

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
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

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

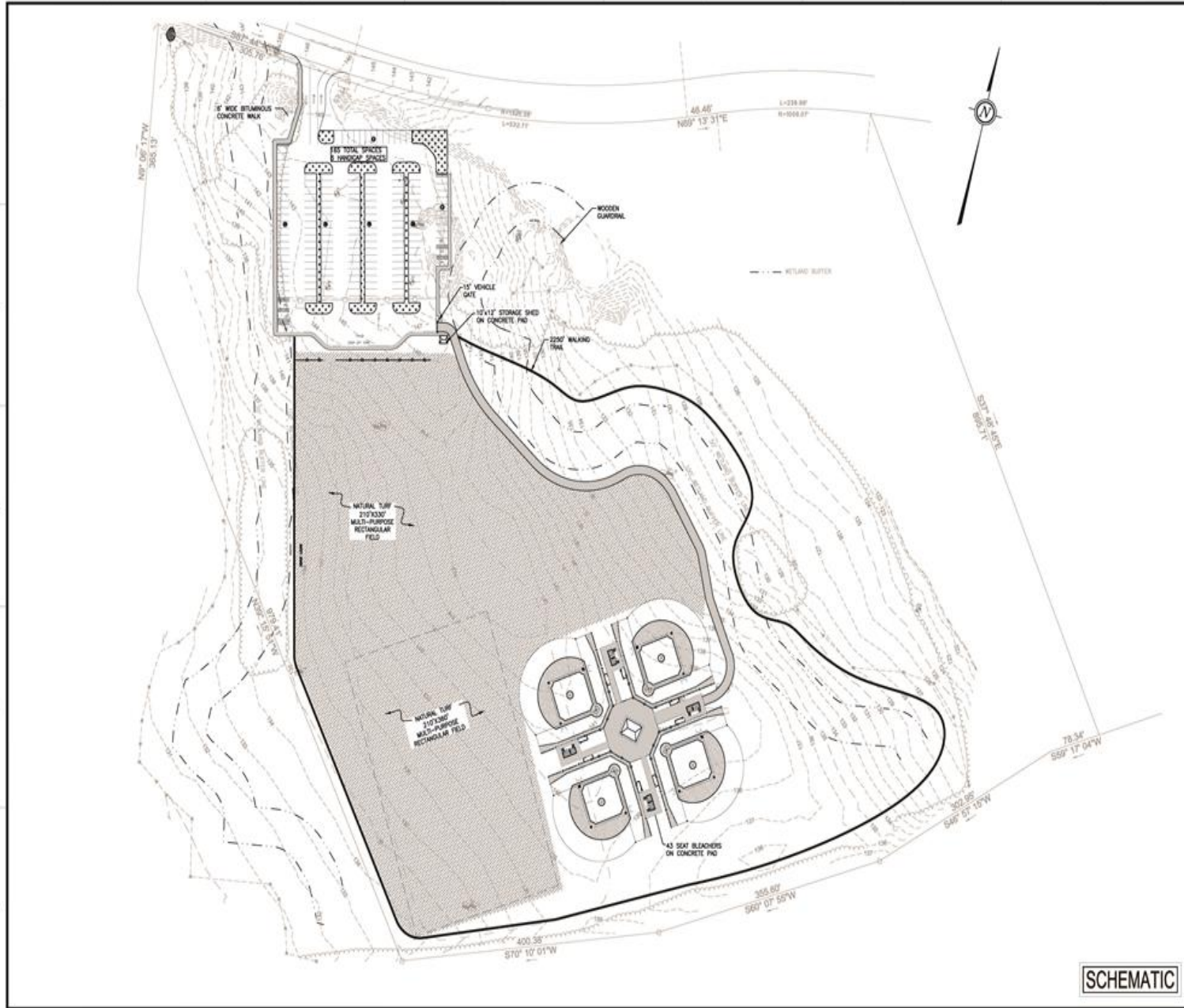
<u>Type of Field</u>	<u>Current Usable Fields</u>	<u>Required Fields</u>	<u>Uses/Req. fields</u>	<u>Field Increase</u>
Softball (60')	4	6	206	+2
Baseball (90')	5	6	226	+1
Little League (60')	4	5	229	+1
MPR Natural	9	13	244	+4
MPR Synthetic	4	4	558	0

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

TOWN OF SUDBURY
322 GARDEN
SUDBURY, MA 01776

REVISIONS		
NO.	DATE	DESCRIPTION

<p>CAO FILE: 716100_C101</p> <p>DESIGNED BY: RSM</p> <p>DRAWN BY: RSM</p> <p>CHECKED BY: CDR</p> <p>DATE: 08/18/2014</p> <p>DRAWING SCALE: 1"=60'</p>	<p>GRAPHIC SCALE</p> 
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<p>SHEET TITLE</p> <p>DAVIS LAYOUT PLAN</p>	<p>OVERSHEET NO.</p> <p>C101</p> <p>PROJECT NO. 716100</p>
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SCHEMATIC

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.