

WELLESLEY ATHLETIC FIELDS & OUTDOOR COURTS UTILIZATION STUDY



Town of Wellesley,
Massachusetts

TEAM FIELD USE SUMMARY

May 18, 2023

Weston & SampsonSM

AGENDA



Introductions
Basic Project Goals
Project Process Overview
Field Inventory
Stakeholder Data & Use Analysis
Community Survey Summary
Conclusions
Next Steps



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BASIC PROJECT GOALS

Hunnewell Courts



- Complete an **inventory** and **analysis** of specific athletic fields and outdoor courts
- Complete a **public outreach** and **needs assessment** process to identify and prioritize community needs
- Develop a **strategic plan** for improving existing facilities and/or constructing new facilities to meet community needs, safety, accessibility, and gender equity
- Outline a potential **implementation process** to include funding and phasing strategies
- Compare Wellesley's current **fee and permitting structure** against a curated selection of surrounding communities



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PROJECT PROCESS OVERVIEW

- Kick-off Meeting (complete)
- Inventory (complete)
- Analysis | Physical Conditions (complete)
- Team Meetings (on-going)
- Stakeholder Meetings + Field Use (complete)
- Current Field Capacity (complete)
- Fee Structure Analysis (on-going)
- Needs Assessment (next steps)
- Recommendations | Phasing | Capital Planning Process (next steps)



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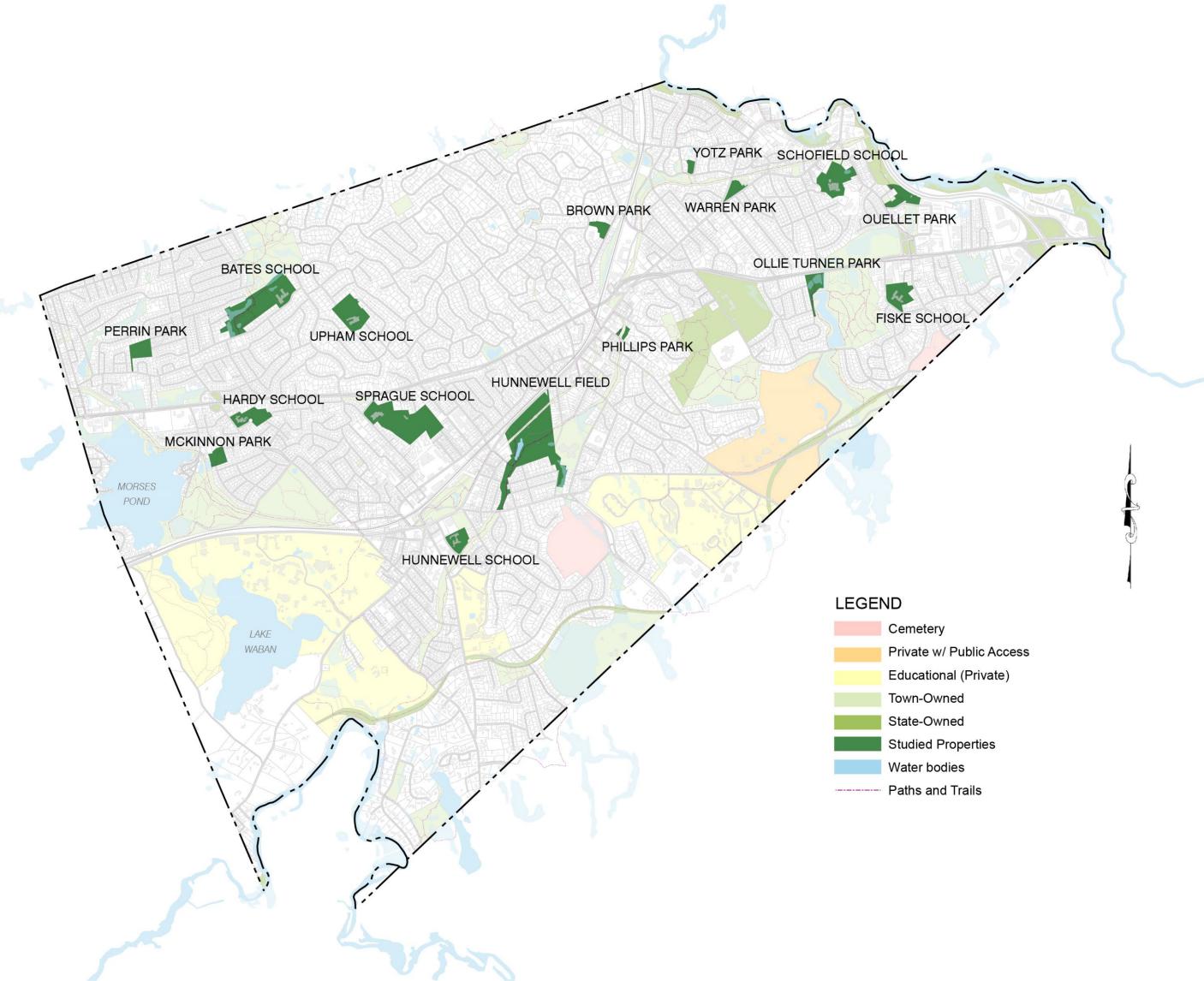
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FIELD INVENTORY

16 Sites Total

13 Sites with Active Field Use

- Bates School
- Brown Park
- Fiske School
- Hardy School
- Hunnewell School
- Hunnewell Fields
- Ouellet Playground
- Perrin Park
- Phillips Park
- Schofield School
- Sprague School
- Upham School
- Warren Park



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Turf Conditions

Overall, in good condition

- Great maintenance practices
 - Test soil every 2 years
 - Most fields are irrigated

Drainage issues present at

- Hunnewell (Field 1 & Lee Field)
- Sprague (HS Baseball Field & Courts)
- Hardy LL Field
- Upham LL Field

Grading issues present at

- Fiske School
- Upham (Soccer Field)
- Perrin Park

Also reflected in public survey results



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Amenities

Overall, the amenities at most sites are in fair condition. Improvements are needed across all sites including,

- Fencing
- Netting
- Basketball Hoops
- Benches

Lighting

Only 2 fields in town currently have lights:
Reidy LL Field and Warren MU Field at
Hunnewell Field Complex.

- Both are natural grass fields

Accessibility

Overall, needs improvement especially at the following sites,

- Ouellet Park (BB court)
- Scofield (tennis courts)
- Warren Park (BB Court)
- Brown Park (entire site)

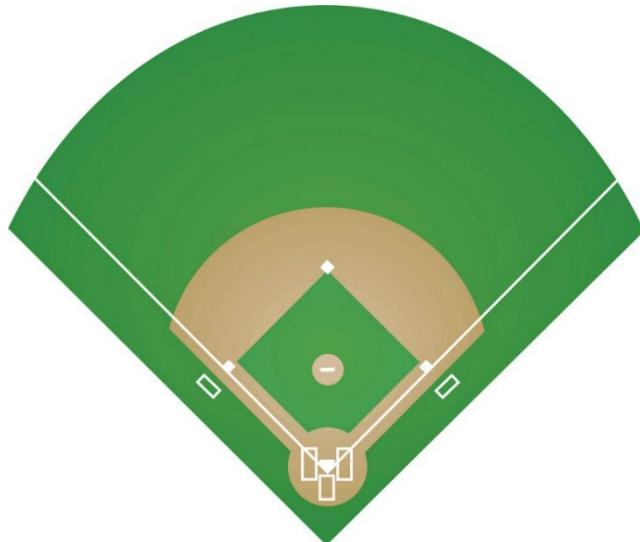
FIELD INVENTORY

How many fields does Wellesley have?

