

# IMPROVEMENTS TO **ALBEMARLE PLAYGROUND**

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**COMMUNITY MEETING**

**MAY 3, 2022**



# AGENDA

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**TEAM INTRODUCTIONS**

**PROJECT BACKGROUND**

**UPDATED CONCEPT SKETCHES**

**DISCUSSION & NEXT STEPS**

## **APPENDIX**

- **SURVEY RESULTS**
- **FIELD CAPACITY AT ALBEMARLE PARK AND OTHER SITES**
- **COMMUNITY MEETING #1 PRESENTATION**
- **PREVIOUS CONCEPT ITERATIONS**

# PROJECT TEAM

## PARKS, RECREATION & CULTURE

**Nicole Banks** Commissioner

**Luis Perez Demorizi** Director of Parks and Open Space

**Greg Mellett** Assistant Director of Parks and Open Space

**Derek Mannion** Ground Superintendent

**Robert McClary** Turf Specialist

## LAW DEPARTMENT

**Jini Fairley** City of Newton  
ADA/504 Coordinator

## DEPT. OF PUBLIC WORKS

**Maria Rose** Environmental Engineer

## MAYOR'S OFFICE

**Jonathan Yeo** Chief Operating Officer

## CONSERVATION COMMISSION

**Jennifer Steel** Chief Environmental Planner / Conservation Commission Agent

## NEWTON PUBLIC SCHOOLS

**Stephanie Gilman** Director of Planning, Project Management and Sustainability

**Michael Jackson** Newton North High School Athletic Director

**Jackie Mann** Principal, F.A. Day Middle School

## WESTON & SAMPSON

**Brandon Kunkel** Landscape Architecture Practice Leader

**Cassie Bethoney** Project Manager and Landscape Architect

**Yuanbin Wang** Landscape Designer



# PROJECT GOALS

## FIELDS AND COURTS

- Field and site layout reconfigurations to maximize permitted field uses
- Reduce overlapping field uses
- Optimize court locations and keep them together to the greatest extent possible.

## GENERAL PARK AMENITIES

- Ensure the overall park amenities are universally accessible
- Create trail and multiuse path connections (bike, ped, bus, service) to adjacent properties and streets
- Plant new trees and protect and prune existing trees for health and reinvigoration

