

IMPROVEMENTS TO **ALBEMARLE PLAYGROUND**

PARKS & RECREATION COMMISSION

APRIL 25, 2022



AGENDA

TEAM INTRODUCTIONS

PROJECT BACKGROUND

UPDATED CONCEPT SKETCHES

DISCUSSION & NEXT STEPS

APPENDIX

SURVEY RESULTS

PERMITTED FIELD USAGE DATA

PROJECT TEAM

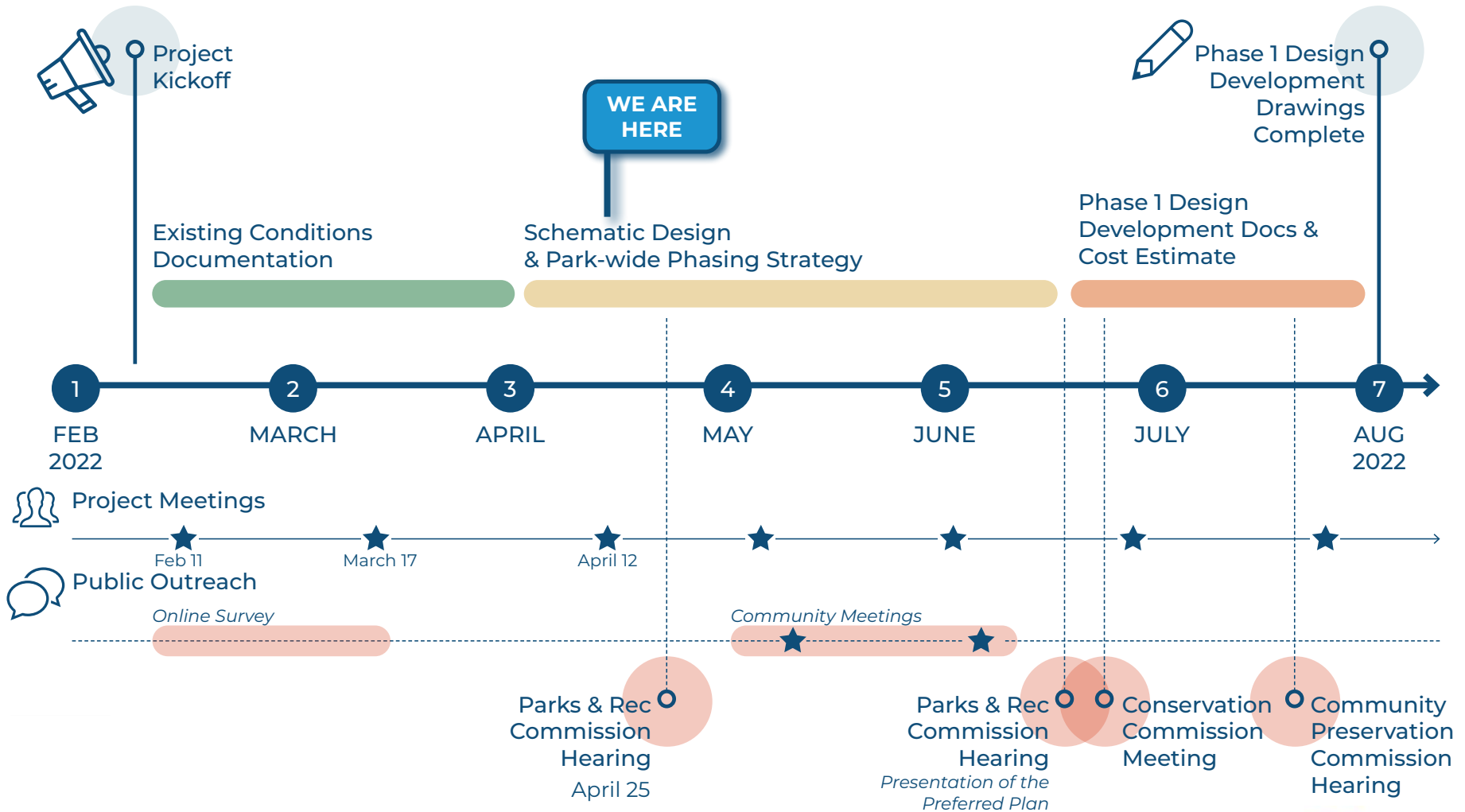
Nicole Banks	Commissioner, Parks, Recreation, and Culture (PRC)	Jennifer Steel	Chief Environmental Planner / Conservation Commission Agent
Luis Perez Demorizi	Director of Parks and Open Space (PRC)	Stephanie Gilman	Director of Planning, Project Management and Sustainability, Newton Public Schools
Greg Mellett	Assistant Director of Parks and Open Space (PRC)	Michael Jackson	Newton North High School Athletic Director
Derek Mannion	Ground Superintendent (PRC)	Jackie Mann	Principal, F.A. Day Middle School
Robert McClary	Turf Specialist (PRC)	Brandon Kunkel	Landscape Architecture Practice Leader, Weston & Sampson
Jini Fairley	City of Newton ADA/504 Coordinator	Cassie Bethoney	Project Manager and Landscape Architect, Weston & Sampson
Maria Rose	Environmental Engineer, Newton Dept. of Public Works	Yuanbin Wang	Landscape Designer, Weston & Sampson
Jonathan Yeo	Chief Operating Officer		

PROJECT GOALS

- Field and site layout reconfigurations to maximize permitting capacity and best and highest use; reduce overlapping field uses
- Ensure the overall park is universally accessible
- Work in concert with Pool Design team
- Optimize court locations to serve dual functions during events programming; keep courts together
- Create trail and multiuse path connections (bike, ped, bus, service) to adjacent properties and streets
- Provide new state-of-the-art sports lighting; consolidate and simplify the park's overall electrical service
- Plant new trees and protect and prune existing trees for health and reinvigoration
- Provide on-site stormwater management and drainage capacity
- Provide a phased approach to implementation



ANTICIPATED SCHEDULE - UPDATED



EXISTING BIRD'S EYE VIEW



F.A. DAY
MIDDLE
SCHOOL

AVERY
WOODS

3A
(SOFTBALL)

BURKE
(BASEBALL)

MULTIUSE
FIELD

TENNIS (2)

