



Town of Sudbury Master Plan

September 1, 2004

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MASTER PLANNING BACKGROUND AND GOALS

As part of our Scope of Services related to the Sudbury Town-wide athletic field Master Planning project, we have completed a preliminary evaluation of 41 athletic fields throughout the Town and submitted a Field Assessment Report with our findings dated April 19, 2004.

An essential task in the field study was to determine the extent to which fields are used, their adequacy, and the resultant condition. The total number of scheduled team uses (a team use being 10-20 persons using the field for a 2-3 hour event), was established for each playing field. Clearly, the most heavily scheduled fields in the Town are the multi-purpose field at the Curtis Middle School with nearly 900 scheduled team uses, and the rectangular field at Davis with over 700 scheduled uses. The Haskell Complex is also heavily scheduled. All of the fields at Haskell are scheduled for over 300 team uses per year, with an average of over 350 scheduled team uses. Across the Town as a whole, there are 25 out of 41 fields that are overscheduled, i.e., an average of over 300 scheduled team uses per year. Disregard the high school fields and the relatively minor fields at places like Loring, TI Sales, Crime Lab, and Hayes, and this figure jumps to nearly 100%. Nearly all of the more important Parks and Recreation fields in the community are seriously overscheduled.

The initial report also described the extent to which each field is maintained and rested. Not only do the Sudbury fields sustain heavy use, virtually none of the fields have a spring or summer rest period to rebuild root-zones damaged by heavy use. Only the High School fields and some of the fields at Haskell appear to have a rest period in the summer. The remaining fields, the majority, have no rest period at all, to include the most heavily used fields at Curtis Middle School and Davis.

An aggressively maintained irrigated field that is rested for up to 1/3 of the spring or fall growing season can theoretically sustain up to 400 team-uses per year and maintain high quality and safe athletic turf. For most municipal fields, a more realistic level of use is 300 scheduled team uses per year. As may be seen from the demand study results noted above, many Sudbury fields experience well over 300 team-uses per year and have no irrigation or effective turf management plan or rest period during the growing season. Some, like the Curtis rectangular field and the Davis field, see over twice that level of use. Additionally, most others are over 250 scheduled uses. We conclude that given optimal maintenance efforts and growing conditions, the demands on the playing fields currently in use exceed the level at which it is possible to sustain safe, high-quality athletic facilities.

Included in the Field Assessment Report were evaluations of current field conditions and a list of short-term recommendations for each site. From these findings, it is apparent that many of the Town of Sudbury's existing fields are in generally poor condition due to overuse. 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. We conclude that the Town of Sudbury needs approximately 3-4 additional rectangular fields, 2-3 adult baseball fields, and several renovated Little League Baseball fields to fulfill the existing and projected needs of the Town's recreational programs. With new additional fields and renovated existing fields, excess demand can be reallocated to new, and presently underutilized, fields. Additionally, rest periods can be programmed for each field.



MASTER PLANNING APPROACH

The goal of this Master Planning effort is to identify cost-effective strategies for the creation of new fields and the renovation of existing fields so as to achieve the goals identified in the Field Assessment Report. These include the creation of 3-4 additional multi-purpose soccer fields, and 2-3 new adult baseball fields, and the renovation of 2-3 Little League fields. Gale evaluated each field complex in the Town to assess its potential for re-development. Additionally, we evaluated several Town-owned parcels of land designated for this purpose for their development potential.

Gale prepared a redevelopment strategy for each field complex. For those parcels, which had potential for alternative redevelopment schemes, we considered multiple redevelopment layout alternatives. Each of these courses of action was evaluated with regard to its cost, its ability to meet the projected demands, and its likelihood of permitting success. Included in the Master Plan is consideration for those Sudbury fields that have been recently renovated and are in generally good condition (e.g., Featherland Park), Sudbury fields already programmed for renovation (e.g., Lincoln-Sudbury High School), and all fields that were specifically designated as part of the study.

MASTER PLAN LAYOUTS

The following is a brief discussion of the primary alternative field layouts for redevelopment at each of the complexes within the study that had redevelopment potential.

Featherland Park

General. The Sudbury Little League has clearly demonstrated a need for additional, high-quality field space, particularly for "Majors". Given the generally good turf conditions and layout efficiency at Featherland Park, the Master Plan recommends the removal of the existing softball diamond and the construction of a new Little League Field in its place. Gale believes that this effort minimizes the necessary demolition costs and will create a centrally located Little League facility that can service five (5) games simultaneously.

The redevelopment strategy includes the demolition of the existing adult softball field, including the backstop, outfield fencing, and players' benches. Home plate would be shifted and irrigation and a new perimeter fence would be installed. There is potential to relocate and reuse the existing perimeter fencing, as it is new and in good condition. Renovation also includes the construction of new pedestrian access walkways to provide flow throughout the facility. The project may also include some upgrade to the existing athletic lighting. The scope of these renovations is reflected in the sketch at SK-1 (Tab 1).

It is understood that the adult softball field is an important facility and must be accommodated elsewhere in the Master Plan.

Permitting Assessment. There should be virtually no permitting associated with this proposed renovation scheme at Featherland. The field footprint will remain essentially unchanged, and the lighting already exists.



Cost Estimates. Given the existing layout of the softball field, and the proposed Little League field falling in the same location, the cost associated with clearing and grubbing will be minimal. Most of the costs associated with this project will include the relocation of existing outfield light poles, irrigation, perimeter fencing, and pedestrian access walkways. The following is a bulleted list of approximate costs:

• Relocation of Lights	\$ 50,000
• Perimeter Fencing	\$ 75,000
• Ballfield Reconstruction	\$ 40,000
• Spectator Seating	\$ 10,000
• Irrigation	\$ 25,000
• Pedestrian Walkways	\$ 55,000
	\$255,000

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the design of each facility.

Recommendation. Given the existing Little League Fields on-site, and the proposed installation of athletic field lighting, the addition of a Little League field will make this facility a major asset to the Town of Sudbury. This is a cost-effective means of increasing the availability of Little League field space, assuming we provide a comparable softball facility elsewhere.

Curtis Middle School

General. The Curtis Middle School provides two well-orientated softball and baseball fields, as well as multiple-purpose rectangular fields in the outfield areas. These fields sustain the highest measured levels of use in the Town throughout the year from a variety of user groups. The fields are never rested. The original field construction used a marginal topsoil mix, and the project did not include irrigation. As a result of the extremely high use and the poor growing conditions, the turf stand is chronically poor and will not improve regardless of the intensity of the maintenance effort. Given their location at the Middle School and the uses made of these 4-5 fields, they could be the most important complex of fields in the Town, and among the worst in terms of quality and safety.

This study did not evaluate or otherwise consider the small rectangular practice field on the side of the Curtis School. This field is less than 60 yards by 40 yards with little potential for expansion.

Master Plan Strategy. In the Master Plan, Gale proposes to rebuild the fields in place. This reconstruction would include extensive topdressing and reseedling of the existing fields.



The project also includes the stripping, screening, and regrading of the existing ballfields, installation of new infield mix for both the softball and baseball field, and installation of a new irrigation system to service the entire facility. The investment is only cost-effective if done in conjunction with other Master Plan elements, which will result in additional field space that will take some of the demand away from Curtis Middle School.

Permitting Assessment. There should be virtually no permitting associated with this proposed renovation scheme at Curtis. The field footprints will remain essentially unchanged.

Cost Estimates. The existing softball field, baseball field, and multi-purpose rectangular fields at Curtis will not be relocated in any means, and there are no ballfield appurtenances (i.e., lighting, fencing, etc.) associated with the reconstruction. The following is a bulleted list of approximate costs:

• Reconstruction of existing turf	\$ 100,000
• New infield mix and drainage	\$ 50,000
• Spectator Seating	\$ 20,000
• Irrigation	\$ 70,000
	<u>\$240,000</u>

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. This strategy does not create any additional athletic field space; however, given the importance of this venue, it provides for improvements that should be implemented. After additional field space is created elsewhere in the Master Plan, some of the demands placed on the Curtis fields must be reallocated.

Finally, there is additional undeveloped Town land behind the Curtis Middle School that may have potential for athletic field development. The Town Engineer has developed a concept design for a baseball field in this area. This should be considered further if other undeveloped sites (e.g., Mahoney) do not go forward.

Cutting Property

General. The Cutting property is a former tree farm that has significant potential for the cost-effective development of additional athletic field space. In a previous letter report to the Recreation Department, Gale noted this potential and demonstrated how the parcel might be developed for sufficient athletic field space. At Town Meeting, the Town of Sudbury Recreation Department received approval for approximately \$600,000 for this purpose.

Master Plan Strategy. The Cutting property is well apportioned for the development of a premium, full-sized multi-purpose rectangular field. The field surfacing could be a new filled synthetic turf allowing for exceedingly high use with little degradation to turf quality or safety. The project would also include a paved 60-car parking lot. This is sufficient to provide one space per participant, assuming four, 15-person teams on-site concurrently. In



addition, landscaping would be installed along Route 27 and the east end of the parcel to provide screening for the surrounding residential communities. This development strategy is reflected in the sketch provided as SK-3 (Tab 1).

Permitting Assessment. This site does provide some environmental permitting challenges as there are wetlands in proximity to the site. The project would require wetland delineation and the filing of a Notice of Intent with the Sudbury Conservation Commission. We feel that wetland resources areas can be avoided such that the likelihood of success in this permitting requirement is high.

Because of the creation of new formal parking, the project would also likely trigger a Site Plan Approval process.

Cost Estimates. Noted Above (\$600,000)

Recommendations. It has been well documented that a filled synthetic turf field represents up to three natural turf equivalents in its ability to sustain use. Despite the up-front costs, the development of such a field at Cutting is a cost-effective solution, given that the Town has a quantifiable need for 3-4 additional rectangular fields.

