

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 MPR Field	+1 MPR	
	Reconstructed MPR Field	No Change	

SUMMARY (Net Change):

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