- ROCHE (LITTLE LEAGUE)
- COLE (SOFTBALL)
- GATH POOL
- FIELDHOUSE
- BASKETBALL COURT

FESSENDON
SCHOOL

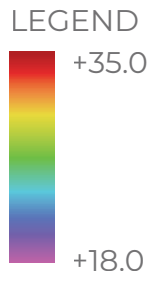
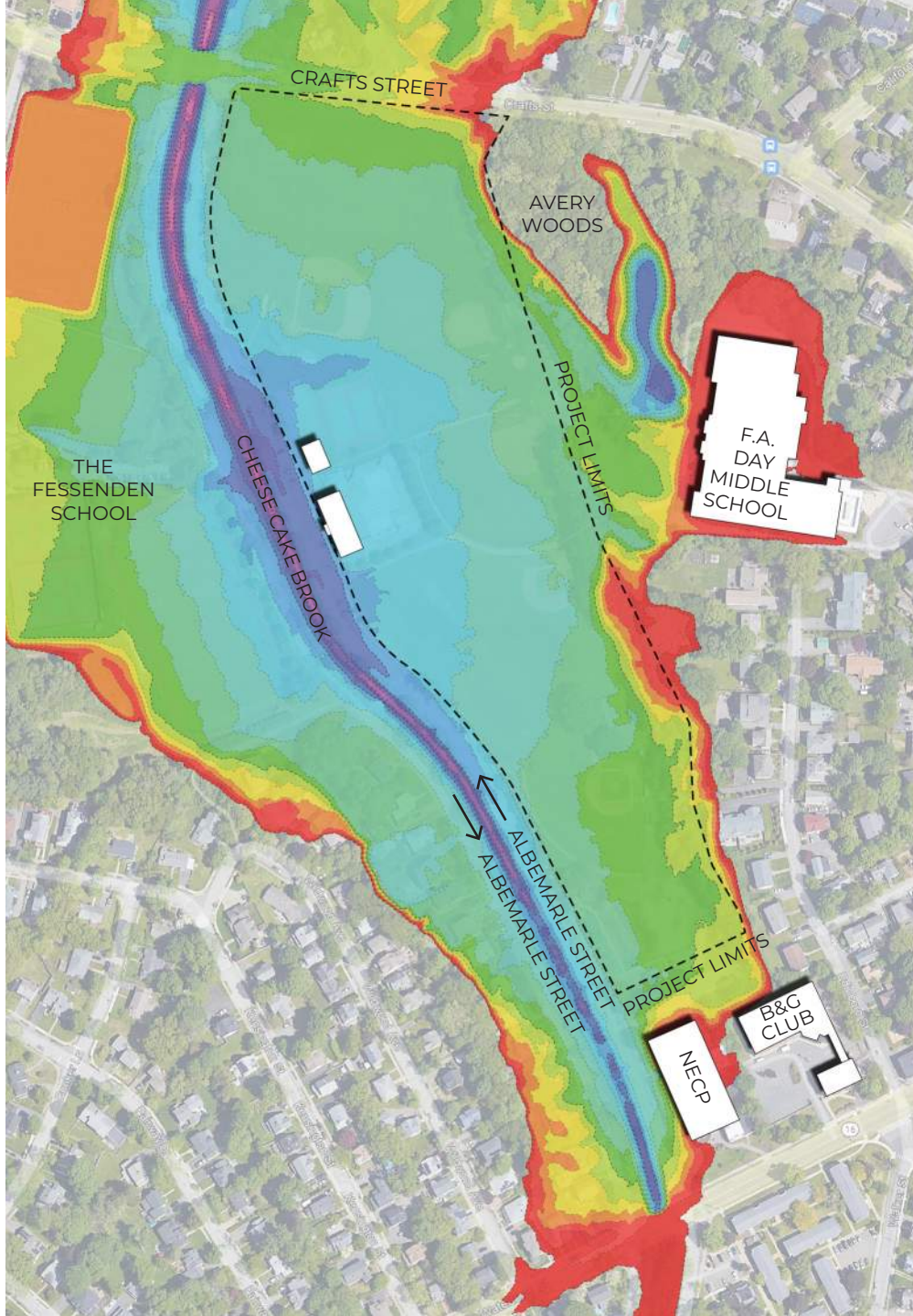
CRAFTS STREET

ALBEMARLE ROAD

CHEESECAKE BROOK

ALBEMARLE ROAD

EXISTING TOPOGRAPHY



WHAT WE HEARD

- Focus on placement of multipurpose rectangular fields, with one dedicated as synthetic turf
- Retain the open feel of the area south of the pool (Keep Roche as is)
- South of Gath Pool, show improvements to backstops, accessible dug out and overall refreshing of the ball diamonds; retain 2 mature oak trees
- Include approximate backstops, netting, etc. for ball diamonds and LAX
- Review Avery Woods deed in case some work is required on parcel
- Consider replacing tennis courts with Pickleball courts
- Ensure football can fit within dedicated multipurpose fields
- Turf field should accommodate multipurpose sports
- Retain the existing Middle School track and multiuse field south of Gath without pedestrian pass throughs
- Irrigation wells on site will be used