GRASS DIAMOND FIELDS

- 4 Large Diamonds
- 15 Small Diamonds
(excludes diamonds at Hardy)

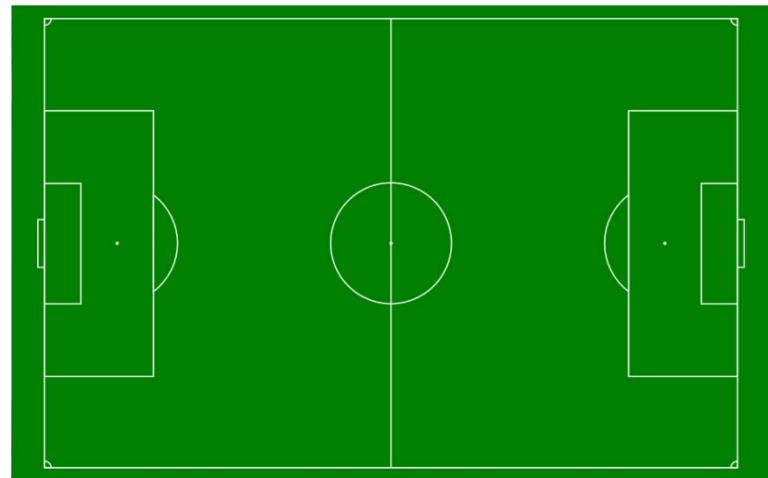
19



GRASS RECTANGULAR FIELDS

- 8 Large Rectangular Fields
- 2 Medium Rectangular Fields
- 6 Small Rectangular Fields
- 4 X-Small Rectangular Fields

20



SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields

3



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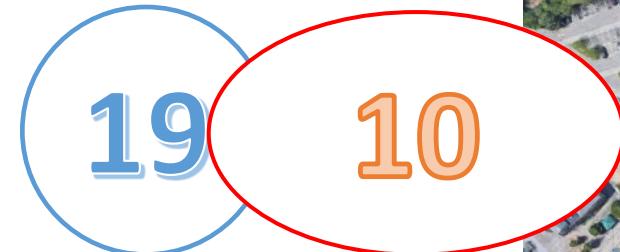
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FIELD INVENTORY | ANALYSIS - Field Overlay

How many fields does Wellesley ACTUALLY have when considering field overlays?

GRASS DIAMOND FIELDS

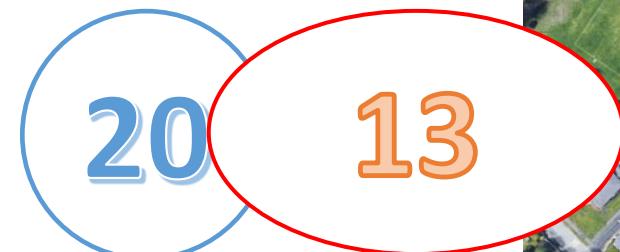
- 2 Large Diamonds
- 8 Small Diamonds



10

GRASS RECTANGULAR FIELDS

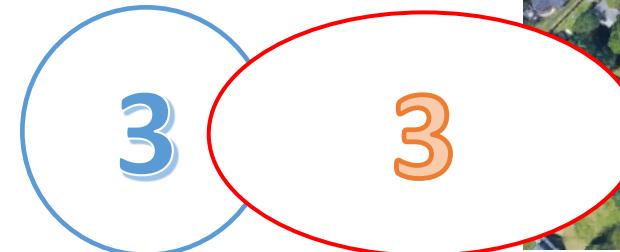
- 4.5 Large Rectangular Fields
- 1.5 Medium Rectangular Fields
- 4 Small Rectangular Fields
- 3 X-Small Rectangular Fields



13

SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields



3



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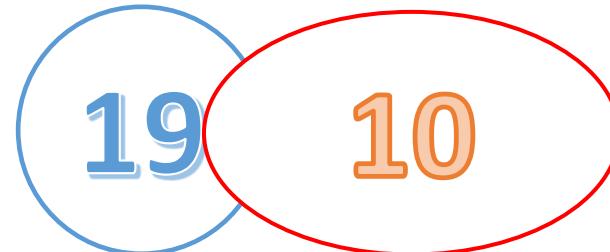
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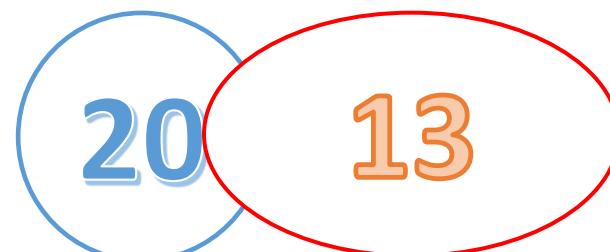
FIELD INVENTORY | ANALYSIS

Why is there a reduction in numbers?

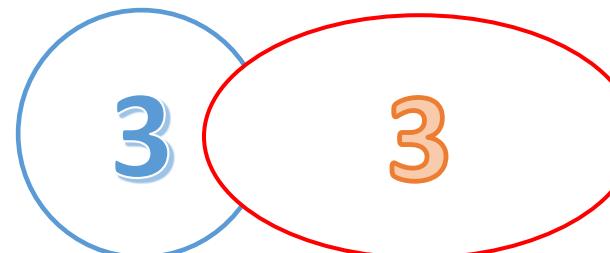
GRASS DIAMOND FIELDS



GRASS RECTANGULAR FIELDS



SYNTHETIC TURF FIELDS



- Concurrent use of the two field types is not recommended as it would compromise player safety.
- “Field inventory” numbers to the left indicate the number of fields quantified on an individual basis.
- The numbers on the right account for rectangle field overlay of diamond outfields.
- For initial analysis purposes 50% of availability was allocated to each field type.



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THREE MODELS FOR ESTIMATING ANNUAL FIELD USE HOURS

RECOMMENDED FIELD USE HOURS

Recommended hours that fields should be used based on the sports fields industry standards. The recommended hours of use account for the following:

- Resting the fields
- Regulating foot traffic to prevent compaction and overuse
- Daylight hours (related to synthetic turf fields only)

NEEDED FIELD USE HOURS*

Estimated hours of use needed per sports organization based on number of practices, games, teams, and age groups
(assumes 1 team per field).