Davis Field

General. The Davis property currently provides the Town of Sudbury with 1-2 somewhat ill defined multi-purpose fields for soccer, football and lacrosse. As documented in the field assessment, these fields are extremely important to the Town as the home field for Pop Warner football and other youth sports. The local model plane flying club also uses this complex on a routine basis. Unfortunately, the existing facility has no formal drainage system, and cannot be used until early May due to the site conditions. It is not well laid out, has no support facilities such as public toilets, and turf quality is marginal. We feel this location affords the best potential in the Town for providing additional, formalized athletic field space.

Master Plan Strategy. The Davis field site could be reorganized and developed to create up to four, full-size rectangular fields and an adult-size softball field. Alternatively, it may be possible to develop an adult baseball field in lieu of the proposed softball field. This would result in a larger area of disturbance, more challenging grading, and more difficult permitting requirements.

Although not formally defined, we assess that there are two rectangular field equivalents being used at Davis today. The Master Plan, therefore, represents an increase of two rectangular fields. The soccer fields would be 205' x 360' with a 12' overrun zone. The softball field would have a 220' foul pole distance and a 60' diamond layout. The project includes the installation of an underdrain system to mitigate the existing wet soil conditions that occur on-site. With minimal impact to the abutters, this complex could be lighted. The scope for this redevelopment is reflected in the sketch provided as SK-4 (Tab 1).



Permitting Requirements. This site does provide some significant environmental permitting challenges as there are wetlands in proximity to the site. Additionally, the site requires a substantial amount of fill. The project would require wetlands delineation and the filing of a Notice of Intent with the Sudbury Conservation Commission. We feel that wetland resources areas can be avoided such that the likelihood of success in this permitting requirement is good.

Because of the creation of new formal parking, the project would likely trigger a Site Plan Approval process. If the public toilet facility involves a septic system, the project would require a system construction permit from the Board of Health. If the irrigation for the five fields is provided by a new non-potable irrigation well, it may require a groundwater withdrawal permit from the DEP, depending on the amount of the withdrawal.

Cost Estimate. The costs associated with this parcel will be attributed to the fill required for the construction of the new adult softball field. In addition, the proposed parking lot and concessions/toilet facility will impact costs accordingly. The following is a bulleted list of approximate costs:

• Athletic Field Lighting	\$ 120,000
• New Concessions/Toilet Facility	\$ 250,000
• Perimeter Fencing (softball)	\$ 75,000
• New Ballfield Appurtenances	\$ 15,000
• Ballfield Reconstruction	\$ 80,000
• Spectator Seating	\$ 10,000
• Irrigation & Well	\$ 85,000
• New Parking Area	\$ 150,000
• Pedestrian Walkways	\$ 15,000
	\$800,000

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. The Davis field redevelopment strategy defined above provides the Town with 1-2 additional rectangular fields and one new adult softball field. This is a significant step in accomplishing the goals for the Master Plan in meeting the identified needs of the Town. While the construction cost and permitting requirements are significant, we feel that this is the best use of the parcel.

Lincoln-Sudbury High School

General. The Lincoln-Sudbury High School (LSHS) athletic field complex has been under construction for several years and will be ready for use either in the fall of 2004 or spring 2005. The field evaluation report filed previously considered the anticipated population of fields and the projected scheduled uses to be accommodated by them. The conclusion presented in this study is that three of the fields, varsity soccer, JV soccer, and baseball, will be fully scheduled with approximately 300 scheduled uses each year. Given the environmental restrictions placed upon this project, and the resultant diminished turf quality, these levels of demand will likely result in unacceptable stands of grass.



Master Plan Strategy. The Town is currently planning the replacement of two of the natural turf fields with a "filled" synthetic turf field. This project has already been permitted with the Conservation Commission and as of this date, bids from the Contractor are under review. This Master Plan assumes that this turf replacement project goes forward and the resultant fields provide high-quality venues not only for the anticipated high school uses, but for other users within the community as well. The new fields will be capable of sustaining up to three times as much use as the natural turf fields they replace, with little degradation to turf quality. A sketch of this field upgrade is provided as Sketch SK-5 (Tab 1).

Permitting Requirements. The turf upgrade project is fully permitted with the Sudbury Conservation Commission, which issued an amended Order of Conditions in March 2004.

Cost Estimates. The cost of this element of the Master Plan is approximately \$1.2M. The funds for this project, like the Cutting Property, are already allocated and the construction will be accomplished via an Owner-initiated Change Order to the General Contractor currently constructing the new High School.

Recommendations. The new synthetic turf fields at LSHS represent at least one additional rectangular field in the Town, given the additional demands that it can sustain. We recommend that some of the excess demand placed on other fields, such as Haskell and Curtis, be reallocated to fill the unassigned time as may be available on these two new fields once constructed.

Haskell Athletic Complex

General. The Haskell Athletic Field Complex is an extremely important component of the Sudbury athletic field inventory, with up to 6 full-size rectangular fields and up to seven youth soccer fields, depending upon the configuration. All of the fields are used intensely by a variety of users: youth soccer, adult soccer, girls' lacrosse, Babe Ruth baseball and more. It is also an important venue for the many summer clinics conducted in the Town. All of the fields have well more than 300 documented, scheduled team uses per year. There is little or no "rest period" afforded to these fields.

Despite these challenges, and through aggressive maintenance, the turf quality is fair. Parking space is constrained and traffic flow to and from the complex is ineffective. Given the number of users at this sprawling complex, the support facilities; public toilets, concessions, spectator seating, etc., are not adequate.

Most of the site is irrigated, with the complex divided into two divisions, each with multiple zones. The water source is currently Town water at a cost of over \$20,000 per year. There is an existing supply well on-site with a safe withdrawal of approximately 8 gpm. This single well is insufficient to supply the entire complex. The Master Plan provides for the improvements to the irrigation system with a budget line item of \$100,000. Apart from this Master Plan, the Town should conduct a study to determine the best strategy to meet the irrigation needs of this 14+-field complex.



Master Plan Strategy. The fields at Haskell are currently an efficient use of the space available, flexible, and consistent with the Town's need for full-size rectangular fields and an adult baseball field. The Master Plan recommendations do not include any reconfiguration of these playing fields, other than the development of one synthetic turf field in place of an existing natural turf field.

Given the importance of this complex and the use it sustains, there are several significant renovation projects that are justified and would result in greatly improved facilities that should be included in the Town-wide Master Plan. These have to do with irrigation, parking, support facilities, and traffic control.

Irrigation should be extended to the remaining, un-irrigated fields, and a series of irrigation wells need to be developed to supply the system, and all of the fields coordinated by a single controller. As noted above, how best to improve the irrigation system is beyond the scope of this Master Plan effort, but should be addressed by the Town.

The site improvements project should include a parking expansion, security fencing limiting vehicular traffic to the fields, and the creation of turning lanes to improve site access and egress, particularly for large events. While parking should not be expanded at the expense of existing fields, we believe that by reorganization of the existing parking facilities, we can achieve approximately 150 additional spaces. The fencing on the site should consist of heavy wooden guardrail, which provides an aesthetic accent, delineating the park as well as a formidable vehicular barrier. Finally, we propose that the intersection of Hudson Road and Fairbank Road be widened within the existing right-of-way to allow for a dedicated right turn lane to facilitate egress from the site.

The Haskell Complex improvements project should include a properly located, equipped and sized concessions and public toilet facility. This facility should be ADA accessible, centrally located, equipped for limited on-site food preparation, provide an appropriate number of toilet fixtures for men and women, and provide centralized equipment storage for the complex users.

A sketch reflecting the general scope of the various site improvements at Haskell included in the Town-wide Master Plan is provided as SK-6 (Tab 1). A schematic plan for the proposed concession and toilet building is provide as SK-6a.

Permitting Requirements. The improvements as proposed above for Haskell will likely involve significant permitting. The proposed concessions building will require a building permit from the Building Department and a construction permit for the on-site septic system from the Sudbury Board of Health. The modifications proposed within the street right-of-way will require approval of the Town Engineer and Highway Department. The parking improvements may trigger site plan approval from the Sudbury Planning Board. The development of 2 or more irrigation wells with a combined capacity of 12+ gpm may trigger a requirement for a groundwater withdrawal permit from the DEP under the Water Management Act. We do not think any of the required permits will be problematic, however, as there are no environmental issues.



Cost Estimates. The costs associated with this project will include the proposed synthetic turf field, and the size of the proposed concessions/toilet/storage facility. The parking and guardrail in the proposed alternative will not drive the cost significantly. The following is a bulleted list of approximate costs:

• Synthetic Turf Field	\$ 500,000
• Guardrail	\$ 65,000
• Parking Lot	\$ 110,000
• Concessions/Toilet/Storage Building	\$ 265,000
• Tot-lot	\$ 30,000
• Access road	\$ 55,000
	\$1,025,000

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. The improvements to Haskell will result in a slight increase in field capacity with the substitution of a filled synthetic turf field. Additionally, it will make access and egress from the site more convenient and safer. The concessions and public toilet facility and additional parking are sorely needed, given the heavy year-round use this complex sustains. The irrigation wells and system improvements will reduce costs and reliance on Town water, while improving turf quality. We believe these improvements can be accomplished with minimal inconvenience to users and little impact on field availability.

Feeley Athletic Complex

General. The Feeley complex consists of four ball fields. The adult softball field at Feeley Upper next to the tennis courts is in generally good condition and the most well drained of the four fields. It is an important field with over 370 scheduled team uses per year. The adult baseball field with a 90' diamond at the other end of the complex is also in generally good condition. However, poor drainage limits the availability of this field and must be addressed. The two fields in the middle are primarily used for softball and also share an outfield that is used as a rectangular field for youth soccer. These fields are not maintained to the same standard and are not outfitted as game fields, but also receive a great deal of use. Each field sustains over 380 scheduled team uses per year. Again, these fields have chronic drainage problems that must be resolved to increase availability. The existing public toilet provisions are in poor condition, poorly located, and not code compliant. There is little on-site parking. There is a serious poison ivy infestation between the third baseline and the property line.

Master Plan Strategy. Given the existing wetlands condition and general lack of parking, there is no option for increasing field capacity at this facility. However, it is important that the adult baseball field receive a substantial drainage system in the outfield area to mitigate the drainage issues related to the wet season. This improvement will enable the Town to have access during the regular baseball season and not limit the use of the field to the dry summer months.