CONCEPT A

Existing to Remain -

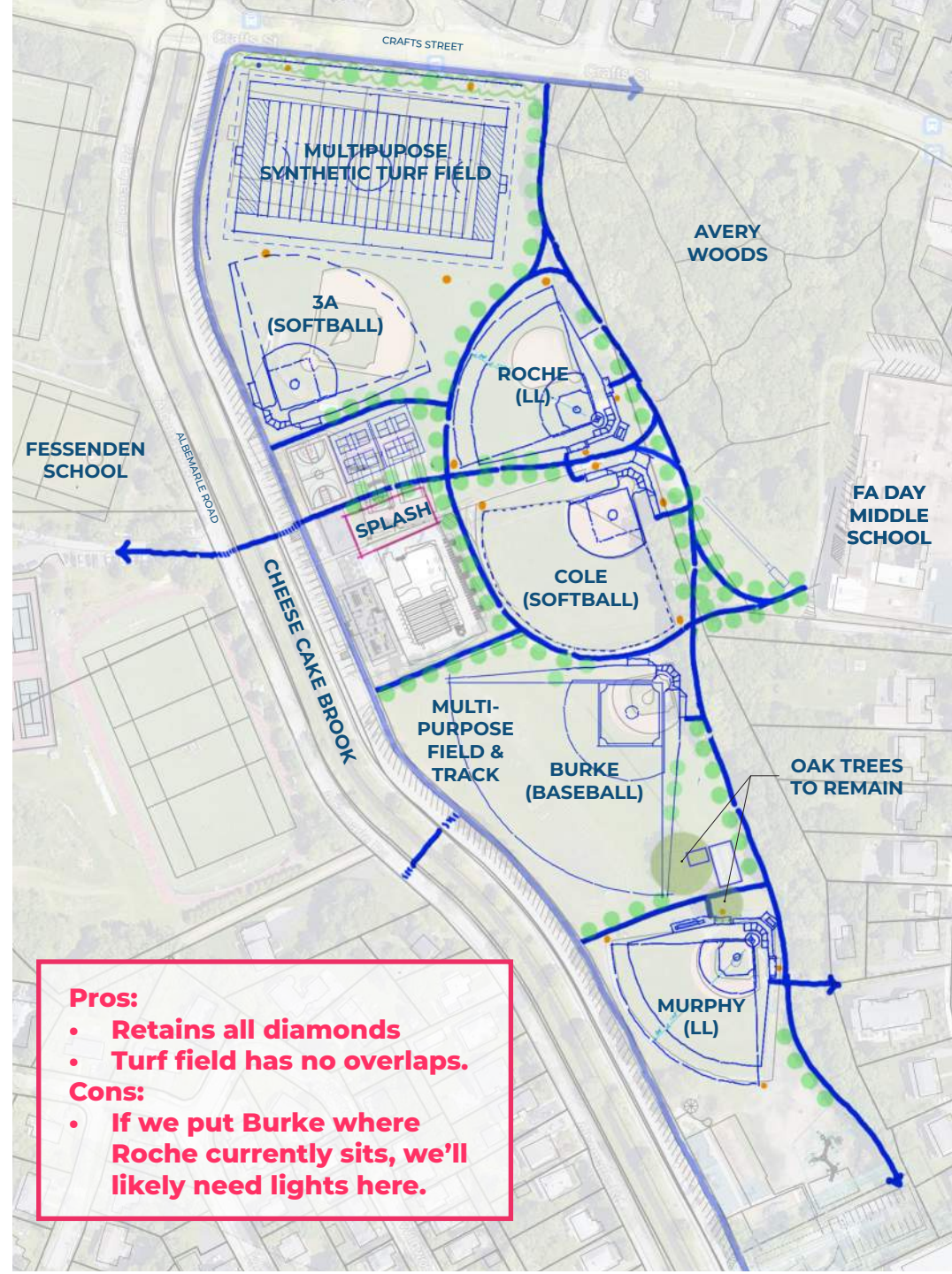
- Murphy (Little League) - refreshed
- Cole (softball) - refreshed
- Multipurpose field and track
- Basketball court
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

New or Relocated -

- One new multipurpose synthetic turf field (E/W)
- Burke (baseball) - relocated (300' outfield)
- Roche (Little League) - relocated (200' outfield)
- 3A (softball) - relocated (200' outfield)
- Four new pickleball courts
- Splash pad footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheesecake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

Removed -

- Two tennis courts



Pros:

- Retains all diamonds
- Turf field has no overlaps.

Cons:

- If we put Burke where Roche currently sits, we'll likely need lights here.

CONCEPT B

Existing to Remain -

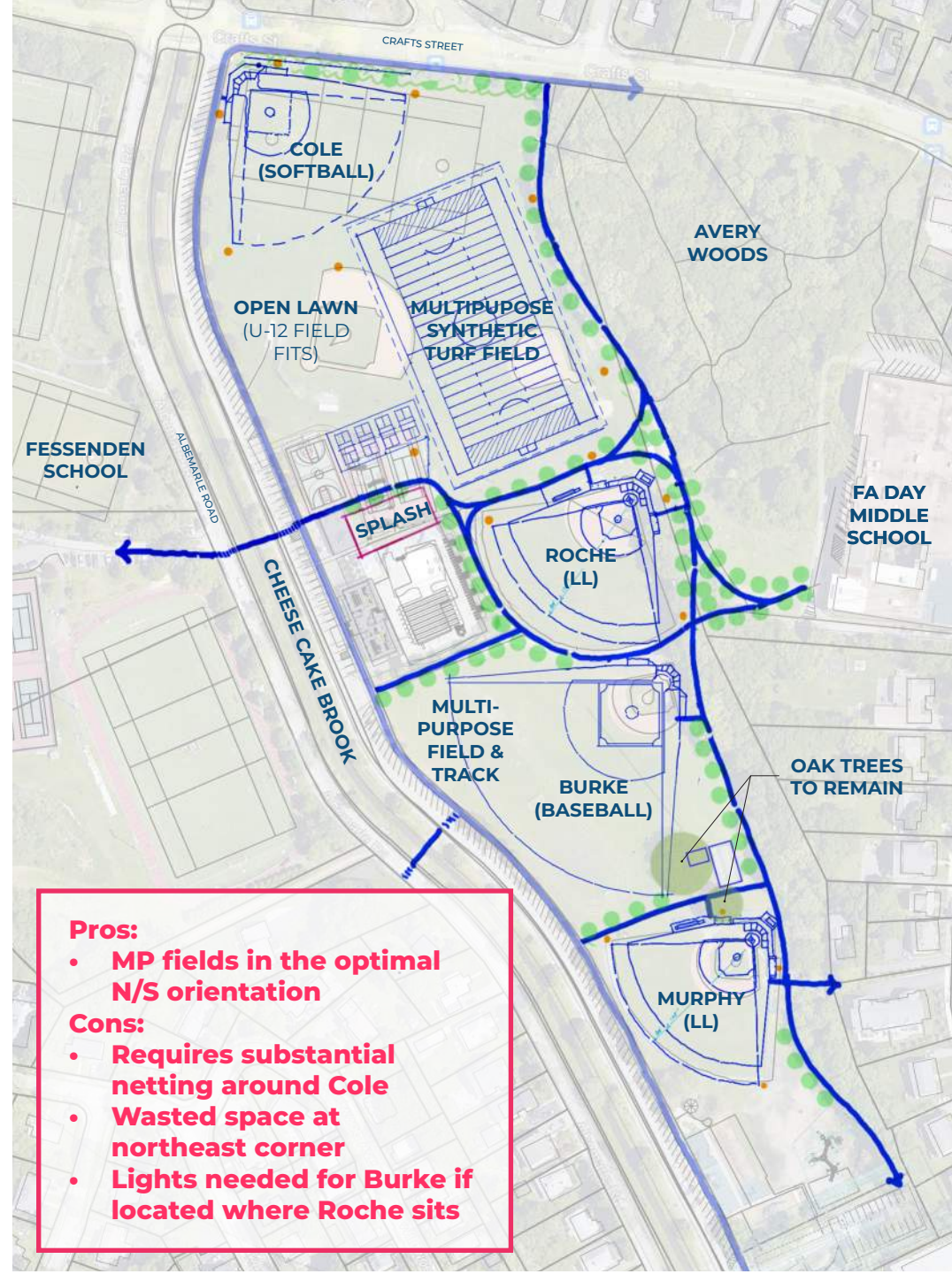
- Murphy (Little League) - refreshed
- Multipurpose (MP) field and track
- Basketball court
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