PERMITTED FIELD HOURS

Hours of field use based on approved permits during Spring 2022 and Fall 2022 and WPS priority field time (2:45 pm-5:45 pm, Monday- Friday)

North Carolina State University

Expected Field Condition Based on Hours of Field Use

| Condition | Hrs Per Year | | Hrs Per Week | |
|--|--------------|------|--------------|-----|
| | Min | Max | Min | Max |
| Sustained Good Field Conditions | 0 | 200 | 0 | 8 |
| Good Field Conditions with some Thinning of Turf and Localized Wear Areas | 400 | 600 | 15 | 23 |
| Fair Field Conditions; Expect Significant Thinning and Wear | 800 | 1000 | 31 | 38 |
| Poor Field Conditions with Significant Turf Loss, Field Surface Damage, and Increased Potential for Athlete Injury | 1000 | | 38 | |

*Needed field use hours were provided by all stakeholder groups in written form in the charts provided by Weston & Sampson except WPS. WPS needed field use hours were verbally communicated to Weston & Sampson to be interpreted and recorded.



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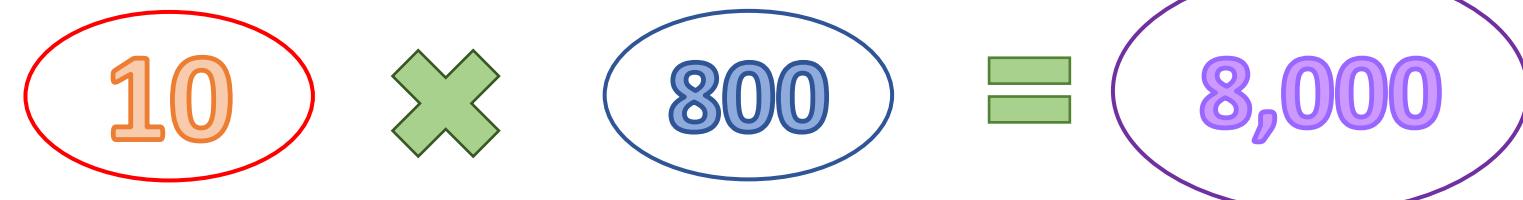
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FIELD INVENTORY | ANALYSIS

How do we get the recommended field hours?

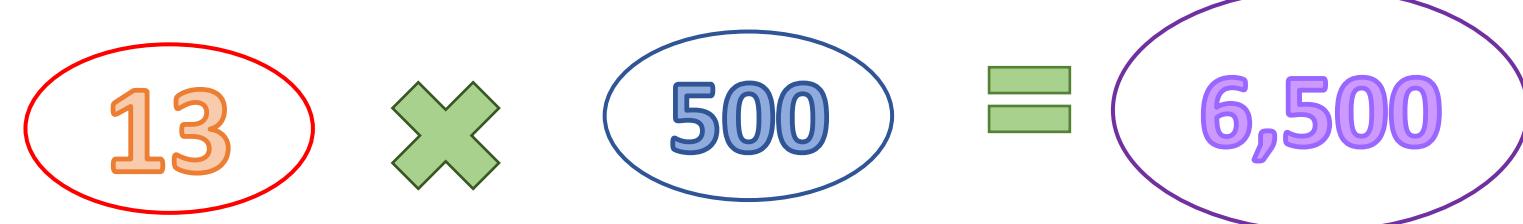
LIVING GRASS DIAMOND FIELDS

- 2 Large Diamonds
- 8 Small Diamonds



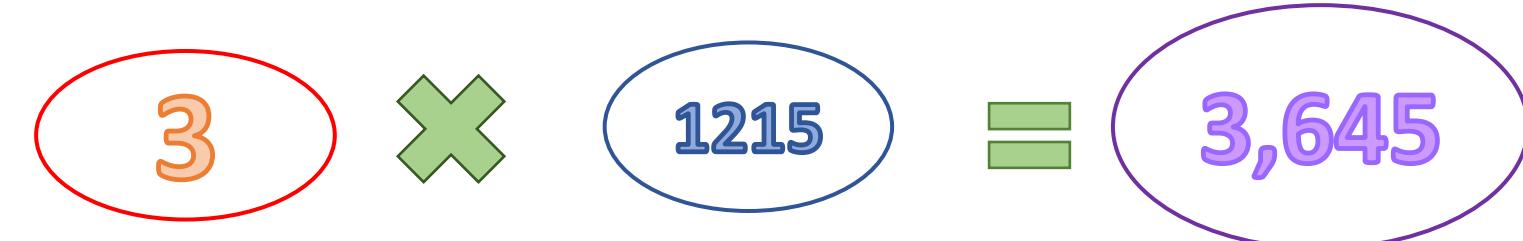
LIVING GRASS RECTANGLE FIELDS

- 4.5 Large Rectangular Fields
- 1.5 Medium Rectangular Fields
- 4 Small Rectangles
- 3 X-Small Rectangular Fields



SYNTHETIC TURF FIELDS

- 3 Large Rectangular Fields



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SURPLUS/DEFICIT OF FIELD USE HOURS - By Field Type

Needed field use hours compared to recommended field use hours by season

| | <u>X-Small Rectangular</u> | <u>Small Rectangular</u> | <u>Medium Rectangular</u> | <u>Large Rectangular</u> | <u>Large Synthetic Rectangular</u> | <u>Large Diamond</u> | <u>Small Diamond</u> |
|-------------------------------|--------------------------------|------------------------------|-------------------------------|------------------------------|--|----------------------|----------------------|
| <u>SPRING</u> | 345 | 0 | -307 | -321 | -302 | 117 | 470 |
| <u>FALL</u> | 265 | 145 | -373 | -2,139 | 175 | 729 | 638 |
| <u>SURPLUS/DEFICIT</u> | 610 | 145 | -680 | -2,460 | -127 | 846 | 1,108 |

There is a deficiency in available rectangular field hours and a surplus of available diamond field hours



