparkzoo.com/map>



<http://www.examiner.com/article/nyc-destination-central-park-zoo>



[http://www.worldtravelimages.net/New\\_York\\_Central\\_Park.html](http://www.worldtravelimages.net/New_York_Central_Park.html)

<http://urbanecologycenter.org/blog/see-for-yourself-healing-the-land.html>



<http://urbanecologycenter.org/blog/see-for-yourself-healing-the-land.html>

<http://urbanecologycenter.org/blog/simple-gifts.html>

**HEALING THE LAND**

Over **20,000** plants and trees were planted by our team and volunteers in the last three years

We manage over **50 acres** of land in three parks

We're busy year round! In winter and early spring our team gathers and "cleans" seeds by hand to remove stems, capsules, leaves and other non-seed components to use in our parks (see photo on left).

We protect and enhance **14** native Wisconsin plant communities including Oak Woodland, Dry Mesic Prairie and Floodplain Forest. In addition, we even have a fruit orchard in Washington Park!



<http://urbanecologycenter.org/blog/soil-sleuthing.html>





# THE DESIGN

## Design Strategy

To recognize the complex dynamics between Olmsted's design intentions, historical factors, existing footprints, and future trends and needs, the design will evaluate the significance of the site's current assets and prioritize them. This will help determine which parts of the park should be preserved, rehabilitated or redesigned. The following will be considered:

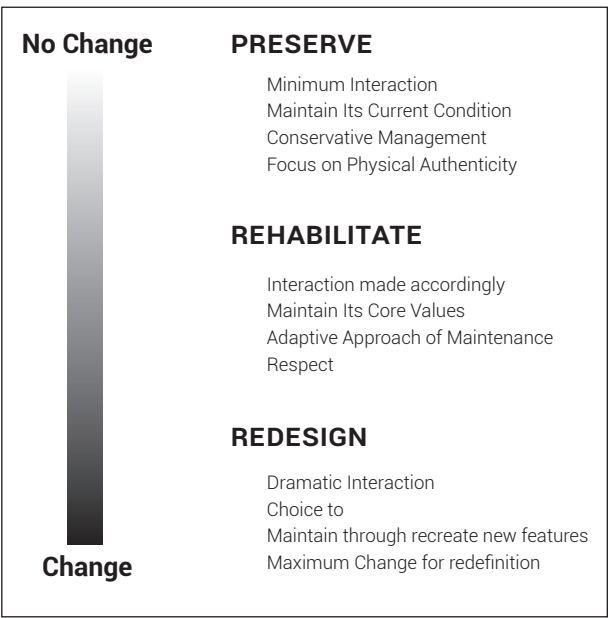
**Landform:** Olmsted always emphasized designs should be based on existing landforms. The design should be sensitive to the existing typography and preserve its original character as much as possible.

**Circulation:** The experience of Country Park, relies on features like the pedestrian entrance that enhances circulation. This factor plays the key role of constructing sequential experiences over the entire park. The project will employ creative design to reshape the circulation system for long term benefit, without ignoring historical features and the existing footprint.

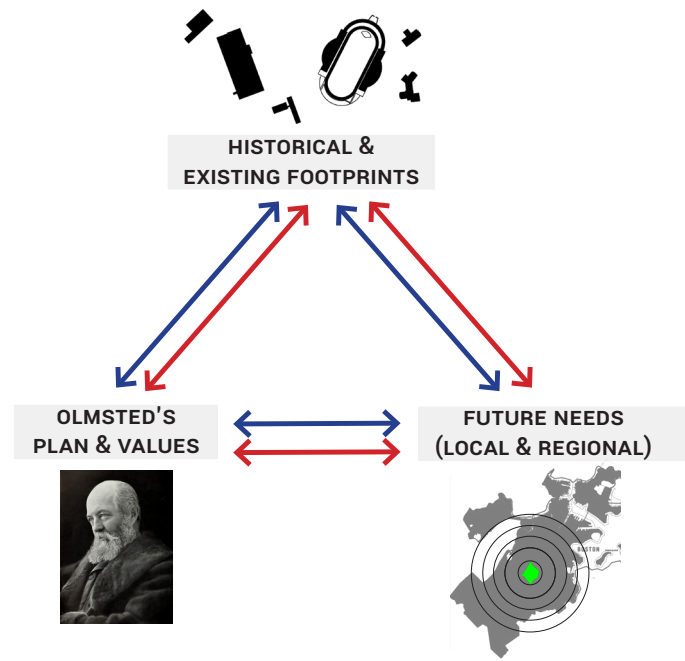
**Spatial Quality:** Olmsted also paid close attention to spatial quality. To create contrast and transform views, spatial considerations like the relation between enclosure and openness, compression and expansion, and defensiveness versus friendliness will be a focus. The design will consider how historical views, existing views, enclosures, and moments were created based on a sequential order of circulation.

