

Towns of Hamilton / Wenham Recreation Department Recreation Assessment & Master Plan



Recreation Master Plan Report Towns of Hamilton and Wenham, MA

August 8, 2012

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September 20, 2012

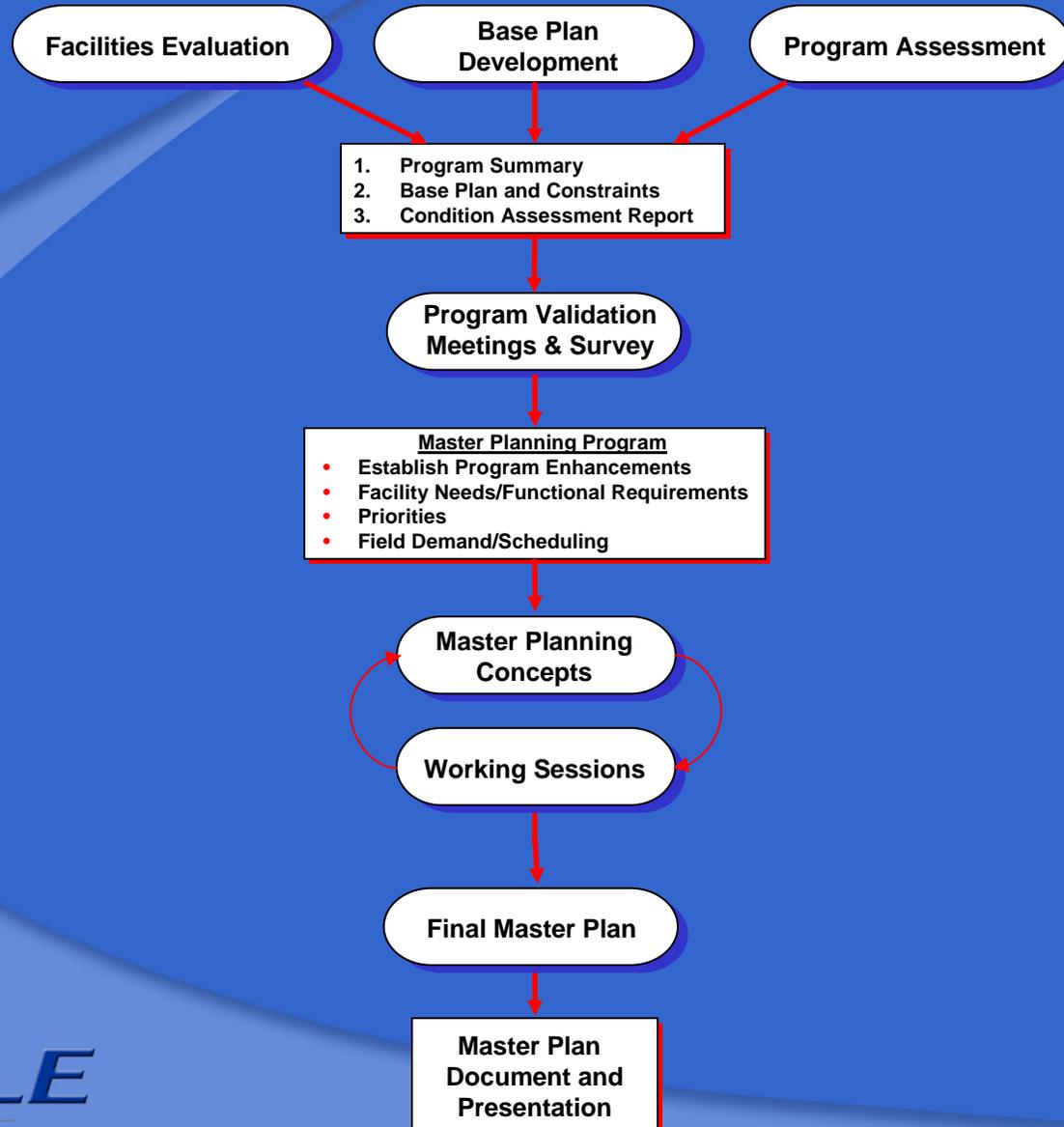


Goals and Objectives

- Facilities Inventory & Assessment
- Assess Perception of Constituencies
- Quantify Field Demands
- Identify Short / Long Term Program and Facility Enhancements
- Develop Schematic Level Plans for Existing and Undeveloped Facilities
- Assess Passive Recreation Opportunities
- Assess Recreational Education Programs
- Develop Cost Estimates
- Maintenance Assessment / Planning
- Phasing Plans



