

Town of Sudbury

Community Preservation Committee

<http://www.sudbury.ma.us>
email: cpc@sudbury.ma.us

PROJECT SUBMISSION FORM

Submitter: Nancy McShea, Director of Parks & Recreation, Sudbury

Submission Date: 10/29/2014

Group or Committee Affiliation (if any):

Submitter's address and phone number:

44 Fairbank Rd
Sudbury, MA 01776
978-443-1092

Purpose (please select all that apply):

- Open Space
 Community Housing
 Historic
 Recreation

Submitter's email address: McSheaN@sudbury.ma.us

Project Name: Davis Field Athletic Field Re-Development

Project Description:

This project is redevelop the existing Multi-Purpose Rectangular (MPR) fields and to add four (4) Little League fields Davis Field while maintaining the ability for current users to enjoy their recreation activities (i.e. radio controlled planes, rocket launching, walking, dog walking, Ultimate Frisbee, etc.).

Why is this project necessary?

1. High demand for MPR field space. Increasing scheduling conflicts among user groups.
2. Poor conditions of Little League fields at schools that are used for recess, physical education, fairs, and other activities.
3. Over-usage of our current fields which is leading to worsening conditions – dirt patches, weed growth, compacted soil, etc.

Additional Benefits

1. Provide the ability to rest and rehabilitate other recreational fields, such as Haskell, so that the quality of those fields is preserved. Haskell Field is a perfect example of this as the field has started to show signs of heavy usage with compacted soil, areas of dirt and weeds, etc.

An Athletic Fields Needs Assessment and updated Recreation Master Plan were completed in December of 2012 by Gale Associates. The assessment and plan supported what was already being seen by Park & Recreation – scheduling conflicts due to high demand, over-usage of fields leading to poor field quality, etc. This proposed project addresses the needs concluded in the Assessment/Master Plan:

- An additional Four (4) natural turf, multi-purpose rectangular fields are required to meet current demand.
- The proposed field designations of five of the existing little league fields were either to remove the field from use or use them only for school recess due to geometry issues and poor field conditions.
 - o Crime Lab Field – Removed
 - o Noyes Little League 2 – Recess Only
 - o Nixon – Recess Only
 - o Haynes – Recess Only
 - o Loring – Recess Only

As determined by the Park and Recreation commission, the redevelopment of Davis was determined to be the best solution to the field demands experienced by the Park & Recreation department and documented by the Gale Assessment.

Costs:

Fiscal Year	Total Project Cost	CPC Funds Requested	Other Funding Sources (amount and source)
2016	\$3,600,000	\$1,000,000	\$2,000,000 debt exclusion , \$400,000 PARC grant and \$200,000 of private funding
2017			
2018			
2019			
2020			
Total	\$3,600,000	\$1,000,000	

How Project Meets General and Category Specific Criteria for CPC Projects

This project meets the following **General Criteria:**

1. This project is eligible for CPA funding as a rehabilitation and restoration of land for recreation use.
2. This project is consistent with the town’s Master Plan and Open and Recreation Plan.
3. This project has received endorsement from the following municipal boards and departments:
 - a. Work in progress.
4. This project preserves the essential character of the town as described in the Master Plan. Specifically, we have considered a few different field layouts for Davis Field and the Commission has chosen one that will maintain Davis Field’s natural resources, beauty while having no negative impact on surrounding forests and wetlands. It is our belief that this project will provide more recreational opportunities at the field while preserving the ones that are currently enjoyed there.
5. This project is practical and feasible because we are using existing Park & Recreation land of which a section is already used as recreational fields. The cost of the project will be reduced as little, if any, fill needs to be brought to the site. There is a definite urgency for this project to be completed as has been determined by the scheduling conflicts, high demand, over-usage, and professionally identified poor field conditions for Little League at the school fields.
6. Please see the attached cost and time estimates provided to us by the Gale Associates.