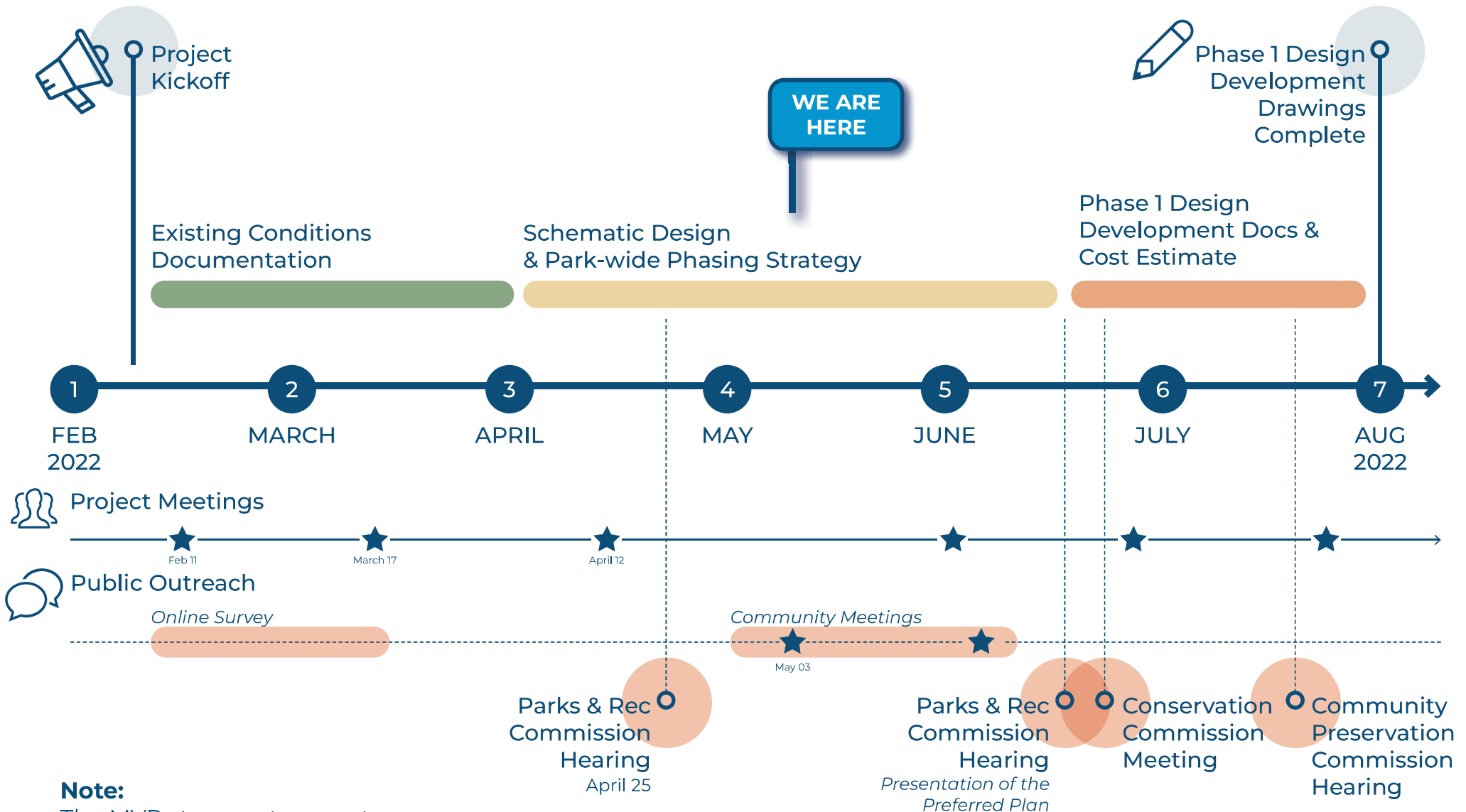
## UTILITY INFRASTRUCTURE

- Provide new state-of-the-art sports lighting; simplify the park's overall electrical service
- Provide on-site stormwater management and flood storage capacity

## IMPLEMENTATION / DESIGN COORDINATION

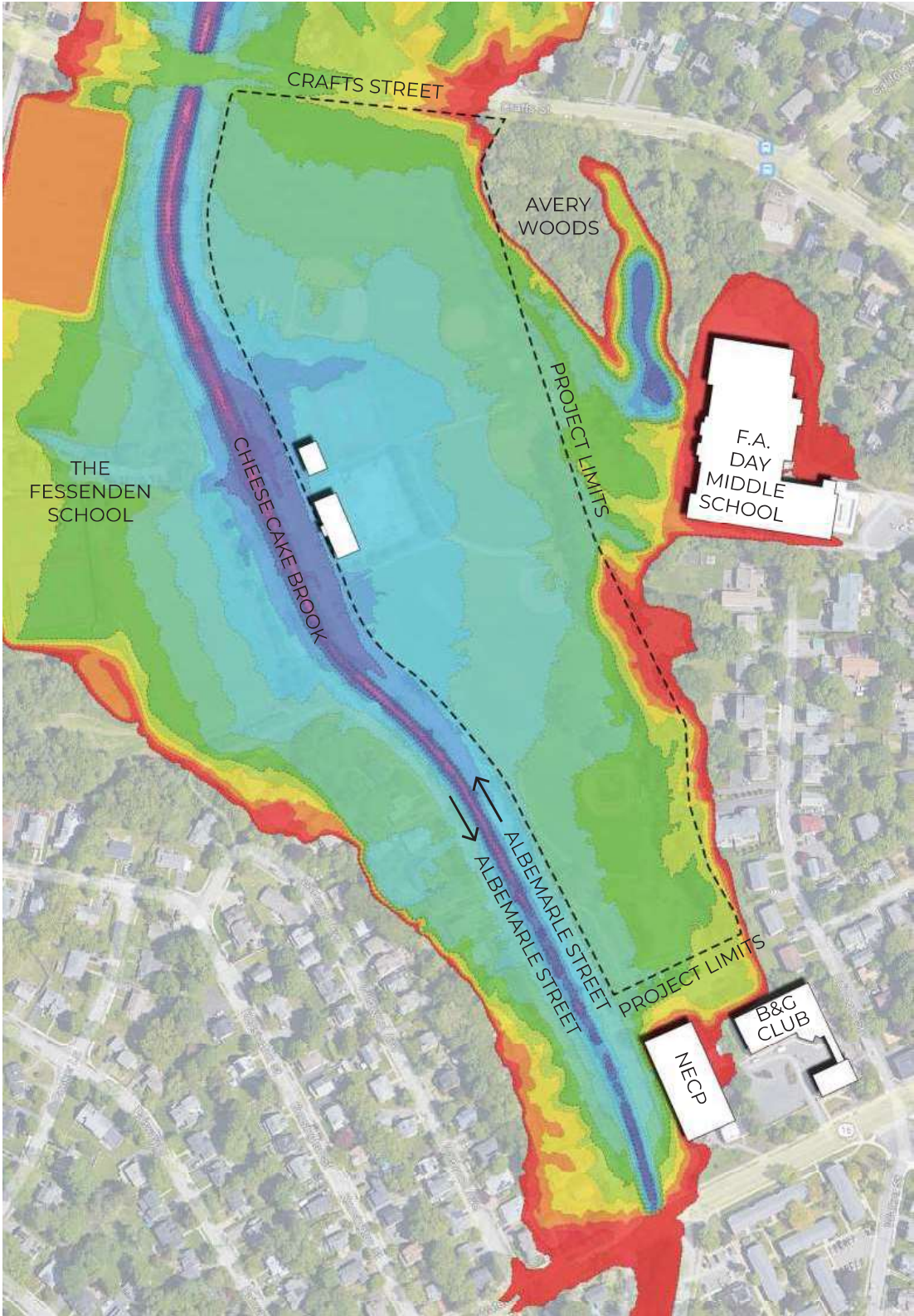
- Provide a staged approach to implementation
- Work in concert with Pool Design team

# ANTICIPATED DESIGN AND PLANNING SCHEDULE



**Note:**  
The MVP stormwater grant conceptual design was awarded to the project by the CRWA

# EXISTING TOPOGRAPHY





# EXISTING BIRD'S EYE LOOKING SOUTHEAST

Key  
Plan





# BIRD'S EYE VIEW LOOKING NORTHWEST

Key  
Plan





# BIRD'S EYE LOOKING NORTH

Key  
Plan





# WHAT WE HEARD

## FIELDS AND COURTS

- Focus on placement of multipurpose rectangular fields, with one dedicated as synthetic turf.
- Retain the open feel of the area south of the pool.
- Include improvements to backstops, accessible dug out and overall refreshing of the ball diamonds; retain two mature oak trees
- Include / consider approximate backstop, netting, etc. locations for ball diamonds and multipurpose fields (for movement of foul balls, etc.)
- Review Avery Woods deed in case some work is required on parcel
- Consider replacing tennis courts with pickleball courts
- Ensure synthetic turf fields accommodates all multipurpose sports (football, soccer, lacrosse, ultimate disk).
- Retain the existing Middle School track and multiuse field south of Gath without pedestrian pass throughs.
- Consider the challenges around locating Burke next to Murphy (lighting, netting requirements)
- Show field dimensions.