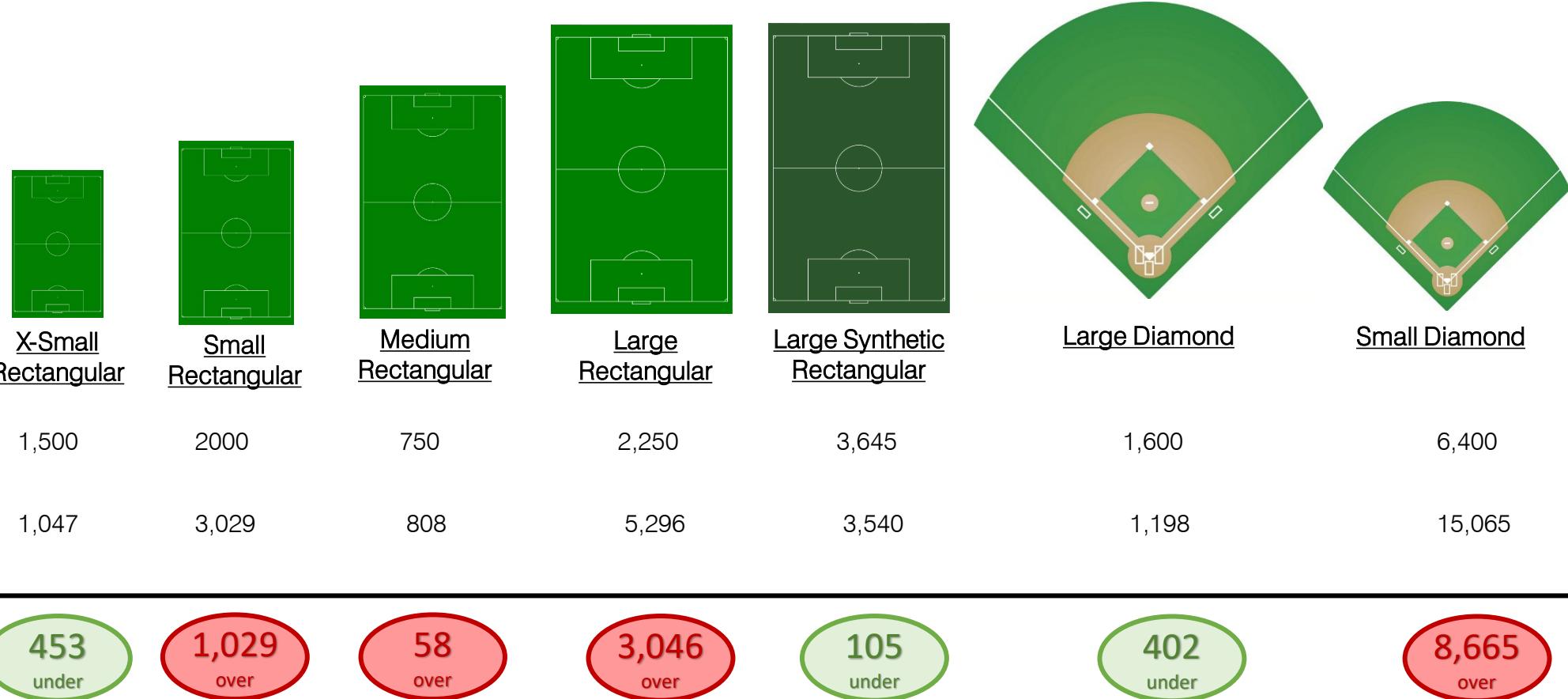
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PERMITTED VS. FIELD USE HOURS - By Field Type

Recommended field use hours compared to permitted field hours on an annual basis.



The number of permitted hours exceeds recommended available field use hours on all fields except the synthetic turf, large diamonds, and x-small rectangular fields



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FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Spring 2022

Spring Field Use Hours Per Sport

| Sport | | Foot Traffic Hours Needed | Flex Time | *Permitted Use | Permitted Daylight Hours | Surplus/Deficit |
|-------------------------|----------------------------------|---------------------------|-----------|----------------|--------------------------|-----------------|
| Soccer | Youth Soccer | 2,905 | | 4,551 | 4,141 | 1,237 |
| | HS & MS Soccer- Girls | 0 | | 0 | 0 | 0 |
| | HS & MS Soccer- Boys | 0 | | 84 | 84 | 84 |
| Lacrosse | Youth Lacrosse- Girls | 477 | | 151 | 139 | (338) |
| | Youth Lacrosse- Boys | 314 | | 956 | 753 | 438 |
| | HS & MS Lacrosse- Girls | 480 | 41.25 | 281 | 281 | (200) |
| | HS & MS Lacrosse- Boys | 466 | 41.25 | 400 | 400 | (66) |
| Field Hockey | Youth Field Hockey | 48 | | 48 | 48 | 0 |
| | HS & MS Field Hockey | 0 | | 0 | 0 | 0 |
| Football | Youth Football | 0 | | 0 | 0 | 0 |
| | HS & MS Football | 0 | | 0 | 0 | 0 |
| | Youth Flag Football | 21 | | 0 | 0 | (21) |
| Softball | HS & MS Softball | 468 | | 408 | 408 | (60) |
| | Adult Softball | 60 | | 74 | 72 | 12 |
| Wellesley Little League | Youth Softball | 1,070 | | 9,060 | 8,621 | 6,091 |
| | Youth Baseball | 1,460 | | | | |
| Baseball | HS & MS Baseball | 624 | | 630 | 630 | 6 |
| Track | HS Track, Javelin & Discus | 889 | | 382 | 382 | (507) |
| | X-Country | 0 | | 0 | 0 | 0 |
| Misc. | Terriers | 64 | | 154 | 154 | 90 |
| | AM Baseball | | | 0 | 0 | 0 |
| | Other | | | 20 | 20 | 20 |
| Clubs | Little League - Beantown Bombers | | | 49 | 49 | 49 |
| | Youth Soccer - James Bede Club | | | 28 | 28 | 28 |
| | Gorilla Lacrosse | | | 0 | 0 | 0 |
| | Primetime Lacrosse | | | 65 | 65 | 65 |
| | Total | 9,345 | 82.50 | 17,338 | 16,273 | |

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

* Does not include
private field use

Wellesley Public Schools has priority use of fields from 2:45 pm-5:45 pm. Monday-Friday. This was used , in addition to their scheduled weekend games, to produce their permitted hours.



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FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Fall 2022

Fall Field Use Hours Per Sport

| Sport | | Foot Traffic Hours Needed | Flex Time | *Permitted Use | Permitted Daylight Hours | Surplus/Deficit | Permitted Use of Private Fields | Total Cost of Private Field Use |
|-------------------------|----------------------------------|---------------------------|-----------|----------------|--------------------------|-----------------|---------------------------------|---------------------------------|
| Soccer | Youth Soccer | 2,977 | | 6,300 | 3,857 | 880 | 136.5 | 23,000 |
| | HS & MS Soccer- Girls | 565 | 49.50 | 449 | 449 | (117) | 0 | |
| | HS & MS Soccer- Boys | 547 | 49.50 | 382 | 382 | (166) | 0 | |
| Lacrosse | Youth Lacrosse- Girls | 53 | | 76 | 76 | 24 | 0 | |
| | Youth Lacrosse- Boys | 14 | | 0 | 0 | (14) | 0 | |
| | HS & MS Lacrosse- Girls | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| | HS & MS Lacrosse- Boys | 0 | 0.00 | 0 | 0 | 0 | 0 | |
| Field Hockey | Youth Field Hockey | 158 | | 192 | 87 | (71) | 13.5 | 2,025 |
| | HS & MS Field Hockey | 584 | | 336 | 336 | (248) | 0 | |
| Football | Youth Football | 400 | | 304 | 304 | (96) | 0 | |
| | HS & MS Football | 946 | | 406 | 406 | (540) | 0 | |
| | Youth Flag Football | 28 | | 0 | 0 | (28) | 0 | |
| Softball | HS & MS Softball | 0 | | 0 | 0 | 0 | 0 | |
| | Adult Softball | 0 | | 0 | 0 | 0 | 0 | |
| Wellesley Little League | Youth Softball | 263 | | 4,130 | 2,827 | 2,178 | 0 | |
| | Youth Baseball | 386 | | | | | 0 | |
| Baseball | HS & MS Baseball | 0 | | 0 | 0 | 0 | 0 | |
| Track | HS Track, Javelin & Discus | 0 | | 0 | 0 | 0 | 0 | |
| | X-Country | 540 | | 0 | 0 | (540) | 0 | |
| Misc. | Terriers | 1 | | 19 | 19 | 18 | 0 | |
| | AM Baseball | | | 0 | 0 | 0 | 0 | |
| | Other | | | 0 | 0 | 0 | 0 | |
| Clubs | Little League - Beantown Bombers | | | 0 | 0 | 0 | 0 | |
| | Youth Soccer - James Bede Club | | | 0 | 0 | 0 | 0 | |
| | Gorilla Lacrosse | | | 52 | 52 | 52 | 0 | |
| | Primetime Lacrosse | | | 0 | 0 | 0 | 0 | |
| | Total | 7,460 | 99.00 | 12,644 | 8,793 | | | |