New or Relocated -

- One new MP synthetic turf field (N/S)
- Burke (baseball) - relocated (300' outfield)
- Roche (Little League) - relocated (200' outfield)
- Cole (softball) - relocated (200' outfield)
- Four new pickleball courts
- Splash pad footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheesecake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

Removed -

- 3A (softball)
- Two tennis courts



Pros:

- **MP fields in the optimal N/S orientation**

Cons:

- **Requires substantial netting around Cole**
- **Wasted space at northeast corner**
- **Lights needed for Burke if located where Roche sits**



CONCEPT C

Existing to Remain -

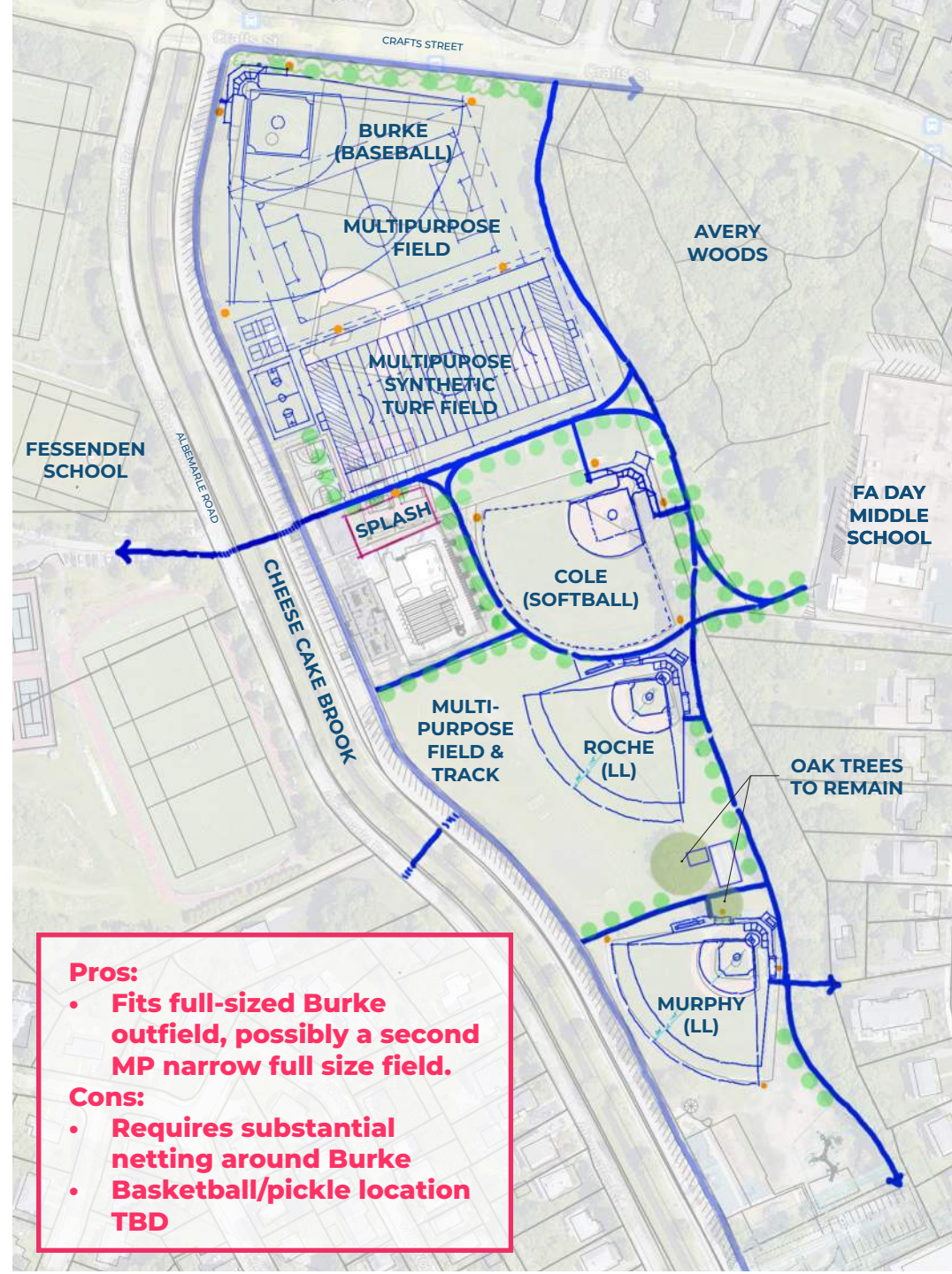
- Murphy (Little League) - refreshed
- Roche (Little League) - refreshed
- Cole (softball) - refreshed
- Multipurpose (MP) field and track
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

New or Relocated -

- New MP synthetic turf field (E/W)
- New MP natural turf field overlay (E/W)
- Burke (baseball) - relocated as an overlay (300' outfield)
- Basketball court - relocated
- Two new pickleball courts
- Splash pad footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheesecake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

Removed -

- 3A field (softball)
- Two tennis courts



Pros:

- Fits full-sized Burke outfield, possibly a second MP narrow full size field.

Cons:

- Requires substantial netting around Burke
- Basketball/pickle location TBD



CONCEPT D

Existing to Remain -

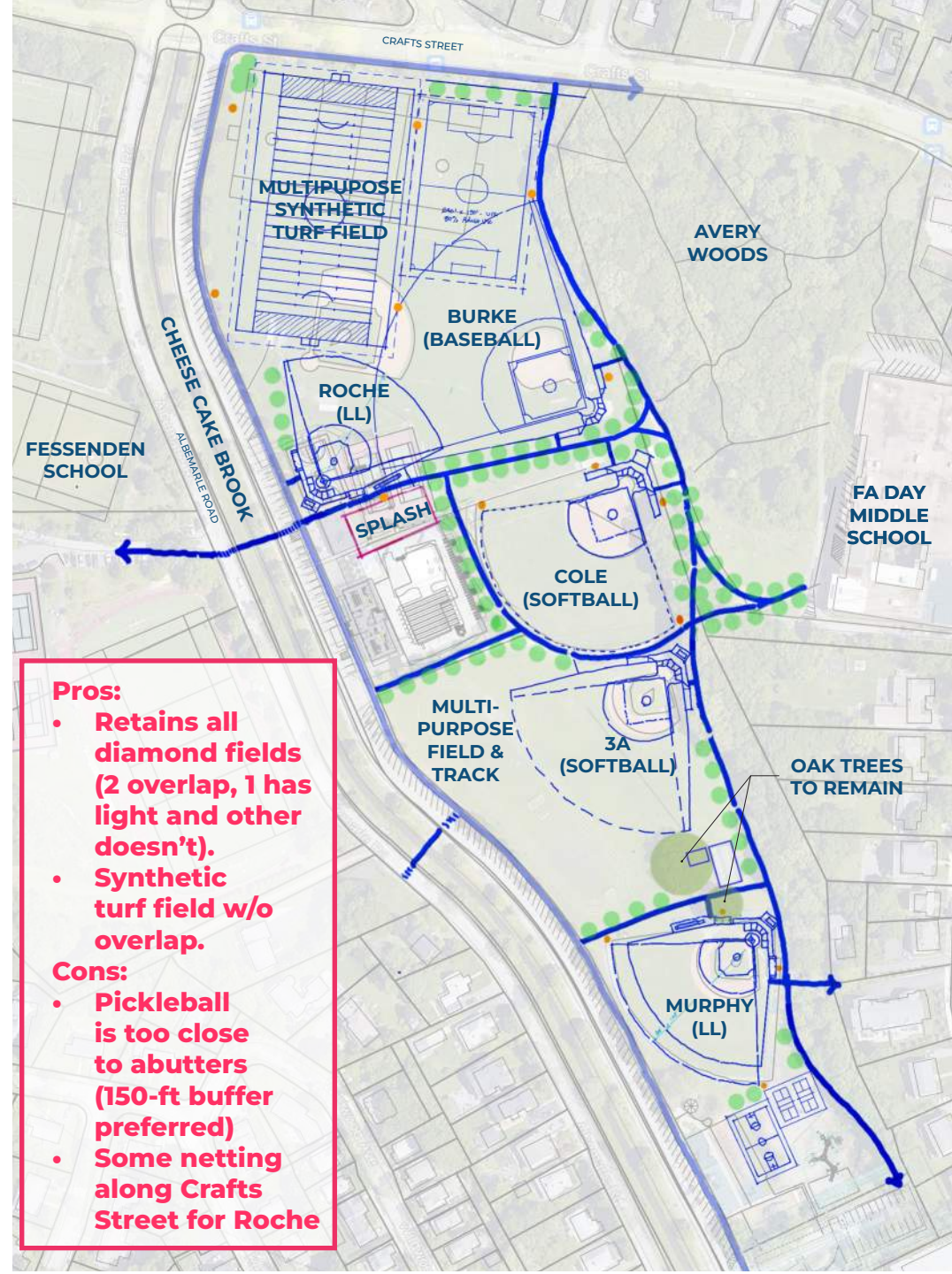
- Murphy (Little League) - refreshed
- Cole (softball) - refreshed
- Multipurpose (MP) field and track
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

New or Relocated -

- New MP synthetic turf field (N/S)
- New MP natural turf field (N/S)
- Burke - relocated as an overlay (300' outfield)
- Roche (Little League) - relocated as an overlay (175' outfield)
- 3A (softball) - relocated (200' outfield)
- Relocated basketball court
- Two new pickleball courts
- Splash pad footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheesecake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

Removed -

- Two tennis courts



Pros:

- **Retains all diamond fields (2 overlap, 1 has light and other doesn't).**
- **Synthetic turf field w/o overlap.**

Cons:

- **Pickleball is too close to abutters (150-ft buffer preferred)**
- **Some netting along Crafts Street for Roche**

THANK YOU

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LET'S DISCUSS!



Weston & SampsonSM
design studio

APPENDIX

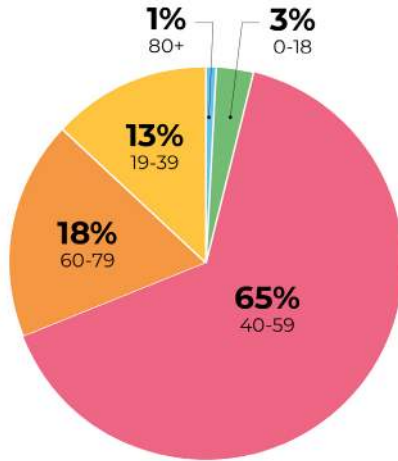
SURVEY RESULTS

PERMITTED FIELD USAGE DATA

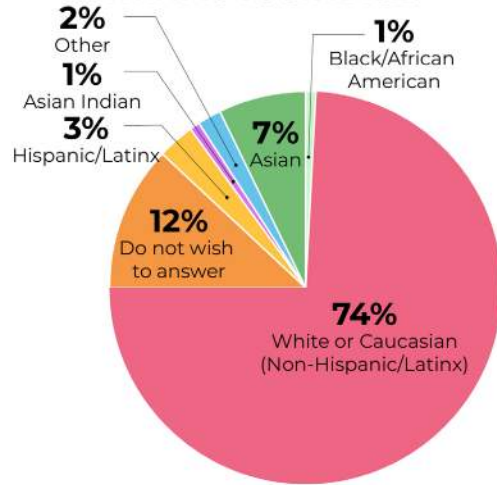


SURVEY RESULTS

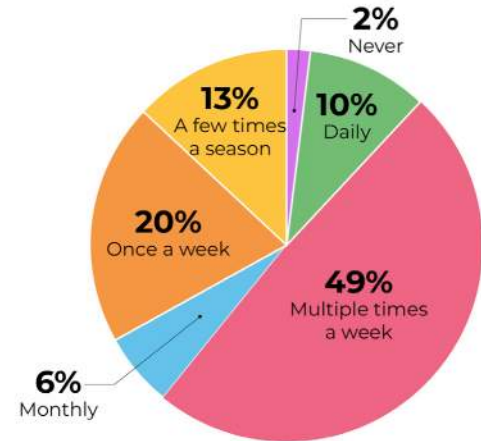
WHAT IS YOUR AGE?



WHAT IS YOUR RACE?



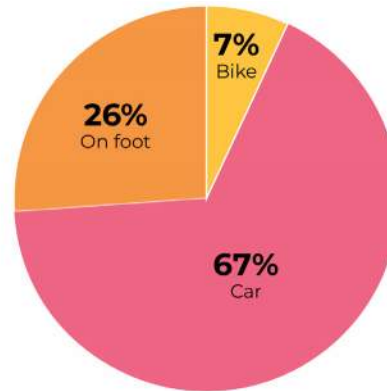
HOW OFTEN DO YOU VISIT ALBEMARLE IN SPRING / SUMMER?



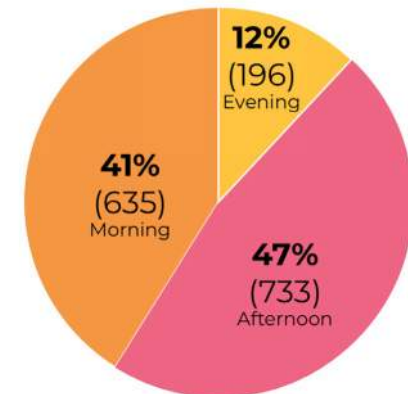
HOW OFTEN DO YOU VISIT ALBEMARLE IN FALL / WINTER?