## GENERAL PARK AMENITIES

- Ensure there is a dedicated perimeter walking loop.
- Evaluate current parking space requirements to accommodate proposed field layouts.

## UTILITY INFRASTRUCTURE

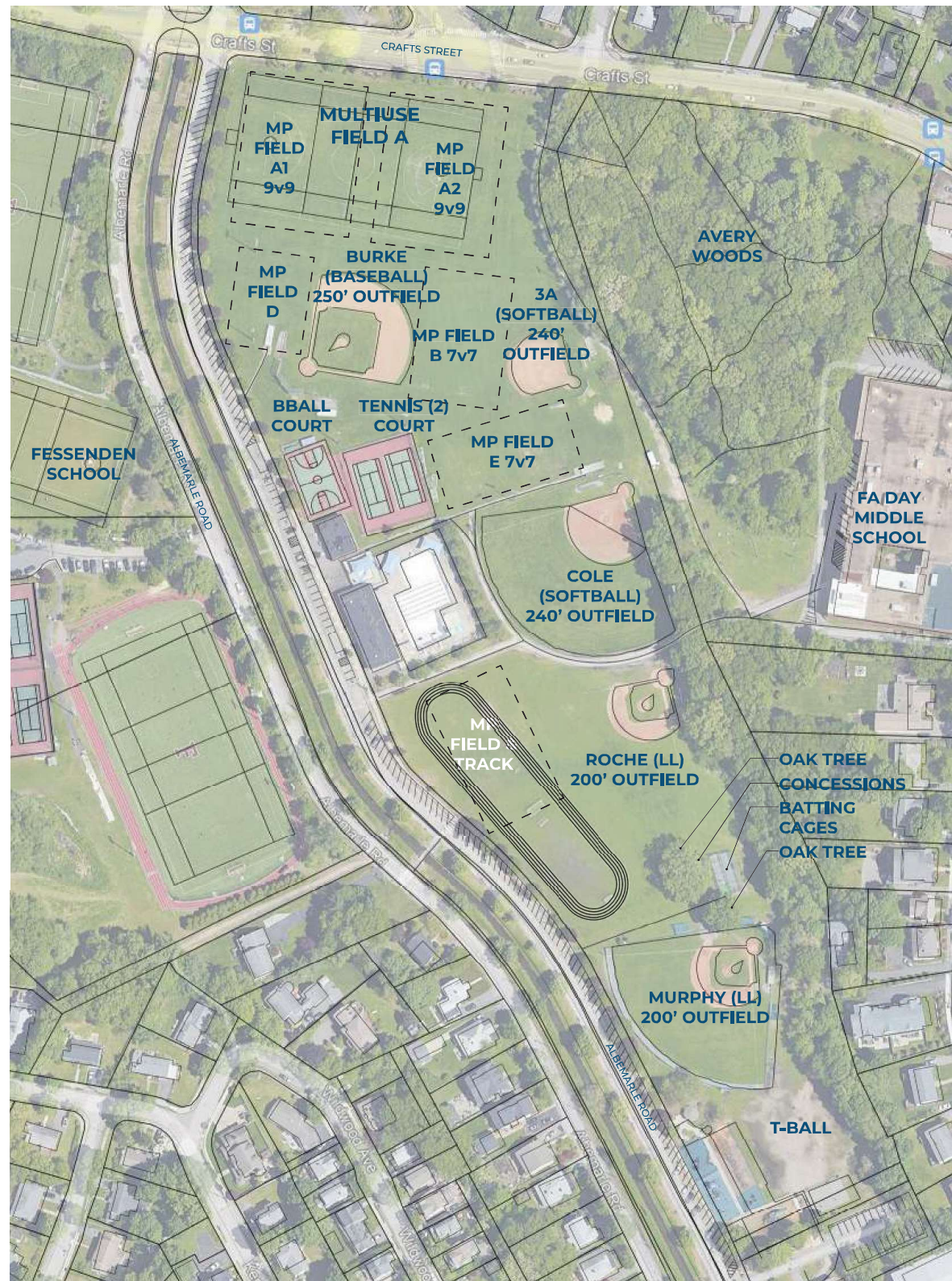
- Irrigation wells on site will be used.
- Add pedestrian-scale lighting along pathways throughout the entire complex.

## IMPLEMENTATION / DESIGN COORDINATION

- Consider potential funding sources for synthetic turf field and other improvements.



