

# St. James Athletic Complex

*A community treasure*

# Andy Wrobel – Chairman Playing Fields Task Force

- Playing Fields Task Force (PFTF) created in 1997 with following Mission:
  - Develop and maintain the master plan for the creation, use, maintenance, and improvement of active recreational playing fields throughout Wellesley
  - Provide recommendations to the responsible boards for **capital funding appropriations for playing field improvements**
  - Recommend Field Use Policy and set fees for field use
  - Monitor playing fields status including condition, frequency and intensity of use, rate field condition and compare them to fields in other communities
  - Work with other boards **to investigate the availability of privately owned playing fields** and fields in other communities
- PFTF Membership
  - Recreation (Wrobel), NRC (Cramer & Bashian), DPW (Charlton), Board of Selectman (Dugan), School Committee (Burt), Resident at Large (Guiffre)
  - Voting Sports - Wellesley United Soccer (Randy Mahoney), Wellesley Lacrosse (Mike Jennings), Wellesley Little League & Softball (Ben Fischman), Wellesley Adult Softball (Jay Russell), Wellesley Football (Justin G. Maiona)
  - Non-voting Sports - Wellesley Hockey (Bill Darcey) Swimming (Jim Conlin)

# Wellesley has Long-Running Unmet Recreational Needs

- For more than 30 years, Wellesley has identified the need for a town pool
  - Yet no pool has been built
- For just as many years, Wellesley has identified the need for a town skating rink
  - Yet no rink has been built
- 10 year projected field needs analysis completed in 2009
  - Current needs not being met on Wellesley fields (must rent Elm Bank fields)
  - Need for larger fields is growing as the “baby bubble” in the elementary schools advances to the middle school and high school
  - Wellesley grass fields are over used / more expensive to maintain
- Common issue preventing the solution of these needs – open land

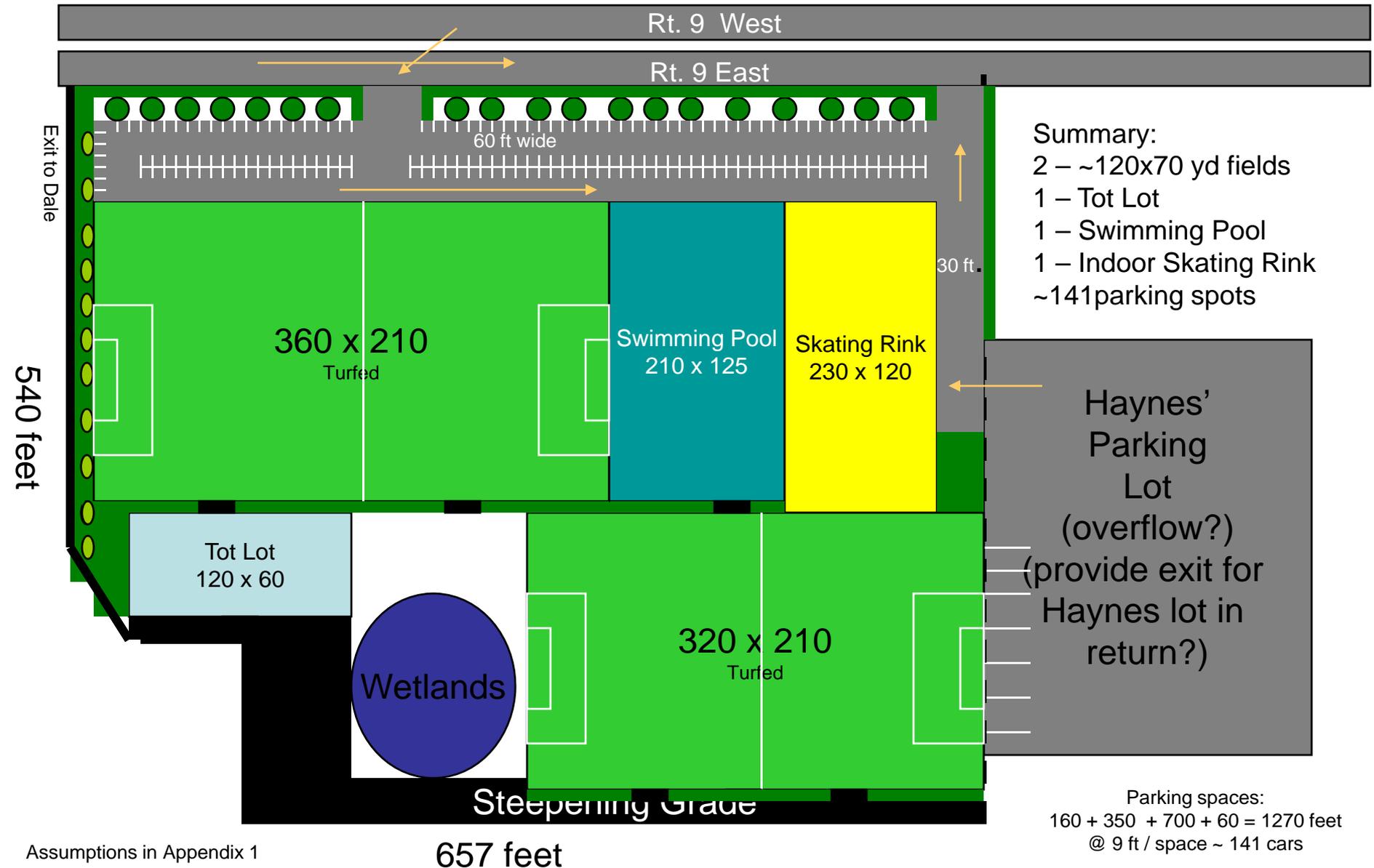
# St. James Parcel is Perfect for Athletic Complex