In addition, the two lower softball fields should be regraded and the depression in the existing outfield should be filled accordingly. A French drain-type drainage swale should be installed at the bottom of the steep slope to collect run-off from the Upper Softball area. This also will increase field usability during the wet season; however, Gale feels these two fields should be limited to practice fields or youth softball fields (see SK-7, Tab 1). Finally, a redevelopment of the Feeley complex should include a new parking facility, a new concessions and public toilet facility, and a poison ivy eradication program.

Permitting Requirements. The reconstruction of the fields may involve work within or adjacent to a bordering vegetated wetland area. As such, it will require a wetlands delineation and a filing of a Notice Intent with the Sudbury Conservation Commission. If the expansion project involves actual wetland impacts, as opposed to work within the buffer, the success of this permitting effort is questionable.

Cost Estimates. The costs driving the work associated with this project include the drainage improvements at the two (2) lower softball fields and the adult baseball field. The costs associated with the parking should be inherited by the developer proposing the access road through the existing parcel. The following is a bulleted list of approximate costs:

- | | |
|--|------------------|
| • Drainage (Adult Baseball) | \$ 50,000 |
| • Drainage (Softball) | \$ 70,000 |
| • Ballfield Reconstruction (both fields) | \$ 90,000 |
| • Parking Lot | \$ 120,000 |
| • Concessions Building | \$ 175,000 |
| • Poison Ivy Eradication | \$ 10,000 |
| • Spectator Seating | <u>\$ 10,000</u> |
| | \$525,000 |

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. The existing lower fields require a comprehensive drainage renovation at a minimum, and all four existing fields will be heavily disturbed as a result. Additionally, the existing fields are not laid out so as to take best advantage of the available land area. With a complete reconstruction of the site, and possible additional parking provided with the development of the adjacent land, this could become a substantial site for the Town of Sudbury.

Crime Lab

General. This smaller Little League-size baseball field receives little use, with only 25 scheduled uses by Little League. The site does not lend itself to expansion, and is suitable for the practice and overflow field that it affords.

Master Plan Strategy. No change. Continued maintenance and scheduling at current levels.

Permitting Requirements. None.



Cost Estimates. None.

Recommendations. No Change.

Loring, Haynes, and Nixon

General. These three school-related baseball fields with Little League layouts are not heavily used, with an average of less than 50 scheduled uses per year. They do, however, provide informal recreation opportunities in their respective neighborhoods. The wholesale upgrade of these isolated fields does not represent a cost-effective means of making Town-wide improvements. These fields are suitable for the practice and overflow fields that they afford.

Master Plan Strategy. No change. Continued maintenance and scheduling at current levels.

Permitting Requirements. None.

Cost Estimates. None.

Recommendations. No Change.

Noyes School

General. The availability of two Little League layout baseball fields at Noyes makes this a flexible, moderate-use venue with over 200 combined scheduled uses per year. With a minimum of expenditure, the Town could realize significant improvements at this location and shift some of the demand for Little League fields to this venue.

Master Plan Strategy. The Master Plan strategy for Noyes would include a program of improvements aimed at improving turf quality, safety, and general utility of this under-utilized complex. These improvements might include irrigation, local drainage improvements, formalized dugouts and benches, and perhaps lighting. The fields would generally remain as currently laid out.

Permitting Requirements. No permitting would be required for the discrete improvements envisioned at this location unless lighting is proposed, which may involve a Site Plan Approval process.

Cost Estimates. The costs driving the work associated with this project include the drainage improvements at the two (2) lower softball fields and the adult baseball field. The costs associated with the parking should be inherited by the developer proposing the access road through the existing parcel. The following is a bulleted list of approximate costs:

- Ballfield Reconstruction (both fields) \$ 70,000
- Spectator Seating \$ 10,000
- Irrigation \$ 40,000
- Fencing \$ 75,000
- Pedestrian Walkways \$ 15,000
- **\$210,000**



This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. In order to take full advantage of this field space and transform these two fields into a high-quality Little League venue, the Town should define the scope of several limited renovation projects that would provide for cost-effective upgrades in the field safety and utility. Following implementation of these improvements, the Little League and Recreation Dept should cross level excess demand from Featherland and Feely to this updated, two-field complex.

TI Sales

General. The TI Sales field is a combination rectangular field and marginal baseball diamond with a Little League layout. The majority of the formal scheduled use it receives is for youth soccer and summer clinics requiring rectangular fields, such as lacrosse. At 186 scheduled uses per year, it is an important rectangular field, but not carrying excessive demand.

Master Plan Strategy. The Town has an overall deficiency of adult baseball fields. None of the elementary school sites discussed above are appropriate for this type field, and none of the Town's major field complexes (Haskell, Davis, Featherland, Feeley, Curtis, or LSHS) have the potential to develop an additional adult baseball field. We feel the TI Sales site has the potential to be redeveloped for this purpose in a cost-effective manner. The Master Plan recommendations, once implemented, result in an increase of 4-5 additional rectangular fields, and we believe that the present users of the TI Sales rectangular field can be readily accommodated elsewhere following the development of an adult baseball field at this location. Gale is unable to provide a sketch of the proposed adult baseball layout at this time as we are lacking mapped information at this site.

Permitting Requirements. We believe that the permitting requirements for this element of the Master Plan will be minimal, given that the area of disturbance will be essentially the same as that of the existing fields today. If the resultant project includes additional parking or athletic lighting, then it could require Site Plan Approval from the Planning Board.

Cost Estimates. The costs driving the work associated with this project include the ball field appurtenances and fencing included for the construction of an adult baseball field. The following is a bulleted list of approximate costs:

• Drainage (Adult Baseball)	\$ 50,000
• Ballfield Reconstruction	\$ 65,000
• Spectator Seating	\$ 10,000
• Irrigation	\$ 25,000
• Fencing	\$ 45,000
• Pedestrian Walkways	<u>\$ 55,000</u>
	\$275,000

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.



Recommendations. The Town should convert the existing rectangular field/baseball field complex to a dedicated adult baseball field with high-quality finishes (turf, irrigation, scoring, dugouts, fencing, spectator seating, etc.). The existing users should be rescheduled to other rectangular fields created elsewhere in the Master Plan. As a result, this Master Plan element should be late in the project sequencing plan.

Mahoney Farm

General. The Mahoney Farm parcel provides the potential for two athletic fields and additional parking facilities, which will provide the Town with integral facilities to accommodate their needs.

Master Plan Strategy. The parcel lends itself to accommodate one (1) adult baseball field and one (1) adult softball field, both fenced. Given that the fields would be located off the roadway (Old Farmington Road), the fields have the potential to be lit. In addition, given the site layout, the Town would be able to construct approximately 150 parking spaces to accommodate both fields (see SK-8, Tab 1).

Permitting Requirements. The field has a wetland resource area located on the northern edge of the parcel. However, with the proposed layout, the Town can avoid the 100' wetland resource buffer. The Town will have to submit a Request for Determination from the Town Conservation Commission. As the fields will be natural turf, the Conservation Commission may require the submission of an Integrated Turf Management Plan.

Cost Estimates. Given that this site is currently undeveloped, the costs for the project will be increased due to the clearing, grubbing, and removal of existing material associated with the construction of this field. The following is a bulleted list of approximate costs:

• Drainage (Both Fields)	\$ 80,000
• Ballfield Appurtenances	\$ 45,000
• Clearing and Grading	\$ 160,000
• Parking	\$ 280,000
• Access Road	\$ 45,000
• Irrigation	\$ 55,000
• Athletic Lighting (both fields)	\$ 120,000
• Fencing	\$ 100,000
• Pedestrian Walkways	\$ 10,000
	\$890,000

This estimate is an approximation, and more detailed construction cost estimates shall be prepared with the detailed design of each facility.

Recommendations. Further assess the potential Town-owned parcels to determine the cost-effectiveness of developing up to three additional fields (rectangular, adult baseball, and adult softball) at the Mahoney Farm site.



Master Plan Summary.

The following table summarizes the Sudbury Field Redevelopment Master Plan elements described above:

<u>Location</u>	<u>Redevelopment Strategy</u>	<u>Field Change</u>	<u>Cost</u>
LS High School	2 Synthetic Turf Fields	+1 Rectangular	\$1.2M
Curtis Middle Sch.	Renovate Existing	No Change	\$240K
Haskell Complex	Additional Parking Concession/Toilets Access Improvements Irrigation Improvements	No Change	\$1.13M
Featherland	New Little League Major Field Replace Adult Softball	+1 Little League Field -1 Adult Softball	\$255K
Feeley	Drainage Renovation Additional Adult Softball Additional Parking New Toilets/Concessions	No Change	\$525K
Davis	Reconstruct 4 Rect. fields Construct New Adult Softball Formal Parking Stormwater Management Athletic Lighting	+2 Rectangular +1 Adult Softball	\$800K
Cutting Property	New Rectangular Field Additional Parking	+1 Rectangular	\$600K
TI Sales	Eliminate Rectangular Field Construct New Adult Baseball	-1 Rectangular +1 Adult Baseball	\$275K
Noyes	Selected Improvements	No Change	\$210K
Loring Haynes Nixon Crime Lab	Maintain Existing " " " " " "	No Change	Existing Budget
Mahoney Farm	Construct New Adult Baseball Construct New Adult Softball Additional Parking Athletic Lighting	+1 Adult Baseball +1 Adult Softball	\$890K

SUMMARY (Net Change):

+3 Rectangular +1 LL Field, +2 Adult Baseball+ 1 Adult Softball: **\$6.2M**



FIELD DEMAND/IMPACTS AND REST FOLLOWING MASTER PLAN IMPLEMENTATION

The main objective of the Master Plan is to reconstruct existing fields or develop sufficient new fields to better meet the demands placed on them by the Town of Sudbury's existing athletic programs. The Master Plan goal is to provide sufficient fields by type such that the demand on any individual field does not exceed 300 scheduled team uses. As previously noted, 300 team uses is the maximum number that a properly irrigated and maintained field with a 30-45 day rest period during the active growth season can sustain and still maintain good quality athletic turf.