**Programming:** Land use and programming must be responsive to the times and social preferences. The design should respect both the original Franklin Park concept's programming and its historical footprint of activities and events. At the same time, it should anticipate future needs and trends to provide flexibility and suggest new programming in order to generate active use, occupancy, and stewardship of the park.

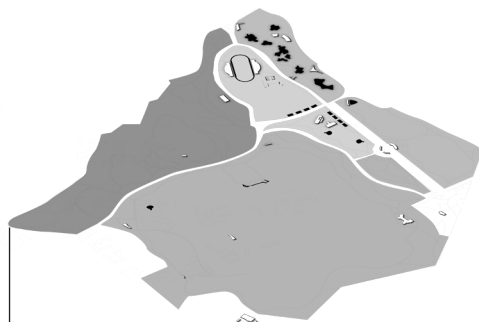
**TREATMENT ACTIONS**



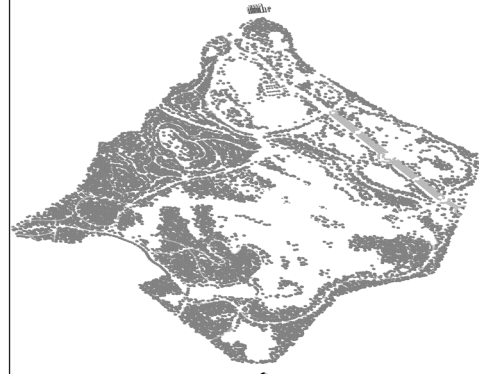
**INFLUENTIAL FORCES**



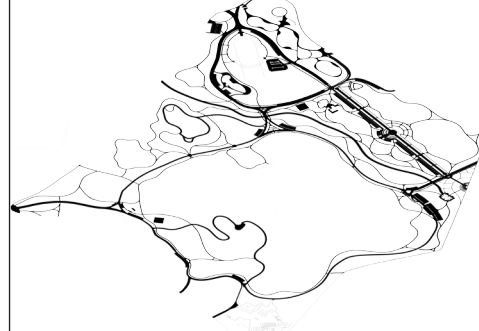
**APPEARANCE**



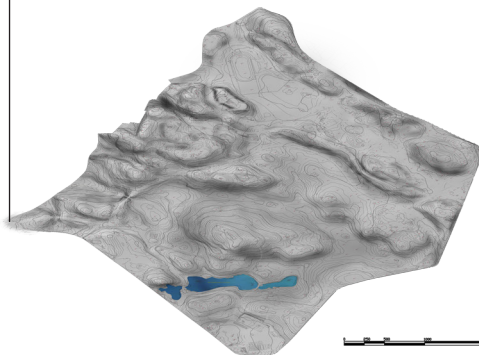
**SPATIAL QUALITY**



**STRUCTURE**



**FOUNDATION**



**PROGRAMMING**

The park was originally intended to feature a wide range of programming that served local neighborhoods and attracted day-use visitors from the region. The rehabilitation and new design must fulfill these intentions, and recognize the new social and recreational needs to be served. New programming should be facilitated through the design of the landscape, not through major built institutions, as Olmsted envisioned. New programming should generate active use, occupancy, and stewardship of the park.

**SPATIAL ORGANIZATION**

The park was conceived of as a series of complementary landscape experiences and views, organized as a dramatic sequence experienced by the visitor in motion along the park's drives and paths. The historic sequences can be re-established through the management of vegetation, especially trees, and through new design that completes and enhances intended choreographed spatial transitions. The rehabilitation and new design of the landscape should continually reinforce the spatial organization associated with the historic design and with new intended effects.