7. We are exploring all funding avenues. We are working with the user groups to help them figure out ways to raise private money for the project. We will be asking the town for some portion of money as a debt exclusion. We are also going to be applying for a PARC grant.
8. We have considered various alternatives while coming up with this plan at Davis Field. Upgrading and restoring the school Little League fields has been attempted over the years and all efforts were quickly negated by recess and other school related. All recreational field complexes in town have been reviewed for suitability and all have been determined to lack the utility and cost effectiveness of the Davis plan. As already mentioned, we believe redeveloping an existing Park & Recreation area such as Davis Field is our least expensive and fastest way of making progress in meeting our user demands and providing the opportunity to rest other fields.

We meet the following specific criteria for Recreation proposals:

1. The redevelopment of Davis Field provides new and better fields for baseball, lacrosse, soccer, Ultimate Frisbee and others while maintaining an open piece of recreational land as currently exists in order to allow for radio flyers, rocket launching, walking/running dogs, kite flying, etc. This will provide activities for a large number of our residents.
2. This project will allow the Park & Recreation Department to better manage its fields, eliminate poor/fair fields, and provide an enhanced sense of community for field users and their families.

We meet the following specific criteria for Open Space:

1. The design we have chosen will provided for numerous user groups while preserving a lot of the character and beauty of Davis Field.
2. The project's design provides for the continuation of passive recreation at Davis Field.

Presentations and Meetings with other Town Boards, Committees and Departments

As part of the project planning the Park & Recreation Commission has presented the plan to a number of municipal committees and employees in order to obtain feedback and suggestions

Conservation Commission

The Park & Recreation Commission presented the project plan to the Conservation Commission. Debbie Dineen had performed a wetlands survey of the area at Davis Field. The Conservation Commission has provided us with some feedback and suggestions to make sure this project does not have a negative impact from the Conservation Commission's view point.

Some suggestions from the Conservation Commission are as follows:

- **Parking** lot should be moved to the east to get out of 200' river front set back. Area to east already is disturbed and therefore moving that way is less impactful than improving area to the west

- DPW doesn't want subsurface drainage – prefer it be visible
- Mitigation
 - Can be on-site or off-site
 - If off-site than that area has to be more important than disturbed area on-site
 - Assessment (functions and values) of both on-site and off-site wetlands needed to quantified and compared to determine importance of on-site and Off-site wetlands
 - No paved access to baseballs fields, wants stone dust (if paved would need storm water control for path)
 - No walking path, just mowed path
 - Wildlife Evaluation needed as part of filing
 - Other possible conditions that need to be considered – lighting, time of year for construction

Capital Improvement Advisory Committee (CIAC)

- The chair of the Park & Recreation Commission met with the CIAC to present our plan.

Finance Committee

- Scheduled for November 5th

Town Staff Members, CPC Chair, BOS Liaisons to P&R

- October 9th meeting to present the plan to P&R liaisons from BOS – Len Simon and Bob Haarde, town staff members Jody Kablack, Jim Kupfer, Andrea Terkelsen, Debbie Dineen, Maryanne Bildoeau, and LSRHS Athletic Director Peter Elenbass, and the Chairman of the CPC – Chris Morely.

For Community Preservation Committee Use:

Form received on: _____

Project presented to CPC on: _____

Reviewed by: _____

Determination: _____



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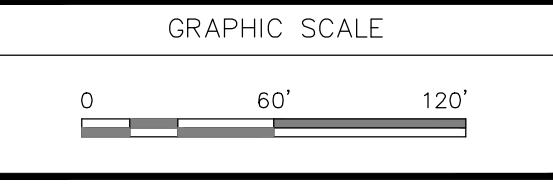
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PROJECT
DAVIS AND FEATHERLAND FIELD PROJECT
40 FAIRBANK ROAD
SUDBURY, MA

OWNER
TOWN OF SUDBURY
322 CONCORD ROAD
SUDBURY, MA 01776

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	716100_C101
DESIGNED BY	RMM
DRAWN BY	RMM
CHECKED BY	EQR
DATE	08/18/2014
DRAWING SCALE	1"=60'



SHEET TITLE
DAVIS LAYOUT PLAN

DRAWING NO.
C101
PROJECT NO. 716100

SCHEMATIC

Executive Summary

This document provides a brief summary of the process, findings, and recommendations for the full Athletic Field's Needs Assessment and Master Plan Update report dated November 8, 2012. For a detailed analysis of the findings and recommendations please refer to the full report.