# EXISTING CONDITIONS PLAN



Key

----- Newton Youth Soccer Permitted Fields





# 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

## Relocated -

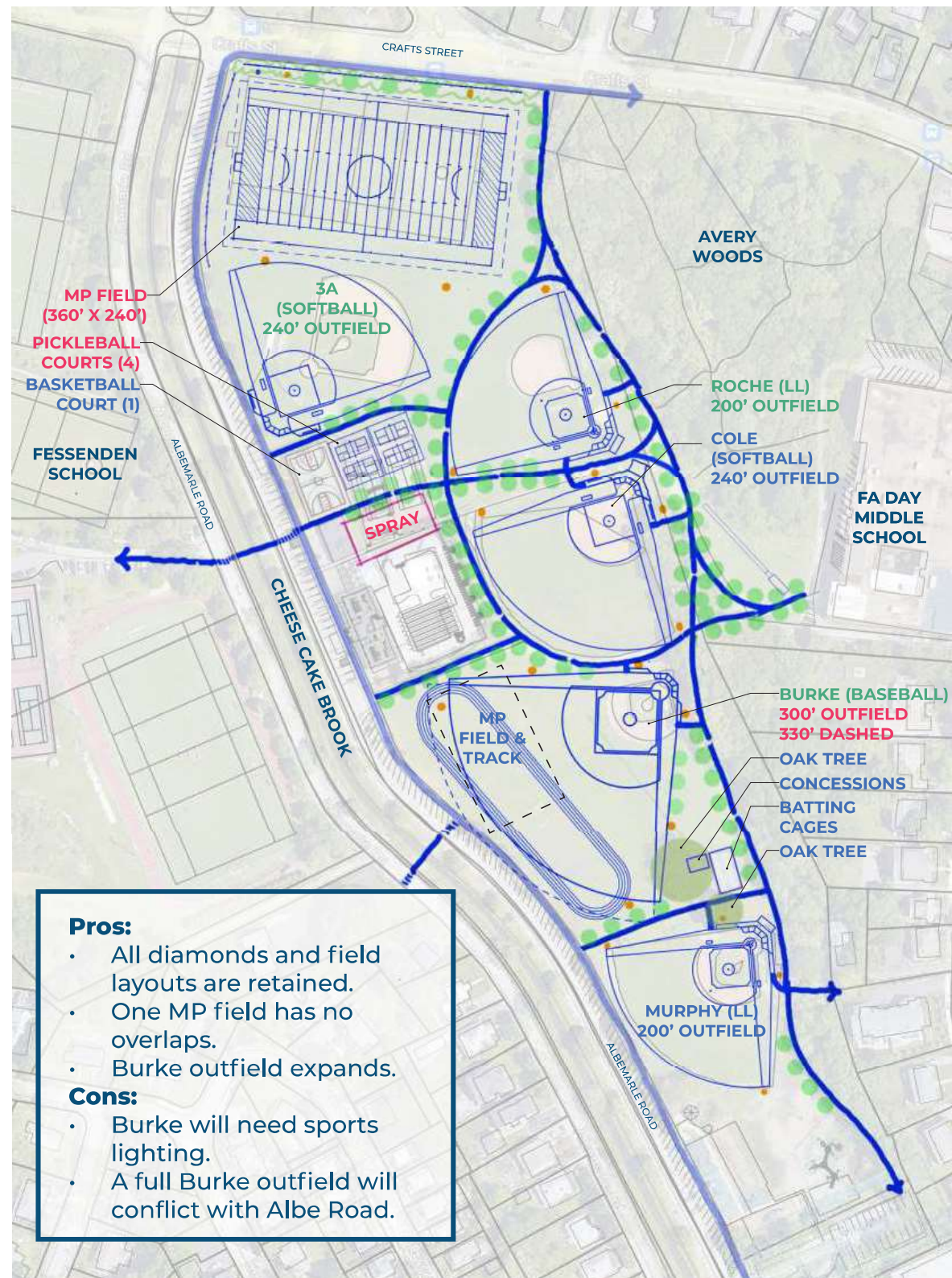
- Burke (baseball) shifted to Roche's current spot; **outfield expanded**
- Roche (Little League) to 3A's current spot
- 3A (softball) to Burke's current spot

## New -

- New MP field with football striping (E/W)
- Four new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