- There is “no” developable land of sufficient size to house the facilities and associated parking other than St. James, Wellesley Country Club, or the colleges in Wellesley
- St. James location and parcel perfect for athletic complex
  - Similar to Sprague, big enough to support fields, rink, pool, and parking
  - One site allows shared infrastructure – parking
  - Minimal neighborhood traffic impact - good access via Rt 9
  - Minimal neighbor or environmental impact from lights or turf or buildings
  - Access to trails and other recreation along Morse Pond
  - Improves a gateway into Wellesley
- Competition for land will be intense – even in current economic climate
  - Commercial developers will pay to add retail space
  - Developers will pay to build more large houses
  - Developers will propose multi-unit housing including affordable housing
- But this is Wellesley’s Last Great Hope to improve its recreation facilities and quality of life

## Therefore, on Jan 14<sup>th</sup>, PFTF Voted Unanimously

- The town should purchase the St. James parcel and make it available for use as a community athletic complex
  - Pool
  - Skating rink
  - Two full-size, lighted, synthetic turf athletic fields
  - Proposed master plan follows – (assumptions in Appendix 1)
- Funding to mirror Sprague renovation (Appendix 2)
- Neighbor impact should be minimized and their input incorporated
- Quality of life for parents and participants improved – less driving, less travel time, better game/practice times
- Synergistic opportunity possible with adjacent Haynes parking lot
- Conceptual visual representation follows