Project Approach



Recreation Facilities Inventory / Assessment

- Athletic Field Facilities

- Patton Park
- Pingree Park
- H-W Regional High School
- Cutler Elementary
- Buker Elementary
- Winthrop Elementary
- Middle School
- Donovan Field
- Fairhaven Field
- Iron Rail Fields
- DPW Field
- West Wenham Park

- Passive Recreation Trails

- Chebacco Woods
- Cedar Pond
- Appleton Farms
- JC Phillips Nature Preserve
- Pingree Reservation
- Bradley Palmer State Park

- Educational Programs

- Recreation Department Programs
 - Youth
 - Adult
- Council on Aging



Facilities Inventory / Assessment

Athletic Fields

- Inventory
 - 21 Usable Fields at 12 Facilities
 - 5,300 Events Per Year
- Facility Evaluation
 - Serviceability (Repair, Drainage)
 - Safety
 - ADA Accessibility
 - Geometry Compliance
- Demand
 - Actual VS. Equivalent



2. Narrative results of Geometry Evaluation (List Significant Deficiencies and Recommendations).

90' Diamond, 300'LE,RF,CF

200' x 330' (East-West practice area) 160' x 270' North-South Practice Area

60' Diamond in practice area, 250'+ to Outfields

D. Evaluation of Field Sub Systems and Equipment:

1. Irrigation: **No**
 - a. Describe system (brand; age; water source; zones; controls; condition):
N/A
 - b. Recommendations:
N/A
2. Does the field have existing drainage? **No**
 - a. If yes, what is the depth, spacing, size, backfill, and sleeved?
 - b. General condition/effectiveness:
 - c. Recommendations:
3. Sports Lighting **No**
 - a. Describe system (make/model; age; type poles; controls; coverage; condition):
 - b. Recommendations:
4. Fencing
 - a. Describe Fencing System (make/model, age, type gates, foundations, condition, etc.): Backstop at baseball/softball fields in fair condition. 6' fencing along baseball baselines, 4' fencing along property line to South of Baseball field. 12' fencing dividing baseball and track areas. Additional fencing along field sideline areas is 4' chain link fencing in fair condition. Additional fencing recommended along wooded areas for safety/ball retrieval.
 - b. Recommendations: Additional fencing. Removal of backstop at 60' diamond.



Recreation Facilities Inventory / Assessment

Athletic Field Assessment Conclusions

1) Geometric Constraints

Pingree Park

- Outfield Constraints
- Non-Compliant Little League Dimensions

Patton Park

- Non-Compliant Little League Dimensions

High School

- MP Field Width Constraints (180')
- Game Field ideal for Football only



H-W Regional HS



Patton Park

Recreation Facilities Inventory / Assessment

Athletic Field Assessment Conclusions

2) Grading / Drainage Concerns

Improper Grading Patterns = Poor Drainage

Over Compaction = Poor Drainage

Patton Park

- 90' Diamond, Left Field Ponding
- Over-compacted Infield

Donovan Field

- Adjacent Wetlands / Slow Draining Fields

Iron Rail Fields

- Flood Plain
- Slow Drainage

Donovan Field



Patton Park



Patton Park

GALE

Recreation Facilities Inventory / Assessment

Athletic Field Assessment Conclusions

3) Lack of ADA Accessibility & Spectator Seating

Non-Accessible Pedestrian Routes

Non-Accessible Spectator Seating

Donovan Field

- Non-Compliant Slopes to Fields
- No Spectator Seating

Pingree Park

- No ADA Parking Spaces / Non-Accessible Route
- Non-Accessible Spectator Seating

Elementary Schools

- Non-Accessible Routes
- Non-Accessible Spectator Seating

Donovan Field



Sloped Route to Fields, No Spectator Seating, No Parking

Recreation Facilities Inventory / Assessment

Athletic Field Assessment Conclusions

4) Short Term Maintenance

(Note: Off-Season Assessment)

Maintenance Practices Required:

Weeding Infields

Aeration to Relieve Compaction

Top-dressing, Fertilization, Overseeding
(Bare areas, poor growth density)