## Removed -

- Two tennis courts





# CONCEPT A.1

## 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

## Relocated -

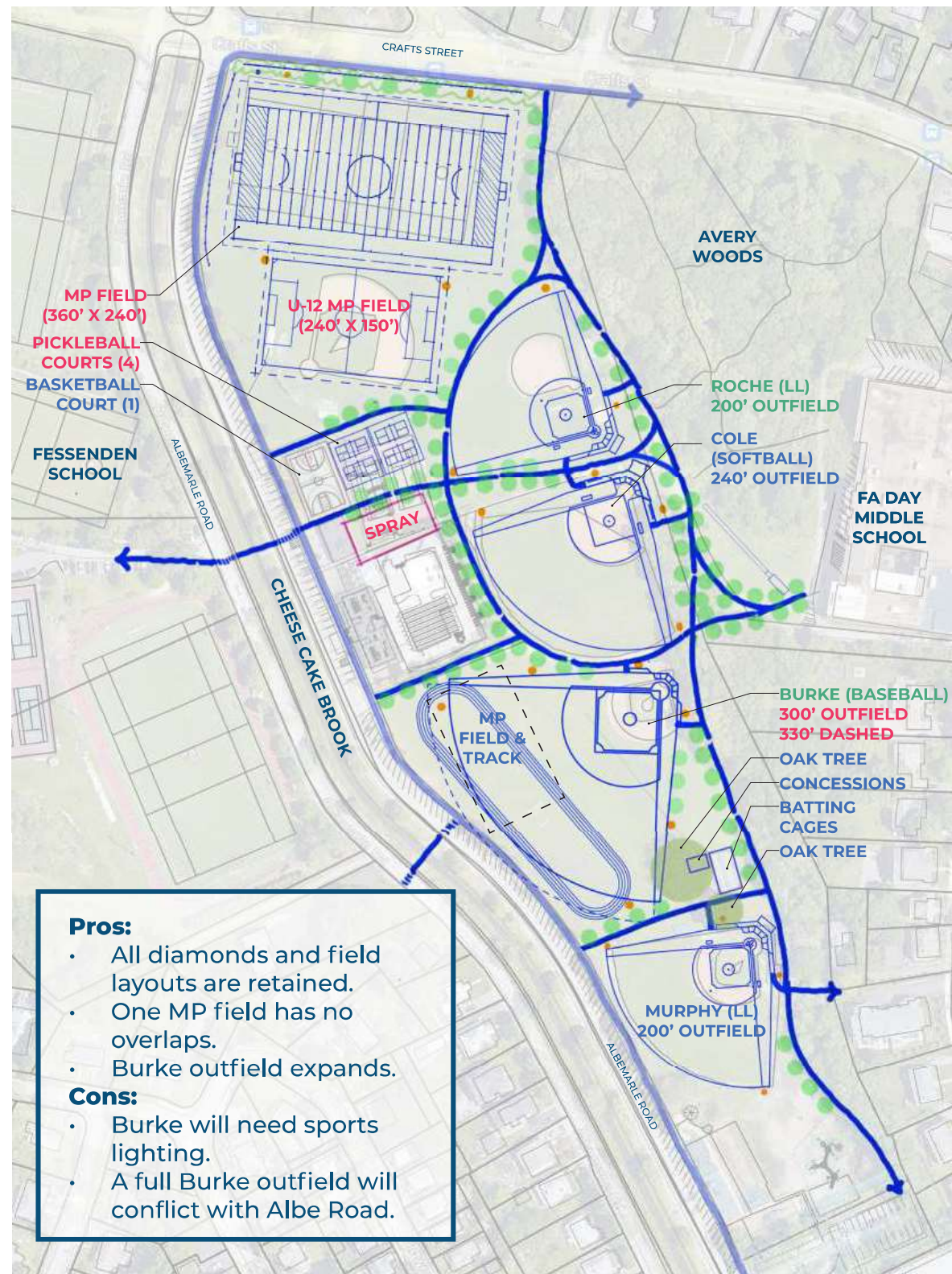
- Burke (baseball) shifted to Roche's current spot; **outfield expanded**
- Roche (Little League) to 3A's current spot

## New -

- New MP field with football striping (E/W)
- **New U-12 MP field**
- Four new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

## Removed -

- 3A field (softball)
- Two tennis courts



### Pros:

- All diamonds and field layouts are retained.
- One MP field has no overlaps.
- Burke outfield expands.

### Cons:

- Burke will need sports lighting.
- A full Burke outfield will conflict with Albe Road.





# 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

## Relocated -

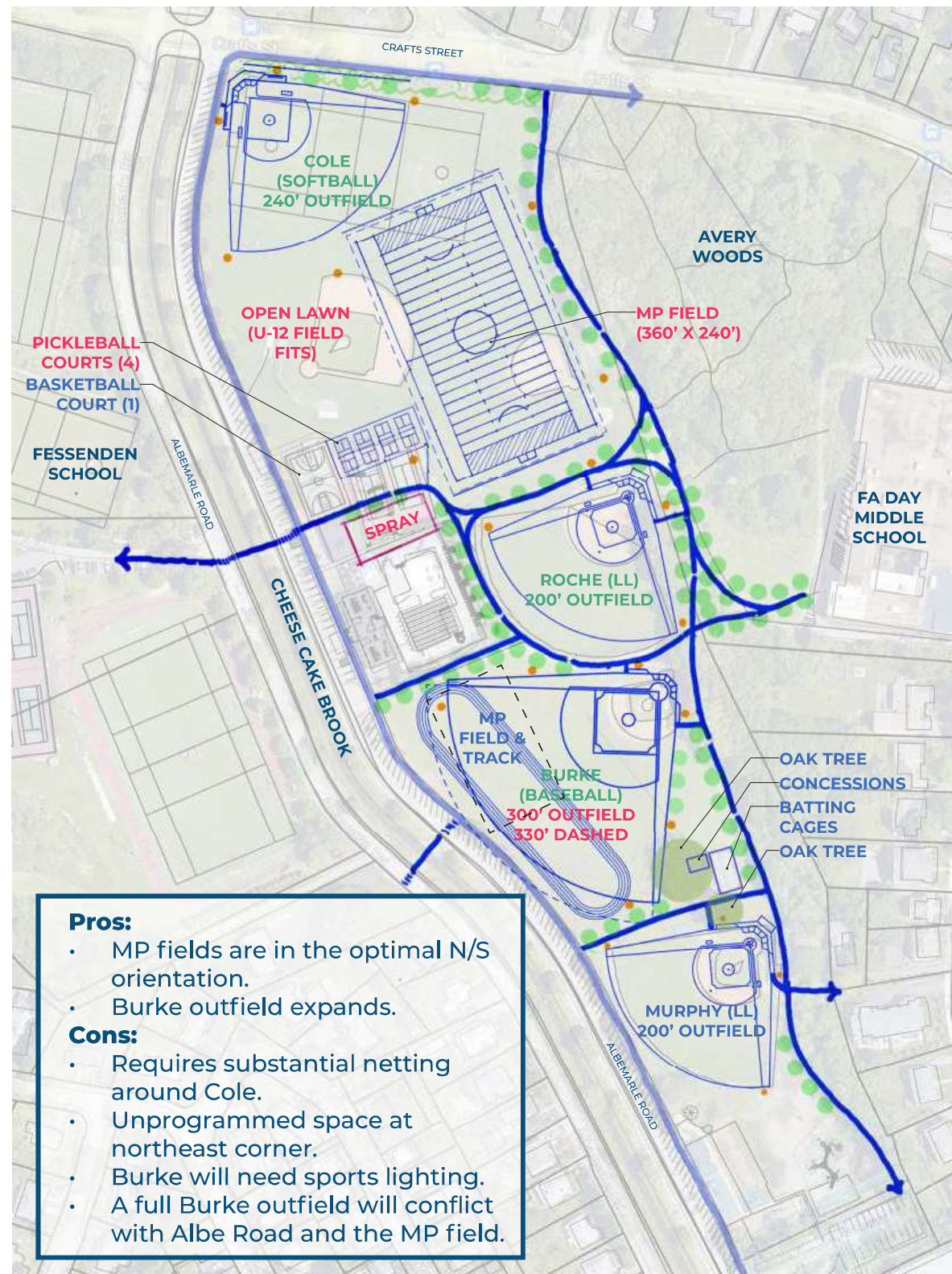
- Burke (baseball) shifted to Roche's current spot; outfield expanded
- Roche (Little League) to Cole's current spot
- Cole (softball) relocated to MP field's current spot (NW corner)

