

# IMPROVEMENTS TO **ALBEMARLE PLAYGROUND**

**PARKS & RECREATION COMMISSION MEETING  
JUNE 27, 2022**



# AGENDA

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**PROJECT TEAM & GOALS**

**TARGET SCHEDULE**

**WHAT WE HEARD FROM THE COMMUNITY**

**PREFERRED PLAN**

**STAGED APPROACH TO IMPLEMENTATION**

**DISCUSSION & NEXT STEPS**

# PROJECT TEAM

## PARKS, RECREATION & CULTURE

<b>Nicole Banks</b>	Commissioner
<b>Luis Perez Demorizi</b>	Director of Parks and Open Space
<b>Greg Mellett</b>	Assistant Director of Parks and Open Space
<b>Derek Mannion</b>	Ground Superintendent
<b>Robert McClary</b>	Turf Specialist

## LAW DEPARTMENT

<b>Jini Fairley</b>	City of Newton ADA/504 Coordinator
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## DEPT. OF PUBLIC WORKS

<b>Maria Rose</b>	Environmental Engineer
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## MAYOR'S OFFICE

<b>Jonathan Yeo</b>	Chief Operating Officer
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## CONSERVATION COMMISSION

<b>Jennifer Steel</b>	Chief Environmental Planner / Conservation Commission Agent
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## NEWTON PUBLIC SCHOOLS

<b>Stephanie Gilman</b>	Director of Planning, Project Management and Sustainability
<b>Michael Jackson</b>	Newton North High School Athletic Director
<b>Jackie Mann</b>	Principal, F.A. Day Middle School

## WESTON & SAMPSON

<b>Brandon Kunkel</b>	Landscape Architecture Practice Leader
<b>Cassie Bethoney</b>	Project Manager and Landscape Architect
<b>Yuanbin Wang</b>	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.
- Retain the open feel of the area south of the pool.

## GENERAL PARK AMENITIES

- Ensure the overall park amenities are universally accessible and ample seating is available. Ensure there is a perimeter walking loop.
- Create trail and multi-use path connections (bike, ped, bus, service) to adjacent properties and streets
- Plant new trees and protect and prune existing trees for health and reinvigoration. Keep and protect the two mature oak trees near Murphy.