Replace Fencing

Repair/Renovate Parking Facilities



Patton Park 90' Diamond



Donovan Field Pitcher's Mound



DPW Field Poor Fencing



Buker Elementary – Poor turf growth

Recreation Facilities Inventory / Assessment

Athletic Field Assessment Conclusions

- 1) Dimensional Constraints
- 2) Grading / Drainage Concerns
- 3) Lack of ADA Accessibility / Spectator Seating
- 4) Perform Short-Term Maintenance Practices



Recreation Facilities Inventory / Assessment

Patton Park Pool Facility

EVALUATION

- Undersized: 75' x 35', Recommend 82' x 50'
- Concrete Deck: undersized, cracking, separation, unlevel (trip hazard)
- Inadequate seating and circulation
- Poor fencing condition, needs self-latching gates
- Poor aesthetics; Poolhouse, storage shed
- Pool walls, out of plumb, require constant maintenance
- No ADA parking
- Restrooms outdated, require upkeep
- High annual maintenance costs

NEEDS ASSESSMENT

- "Outdated", "Undersized", "Gross bathrooms"
- "No seating"



Needs Assessment Survey & Sensing Sessions

- Recreational Needs Assessment Survey
 - 390 Participants
- User Group Sensing Sessions
 - Faculty, Coaches, League Participants
 - Selectmen, DPW, Town Administrators, Town Board members, COA

Questions Related To:

- Recreational Opportunities
- Participation Level
- Unmet Needs
- Condition of Athletic Fields
- Availability of Athletic Fields
- Unresourced Requirements
- Opinion/Concerns of Athletic Field Lighting / Synthetic Turf
- Facility Improvement Priorities



Needs Assessment Survey

Q: What organized athletic activities do you or your family participate in within the Towns of Hamilton and Wenham?

- **74%**
Youth Organized Sports
- **32%**
Recreation Sponsored Activities
- **25%**
Middle School Intramurals

Q: If you have not attended any of the Recreation Department sponsored events, please indicate the reason why?

- **39%**
Not aware of program
- **34%**
Date/Time not convenient
- **26%**
Too Busy



Needs Assessment Survey

Q: One of the ways to improve field condition and availability is the use of synthetic turf. What is your opinion on the possible installation of synthetic turf?

- **64%**
Strongly In Favor or Somewhat in Favor
- **36%**
Somewhat Opposed or Strongly Opposed

Q: If you favor consideration of a synthetic turf field, where do you think it should be installed?

- **Majority: Hamilton/Wenham High School**
- **Others: Iron Rail, Pingree Park, Patton Estate**



Needs Assessment Survey

Q: Question 16 – What are three (3) new or improved recreational facilities that you would like to see in Hamilton and/or Wenham?