Existing User Demand

As reflected in the existing condition demand matrix, there are many fields that greatly exceed the 300-use criteria. Additionally, the majority of these over-used fields have no growth season rest period, nor are they irrigated. This type of demand throughout the Town results in an abundance of chronically poor fields, which provide un-safe playing surfaces and become liabilities for the Town of Sudbury.

Master Plan Influence on Demand for Fields

Once the final number and type of proposed fields was established, the next task was to allocate each user group and associated uses (i.e., # of practices, # of games) to the existing and proposed fields. The goal was to minimize the number of total uses per field to less than 300. In addition, we also wanted to integrate a rest period for each field during one of the seasonal growing periods.

As may be noted at the projected demand matrix at Tab 3, the implementation of the Master Plan will result in all but one field complex achieving the goal of less than 300 uses per year and having enough rest between seasons for re-growth and maintenance of the turf. In addition, it is apparent that the four (4) synthetic turf fields will see heavy use throughout the year and become important components (two of which are already in place) of the Master Plan. The one field that does not see less than 300 uses is Curtis Middle School, which will sustain approximately 400 uses per field per year. Given that the Master Plan is calling for the installation of irrigation and a complete renovation of the existing turf, we feel that the 400 uses will not degrade the turf if maintained aggressively. The Master Plan does cut the number of scheduled users at this location almost in half.

There are several other additional properties within the Town not included in this Master Plan that could have potential for recreational use. We understand that these sites will all require different permits from local and government agencies prior to any construction. We believe that the Town should continue to identify additional field space for future development.



MASTER PLAN IMPLEMENTATION - PHASING PLAN

It is apparent that the implementation of the entire Master Plan is not feasible in a single project due to Town fiscal constraints and due to the impacts on users, which must have field space during the redevelopment process. The Master Plan is therefore broken into discrete projects based on reasonable annual budget expenditures, based on priority of need, and based on minimization of user impacts. In general, the principles behind the formulation of the Master Plan phasing are:

- Accomplish projects that are already programmed by the Town first.
- Accomplish the projects, which result in multiple rectangular fields second, to set the conditions for the project with the biggest impact.
- Accomplish the remaining Master Plan elements in order of relative importance based on projected use.
- Attempt to accomplish all elements of the Master Plan in five years, including the current year.
- Attempt to balance the Town's expenditure on field renovation throughout the Master Plan implementation period.
- Schedule Master Plan elements, which only provide for a renovation of an existing field in place, with no change in layout or use, late in the phasing plan.

Phase 1, Fiscal Year 2005

Phase I should include the renovation project at the Cutting Property, as the Town has already approved the construction costs. Additionally, the synthetic turf field will be available earlier than any natural turf field that is redeveloped or developed. This project can be accomplished with current funds while the resources to fund future Master Plan elements in subsequent phases are secured. The cost of the Cutting project is \$600,000, and when completed, will result in a fully renovated, multi-purpose synthetic turf field.

Also accomplished in Phase 1 will be the development of two synthetic fields at LSHS. The provisions of two high-use premium quality fields ready for use in fall 2004, along with the Cutting field, will help to set the stage for subsequent phases of the Master Plan so that they can be accomplished without major disruption to ongoing programs. This is particularly true with regard to the Davis renovation, which will dislocate the Pop Warner Program for up to 2 years.

Phase 2, Fiscal Year 2006

Phase 2 should include the reconstruction and renovation of the existing fields at the Davis Property and the construction of the new adult baseball field and adult softball field at Mahoney Farm. The construction of the two (2) additional adult softball fields and one (1) adult baseball field will set the stage for Phase 3 of the Master Plan.



Phase 3, Fiscal Year 2007

With the implementation of Phase 2, the Town can develop the Featherland Baseball facility and reallocate the adult softball field use to the Mahoney and Davis Properties. In addition, the Town can reconstruct the Curtis Middle School facility and allocate users to the rectangular and adult softball fields at the Davis Property, as well as the additional softball field at Mahoney Farm.

Phase 4, Fiscal Year 2008

Phase 4 should include the reconstruction of the Haskell Facility to include irrigation throughout, additional parking, security fencing, one (1) synthetic turf field and a new concessions/toilet/storage building on-site. Given the limited damage to the existing fields during construction, and the quick turnaround use of a synthetic turf field, this Phase could possibly allow the complex to remain open during construction. This will provide the Town with the ability to not have to reallocate any user groups from the facility, which is an advantageous option many Towns do not have available.

Phase 5, Fiscal Year 2009

Phase 5 should include the reconstruction of Ti-Sales into a premium adult baseball field. This will allow the existing users of the facility (rectangular) to be reallocated to the other new rectangular fields already in-use throughout the Town. In addition, the Noyes Little League complex could be reconstructed, given the availability of the additional field at Featherland Park constructed during Phase 3.

Phasing Plan Summary

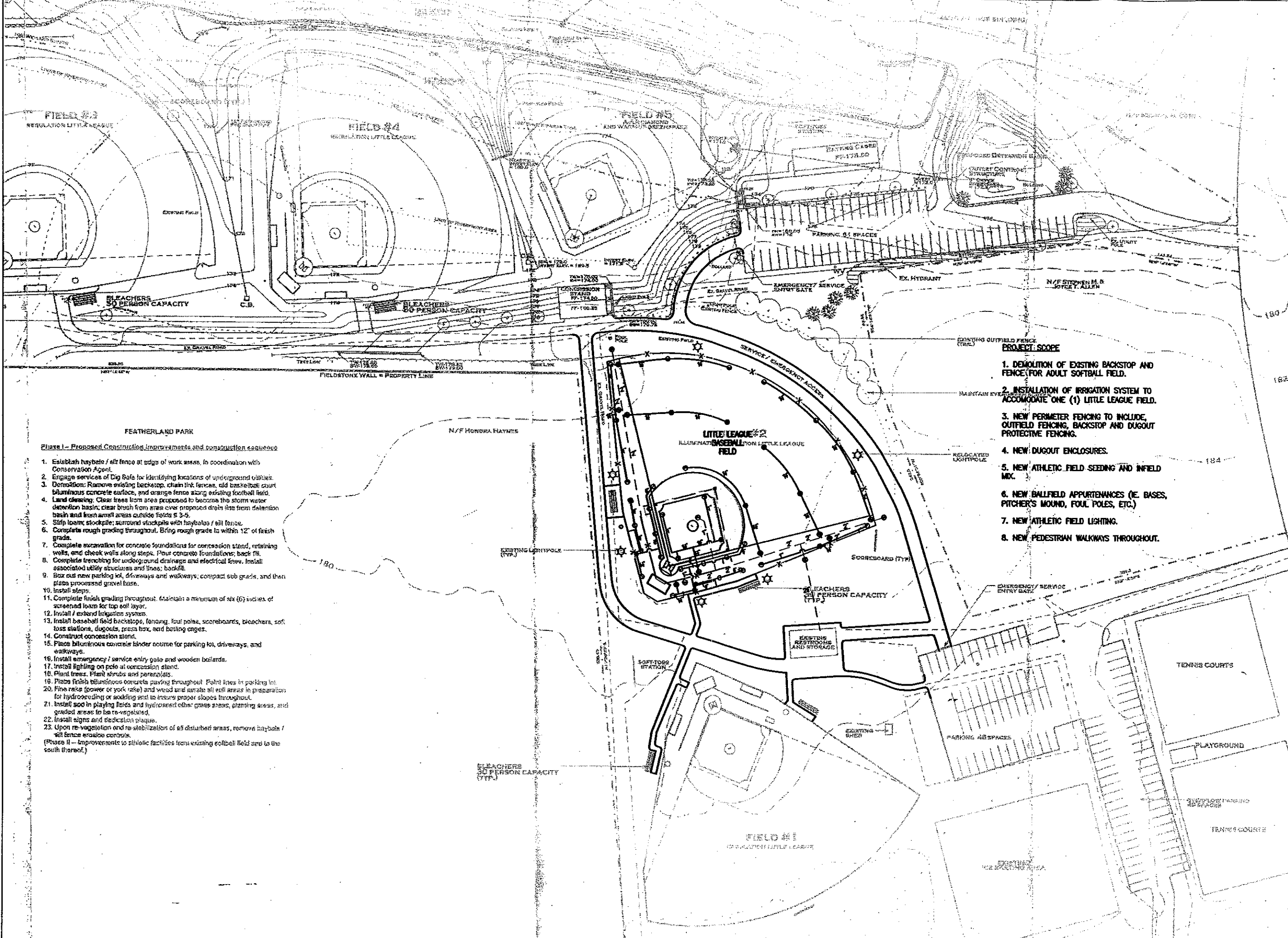
LOCATION	FY 2005	FY 2006	FY 2007	FY2008	FY2009
PHASE I					
LSHS Syn Fields	\$1,200,000				
The Cutting Field	\$600,000				
PHASE II					
Davis Complex		\$800,000			
Mahoney Farm		\$890,000			
PHASE III					
Featherland			\$255,000		
Feeley Field			\$525,000		
Curtis School			\$240,000		
PHASE IV					
Haskell				\$1,125,000	
PHASE V					
Ti-Sale					\$275,000
Noyes					\$210,000
Total Costs	\$1,800,000	\$1,690,000	\$1,020,000	\$1,125,000	\$485,000

Total Cost: \$6,120,000



Conclusions

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 which better meets the needs of the community now and in the future. The field conditions, as a result of the immediate Master Plan improvements (e.g., irrigation throughout), the dramatic reduction in use on selected fields, and the provision of a rest period for fields, will be greatly enhanced. The phasing plan prescribes a series of discrete projects, accomplished over a 5-year or greater period in a logical progression that is sensitive to the Town's fiscal planning requirements, and which mitigates the impacts of field redevelopment on users.