**CIRCULATION**

Circulation design always was a fundamental component of Olmsted's large parks, and is in this case. But today the pedestrian and vehicular circulation systems are broken and dysfunctional. Circulation plays a key role in the experience of a constructed sequence of landscape experiences. Creative new design is required reshape, restore, and enhance both the historic patterns of circulation and new components that extend and fully realize the park's original intentions and potential.

**LANDFORM**

The topography and geology of the site (as recorded in the 1884 survey Olmsted had made) served as the framework of the park's design. New design should retain this approach and enhance and restore the revelation of geology and Landform.



# Design Implementation

In order to secure Franklin Park's integrity, restore its function and reclaim its place among the greater Boston park systems, following actions are proposed:

## 1. Reconstruct Franklin Park Zoo

As a part of an important community asset, Franklin Park Zoo faces a serious survival crisis 100 years after its establishment. It carries the heavy burden of keeping exotic animals within a high density urban neighborhood. Its efforts to maintain a conservative approach for protecting and exhibiting animals for service has reduced its attractiveness for urban citizens. Relocating and reconstructing Franklin Park Zoo at a new Long Crouch Woods location will enable transforming the Zoo into a 21st century urban zoological park mainly focused on urban animal exhibition, human interaction, and education. This would open up new opportunities for more efficient land use for public gatherings, and it would allow active visitor movement and concentrations of public access. It would also be in keeping with a historical wish of Olmsted himself.

## 2. New Greeting and Park Entrance

According to Olmsted's design intent, The Greeting should play the significant role of orientating park entry and social gathering. With Franklin Park Zoo's relocation, it would be possible to reconstruct a New Greeting and establish comprehensive park experiences with an associated pedestrian entrance, community garden, sports field, outdoor theater court, ice skating rink, and open meadows for picnics or holding other large events. The new design for the New Greeting will leverage the central boulevard axis to prioritize the pedestrian experience. By emphasizing vehicular access and large quantities of parking alongside the boulevard, it will both respect current automobile-based transport in Boston and still allow easy access to the park and shift between different mods of transportation.

## 3. Park and Bike

Circuit Drive, originally designed for the carriage experience, was converted to modern,

high speed automobile traffic geared toward reaching outside destinations. Given that occupiers of privatized land (e.g. Golf Club, Park Commission's Maintenance Yard) have established bottlenecks and restrictions to access, the existing park circulation pattern fails to provide reasonable access to Park attractions or allow an appreciation of the views and spatial quality of the park. As a result, it generates cut-through, cross-town traffic, and places park integrity at great risk. To prevent cut-through traffic, maintain controlled experiences, and appreciation for country park scenery, Circuit Drive is proposed to be restricted mostly to pedestrian and bicycle use, which involve speeds and the freedom to appreciate views equivalent to that of a carriage ride. Vehicular access would only be promoted at each gateway of Circuit Drive (e.g. at the Golf Club House, Valley Gate, Forest Hill Entrance, etc.). It would meet Park and Bike Stations where parking and bicycle rentals would be provided. It could also be directed to hills and lookout areas where people could enjoy fine viewing spots.

With the entire loop of Circuit Drive restored, pedestrian trails would be further linked to The Wilderness area.

#### **4. Urban Ecology Center**

Although it burned and was abandoned in the 1940s, The Overlook, with topographical advantages that enable overlooking the entire Playstead, was originally designed to be a prime recreational support facility and refreshment area. To adaptively reuse the site, and dedicate it to the protection, restoration, and management of the entire park's vegetation, ecosystem, and wildlife habitats, the design proposes to rebuild it over the historical ruin and establish an Urban Ecology Center with a duty to on site stewardship. This facility would have a primary mission to restore and manage vegetation in The Wilderness area, while also providing educational programs and tours for local citizens and visitors to better appreciate the park.