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

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FIELD USE NEEDS VS. PERMITTED USE BY SPORT - Fall/Spring

Fall & Spring Field Use Hours Per Sport

| Sport | | Foot Traffic Hours Needed | Flex Time | Permitted Use of Town Fields | Permitted Daylight Hours | Surplus/Deficit | Permitted Use of Private Fields | Total Cost of Private Field Use |
|-------------------------|----------------------------------|---------------------------|-----------|------------------------------|--------------------------|-----------------|---------------------------------|---------------------------------|
| Soccer | Youth Soccer | 5,882 | | 10,851 | 7,998 | 2,117 | 475.5 (202.5 are in winter) | \$86,500 |
| | HS & MS Soccer- Girls | 565 | 49.50 | 449 | 449 | (117) | 0 | |
| | HS & MS Soccer- Boys | 547 | 49.50 | 466 | 466 | (82) | 0 | |
| Lacrosse | Youth Lacrosse- Girls | 529 | | 227 | 215 | (314) | 33 | \$0 |
| | Youth Lacrosse- Boys | 328 | | 956 | 753 | 425 | 140 (70 are in winter) | \$42,000 |
| | HS & MS Lacrosse- Girls | 480 | 41.25 | 281 | 281 | (200) | 0 | |
| | HS & MS Lacrosse- Boys | 466 | 41.25 | 400 | 400 | (66) | 0 | |
| Field Hockey | Youth Field Hockey | 206 | | 240 | 135 | (71) | 29.5 (16 are in winter) | \$4,425 |
| | HS & MS Field Hockey | 584 | | 336 | 336 | (248) | 0 | |
| Football | Youth Football | 400 | | 304 | 304 | (96) | 0 | |
| | HS & MS Football | 946 | | 406 | 406 | (540) | 0 | |
| | Youth Flag Football | 49 | | 0 | 0 | (49) | 24 (winter only) | \$8,400 |
| Softball | HS & MS Softball | 468 | | 408 | 408 | (60) | 0 | |
| | Adult Softball | 60 | | 74 | 72 | 12 | 0 | |
| Wellesley Little League | Youth Softball | 1,333 | | 13,189 | 11,448 | 8,269 | 0 | |
| | Youth Baseball | 1,846 | | | | | 0 | |
| Baseball | HS & MS Baseball | 624 | | 630 | 630 | 6 | 0 | |
| Track | HS Track, Javelin & Discus | 889 | | 382 | 382 | (507) | 0 | |
| | X-Country | 540 | | 0 | 0 | (540) | 0 | |
| Misc. | Terriers | 65 | | 173 | 173 | 108 | 0 | |
| | AM Baseball (Summer) | 0 | | 0 | 0 | 0 | 0 | |
| | Other | 0 | | 20 | 20 | 20 | 0 | |
| Clubs | Little League - Beantown Bombers | 0 | | 49 | 49 | 49 | 0 | |
| | Youth Soccer - James Bede Club | 0 | | 28 | 28 | 28 | 0 | |
| | Gorilla Lacrosse | 0 | | 52 | 52 | 52 | 0 | |
| | Primetime Lacrosse | 0 | | 65 | 65 | 65 | 0 | |
| | Total | 16,805 | 181.50 | 29,982 | 25,066 | | | |

Over permitting of fields beyond a user groups' needs is limiting other user groups' ability to permit field space to meet their demand.

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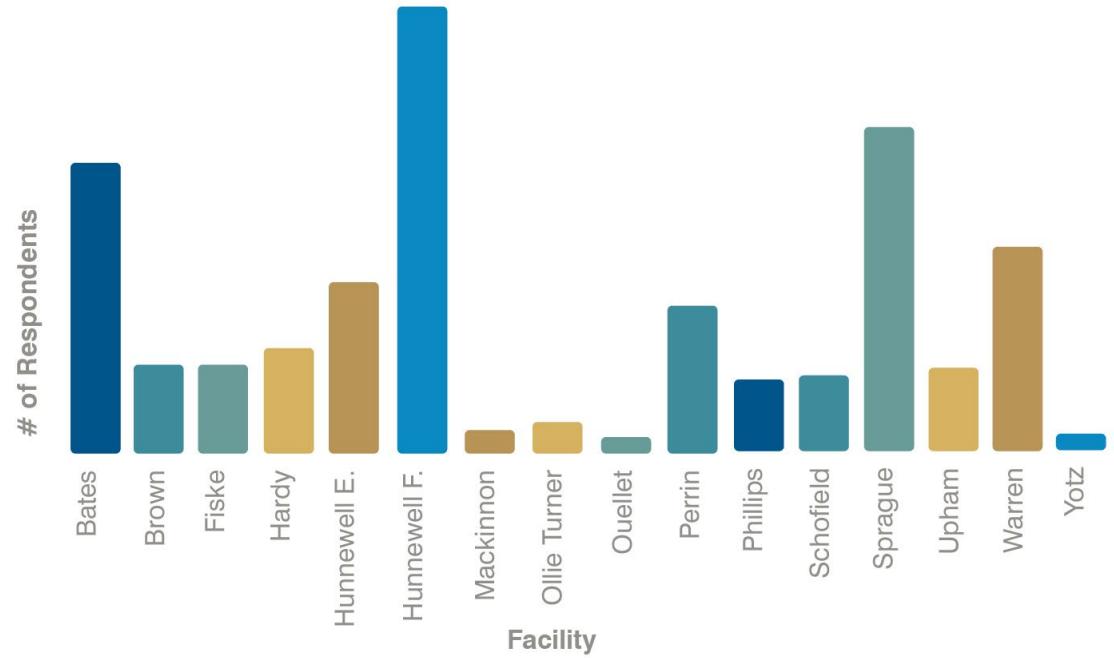
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COMMUNITY SURVEY SUMMARY