PROJECT SCOPE

1. DEMOLITION OF EXISTING BACKSTOP AND FENCE FOR ADULT SOFTBALL FIELD.
2. INSTALLATION OF IRRIGATION SYSTEM TO ACCOMMODATE ONE (1) LITTLE LEAGUE FIELD.
3. NEW PERIMETER FENCING TO INCLUDE OUTFIELD FENCING, BACKSTOP AND DUGOUT PROTECTIVE FENCING.
4. NEW DUGOUT ENCLOSURES.
5. NEW ATHLETIC FIELD SEEDING AND INFIELD MIX.
6. NEW BALLFIELD APPURTENANCES (I.E. BASES, PITCHER'S MOUND, FOUL POLES, ETC.)
7. NEW ATHLETIC FIELD LIGHTING.
8. NEW PEDESTRIAN WALKWAYS THROUGHOUT.

Phase I - Proposed Construction Improvements and construction sequence

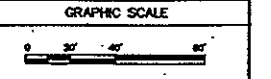
1. Establish haybale / silt fence at edges of work areas. In coordination with Conservation Agent.
 2. Engage services of Dig Safe for identifying locations of underground utilities.
 3. Demolition: Remove existing backstop, chain link fence, old baseball court, bituminous concrete surface, and orange fence along existing football field.
 4. Land clearing: Clear trees from area proposed to become the storm water detention basin; clear brush from area over proposed drain line from detention basin and from areas outside lots # 3-5.
 5. Sift loam; stockpile; surround stockpile with haybales / silt fence.
 6. Complete rough grading throughout. Bring rough grade to within 12" of finish grade.
 7. Complete excavation for concrete foundations for concession stand, retaining walls, and check walls along steps. Pour concrete foundations; back fill.
 8. Complete trenching for underground drainage and electrical lines. Install associated utility structures and lines; backfill.
 9. Bar out new parking lot, driveways and walkways; compact sub grade, and then place processed gravel base.
 10. Install slopes.
 11. Complete finish grading throughout. Maintain a minimum of six (6) inches of screened loam for top soil layer.
 12. Install / extend irrigation system.
 13. Install baseball field backstop, fencing, foul poles, scoreboards, bleachers, soft toss stations, dugouts, press box, and batting cages.
 14. Construct concession stand.
 15. Place bituminous concrete binder course for parking lot, driveways, and walkways.
 16. Install emergency / service entry gate and wooden bollards.
 17. Install lighting on pole at concession stand.
 18. Plant trees. Plant shrubs and perennials.
 19. Place finish bituminous concrete paving throughout. Paint lines in parking lot.
 20. Fine rake (power or yolk rake) and weed and amate all soil areas in preparation for hydroseeding or sodding and to insure proper slopes throughout.
 21. Install sod in playing fields and hydroseed other grass areas, planting areas, and graded areas to be re-vegetated.
 22. Install signs and dedication plaque.
 23. Upon re-vegetation and re-stabilization of all disturbed areas, remove haybale / silt fence erosion controls.
- (Phase II - Improvements to athletic facilities from existing football field and to the south thereof.)

PROJECT
 SUDBURY ATHLETIC FIELDS
 MASTER PLAN
 SUDBURY, MASSACHUSETTS 01776

OWNER
 SUDBURY PARKS & RECREATION
 40 FAIRBANK ROAD
 SUDBURY, MASSACHUSETTS 01776

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	FEATHERLAND_EC
DESIGNED BY	N/A
DRAWN BY	N/A
CHECKED BY	W.J.S.
DATE	12-30-03
DRAWING SCALE	1"=40'



SHEET TITLE
 FEATHERLAND
 PARK
 SITE PLAN

DRAWING NO.
 SK-1
 PROJECT NO. 71230



Gale Associates, Inc.
 Engineers Architects Planners
 163 LIBBEY PARKWAY | WEYMOUTH, MA 02189
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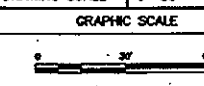
PROJECT
 SUDBURY ATHLETIC FIELDS
 MASTER PLAN
 SUDBURY, MASSACHUSETTS 01776

OWNER
 SUDBURY PARKS & RECREATION
 40 FAIRBANK ROAD
 SUDBURY, MASSACHUSETTS 01776

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DRAWN BY	N/A
CHECKED BY	W.S.S.
DATE	12-30-03
DRAWING SCALE	1"=30'



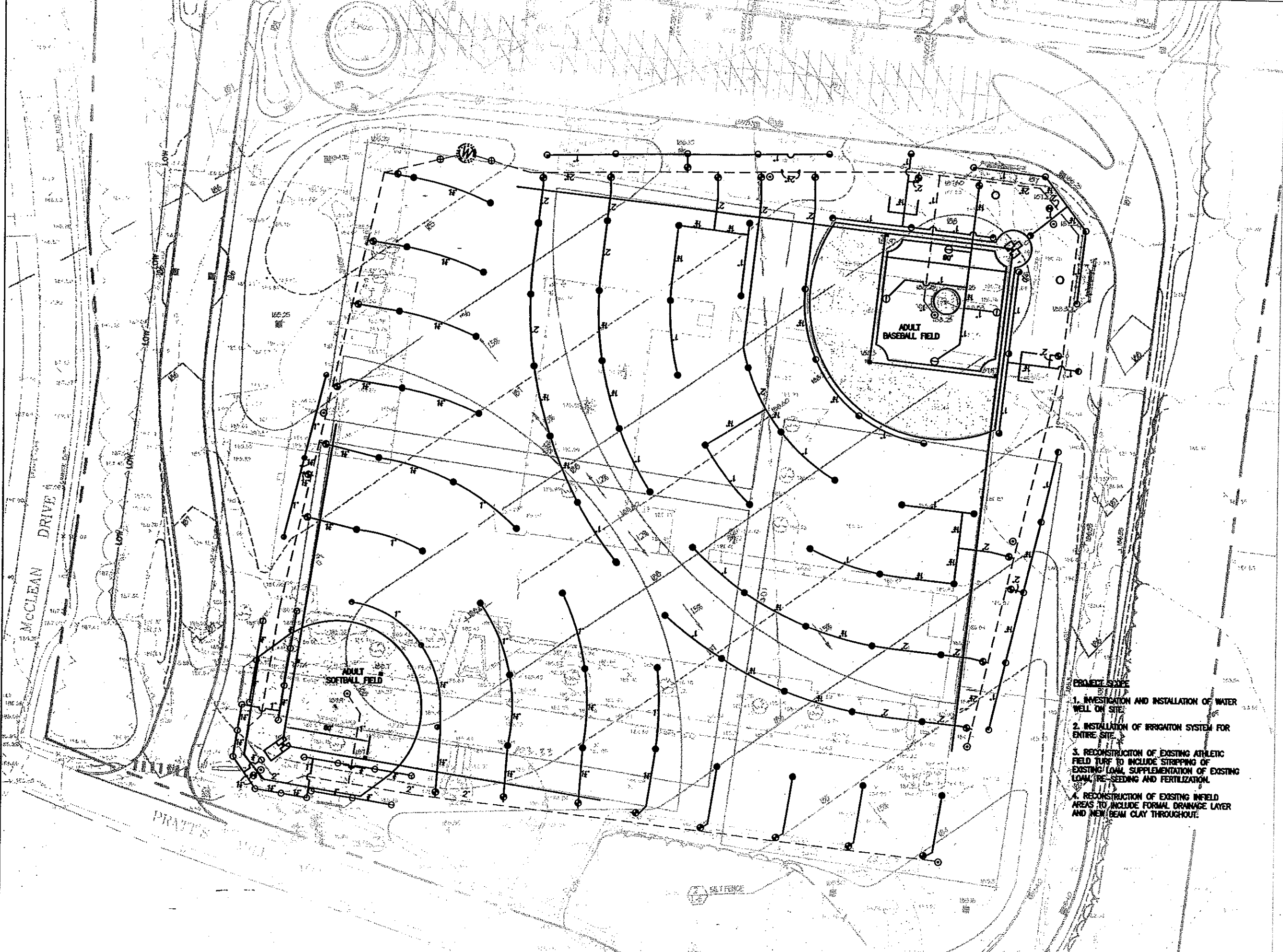
SHEET TITLE

CURTIS MIDDLE SCHOOL
 SITE PLAN

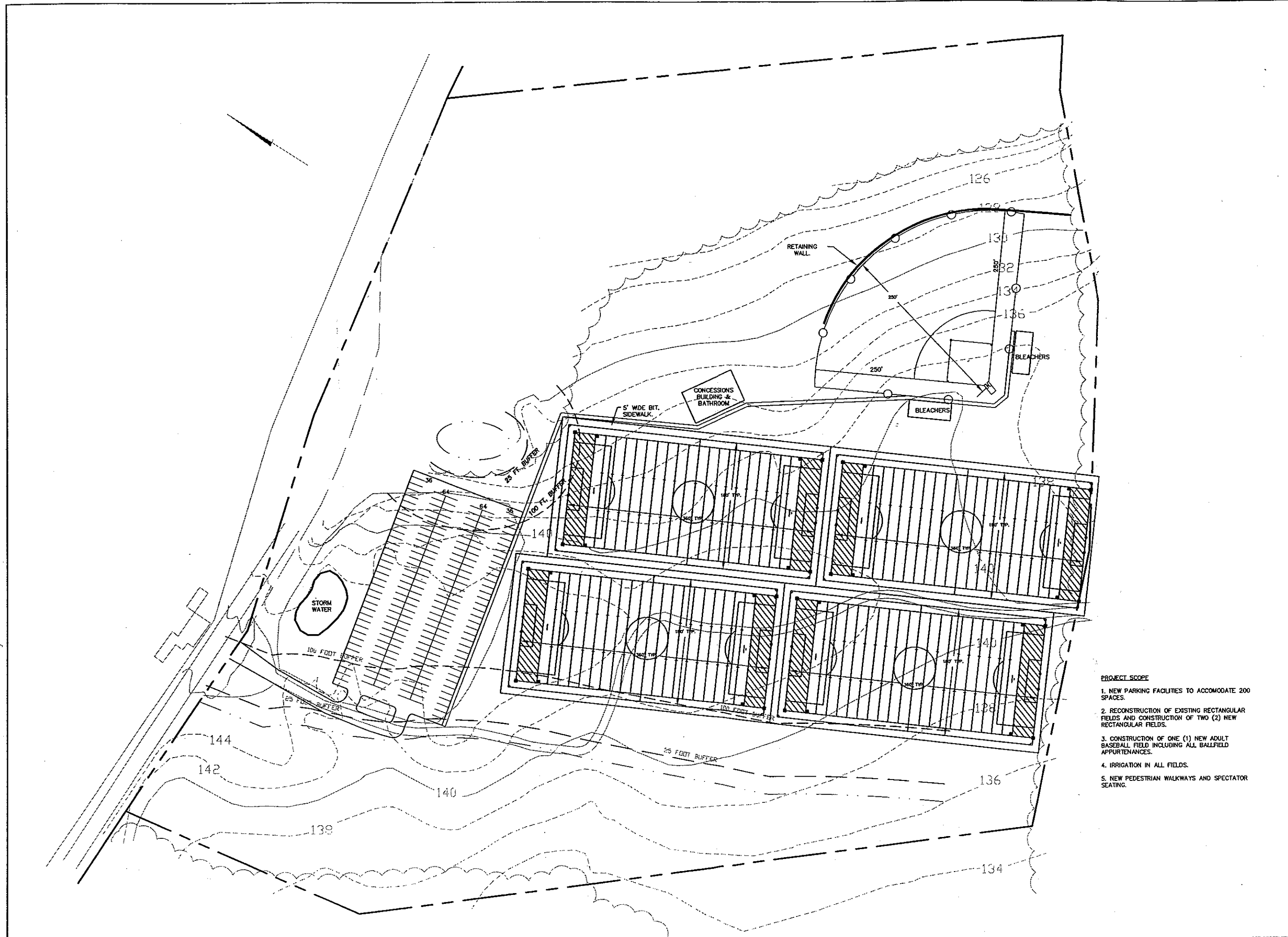
DRAWING NO.