# Potential Layout of St. James Athletic Complex - A



# Town Benefits of St James Athletic Complex Center

- Pool benefits diverse cross-section of residents
  - WHS girls and boys swim teams -62 youths (savings)
  - Youth swim team members -250 youths, (revenue)
  - Membership (est. 8,000 members - see Concord Model) (revenue)
  - Facilitates creation of WMS girls and boys swim teams (no budgetary impact)
  - Swimming lessons & life guard training (revenue)
  - Seniors exercise programs (revenue)
  - Year-round community use by all ages (revenue)
- Rink lowers costs to schools, clubs, and improves access
  - WHS and WMS girls and boys hockey teams – 124 players (savings)
  - Wellesley Youth Hockey – 531 players (revenue)
  - Skating lessons (revenue)
  - Year-round community use by all ages (revenue)
- Lighted turf fields address projected shortage of fields
  - Wellesley Youth Soccer – 2,000 youths, 130 WPS players (revenue)
  - Wellesley Youth Lacrosse – 560 youths, 148 WPS players (revenue)
  - Wellesley Youth Football – 120 youths, 84 WPS players (revenue)
  - Tournaments (revenue)
  - Adult league use (revenue)
  - Near year-round community use by all ages (no budgetary impact)

# Appendix 1 - Athletic Complex Layout Guidelines Observed

- Objectives Met:

- Support indoor pool 200x125
- Support indoor skating rink 230 x 120 (200x85 sheet of ice)
- Support two full size fields 360 x 120
  - Two 11 v 11 fields or
  - Four 8v8 or 6v6 fields
  - Turf and light the fields to support maximal high quality use
- Tot lot provided to support younger children
- Provide access to Haynes lot for shared exit/overflow parking (to be discussed)

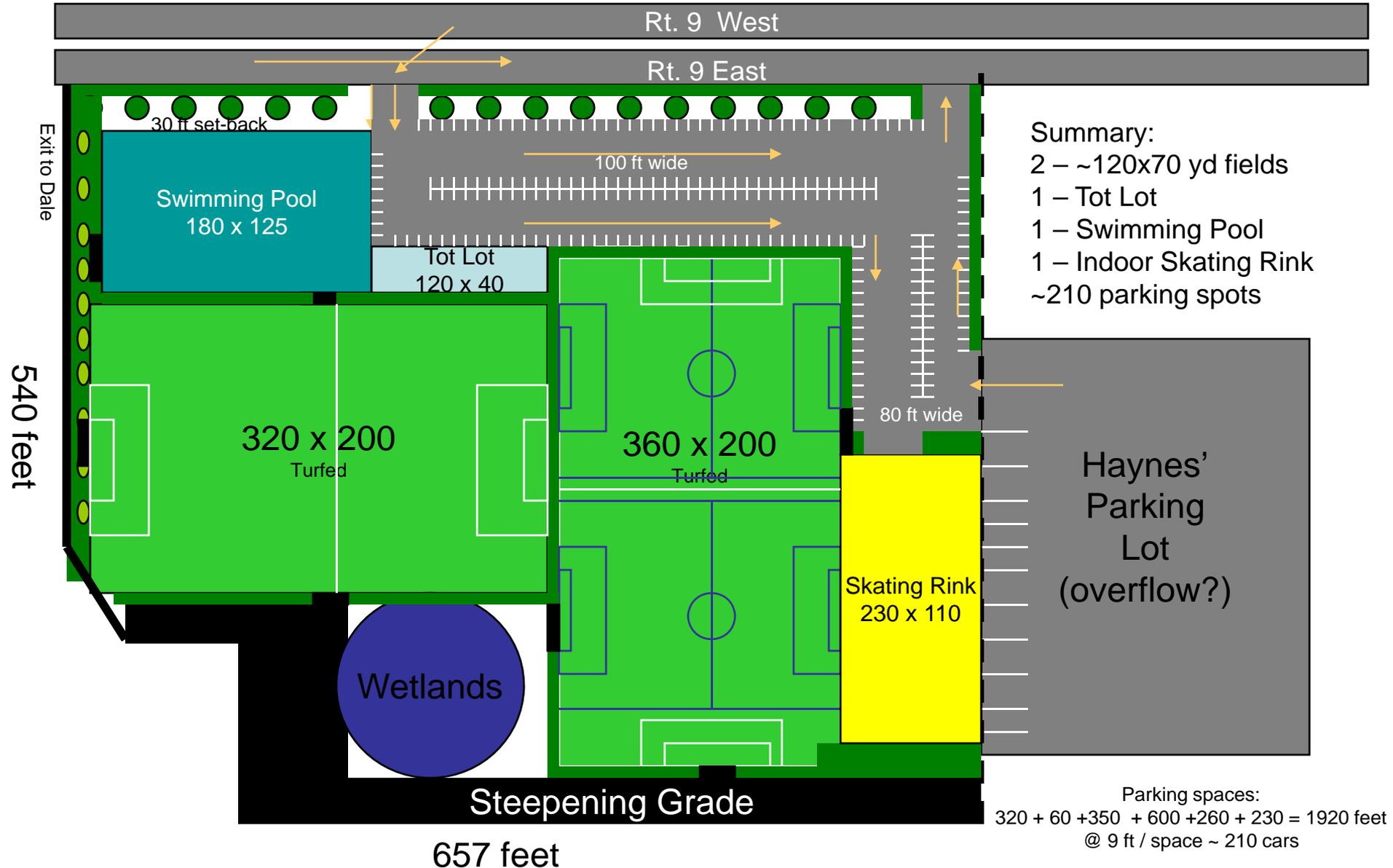
- Constraints Represented:

- 50 foot buffer along Rt. 9 (or parking lot along Rt 9).
- 10 foot buffer for fields along other lot lines and along fields highlighted in dark green.
- Roadways are at least 30 feet wide.
- Create “enough” parking – possibility to integrate parking with Haynes for shared use
- Work with neighbors to design St. James Athletic Complex lighting for minimal impact
  - Keep lights below the ridge to protect the neighbors above and behind
  - Keep lights aimed N and S and E to protect neighbors on Dale who already experience Rt 9 lights at night
  - Turn lights off at reasonable hour and turn off when not in use
- Minimize impact to Dale Rd. (minimal traffic and no parking)
- Respect wetlands and place only playing fields on the wetlands buffer zone
- Place the rink and pool out of the flood plain (northeast corner of the parcel)
- Athletic complex replaces much current asphalt with permeable turf and grass
- Use current curb cuts and entrance from west Rt. 9

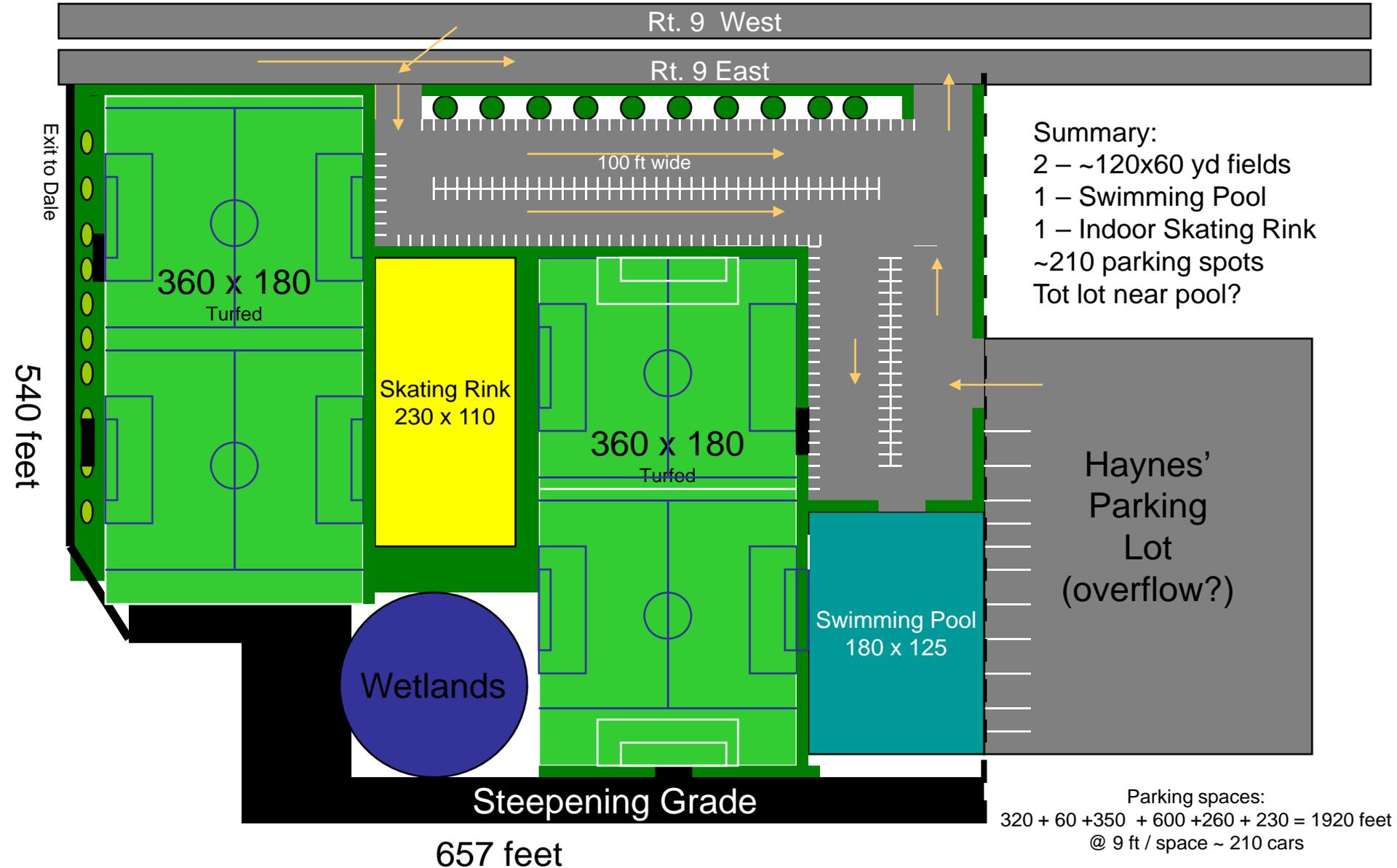
# Appendix 2 – Funding Sources Mirror Sprague Redesign

- Fund project following the Sprague Fields model:
  - CPC funds to purchase land and possible field improvements
  - Private funds
    - Hockey community for the rink (531 youths, 84 WPS participants)
    - Swimming community for the pool (est. 8,000 users, 250 youths, 62 WPS participants)
    - Youth sports community for the fields
      - Lacrosse (560 youths, 148 WPS participants)
      - Soccer (2,000 youths, 130 WPS participants)
      - Football (120 youths, 84 WPS participants)
    - Corporate sponsorships and gifts
  - Town funds if available
- Operating Costs to be Supported by Current Expenditures
  - Hockey Rink
    - WPS hockey team ice rental – \$62k
    - Youth hockey ice rental – \$500k
  - Swimming Pool
    - WPS swim team pool rental – \$11k
    - Youth swim teams - ?
    - Pool memberships (based on Concord Beede pool model which is self-funding)
  - Playing Fields
    - Elm Bank rental - \$25k