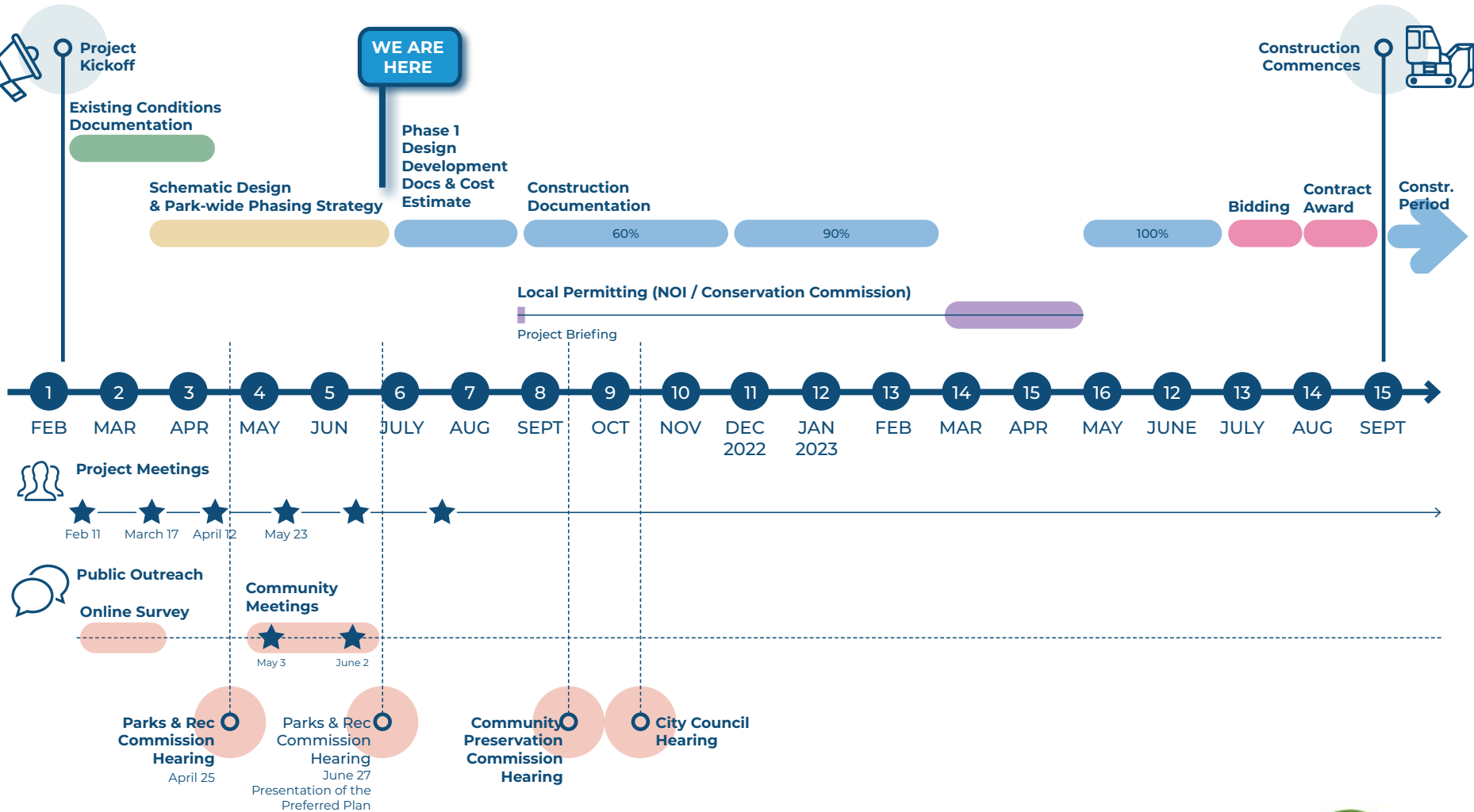
## UTILITY INFRASTRUCTURE

- Provide new state-of-the-art sports lighting and pedestrian lighting along pathways; 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

# WHAT WE HEARD FROM THE COMMUNITY

## FIELDS AND COURTS

- Balance needs between rectangular sports and ballfield leagues. Compromise amongst the leagues will be needed for successful outcomes in the improvement program here.
- Locating Burke south of Gath will be a challenge with playability in the outfield (conflicting with Albemarle Road).
- Expand the number of pickleball courts. Keep them together.
- For multipurpose fields, focus on soccer, LAX, and other sports. Permanent striping for football is not needed.
- Consider a space for T-ball on site.
- Define what 'refreshed' means if a ballfield stays in place but sees some improvements.

## GENERAL PARK AMENITIES

- Create opportunities to formalize storage areas, shield unwanted views (e.g. restrooms), etc. to provide good distribution, support accessibility and clean up / organize the park.
- Avery Woods should be protected / not impacted through the course of these improvements.