## New -

- New MP field with football striping (N/S)
- Open lawn that fits a U-12 size field (240' x 150')
- Four new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

## Removed -

- 3A (softball)
- Two tennis courts



### Pros:

- MP fields are in the optimal N/S orientation.
- Burke outfield expands.

### Cons:

- Requires substantial netting around Cole.
- Unprogrammed space at northeast corner.
- Burke will need sports lighting.
- A full Burke outfield will conflict with Albe Road and the MP field.





# 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

## Relocated -

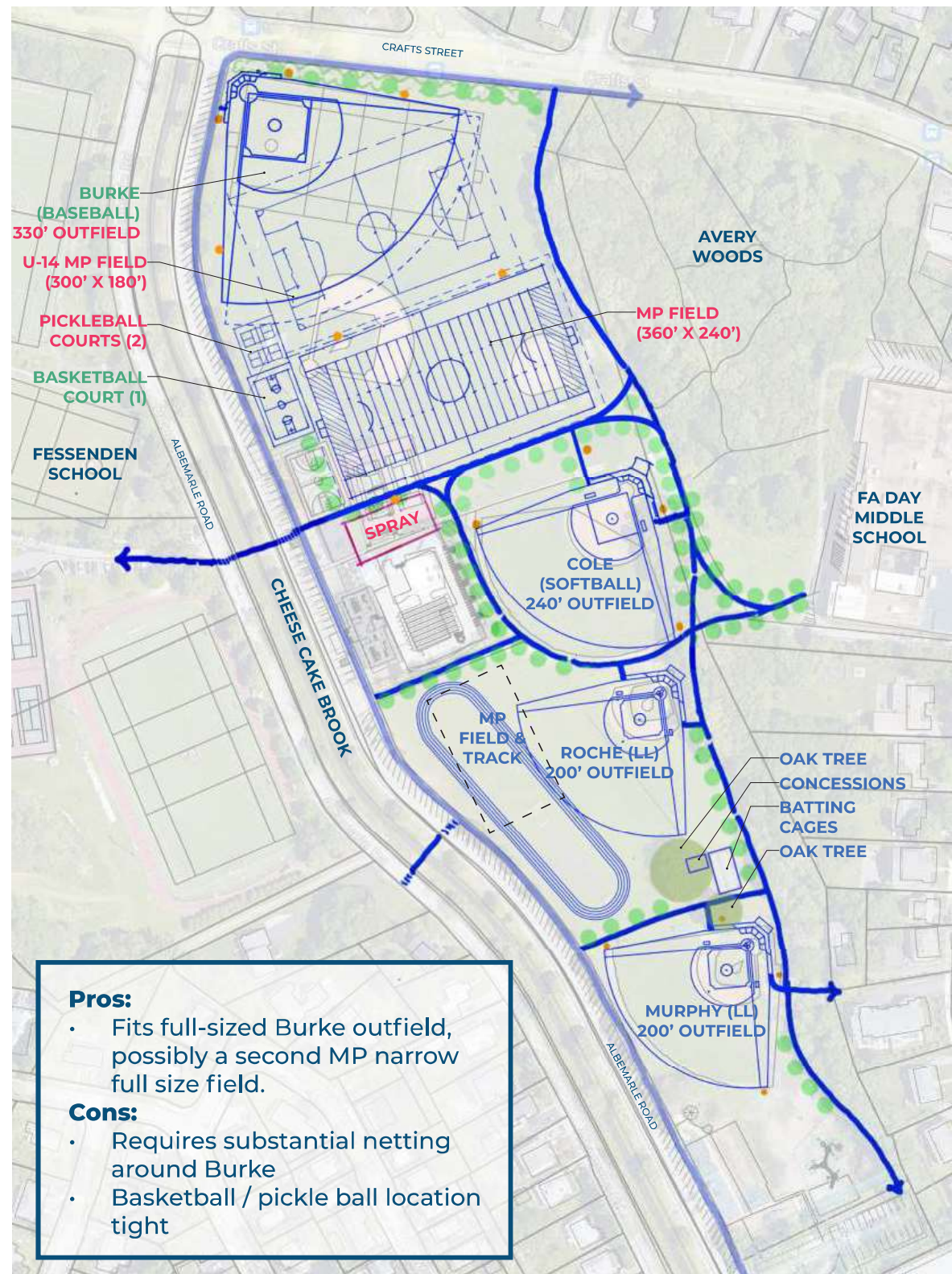
- Burke (baseball) reoriented; outfield expanded
- Basketball court