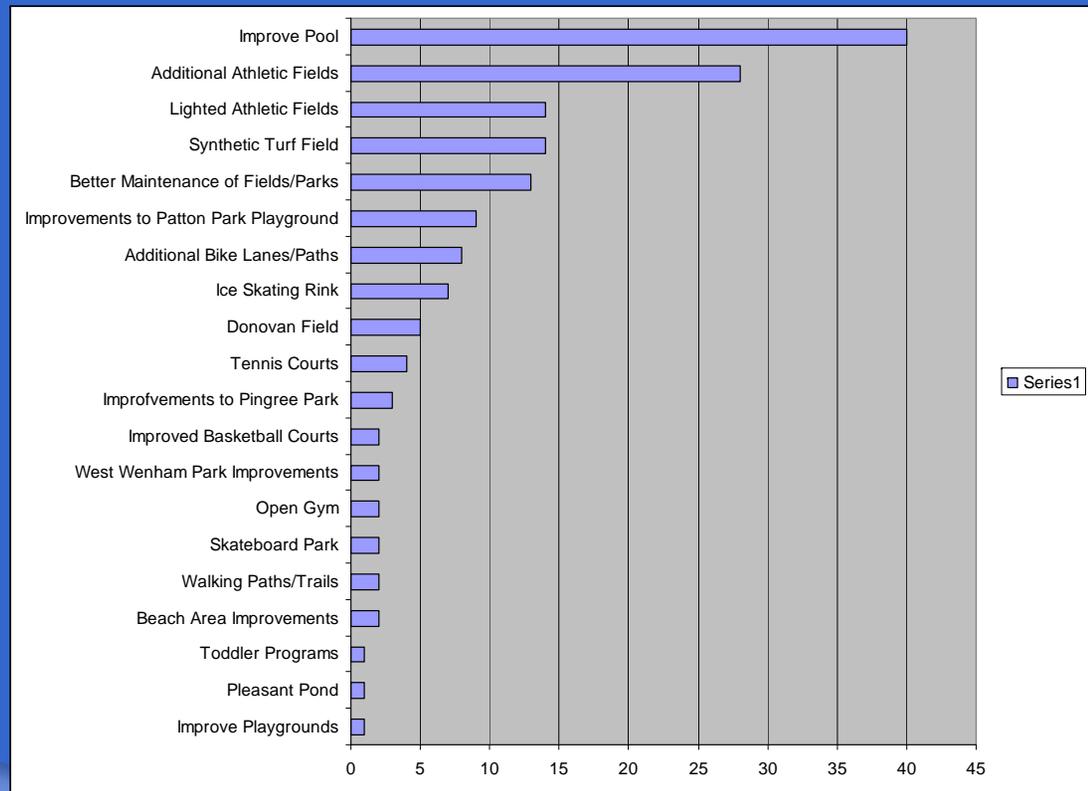
1 – Improve Pool

2 – Additional Athletic Fields

3 – Lighted Athletic Fields

4 – Synthetic Turf Fields

5 – Better Maintenance



Needs Assessment Survey

Overall Survey Conclusions:

- 1 – Improve Patton Park Pool
- 2 – Additional Playing Fields
- 3 - Additional Trail Facilities
- 4 – Enhance Recreation Education Programs
- 5 – Improve Tennis Facilities

Findings and Conclusions Related to Demand

FIELD USE ANNUAL SUMMARY - ACTUAL TEAM USES								
Field Location	Field	Field Type	Field Rested (Y/N)	Spring Uses	Summer Uses	Fall Uses	Winter Uses	Total Annual Uses
Patton Park	60' Diamond & MPR	60' B / MPR	N	280	170	60	0	510
	90' Diamond	90' B	N	55	10	79	0	144
Pingree Park	Cheeseman	60' B	Y	168	60	0	0	228
	Wildes	90' B & MPR	Y	0	0	233	0	233
	Black	60' B	Y	168	40	0	0	208
Donovan Field	Field 1	60' B	Y	112	40	0	0	152
	Field 2	MPR	N	165	0	102	0	267
Fairhaven Field	Fairhaven Field	MPR	N	198	55	105	0	358
DPW Field	DPW Field	MPR	N	70	0	60	0	130
Iron Rail Fields	Field 7	MPR	N	143	0	132	0	275
	Field 8	MPR	N	143	0	144	0	287
	Field 9	MPR	N	143	0	144	0	287
West Wenham Park	Field 1	MPR	Y	0	10	0	0	10
H-W Regional High School	Game Field	MPR	N	40	0	64	0	104
	Field 1	MPR	Y	0	0	80	0	80
	Field 2	MPR	N	65	0	354	0	419
	Field 3 & 90' Diamond	MPR/90'B	N	90	0	60	0	150
Middle School	Field 1	60' B	N	116	90	90	0	296
Winthrop School	Field 1	60' B	N	116	100	60	0	276
Cutler School	Field 1	60' B	N	158	100	60	0	318
Buker Elementary	Field 1	60' B	N	228	100	60	0	388
	Field 2	60' B	N	126	0	40	0	166

TOTAL = 5,286



0-150



150-225



> 225

Field Demand Conclusions

- Most Use: April-May, Sept-Oct (160 days)
- Well Maintained Turf field → 200-250 uses per year
- 5,300 Scheduled Events per year
- Population of 21 (Usable) Fields
→ Average: 253± Uses per field

- Significant Disparity of Use
 - Patton Park 60' Diamond / MPR 510 events
 - High School MPR Field 2 419 events
 - Buker Elementary 60' Diamond 388 events
 - Fairhaven Field 358 events

- H-W HS Game Field: 104 Uses
Significantly Constrained Use to Maintain Turf Quality