# PAST PRESENT FUTURE

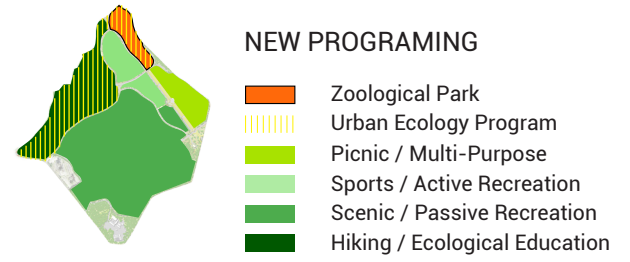
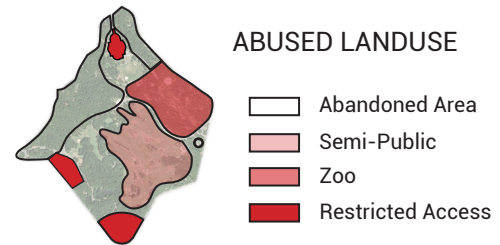
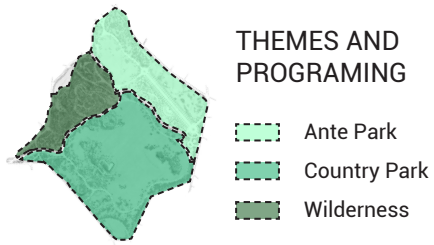
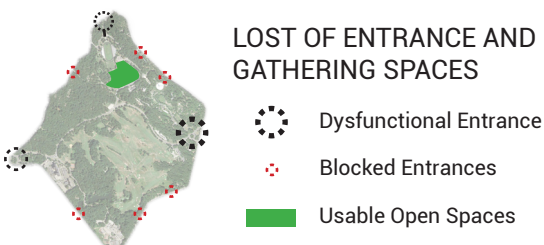
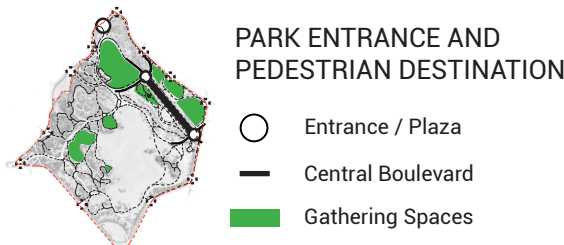
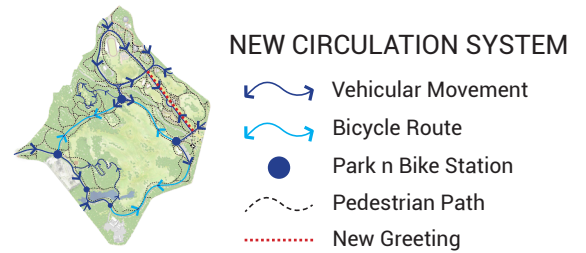
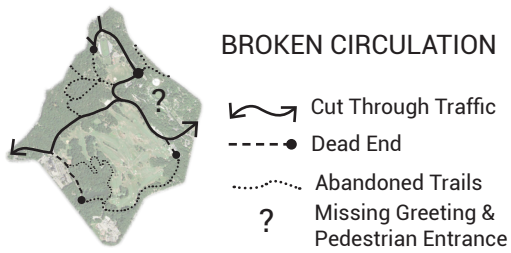
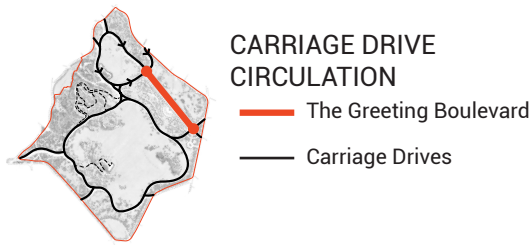
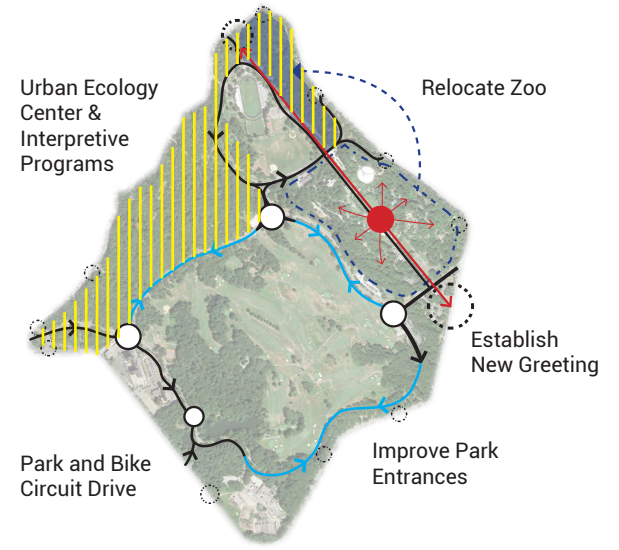
## OLMSTED'S PLAN