HOW DO YOU MOST OFTEN GET TO ALBEMARLE?

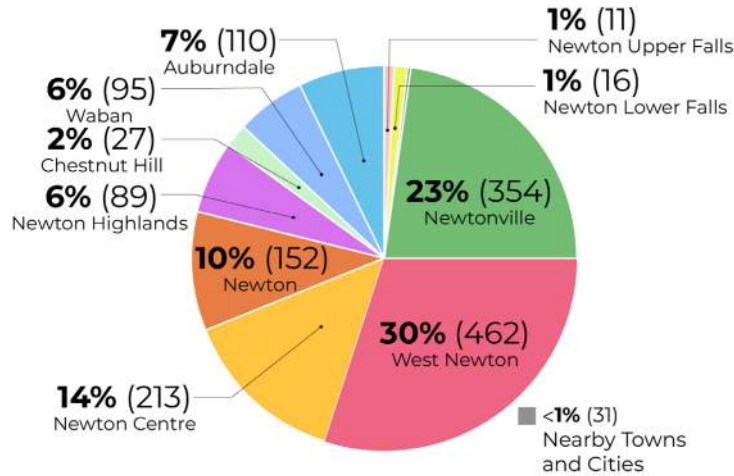


WHAT TIME OF DAY DO YOU VISIT?

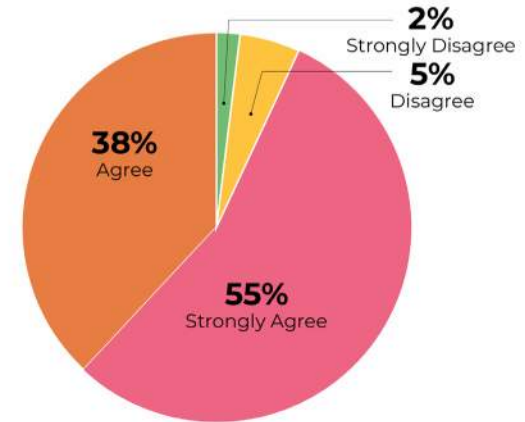


SURVEY RESULTS

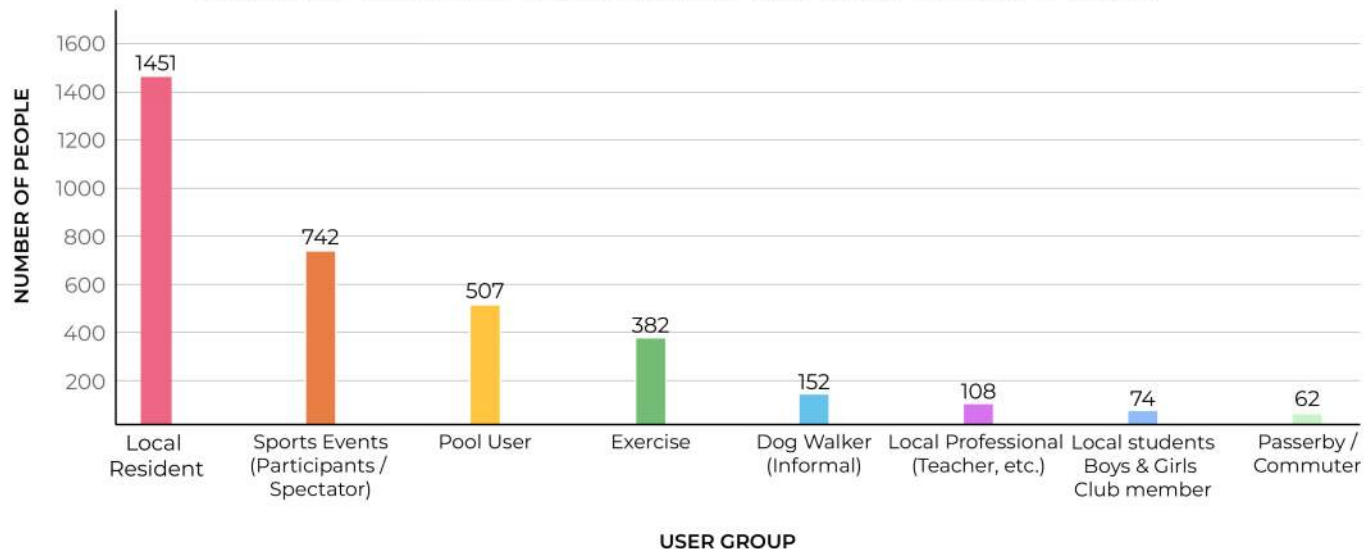
WHAT IS YOUR HOME ZIP CODE?