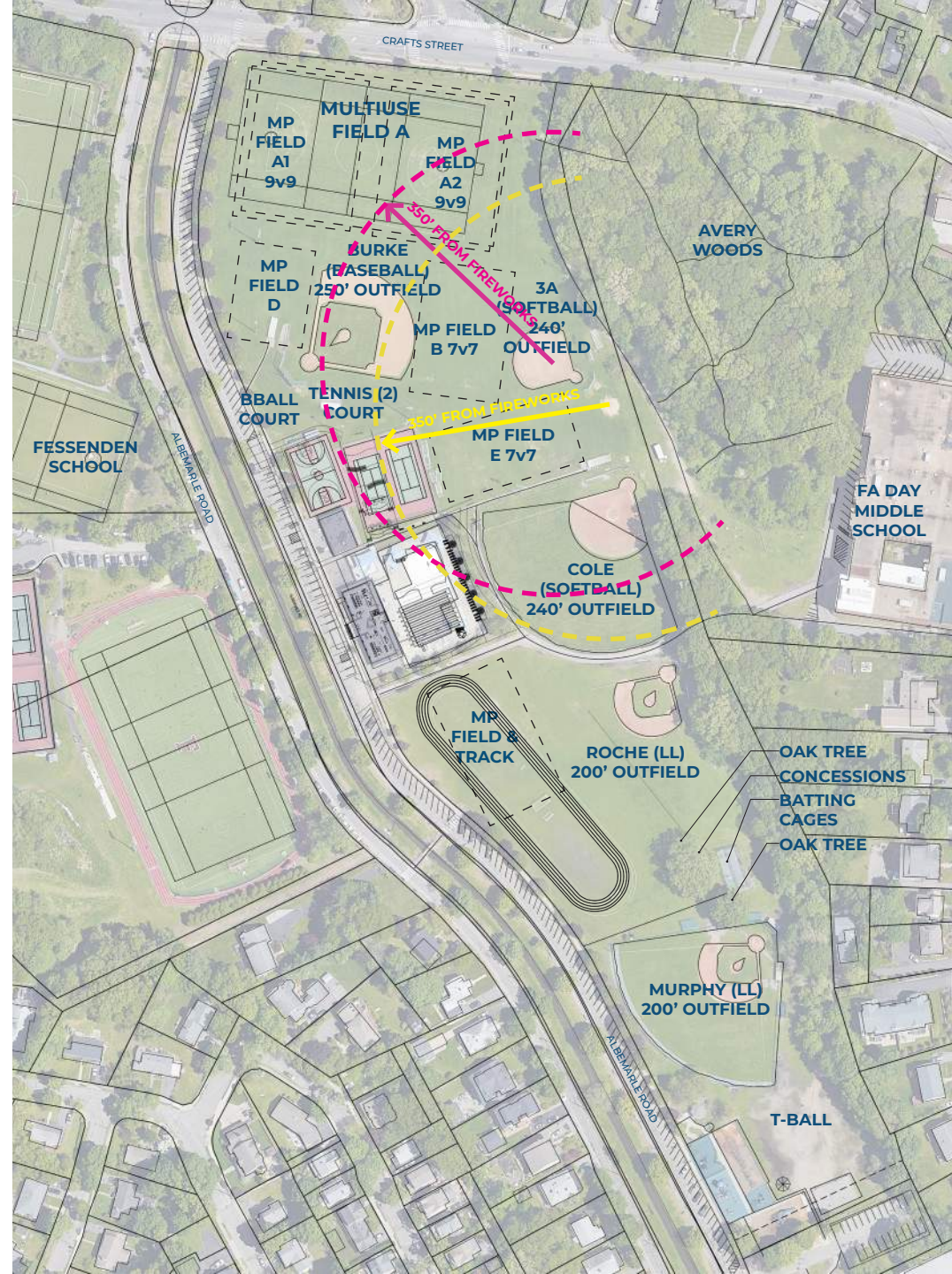
## STORMWATER, LIGHTING, AND OTHER INFRASTRUCTURE

- Concern over the current flooding problem. Stormwater design and flood mitigation is being coordinated through an MVP grant with the Charles River Watershed Association.
- Provide photometric plans of the sports lighting.
- Add pedestrian-scale lighting along pathways throughout the entire complex.