Gale Associates Inc. (Gale) was engaged by the Friends of Sudbury Park & Recreation to update the Town-wide Athletic Field's Needs Assessment and Master Plan Report Form in 2003. A number of the recommended improvements from the 2003 report have been implemented to include the development of four (4) synthetic fields throughout the Town. To understand the purpose and methodology please refer to section one (1) and two (2) of the report.

There are a total of thirty-six (36) individual athletic fields within the Town, distributed throughout thirteen (13) facilities. Each facility considered in the report is listed below:

- Crime Lab Fields
- Cutting Field
- Davis Field
- Ephraim Curtis Middle School Fields
- Featherland Park
- Frank Feeley Field
- General John Nixon Elementary School Fields
- Haskell Fields
- Haynes Elementary School Fields
- Israel Loring Elementary School Fields
- Lincoln Sudbury Regional High School
- Peter Noyes Elementary School Fields
- Ti-Sales Fields

Each field was visited by Gale staff and standard field evaluation forms were completed for each field at each recreation complex (refer to Enclosure 1). Additionally Gale compiled a list of short term recommendations and observations for each field, which can be found in Section three (3) of the report.

An essential task in the fields study was to determine the extent to which the fields are used and rested. A user demand matrix was created to documents all of the uses on each individual field. This matrix is provided in Enclosure 3 of the report and shows the Town of Sudbury currently supports nearly 9,571 scheduled team events annually.

In order to gather a better understanding of the uses per field, a more detailed breakdown by type use and field type was necessary. The table below shows a breakout of the types of fields compared to the uses for that particular field type. It also takes into account the serviceability of each field and lists the number of usable fields for each field type.

Table: Field Type vs. Useable Fields

<u>Type of Field</u>	<u>Number of Fields</u>	<u>Usable Fields</u>	<u>Uses Per Type</u>	<u>Uses/Usable Fields</u>
Softball	6	4	1,180	295
Baseball	5	5	1,356	271
Little League	10	4	1,145	286
MPR Natural*	11	9	3,172	353
MPR Synthetic	4	4	2,233	558

It should be noted that an aggressively maintained and irrigated natural turf field that is rested for up to one-third of the spring or fall growing season can, theoretically, sustain up to 250 team uses per year and maintain high quality and safe athletic turf. Gale's preliminary findings are that, given optimal maintenance efforts and growing conditions, the demands on the Sudbury playing fields currently in use, with the exception of the synthetic turf fields, generally exceed the level at which is it possible to sustain safe, high-quality athletic facilities. As you can see from the last column, on average, the natural turf fields within the Town of Sudbury are seeing greater than the 250 recommended annual uses.

Based on an analysis of need-by-type, we have concluded that the following fields are required to sustain the current user demands.

- Two (2) softball
- One (1) 90' baseball
- One (1) Little League
- Four (4) natural turf, multi-purpose rectangular fields

Base on the required field inventory we have provided three (3) redevelopment / redistribution strategies which will show how the Town of Sudbury can accomplish this field requirement. In all of the three (3) options a complete renovation of the High School Softball facility is proposed and will result in safer playing conditions, a field more consistent with other LSRHS fields, as well as a field that better meets the needs of the LSRHS softball program.

For a detailed description of proposed fields by type and location please refer to section ten (10) of the master plan. Below shows a summary of each redevelopment option, as well as associated cost.