## EXISTING CONDITION



## PROPOSED CONCEPT





# PROPOSED MASTERPLAN



Zoological Park Parking

Zoological Park Large Parking (Bus)

Interpretive Center (New Overlook)

Hagborne Hill Picnic Grove

Valley Gate (Park n Bike Station)

Hagborne Hill Lookout

Schoolmaster Hill Lookout

Ellicott Dale (Park n Bike Station)

ARBORWAY

FOREST HILLS STATION

Tennis Courts

Scarboro Bridge (Park n Bike Station)

FOREST HILLS CEMETERY

ZOOLOGICAL PARK

WHITE STADIUM

URBAN ECOLOGY CENTER

GLEN ROAD (SERVICE ACCESS)

VALLEY GATE

HAGBORNE HILL

THE WILDERNESS

CIRCUIT DRIVE

SCHOOLMASTER HILL

COUNTRY PARK & GOLF COURSE

SCARBORO HILL

SCARBORO POUND

PARK COMMISSION MAINTENANCE YARD

ZOOLOGICAL PARK

Seaver St

SPORTS FIELD

OPEN MEADOW

NEW GREETING

COMMUNITY GARDEN

CIRCUIT DRIVE

DEER PARK HILL

CIRCUIT DRIVE

AMERICAN LEGION HWY

ROUT 28 BLUE HILL AVE

Zoological Park Entrance (North)

Zoo Information Center (Bear Cage Ruin)

Zoological Park Entrance (East)

Zoological Park Entrance (South)

Ice Skating Rink

Aviary Food Court Recreation Center (Historic Bird House)

Central Plaza

Grand Entrance Plaza

Pergola Restaurant

Franklin Park Golf Club (Park n Bike)

Scarboro Hill Lookout





# VEHICULAR CIRCULATION



OLMSTED'S PLAN



EXISTING CONDITION



PROPOSED PLAN

Walnut Ave Entrance

Zoo Entrance

Seaver St Entrance

Forest Hills Entry

Forest Hills Entrance

Maintenance Exit

Parking Lot  
(Zoo and Large Event)

Bus Parking  
(Zoo, White Stadium)

Street Parking

Street Parking  
(Ice Skating Rink)

Street Parking  
(Sports Field)

Street Parking  
Right Angle  
(Sports, Multi Purpose)

Parking Lot  
(Park n Bike)

Blue Hill Ave Entrance

Parking Lot  
(Park n Bike)

Parking Lot  
(Golf Club, Restaurant)

Street Parking  
(Park n Bike)

Street Parking  
(Park n Bike)

Circuit Drive (Bicycle)

Glen Lane (Service Access)

Circuit Drive (Bicycle)