Result and Field Planning Program

✓ FACILITY ASSESSMENT AND CONDITION EVALUATION

+

✓ ANALYSIS OF DEMAND

+

✓ NEEDS ASSESSMENT



GALE PLANNING PROGRAM DEVELOPMENT

Result and Field Planning Program

- Nearly 5,300 scheduled uses per year
- Inventory of 21 town fields
- $5,300 / 200 = 26 - 21 = \underline{4-5 \text{ Field Deficit}}$ (over 10 year planning horizon)

More realistic: 3-4 Fields & Redistribution of Demand over Existing Facilities

Gale Planning Program Analysis:

Priority 1: 3 MPR Rectangular Fields

1 60' Baseball Diamond

Priority 2: 1 60' Diamond

1 MPR Rectangular Field



Proposed Enhancements

How to Meet Demand:

- Renovation of existing facilities to increase usage and meet demand
 - Short-Term Repairs/Maintenance Recommendations
 - Expansion / Re-orientation Potential
 - New Development at Existing Facilities
- Assess development potential of new facilities at Undeveloped parcels

H-W Regional High School Schematic Layout

- **Game Field**
 - **New Synthetic Turf Game Field**
 - 195' x 360'
 - 500-700 Uses
 - All-Weather
 - **Athletic Lighting**
 - 4-pole system
 - 50-75 fc
- **Track**
 - **Reconstruct Track**
 - **110' Radius**
 - Width expansion
 - Replace drainage
 - **New High Jump / Pole Vault**



Net Result: +1 MPR Field

Cost Estimate: \$1.5-1.8M



Patton Park

Schematic Redevelopment

Patton Park Athletic Fields

- Reconstruct 90' Baseball Diamond (Solar Orientation)
- Reconstruct 60' Baseball Diamond
- Engineered Root Zone
- Irrigation
- Re-grading for planarity
- Provide ADA Accessibility
- Provide Spectator Seating
- Redistribute Demand



Net Result: Reconstructed Fields

Cost Estimate: \$1.1M



Patton Park Pool Improvements

Patton Park Pool Redevelopment

- Construct 82' x 55' Pool
- 600 SF Spray Park / Play Zone
- 1,350 SF Bath House
- Expanded Deck
- User / Spectator Seating
- Reconstruct Pool House
- Provide ADA Accessibility
- Reconstruct Parking Lot
- Picnic area at Pond



Net Result: Enhanced Facility

Estimated Cost: \$1.1M



Pingree Park

Schematic Redevelopment

Pingree Park Athletic Fields

- Construct new 60' Diamond
- Construct new 90' Diamond
- No Dimensional Constraints
- New De-conflicted MPR Field
- Sand-Based Root Zone
- Reconstruct Tennis Facility
- Construct New Playground Facility
- Construct Parking Facility