## New -

- New MP field with football striping (E/W)
- New MP field overlay (E/W)
- Two new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake 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 ball location tight



# CONCEPT D

## Existing to Remain -

- Murphy (Little League) - refreshed
- Roche (Little League) - refreshed
- Cole (softball) - refreshed
- 3A (softball) - refreshed
- Multipurpose (MP) field and track
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

## Relocated -

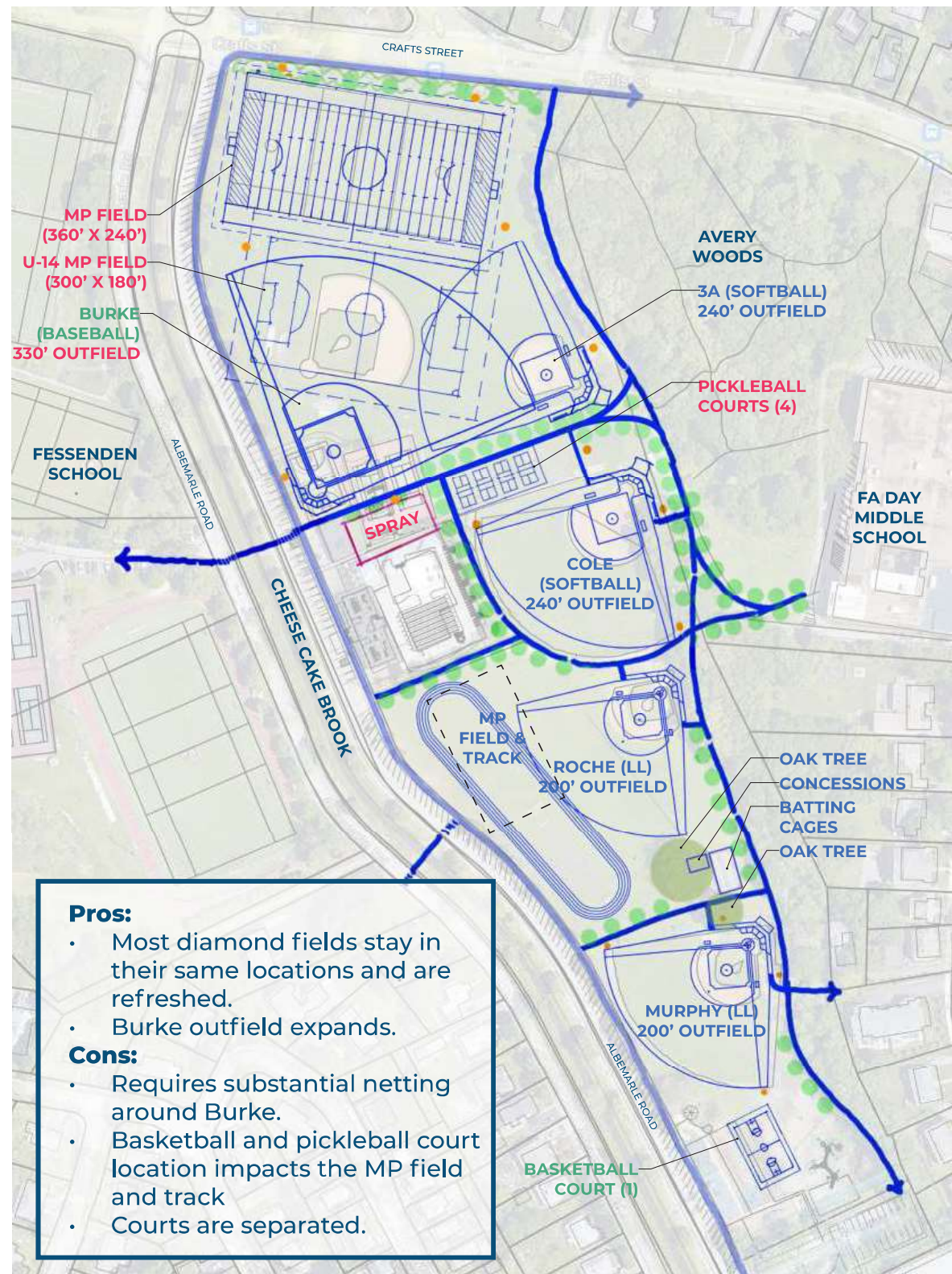
- Burke (baseball) reoriented; outfield expanded
- Basketball court

## New -

- New MP field with football striping (E/W)
- New MP field overlay (E/W)
- Two new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

## Removed -

- Two tennis courts



### Pros:

- Most diamond fields stay in their same locations and are refreshed.
- Burke outfield expands.