MORTON ST

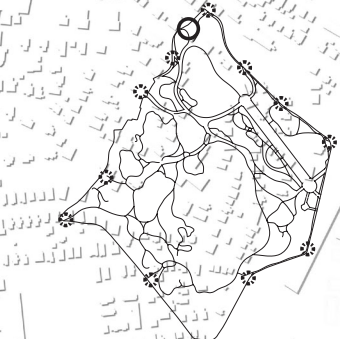
AMERICAN LEGION HWY

BLUE HILL AVE  
ROUT 28





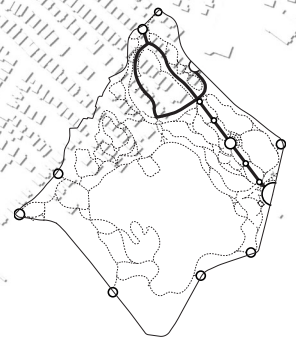
# PEDESTRIAN CIRCULATION



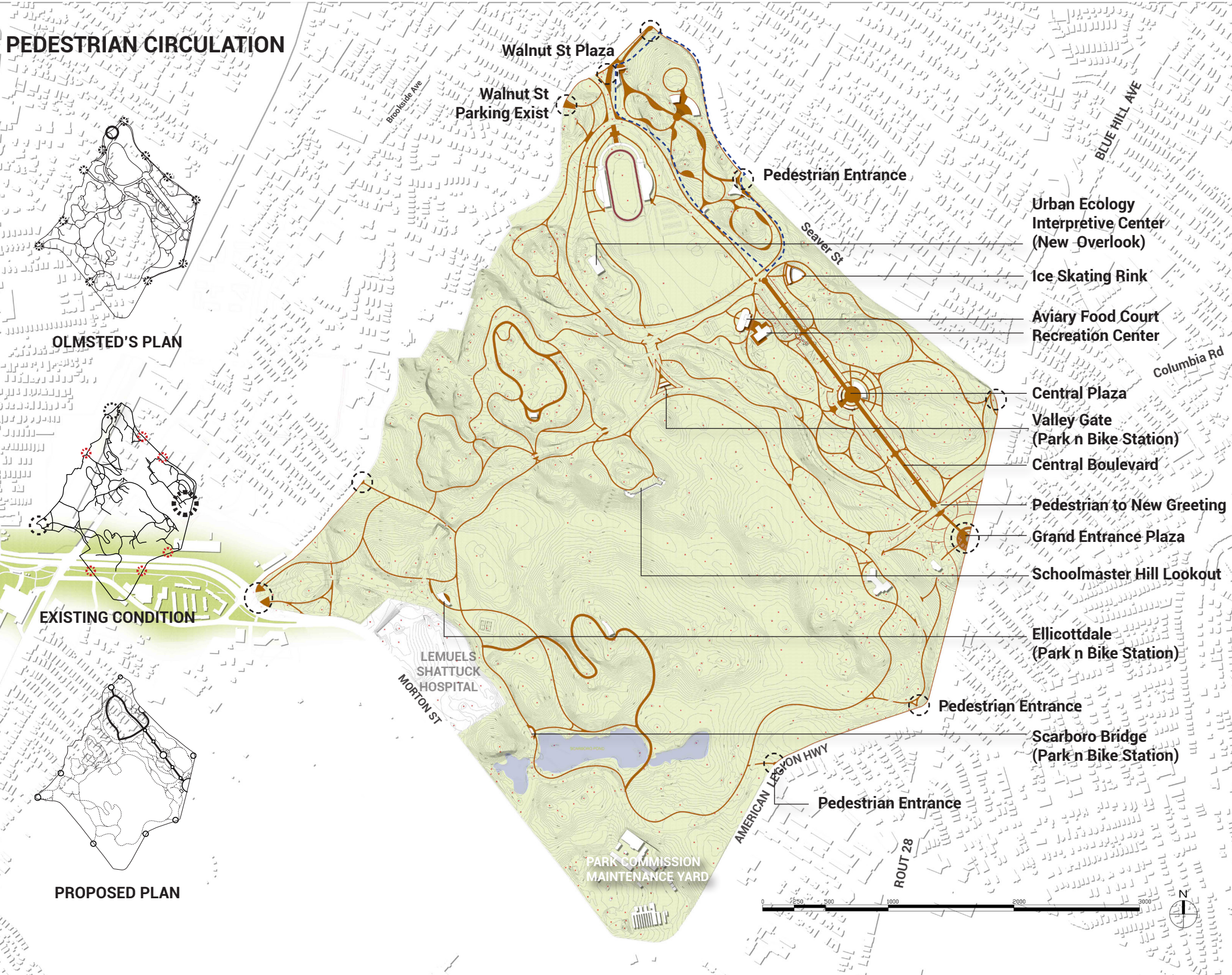
OLMSTED'S PLAN



EXISTING CONDITION



PROPOSED PLAN



LEMUELS SHATTUCK HOSPITAL  
MORTON ST

PARK COMMISSION MAINTENANCE YARD

AMERICAN LEGION HWY  
ROUTE 28

- Urban Ecology Interpretive Center (New Overlook)
- Ice Skating Rink
- Aviary Food Court Recreation Center
- Central Plaza
- Valley Gate (Park n Bike Station)
- Central Boulevard
- Pedestrian to New Greeting
- Grand Entrance Plaza
- Schoolmaster Hill Lookout
- Ellicottdale (Park n Bike Station)
- Scarboro Bridge (Park n Bike Station)