SK-2

PROJECT NO. 71230



- PROJECT SCOPE**
1. INVESTIGATION AND INSTALLATION OF WATER WELL ON SITE.
 2. INSTALLATION OF IRRIGATION SYSTEM FOR ENTIRE SITE.
 3. RECONSTRUCTION OF EXISTING ATHLETIC FIELD TURF TO INCLUDE STRIPPING OF EXISTING LOAM, SUPPLEMENTATION OF EXISTING LOAM, RE-SEEDING AND FERTILIZATION.
 4. RECONSTRUCTION OF EXISTING INFIELD AREAS TO INCLUDE FORMAL DRAINAGE LAYER AND NEW BEAM CLAY THROUGHOUT.



PROJECT
 SUDBURY MASTER PLAN
 TOWN OF SUDBURY
 SUDBURY, MASS

OWNER
 TOWN OF SUDBURY
 SUDBURY, MASS

REVISIONS		
NO.	DATE	DESCRIPTION

CADD FILE	
DESIGNED BY	NAC
DRAWN BY	NAC
CHECKED BY	WJS
DATE	
DRAWING SCALE	1"=60'-0"

GRAPHIC SCALE

SHEET TITLE

DAVIS FIELD PROPERTY

DRAWING NO.
SK-4

PROJECT NO. 71120

- PROJECT SCOPE**
1. NEW PARKING FACILITIES TO ACCOMMODATE 200 SPACES.
 2. RECONSTRUCTION OF EXISTING RECTANGULAR FIELDS AND CONSTRUCTION OF TWO (2) NEW RECTANGULAR FIELDS.
 3. CONSTRUCTION OF ONE (1) NEW ADULT BASEBALL FIELD INCLUDING ALL BALLFIELD APPURTENANCES.
 4. IRRIGATION IN ALL FIELDS.
 5. NEW PEDESTRIAN WALKWAYS AND SPECTATOR SEATING.



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PROJECT
**SUDBURY ATHLETIC FIELDS
MASTER PLAN
SUDBURY, MASSACHUSETTS 01776**

OWNER
**SUDBURY PARKS & RECREATION
40 FAIRBANK ROAD
SUDBURY, MASSACHUSETTS 01776**

REVISIONS	
NO.	DESCRIPTION

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DRAWN BY	N/A
CHECKED BY	W.L.S.
DATE	12-30-03
DRAWING SCALE	1"=60'

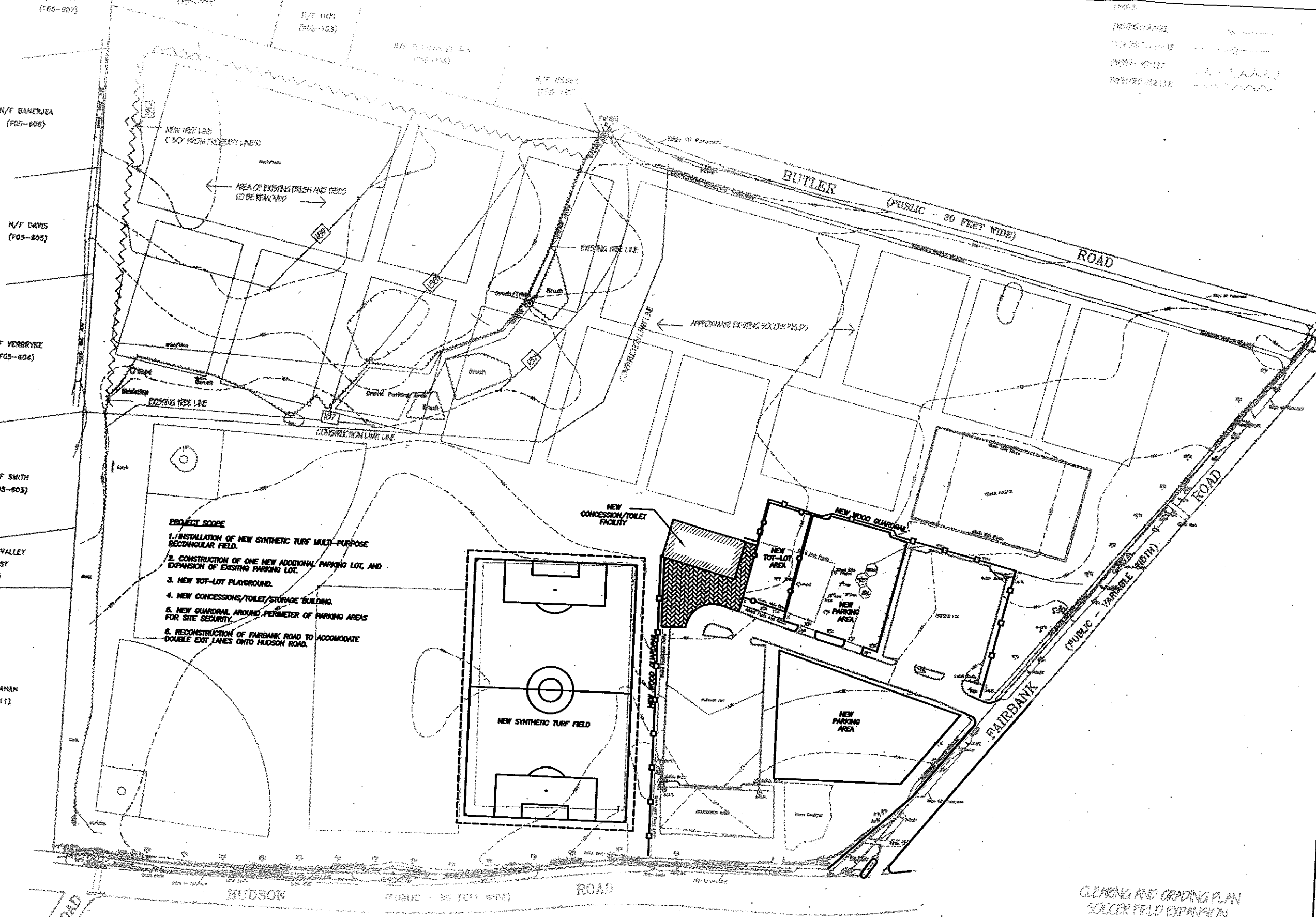
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SHEET TITLE
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RECREATION AREA
SITE PLAN**

DRAWING NO.