# EXISTING CONDITIONS PLAN

Key

----- Newton Youth Soccer Permitted Fields



# PREFERRED CONCEPT PLAN

## Existing to Remain -

- Murphy (Little League) - refreshed
- Roche (Little League) - refreshed and adjustments made to accommodate softball
- Cole (softball) - refreshed
- Multipurpose (MP) field on northern end - refreshed
- Multipurpose (MP) field and track south of Gath
- Concessions and batting cages at Murphy
- Southern end playgrounds
- Two oaks north of Murphy

## Relocated -

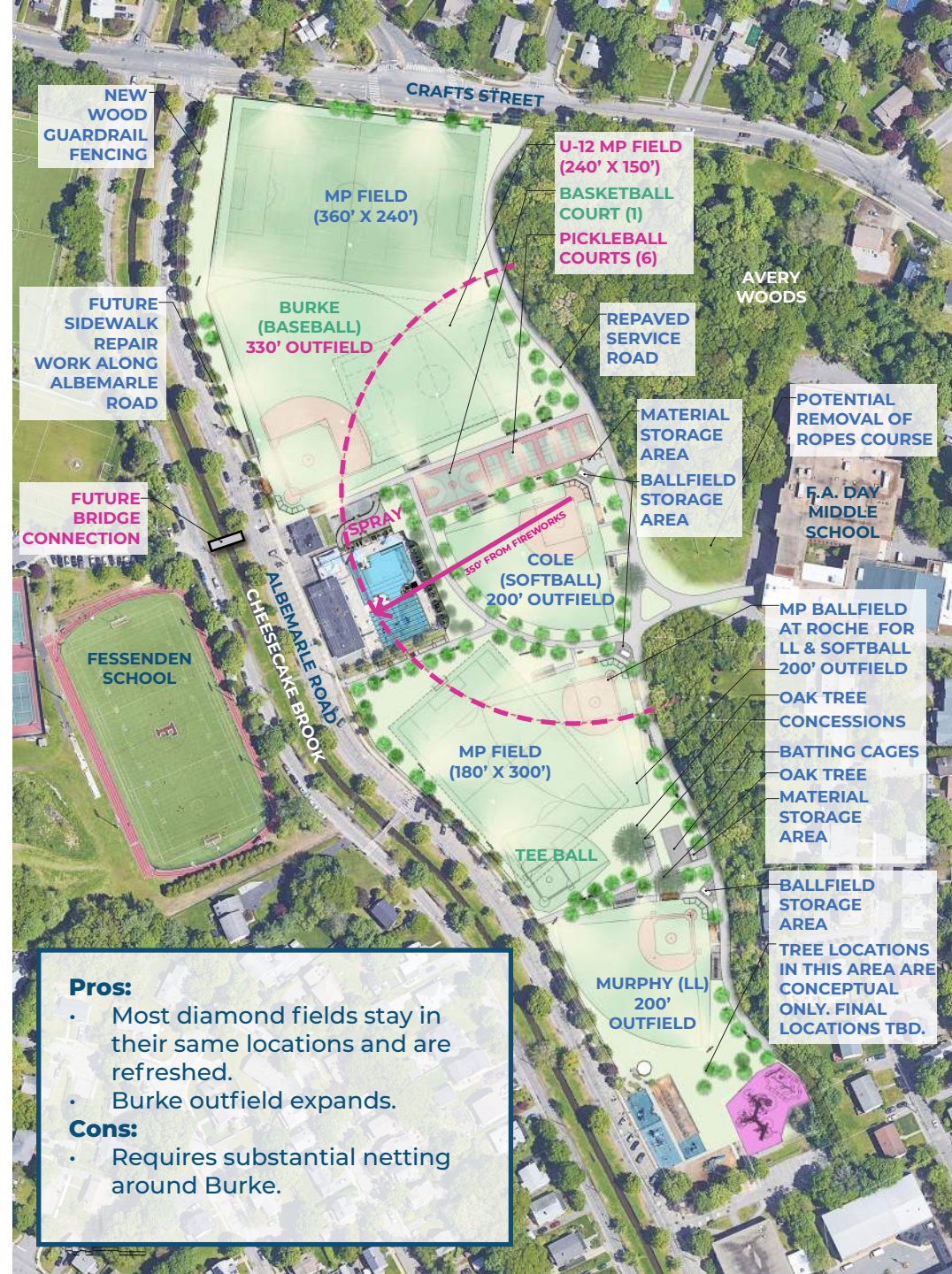
- Burke (baseball) reoriented; outfield expanded
- Basketball court
- Tee Ball

## New -

- New MP field overlay (E/W)
- Six new pickleball courts
- Spray deck footprint
- Improved pathway circulation and accessible connections throughout
- Multiuse bike trail / service road along eastern edge
- Bridge connection over Cheesecake Brook to Fessenden (future project)
- New sports lighting
- Spectator seating, player's benches and dugout shelters added to all ballfields
- Material storage areas for maintenance
- 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.