Demographics



Respondents' Closest Facility

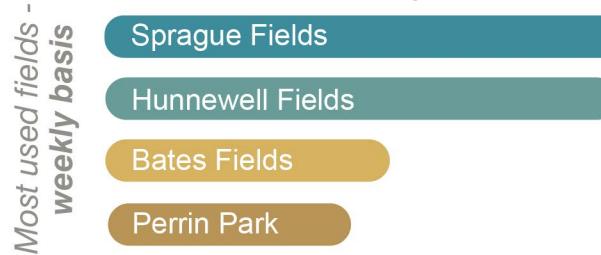
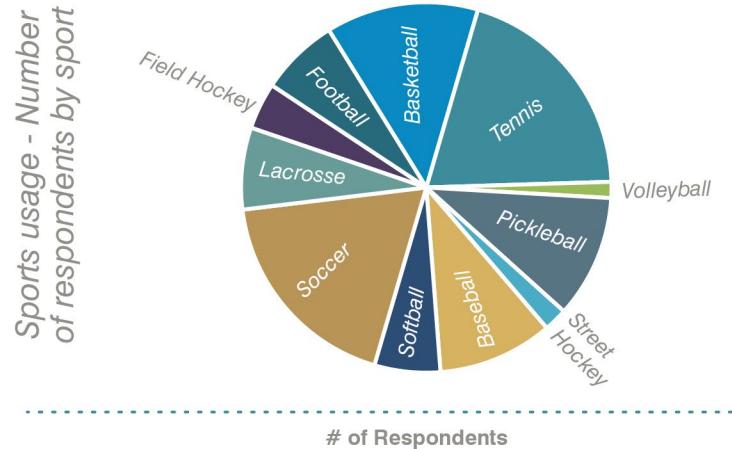


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COMMUNITY SURVEY SUMMARY - Fields



What people love

- The fields are **very well-used**, particularly Sprague and Hunnewell Fields
- The fields are **well-maintained**, especially Sprague Fields
- The **turf field** is a fantastic asset.
- The **lighting** at Reidy Field is working well.
- Sprague fields are in **great condition**.

Desired improvements

- Many fields could use **improved drainage**.
- Amenities such as **formal restroom facilities, shade, waste receptacles and water fountains** would be a huge asset.
- Handicap accessibility** at fields.
- Expanded **lighting** and more **artificial turf fields**.
- Signage** indicating field names would be beneficial.

In your words...

"I do like when younger age groups get to play sports (team or recreational) at fields that are at our local elementary schools."

"Love seeing kids tournaments and weekly soccer games on Sprague soccer fields. Sounds like a healthy neighborhood."

"We need lights, bathrooms and team rooms at Darcey Field and more support generally of programs that support our kids.."

"Consider replacing some grass fields with turf fields to allow practice to happen on rainy days."



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COMMUNITY SURVEY SUMMARY – Sprague Fields

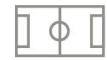
Sprague fields desired improvements

| FIELD | CATEGORY | FIELD | CATEGORY |
|----------------------------------|--|-----------------------|---|
| SOFTBALL FIELD: |     | FIELD #2 - SYNTHETIC: |    |
| HIGH SCHOOL BASEBALL FIELD: |       | FIELD #3 - SYNTHETIC: |    |
| MIDDLE SCHOOL BASEBALL FIELD: |     | FIELD #4 - GRASS: |    |
| FIELD #1 - GRASS: |    | FIELD #5 - GRASS: |    |

 Ballfield

 Multi-Purpose (Grass)

 Multi-Purpose (Synthetic)



Improve Field Condition
(Surface Condition, Drainage)



Add Lighting



Improve Parking (Safe, Convenient,
Sufficient Number of Spaces)



Improve Maintenance &
Cleanliness (Trash and Recycling)



Add Amenities (Seating,
Shade, Water Fountains)



Convert to Artificial Turf



Improve Safety
(Temporary Fence)



Add or Improve Equipment
(Scoreboard & Bleachers)



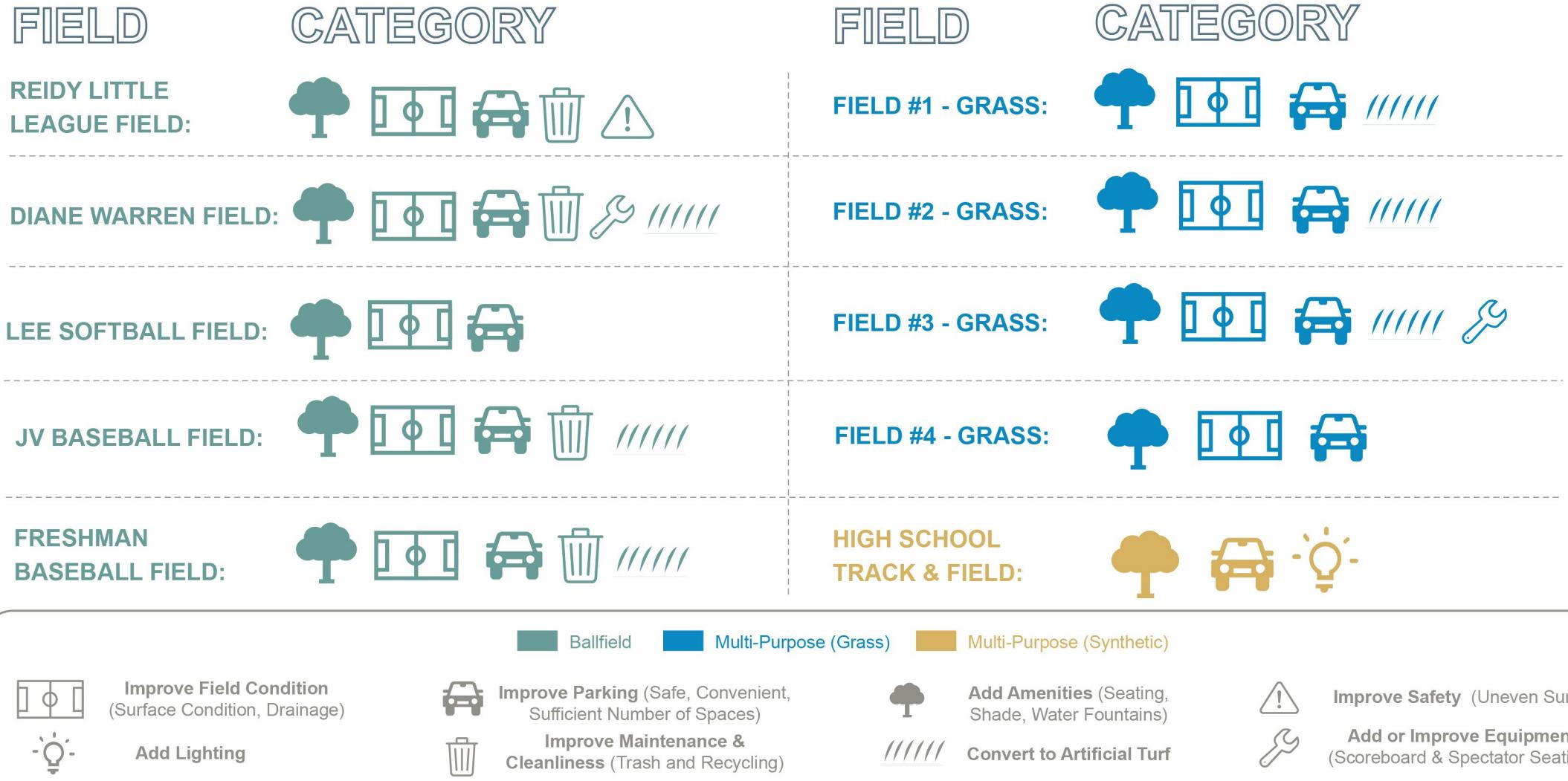
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COMMUNITY SURVEY SUMMARY – Hunnewell Fields