Redevelopment Option 1:

Location	Strategy	Field Change	Cost
High School	Reconstructed Softball	+ 1 Softball	\$555K
	New Community Field Lights	No Change	\$350K
Featherland	New 80' Little League Field	+1 LL -1 Softball	\$425K
Haskell	New MPR Field	+1 MPR - 90' B	\$200K
Melone Property	New 90' Baseball Field	+1 90' B	\$3.90M
	New 90' Baseball Field	+1 90' B	
	New Softball Field	+1 Softball	
	New Softball Field	+ 1 Softball	
	New Synthetic Turf MPR	+ 1 Synthetic	

SUMMARY (Net Change):

+1 Synthetic Turf Field, +1 Multipurpose, +2 Softball, \$5,430,000
+1 Little League, +1 90' Baseball

Redevelopment Option 2:

Location	Strategy	Field Change	Cost
High School	Reconstructed Softball	+1 Softball	\$555K
	New Community Field Lights	No Change	\$350K
Featherland	New 80' Little League Field	+1 LL -1 Softball	\$425K
Haskell	New MPR Field	+ 1 MPR -1 90' B	\$200K
Feeley	New Reconfigured Softball	+1 Softball	\$1.815M
	New Synthetic 90' Baseball	+1 Synthetic	
Davis	New 90' Baseball Field	+1.90' B	\$1.725M
	New MPR Field	+1 MPR	
	Reconstructed MPR Field	No Change	
	New Softball Field	+1 Softball	

SUMMARY (Net Change):

+1 Synthetic baseball / MPR, +3 Multipurpose, +2 Softball \$5,070,000
+ 1 Little League

Redevelopment Option 3:

Location	Strategy	Field Change	Cost
High School	Reconstructed Softball	+1 Softball	\$555K
	New Community Field Lights	No Change	\$350K
Featherland	New 80' Little League Field	+1 LL -1 Softball	\$425K
Haskell	New MPR Field	+ 1 MPR -1 90' B	\$200K
Melone Property	New 90' Baseball Field	+ 1 90' B	\$3.50M
	New 90' Baseball Field	+1 90' B	
	New Softball Field	+1 Softball	
	New Softball Field	+ 1 Softball	
	New MPR Field	+1 MPR	
Davis	New MRP Field	+1 MPR	\$1.55M
	New MRP Field	+1 MPR	
	Reconstructed MRP Field	No Change	

SUMMARY (Net Change):

**+4 Multipurpose, + 2 Softballs, +1 Little League
+ 1 90' Baseball Fields** **\$6,580,000**

Section twelve (12) of the mater plan shows how each redevelopment options summarized above redistributes the Town's uses to meet the recommended 250 annual uses per field. Additionally, Section thirteen (13) of the reports discusses a phasing plan which shows how the Town can accomplish these redevelopment projects over a four-six (4-6) year period.

As a result of this study, the Town of Sudbury has a Master Plan for athletic field redevelopment which, when implemented, will result in a population of fields, by type and location, that better meets the needs of the Town. This will be accomplished either by the development of a new parcel, redevelopment of existing parcels, or a combination of the two. The field conditions, as a result of the immediate Master Plan improvements will show a dramatic reduction in use on town fields and the provision of a rest period for all fields.

Davis Field Plan Overview

Park & Recreation Commission

9/29/2014

Introduction

- Purpose of Presentation – outline plans and the process the Commission undertook to develop plan
- Best Solution
- Commission voted 5-0 in favor of this plan

Why Gale was engaged

- Increasing scheduling conflicts among user groups
- User groups voicing field shortage and condition concerns
- 10 years since the initial field needs assessment was completed

Methodology - Gale Athletic Fields Needs Assessment

- Inventory fields
- Evaluate each field
- Demand assessment

Field Inventory

- 13 field complexes containing 36 fields
- Seven of 13 are SPS/LSRHS fields
 - Crime Lab Fields
 - Ephraim Curtis Middle School Fields
 - General John Nixon Elementary School Fields
 - Haynes Elementary School Fields
 - Israel Loring Elementary School Fields
 - Lincoln Sudbury Regional High School
 - Peter Noyes Elementary School Fields

Field Inventory (Cont'd)

- Six of 13 are Sudbury P&R fields
 - Cutting Field (Fully utilized)
 - Davis Field (Under utilized)
 - Featherland Park (Fully utilized)
 - Frank Feeley Field (Better utilization possible)
 - Haskell Fields (Fully utilized)
 - Ti-Sales Fields (Better utilization possible)