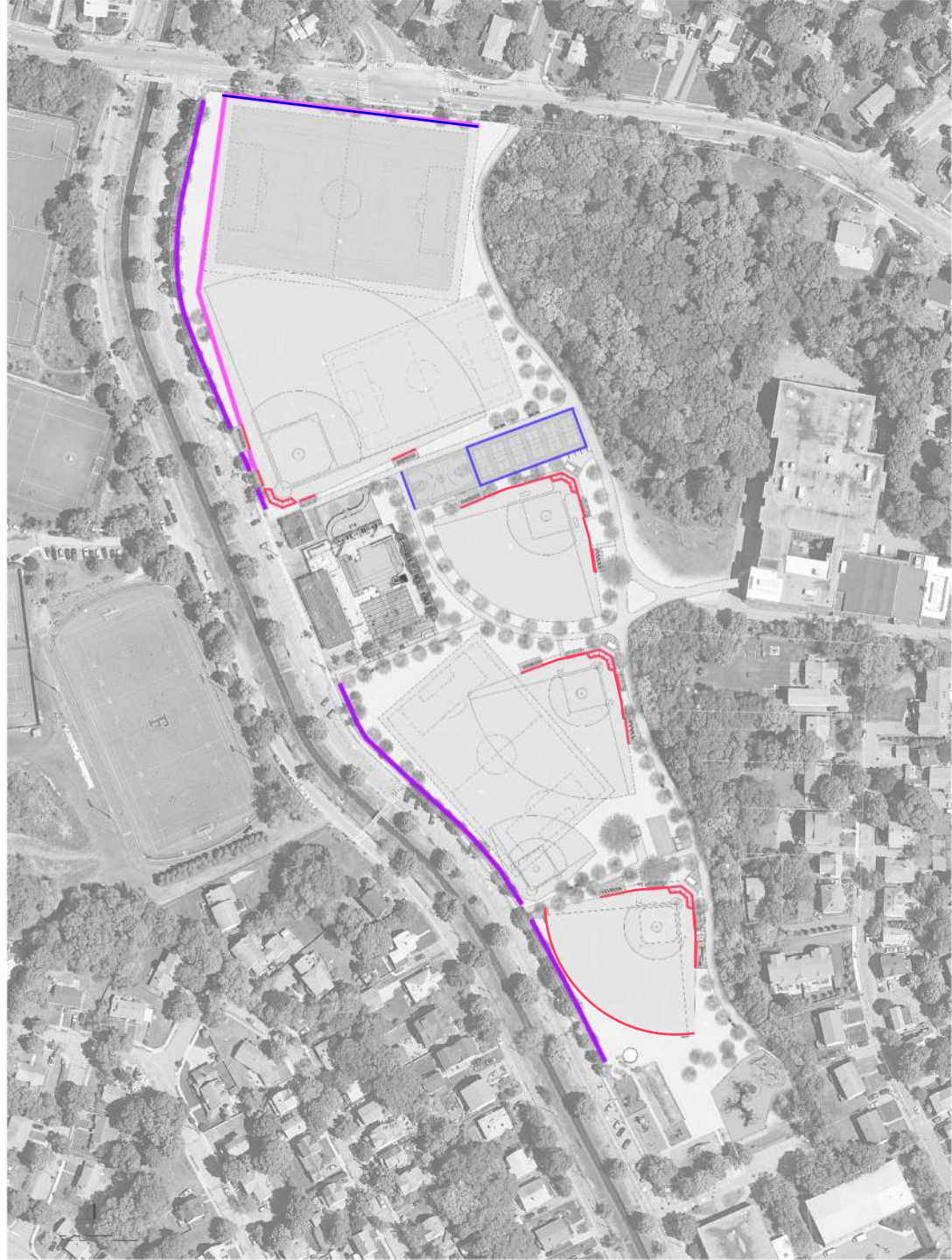
# PLAN HIGHLIGHTS PATH CONNECTION

-  Multi-use Bike Trail / Service Road
-  Pedestrian Pathways
-  Existing Sidewalk
-  Vehicular Swing Gate