PLANS FOR ALBEMARLE SHOULD INCLUDE THE IMPACTS OF CLIMATE CHANGE AND FLOODING IN THIS AREA

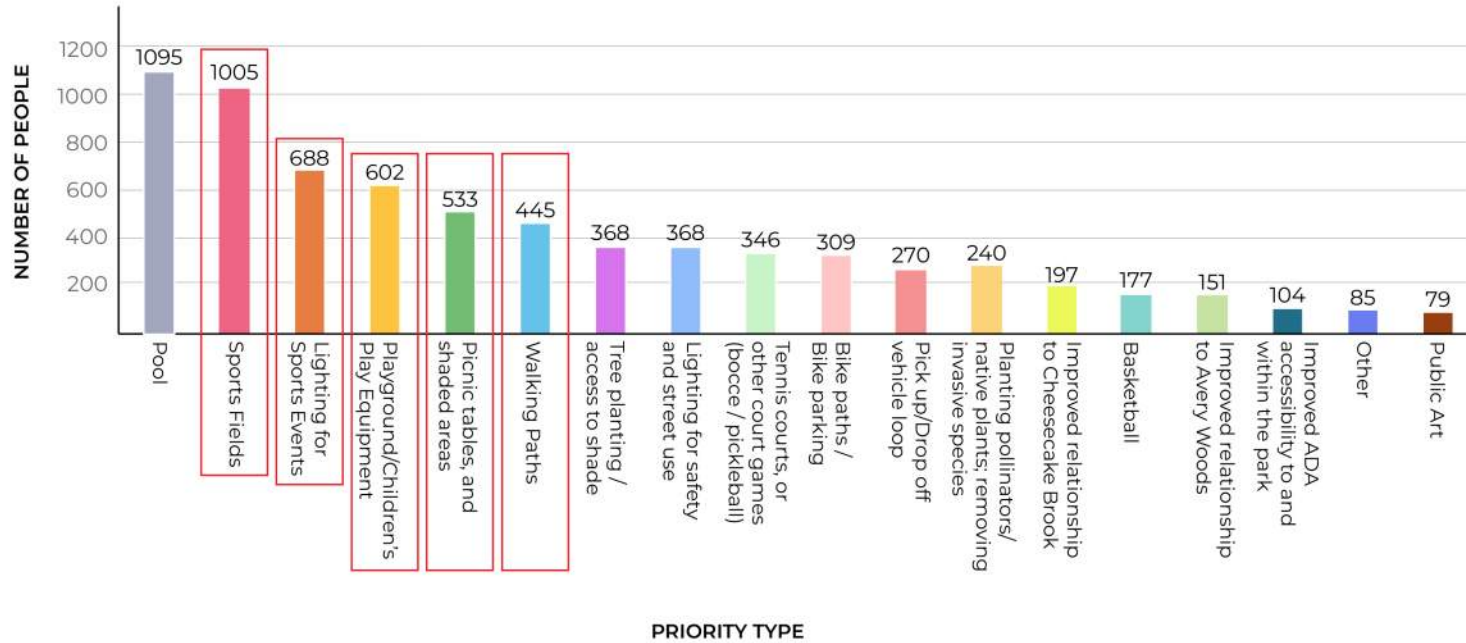


WHICH OF THESE USER GROUPS DO YOU MOST IDENTIFY WITH?



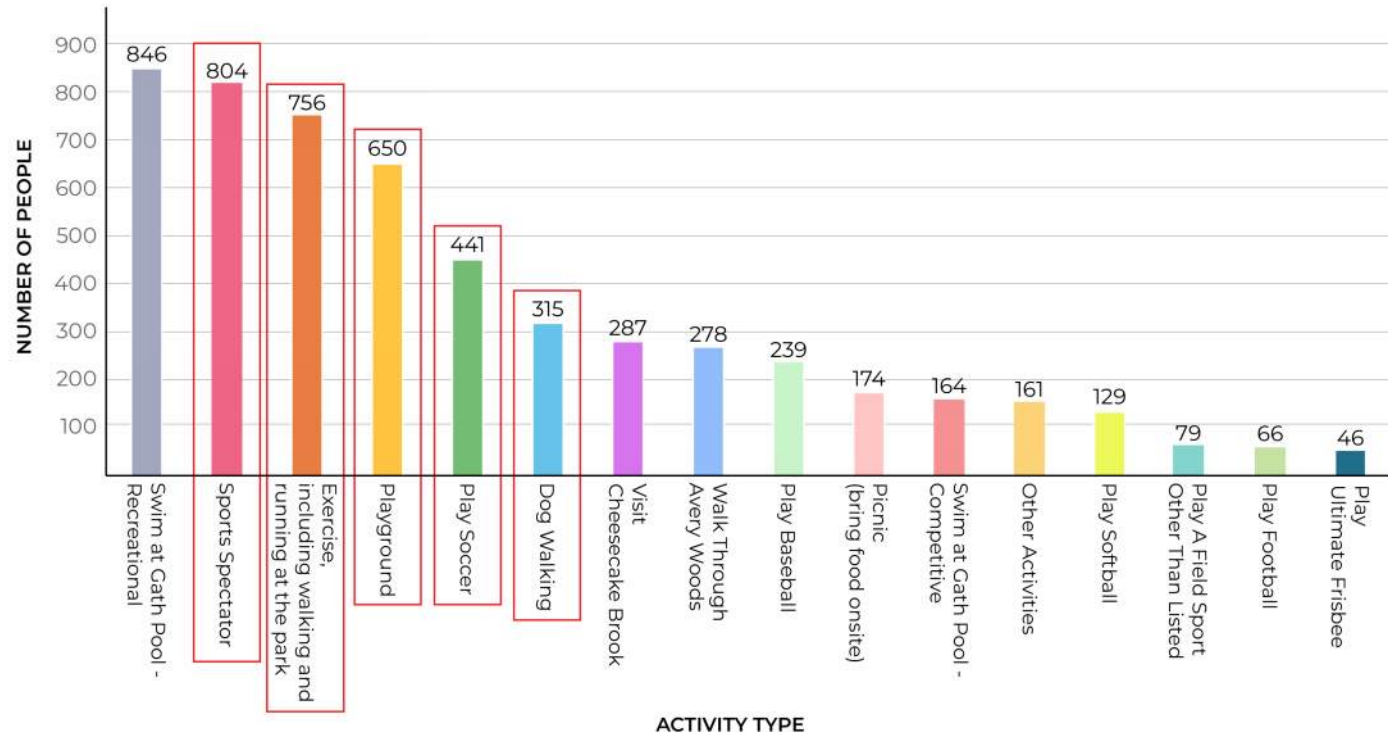
SURVEY RESULTS

WHAT ARE YOUR TOP 5 PRIORITIES FOR THIS AREA?