Evaluation

- 10 fields (28% of 36) within six field complexes below acceptable standards
- Field Assessments Fair or Poor Turf Rating
 - Crime Lab - Little League Baseball (poor)
 - Nixon - Little League Baseball (very poor)
 - Haynes - Little League Baseball/Soccer/Lax (poor)
 - Noyes - Little League Baseball (poor)
 - Loring - Youth Soccer/Lax (poor)
 - Haskell - Youth Soccer/Lax (fair)

Demand

- 9,571 scheduled team events per year
- Equates to 266 events/field/year
- Natural turf capable of supporting 200-250 team uses per year

Table 2. Field Type vs. Useable Fields

<u>Type of Field</u>	<u>Number of Fields</u>	<u>Usable Fields</u>	<u>Uses Per Type</u>	<u>Uses/Usable Fields</u>
Softball	6	4	1,180	295
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Field Needs Assessment Conclusions

- “The chronic poor turf conditions which prevail throughout the Town of Sudbury are indicative of overuse, lack of restorative rest periods, and lack of properly constructed fields”.
- “As a result of our breakdown, it is clear that all of the fields, excluding the synthetic turf fields, are still being overused”.
- “In addition, virtually none of the fields have a spring or fall rest period during the active turf growth periods. As a result, there are numerous fields that have chronically poor turf condition despite the expenditure of maintenance resources”.

Field Needs Assessment Conclusions (Cont'd)

- “In addition, the Town is lacking sufficient athletic field space to accommodate the existing amount of youth and adult sports programs that are active in the Town”.
- Table 3 below shows the required amount of fields to sustain the user demands throughout the town. This is based on approximately 200-250 annual uses for each natural turf field.

Table 3. Required Fields

<u>Type of Field</u>	<u>Current Usable Fields</u>	<u>Required Fields</u>	<u>Uses/Req. fields</u>	<u>Field Increase</u>
Softball (60')	4	6	206	+2
Baseball (90')	5	6	226	+1
Little League (60')	4	5	229	+1
MPR Natural	9	13	244	+4
MPR Synthetic	4	4	558	0

Post Study Planning Efforts

- Review report, substantiate need
- Explore solutions
- Determine viable options - includes
 - preliminary engineering review
 - permitting review
 - feasibility (cost) review
 - Town department and committee reviews
- Commission meetings with public input
- Process has lead to the following plan

Plan Overview

- Davis field – \$3.6 renovation to include
 - 160+ space parking lot
 - Level field space
 - Four Little League baseball fields
- Installation of lights at Cutting Field - \$275-\$300k
- Continued planning efforts in regards to Ti-Sales and Feeley fields



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PROJECT
**DAVIS AND FEATHERLAND
 FIELD PROJECT**
 40 FAIRBANK ROAD
 SUDBURY, MA

OWNER
 TOWN OF SUDBURY
 307 WILLOW
 SUDBURY, MA 01776

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE: 716100_C101
 DESIGNED BY: RSM
 DRAWN BY: RSM
 CHECKED BY: ECR
 DATE: 08/18/2014
 DRAWING SCALE: 1"=60'



SHEET TITLE
**DAVIS
 LAYOUT
 PLAN**

SCHEMATIC

DRAWING NO.
C101

PROJECT NO. **1008**

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Davis Plan – balance among users

- Parking lot sized to accommodate rail trail parking
- Open field vista from parking lot
- Little league fields up against trees allowing for open views and use by radio plane flyers
- Walking path
- All current users can continue to use Davis as they currently do

Conclusion – Best Solution

- Clear overuse of fields
- Addresses all fields rated substandard by Gale
- Park & Rec/Town has not kept up with capital needs and has lacked appropriate capital expenditure
- Most cost effective solution – Gale recommendations costs (as of December 2012) were \$5.430, \$5.070 and \$6.580 MM
- Commission's responsibility to develop the best solution - we feel we have done that. Please support this plan. Thank you.