# VIEWS AND SPATIAL ENCLOSURE



OLMSTED'S PLAN



EXISTING CONDITION



PROPOSED PLAN

Walnut St Plaza

Brookside Ave

Seaver St

BLUE HILL AVE

LEMUEL SHATTUCK HOSPITAL

MORTON ST

PARK COMMISSION MAINTENANCE YARD

AMERICAN LEGION HWY

ROUT 28

Urban Ecology Interpretive Center (New Overlook)

Picnic Grove

Vally Gate

Central Plaza

Hagborne Hill

Central Boulevard

School Master Hill

Grand Entrance Plaza

Pergola Restaurant

Scarboro Hill

Ellicott Dale

Scarboro Bridge





# THE NEW GREETING



**FOOT COURT / RESTAURANT**



**HIKING TRAIL**



**SPORTS FIELD**

Provide fields for diverse sports games and event



**ZOOLOGICAL PARK**

Host only native animals in Naturalistic exhibitions



**ICE SKATING RINK**

Create local and regional attractions to improve park appreciation



**OPEN MEADOW**

Open and pastoral meadow lawn could provide diverse use of park



**DEER PARK HILL**

A rising hill top with small woods makes an ideal picnic area



**COMMUNITY GARDENS**

Grow horticulture products to supply local families.



**OUTDOOR THEATER**

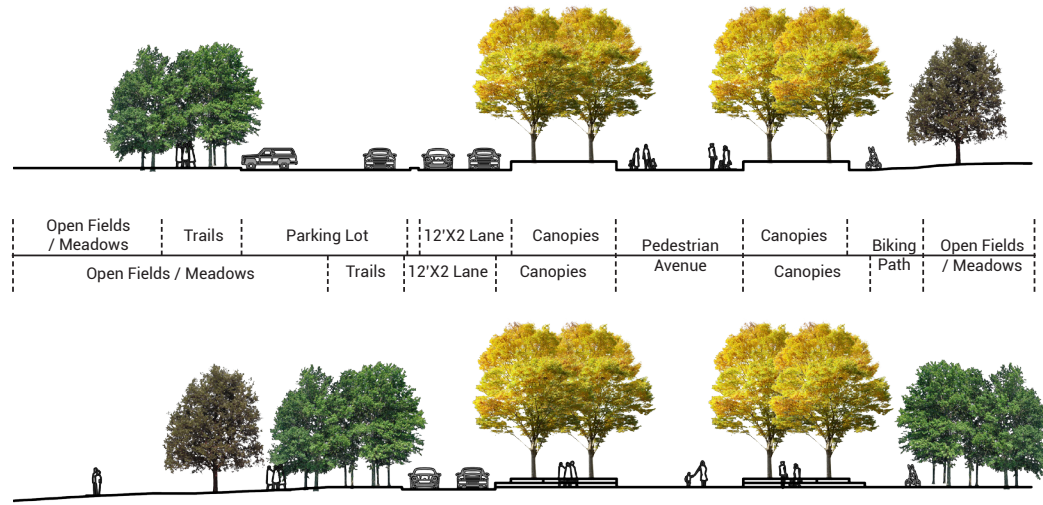
Provide local or regional cultural events and gathering places