SK-6

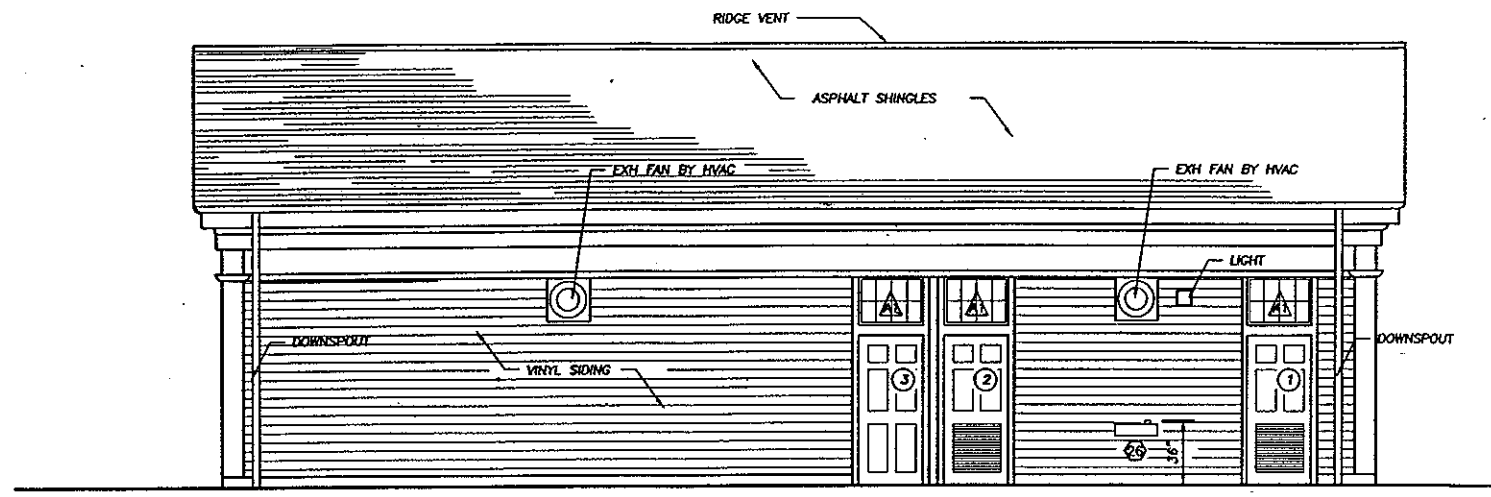
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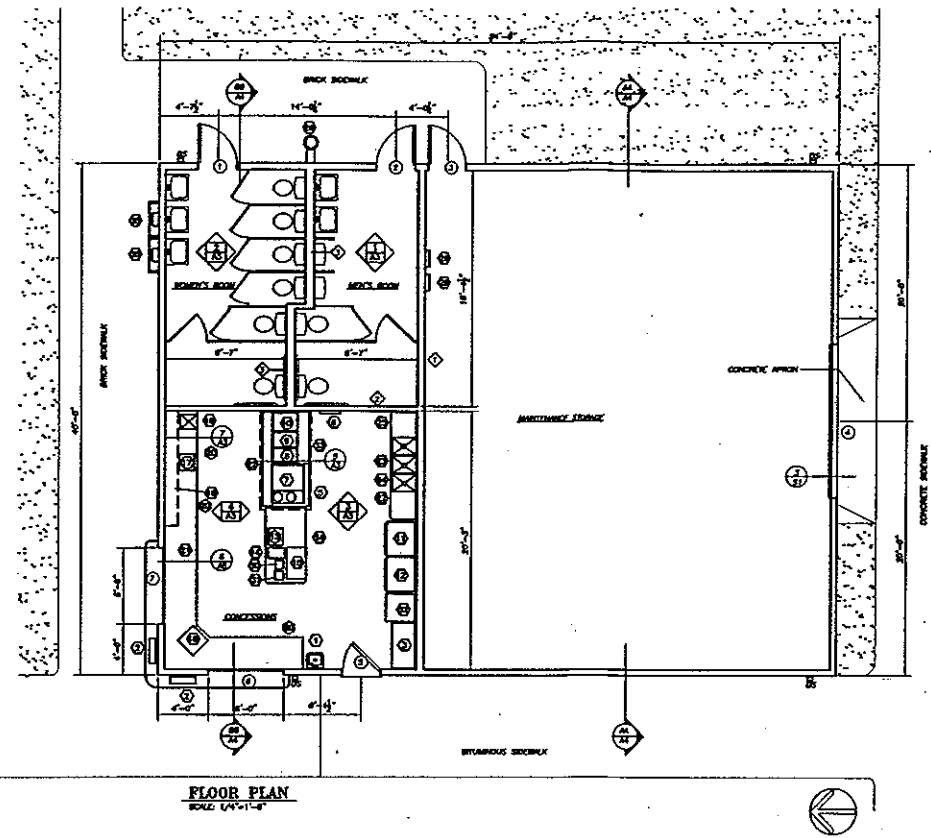
- PROJECT SCOPE**
1. INSTALLATION OF NEW SYNTHETIC TURF MULTI-PURPOSE RECTANGULAR FIELD.
 2. CONSTRUCTION OF ONE NEW ADDITIONAL PARKING LOT, AND EXPANSION OF EXISTING PARKING LOT.
 3. NEW ROT-LOT PLAYGROUND.
 4. NEW CONCESSIONS/TOILET/STORAGE BUILDING.
 5. NEW GUARDRAIL AROUND PERIMETER OF PARKING AREAS FOR SITE SECURITY.
 6. RECONSTRUCTION OF FAIRBANK ROAD TO ACCOMMODATE DOUBLE DOT LANES ONTO HUDSON ROAD.

CLEARING AND GRADING PLAN
SOCCER FIELD EXPANSION
HASKELL FIELD RECREATION AREA
HUDSON ROAD AT FAIRBANK ROAD
SUDBURY, MASSACHUSETTS
PREPARED BY: J. LORING, ARCHITECT AND PLANNER
153 LIBBY PARISHWAY, WEYMOUTH, MA 02189
TEL: 781-335-6465 FAX: 781-335-6467
JLL 12/30/03

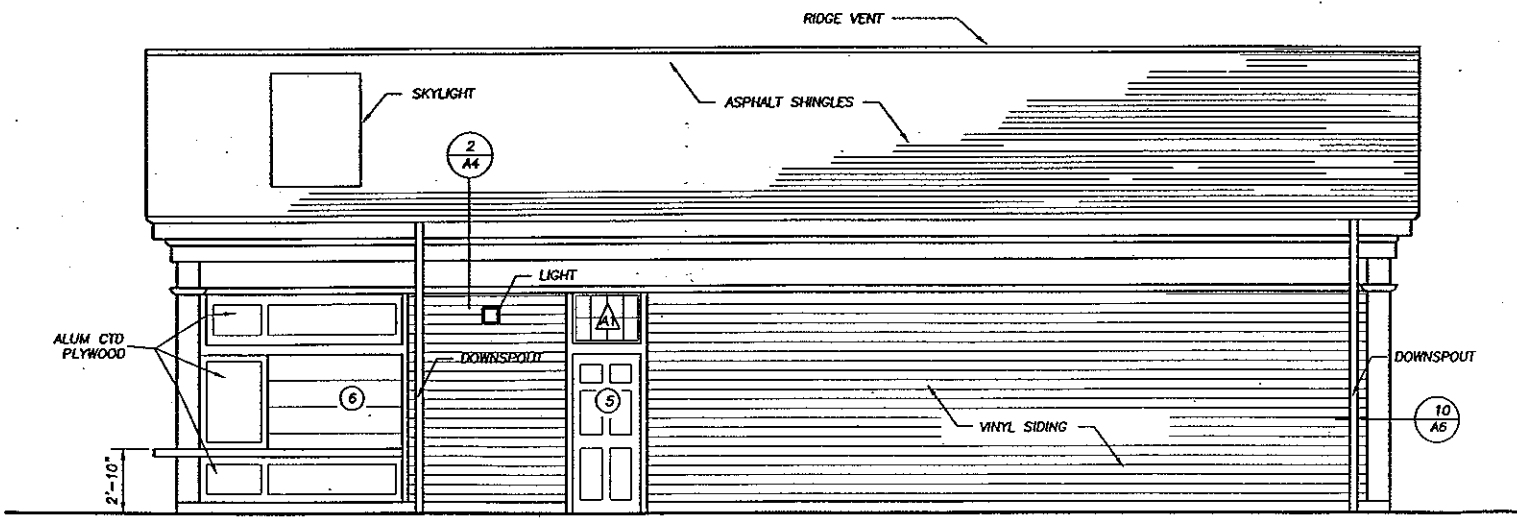
N/F LEVY (F05-807)
N/F BARENJEA (F05-806)
N/F DAVIS (F05-805)
N/F VERBRYKE (F05-804)
N/F SMITH (F05-803)
N/F GREENWAY VALLEY REALTY TRUST (F05-802)
N/F GARAMAN (F05-011)



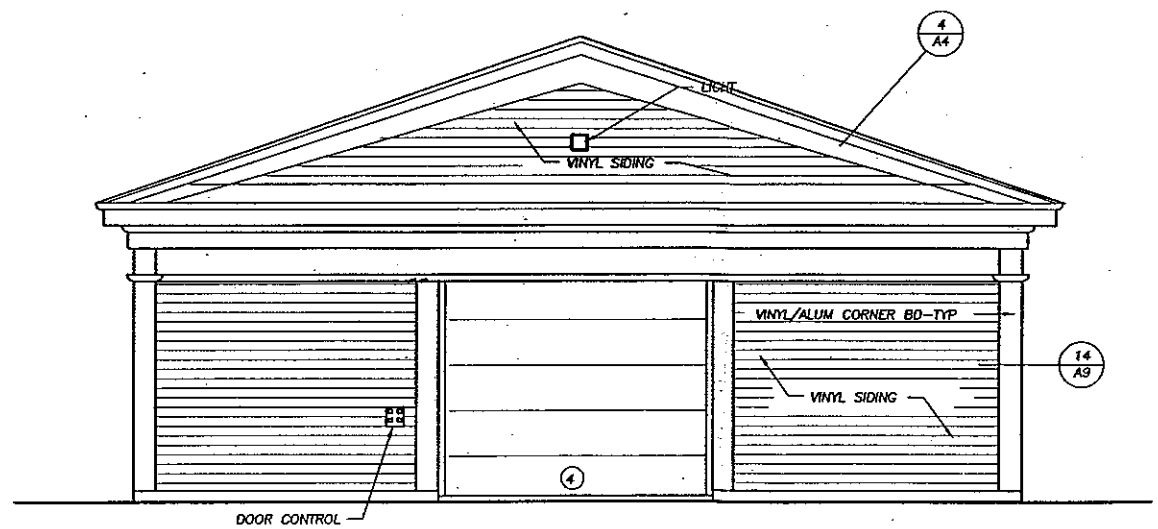
EAST ELEVATION
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FLOOR PLAN
 SCALE: 1/4"=1'-0"



WEST ELEVATION
 SCALE: 1/4"=1'-0"



SOUTH ELEVATION
 SCALE: 1/4"=1'-0"

PROJECT
**SUDBURY ATHLETIC FIELDS
 MASTER PLAN
 SUDBURY, MASSACHUSETTS 01776**

OWNER
**SUDBURY PARKS & RECREATION
 40 FAIRBANK ROAD
 SUDBURY, MASSACHUSETTS 01776**

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CHECKED BY	W.J.S.
DATE	12-30-03
DRAWING SCALE	1"=60'

GRAPHIC SCALE

SHEET TITLE
**HASKELL FIELD
 RECREATION AREA
 CONCESSION PLAN**

DRAWING NO.
SK-6a
 PROJECT NO. 711330



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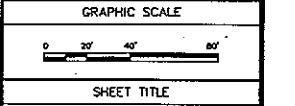
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OWNER
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 40 FAIRBANK ROAD
 SUDBURY, MASSACHUSETTS 01776