Hunnewell fields desired improvements



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COMMUNITY SURVEY SUMMARY – Bates & Perrin

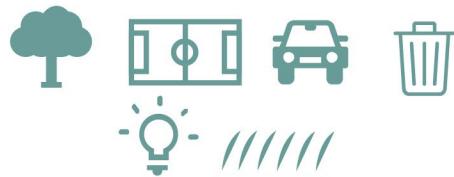
Bates & Perrin desired improvements

FIELD

CATEGORY

SUMMARY

BATES ELEMENTARY SCHOOL FIELDS:



PERRIN PARK FIELDS:



Ballfield with Multi-Purpose

Multi-Purpose (Grass)



Improve Field Condition
(Surface Condition, Drainage, Ballfield Infrastructure)



Improve Parking
(Safe, Convenient, Sufficient Number of Spaces)



Add Lighting



Add Amenities (Seating, Shade, Water Fountains, Paths)



Improve Maintenance & Cleanliness (Trash and Recycling, Dog Waste, Snow Clearing)



Convert to Artificial Turf

Sprague, Hunnewell, Bates, Perrin



- 8 locations at Sprague
- 10 locations at Hunnewell
- Bates
- Perrin



- 5 locations at Sprague
- 9 locations at Hunnewell
- Bates
- Perrin



- 5 locations at Sprague
- 10 locations at Hunnewell
- Bates
- Perrin



- 5 locations at Sprague
- 4 locations at Hunnewell
- Bates
- Perrin



- 2 locations at Sprague
- 4 locations at Hunnewell
- Bates
- Perrin



- 2 locations at Sprague
- 6 locations at Hunnewell
- Bates



- 1 location at Sprague
- 1 location at Hunnewell



- 1 location at Sprague
- 2 locations at Hunnewell

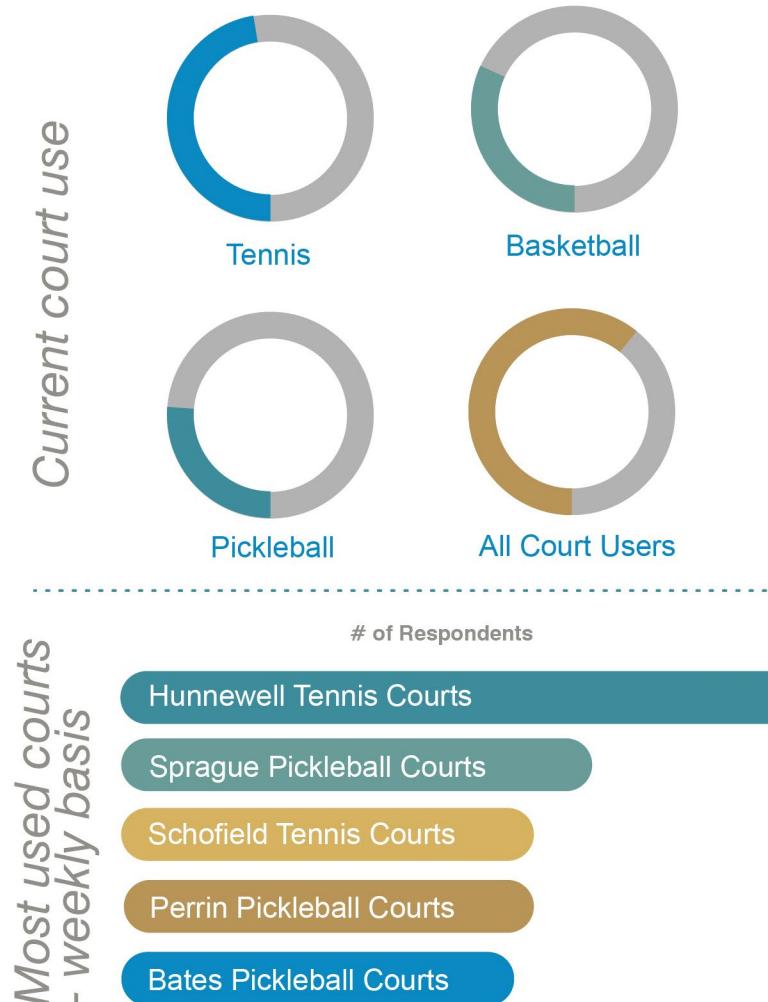


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COMMUNITY SURVEY SUMMARY - Courts



What people love

- Heart icon: The courts are **very well-used**.
- Heart icon: The courts bring people together.
- Heart icon: The **online reservation system** is a great addition.
- Heart icon: The addition of **pickleball courts**.
- Heart icon: **Lighting** at Hunnewell courts.
- Heart icon: The **classes and leagues** at Hunnewell courts are great.

Desired improvements

- Checkmark icon: Many courts could use **repairs** to nets and surfacing.
- Checkmark icon: Amenities such as **formal restroom facilities, shade, waste receptacles and water fountains** would be a huge asset.
- Checkmark icon: Basketball courts could benefit from **standardization of hoop heights**.
- Checkmark icon: Desire for more **pickleball courts and tennis courts**.
- Checkmark icon: Signage explaining the **reservation system**.

In your words...

"I'd like to see dedicated Pickleball courts with permanent nets."

"Let's improve the outdoor high school basketball courts to make them a gathering spot. Good quality court, lights, seating, water fountains."

"More pickleball and tennis would be awesome!"

"Upgrades to Schofield Tennis Courts and Pickleball Courts is much needed and would be welcomed by the neighborhood."



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COMMUNITY SURVEY SUMMARY – Informal Use



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What people love

- There is a **diverse mix of users**. Sprague serves many uses from sports to informal hang-outs.
- The **walking paths** adjacent to the fields are great, such as the ADA trails adjacent to Hunnewell Fields.
- That the fields are **dark at night**.
- The **high school track for walking**.
- The **bike path** around Perrin Park.
- Great playgrounds.**

Desired improvements

- Expand and protect **walking trails**.
- Would like to see walking paths **plowed during winter months**.
- Additional **shade trees** at Perrin playground.
- Would like to see **passive recreational uses balanced** with formal sports.
- Would like to have a **dog park**.

In your words...

I enjoy the mix of sports and recreational activities bringing people together - youth and HS sports, dog walkers, bikers etc... all in one place enjoying the public spaces.