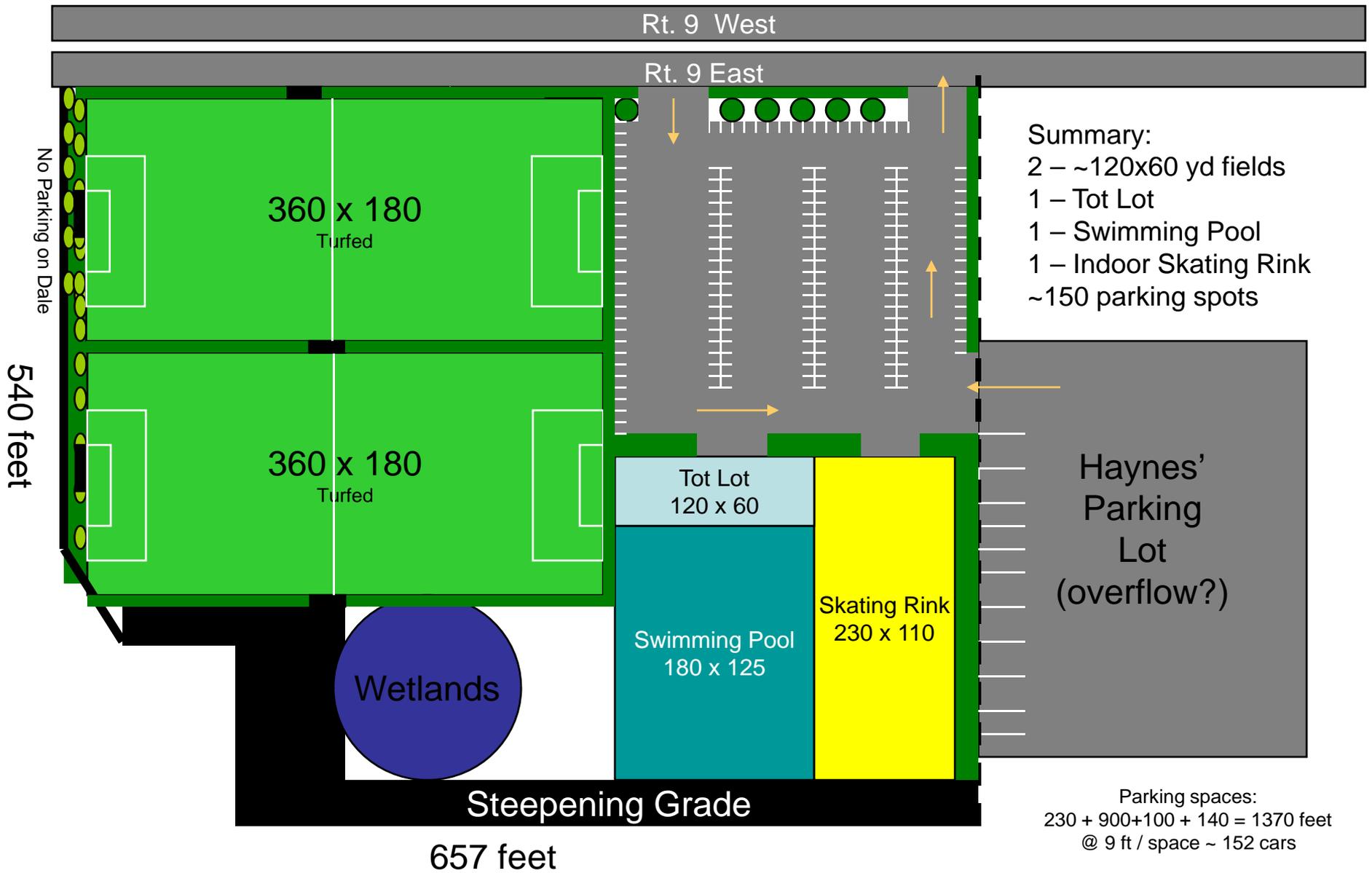
# Other potential layouts for St. James Athletic Complex - B



# Other potential layouts for St. James Athletic Complex - C



# Other potential layouts for St. James Athletic Complex - D



Summary:  
 2 – ~120x60 yd fields  
 1 – Tot Lot  
 1 – Swimming Pool  
 1 – Indoor Skating Rink  
 ~150 parking spots

Haynes' Parking Lot (overflow?)

Parking spaces:  
 $230 + 900 + 100 + 140 = 1370$  feet  
 @ 9 ft / space ~ 152 cars

Steepening Grade  
 657 feet