Net Result: +1 MPR Field, New Tennis

Cost Estimate: \$1.2M

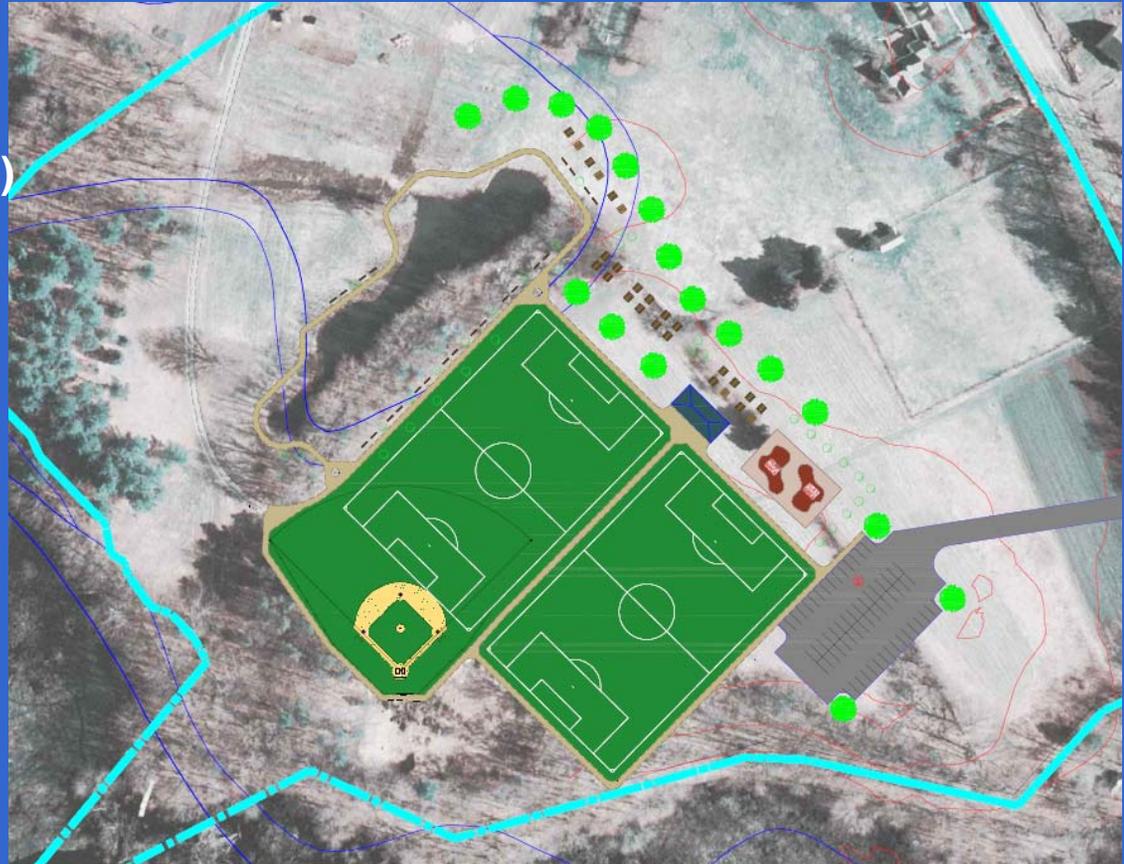


Patton Estate Property

Schematic Development (Undeveloped)

Patton Estate Development

- Construct new 60' Diamond & MPR Combo Field (190' x 330')
- New MPR Field (190' x 330')
- New Walking Trails (1/4 Mile)
- Access to Riverfront
- Picnic Areas
- New Playground Facility
- Construct Parking Facility (60 stalls)



Net Result: +1 MPR Field, +1 60' Diamond

Cost Estimate: \$1.5M



Donovan Field

Schematic Redevelopment

Donovan Field Redevelopment

- New MPR Field (210' x 330')
- New 60' Diamond
- Practice Area
- De-conflicted Fields
- Access to Trails
- New Parking Facility (39 Stalls)



Net Result: De-Conflicted Fields

Estimated Cost: \$570K



Master Plan Implementation

FIELD USE ANNUAL SUMMARY - ACTUAL TEAM USES v PROPOSED					
Field Location	Field	Field Type	Total Annual Uses	Proposed Uses	Comments
Patton Park	60' Diamond & MPR	60' B / MPR	510	292	
	90' Diamond	90' B	144	200	
Pingree Park	Cheeseman	60' B	228	250	
	Wildes	90' B & MPR	233	200	
	Black	60' B	208	250	
	NEW	MPR	--	175	+1 MPR
Donovan Field	Field 1	60' B	152	250	
	Field 2	MPR	267	200	
Fairhaven Field	Fairhaven Field	MPR	358	200	
DPW Field	DPW Field	MPR	130	50	
Iron Rail Fields	Field 7	MPR	275	200	
	Field 8	MPR	287	200	
	Field 9	MPR	287	200	
West Wenham Park	Field 1	MPR	10	0	
H-W Regional High School	Game Field	MPR	104	--	
	NEW	Synthetic	--	500	+1 MPR
	Field 1	MPR	80	92	
	Field 2	MPR	419	200	
	Field 3 & 90' Diamond	MPR/90'B	150	127	
Middle School	Field 1	60' B	296	250	
Winthrop School	Field 1	60' B	276	250	
Cutler School	Field 1	60' B	318	250	
Woodland Mead	NEW	MPR		0	Not Built Under Strategy #1
Woodland Mead	NEW	60'B		0	Not Built Under Strategy #1
Buker Elementary	Field 1	60' B	388	250	
	Field 2	60' B	166	250	
Patton Estate	NEW	MPR	--	200	+1 MPR
	NEW	60'B	--	250	+1 60'D
Total			5286	5286	



0-150



150-225



> 225

Phasing Plan Criteria

- Accomplish the projects, which result in the biggest impact first, to set the conditions for the project.
- 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 ten 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.