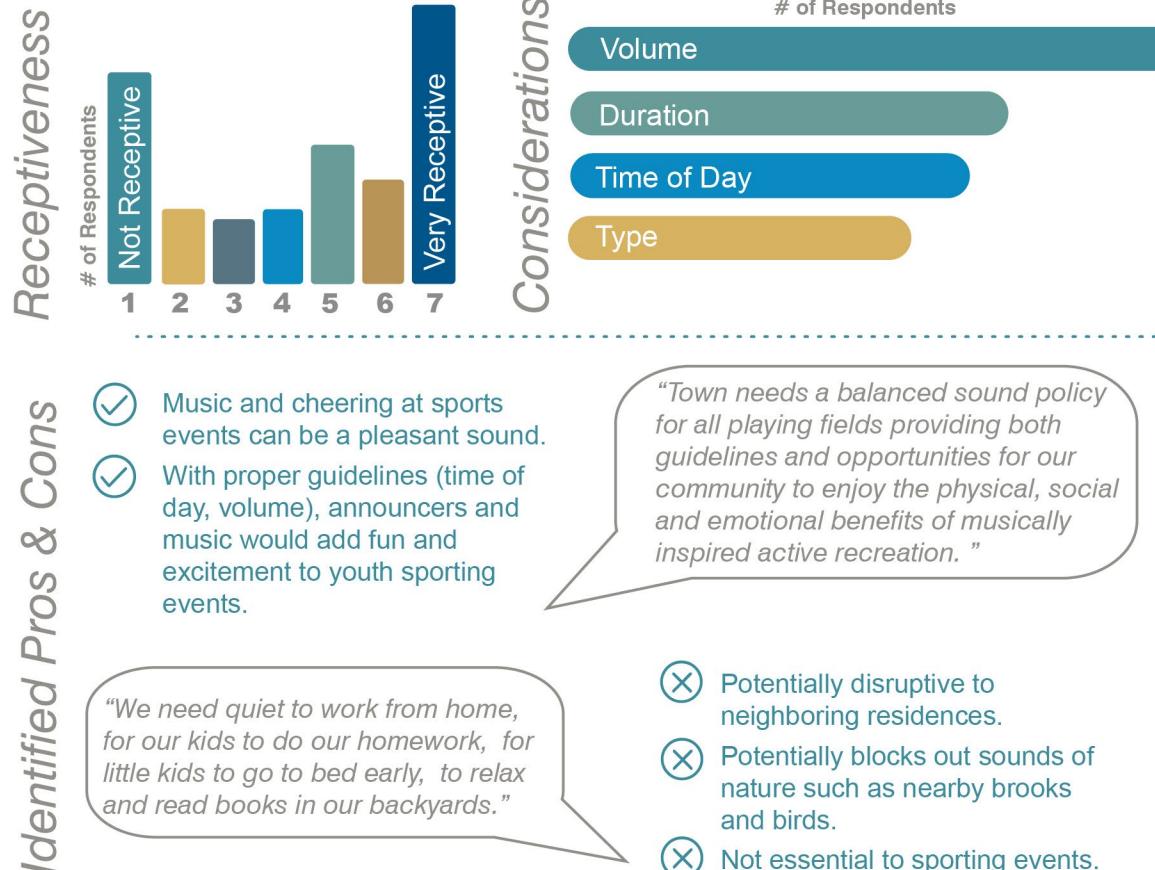
"Would LOVE to see the paved path go all the way around Bates/Kelly Field so that my mom could walk to see the grandkids play in baseball games more easily and safely."

"Access to the trails in and around Hunnewell Fields is very important. The trails are a valuable town resource and are ADA friendly in a town that needs more such spaces."

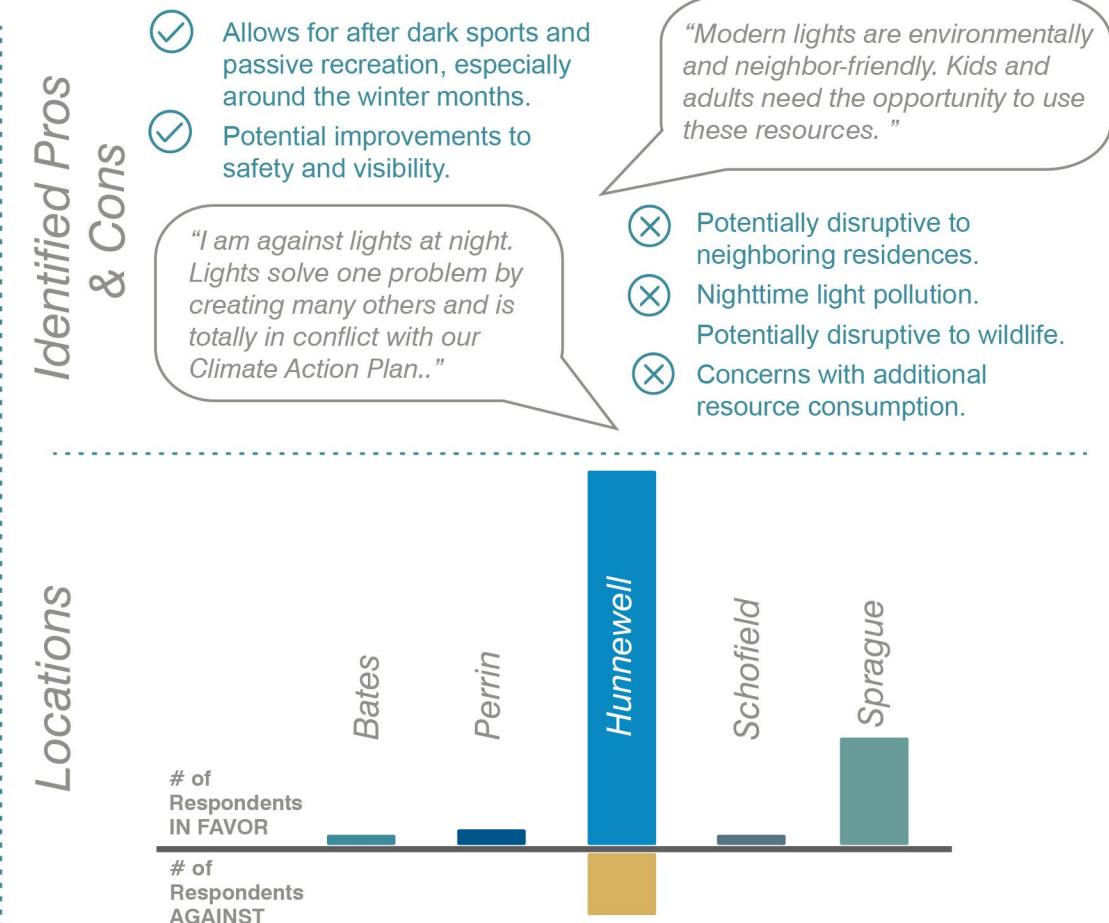
"Use of Hunnewell Field has been for passive recreation activities and enjoyment of nature."

COMMUNITY SURVEY SUMMARY – Sound & Lights

AMPLIFIED SOUND



COURT & FIELD LIGHTING



Town of Wellesley,
Massachusetts

ATHLETIC FIELD & COURT UTILIZATION STUDY

Weston & Sampson

CONCLUSIONS

- Additional availability of field use hours are needed in both Spring and Fall for **rectangular fields**.
- Available field use hours for **diamond fields** exceed the demand for Spring and Fall.
- Natural turf rectangular fields and small diamond fields are **over permitted**.
- **Over permitting** of fields beyond a user groups' needs is **limiting** other user groups' ability to permit field space to meet their demand.



Town of Wellesley,
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NEXT STEPS

Where do we go from here?

- Develop a strategic plan for improving existing facilities and/or constructing new facilities to meet community needs, safety, accessibility, and gender equity
- Outline a potential implementation process to include funding and phasing strategies
- Compare Wellesley's current fee and permitting structure against a curated selection of surrounding communities
- Mandate, facilitate, or embed the culture among field users to track and report actual usage



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