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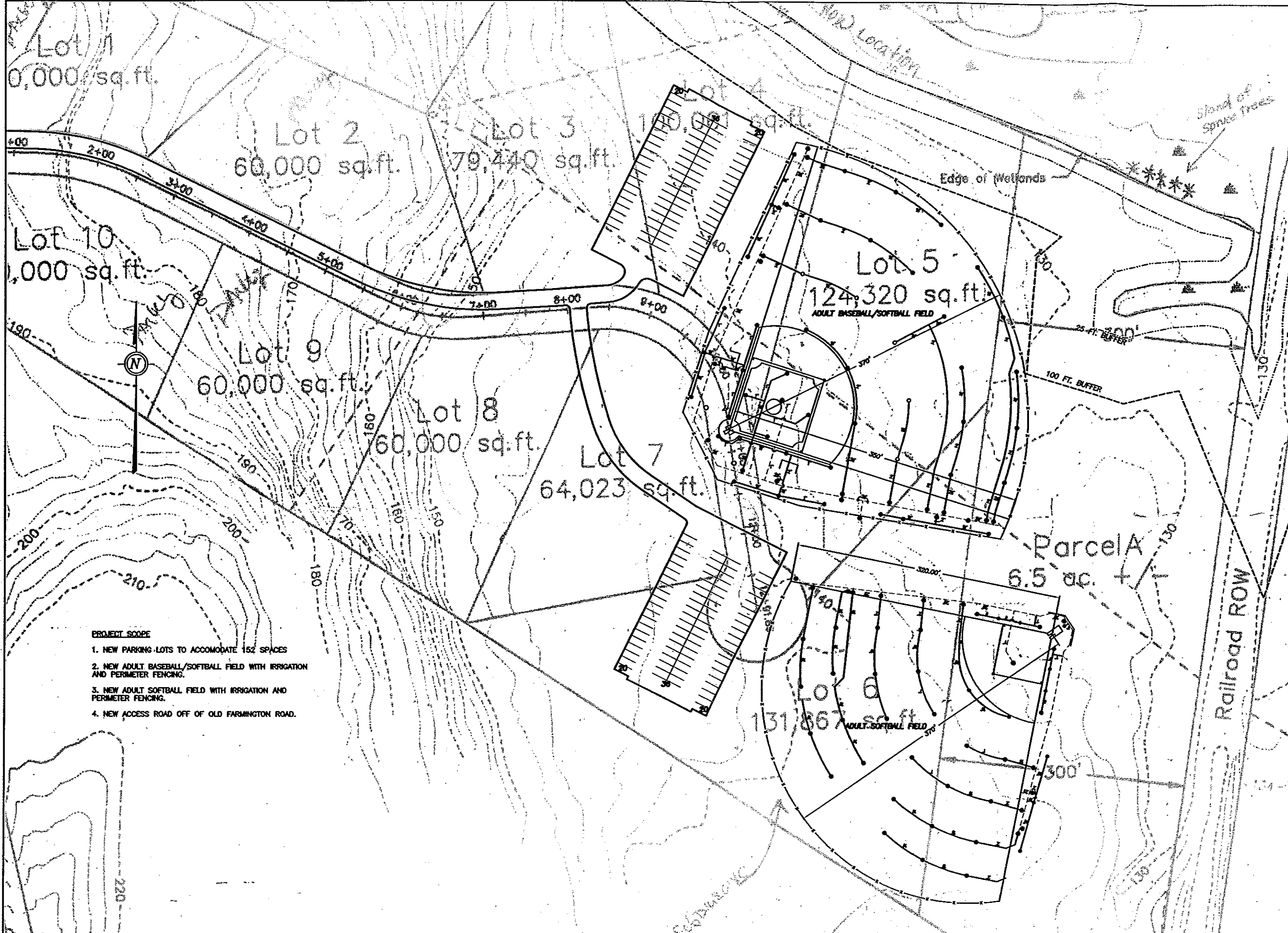
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DATE	12-30-03
DRAWING SCALE	1"=40'



SHEET TITLE
**FEELEY ATHLETIC
 FIELD COMPLEX**

DRAWING NO.
SK-7

PROJECT NO. 711230

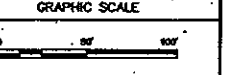


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 MASTER PLAN
 SUDBURY, MASSACHUSETTS 01776

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SHEET TITLE

**MAHONEY FARM
 RECREATION AREA
 SITE PLAN**

DRAWING NO.
SK-8
 PROJECT NO. 7123

- PROJECT SCOPE**
1. NEW PARKING LOTS TO ACCOMMODATE 152 SPACES
 2. NEW ADULT BASEBALL/SOFTBALL FIELD WITH IRRIGATION AND PERIMETER FENCING.
 3. NEW ADULT SOFTBALL FIELD WITH IRRIGATION AND PERIMETER FENCING.
 4. NEW ACCESS ROAD OFF OF OLD FARMINGTON ROAD.

SUDBURY ATHLETIC FIELD MASTER PLAN

FIELD USE EVALUATION

SUDBURY SCHOOLS

User Organization

User Organization	Number Teams	Number Participants	Use Multiplier	Season Start	Season End	Total Games / Practices	Lincoln - Sudbury High School							Curtis Middle School			Haskell A					
							HS Stadium	Soccer P-1	Soccer P-2	Baseball Soc. P-3	Baseball Soc. P-4	Soccer G-1	Soccer G-2	HS Softball	Baseball (60') & Rect	Baseball (90') & Rect.	B-ball -90' Lower3	Lower 1 60X110	Lower 2 60X110	Upper1 60X110	Upper2 60X110	Upper 3 60X110
Middle School Baseball	1	15	0.90	March	June	8 60									72							
Middle School Softball	1	15	0.90	March	June	8 60									72							
Middle School Track (M & W)	1	30	0.50	March	June	None																
Middle Schl Field Hockey	1	20	0.90 0.90	Aug	Nov	8 60										72						
Middle Schl Soccer (B)	1	20	1.00 1.00	Aug	Nov	8 60										72						
Middle Schl Soccer (G)	1	20	0.90 0.90	Aug	Nov	8 60										72						
Middle Schl Phys.Ed.	5 5	n/a n/a	0.75 0.75	March Aug	June Nov	160 160									30 30	130 130						
Middle Schl Intramurals	4 4	n/a n/a	0.90	March Aug	June Nov	64 64										64 64						
Total Annual Participants	24	120				788	0	0	0	0	0	0	0	0	204		0	0	0	0	0	0

Sudbury Athletic Fields Study - Master Plan Alternatives Analysis

Current Field Use and Condition Data

	Sudbury Schools Fields														
	Lincoln-Sudbury High School								Gurdwara School		Loring School	Haynes School		Nixon School	
	HS Stadium	Soccer P-1	Soccer P-2	Baseball Soc. P-3	Baseball Soc. P-4	Soccer G-1	Soccer G-2	HS Softball	Baseball (Front)	Baseball (Back)	Baseball Little League	Baseball Little League	Baseball Little League	Baseball Little League	
Demand	165	180	242		198	271	277								
Primary Users	H.S. Football Track Pop Warner	H.S. Football	H.S. Soccer H.S. Lacrosse	H.S. Baseball	H.S. Baseball	H.S. Field Hockey H.S. Lacrosse	H.S. Soccer H.S. Lacrosse	H.S. Softball	Youth Soccer Middle School T-Ball	Babe Ruth Middle School Baseball	Little League	Little League Sky Hawks	Little League Sky-Hawks	Little League	Little League
Seasons	Aug.-Nov. Mar.-June	Aug.-Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June	March-June Aug.-Nov.	March-June Aug.-Nov.	April-Jun.	April-June Jun.-Aug.	Mar.-July July-Aug.	April-June	April-June July-Aug.
Rested (Yes/No)	July Yes	Mar.-July	July Partial	July Partial	July Partial	July Partial	July Partial	July-Nov.	July Partial	July Partial	July-Nov.	Sept.-Nov.	Sept.-Nov.	July-Nov.	Sept.-Nov.
Condition	Good	Good	Fair	Fair	Fair	Fair	Fair	Good	Good	Good	Fair	Good	Good	Good	Fair

Master Plan Course of Action

	Sudbury Schools Fields														
	No Change					Synthetic Turf Fields		No Change	Redevelopment Alternative		No Change	Redevelopment Alternative		No Change	No Change
Proposed Fields	Same	Same	Same	Same	Same	H.S. Field Hockey H.S. Soccer H.S. Lacrosse	H.S. Soccer H.S. Lacrosse H.S. Field Hockey	Same	Same	Same	Same	Same	Same	Same	Same
Cost						\$1,200,000			\$240,000		None	\$210,000		None	None
New Demand	165	180	242	180								223	223	36	111
New User	H.S. Football Track Pop Warner	H.S. Football	H.S. Lacrosse H.S. Soccer	H.S. Baseball	H.S. Baseball	H.S. Field Hockey H.S. Lacrosse	H.S. Soccer H.S. Lacrosse H.S. Field Hockey	H.S. Softball	Middle School Athletics	Middle School Athletics	Little League	Little League Sky Hawks	Little League Sky-Hawks	H.S. Soccer H.S. Lacrosse Youth Soccer	Same
Season	Aug.-Nov. Mar.-June	Aug.-Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June Aug. Nov.	Mar.-June	March-June Aug.-Nov.	March-June Aug.-Nov.	April-June	April-June Jun.-Aug.	Mar.-July July-Aug.	Aug.-Nov. Mar.-June Spring & Fall	March-Aug.
Rested (Yes/No)	July	Mar.-July	July Partial	July-Nov.	July-Nov.		N/A	July-Nov.	July Partial	July Partial	July-Nov.	Sept.-Nov.	Sept.-Nov.	July-Nov.	Sept.-Nov.
Anticipated Condition	Good	Good	Good	Good	Good	Good	Good	Good	Fair	Fair	Fair	Good	Good	Fair	plot