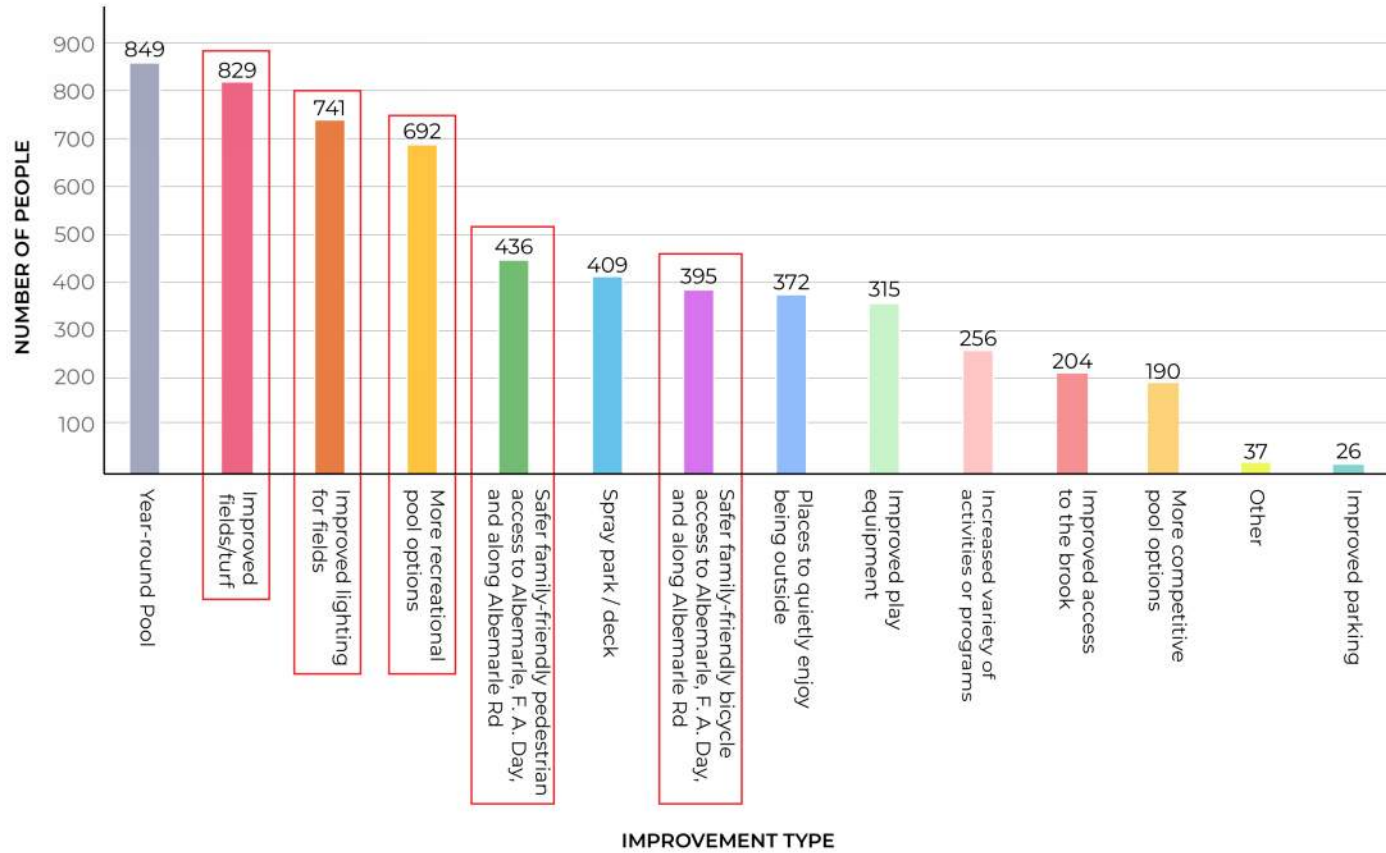
SURVEY RESULTS

WHAT TYPES OF ACTIVITIES DO YOU USE ALBEMARLE FOR?



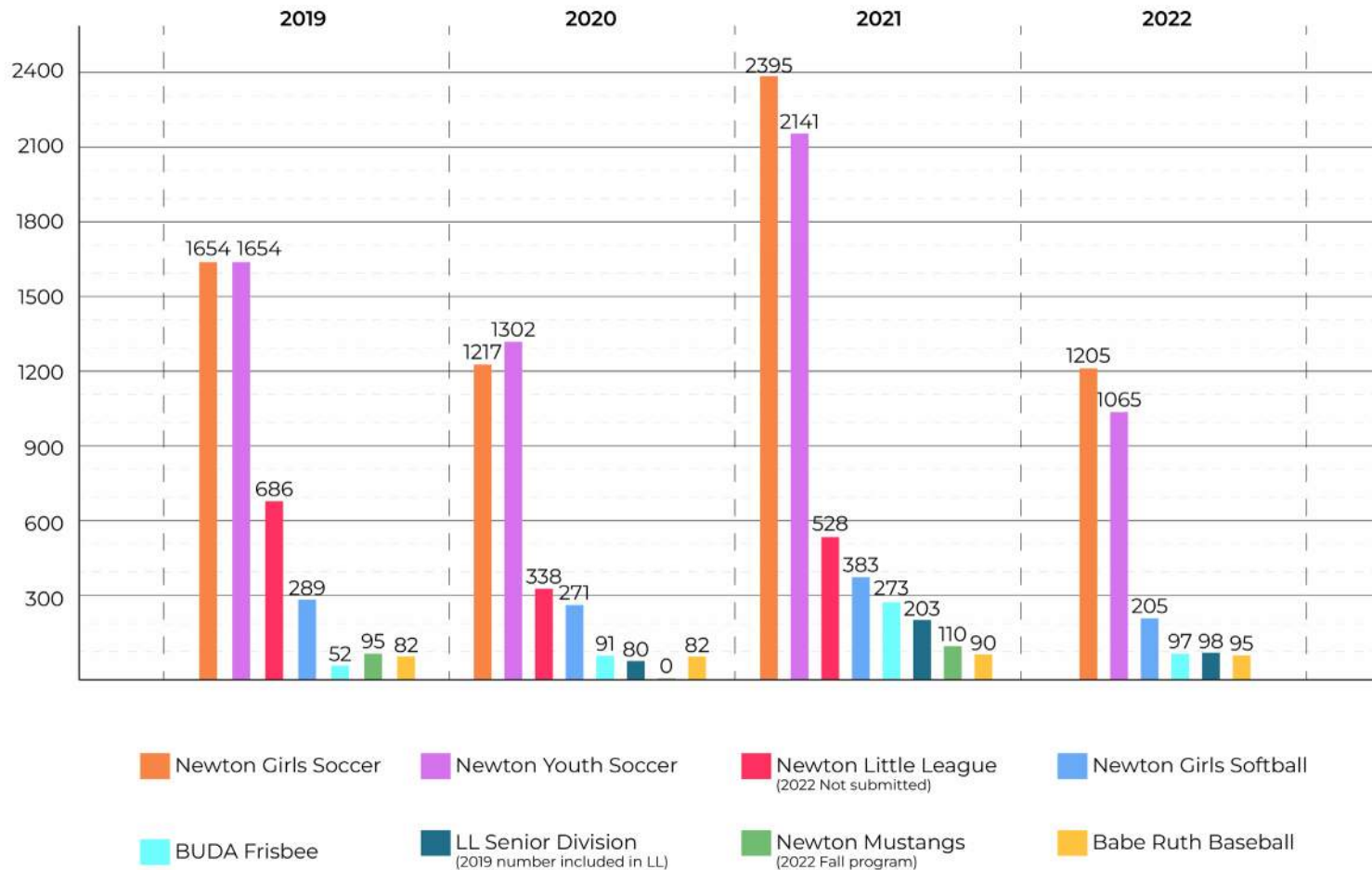
SURVEY RESULTS

WHAT IMPROVEMENTS WOULD YOU LIKE TO SEE AT ALBEMARLE?



PERMITTED FIELD USAGE DATA FOR YOUTH SPORT GROUPS

ANNUAL HOURS OF PERMITTED FIELD USAGE AT ALBEMARLE



THANK YOU



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