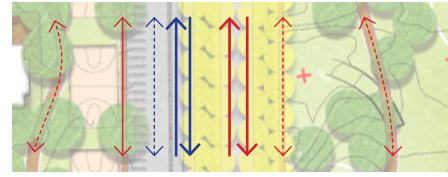


# THE GREETING AVENUE

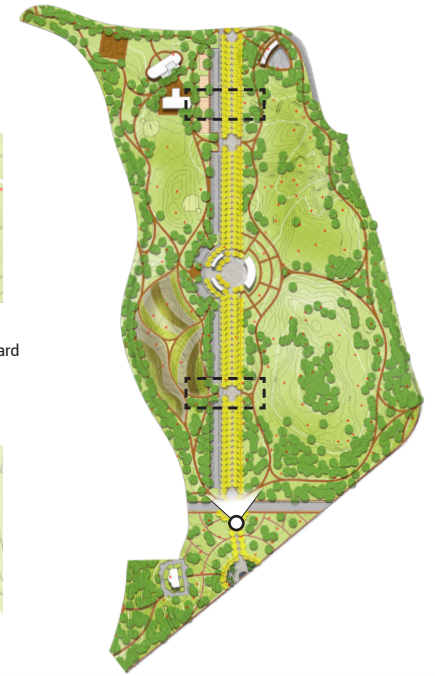
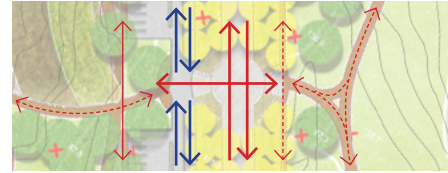
## TYPICAL SECTION



## CIRCULATION ORIENTATION



- ↔ Pedestrian Hiking Trail
- ↔ Pedestrian Sidewalk
- ↔ Parking Access
- ↔ Pedestrian Boulevard
- ↔ Vehicular Traffic





# PARK N BIKE AT VALLEY GATE

## Parking Area



Park at nearby parking lots or parallel parking on street to enjoy pedestrian experience of the park.

## Park n Bike Station

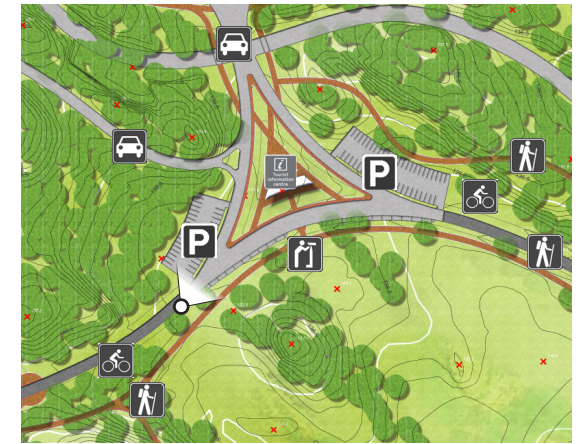


Provide public support amenities such as bike rental, toilets, visitor information center and First AID to enhance and help manage park experience

## Various Activities



Further Separate pedestrian trails and bicycle paths while allow interactions and sharing spatial qualities and views





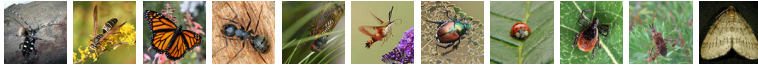
# WILDERNESS AND URBAN ECOLOGY CENTER

## COMMON NATURE AND WILDLIFE

Birds



Insects & Arachnids



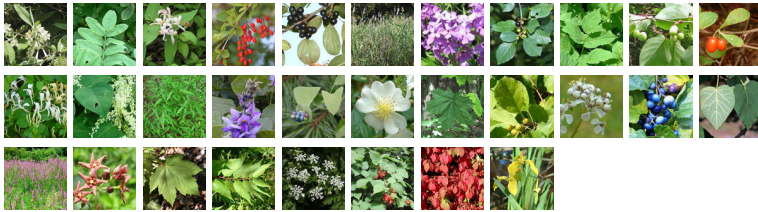
Mammals



Reptiles & Amphibians



Invasive Plants



## THE WILDERNESS

Field Study / Education



Hiking Trail



Picnic



Rehabilitation



## INTERPRETIVE CENTER

Information Center



Food & Drinks



Study & Research



## ZOOLOGICAL PARK

Native Fauna Display



Learning Programs





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*Consider that the New York Park and the Brooklyn Park are the only places in those associated cities where, in the eighteen hundred and seventieth year after Christ, you will find a body of Christians coming together, and with an evident glee in the prospect of coming together, all classes largely represented, with a common purpose, not at all intellectual, competitive with none, disposing to jealousy and spiritual or intellectual pride toward none, each individual adding by his mere presence to the pleasure of all others, all helping to the greater happiness of each. You may thus often see vast numbers of persons brought closely together, poor and rich, young and old, Jew and Gentile.*

- Olmsted, *Public Parks*