### Cons:

- Requires substantial netting around Burke.
- Basketball and pickleball court location impacts the MP field and track
- Courts are separated.



# CONCEPT E

## Existing to Remain -

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

## Relocated -

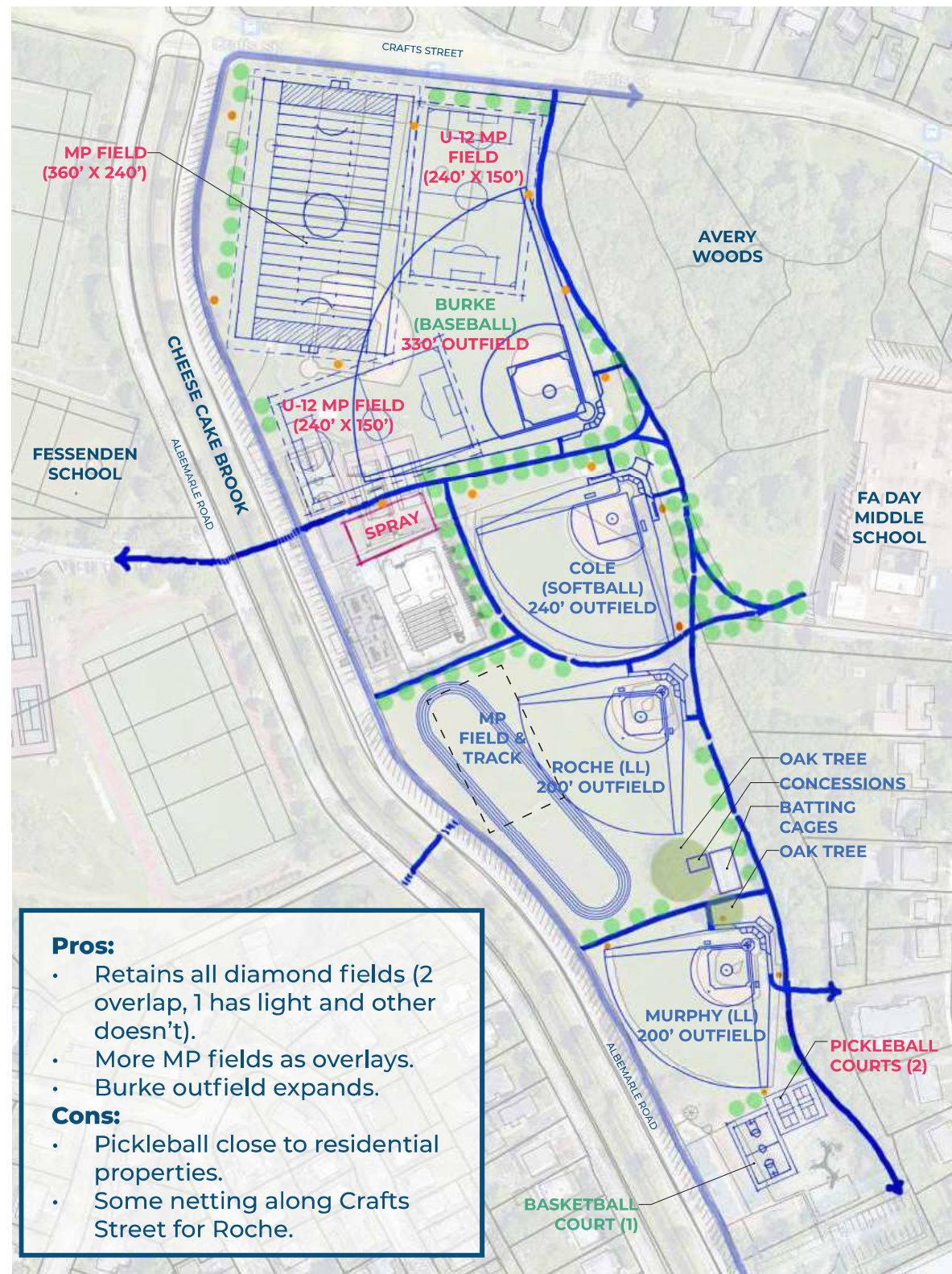
- Burke (baseball) shifted to 3A's current spot; outfield expanded
- Basketball court

## New -

- New MP field with football striping (N/S)
- Two new MP fields (N/S and E/W)
- Two new pickleball courts close to residential properties
- Spray deck footprint
- Improved pathway circulation and accessible connections to batting cages, spectator seating, etc.
- Multiuse bike trail along eastern edge
- Bridge connection over Cheese Cake Brook to Fessenden (future project)
- New sports lighting (orange dots)
- New irrigation

## Removed -

- Two tennis courts
- 3A (softball)



### Pros:

- Retains all diamond fields (2 overlap, 1 has light and other doesn't).
- More MP fields as overlays.
- Burke outfield expands.

### Cons:

- Pickleball close to residential properties.
- Some netting along Crafts Street for Roche.





# THANK YOU!

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## Questions? Comments?

**For more project information, please contact:**  
[Athleticfieldprojects@newtonma.gov](mailto:Athleticfieldprojects@newtonma.gov)

**For additional information on the survey, please contact:**  
[FriendsofAlbemarle@gmail.com](mailto:FriendsofAlbemarle@gmail.com)