# PLAN HIGHLIGHTS NET & FENCE

-  Court Fencing
-  New Wood Guardrail
-  Safety Netting
-  Ballfield Fencing
-  Chain Link Fencing



# PLAN HIGHLIGHTS - *Ball Fields*

-  Dedicated Baseball Field
-  Dedicated Softball Field
-  Multi-use Softball / Little League Field
-  Tee Ball Field
-  Dedicated Little League Field
-  Potential Expansion of Batting Cages



# PLAN HIGHLIGHTS -

## *Multi-purpose Fields*

-  Synthetic Turf  
Multi-purpose Fields
-  Natural Grass  
Multi-purpose Fields



# PLAN HIGHLIGHTS - *Courts*

 **Basketball Court (1)**

 **Pickleball Courts (6)**



# PLAN HIGHLIGHTS - *Sports Lighting*

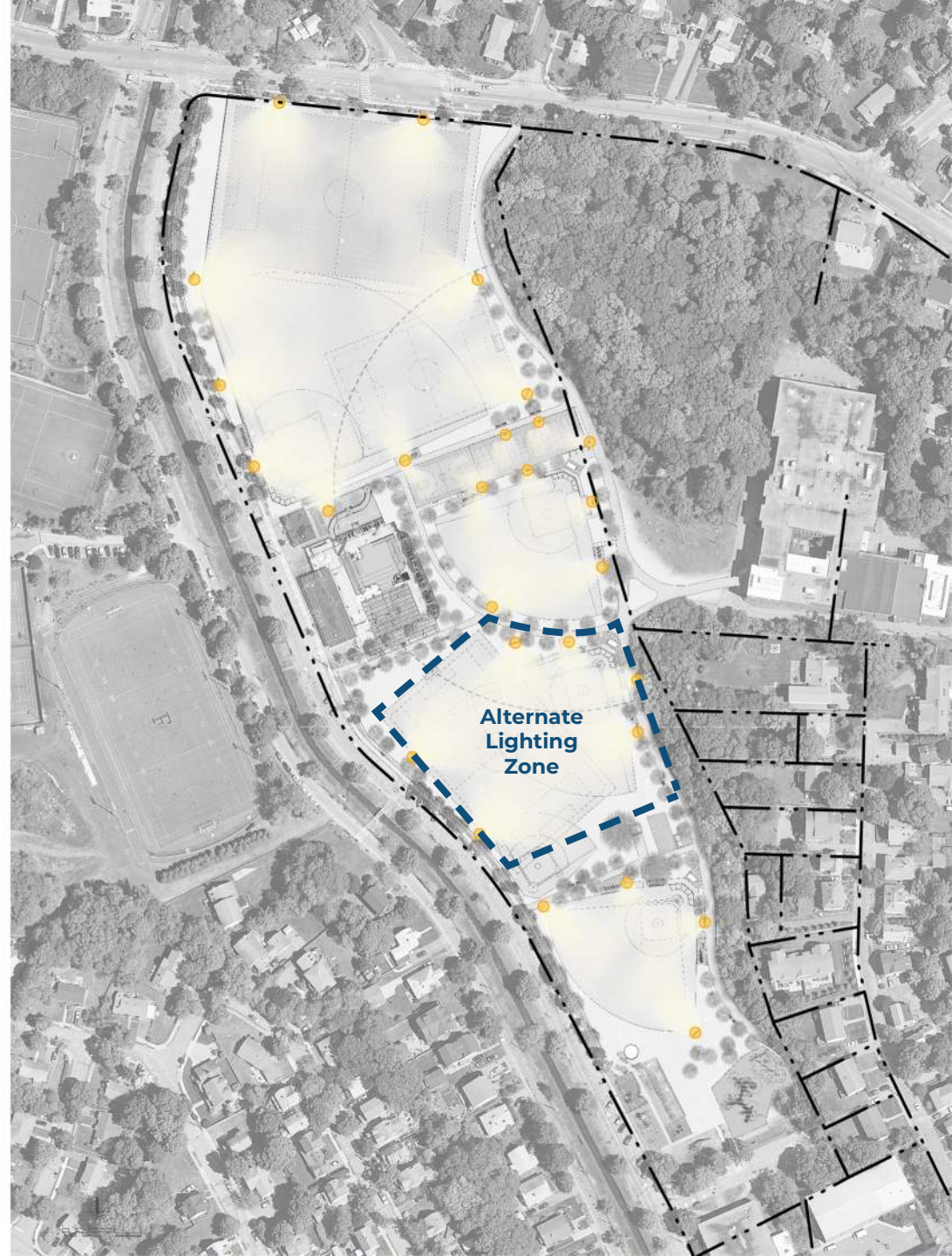


**Sports Lighting**



**Property Lines (approximate)**

NOTE: Not shown but to be considered will be pedestrian lighting along the multi-use pathway and key connections from F.A. Day Middle School to Albemarle Road.







# PRECEDENT FOR SPORTS LIGHTING

*Route 1a Rec Facility,  
Walpole, MA*

- Cut off capabilities of the sport fixtures are shown.
- For reference, the poles range between 70 and 80 feet in height.
- Parking areas are also being lit by parking lot and roadway light fixtures; light is not all spillover from the fields.



# PLAN HIGHLIGHTS - *Water & Playgrounds*

-  **New Splash Pad**
-  **Gath Pool Facilities Renovated**
-  **Existing Playground to Remain**
-  **Relocated NECP Playground**





# PLAN HIGHLIGHTS -





## *Storage & Maintenance*

 **Ballfield Storage**

 **Material Storage**



# PLAN HIGHLIGHTS - *Seating*

-  Spectator Seating
-  Players' Benches
-  Benches
-  Gateway / Gathering Areas



# STAGED APPROACH TO IMPLEMENTATION



### Staff Notes for the Parks and Recreation Commission:

1. The Improvements Plan for Albemarle meets the Department's Goals for Athletic Fields by Improving Quantity and Quality of Available Multipurpose Fields.