Phasing Plan Summary

Hamilton/Wenham Athletic Field Development

LOCATION	FY 2012	FY 2014	FY 2016	FY 2018	FY 2020
PHASE I					
HWRHS Track and Field	\$1.8M				
Patton Park Pool	\$1.1M				
PHASE II					
Patton Estate Development		\$1.5M			
PHASE III					
Pingree Park Redevelopment			\$1.2M		
PHASE IV					
Patton Park Redevelopment				\$1.1M	
PHASE V					
Donovan Field					\$570,000

Passive Recreation

Needs Assessment

- Moderate Demand For Additional Opportunities

Evaluation

- Significant Amount of Opportunities Available
 - Walking, Running, Hiking, Snowshoeing, Dog-Walking, Horseback riding, etc.
- Improvements to Existing Facilities Required
- No Lack of Available Opportunities

Conclusions

1) Parking

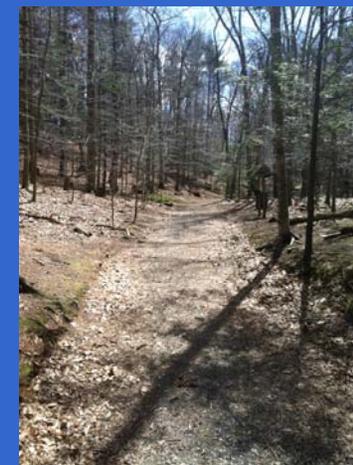
- Signage, Expansion, Improvement

2) Trail Information

- What is allowed? How to access? Availability?

3) Public Awareness

- ECTA Partnership
- Council on Aging Partnership
- Trail Orientation Program
- “Discover Hamilton Trail”



Recreational Department Programming

Needs Assessment

- Lack of Awareness
- Demand for Enhancement for Adults, Pre-School, Teens
- Inconvenient Scheduling (Adults)
- Respondents desire specific programs:
 - Arts & Crafts
 - Horseback Riding
 - Tennis
 - Ice Skating
 - Fitness Training
 - Swimming
 - Culinary Arts

Evaluation

- Variety of Offerings cancelled due to low enrollment
 - Claymation, Rocketeering, American Doll, Rock Climbing, Robotics, Story Art, Science, Arts & Crafts, Guitar, Engineering
 - Variety of Programs, Minimal interest
 - Few surviving programs (Imagination Station, Summer Program, Legomation)
 - Few Rec programs for seniors



Recreational Department Programming

Conclusions

- Recommend community input for scheduling
- Public Awareness: Increase use of websites, fliers, videos, local TV, videos
- Programming: Increase Adult / Senior / Pre-school programming
 - Culinary Arts
 - Arts & Crafts
 - More fitness classes / opportunities
- Partnership with Council on Aging
 - Demand for increased Recreation (walking groups, fitness classes)
 - Coordinate usage of facilities, improve programming
 - Obtain input from COA users, re: Recreation programs
- Partnership with Trail Association
 - Trail Orienteering, All ages (Adults, Seniors, Children)
 - Coordinate walking groups (locations, times, participation)



Non-Traditional Funding Sources

- Conventional Funding, Bonds & Appropriations
- Public Grants
- Private Grants
- Public Private Partnerships (Institutions)
- Public Private Partnerships (For Profit)
- Corporate Sponsorships / Naming Rights
- Donor Recognition / Naming Rights
- Offsite Project Impact Mitigation
- Donated In Kind Services & Goods
- Vendor Financing
- Private Fund Raising & User Fees
- Professional Fund Raising for Fee



Overall Conclusions

- **Overuse; Demand Exceeds Supporting Facilities**
 - Unsustainable use
- **Patton Park Pool**
 - Most Valuable Town Recreation Asset
- **Athletic Fields**
 - Moderately Excessive Demand – 5,300 Annual Uses
 - Excellent maintenance efforts given constraints
 - Multipurpose Fields most compelling need
- **Undeveloped Parcels**
 - Patton Estate, gifted
 - No other Town owned parcels with significant development potential
- **Importance of Redistribution**
 - Balance Demands over existing inventory
- **Low Priority Need for Additional Passive Recreation Opportunities**
- **Moderate Demand for Improved Recreation Educational Programs**

Questions?