2. The Improvement Plans also meets the Department and City's goal to improve and enhance accessibility to recreational amenities and within the park as a whole by incorporating a formalized pathway system throughout the park. The pathways and Multiuse path also encourages safer bike and pedestrian circulation in the area.
3. The Improvements Plan meets the department's goal for expanding evening Play by adding sports lighting to Murphy Little league. The plan also provides an opportunity for expanding evening play to other areas of the park, such as Roche Ball field, Day MS track and MP field south of the pool.
4. The Improvements Plan meets the city's goals to enhance and improve tree canopy cover and diversity by adding trees wherever/whenever feasible.
5. The plan also helps address recreational gaps in the city's inventory by incorporating a bank of dedicated pickle ball courts, splash pad and potential additional synthetic turf multipurpose field.

### Recommendations for potential Plan Approval:

1. *Move to approve Albemarle Improvements Plan with the addition of Pickle Ball Courts to Replace removed tennis courts, potential for Synthetic Turf along Crafts Street (if the city can secure funding for that portion of the project), implementation of stormwater and flood mitigation strategies under fields and/or courts, Multiuse Path, and with the possibility of the service road along Avery Woods to be utilized for Bus drop-off and pick-up.*
2. *Move to approve the Albemarle Improvements Plan, minus lighting expansion at Roche and Day MS track, and possibility for Day MS bus drop off and pick up through the park.*

# 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)

